

To: Commerce Township Board of Trustees

From: Commerce Township Planning Department
David Campbell, AICP – Planning Director

Date: December 27, 2018

RE: January 2019 Monthly Planning Department Report
(covering December 5 through December 27, 2018)



Please note - The following is a shorter summary than what the Planning Department typically submits, since the December 2018 report already covered the outcome of the December 3, 2018 meeting of the Planning Commission, and because the Planning Director is submitting this report early as he will be out the week of Dec. 31 through Jan. 6. - DRC

Development Proposals

- **Five & Main mixed-use PUD** – At their meeting on January 8, 2019, the Township Board will consider an amendment to the Five & Main PUD that the Board first approved on April 10, 2018. The most significant change is the addition of a 4-story hotel in Phase 1 of the development, in the general area of the former Township Library. The Planning Commission recommended approval of the PUD amendment at their meeting on December 3. If the Board approves the PUD amendment, the developer will come back to the Planning Commission in the near future with a fully-developed PUD Site Plan. That PUD Site Plan is to be consistent with the PUD Development Plan included with the PUD Development Agreement.
- **Amendment to the Commerce Towne Place condominium** - Concurrent with the above, the Township Board will also consider an amendment to the Commerce Towne Place master condominium to split Unit 9 into two new condominium Units 13 & 14, with Unit 13 absorbing the parcel of the former Township Library. Unit 13 would be Phase 1 of the Five & Main development, and Unit 14 would be future Phase 2. Per the Zoning Ordinance, any amendment to a condominium requires a recommendation from the Planning Commission and approval by the Township Board, and the Planning Commission gave their recommendation of approval at their meeting on Dec. 3.
- **Rock Ridge rezoning** – Commerce Ridge is a 42-home mobile home community on the north side of Pontiac Trail east of Beck Road. The property is approx. 15 acres, but the existing mobile home community only occupies about 5 of those acres and the other 10 remains undeveloped. The owners (Dennis & Jacob Park) wish to split off the undeveloped 10 acres as a new parcel, and rezone that new parcel from Mobile Home Park (MHP) to R-1D (One-Family Neighborhood Residential) so they can develop a new 17-home neighborhood to be called Rock Ridge. The rezoning requires a public hearing before the Planning Commission, scheduled for the PC's regular meeting on January 7. If the PC recommends approval of the rezoning, the Township Board could approve it at their meeting the following evening on January 8. The owner would then have to come

back to both the PC and the TB for approval of a condominium site plan, including details of the lot sizes, road layout, civil engineering and infrastructure, landscaping, open space, etc.

Zoning Board of Appeals (ZBA)

- January 24, 2019 special ZBA meeting – The ZBA will likely hold an educational special meeting prior to the regular meeting, which is something our ZBA does on an annual basis. One possible topic for the educational meeting includes a review by the Township Attorney of recent court decisions of whether the actions of a ZBA should be precedent-setting, as opposed to every ZBA case being decided based on its own unique circumstances.
- January 24, 2019 regular ZBA meeting - The regular meeting is expected to have at least 1 petitioner;
 - Variance for a new house that exceeds maximum number of stories

Planning Commission

- January 7, 2019 – At their 1/7/2019 meeting, the Planning Commission is expected to hold a public hearing for the rezoning of a property on the north side of Pontiac Trail, east of Beck, from MHP (Mobile Home Park) to R-1D (Single Family). If the Planning Commission recommends approval on 1/7, the developer would love for the Township Board to consider approval at their meeting on 1/8.

M-5 non-motorized bridge

The current schedule for the M-5 bridge's lighting system is for the lights to operate from dusk until 1am, beginning a gradual dimming at around 12:30am. The Township will develop a more detailed schedule for the electrician to program in the near future, including having the lights operating in the morning during the times of year when it is still dark during the morning commute, and seasonal "scenes" for the color-change LED's.