

# Agenda

## COMMERCE TOWNSHIP PLANNING COMMISSION

Commerce Township Hall  
2009 Township Drive  
Commerce MI 48390

**MARCH 7, 2016**

**7:00 P.M.**

Call to Order

Approval of meeting minutes from 2-1-16

**UPDATE OF ACTIVITIES IN COMMERCE TOWNSHIP:**

**PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA**

ITEM 1:

**REMAIN TABLED**

**PSP14-0039 – BLAZING BAGELS**

Christine LLC of Commerce MI is requesting an amendment to the approved site plan to add additional parking located at 510 W. Commerce Road.

Sidwell No.: 17-10-260-010

ITEM 2:

**PSU16-001 - MERRILL PARK – SPECIAL LAND USE AMENDMENT – PUBLIC HEARING**

Hunter Pasteur Homes of Farmington MI is requesting an amendment to a Special Land Use for a new single family development in the TC, Town Center Overlay District to reconfigure the site plan and eliminate 2 lots on the site located on the east side of the Martin Parkway, south of Oakley Park Road.

Sidwell No.: 17-24-200-051

ITEM 3:

**PSP15-0031 – MERRILL PARK AMENDMENT**

Hunter Pasteur Homes of Farmington Hills MI is requesting to amend an existing site plan to reconfigure the site plan and eliminate 2 lots on the site located on the east side of the Martin Parkway, south of Oakley Park Road.

Sidwell No.: 17-24-200-051.

ITEM 4:

**PZ16-0002 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING**

An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend or add the following Sections: Amend Section 6.06, to allow projections into required yards for egress window wells; amend Sections 9.01 & 10.01, to add Backyard Poultry as a Principal Use Permitted in Single Family Zoning Districts; add Section 2.112, to create Use Standards for Backyard Poultry; amend Section 27.02 B, to correct an error in the Building Materials Table; amend Section 33.02, to address the construction of ornamental fences within residential front yards along major thoroughfares; and amend Section 39.02 to address replacement of existing nonconforming fences.

ITEM 5:

**PSP16-0001 – ACE HARDWARE – TEMPORARY OUTDOOR SALES EVENT**

David Shwartz of Commerce MI is requesting approval for the temporary outdoor sales of plant materials at an existing retail center located at 3050 Union Lake Road.

Sidwell No.: 17-12-401-015

ITEM 6:

**PLANNING COMMISSION ANNUAL REPORT**

<b>ITEM 7:</b>	<b>Discussion Items for Joint Meeting</b>
	<b>OTHER MATTERS TO COME BEFORE THE COMMISSION:</b>
	<b>PLANNING DIRECTOR'S REPORT</b>
	<b>NEXT REGULAR MEETING DATE: <b>MOVED TO APRIL 11, 2016</b></b>
	<b>ADJOURNMENT</b>
<b>PLANNING DIRECTOR</b>	<b>DAVID CAMPBELL</b>