

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, December 7, 2015

2009 Township Drive

Commerce Township, Michigan 48390

CALL TO ORDER: Vice Chairperson Jones, called the meeting to order at 7:00pm.

ROLL CALL: Present: Tom Jones, Vice Chairperson
Brian Winkler, Secretary
Bill McKeever
Jay Czarnecki
John Hindo
Russ Schinzing
Absent: Larry Haber, Chairperson (excused)
Also Present: Amy Neary, Planning Consultant, McKenna Assoc.
Dave Campbell, Planning Director
Jay James, Engineer/Building Inspector
Jason Mayer, Township Engineer, Giffels-Webster

APPROVAL OF MINUTES

MOTION by Czarnecki, supported by Schinzing, to approve the Planning Commission Regular Meeting Minutes of November 2, 2015, with one correction to reflect Vice Chairperson Jones under Call to Order. **MOTION CARRIED UNANIMOUSLY**

UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- A variance was granted for 1555 Switzerland to allow for the house to encroach into the front yard setback. The house was squared off to the existing garage.
- A variance was also granted at 3189 Adele Terrace to construct a home that would exceed the permitted number of stories. It's a 2-story with a walkout basement and based upon the grade, there were technical issues that qualify it as a 3-story house.

John Hindo – Township Board of Trustees

- We meet tomorrow.
- The interesting item that should be occurring is the closing with Jim Galbraith on the DDA property which is scheduled later this week.

Brian Winkler – Downtown Development Authority

- The Township Board approved our 2016 adjusted budget.
- Township Board also approved a DDA advance which will be paid back to the Township upon closing with Galbraith.
- The contract with Insite Commercial was extended.
- I would like to welcome Dave Campbell as the new Township Planner. We look forward to supporting him as acquisition of the position takes place.

Dave Campbell– Planning Department

- Thank you. Things are going great. I started with the Township on the Monday prior to Thanksgiving.
- I look forward to working with all of you on exciting things over the next few years.

Jay James – Building Department

- We will be bringing some ordinance amendments and zoning changes before the Commission in the near future to address some issues we've encountered over the past year with the ordinance. We anticipate a few will be brought each month to work out some of the issues.

Jason Mayer – Engineering

- The water storage tank is up. They are now putting the pump house up and site work will be done over the winter months. The plan is to have it completely functional by next spring, prior to peak usage in the summer months, so that the Township can begin to see savings by 2017.

Vice Chairperson Jones inquired about the building materials. Jason Mayer stated that the water storage facility will consist of masonry brick around the structure and it will be finished off with fencing, landscaping, et cetera.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

ITEM 1: PSP14-0039 – BLAZING BAGELS – TABLED FROM 11-2-15

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
REMAIN TABLED.

ITEM 2: PCZ14-0002 – VILLAS AT WESTLAKE – CONDITIONAL REZONING AMENDMENT – PUBLIC HEARING

Trilogy Health Services of Louisville, KY is requesting to amend the conditions offered for a conditional rezoning of the southerly (approximate) 200' of a parcel of land consisting of 12.83 acres from R-1A, One Family Residential to RM, Multiple Family Residential located on the south and west side of Bogie Lake Road, just north of the Walled Lake Northern High School entrance. Sidwell No: pt of 17-03-100-018

Amy Neary, Planning Consultant, gave a review. She requested that the applicant consider the possibility of offering the condition to the Commission that access would comply with the requirements and recommendations of the RCOC.

Jones - One of the things that would be required by the early responders is a type of emergency entrance.

Amy Neary - Yes, in the Fire Marshal's report, he recommended approval of the rezoning with the driveway with the condition that a Knox Box be provided. He does require this for all gates and on commercial buildings.

Jones discussed also having an emergency horn that goes off. Amy Neary could not speak to that, but the Fire Department would require the Knox Box at a minimum. Other technology would have to be addressed to the satisfaction of the Fire Marshal.

Dave Campbell - If the Planning Commission were so inclined to allow this exit onto Bogie Lake and allow the gated access, it could be with the condition that the emergency access to that gate is to the satisfaction of the Fire Marshal and let him decide how he wants to get through the gate.

Jones - So that would be a condition?

Amy Neary - This is a conditional rezoning so the Planning Commission cannot impose the conditions. They have to be offered by the applicant. If the conditions are not to your satisfaction, you would table or recommend denial of the request with your findings for such action. The site plan still has to come back in the future which is typically where you see the comments of the Engineer, Fire Marshal, et cetera, and then the conditions are imposed. The applicant can offer it as part of the conditional rezoning in the agreement if they choose to do so.

Peter Massey, Trilogy Health Services, 303 North Hurstbourne Parkway, Louisville, KY, was present along with Ross Oberhausen, DMK Development Group, 9300 Shelbyville Road, Louisville, KY, and Greg Petru, Kebs, Inc., 2116 Haslett Road, Haslett, MI.

Peter Massey - I think you have the summary of the reasoning behind why we wanted an entrance onto Bogie and also as to why we've gone back and forth. I think there was some miscommunication internally. Ideally the goal would be to have an entrance separate from the main entrance. This would avoid a cut-thru situation with the gated entrance. It's called an RF or radio frequency type of entrance. It would only be for the independent residents of the 34 units for convenience. This would not be for employees and visitors would enter through the main entrance. From the standpoint of the Fire Department, EMS, Police, et cetera, we would definitely work with whatever they wanted and whatever they feel is the best.

Jones - You're offering that?

Peter Massey - Yes, absolutely. We would work with them and the RF is new technology.

Vice Chairperson Jones opened the public hearing.

No comments.

Vice Chairperson Jones closed the public hearing.

Commission Comments:

McKeever - No issues with this as presented.

Hindo - No issues.

Czarnecki - My only issue is with the center left turn lane. I'm fine with the conditional rezoning, but I'd be more willing to approve the site plan with the left turn lane.

Jones - Safety is an issue as there's a lot of traffic on that road. Do you have an issue with the center lane?

Peter Massey - We would definitely have to cost that out because of the minimal amount of traffic going in and out of there. I know that their recommendations noted that the traffic would not warrant it so it's more of a wish list item versus a requirement. If that's the direction, we would look at the cost before committing as it's a pretty significant cost to add a lane on a public road.

Jones - If the RCOC is saying that's a requirement, any approval from us would not be forthcoming if you're not willing to go along with the RCOC conditions.

Greg Petru - We will work with the RCOC. We don't want to say we will do it if the traffic counts don't actually warrant it. They said they'd like to see it.

Jay James - During the course of site plan approval, I recommend that we work with the Township Traffic Engineer along with the RCOC to see if this is warranted and realistically needed or not. It could then be discussed further when they come back for site plan approval. That gives everyone the opportunity to meet prior to then.

Jones - Okay.

McKeever and Hindo were in agreement with Czarnecki's comments and the discussions that followed.

Winkler - I'm also agreeable to the comments by Czarnecki and Jay James. I have no issues with the conditional rezoning.

Schinzing - I do have issues. I drive that road every day. There are a lot of student drivers. Even with a turn lane, it can be very dangerous having access there, especially coming around that roundabout. I don't know how the visibility will look.

Jones - I understand what you're saying, Russ. That's a good point. From our standpoint, for years we did not want to see a large complex with only one entrance or exit for safety purposes.

Amy Neary - So if the Planning Commission is inclined to recommend approval, there would be 3 conditions that would be attached. The first deals with the building materials, the second is that they would provide additional landscaping, and the third is that the B-2 portion of the site will remain open space.

MOTION by Czarnecki, supported by McKeever, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item PCZ14-0002, Villas at Westlake - Conditional Rezoning Amendment, with the conditions as offered by the applicant, the request by Trilogy Health Services of Louisville, KY, to amend the conditions previously offered for a conditional rezoning of the southerly (approximate) 200' of a parcel of land consisting of 12.83 acres from R-1A, One Family Residential to RM, Multiple Family Residential located on the south and west side of Bogie Lake Road, just north of the Walled Lake Northern High School entrance.
Sidwell No: pt of 17-03-100-018

Approval is subject to the following amended conditions as offered by the applicant:

1. Building materials to be primarily traditional brick as illustrated in the photographs provided. Currently, the Zoning Ordinance does not specify any materials that must be used for independent senior housing buildings of this size.
2. That landscaping, in excess of what is required by the Zoning Ordinance, be provided along Bogie Lake Road right of way, the high school access drive and interior to the site.
3. The B2 portion of the development will remain open space and will not be built upon.

ROLL CALL VOTE

AYES: Czarnecki, McKeever, Hindo, Winkler, Jones

NAYS: Schinzing

ABSENT: Haber

MOTION CARRIED

ITEM 3: PSU15-008 – KROGER – SPECIAL LAND USE – PUBLIC HEARING

The Kroger Co. of Michigan of Novi MI is requesting a Special Land Use for an open air business for a permanent outside sales area located at 2905 Union Lake Road.
Sidwell No.: 17-12-276-008

Amy Neary, Planning Consultant, gave a review.

Tom Ross, Real Estate Specialist with Kroger, 40399 Grand River, Novi, MI, was present along with Bob Schultz, Store Manager of the 2905 Union Lake Road Kroger Store.

Tom Ross - Thank you for having us here again this month. The experience over the past month with the temporary outdoor sales shows our operations and how we work. Hopefully we have complied with all of your requests as this store certainly wants to work with the Township and be here for a long time.

We are seeking permanent outdoor sales to streamline the process; however, we can always come back for temporary permits which we would probably continue to do as necessary.

Bob Schultz - I've been at this Kroger store for 8 months, but I was at the Milford store for 14 years. We had outdoor sales in Milford and we took great pride in our presentation of the product as it's the first thing a customer sees when they enter the building. We will have the same pride at this store.

Vice Chairperson Jones opened the public hearing.

Susan Averbuch, 9005 Campbell Creek Drive - I'm one of the few people that's been around long enough to recall the actions of the Planning Commission for the past 12 years. When Kathleen Jackson, the prior Planning Director, was here, Kroger came before the Commission and it was vehemently discussed regarding the permanent structures, such as brick to disguise the grocery carts, et cetera. A clean presentation was the goal and there were many issues when the store opened. I felt Kathleen Jackson and the Commission were clear on these matters. I use the store and I'm pleased with the store, but I wanted to provide some history

Vice Chairperson Jones opened the public hearing.

Commission Comments:

McKeever - I have no issues with it.

Hindo - I think Kroger has done a great job. I don't see the point in having them come in constantly to have this on a temporary basis. I'm okay with it.

Czarnecki - If we do approve it, Jay, you're the one who monitors it?

Jay James - Yes, we will monitor it and if we receive any complaints we will be in contact with Kroger. They've always been very responsive to our inquiries and concerns.

Czarnecki - Are there any outstanding issues from the previous matters?

Jay James - To my knowledge, they took care of all the issues that the Township had.

Winkler - I have no issues and I agree with John.

Schinzling - I also agree with John. I don't think we should have them come back each time.

Jones - I had some concerns because of the history but I know the new manager Bob has done everything I've asked for.

Amy, is it possible that instead of being permanent, could we have a one-year trial on this to see how it goes? At that point, if all goes well, then it could become permanent.

Amy Neary - With Special Land Uses, you can establish a time limit as a condition of approval. That would be more helpful than coming in each season, which is what they essentially do now.

Dave Campbell - If the concern is that they would not hold up their end of the bargain, certainly putting a time limit on it gives them an opportunity to demonstrate to the Township that they're willing and able to comply with the conditions and keep things the way the Planning Commission wants to see them. If they come back a year from now looking for something more than a year, you can consider it again at that time.

Winkler - I think a trial period is a good idea.

Schinzing - I recommend 18 months to allow more time to review the seasonal sales.

The Commissioners were all in agreement with an 18-month trial period, at which time a new request could be reviewed again for permanent status.

MOTION by Winkler, supported by Czarnecki that the Planning Commission approves, with conditions, Item PSU15-008, the request by The Kroger Co. of Michigan of Novi MI for a Special Land Use for an open air business for a permanent outside sales area located at 2905 Union Lake Road. Sidwell No.: 17-12-276-008

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposal meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is valid for 18 months, after which time the request may be reviewed again for permanent status. **MOTION CARRIED UNANIMOUSLY**

Dave Campbell asked the applicants to please reapply well before the 18-month trial period concludes to allow lead time for consideration, noticing and putting the request on the agenda.

ITEM 4: 2015 MASTER PLAN ADOPTION – PUBLIC HEARING

The Charter Township of Commerce is conducting a public hearing to receive public comment on the proposed 2015 Master Plan.

Amy Neary, Planning Consultant, gave a review. She noted that Winkler had suggested other items to update within the document, including school enrollment data, projects that have been completed since the last master plan update, such as transportation projects, and the new Library should also be addressed.

Winkler - If I may add to that, I would suggest that possibly the bike paths and non-motorized pathways be incorporated in relation to the ongoing efforts with the railway as

a potential project and in reference to the Wixom, Walled Lake, Commerce Township Trailways Council.

Amy Neary - The trail is identified, but you mean as a project in the implementation?

Winkler - Correct.

Amy Neary - I think that would be appropriate.

Amy explained the stages of the master plan adoption process. If the Planning Commission were inclined to approve the resolution, she suggested it be done with inclusion of the understanding that the items discussed herein will be updated on the pages as Brian Winkler has identified.

Vice Chairperson Jones opened the public hearing.

Dan Martin, 1600 West Maple Road, Walled Lake, MI - Is the master plan what you'd like the Township to be, or in the adoption of it, does it change any zoning?

Amy Neary - The master plan is a guide for zoning, but it's not zoning. It is what the Planning Commission and Township Board reference when evaluating rezoning requests, but it does not, in it of itself, change the zoning of the property. They're two separate things.

Winkler - It's a vision.

Steven Piziks, 9293 Pinestead Drive, Commerce Township - I've been teaching at Northern High School for 20 years. I have gone through the master plan fairly extensively. I moved to Commerce Township a couple of years ago and I heard about the master plan recently. I have a number of deep concerns about it and I've been talking to my neighbors and other residents and local businesses. They also have a number of deep concerns.

On Page 2.11, the master plan states that as a transportation objective, it says, "to develop an access management plan for improvement, maintenance and expansion of a transportation system to meet increasing traffic demands." Merely developing a plan is a vague objective. What exactly does the Commission intend to do to meet increased traffic demands, and how will it be accomplished? The master plan does not say.

We should not be adding more houses or businesses until the infrastructure in Commerce Township is ready for it, but that is exactly what we are doing. Already, the development in Commerce Township is outpacing roads, water, sewer, our natural resources and the plan does not address these issues in any way.

Additionally, continued destruction of wildlife habitat destroys the character of the Township that is mentioned several times in this very report. We've lost a lot of the woodland areas that make Commerce Township such a delightful and peaceful place to live because this Commission and the Township Board have allowed this to happen, even while the Commission reports that it wants to maintain this character.

The loss makes Commerce Township a less desirable place to live and it lowers property values, especially when the Township allows developers to clear cut land and post for sale signs on it. It sits ugly and vacant. If I had known that this was going to happen before I bought my house, I wouldn't have moved here.

So far, the Township seems to be listening to developers and not the residents, but the Board is elected by the residents.

On Page 5.9, the Commission makes a great deal about the scenic areas and a big part of the section discusses golf courses? Golf courses are not scenic areas. They are artificially maintained business land. Another part of the scenic area section admits that what is scenic is actually private lakes, private parks, private boat launches; something only a few residents can actually enjoy.

The report also makes a great deal about the scenic drives along the western side of the Township, but what about those of us who don't live on the western side of the Township? The rest of us would like to preserve some of the scenery in our part of the Township.

Mr. Piziks continued to elaborate at length with his opposition to the master plan, addressing his opinion that development should be slowed throughout the Township, issues including tree preservation in the summary 5.9, traffic issues, accidents and concerns with widening Union Lake Road. He referenced several of his neighbors comments regarding the same issues he had reviewed.

He asked, "What is the Commission doing to stop this destruction and preserve the character of the Township?" Upon completion of his speech, he awaited responses from the Commissioners regarding his commentary.

Vice Chairperson Jones clarified the public hearing process for Mr. Piziks by explaining that all questions and comments are heard for the record, but answers would not necessarily be provided this evening. He added that the comments would be shared with Administrative staff, and he opened the floor for comments by the Commissioners.

McKeever - We do appreciate your comments.

Czarnecki - We don't hear a lot of feedback like that. We need more people to tell us. We appreciate what you're saying and we need more if others are feeling that way also. They should come to our meetings and let us now.

Schinzing - I agree. It is nice to hear from more than one on these subjects.

Winkler - Your comments are appreciated.

Vice Chairperson Jones closed the public hearing.

Commission Comments:

The Commissioners had no additional comments.

MOTION by Czarnecki, supported by Winkler, to adopt the resolution for the 2015 Master Plan that was included in the packet, and as part of the adoption, the suggestions for modifications as presented by Winkler are to be updated in the final draft as discussed herein.

MOTION CARRIED UNANIMOUSLY

>>For procedural reasons as explained by Amy Neary, Item 8 was reviewed next prior to proceeding to Item 5. The Commissioners had no objections.

ITEM 5: PZ15-0008 & PZ15-0009 – COMMERCE TOWNSHIP – REZONINGS – PUBLIC HEARING

The Charter Township of Commerce is requesting the rezoning of two parcels of land consisting of approximately 7 acres in total from I (Industrial) to B-1 (Local Business) located at 710-760 Benstein Road, (Maple Benstein Retail Center) and 1050 Benstein, (Benstein Plaza). Sidwell No.'s: 17-33-276-019 & 17-33-226-011

Amy Neary, Planning Consultant, gave a review.

Vice Chairperson Jones opened the public hearing

No comments.

Amy Neary noted that a letter was received from one of the property owners in support of rezoning, and verbal support was received from the other.

Vice Chairperson Jones closed the public hearing.

Commission Comments:

None.

MOTION by Hindo, supported by McKeever, to approve Item PZ15-0008 & PZ15-0009, Commerce Township - Rezoning, the request by the Charter Township of Commerce to rezone two parcels of land consisting of approximately 7 acres in total from I (Industrial) to B-1 (Local Business) located at 710-760 Benstein Road, (Maple Benstein Retail Center) and 1050 Benstein, (Benstein Plaza). Sidwell No.'s: 17-33-276-019 & 17-33-226-011

MOTION CARRIED UNANIMOUSLY

ITEM 6: PZ15-0010 – COMMERCE TOWNSHIP – REZONINGS – PUBLIC HEARING

The Charter Township of Commerce is proposing an amendment to the Zoning Map to change the zoning classification of various parcels in the Township as follows: To rezone the following properties: 17-36-100-034 (MDOT vacant property), 17-36-100-009 (vacant property on Welch Rd), 17-35-251-049, 17-35-251-048 & 17-35-251-050 (649 Welch) from OR Office Research to TLM Technology & Light Manufacturing AND: 17-25-226-017/024/025/029/030/031/034/036/041/043/044/045/046/047/048/052 /053 & pt of -054 from OR Office Research with HRC Haggerty Road Corridor Overlay to TLM Technology & Light Manufacturing with HRC Haggerty Road Corridor Overlay AND: 17-13-401-001, 17-13-400-006/007/pt of 008/062/063, 17-13-300-

075/076/077/078/079/080/081/082/097/098/099/100/101/102/103/104/105, 17-13-326-001/002/003/004/005/006/007/010/016/017/018/021/022/023/024/025/026/029/030/034/035/036/040/041/042/043 from OR Office Research with ORI Office Research Industrial Overlay to TLM Technology & Light Manufacturing AND: 17-24-126-007/008/010/011/012, 17-24-127-002/003/004/005, 17-24-176-002, 17-24-202-001/002/003/004/005, 17-24-201-003/004/005/007/008/009 from OR Office Research with TC Town Center Overlay to TLM Technology & Light Manufacturing AND: 17-13-426-001/002, 17-13-400-009/010/014/015/016/019/022/024/028/029/035/036/043/044/045/046/047/048/049/050/051/055/057/058/059/060/061/pt of -008, 17-24-201-002, 17-24-226-01/002/003/004/005/006/007/008, 17-24-227-001/002/003/004/005/006/007/008, 17-24-200-008/009/010/017/018/042/045/047/049, 17-24-401-052/053, 17-24-228-001/002/003/006/007/008/009/010/011/021/022/025/026/027/028/030/031/032/033, 17-24-229-004/005/006/007/008/009 from OR Office Research with HRC Haggerty Road Corridor Overlay to TLM Technology & Light Manufacturing with HRC Haggerty Road Corridor Overlay AND: 17-13-426-009 (8101 Richardson Road) and 17-13-426-012 (8115 Richardson Road) from OR Office Research with HRC Haggerty Road Corridor Overlay to B-3 General Business with HRC Haggerty Road Corridor Overlay.

Amy Neary, Planning Consultant, gave a review. Essentially this rezoning is part of the three-prong process to address issues in the OR District, the Master Plan, and to create the TLM District. These are the proposed rezonings to implement the creation of that new district. All areas that were zoned OR will now be zoned as the new TLM District, with the exception of some property on Richardson Road including CJ's and another parcel that is not industrial use. There are some tool and die shops there and they will be TLM, but commercial uses will be rezoned commercial. This eliminates the issues that were addressed and the other issues which were similar to those at Baypointe. At the same time, this eliminates the ORI Overlay District as there is no longer a need for it. Those areas will be TLM. The Town Center District will exclude the areas that are zoned TLM. Currently, the Town Center Overlay, which is the DDA area, extends north to Oakley Park. This is being pulled back essentially to Township Hall.

Vice Chairperson Jones opened the public hearing

No comments.

Vice Chairperson Jones closed the public hearing.

Commission Comments:

No comments.

MOTION by Jones, supported by Czarnecki, that the Planning Commission approves Item PZ15-0010, Commerce Township - Rezonings, the request by the Charter Township of Commerce for an amendment to the Zoning Map to change the zoning classification of various parcels in the Township as follows: To rezone the following properties: 17-36-100-034 (MDOT vacant property), 17-36-100-009 (vacant property on

Welch Rd), 17-35-251-049, 17-35-251-048 & 17-35-251-050 (649 Welch) from OR Office Research to TLM Technology & Light Manufacturing AND: 17-25-226-017/024/025/029/030/031/034/036/041/043/044/045/046/047/048/052/053 & pt of -054 from OR Office Research with HRC Haggerty Road Corridor Overlay to TLM Technology & Light Manufacturing with HRC Haggerty Road Corridor Overlay AND: 17-13-401-001, 17-13-400-006/007/pt of 008/062/063, 17-13-300-075/076/077/078/079/080/081/082/097/098/099/100/101/102/103/104/105, 17-13-326-001/002/003/004/005/006/007/010/016/017/018/021/022/023/024/025/026/029/030/034/035/036/040/041/042/043 from OR Office Research with ORI Office Research Industrial Overlay to TLM Technology & Light Manufacturing AND: 17-24-126-007/008/010/011/012, 17-24-127-002/003/004/005, 17-24-176-002, 17-24-202-001/002/003/004/005, 17-24-201-003/004/005/007/008/009 from OR Office Research with TC Town Center Overlay to TLM Technology & Light Manufacturing AND: 17-13-426-001/002, 17-13-400-009/010/014/015/016/019/022/024/028/029/035/036/043/044/045/046/047/048/049/050/051/055/057/058/059/060/061/pt of -008, 17-24-201-002, 17-24-226-01/002/003/004/005/006/007/008, 17-24-227-001/002/003/004/005/006/007/008, 17-24-200-008/009/010/017/018/042/045/047/049, 17-24-401-052/053, 17-24-228-001/002/003/006/007/008/009/010/011/021/022/025/026/027/028/030/031/032/033, 17-24-229-004/005/006/007/008/009 from OR Office Research with HRC Haggerty Road Corridor Overlay to TLM Technology & Light Manufacturing with HRC Haggerty Road Corridor Overlay AND: 17-13-426-009 (8101 Richardson Road) and 17-13-426-012 (8115 Richardson Road) from OR Office Research with HRC Haggerty Road Corridor Overlay to B-3 General Business with HRC Haggerty Road Corridor Overlay.

MOTION CARRIED UNANIMOUSLY

ITEM 7: PZ15-0011 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING

An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 23, Section 23.01, Table of Permitted Uses, to permit uses such as furniture, appliance and household equipment repair shops, office, showroom and workshop of a plumber, electrician, decorator, upholsterer or similar trade or service business as a principal permitted use in the I, Industrial District. Also to amend Article 5, Section 5.02, Table of Permitted Uses, to add uses such as, furniture, appliance and household equipment repair shops, office, showroom and workshop of a plumber, electrician, decorator, upholsterer or similar trade or service business as a principal permitted use in the I, Industrial District.

Amy Neary, Planning Consultant, gave a review.

Vice Chairperson Jones opened the public hearing.

Veronica Simmons, Michigan Design & Development Group, 1600 West Maple, Commerce Township - I'm the new tenant in this building. I own an interior design firm. We sell furniture, wall coverings, lighting, bedding, accessories, et cetera. We sell mainly to residential but some light commercial as well. The industrial district for us is perfect because we receive all of our own furniture.

This type of location is what my business needs and I'm in support of this. We are currently just warehousing, but we'd like to be able to adjust it to include displays in our showroom.

Dan Martin, Martin Furniture Refinishers, 1600 West Maple Road, Walled Lake, MI - As Amy explained, when I developed that building in the 90s it was developed for this Zoning Ordinance, which allowed a lot of things and then somehow it got taken away from me. I don't know how that happened as I never got notice of it, but I developed the building specifically in this size with suites to allow for front office and a small warehouse in the back, mainly for service oriented type businesses that local residents would use.

Vice Chairperson Jones closed the public hearing.

Commission Comments:

None.

MOTION by McKeever, supported by Winkler, that the Planning Commission recommends approval of Item PZ15-0011, an amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 23, Section 23.01, Table of Permitted Uses, to permit uses such as furniture, appliance and household equipment repair shops, office, showroom and workshop of a plumber, electrician, decorator, upholsterer or similar trade or service business as a principal permitted use in the I, Industrial District. Also to amend Article 5, Section 5.02, Table of Permitted Uses, to add uses such as, furniture, appliance and household equipment repair shops, office, showroom and workshop of a plumber, electrician, decorator, upholsterer or similar trade or service business as a principal permitted use in the I, Industrial District.

MOTION CARRIED UNANIMOUSLY

ITEM 8: PZ15-0012 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING

An amendment to the Commerce Township Zoning Ordinance No. 3.000, to delete Article 22 OR, Office Research in its entirety and replace with a new Article 22 TLM, Technology & Light Manufacturing District and to replace all references to the OR District in the Zoning Ordinance with the TLM District. Also to delete Article 25 ORI, Office Research Industrial Overlay District in its entirety. Also to amend Article 5, Section 5.02, Table of Permitted Uses, to add all principal permitted and special land uses permitted in the proposed TLM District.

Amy Neary, Planning Consultant, gave a review.

Russ Schinzing noted that his business is located next to American Plastics and wondered if he would need to recuse himself. Amy Neary asked if Russ owned the building. Upon review by staff and the Commission, it was decided that recusal was unnecessary.

Vice Chairperson Jones opened the public hearing.
No comments.
Vice Chairperson Jones closed the public hearing.

Commission Comments:

The Commissioners each stated they had no issues with the text amendment.
MOTION by Schinzing, supported by McKeever, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item PZ15-0012, an amendment to the Commerce Township Zoning Ordinance No. 3.000, to delete Article 22 OR, Office Research in its entirety and replace with a new Article 22 TLM, Technology & Light Manufacturing District and to replace all references to the OR District in the Zoning Ordinance with the TLM District. Also to delete Article 25 ORI, Office Research Industrial Overlay District in its entirety. Also to amend Article 5, Section 5.02, Table of Permitted Uses, to add all principal permitted and special land uses permitted in the proposed TLM District. **MOTION CARRIED UNANIMOUSLY**

ITEM 9: 2016 ELECTION OF OFFICERS

MOTION by Hindo, supported by Schinzing, to re-appoint Larry Haber as Chairperson of the Planning Commission. **MOTION CARRIED UNANIMOUSLY**

MOTION by Winkler, supported by McKeever, to re-appoint Tom Jones as Vice Chairperson of the Planning Commission. **MOTION CARRIED UNANIMOUSLY**

MOTION by Jones, supported by Hindo, to re-appoint Brian Winkler as Secretary to the Planning Commission. **MOTION CARRIED UNANIMOUSLY**

ITEM 10: 2016 REVISED PLANNING COMMISSION MEETING SCHEDULE

It was noted that the January 2016 meeting was moved from the 4th to the 11th.


MOTION by Jones, supported by Czarnecki, to approve the 2016 Revised Planning Commission Meeting Schedule. **MOTION CARRIED UNANIMOUSLY**

OTHER MATTERS TO COME BEFORE THE COMMISSION:

- Dave Campbell addressed the Commissioners and staff and held open discussions regarding potential upcoming Zoning Ordinance amendments, methods for tree preservation and forestry management measures that would be investigated further, and current developments throughout the Township.
- **NEXT REGULAR MEETING DATE: JANUARY 11, 2016**

ADJOURNMENT

MOTION by Hindo, supported by Jones, to adjourn the meeting at 8:27pm. **MOTION CARRIED UNANIMOUSLY**



Brian Winkler, Secretary