

# Agenda

## COMMERCE TOWNSHIP PLANNING COMMISSION

Commerce Township Hall  
2009 Township Drive  
Commerce MI 48390

**DECEMBER 7, 2015**

**7:00 P.M.**

Call to Order

Approval of meeting minutes from November 2, 2015

**UPDATE OF ACTIVITIES IN COMMERCE TOWNSHIP:**

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

ITEM 1:

**REMAIN TABLED**

**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

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

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

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.

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

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 <b>AND:</b> 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 <b>AND:</b> 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 <b>AND:</b> 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 <b>AND:</b> 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.
<b>ITEM 7:</b>	<b>PZ15-0011 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING</b> 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.
<b>ITEM 8:</b>	<b>PZ15-0012 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING</b> 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.
<b>ITEM 9:</b>	<b>2016 ELECTION OF OFFICERS</b>
<b>ITEM 10:</b>	<b>2016 REVISED PLANNING COMMISSION MEETING SCHEDULE</b>
	<b>OTHER MATTERS TO COME BEFORE THE COMMISSION:</b>
	<b>NEXT REGULAR MEETING DATE: JANUARY 11, 2016</b>
	<b>ADJOURNMENT</b>
<b>PLANNING DIRECTOR</b>	<b>DAVID CAMPBELL</b>
<b>PLANNING CONSULTANT</b>	<b>AMY NEARY, MCKENNA ASSOCIATES</b>