

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, September 15, 2014
2009 Township Drive
Commerce Township, Michigan 48390

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

ROLL CALL: Present: Larry Haber, Chairperson
Tom Jones, Vice Chairperson
Brian Winkler, Secretary
Bill McKeever
Jay Czarnecki
David Law
John Hindo
Also Present: Kathleen Jackson, Planning & DDA Director
Terry Carroll, Community Development Director

APPROVAL OF MINUTES

MOTION by Jones, supported by Hindo, to approve the Planning Commission Meeting Minutes of August 4, 2014, as written. **MOTION CARRIED UNANIMOUSLY**

UPDATE OF ACTIVITIES

David Law – Township Board of Trustees

- We are working on the budget process and we've set aside every Tuesday evening until the end of the year for reviews.
- We are also still dealing with the Library location. We have narrowed it down to two potential locations. One is at Dodge Park and the other is here, closer to the Township Hall.

Haber discussed funding the new Library with Law. Jones discussed related traffic issues which are being carefully considered by the Board.

Bill McKeever – Zoning Board of Appeals

- Nothing to report.

Brian Winkler – Downtown Development Authority

- We had two meetings in August.
- At the regular meeting we received an offer for Parcel B in the northern portion, the parcel referred to as rabbit ears or the wishbone.
- We also had presentation from three developers for Parcels D and E which are located to the east.
- We also recommended approval of the Hunter Pasteur offer which included single-family residential and includes two different price. This proposal is also on the east side of the property, adjacent to Haggerty Road.
- At the special meeting, we accepted the offer that was made for Parcel B.
- The big agenda item tomorrow is the 2015 budget.

Haber discussed recent DDA offers with Kathleen Jackson.

Kathleen Jackson - Downtown Development Authority

- The residential development proposed by Hunter Pasteur is on the DDA agenda for tomorrow.
- Shapiro anticipates closing soon and getting a shovel in the ground next year. They are working through their due diligence.
- We continue to work on the retail at the northeast corner of Martin Parkway and Pontiac Trail.
- Granger senior development projections as of the middle of this year were at \$1.25 million for the property, and we were able to get \$3 million. This is a 1031 exchange and time is of the essence for closing on the sale. The Planning Commission will see this development at the October meeting.
- One item on the Township Board agenda was to appoint an advisory committee to the DDA that would consist of two members from each board, the DDA, Township Board and Planning Commission. The Board was not in favor. They felt it would be difficult to get a consistent call on the Township Board's opinion as they have been split on a number of items lately.

Haber requested that Kathleen Jackson arrange a combined meeting with the Township Board and the Planning Commission. Open discussion continued regarding the last joint meeting which was in March, how quickly some of the upcoming proposals will be moving along, and how it is necessary to have a meeting so that the Commission is kept aware of what is going on.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

ITEM I: PSP14-0030 – DREAM DENTAL GROUP PLLC – PARKING LOT EXPANSION

Dream Dental Group PLLC is requesting site plan approval for the construction of an extension to an existing parking lot on 1.15 acres located at 9600 Commerce Road, East of South Commerce Road and South of East Wise Road.

Sidwell No.: 17-11-176-005

Kathleen Jackson gave a review. The Planning Commission has discretion to allow for additional parking, and there is a lack of adequate parking at this dental office. The loading zone is also at the Commission's discretion, and loading hours can be restricted as necessary.

The petitioner, Patrick Qatsha, DDS, 9600 Commerce Road, Commerce Township, MI, was present along with Mike Powell, Powell Engineering & Associates, LLC, 4700 Cornerstone Dr., White Lake, MI, to address the proposal.

Mike Powell addressed the request. He thanked Kathleen Jackson for her extremely thorough review and stated that he and the petitioner have no issues with anything stated in the Planner's report. He requested flexibility for the loading zone as deliveries consist of only vans or small trucks on an infrequent basis for 5 to 10 minutes at a time. He asked that loading and photometrics be Administratively approved. He explained

that the need for additional parking is due to the fact that the dental office has nearly as many employees on site as patients at any given time. The necessity for more parking is a great indication that the business is thriving. As for storm water on the site, it is all held onsite and perked away into the stone beds under the parcel into dry wells. The overflow is to the road right-of-way and therefore you never see standing water on the lot. The site is very sandy.

Commission Comments:

McKeever, Hindo and Czarnecki had no questions or comments.

Jones - The lighting will be shielded for the adjacent neighbors?

Haber - Staff will take care of that administratively.

Jones - Will you need all of these spaces during the winter, and if so, where will the snow be plowed to?

Mike Powell - The Farmer's Almanac shows that this winter could be worse than last year, and snow does present big problems in a smaller lot such as this as it is hard to push the snow. There are a couple of extra spaces provided where snow can be piled.

Jones - Okay.

Law - I saw mention of preserving trees in the report.

Mike Powell - We have no problems with that. This lot is carved into a full set of woods on both sides. We will be preserving with silt fences along the tree line and the contractor knows not to go outside of that area. The site is well above the landscaping requirements, and we still want to preserve as many trees as possible here.

Winkler - No comments. I'm just happy to see the dentist's business growing.

Haber - You said you have 10 employees?

Patrick Qatsha - Yes, on any day that we are maxed out there are 10 employees on site.

MOTION by Hindo, supported by Winkler, that the Planning Commission approves, with conditions, Item PSP14-0030, Dream Dental Group PLLC - Parking Lot Expansion, the request by Patrick Qatsha, DDS, for site plan approval for the construction of an extension to an existing parking lot on 1.15 acres located at 9600 Commerce Road, East of South Commerce Road and South of East Wise Road.

Sidwell No: 17-11-176-005

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed site

plan meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. The Planner's report dated September 3, 2014;
2. Administrative approval with regard to the modified loading space, and any potential restrictions on loading and unloading times;
3. Administrative approval of the lighting plan;
4. Preservation of existing trees as shown on a site plan and physically indicated prior to building permits being issued;
5. A change to the note on sheet one to indicate adjacent zoning on the north from R-1B to PRD;
6. KER Engineering's report dated September 2, 2014

MOTION CARRIED UNANIMOUSLY

OTHER MATTERS TO COME BEFORE THE COMMISSION

Terry Carroll stated that the October Planning Commission meeting will be busy with code revisions and fast-tracking the DDA projects.

The next regularly scheduled Planning Commission meeting will be Monday, October 6, 2014 at 7:00pm.

ADJOURNMENT

MOTION by Jones, supported by Law, to adjourn the meeting at 7:20 pm.

MOTION CARRIED UNANIMOUSLY



Brian Winkler, Secretary