

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, April 8, 2013
2009 Township Drive
Commerce Township, Michigan 48390

CALL TO ORDER: Chairperson Haber 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 Consultant
Jay James, Engineer/Building Inspector
Jason Mayer, Township Engineer, Giffels Webster
Mike Labadie, Traffic Engineer

APPROVAL OF MINUTES

MOTION by Jones, supported by Law, to approve the Planning Commission Regular Meeting Minutes of March 4, 2013, as prepared.

MOTION CARRIED UNANIMOUSLY

UPDATE OF ACTIVITIES

Brian Winkler – Downtown Development Authority

- Negotiations continue for a site at the southwest corner of the DDA property.
- An email was sent to the Commissioners about two events that will take place in conjunction with the DDA:
 - The Rotary Club Carnival from May 16th-19th to be held next to the Library.
 - The Walled Lake Schools Art Exhibition.
- The Martin Parkway Adopt-A-Road is this Saturday from 8:00am-12:30pm for those interested in participating.
- A joint meeting will be held April 23rd between the DDA, Township Board and Planning Commission.

Kathleen Jackson – Planning Department & Downtown Development Authority

- Multi-Lakes will be hosting Good Ol' Days as in years past, however they will not be holding the bike week event.
- The Martin Parkway road cleanup is scheduled from 8:00am-12:45pm, but it never usually takes more than two hours. If you have time to spare this is a nice way to give back to the community. Kids who are looking for community service hours can also participate.
- The quarterly joint meeting is scheduled for April 23rd at 7:00pm. The Board will be discussing the Master Plan so you may want to review that.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

Mike Powell, Powell Engineering & Associates, LLC, 4700 Cornerstone Dr., White Lake, MI, was present along with his client, Iven Sharrak to discuss interest in a property and a potential development.

Mike Powell - My client is interested in the property located on the northeast corner of Commerce and Carroll Lake Roads. This site used to be a gas station. There are a couple of homes located east and north of the property. He would like to purchase this particular site including the property to the north along the river itself. This is zoned B-2 and does not allow for the gas station he would like to put on the site. To put this development there it would need to be rezoned B-3.

After discussing this with the Planning Department, we found that it would be improper to rezone this to B-3 as that encompasses too many broad uses. Therefore, we may pursue conditional rezoning if in fact the Planning Commission thought that a gas station on that corner would be an appropriate use.

The gas station my client is proposing would be a very energy efficient, green-type gas station, one-of-a-kind in southeastern Michigan. He is open to different kinds of architectural designs, such as all brick, a log cabin or some other type of timber to create an interesting structure that is complementary to the historical look of the area. Gas pumps could be located in either the front or the back.

But first, the question is whether or not the Planning Commission is even willing to entertain the idea of rezoning this for a gas station use. We'd like to get some feeling from the Commission as to whether this may be considered as proceeding to the next step can be fairly costly. Can you provide any feelings at all on this request?

Commission Comments:

Haber - This would only be a straw vote and would not be binding. I just want you to understand that.

Kathleen Jackson - I have met with Mr. Sharrak regarding this piece of land, as well as others. The Village development plan states that there will be no more automotive uses, such as oil change and gas facilities, located in the Village. That is from the Site and Architectural Design Manual.

This site is within the district. The use is inconsistent with the Master Plan.

A conditional rezoning would give the Planning Commission more comfort level as to the permitted uses, as opposed to a traditional rezoning. The gas could also be considered as a secondary use to another use; i.e. a retail store, but I wanted you to be aware of the Master Plan and the Site and Architectural Design Manual as it relates to the property.

Jones - We are not leaning toward this use in the Village? Are we trying to get it out of there?

Kathleen Jackson - I was a very definite no on the proposed; however, everybody has a right to go through the process. I do not have a vote as all of you do. The Township Board would also vote on this proposal.

You are entitled to rezone something that is inconsistent with the Master Plan, and there are times where the Master Plan actually contradicts itself. While this may not be the most germane document to consider in 2013, it may be in 2030. You are entitled to your opinion and the petitioner came this evening for the benefit of your opinion.

Haber - Can you give me an idea of what the current uses are with the zoning as is?

Kathleen Jackson - It is B-2 now which has uses such as bakery, pizzeria, et cetera.

Haber - I will repeat that our comments here tonight are not binding whatsoever.

McKeeever - I don't think I would be in favor of this.

Hindo - I would like to disclose that Mr. Sharrak is a client of mine. I would be recusing myself from this item and I would not be representing him. I live off of Carroll Lake Road and there are no gas stations in the area except the one by Annie's.

Czarnecki - Not in favor.

Haber - Not in favor.

Jones - I would be concerned with possible contamination related to the quality of the land and the close proximity to the river.

Law - Without a lot of time to think about this, the most I would go with would be conditional rezoning, but I have concerns as Kathleen Jackson has raised.

Winkler - I would not be in support given the fact that it does not sit well with the way that the Master Plan reads. Also, we are not the only step here. Even if we recommended it to the Township Board, they could say no.

Haber - I can't tell you no for certain, although that is where I am leaning. That does not mean that I could not be convinced.

Mike Powell - We appreciate your comments. Thank you very much.

MOTION by Jones, supported by Law, to remove Item I, PSP13-0008, from the table.
MOTION CARRIED UNANIMOUSLY

MOTION by Law, supported by Hindo, to remove Item I, PSU13-001, from the table.
MOTION CARRIED UNANIMOUSLY

>> *Kathleen Jackson proposed that Items I and I be reviewed concurrently. There were no objections from the Commissioners.*

ITEM I: PSP13-0008 – SPEEDWAY FUELING STATION – Tabled from 3-4-13

WD Partners of Dublin OH is requesting site plan approval to construct a new fueling station/convenience store located at 8183 Commerce Road.
Sidwell No's.: 17-12-426-038 & 17-12-426-045

ITEM II: PSU13-001 – SPEEDWAY – SPECIAL LAND USE – Tabled from 3-4-13

WD Partners of Dublin OH representing Speedway LLC is requesting a Special Land Use to construct a new fuel station located at 8183 & 8175 Commerce Road.
Sidwell No's.: 17-12-426-038 & 17-12-426-045

Kathleen Jackson, Planning Director gave a review.

Kathleen Jackson - The public hearing for the Special Land Use request was held at the last meeting and there were no public comments.

Also, if the Planning Commission is inclined to approve this, I would ask that you allow for administrative approval of circulation and the curb cut. The RCOC has recommended that changes be made and the curb cut be offset; however, the petitioner is concerned with impeding delivery vehicles. Therefore, small changes may need to be made in this regard. If any changes are major, I will bring them back before the Commission. Items that should be addressed and considered are the dumpster, screening, and circulation. Mike Labadie, Traffic Engineer, is present to review the traffic study.

Mike Labadie - The first thing to consider is the traffic impact. They usually don't spend the time and money modernizing a site only to generate the same number of trips; however, the increase in the number here is not significant enough to make an impact on the adjacent intersection.

The RCOC recommends that left turns be prohibited off Union Lake Road. They also recommend moving the driveway that goes out onto Commerce Road as it is offset the wrong way, and I wanted to point out what that means. The RCOC asked the petitioner to fix the radius and offset it to the right to prohibit left turns and remove conflicts that are presented for left turns on either side of Commerce Road. I noted that if these driveways were aligned across from each other on Commerce Road, it would remove the conflict.

Mike Labadie - It is possible that the circulation aisle inside of the site may be too narrow. That could be a challenge, and if that is the case, we would like to see that demonstrated with the truck routing on the site. Other than that, I am good with it.

Jones - The drive has been existing there for 20 years with no problem.

Mike Labadie - Typically you would not offset the drives the wrong way like this, but the RCOC didn't bring it up, I did.

Haber - So the RCOC wants them to move the drive, and to prohibit left turns to the south. We have no choice.

Mike Labadie - There is no choice and I agree with prohibiting left turns.

The petitioner, Chris Winkle, Senior Civil Project Designer, WD Partners, 7007 Discovery Boulevard, Dublin OH, was present, along with Kevin Foley, Speedway.

Chris Winkle gave a review of the layout for the Commission. He explained the truck route for deliveries and the necessity for this configuration. Normally he would agree with aligning driveways, but the trucks need to make a 180 degree turn and would be touching the curbs. In addition, they offload on the passenger side. Reconfiguration would require the semis to make hairpin turns. It would also present other circulation issues and require that the trash enclosure be relocated to the back side, which would then require a variance for the setback.

Chairperson Haber discussed potential options of flipping the building with Chris Winkle. Mr. Winkle noted disadvantages to that alternative and explained that the cashier must maintain a sightline to all gas pumps from the windows in accordance with operational guidelines.

Chris Winkle added that the configuration exists this way today and the RCOC has had no issue. He agrees with the signage for no left turn in going south on Union Lake Road as that is where accidents have occurred in the past.

He reviewed the loading zone and dumpster screening. Because this is a corner lot, they don't have a side yard for the dumpster. However, landscaping, existing and new, will consist of 6' high shrubs and trees and upgrades are being done with the pilasters. With the trees and screening, the dumpster will hardly be visible.

Commission Comments:

Hindo - No comments.

Czarnecki - My only concern is the dumpster but I don't know where else it could go.

Haber - If you did not have to move the driveway, could you flip the building at that point?

Chris Winkle - It presents a practicality problem in order for the garbage truck to come in at a 90 degree angle as you need a 44' turning radius. The pumps are right there. He would have to come around the canopy in a tight spot at the corner, and he would then need to back out into the high traffic area. If it is beside the building, he would be backing out blindly. This reconfiguration could also cause parking spaces to be lost.

Czarnecki - I would encourage you then to ensure that the dumpster is landscaped in the best way possible.

Winkler -

- With regard to the site, and more specifically the location of the dumpster, I don't think this is the typical paradox we have with corner lots. All things considered, I don't think there is any other really good location. That was the only issue I had as far as the site layout.
- As far as the actual commercial building, I suggest that the petitioner consider complementary brick colors be incorporated, as with the pilasters on the west and north elevations. And, maybe complementary brick colors at the window sills to break up the monolithic color of the building. There may also be other materials that could benefit the aesthetics.

Haber -

- This is our community and this is a very heavily traveled area. I would suggest taking it one step further. The windows are plain and canopies could spruce it up a bit. That is just one idea.
- There are shutters, canopies, et cetera, and these would help it to not look like a gas station.

Discussion followed regarding the elevations and awnings.

Haber - I agree that contrasting colors, as suggested by Brian, along with awnings would help to spruce up the building. Did I hear you say that you will not incorporate these?

Chris Winkle - If we go that route, to work with staff, we could be under construction by June 1st.

Kevin Foley explained the soffit lighting that lights the front sidewalk. He is uncertain of how the design would work with a typical canopy.

Law - The loading space issue has been resolved?

Kathleen Jackson - Yes, they have it. In the past, years ago, we approved loading spaces because they were required. We are more practical now. We want to see it put somewhere where someone will actually use it for loading and unloading. In the current location, I would be amazed if a truck parked in the corner and walked stuff into the building, but under Special Land Use you can ask to have it located in front of the dumpster and include that in the conditions of the approval. It would have to be noted that there would be no conflicts of delivery times and trash pickup times.

Chris Winkle - The only reason I did not do it there is that the drive lane for trash needs to be 10 x 44. It could be put up at the corner to comply.

Haber - So it would work over there better?

Chris Winkle - Yes, we have no problem with that.

Jones discussed turning radius, circulation and RCOC conditions with Kathleen Jackson. Kathleen Jackson explained that details could be worked out administratively between staff, the RCOC and the petitioner. The site may require a bit of movement, such as sliding of a driveway, but time is of the essence and administrative approval may be in the best interest of everyone concerned.

Jones - The petitioner agrees to work with Brian Winkler and staff on complementary brick, et cetera, in a manner that won't upset the lighting. On the canopies, I will leave that up to you as I do not have a good feel for them myself.

Haber -

- I had 13 issues, most of which have been resolved; screening, material samples, loading, circulation, dumpster.
- I would never want to have the dumpster where it is, but I do understand the problem. Landscaping around the dumpster is really critical so it is hidden. I don't want to look at it, and I want the doors to be closed constantly.
- I have an issue with the two signs. You have two now, but I don't see the necessity for two based on the corner. I would like to see you eliminate one of them.

Chris Winkle - We are permitted to have two by the code, one for each frontage.

Extensive discussion took place regarding one sign versus two on the corner site. Kathleen Jackson explained that one could serve the purpose and the Planning Commission has discretion if they have rationale, such as if they feel it is over-signed and/or presents a distraction. Kroger put their signage on the canopy. Chairperson Haber felt the signs were very close together. Chris Winkler and Kevin Foley explained their reasoning for two signs, including consistency with corner lots and two frontages. They would prefer to keep two signs on the site.

MOTION by Jones, supported by McKeever, that the Planning Commission approves, with conditions, Item PSP13-0008, Speedway Fueling Station, the request by WD Partners of Dublin OH for site plan approval to construct a new fueling station/convenience store located at 8183 Commerce Road.

Sidwell No's.: 17-12-426-038 & 17-12-426-045

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

1. The Planning Director's report dated April 4, 2013; and

2. Relocation of the loading zone as determined herein to be located in front of the dumpster, which includes that signage will be posted and other measures taken to prevent conflicts in the timing for deliveries/pick-ups; and
3. The material and sample board reviewed at the Planning Commission meeting; and
4. The details as provided regarding the rooftop screening material; and
5. The determination by the Planning Commission as to the appropriateness of the dumpster location as discussed herein including screening and landscaping to ensure that it is hidden; and
6. Administrative approval of directional signage; and
7. Approval by the RCOC and permitting, including for the plantings in the right of way; and
8. Subject to the Giffels Webster report dated February 19, 2013; and
9. Subject to the Fire Department's report dated February 26, 2013; and
10. The petitioner will work with staff and the RCOC on circulation of the site, which will ultimately be Administratively approved; and
11. The petitioner will meet and work with staff, the Planning Director and Brian Winkler to resolve architectural features and improve the appearance of the building.

MOTION CARRIED UNANIMOUSLY

MOTION by Jones supported by McKeever, that the Planning Commission, approves with conditions, Item PSU13-001, Speedway - Special Land Use, the request by WD Partners of Dublin OH representing Speedway LLC for a Special Land Use to construct a new fuel station located at 8183 & 8175 Commerce Road.

Sidwell No's.: 17-12-426-038 & 17-12-426-045

Approval is in consideration of the Finding of Fact, and is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to inclusion of the conditions and letters as referenced in the site plan motion for Item PSP13-0008.

MOTION CARRIED UNANIMOUSLY

ITEM III: PZ13-0002 – VINCE PIPITONE – REZONING – PUBLIC HEARING

Vince Pipitone of Commerce MI is requesting the rezoning of the easterly 139.25 feet of a parcel of land consisting of 0.60 acres from B-1 (Local Business) to R-1D (One Family Residential) located at 1540 Glengary Road.

Sidwell No.: 17-21-277-072

Kathleen Jackson, Planning Director gave a review. As mentioned earlier, sometimes the Master Plan contradicts itself. This request meets the requirements and cleans up non-conformance in the Township. It is staff's contention that the request does not propose any issues to the health, safety and welfare of the surrounding community. This item requires a public hearing and a recommendation to the Township Board. The Board will then have two readings over the next couple of months for the rezoning.

The petitioner, Vince Pipitone, 1647 Mercedes, West Bloomfield, MI was present to discuss the proposal. He explained that he is simply looking to rezone a parcel to residential which will allow him to clean up the house, remodel it and sell it off as residential.

Chairperson Haber opened the public hearing.

There were no comments.

Chairperson Haber closed the public hearing.

Commission Comments:

The Commissioners had no issues and no comments with regard to the proposal.

MOTION by Law supported by McKeever, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item PZ13-0002, the request by Vince Pipitone of Commerce MI for the rezoning of the easterly 139.25 feet of a parcel of land consisting of 0.60 acres from B-1 (Local Business) to R-1D (One Family Residential) located at 1540 Glengary Road. Sidwell No.: 17-21-277-072 Approval is in consideration of the Finding of Fact, and is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

MOTION CARRIED UNANIMOUSLY

ITEM IV: PSP13-0012 – ON THE DUNES SPORTS FACILITY – VOLLEYBALL AREA

Adam Zimmerman of Livonia MI is requesting site plan approval to add a volleyball court area to an existing sports facility located at 2055 Haggerty Road.
Sidwell No.: 17-25-226-012

Kathleen Jackson, Planning Director gave a review.

Kathleen Jackson - When this change of use and build-out was originally proposed, they indicated it would be a phase of development. They are now ahead of schedule and hope to add the volleyball courts after the initial opening.

They are proposing 223 parking spaces and 215 are required based upon occupancy load for the building and 6 spaces per volleyball court. Phragmites in the area need to be addressed as they are an invasive species. Mike Labadie performed a traffic study of the site and can address circulation. Execution of the cross-access agreement will be required to obtain the C of O.

Previously, this would not have been sent to the RCOC as they are not doing work in the right-of-way; but Mike pointed out that a change of use can impact the trip generation and therefore it would need to be submitted to the RCOC. Jay James, Mike Labadie and I met with the RCOC staff and had several conversations, and as a result, we will always send proposals to them for review.

In this case, the RCOC is recommending that the petitioner add a center turn lane that is 220' long. Mike concurred that the southerly drive be closed and that the northerly be widened. In lieu of the turning lane, we have tried to come up with a compromise, which Mike can outline further including signage. Jay James did the engineering review on this project.

Mike Labadie gave a review of the site including the two driveways that are placed too close together. He explained the need to close the south drive and then put in a standard 30' commercial drive to coincide with the increased traffic generated by this change in use. He discussed offset drives versus aligned and the need for the passing lane. The drive to remain would need to be reconfigured. In reviewing this site with the RCOC criteria for a passing lane or extension of the center lane, it does meet the requirements. Given that, there may be a solution for compromise which would be prohibiting northbound left turns during the peak time of day, such as 5:00pm to 6:00pm. That would be enforced by the police, and the RCOC may consider it. Since this is a unique site with a unique use, another option may be to see what kind of trips it generates. I would support either one of these alternate compromises versus extension of the center turn lane, but that is cheaper than having to completely widen on the east side.

Open discussion continued regarding potential options for compromising with the RCOC on this site. Kathleen Jackson clarified that they are willing to work with staff and the petitioner on this matter. A no-left turn sign would be installed prior to the C of O being issued and they may be able to work with that.

Mike Labadie - It could be added that they will widen this to the north contingent upon the necessity for this unique use. That seems to be fair and I have seen it done in the past.

Kathleen Jackson - The Sheriff's also reviewed this and had no issues, but they were not aware that it would be a no-left turn. I will inform them.

The petitioner, Adam Zimmerman, 19642 Melvin St., Livonia, MI was present to address the proposal.

Adam Zimmerman - We had a budget and this was not part of it. We've known that Haggerty Road is a busy road, and we knew of the potential for this no-left turn sign from the December meeting. Keep in mind, I am not purchasing this building, I am leasing it. I have no intentions of doing anything with the curb cut, but I am trying to figure this out.

Haber - We have the traffic engineer here.

Discussion continued regarding a possible barrier for temporarily blocking off one of the driveways. A permit from the RCOC would be required and a temporary barrier could be put up initially.

Haber - A lot of this is out of our hands.

Mike Labadie - It's the permit from the RCOC that you need and we will go to bat for you the best we can. In the end, it is their decision.

Commission Comments:

McKeever - No comments.

Hindo - Is additional parking space being added to the lease, or is that a separate lease? Does the landlord have the right to recapture any of the parking?

Adam Zimmerman - We are leasing another acre for future parking development which is shown on the back side of the diagram.

Kathleen Jackson - We can have the attorney review the lease agreement as it relates to parking as that is part and parcel of the cross-access agreement.

Jones - I went there Saturday to see two items. I drove around and talked to Adam about this. I can certainly see his point-of-view with leasing and then being required to do construction, but I personally feel that if one driveway is an entrance and the other is an exit, it is not unreasonable. I have seen that setup at several locations, and although they may have been further apart, I would go with this idea.

Law - Nothing to add.

Winkler - No comments.

Further open discussions ensued regarding any approval being completely contingent upon the RCOC, meetings with the RCOC, delays for the C of O, and the necessary removal of the Phragmites. Kathleen Jackson stressed again that the Phragmites would require removal, but she concluded that any motion should be subject to the Giffels landscape review.

MOTION by Czarnecki, supported by McKeever, that the Planning Commission approves, with conditions, Item PSP13-0012, On The Dunes Sports Facility, Volleyball Area, the request by Adam Zimmerman of Livonia MI for site plan approval to add a volleyball court area to an existing sports facility located at 2055 Haggerty Road.
Sidwell No.: 17-25-226-012

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

1. Road Commission for Oakland County and Traffic Engineer's approval of the ingress/egress issues; and
2. Fire Department's report dated 12-12-12; and
3. Engineer's report dated April 3, 2013; and
4. Administrative approval of the bufferyards/screening and landscaping; and
5. Execution of a cross-access easement to provide for access to the rear portion of the site; and
6. Giffels landscape review; and
7. Striping of the parking spaces at the southwest corner

MOTION CARRIED UNANIMOUSLY

ITEM V: SP12-12-05 – ACE HARDWARE – TEMPORARY OUTDOOR SALES EVENT

Ace Hardware of Commerce MI is requesting approval for a temporary outdoor sales event in the parking lot located at 3050 Union Lake Road.

Sidwell No.: 17-12-401-015

Kathleen Jackson, Planning Director gave a review. There were no complaints regarding last year's event.

The petitioner, David Schwartz, Owner of Ace Hardware, was present along with Kevin Lowman, Project Manager from English Gardens.

David Schwartz – Kevin from English Gardens supplies us with the materials. We usually sell them indoors but we took it outside last year and it was successful. We had a positive reaction from the customers. There are no changes to the request.

Commission Comments:

Jones - Parking was not an issue?

Kathleen Jackson - No, and they exceed the required number of spaces for the entire site.

Haber - What is the end date?

David Schwartz - July 15th, just after the 4th of July Holiday.

Jay James - They also need to pull a building permit for it. This allows us to check the canopies to ensure that they are securely fastened, and ensure that they are removed at the end of the event.

MOTION by Jones, supported by Law, that the Planning Commission approves, with conditions, Item SP12-12-05, the request by Ace Hardware of Commerce MI for approval of a temporary outdoor sales event in the parking lot located at 3050 Union Lake Road. Sidwell No.: 17-12-401-015

Approval is in consideration of the Finding of Fact, and is for the reason that the information submitted by the applicant and the information presented to the Planning

Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. Fire Marshall's requirements for an access through parking spaces; and
2. Hours of operation to be as outlined in the petitioner's letter; and
3. Signage to be administratively approved and to be that of ACE Hardware not any third party vendor; and
4. Operations shall commence approximately April 20th and will end by July 15th, 2013, with a bond of \$1,000 to be placed to ensure total cleanup by this date; and
5. The petitioner will pull a building permit to allow for inspections by the Building Department.

MOTION CARRIED UNANIMOUSLY

ITEM VI: SP12-28-16 – MAVERICK BUILDING SYSTEMS

Maverick Building Systems of Commerce MI is requesting site plan approval to construct an addition onto an existing building located at 3190 Walnut Lake Court. Sidwell No.: 17-25-226-012 & 032

Kathleen Jackson, Planning Director gave a review.

Brad Thompson, Petitioner and Engineer, B.F. Thompson, P.C., 1520 Gulley Road, Howell, MI, was present along with Kevin Maguire of Maverick Building Systems, 8225 Goldie St., Walled Lake, MI, to address the proposal.

Kevin Maguire explained that he is looking to move his company, which is a distributor of pre-manufactured lumber and trusses.

Brad Thompson explained that this site was Haggerty Lumber previously, then it was Erb Lumber. The site presents the ideal situation for Kevin's company, and the parking works well. There is adequate space for the required loading and unloading, and an extremely large dumpster area is shown which is all enclosed. This is an ideal site with very little changes required other than removing and upgrading the existing fence which is old in certain areas and needs repairing, re-painting or replacement.

Commission Comments:

Winkler – No issues with this as proposed.

Haber - Do you have a sample board?

Kevin Maguire - I did bring a metal siding sample which will be used on three sides. It is a wood-frame structure with this metal siding, similar to the Butler building. It's almost exactly as was proposed for the Benstein location. It will not be any higher and has a relatively flat sloped roof. Drainage will be off to the east to the underground stormwater collection.

Law – No issues.

Brad Thompson provided further review of the site as laid out on the plans including locations where outdoor stacks of wood would be stored, the existing covered areas and one metal-sided building.

Jones - How much of the area are you using?

Kevin Maguire - Approximately 11 acres. The south side is paved. On the north and east there will be very little outside storage to keep the open areas for loading and unloading.

Jones - No issues.

Brad Thompson - There are also additional areas here that I identified as potential storage. Kevin did not initially tell me he needed them, but I would rather ask you for them now and show you. In this concrete area, he could easily put 8 to 10 semi-trucks. Kevin stated he may have one. There is plenty of space there for loading and unloading and he prefers to keep the front area open for maneuverability.

Haber - Kathleen Jackson addressed landscaping in the report?

McKeever - And the report also states that the building materials do not meet the requirements?

Kathleen Jackson - You have discretion as it is an existing building and a change in use. The new addition as a steel building is not in keeping with what the Site and Architectural Design Manual, but an addition is discretionary and you could require him to dress it up. It is one of those items that would be remiss if I did not bring it up.

McKeever - What about the landscaping?

Kathleen Jackson - This would be foundational plantings. I am not very familiar with this type of structure as we do not get a lot of them. I don't know if windows or other features might be introduced, but I did not want to let this go because if we received a request for this type of building on a vacant lot, these would be necessary to address.

McKeever - It is isolated in the back where it's located. My only concern was making sure that this was not a five-story building.

MOTION by Winkler, supported by Czarnecki, that the Planning Commission approves, with conditions, Item SP12-28-16, the request by Maverick Building Systems of Commerce MI for site plan approval to construct an addition onto an existing building located at 3190 Walnut Lake Court. Sidwell No.: 17-25-226-012 & 032

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

1. Subject to the Fire Department's report of April 4, 2013; and
2. Subject to KER Engineering's report of April 3, 2013; and
3. The Planning Commission's determination as to the appropriateness of the steel addition as discussed herein, including the isolated location; and
4. The removal of any barbed wire from the existing fence; and
5. Execution of a cross-access easement with the property owner to the east; and
6. Additional landscaping on the north property line, adjacent to Walnut Lake Court property lines; and
7. Address numbers to be at least 6" in height.

MOTION CARRIED UNANIMOUSLY

ITEM VII: Definition of Outdoor Storage discussion

Kathleen Jackson, Planning Director gave a review. Before text amendments are presented, I bring the language to the Planning Commission.

We have had issues with outdoor storage with Lakeside Marine which is located off of Haggerty Road.

The attorney suggested that a definition be added to the ordinance for outdoor storage. The Township Attorney and Paula researched and drafted this language. We advise that the Planning Commission hold a public hearing on the text amendment at the May meeting. This amendment applies only to Article 2 for definitions and all other references will remain the same.

Chairperson Haber confirmed that the Commission will hold a public hearing in May for this text amendment and the hearing can be advertised accordingly.

OTHER MATTERS TO COME BEFORE THE COMMISSION

None

The next Planning Commission meeting will be Monday, May 5, 2013 at 7:00pm.

ADJOURNMENT

MOTION by Law, supported by Czarniecki, to adjourn the meeting at 9:13pm.

MOTION CARRIED UNANIMOUSLY



Brian Winkler, Secretary