

**CHARTER TOWNSHIP OF COMMERCE  
PLANNING COMMISSION MEETING**  
Monday, February 7, 2011  
2009 Township Drive  
Commerce Township, Michigan 48390

**CALL TO ORDER:** Vice Chairperson Jones, sitting in for Larry Haber, called the meeting to order at 7:00pm.

**ROLL CALL:** Present: Tom Jones, Vice Chairperson  
Brian Winkler, Secretary  
Bill McKeever  
Jay James  
Absent: Larry Haber, Chairperson (excused)  
Debra Kirkwood (excused)  
Dave Spencer (excused)  
Also Present: Kathleen Jackson, Planning Director

**APPROVAL OF MINUTES**

**MOTION** by James, supported by Winkler, to approve the Planning Commission Meeting Minutes of January 10, 2011, as written.

**MOTION CARRIED UNANIMOUSLY**

**UPDATE OF ACTIVITIES**

Bill McKeever – Zoning Board of Appeals

- I was unable to attend the last meeting.
- I'll defer to Kathleen Jackson.

Kathleen Jackson – ZBA, DDA & Township Board

- The ZBA did approve the sign variance for Haggerty Shoppes. Their decision was similar to what the Planning Commission recommended; however, the front signs were larger at 1.5, and the rear was set at .5.
- The other item was for the Chabad Jewish Center. The variances were granted subject to conditions such as fence repair.
  
- The DDA meets next Tuesday.
- We will be looking once again at the rates for rental houses, the time frame on the roundabout at M5 and Pontiac Trail, and discussing hiring a broker/developer to market the property.
  
- Township Board meets tomorrow. On the agenda is the text amendment for the Comcast public utility building in a residential district.

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

None

**Planning Commission Meeting**

**ITEM I: Z10-02 – COMMERCE TOWNSHIP – TEXT AMENDMENT – Tabled from 12-6-10**

An amendment to the Commerce Township Zoning Ordinance No. 3.000, Article XXVI, to add a Section entitled, Wind Energy Conversion Systems (WECS), to establish procedures and standards for the installation and operation of such.

**REMAIN TABLED**

**ITEM II: Z10-03 – COMMERCE TOWNSHIP – TEXT AMENDMENT – Tabled from 12-6-10**

An amendment to the Commerce Township Zoning Ordinance No. 3.000, Article XXXIII, Section 33.02, to establish new language for all types of fences on both street and waterfront required yards.

**REMAIN TABLED**

**ITEM III: SU10-04 – DUNKIN DONUTS – SPECIAL LAND USE – PUBLIC HEARING**

Duane Barbat representing Dunkin Donuts of Commerce Mi is requesting Special Land Use for a drive thru business located at 3433 E. West Maple. Sidwell No.: 17-25-476-008 & 010

Vice Chairperson Jones opened the public hearing.

No comments.

Vice Chairperson Jones closed the public hearing.

**MOTION** by James, supported by McKeever, to table Item SU10-04, Dunkin Donuts, the request by Duane Barbat of Commerce MI for Special Land Use for a drive thru business located at 3433 E. West Maple. Sidwell No.: 17-25-476-008 & 010

**MOTION CARRIED UNANIMOUSLY**

**ITEM IV: SP10-25-11 – DUNKIN DONUTS**

Duane Barbat of Commerce MI is requesting Site Plan approval for a drive thru business located at 3433 E. West Maple Road. Sidwell No.: 17-25-476-008 & 010

**MOTION** by James, supported by McKeever, to table Item SP10-25-11, Dunkin Donuts, the request by Duane Barbat of Commerce MI for Site Plan approval for a drive thru business located at 3433 E. West Maple Road. Sidwell No.: 17-25-476-008 & 010

**MOTION CARRIED UNANIMOUSLY**

**ITEM V: SP11-01-04 – SWEET TREATS**

Shops at Commerce Village LLC of Farmington Hills MI is requesting site plan approval for an ice cream shop located at 2236 Union Lake Road. Sidwell No.: 17-01-402-029

Kathleen Jackson, Planning Director gave a review. A correction is necessary to the recommendation in the Planner's report – the number of chairs would be limited to no more than twelve (12) as opposed to the 20 that were indicated.

**Planning Commission Meeting**

**ITEM V: SP11-01-04 – SWEET TREATS (continued)**

Also, if the Commission is inclined to approve this, you may also recommend that a parking study be performed, and the optimal time would be during the summer months. In addition, two other items that were not in the report are as follows. First, removal of the illegal signage along Union Lake Road should be required. Secondly, Mr. Golding provided 3 emails from current tenants in the building who are in support of the proposed. (The emails were distributed to the Commission for review.)

Rick and Leslie Golding, Owners, 687 Vinewood, Birmingham, MI, were present to answer questions. They were accompanied by Mr. Shai Grossman of Sweet Treats, and Mr. Willson of Willson's Restaurant. Mr. and Mrs. Golding were available to answer any questions.

**Commission Comments:**

McKeever – We performed a parking study on the site before. How did it go?

Kathleen Jackson – It was conducted over a 10-day period. The site was visited during peak lunch hours, 11:30am-1:30pm, dinner time from 5:00pm-7:00pm, and also on Friday and Saturday nights between 8:00pm-9:30pm. The situation was fine. We found no runoff parking at Walgreen's and no parking on adjacent streets.

McKeever – So there is enough that this wouldn't be a burden.

Kathleen Jackson – I don't foresee a burden or runoff parking. We did add this as a caveat when Willson's first opened in 2009. Now, two years later business is very good and they have more of a following. We've talked with the Goldings and there is evidence from the tenants at the site – they don't see this as a problem. An ice cream shop will have different peak times.

We are also anticipating that with the boat launch being relocated, there may be pedestrian traffic that will cross the street to visit the businesses. The new boat launch will have approximately 35 spaces.

James –

- My only concern is in the summer as this may be a spot for baseball teams to come after their games. We will want a parking study done, preferably during the weekdays when their games would let out. They may park at Walgreen's and walk across.
- I also noticed a truck that appears to be vacant in one of the parking spaces.

Mrs. Golding – Yes, we just found out about that. We contacted the tenant and asked him to remove it. He is currently out of town but it will be addressed.

James – I don't think the proposed ice cream shop will cause a problem.

Winkler – In general agreement with Jay and Bill. No questions.

**Planning Commission Meeting**

**ITEM V: SP11-01-04 – SWEET TREATS (continued)**

**MOTION** by James, supported by McKeever, that the Planning Commission approves with conditions, Item SP11-01-04, Sweet Treats, the request by Shops at Commerce Village LLC of Farmington Hills MI for site plan approval for an ice cream shop located at 2236 Union Lake Road. Sidwell No.: 17-01-402-029

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 number of chairs be limited to no more than twelve (12); and,
2. Building permits obtained from the Building Department; and,
3. Removal of the current illegal signage on the Union Lake Road frontage; and,
4. A parking study will be performed during the summer months, with the cost to be borne by the petitioner through escrow funds. If issues arise with parking, the proposed will be brought back before the Planning Commission.

**MOTION CARRIED UNANIMOUSLY**

**OTHER MATTERS TO COME BEFORE THE COMMISSION**

Kathleen Jackson – I found a speaker on the topic of windmills. She will be present at the March meeting.

**The next Planning Commission meeting will be Monday, March 14, 2011 at 7:00pm.**

**ADJOURNMENT**

**MOTION** by James, supported by McKeever, to adjourn the meeting at 7:22pm.

**MOTION CARRIED UNANIMOUSLY**

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Brian Winkler, Secretary