

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, April 4, 2011
2009 Township Drive
Commerce Township, Michigan 48390

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

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

APPROVAL OF MINUTES

MOTION by Jones, supported by Kirkwood, to approve the Planning Commission Meeting minutes of March 14, 2011, as submitted.

MOTION CARRIED UNANIMOUSLY

UPDATE OF ACTIVITIES

Debra Kirkwood - Township Board of Trustees

- Public Hearings: Burnet Road Dust Control S.A.D. Roll Resolution and establish Resolution for Special Projects No. 32
- Board Appointments
- Introductions: Code Amendment Ordinance No. 1.012 and No. 1.013
- Adoption to amend Article 10, Section 10.02 of Zoning Ordinance 3.000

McKeever – Zoning Board of Appeals

- Nothing new to report – There was no meeting

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

Z 10-02 – 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.

MOTION by Kirkwood, supported by McKeever, to remove Z 10-02 Commerce Township – Text Amendment from the Table. **MOTION CARRIED UNANIMOUSLY**

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Z 10-02 – COMMERCE TOWNSHIP – TEXT AMENDMENT (continued)

Kathleen Jackson gave an update and asked for direction from the Planning Commission.

Larry Haber – Concerned with aesthetics and noise.

Debra Kirkwood – Questioned the minimum lot size requirements.

Kathleen Jackson - The maximum height for the windmills is 60' for a 2-acre site and less than 60' for a 1-acre site.

Larry Haber – Recommends a Public Hearing held and revisit at that time.

The commissioners agreed to a Public Hearing.

Z 10-03 – 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.

This shall remain on the table.

SU 10-04 DUNKIN DONUTS – SPECIAL LAND USE - TABLED FROM 3-14-11

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

MOTION by Kirkwood, supported by Jones, to remove SU 10-04 Dunkin Donuts – Special Land Use from the Table. **MOTION CARRIED UNANIMOUSLY**

SP 10-25-11 DUNKIN DONUTS – SPECIAL LAND USE – TABLED FROM 3-14-11

Duane Barbat of Commerce, Michigan 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 Kirkwood, supported by Jones, to remove SP 10-25-11 Dunkin Donuts – Special Land Use from the Table. **MOTION CARRIED UNANIMOUSLY**

Kathleen Jackson proposed to review SU 10-04 and SP 10-25-11 together, with separate motions made. There were no objections from the Commissioners.

Kathleen Jackson reviewed her findings dated April 1, 2011 with the Commissioners.

Duane Barbat, Petitioner was present to answer questions and advise the Commissioners on the following:

- Submitted a sample of the building materials.
- The hours for deliveries shall be 2:00 – 4:00 a.m.

Planning Commission Meeting

SU 10-04 & SP 10-25-11 DUNKIN DONUTS (continued)

- Signs:
 - Front sign is a total of 97 sq ft.
 - Drive thru sign on the other side is 8 sq. ft.
 - Monument signs: one at each entrance (Haggerty Road and Maple Road).
 - One sign on the front of the east side of the building on Haggerty Road

Kathleen Jackson removed the sign graphics from the site plan drawing.

It was the consensus of the Commissioners to allow Kathleen Jackson to approve signage.

Bill McKeever asked if the material would be block or brick veneer. Mr. Barbat answered concrete/veneer.

Tom Jones asked if the Road Commission for Oakland County received the appropriate package. Kathleen Jackson answered yes the Road Commission for Oakland County did receive the appropriate application package for their preliminary approval.

He stated the site plan review indicates the size of the parking spaces as 10' x 20' and the drawing shows it to be 19', which one is correct. Kathleen Jackson answered that 19' is adequate and staff will initial the drawing.

He asked if the island has to protrude that much. Kathleen Jackson said if it were to be shorter, they might have problems with cars extending beyond the area and problems with snow plowing.

Brian Winkler made note of recommendations he made to the elevations. At the previous meeting, he recommended changing the EIFS to the left side elevation

Larry Haber asked how many parking spaces there are. Mr. Barbat said there are eighteen regular parking spaces and one handicap space with stripes on both sides.

He questioned whether the detention pond is adequate for the site. Kathleen Jackson said that Jason from Giffels-Webster Engineers stated there is plenty of space and he has no concerns with the detention pond.

He would like to see spring-loaded doors on the dumpster. Mr. Barbat said the dumpster will be a top loader and the doors will be closed at all times.

MOTION by Winkler, supported by Kirkwood, to approve SU 10-04 Dunkin Donuts for a drive thru business located at 3433 E. West Maple. Sidwell No.: 17-25-476-008 & 010 The Township Planner shall approve signage. This is subject to any conditions noted on the site plan. 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.

MOTION CARRIED UNANIMOUSLY

Planning Commission Meeting

SU 10-04 & SP 10-25-11 DUNKIN DONUTS (continued)

MOTION by Winkler, supported by Jones, to approve SP 10-25-11 Dunkin Donuts for a drive thru business located at 3433 E. West Maple Road. Sidwell No.: 17-25-476-008 & 010. The Township Planner shall do signage approval and elevation changes. This is subject to any conditions noted on the site plan. 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. **MOTION CARRIED UNANIMOUSLY**

SU 10-07 – COMCAST ADDITION – SPECIAL LAND USE - PUBLIC HEARING

Maicom Construction Services representing Comcast Greater Media Cable of Commerce, Michigan is requesting a Special Land Use to construct an addition onto an existing utility building in a residential zoned district located at 1122 N. Commerce Road. Sidwell No.: 17-10-201-016.

Chairperson Larry Haber opened the Public Hearing

No one present had any questions or comments.

Chairperson Larry Haber closed the Public Hearing

Kathleen Jackson reviewed her findings dated December 3, 2010.

Ed Rodriguez, Highland Twp. Petitioner was present and discussed the following:

- He submitted siding material and color (Adobe Clay).
- He will replace the transformer and generator.
- He would like to work with Kathleen Jackson on the landscape for the west and south elevations. Kathleen Jackson said she would have our landscaping architect review this.
- Mr. Rodriguez asked if the transformer and generator need to be screened since the west fence line will be screened. Kathleen Jackson said the transformer and generator would need to be screened.
- Mr. Rodriguez reviewed the new site plan with the Commissioners, which shows the placement of the transformer and generator.
- There will be no satellite dishes on the site.

Brian Winkler has no objections.

Tom Jones asked what the siding material consists of. Mr. Rodriguez provided him with a sample.

Larry Haber would like the mechanicals screened.

Planning Commission Meeting

SU 10-07 – COMCAST ADDITION – SPECIAL LAND USE (continued)

MOTION by Jones, supported by McKeever, to approve SU 10-07 Comcast Addition to construct an addition onto an existing utility building in a residential zoned district located at 1122 N. Commerce Road. Sidwell No.: 17-10-201-016. This is subject to conditions addressed in the Fire Marshal's letter dated October 26, 2010. Approval is for the reason that the information submitted by the applicant (and noted above) 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

SP 10-10-17 – COMCAST ADDITION

Maicom Construction Services representing Comcast Greater Media Cable of Commerce, Michigan is requesting site plan approval to construct an addition onto an existing utility building located at 1122 N. Commerce Road. Sidwell No.: 17-10-201-016.

MOTION by Jones, supported by McKeever, to approve SP 10-10-07 Comcast Addition to construct an addition onto an existing utility building in a residential zoned district located at 1122 N. Commerce Road. Sidwell No.: 17-10-201-016. This is subject to approval of landscape by the Township Planner. Approval is for the reason that the information submitted by the applicant (and noted above) 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

OTHER MATTERS

Kathleen Jackson advised the Commissioners on the following:

- Next meeting will include a Text Amendment for fences. Bloomfield drafted a new Text Amendment, which Keego Harbor plans to use.
- The new Ordinance prohibits pools located on the lakeside portion of property. An Amendment will be placed on the agenda for the next meeting.
- No new news on Beaumont; they are still trying to contract with internists.
- Trilogy will break ground on phase 2 soon.
- Site plan review on Union Lake Road.
- Construction for the roundabout on Pontiac Trail will be mid June 2011.

Brian Winkler asked for an update on the trail way for Walled Lake, Commerce and Wixom. Kathleen Jackson said a grant application was submitted for Haggerty Road to Wixom Road. She will have more information in December 2011, if the grant is awarded.

Bill McKeever asked who maintains retention ponds because the overflow section is the same level as everything else at Home Depot. Kathleen Jackson said the property owner maintains retention ponds.

Debra Kirkwood asked for an update on Home Medics. Kathleen Jackson said they received an extension from MEGA. They are looking for other sites in Commerce Township to build on.

The next meeting shall be on May 2, 2011.

ADJOURNMENT

MOTION by Kirkwood, supported by Jones, to adjourn the meeting at 8:15 p.m.

MOTION CARRIED UNANIMOUSLY

Brian Winkler, Secretary