

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, November 1, 2010
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
Debra Kirkwood
Absent: Dave Spencer (excused)
Also Present: Kathleen Jackson, Planning Director

APPROVAL OF MINUTES

MOTION by Jones, supported by McKeever, to approve the Planning Commission Meeting Minutes of October 4, 2010 as written.

MOTION CARRIED UNANIMOUSLY

UPDATE OF ACTIVITIES

Kathleen Jackson – Downtown Development Authority & Planning Department

- The DDA Budget was sent to the Township Board. Good input was received at the last meeting and we are hopeful that it may be approved at the next meeting.
- There was a 5K run about a month ago. There were 130 runners along the trail and the event was a great success.
- The Planning Department has been working on windmills, wind energy systems and/or environmental types of developments; geo-thermal, solar, etc.

UPDATE OF ACTIVITIES (continued)

Bill McKeever – Zoning Board of Appeals

- Two variances were granted at the last meeting; both pertained to garages.
- One was for a rear yard setback at 3530 Newton Road.
- The second was for rear and side yard setbacks located at 207 Steadfield, on the corner of Ottingshire and Steadfield.

Deb Kirkwood – Township Board of Trustees

- The biggest part of the Township meetings have been geared toward the budget.
- All millages have been allocated for next year and the Special Assessment Districts were approved for Police and Fire. One was set at .8 and the other at 1.143. We did the best we could to keep these low.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

Jerry Largent of Miacom Construction Services, 24289 Indoplex Circle, Farmington Hills, MI 48331, was present to discuss preliminary plans for a proposal to build an addition onto the Comcast building located at 1122 N. Commerce Drive.

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PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA (continued)

The Consensus of the Planning Commission was for Mr. Largent to meet with Ms. Jackson and determine the best way to move forward on their expansion of a nonconforming use.

ITEM I: SP10-11-16 – DREAM DENTAL

Mike Powell of Powell Engineering, LLC representing Patrick Qatsha, D.D.S. of Commerce MI is requesting approval of revised elevations to construct a dental office building, Dream Dental, located at 9600 Commerce Road. Sidwell No.: 17-11-176-005

Kathleen Jackson, Planning Director gave a review. The existing building is being demolished and replaced with new construction. We previously discussed the elevations on the Commerce Road frontage and the lack of a door.

The petitioner has incorporated a second entry door onto Commerce Road to provide the pedestrian feel that we are looking for.

We still need the photometric plan and the building permit will be subject to that plan being addressed.

Commission Comments:

Open discussion took place regarding the building location.

McKeever – What was done with the west entrance where people would be walking out onto the drive area?

Mike Powell – That is indicated on the construction drawings with cross-hatched markings along the pavement area between the doorway and parking area.

Jones – Should we have that drawing?

Mike Powell – It is on the revised site plan.

Kathleen Jackson – That is being incorporated into the building permit and site plan file for the Planning Department.

Haber – And signage can be done before or after?

Kathleen Jackson – They can actually open without signage.

MOTION by Jones, supported by Kirkwood, that the Planning Commission approves, with conditions, Item SP10-11-16, Dream Dental, the request by Mike Powell of Powell Engineering, LLC representing Patrick Qatsha, D.D.S. of Commerce MI for approval of revised elevations to construct a dental office building, Dream Dental, located at 9600 Commerce 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 meets the requirements and standards of the Commerce Township Zoning Ordinance.

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ITEM I: SP10-11-16 – DREAM DENTAL (Motion continued)

Approval is subject to the following conditions:

1. Administrative approval the photometrics plan, which remains to be presented, and which the building permit will be contingent upon; and,
2. Administrative approval of the signage which will eventually be submitted (as discussed above).

MOTION CARRIED UNANIMOUSLY

ITEM II: DISCUSSION ON WINDMILLS

Kathleen Jackson – We have reviewed several versions of Ordinances in place in other municipalities, ranging from Ferndale, which is very unobtrusive and not very specific, to Ottawa County’s which is detailed as they may in fact have large windmill farms. In Commerce, the “wind map” makes it unlikely for those types of large farms to be located here.

Generally, wind turbines are divided into four types: building mounted, and small, medium and large towers which are 120’ to 150’ in height when measured to the highest point of the blade. We removed any provisions that allowed for the largest as we don’t see those as practical. If a tower were proposed for a larger height than permitted, a text amendment would be required at that time.

This text may be overly detailed; however the Commission requested specifics and we can revise this as necessary.

The building mounted, referred to as WECS, could be 10’ in residential areas and 15’ in nonresidential. These building mounted would be subject to site plan reviews, but not to Special Land Use. Any other types, such as tower mounted, would be subject to Special Land Use and site plan review.

The maximum height is reflected as 10’ on page 2 of 5 for residential and nonresidential of less than one acre. If in nonresidential greater than one acre, then 15’ would be permitted.

A long-term bond may be required as a method of ensuring that funds would be available for decommissioning and restoration as addressed on pages 4 and 5.

I think this is a good mixture of the specifics, and it allows enough latitude to work with those proposals that come in. The requests have actually slowed down a bit in comparison to six months ago.

I can arrange for a speaker to come in if you set a public hearing. Please feel free to get back to me with questions, concerns, comments and criticisms.

Jones – If someone wants to put one on their house, it says that it would be building mounted. How tall can it be and how much acreage is required?

Kathleen Jackson – It can be up to 10’ tall on a parcel that is less than one acre. The height is measured from the highest point of the structure/roof, excluding chimneys, cupolas, etc. (page 2 of 5)

Jones – So it would have to be quite small.

Winkler – Unless it was a barrel type.

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ITEM II: DISCUSSION ON WINDMILLS (continued)

Haber – I was not present at past discussions on the topic. Have there been requests already to do these?

Kathleen Jackson – Yes.

Jerry Largent – I installed a windmill. There are vertical and horizontal versions. The vertical can be 4-6' wide and spin on an axis. The smaller, horizontal versions, as limited to 10' would have a blade of less than 6'.

Jones – On page 4, item 11 addresses decommissioning... if no electricity is generated for a continuous period of 12 months. How will we know...

Open discussion took place regarding monitoring and enforcement.

Kathleen Jackson – We need direction to set a public hearing. It can be scheduled for the next meeting in December.

There were no objections by the Commissioners for setting a public hearing in December to review the Wind Energy Conversion systems text amendment.

Haber – We would appreciate having a speaker present at the hearing.

Kathleen Jackson – Ok, that will be arranged. These requests will have to go to the Planning Commission for approval. In the other ordinances reviewed, we didn't see Special Land Use for smaller building mounts.

Haber – The public hearing will be advertised for December?

Kathleen Jackson – Yes.

Winkler – I was on vacation in Ludington on the west side of the state recently and windmills have become a huge political issue there. They're calling it "Mistake on the Lake" on Lake Michigan where there is a proposed windmill farm. They are considering a solution to locate them 15 miles offshore so that they can't be seen from the shoreline. If you are looking for information from people who are against these, you can find it there.

Jones and Kathleen Jackson discussed the requirements for site plan review and approval for these requests by the Planning Commission.

Jones – More control would be preferable.

OTHER MATTERS TO COME BEFORE THE COMMISSION

Kathleen Jackson – We talked several months ago regarding fences in residential areas. The Zoning Board of Appeals dealt with this issue last week. It was indicated in the minutes that the Commission was not against fences on the side of the home up to

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OTHER MATTERS TO COME BEFORE THE COMMISSION (continued)

the water's edge at a 25' setback, but that nothing should run parallel to the shoreline.

This was upheld in the case before the ZBA.

We need to schedule these two amendments, consistent with the previous language.

This can also be another public hearing at the next meeting if you agree.

Haber – Ok. Yes that could also be addressed.

Open discussion took place regarding infrastructure developments throughout the Township, and the workmanship on the bridge was commended.

The next Planning Commission meeting will be Monday, December 6, 2010 at 7:00pm.

ADJOURNMENT

MOTION by Kirkwood, supported by McKeever, to adjourn the meeting at 7:43pm.

MOTION CARRIED UNANIMOUSLY

Brian Winkler, Secretary