

**FINAL
CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**

Monday, March 4, 2024
2009 Township Drive
Commerce Township, Michigan 48390

A. CALL TO ORDER: Chairperson Parel called the meeting to order at 7:00pm.

ROLL CALL: Present:

Brian Parel, Chairperson
Brian Winkler, Vice Chairperson
Joe Loskill, Secretary
Bill McKeever
George Weber
Brady Phillips
Sam Karim

Also Present:

Dave Campbell, Township Planning Director
Paula Lankford, Senior Planner
Mark Gall, Township Fire Marshal
Debbie Watson, DDA Director

B. APPROVAL OF AGENDA

MOTION by Loskill, supported by Phillips, to approve the Planning Commission Regular Meeting Agenda of March 4, 2024. **MOTION CARRIED UNANIMOUSLY**

C. APPROVAL OF MINUTES

MOTION by Winkler, supported by Loskill, to approve the Planning Commission Regular Meeting Minutes of January 8, 2023, with one revision as noted by Phillips; on Page 2, Bullet 1, change "*Pontiac Trail*" to **Haggerty Road**.
MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Brian Winkler – Downtown Development Authority

- The following are the meeting summaries for the January and February DDA meetings.
- At the January 16th DDA Meeting:
 - Insite Commercial Update: Parcel B1 - Phase I - Aikens 5 & Main; Bruce Aikens will be giving the DDA an update on where he is at the April DDA meeting.
 - Attorney's Report:
 - The legal description for Parcel M (the easternmost outlet of the 5 & Main development) is getting close to being finalized.
 - Parcel J1: Negotiations are continuing with the potential buyer of this parcel.
 - Finance Committee: The DDA Board unanimously approved the appointment of Robert Sackleh as the DDA Finance Committee Chairperson.
- At the February 20th DDA Meeting:
 - The OCSO has moved into the annex next door to the Township Hall.
 - Insite Commercial Update:
 - Parcel B1; Phase I: Leasing activity has been going well.
 - Parcel B1; Phase II: Closing activities on the .44 acre parcel continue. There have been some issues with construction costs.

- Parcel J1; 2.38 acres at Oakley Park and Haggerty: Offer has been accepted by the buyer and the signing of the Purchase Agreement is imminent.
- Engineer's Report: LAG has received engineering approval for their dealerships at Pontiac Trail and Haggerty. They have submitted plans to the Township to obtain building permits.
- Finance Committee: The DDA has approved a request for a \$1.6M advance from the Township to carry the DDA finances through the summer.

Chairperson Parel – Dave, do we have an update on when the apartments will start going up at 5 & Main?

Dave Campbell – Sometime in the spring is what everyone anticipates. I know we have had conversations with them, and so has Deb. Like a lot of folks, they've gotten some sticker shock on the construction and development costs, so now they have PEA going over their plans and doing some value engineering. For example, with the sewer extension they have to put in; it runs across the entirety of the 5 & Main property. They're looking at the County's backfill requirements. The sewer will be 30 to 40 feet deep, and you have to backfill it with material that can compact at a certain rate. One of the things they're looking at is using different materials for the backfill compaction in an effort to save close to a million dollars. That's one example of some of the value engineering methods they're looking at.

That being said, their engineering plans are at the County and the State getting their respective permitting for municipal water and sanitary sewer. The Building Department is looking at their construction plans and everyone is doing so with the anticipation that they want to break ground in the spring, probably within the next couple months.

George Weber – Any closing date?

Dave Campbell – Deb might have an update on that.

Debbie Watson – I don't have a final date right now, but we are looking at an additional 60 days out from the originally anticipated date, which would have been late March. So, add on the additional 60 days to allow Continental to explore those creative engineering options.

Jay James – Building Department

In Jay's absence, Dave Campbell noted that Jay had provided his standard monthly permit report to the Planning Commission.

Bill McKeever – Zoning Board of Appeals

- We had two items on the agenda in January.
- We had a property at 4775 Rayfore that had several accessory structures, most of which were not permitted. They came in after the fact looking for a variance to expand the amount of square footage allowed. They ended up with a 10-foot variance, requiring removal of two of the structures that they had already constructed.

- We also had a monument sign that would encroach into the required front yard setback located at 4205 Martin Road, a Commerce DDA site. That was approved.

George Weber – Township Board of Trustees

- The last Township Board of Trustees meeting was on February 13th. The following is a synopsis of a few of the items of note for this Commission.
- We approved the reappointment of Rusty Rosman to Chair the ZBA for another 3 years, expiring in 2027.
- We approved the repair and replacement of the pathway at the Richardson Senior Center, along Oakley Park.
- We entered into a new agreement with Wixom regarding the Michigan Airline Trail. As most people know, Walled Lake pulled out of the agreement. While they're still responsible for maintaining the portion of the trail that goes through Walled Lake, they chose not to be part of that consortium with Commerce and Wixom. More than likely, Milford will be joining that as well.
- We adopted three ordinances.
 - The first was an amendment to the International Property Maintenance Code that Jay had submitted.
 - Second, we updated the Township's Hardship Tax Exemptions for those that qualify, either for veteran's, or for income-related hardships.
 - Third, we updated our fee schedule. There were a few items in the fee schedule for our zoning permits that were updated.
- Regarding the Maintenance Department; I believe we now have two openings in the Maintenance Department. If anybody knows anyone that would like to join for great pay and great benefits, and they enjoy working outside. As a result, we have allowed them to purchase more equipment which will mean less burden on manual labor, and it will provide an opportunity to handle some of our maintenance needs through automation.
- We continue to work on prudent ways to spend our Tri-Party money regarding roads. In essence, we have a set of funds; right now, it's well over a million dollars. We're looking to make improvements on the function of the roadways within the Township, primarily as it relates to intersections, updating the lighting with smart lights so that they're timed and work in conjunction with other traffic lights. Those funds are not intended to repave or repair roads. They are to improve traffic flow. So, we are in a little bit of a battle with the County, who wants to use our money to repair their roads. We're politely letting them know that their money is to repair the roads, and our funds are to make traffic flow better through the Township.
- We had the first salvo across the bow from the Oakland County Sheriff's Office on the new contract, and what the expenses might be for the Township as it relates. As Brian mentioned, the Sheriff's Department has now moved from the far west side of the Township to the building next door, which provides them the space that they need. It's also a much better location for the amount of calls and the density of the Township on the east side.
- As Brian also mentioned, we approved \$1.6 million for the DDA cash advance to keep that up and running.
- We approved an extension to Giffels Webster for the Township's engineering requirements for the next 5 years.

- We are working with the State who has been generous enough to give us funds to extend a pathway along the Library, down South Commerce through the marshland, with our ultimate goal of being able to connect our schools and our economic centers with our parks and our Library. It will be a nice first step.

E. PUBLIC DISCUSSION ON MATTERS FOR WHICH THERE IS NO PUBLIC HEARING SCHEDULED

Chairperson Parel opened to Public Discussion on matters for which there is no public hearing scheduled.

No comments.

Chairperson Parel closed Public Discussion on matters for which there is no public hearing scheduled.

F. TABLED ITEMS

None.

G. OLD BUSINESS

None.

>>Items H1. and I1. would be heard concurrently, with separate motions to be made for each item.

H. SCHEDULED PUBLIC HEARINGS

ITEM H1. PSU24-01 – SECURE STORAGE SOLUTIONS – SPECIAL LAND USE – PUBLIC HEARING

Linda Dash of West Bloomfield MI is requesting approval for a Special Land Use for a climate controlled storage facility with an accessory outdoor storage area (boats & trailers, RV's etc..) in the Industrial zoning district, located at 1489 & 1499 Claranton Drive (Lots 16 & 17 of the Claran Industrial Sub).

PIN#'s 17-27-352-010 & 17-27-352-011

I. NEW BUSINESS

ITEM I1. PSP24-01 – SECURE STORAGE SOLUTIONS

Linda Dash of West Bloomfield MI is requesting Site Plan approval for a new climate controlled storage facility with an accessory outdoor storage area located at 1489 & 1499 Claranton Drive (Lots 16 & 17 of the Claran Industrial Sub).

PIN#'s 17-27-352-010 & 17-27-352-011

Dave Campbell – In the interest of helping everyone get their bearings, we're talking about the Claran Industrial Subdivision, which is on the west side of Ladd Road, north of Maple Road; specifically, these two lots, 16 & 17, at the corner of Claranton and Rig Street. These lots are familiar to the Planning Commission.

This aerial we're looking at was taken in October of '23, and you can see that this lot has been developed as an outdoor storage lot. That is PCI. They're the building contractor using that lot, and eventually the lot to the south, Lots 10 & 11, for outdoor storage of their construction equipment and material.

Next door to them to the north is A&A Solutions. When this picture was taken in October, there wasn't much activity there yet. Since then, they have fenced in their combined two lots for a for-rent outdoor self-storage facility for folks who want to store their boats, RV's, campers and so-forth. Those are Lots 12 & 13. Lots 14 & 15 are still undeveloped and for sale.

What we're going to talk about tonight are these two lots; Lots 16 & 17. What is proposed is Secure Storage Solutions. This is the site plan, showing a combination of both enclosed and outdoor for-rent self-storage. The site plan is fairly busy because there are a lot of callout boxes relative to the phases that are being proposed. We will talk about those phases because they are significant to the discussion we will have tonight.

A total of six buildings are being proposed, although two of those involve an addition to another. The building where I'm moving my cursor, that will be the primary building with the office for the climate-controlled self-storage. Then within Phase 3 will be an addition to the west side of the building. The Phase 2 buildings are those proposed along the north property line. These are two enclosed garage buildings. These are not climate-controlled. They are pull-up garage storage units with overhead doors. Phase 4 is going to be this building along the west perimeter and this building along the east perimeter. All of the buildings are going to surround a covered outdoor storage area in the center. This would be the outdoor storage area presumably for the larger vehicles; the motor homes, bigger boats and so-forth, which would be under a canopy on a paved outdoor storage yard.

The fact that there is an outdoor storage yard is relevant to what we're here to do tonight, because these lots, like all properties in the Claran Industrial Sub, are zoned Industrial. And while the enclosed self-storage facilities are a principal permitted use, the outdoor storage is a Special Land Use in the Industrial Zoning District. The Planning Commission is well aware of that because we had to go through Special Land Use approval for PCI and A&A Solutions over the last year. The Planning Commission will recall that we had a lot of discussion about how best to provide sufficient screening around the outdoor storage yards for PCI and A&A. I think the gentlemen from A&A Solutions are with us here this evening to hear what their prospective neighbors have planned to the north of them.

Anytime you have a Special Land Use, you are required by State law and by the Township Zoning Ordinance to have a public hearing, so we did send out the public hearing notice to all property owners within 300 feet, or actually a little more than 300 feet of the proposed site. That includes residential property owners within Benstein Crossing, the duplexes off Benstein Road, which are to the west of the site, and to the Scotland Yard single-family homes to the north. We did receive one letter back from a resident within Benstein Crossing, along Andover Circle. When we get to the public hearing, Mr. Barton would like his letter read into the record.

In addition to the consideration of the Special Land Use, as was mentioned earlier, there is a corresponding site plan. The Planning Commission typically makes a decision on the Special Land Use first, and then if they are prepared to do so, makes a corresponding decision on the site plan.

With outdoor storage, as with PCI and with A&A Solutions prior, the discussion I expect to have with the Planning Commission tonight, and expect to hear comments from the neighboring residents, has to do with screening and buffering of outdoor storage. What might be different when the Planning Commission considers tonight's project, and how it might differ from the others that came before us last year, is that PCI and A&A did not

have any buildings. They are strictly outdoor storage yards, whereas as discussed, Secure Storage is proposing buildings surrounding the outdoor storage. One of the things the Planning Commission might consider tonight is the fact that the buildings themselves could arguably be the screening and buffering mechanisms for the outdoor storage, as opposed to what PCI and A&A Solutions had to do, which was to put up an 8-foot decorative vinyl screen wall. But, in the case of Secure Storage, the buildings are being built in phases. Therefore, what the Planning Commission needs to consider is, until such time as these buildings along the north and west property lines are constructed, what is going to be the screening/buffering mechanism for the neighbors to the west and to the north? What is proposed is a fabric covered chain link fence around the east, north and about half of the west perimeter, which would then be tied into the building. But, until such time as the buildings to the north and west are constructed, would the Planning Commission consider the fabric covered chain link sufficient? So, that is something I expect we will have conversation about tonight. Holly Carroll from DesignHaus Architecture is here tonight, representing her client, Linda Dash. It is my understanding that Ms. Dash had a medical situation this morning and is not able to join us. So Holly is hopefully able to present on her client's behalf. I mentioned earlier the 8-foot simulated stone fence. That is being proposed by Secure Self-Storage along their road frontage, which in their case, runs east to west. So where I'm moving my cursor here back and forth, they are proposing that same 8-foot vinyl stone fence that PCI and A&A either have constructed or will be constructing here soon enough. Then their building, which will include the office space and a simulated second floor, will be the primary focus running north to south along Claranton. Along with the site plan are their building elevations and building materials, a landscape plan, and a lighting photometric plan. And again, some of those are broken out in to phases. My understanding is that Ms. Dash hopes to cash flow this project by building the first phase and generating revenue, then use that revenue to move onto the subsequent phases. For matter of procedure, the Planning Commission would have the option to take two actions this evening, with the first relative to the Special Land Use, being outdoor storage in the Industrial Zoning District. Subsequent to that, the Planning Commission could consider the site plan for the entire project, which includes both the outdoor storage and the principal permitted use which is the enclosed storage. I'll see if there's any questions for me, and otherwise, Holly Carroll is here to speak on her client's behalf. As you mentioned Mr. Parel, typically what we do is I go over my review, the applicants have an opportunity to present on their behalf, and at that point, the Planning Commission holds the public hearing to receive public comments.

Weber – Dave, maybe one thing. You mentioned A&A, and I know they are here. Can you update on the faux stone fencing?

Dave Campbell – Yes, Lots 12 & 13 are A&A. They recently installed an 8-foot chain link fence around their entire perimeter of both lots. That got the attention of some of the neighbors to the west in Benstein Crossing, and they correctly called the Planning Department and said, *Hey, wait, they were supposed to put in simulated stone vinyl.* What A&A is explaining to us, and they can correct me if I'm wrong, but their intent is to keep the chain link to protect the simulated stone vinyl that they're going to kind of sandwich right up to it. Their concern is that as their customers come and go with their boats on trailers, and campers and so-forth, they might bump into the vinyl fence as

they're maneuvering within the site, and that vinyl fence is not cheap. So, they wanted to put up the chain link first to protect the vinyl.

Chairperson Parel – And the vinyl will be on the exterior?

Dave Campbell – Correct, on the west and east sides. For the interior fence, where the lots abut one another, it will be fabric covered chain link. So, Andrew, you mentioned you're a couple of weeks away from that vinyl?

Andrew Heidacker, Lots 12 & 13 – Yes we ordered enough product to cover the west wall. It should be in next week or the following to start putting that up.

Holly Carroll, Project Manager, DesignHaus Architecture, 3300 Auburn Road, Auburn Hills, MI, was present on behalf of the applicant, Linda Dash.

Holly Carroll – Good evening. I am privileged to be here to discuss the Secure Storage Solutions project. As Dave said, our client, Linda Dash, was unable to be here but she is very excited about this project and really looking forward to providing storage to Commerce Township residents. Our construction management team is also here today, Ken McQuade.

As Dave mentioned, we have the site set up in phases. The first phase is going to be an indoor storage building, that is just under 10,000 square feet, with an office. The other addition will be part of Phase 3 which will also be just under 10,000 square feet. Then, all of the drive-up units are on the exterior, and on this portion we have the boat and RV storage.

We have the vinyl fence in the front portion that is visible to anyone on that roadway to provide a more decorative look than the chain link that is going to be going around the perimeter here. There is also a swale going around the perimeter to take care of the storm water drainage so it is not going into the residential area, since we are adding a significant amount of paving. We are adding a few evergreen trees on the north area to help with the buffer, for any residents on that side. I believe that's it.

Weber – Dave, can we see some of the elevations? That might help, especially for the residents so they can see what the designs are going to look like.

Dave Campbell – Yes. And if anyone is interested, these floor plans show the layout and unit count within the buildings. Here are the elevations for the main building. I mentioned earlier, there's going to be a false second floor. Holly can speak to this better than I can, but this area on the second floor is a façade and those are transparent windows with no usable space behind them. It gives the building more mass and more curb appeal.

Holly Carroll – Yes, that's what Linda was going for, with that appearance on the exterior. She was into keeping it looking like a nice building. The exterior materials; we have a brick veneer, which is on this area. This up here is a wood-look metal panel, and this area will be white metal paneling. We have some rendering images too that we can show.

Weber – So the intent is that you're going to make it look more like an office building?

Holly Carroll – Right.

Dave Campbell – And these are the elevations for the drive-up units. Working with Holly and her team, we had them make some improvements by adding some brick and stone elements to the back and sides of the buildings to give them a better aesthetic, especially where they're abutting the residential neighborhoods.

Chairperson Parel – We don't have any idea right now on the timing of when each building and phase takes place?

Holly Carroll – She wants to get Phase 1 built as soon as possible. I did speak with her about the other phases to try to get an idea. She wants to build those as soon as possible as well, as soon as the revenue is built up. We're thinking maybe 5-ish years for the second phase, but it just depends.

Dave Campbell – Anything else you wanted to see on the elevations, Mr. Weber?

Weber – Was there an elevation of the covered outdoor parking, which is limited to just 9 spaces, correct?

Holly Carroll – Yes, it's like a pre-engineered canopy there. It's shown in our renderings. I believe it's the last page.

Dave Campbell – These are the 3D nice looking renderings. Here's the canopy with a couple campers underneath.

Holly Carroll – You can see that parapet roof where the faux second story is, and then there's a simple, normal metal roof after that.

Chairperson Parel – David, the building on the top left, that's Phase 1?

Dave Campbell – Yes, and then there would be an addition to that building. Right now, you're looking west, and then there would be an addition to the west side of that building, essentially doubling it in size as part of Phase 3. Here is the simulated stone fence that we've been talking about and using on the neighboring storage yards. It's worth mentioning that, in addition to providing simulated stone along this portion of the property, they would also wrap it around the first 10 feet along the east side of the fence line, and then transition to the chain link along the remainder of the east, across the north and the west.

Chairperson Parel – And the western part of the adjacent parcels that was talked about this evening, for the other two contractors, the material that is currently on those fences, the perimeter of the fence on the west side for those two properties is what, or will be what?

Dave Campbell – For A&A Solutions and for PCI, they are required to put up the 8-foot simulated stone vinyl. PCI has already done it for their lot. A&A is a few weeks away from doing it on their west side.

Chairperson Parel – And that is what faces...

Dave Campbell – Benstein Crossing.

Chairperson Parel – Okay. Are there any other questions?

Dave Campbell – I think what Holly might ask is, if any questions come up during the public hearing that she can answer, she may want an opportunity to answer after we close the public hearing.

Chairperson Parel – Okay, and actually Holly, you could remain there while we invite the public up to the podium.

Dave Campbell – Don't let me forget the letter from Mr. Barton.

Weber – Why don't we start with that? It might handle some of the questions or comments that will come in the public hearing.

Chairperson Parel opened the public hearing.

Tim Barton, 1458 Andover Circle, Commerce Township, MI, indicated that he was present and could read his letter on his own behalf.

Tim Barton – I'm a resident and homeowner in Benstein Crossing at 1458 Andover Circle. I've been a resident for 11 years and I've enjoyed the community. I support everything the board is doing for the community. I like progress.

I'll summarize what's in my letter. Basically, one of the concerns and hope is that the composite wall, the boundary wall, that Lots 10 & 11 put in, and that 12 & 13 will put in, will continue, at the very least, on the western side of the property separating the commercial from the residential.

It's highlighted in the letter, and I think each of you has a copy of that. One is security and protection, for both parties. If you can't see what's on the other side, it's a deterrent for anybody who might think of unlawful acts. And certainly on the commercial side, there is going to be some expensive property there, such as RVs and boats.

Safety; that's the most important on my list. There are a number of children that do enjoy what I call the nature preserve back there. It is used and enjoyed by the Benstein community. A chain link fence could be a temptation for kids who like to climb. Eight feet is pretty high, and if one of them falls, I would hate to have an accident, and I believe the Township would as well.

The other is a sound barrier. Sound waves tend to bounce off of solid walls. An 8-foot high composite fence would help in some respects.

And just looking from a nature, wildlife and aesthetics perspective, I know my neighbors are appreciative that the wall is going up. My hope is that continues consistently.

I do have a question in here. I noticed that a bunch of trees are tagged. Does that mean they will be removed?

Weber – Throughout the Township, you'll find lots of those tags on trees. Dave and I were talking, most recently at Hickory Glen Park, where the tags are. That is where the County arborist came in and actually tagged trees. Somewhere, there is a database that has the species of the tree and where it's located, et cetera. They're not tagged for removal.

Dave Campbell – For what it's worth, we try to avoid too much back and forth because sometimes that can get out of control during a public hearing, but I don't get the

impression that is what we're going to have tonight. Mr. Barton, you specifically asked about tags 69 and 70. If you look on the site plan, there's 69 and there's 70. It's right on the line, but it's not on their property. It's just on the property to the south. Holly, I might look to you. Is it anticipated that those trees would have to be impacted?

Holly Carroll – No. It's not shown on the plan to remove those trees. They will be saved.

Dave Campbell – And, the guys who are going to build it are right here. They're going to hear, loud and clear, that the expectation is that every tree that can be preserved is going to be preserved.

Ken McQuade, ACS Build, Inc., 28525 Beck Road, Wixom, MI – If it's tagged, and they're on the schedule, they stay.

Tim Barton – There is still some old barbed wire that was probably meant to outline the boundary somewhat. Obviously you did a more current and sophisticated survey of the property and you know where the property line is as well. But, I noticed many of those mature trees had tags on them and I had concerns. As you mentioned, that arborist would come in and identify the trees for that purpose, but also it could have been for the purpose of removal and I had concern there for the wildlife that is back there that we all enjoy.

Dave Campbell – Holly, correct me if I'm wrong, but I don't see an X's through any of those tree numbers.

Holly Carroll – If you go to sheet T1.0, the tree preservation plan, you'll see there the trees that are being removed.

Ken McQuade – I think there's 91 trees tagged, and I think it's 22 are to be removed.

Holly Carroll – That's correct.

Ken McQuade – The majority of removal happens up near the cul-de-sac, and it's mostly cottonwoods. There's a few around the perimeter and they are marked with an X.

Tim Barton – I just want to comment to the owners of 10 & 11, and 12 & 13. They did preserve, west of the silt fence, and they still maintained that easement. I appreciate that.

Dave Campbell – I would imagine that the trees that have to come out that are on the site's property are because of the swale as mentioned earlier. Everything needs to drain correctly as we don't want any water going into your back yards. To get the water flowing the right way, it looks like there are a handful of trees along the west property.

Chairperson Parel – That's a concern that was brought up by these residents before right? The drainage?

Dave Campbell – I remember it being brought up more in the context of the project that's going in next to them to the north, The Cove at Benstein Crossing. At one point when PCI was in front of the Planning Commission, they were kind of the guinea pig; they were the first ones along Claranton looking to go in. There was talk then of should

they put in a berm between Benstein Crossing and PCI. The concern was if you do that, you have to wipe out all the vegetation that would be occupied by that berm. The outcome of the discussion was, let's leave the vegetation that is there, which is what the intent would be here.

Tim Barton – I'm good. I'm satisfied and pleased, and I support everything you do. Thank you for listening.

Fred Stitely, 1143 Tartan Lane – I live in Scotland Yard subdivision. Our house is on the north end. Basically, we will be looking out our back windows into that chain link fence. If you're going to put stone along the west side, don't forget the north side. We've had some issues with the lot next to it, to the east side of it. We have drainage coming down through the woods there and into our yards. We get a big pond. That's a concern we have.

The other concern we also have is, the lot to the right, to our east they got into that forest area and cleared out a lot. We used to have some blockage from our house to that area, which is not there anymore. The third issue that we had is lights. That's our bedroom side for our children, and there's a lot of children there in that area. The lights at night go right through our windows, and with an outdoor area, I figure there are going to be a lot of lights there at night to try to keep it secure. That's a concern so if they can do something about the lighting so that we don't have issues.

We don't have an issue with something going in there. Our concerns are lighting, drainage and I think she mentioned she will put up some evergreens on that side. The more evergreens the better for us. I agree with the gentleman about the safety of the fence, a chain link fence. Again, Scotland Yard has a lot of children in that area and they use the woods a lot. I'm concerned about them trying to climb up that. So, if they have the brick face across it or something to keep that from happening ... I agree with everything you said about the fence, I don't have to reiterate. I will say, I want the same on the north as they're putting on the west side. The question I had was if the entrance will be from the north or from the south. I see it's from the south on your picture.

Chairperson Parel closed the public hearing.

Commission Comments:

Karim – No questions.

Winkler – I don't have any issues with what is being proposed. I did want to point one thing out. The Phase 3 building, to the west of the Phase 1 building; until that Phase 3 building gets built, they would have to continue the fence to the east, to that northwest corner of the Phase 1 building, and have that fence match whatever is on the west side.

Chairperson Parel – Good point.

Phillips – I had some questions. The first thing, having a documented need exist for the proposed use. Driving through the area, Benstein has a self-storage site. You've got the Boat Doctor that has a lot of outdoor boat storage. Then coming up Ladd Road, I found another one at the northwest corner of Ladd and Enterprise that had lots of boats, trailers and RVs. I'm just curious what the documented need is for this use and what's the real driver for this facility?

Holly Carroll – Self-storage is something that we specialize in at our firm. We have seen a dramatic increase in it. It's a very big portion of our business, and that's something the client has also seen. She sees a need in the community for self-storage. It's not something that I would say you can never have enough of, but it's just that people like their stuff and they don't want to get rid of it. This is mostly just interior climatized storage.

Phillips – I was maybe going to answer a little bit of that because I don't think I saw climate-controlled storage in the area. I think there is a desire for that. The other thing I would say is, the screening proposed for this project is way better than the screening around the other sites there. In my opinion, it's a little bit unsightly at a lot of those businesses. They've got a lot of equipment stored outside and there isn't very good screening. I would think your facility would actually be a relief to the surrounding neighborhoods.

Loskill – You're saying you think it will be up to 5 years for Phase 2 to happen. What about Phases 3 and 4, do we have any time frame on those?

Holly Carroll – Not necessarily. I would say it will be based on the income.

Loskill – I understand the neighbors' concerns. My first thought would be not to do any of the outdoor storage until you can build the surrounding buildings. What I would suggest in order to save money is to get rid of the fence, and just run it between the buildings. You've got a nice brick base with a metal panel. I think that could be a nicer look than any chain link fence, and you could probably save a lot of length on that. But, if you want to do the outdoor storage, I think we make you do the simulated stone all the way around. That's up to you to decide as to how you want to do your finances, but I would be more in favor of holding off on the outdoor storage until you build the other buildings, or enclose it with the typical simulated stone screen wall.

Holly Carroll – That is something we discussed. Initially, we did have the fence just in between those buildings, but due to the phasing, we decided to push it out. We would have to have a fence there. The client does insist, if possible, on doing the outdoor storage so that's why we need the fence. We decided to push it out because if you're going to put it in, you might as well have it there permanently rather than pay to have it there until the other phases are there and then remove it. That was the reasoning behind that.

Loskill – If we permit you to do the outdoor storage, I think you should do the upgraded wall all the way around the perimeter. I do like your elevations. I noticed that most of the lighting is done with wall packs, which would address the gentleman's issues. I did see a couple notes about "site lighting – typical". Are those going to be poles?

Holly Carroll – Can you pull up the lighting plan? We have the lighting plan done in phases as well because we were trying to utilize the wall packs rather than doing poles. There are a few poles that are right by the office that would be added.

Loskill – Is there a pole height listed?

Dave Campbell – It's 20 feet from the base to the fixture.

Holly Carroll – Yes, and then you can also see the lighting that would be going along that property line. It's very minimal.

Dave Campbell – The photometric plan, sometimes these get pretty busy, and it's broken out by phases. This is the Phase 1 photometric plan, which assumes only the Phase 1 building is in place. What I think is most notable is if you look along the north property line and then the west property line, you see a whole lot of zeroes, which indicates that there's no light trespass getting to the property line, or over it, which is what we're looking for. And then if you look at the detail of the proposed fixtures, both the wall packs and the pole fixtures; in both cases, they're a full cut-off fixture, so the light is directed downward only. It's not the old school cobra head fixtures that throw light every which way. The light is meant to be directed straight down to avoid potential for light trespass.

Loskill – Okay, as long as they have the cut-off's and it's directed downward. As long as they have no light going over the property line, I'm fine.

Weber – Joe covered a lot of my points. One question I didn't see on the lighting. Are they motion sensor, or are they timed?

Holly Carroll – They would be timed.

Weber – I saw the Giffels Webster comments and the engineering drawing regarding drainage. We would obviously make a condition upon meeting everything that the Township Engineers recommended.

Dave Campbell – Yes, and if I could speak to that. I'm no engineer, but the entire Claran Industrial Park shares this detention pond right there. It doesn't really look like a pond in October as there is a lot of vegetation on it, but here is what it looked like in March of last year. Everything in Claran has been engineered. When they built Claran, built the road and graded the lots, everything was designed to flow into that pond there, including Lots 16 & 17. The storm water that would come off the roofs and the parking lot would go into the existing storm sewer, and ultimately outlet into that pond.

Weber – And they have confirmed that that pond can handle this?

Andrew Heidacker – There's an additional one to the south also.

Dave Campbell – Yes.

Weber – I agree with the comments. I'm not concerned with the engineered stone fence along the east side that abuts to another industrial lot, but those that are adjoining to a residential lot, my opinion is that they would need to be the engineered stone. To Joe's point, the first question I had was should the Phase 3 building be a Phase 1 building? Because then you would not have to go to the expense of all of that extra fencing. That is your client's prerogative. My opinion would be, you have the brick on your building. That's fine in place of the fence. If you're not going to have the building, then you need the engineered stone fence. The other comment I have; you're requesting 9 outdoor storage spaces. I don't want there to be a misunderstanding that while waiting for Phases 2, 3, and 4, that those pads you're planning on putting in can suddenly be filled

up with outdoor storage. So, that's not what you're asking. You are asking for 9 spaces, and I'm fine with the 9 for what it is, but I don't want to see the rest all filled up.

Dave Campbell – If I may, Mr. Weber, we provided recommended motion language within our review letter, and one of the recommended conditions is just that; *The outdoor storage area is to be limited to the area defined on the plan and nothing beyond that.*

McKeever – Joe and George covered my comments. I wouldn't be in favor of permanent chain link fence abutting the residential property at all. Anything that is going to have chain link fence permanently I would vote no on.

Dave Campbell – Does that include the east side where it abuts another industrial site?

McKeever – No. I'm saying along the west and the north sides, I would only be in favor of this project if it had the faux stone wall. I might be receptive to some temporary chain link, but to not be able to give us a date of how long the phases are going to take, I don't think that's anything I could really entertain.

Dave Campbell – If I may, to the three of you who spoke to this specifically, if the way this phases out, if Ms. Dash decides to go ahead and build these two buildings ... Let's say for the sake of conversation, she says I'm just going to build the whole thing right now, then do the walls of the buildings themselves take the place of the simulated stone fence?

McKeever – Yes, but I would want simulated stone between the buildings in the gaps.

Dave Campbell – Okay.

Andrew Heidacker – In the renderings, it looked like the fence ran behind it.

Dave Campbell – You're right. They are showing the fence 10 feet off the back wall. That's what we're discussing, is this the prudent approach, to have the chain link along with the building?

Chairperson Parel – If Phase 2 went up today, that entire length of chain link fence wouldn't be required. Only in between the buildings and it would be the stone veneer.

Dave Campbell – That seemingly becomes a cost decision for the client. If resources are there to build the building today, then that avoids having to do a long run of the simulated stone fence. If the buildings are 5 years away, then I think what you're hearing for the interim measure is the simulated stone, same as the neighbors have.

McKeever – And it's consistent with everything else we have approved in the development.

Chairperson Parel – And just to be clear, I know we talked about 5 years and you're representing your client. Even if it was 1 year with a maybe, I think the answer would still be same.

Holly Carroll – Okay.

Dave Campbell – If that's the consensus of the Planning Commission, then we would want to make it clear in the motion language, if and when we get to it.

Chairperson Parel – I think that's clear.

Ken McQuade – As construction manager, my question is, if the solid panel fence is in place, and that center court area is paved, which is the intent, can outside storage occur in that paved court area, because the fence is in place, it's a paved area and it produces income, prior to those other perimeter buildings being built. The 9 spaces could be used.

Dave Campbell – If the simulated stone is all the way around.

Ken McQuade – Yes, so it's screened. That would be something I just wanted to clarify.

Andrew Heidacker – Would all of that potentially be part of Phase 1 then? The fence, the paving and one building?

Ken McQuade – Yes.

Dave Campbell – So, I have a question for all of you. With Ms. Dash not being here, is this something that needs to be discussed with the client beforehand? Because if these gentlemen make a motion this evening, that is the commitment.

Holly Carroll – I already discussed this with her and she is fine with providing that faux stone vinyl fence if needed.

Dave Campbell – To the Planning Commission, Mr. Winkler mentioned correctly that there would need to be a fence along this portion here, until such time as the Phase 3 building is built. What is the desire of the Planning Commission as far as the fence material through there?

Loskill – Make it all the same.

Weber – Yes, but I think what can happen there though, depending on what they do, I don't know that the Phase 3 needs to be fenced in if nothing is going to happen there. Where you have the pad for Phase 3, literally, you could come down that Phase 4 building and then just go east to hook up to Phase 1 because that Phase 1 building is going to be all brick facing to the west.

Dave Campbell – Okay, but that hookup is going to be temporary, correct? So I guess that's my question. If that's an interim measure, and it's not right up against the residential zoning district, is the opinion any different on that material, or for the sake of consistency, is that to be ...

Weber – I think if the Phase 1 building is going to have your brick veneer all along that wall, facing to the west, that provides a decorative view from the west to the east.

Loskill – The question is, would chain link fence be acceptable, or would we want to make that simulated stone as well?

Weber – I think what we're saying is, if they don't have to run the simulated stone fence that 165 feet of Phase 3, that they'd only have to run it 60 feet.

Open discussions ensued.

Loskill – The 70 feet, that would be going east to west, would we allow that to be chain link if it's only going to be temporary?

Weber – For 5 to 10 years.

Loskill – If she said a year, I would be fine with chain link, but if it's 5 years in the future, just make it all one and be done.

The Commissioners agreed.

Chairperson Parel – Holly, will there be a dumpster?

Holly Carroll – No.

Dave Campbell – What we've heard with other self-storage users is that if you put a dumpster there, it's just an invitation for people to clear out their units and fill up the dumpster.

Chairperson Parel – I actually have nothing further. I'm in agreement with everything. The only thing I'll say is, I know when they developed the residential adjacent to an industrial park ... Sir, we've already closed the public hearing. I apologize.

Vince Valvona – I just wanted to clear something up, if I could.

Chairperson Parel – Okay, I'll give you an opportunity. Can we make it 30 seconds?

Vince Valvona (Property Owner, 4405 Cranbrook Trail, Orchard Lake, MI) – I'll try. I'm with Claran and I developed this. Could you put the site plan back up, Dave?

Dave Campbell – I will, and this might help to tell the story too, Mr. Valvona. And I'm not going to eat into your 30 seconds. I think this is an interesting aerial with some of what you're about to talk about. This is 2005. What is interesting is that you'll see Claran is under development, Benstein Crossing is under development, and Scotland Yard is under development. All three came online right around the same time in the early 2000's. So, when we talk about how one relates to the other, each one has a story to tell as far as when they got approved and when they were constructed. Benstein Crossing is interesting because it was zoned Industrial and the developer got it rezoned from Industrial to Attached Residential. We've talked about this at prior meetings; the developer at that time put in a 25-foot strip along the east end of Benstein Crossing and kept that zoned Industrial. This purple strip here is actually on Benstein Crossing but it remains zoned Industrial. That was purposefully done by the developer to not burden the future industrial users within Claran.

Vince Valvona – I wanted to make it clear that the properties that abut the west property line, adjacent to the condos, those properties do not abut residential. They abut Industrial. The investment was significant at the time it got rezoned and we didn't want the negative impact of that being residential. That's something to consider. Thank you.

Weber – I think it's also to the point that there's no surprise. As Benstein Crossing and the development to the north were built, everybody knew that they were moving next to Industrial. I think that these uses of outdoor and/or indoor storage are a much less invasive use than what could go there. It could be heavy manufacturing, or something with noise and pollutants. This is the most passive use and that's why I think it's getting such a positive review.

Dave Campbell – And if I may, I'll just point out that all of this discussion with the Planning Commission about screening and buffering, it's not arbitrary. When you have outdoor storage in the Industrial Zoning District, it's the Planning Commission's discretion how that outdoor storage is going to be screened and buffered. The Planning Commission has discretion to require up to an 8-foot masonry wall. The construction guys could attest to the fact that an 8-foot masonry wall is an expensive endeavor. So, what the Planning Commission has consistently done with PCI and A&A, and now with Secure Storage, is to deviate from that and go with something that is more of a compromise, which is the simulated stone vinyl material. For the sake of consistency, it sounds like we're going to continue with that material for Secure Storage.

Loskill – That would be my opinion.

Chairperson Parel – George, you stole my thunder. I have nothing else to say. I'm good and with that. Any other questions or comments? The next step would be to vote on the Special Land Use.

Dave Campbell – That is correct. If you get to consideration of the site plan, there was one extra condition I want to throw in. We keep talking about the two lots, and those would have to be combined, because otherwise you would have a property line running through the middle of these buildings, which is never a good idea. So, one of the conditions of site plan approval is that the lots be combined.

Chairperson Parel – Would anyone care to make a motion on the Special Land Use?

MOTION by Phillips, supported by Loskill, that the Planning Commission **approves, with conditions**, Item PSU24-01, Secure Storage Solutions, the request by Linda Dash of West Bloomfield MI for approval of a Special Land Use for a climate controlled storage facility with an accessory outdoor storage area (boats & trailers, RV's etc..) in the Industrial zoning district, located at 1489 & 1499 Claranton Drive (Lots 16 & 17 of the Claran Industrial Sub). PIN#'s 17-27-352-010 & 17-27-352-011

Move to approve PSU #24-01, a special land use for Secure Storage Solutions, LLC, to allow a storage facility for rental outdoor storage space of vehicles including travel trailers, boats, RV's, etc. at 1489 & 1499 Claranton Drive, Lots 16 & 17 of the Claran Industrial subdivision. Special land use approval is based on a finding that the applicant has demonstrated to the satisfaction of the Planning Commission that the proposed use complies with the special land use criteria of Section 34.08 of the Zoning Ordinance, as well as the use standards of Sections 23.01 and 23.02.

Special land use approval is based on the following determinations:

1. The 8-foot chain-link fabric-screened fence proposed along the **east side** of the site is acceptable relative to the requirement for an 8-foot screen wall or fence given the low-intensity nature of the use, the proposed building setbacks, the existing vegetation to remain within those building setbacks, and the proposed buildings themselves effectively serving as screening/buffering walls;
2. The 8-foot solid faux-stone decorative fence along the **south side** of the proposed accessory outdoor storage area visible from Claranton Drive is acceptable relative to the requirement for an 8-foot masonry screen wall or fence; **and the 8-foot faux-stone decorative fence is also required along the north and west sides of the site (or a building as proposed in later phases) to provide screening for the adjacent neighboring residential as discussed herein.**

Special land use approval is based on the following conditions:

1. Approval of a corresponding site plan by the Planning Commission;
2. All outdoor storage shall be limited to the area designated for outdoor storage on the approved site plan. There shall be no outdoor storage in areas designated for future buildings. **(As discussed below, the outdoor storage will be limited to the 9 designated outdoor storage spaces.)**

Discussion –

Loskill – The other thing you will have to change is #2 under Special Land Use; it says, *outdoor storage shall be limited to the area designated for outdoor storage*. I believe we agreed that they can utilize the entire area for outdoor storage.

Weber – No. We said we would allow them to use their designated 9 spots for outdoor storage.

Parel – Are we in agreement on that?

Holly Carroll – Yes.

Parel – **The outdoor storage will be limited to the 9 spaces.**

Weber – To the outdoor storage area.

Loskill – Maybe I misunderstood, are you looking for just the 9 spaces, or the entire enclosed area?

Ken McQuade – You bring up an interesting point. My question was, can we utilize that center courtyard area prior to the construction of the perimeter buildings? With the perimeter buildings, your traffic pattern now focuses your outside storage into that corral. But until those buildings are built, there will be that tendency of, *Well this is a paved area and we're paying to park our boat*. I don't know how strict and should there be painted arrows?

Weber – I think what we want is, the areas you have, whether it's a parallelogram or a rectangle with the dotted line, that area is fine for the outdoor storage, but not where you have proposed buildings in Phase 2, 3, and 4. That square footage is not to be utilized for outdoor storage.

Ken McQuade – Well, it won't be paved either. When you look at the paving plan, we're holding back 5 feet of that courtyard paving to allow for future construction.

MOTION CARRIED UNANIMOUSLY

MOTION by Weber, supported by Loskill, that the Planning Commission **approves, with conditions**, Item PSP24-01, Secure Storage Solutions, the request by Linda Dash of West Bloomfield MI for Site Plan approval for a new climate controlled storage facility with an accessory outdoor storage area located at 1489 & 1499 Claranton Drive (Lots 16 & 17 of the Claran Industrial Sub). PIN#'s 17-27-352-010 & 17-27-352-011

Move to approve PSP #24-01, a site plan from Secure Storage Solutions LLC for a storage facility with accessory covered outdoor storage for rental space including travel trailers, boats, RV's, etc. at 1489 & 1499 Claranton Drive, Lots 16 & 17 of the Claran Industrial subdivision. Approval is based on a finding by the Planning Commission that the site plan satisfies the applicable review standards of the Township's Zoning Ordinance. The Planning Commission further finds that the proposed parking is an appropriate deviation from a strict application of the minimum parking standards of Article 28 of the Zoning Ordinance given the nature of the proposed use, and that no dumpster w/ enclosure shall be required.

Site plan approval is subject to the following conditions:

1. Review and approval of engineered construction plans by the Township Engineer, Fire Marshal, and Building Department, and by applicable agencies of Oakland County and the State of Michigan as required;
2. Review and approval of the proposed driveway approach along Claranton Drive by the Road Commission for Oakland County (RCOC);
3. Any future installation of a dumpster/enclosure to be administratively approved by the Planning Department;
4. Signs to be reviewed and approved under a separate Sign Permit by the Building Department subject to the requirements of Article 30 of the Zoning Ordinance;
5. **Lots 16 & 17 will be combined in accordance with County requirements;**
6. **The revised site plan will be consistent with the fencing and screening requirements of the Special Land Use approval.**

MOTION CARRIED UNANIMOUSLY

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

- **NEXT REGULAR MEETING DATE: MONDAY, APRIL 8, 2024 AT 7:00pm.**
- Dave Campbell discussed the following items for the April meeting.
 - Chase Bank is looking at building a new bank branch at the northwest corner of Crumb and Haggerty, south of the Meijer gas station, along the west side of Haggerty.
 - You have seen the conceptual for the proposed Taco Bell on the south side of Pontiac Trail next door to Sonic. They want to be on the April agenda. It is a Special Land Use because of the drive-through component.
 - There is a rezoning proposed for an awkward shaped property on the east side of Union Lake at Mario, which is a residential side street. They want to rezone from Office to Single-Family Residential in an attempt to build one house there.
 - We thought we would have Costco in April. We spent a lot of time with them last year and they want to build a relocated, bigger and better fuel center. They were going to build it to the east of the existing fuel center. Now, they're telling us their intent is to purchase the building that currently houses Ghost Taco, scrape it and put the fuel center there. That is what we're hearing. And, sometime in the near future, they also want to put an addition onto the south side of the Costco store. The relocation of the fuel center would leave open enough parking for the building expansion that they have in mind. It is looking like the May meeting for that.

Discussion and speculation ensued regarding changes to the Costco project.

Discussion also took place regarding undeveloped parcels in the Township, potential uses and a proactive effort to keep density low.

Chairperson Parel inquired about progress and planned improvements at the former Dick Morris site, and the status of Lafontaine Automotive Group's permitting process.

Chairperson Parel and Dave Campbell discussed the status of Lakeside Marine.

For the record, Phillips stated that he is opposed to the closure of Ghost Taco.

L: ADJOURNMENT

MOTION by Loskill, supported by Phillips, to adjourn the meeting at 8:31pm.

MOTION CARRIED UNANIMOUSLY

Joe Loskill, Secretary