

FINAL
CHARTER TOWNSHIP OF COMMERCE
****ELECTRONIC ONLY – SPECIAL****
PLANNING COMMISSION MEETING
Monday, May 18, 2020
2009 Township Drive
Commerce Township, Michigan 48390

Due to Governor Whitmer's Executive Order to "Stay Home, Stay Safe", this meeting was held via Zoom, video conferencing technology.

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

ROLL CALL: Present:

Larry Haber, Chairperson
Russ Schinzing, Vice Chairperson
Brian Winkler, Secretary
Tom Jones
Bill McKeever
Brian Parel
George Weber

Also Present:

Dave Campbell, Township Planning Director
Jay James, Engineer/Building Official
Ben Sebrowski, Director of Technology
Jason Mayer, Township Engineer

B. APPROVAL OF AGENDA

MOTION by Weber, supported by Schinzing, to approve the Planning Commission Regular Meeting Agenda of May 18, 2020, as presented.

ROLL CALL VOTE

AYES: Weber, Schinzing, Jones, McKeever, Winkler, Parel, Haber

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

MOTION by Jones, supported by Parel, to approve the Planning Commission Regular Meeting Minutes of March 2, 2020, as presented.

ROLL CALL VOTE

AYES: Jones, Parel, Schinzing, Weber, McKeever, Winkler, Haber

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- Nothing to report.

George Weber – Township Board of Trustees

- The Township Board had our first Zoom meeting this month.
- Based on everything that's going on within the nation and the state regarding COVID-19, it looks like we will have a bit of a shortfall from our state funding; although I think it's going to be significantly less than originally anticipated.

Electronic Only - Special Planning Commission Meeting

- We've been moving forward with the Fire Station, which everybody here has seen, and we approved a traffic light in front of the new Fire Station on Welch Road for the safety of travelers and the firefighters.
- We are going to keep the Richardson Center closed for quite a bit longer.
- We are putting in a drive-through window at the Library, and Jay is helping with that.
- We've also approved some sterilization equipment, primarily for the Library for sterilizing books as they're coming in. Also particularly at the Richardson Center when we have functions and banquets, et cetera, cleaning the rooms and making sure the people who use that, which are some of our highest at risk residents, are as safe as possible.

Brian Winkler – Downtown Development Authority

- We have not held a DDA Meeting since February.
- I have nothing new to report.

Debbie Watson – It has been very quiet. We have our first Zoom DDA Meeting tomorrow.

Dave Campbell – The Zoning Board of Appeals Meeting that was scheduled for late March did have to get canceled because of the shutdown, but we are holding a Zoom ZBA Meeting on May 28th. We have two petitioners on that agenda, one of whom was tabled back in November.

Chairperson Haber – Okay, one note on this electronic meeting that we're having here today. Anybody that wants to speak, you can raise your hand to be recognized, and that goes for the public in the audience too.

Dave Campbell – Larry is correct, you can either literally raise your hand, or there's an option at the bottom of your screen to raise your hand. If you click participants, it will open a window on the side showing all participants and an option at the bottom of the screen to raise your hand. If you do that, our Technology Director, Mr. Sebrovski, will unmute your audio when it's your turn to speak on the topic.

Jay James – Building Department

- Obviously it has been very slow.
- Once construction opened back up on May 7th, we've seen an increase in inspections.
- We're still getting quite a few plans in for the Building Department. I expect it will slowly ramp back up.

Jason Mayer – Township Engineer

- We've got Dodge Park, Phase II for the restrooms out for bid right now. We will get those bids back at the end of May, and that should be on the next Board meeting. That's the biggest thing right now.

E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

Dave Campbell – If I may Larry, there are two public hearings tonight, so there will be specific opportunities to speak on those topics during the hearings. This general call to the public would be an opportunity to speak to anything for which we are not already holding a public hearing tonight.

There were no comments from the public and Ben Sebrowski noted there were no raised hands.

F. TABLED ITEMS

None.

G. OLD BUSINESS

None.

H. SCHEDULED PUBLIC HEARINGS:**ITEM H1: PZ20-02 – 1652 UNION LAKE RD – REZONING**

Matt Wilhide representing property-owner Josuha Bettens is proposing an amendment to the Zoning Map to change the zoning classification of 1652 Union Lake Road from O (Office) within the Union Lake Overlay, to R-1D (One-Family Residential) within the Union Lake Overlay. Sidwell No.: 17-01-209-015

David Campbell, Planning Director, gave a review of the Planning Director's report regarding the proposal to rezone this property. It is currently nonconforming as it is zoned Office and this is presenting issues with the lender.

Matt Wilhide, Realtor and Applicant, 39500 Orchard Hill Place #100, Novi, MI, was in attendance for the Zoom meeting, representing the property owner, Joshua Bettens.

Weber – For clarification, the house does face on Vandell Street, correct?

Dave Campbell – It does, and I noticed a mistake in my letter. I think I said their driveway is on the south side of Vandell – it's actually on the north side. But yes, the house faces Vandell. The driveway accesses Vandell. It does not have a driveway out to Union Lake Road.

I mentioned in the letter, if this house were built today, it would actually be given a Vandell address and not a Union Lake Road address, because the way we issue addresses for new homes is based upon which street the house faces.

Jay James brought up the aerial view on the screen, and Dave Campbell reviewed the property layout for the Commissioners. He noted the commercial uses to the north.

Matt Wilhide – I appreciate you guys having me. Unfortunately, the seller wasn't able to make it on the meeting. I went ahead and put together a slide show with a couple of pictures for anybody not familiar with the property. Dave summarized everything that we've run into thus far. It's been a journey, but we wanted to keep everything in order. It seemed this was the next logical step.

Matt Wilhide presented his slide show for the Commissioners. The home is just under 1,500 square feet, 3-bed, 2-bath. As Dave mentioned, the driveway comes out onto Vandell. The home faces Vandell, but carries a Union Lake address. The home is part of the Long Lake homeowner's association.

The zoning map was presented, showing the adjacent Office zoned properties, the boundaries of the Union Lake District Overlay, and the adjacent residential properties. Changing the zoning for the property will match all the other R-1D surrounding properties.

The use would continue as a single-family dwelling. That would require rezoning from Office to R-1D to become a conforming use. The house is currently available for sale and the buyer could not close due to the residential nonconforming use. He also presented a highlighted excerpt from the buyer's appraisal which noted, a variance would be required to rebuild if the structure was destroyed more than 50%. This sparked numerous phone calls with Planning staff and the Township attorney.

Additional photos were presented and discussed to support the rezoning proposal.

Chairperson Haber – Okay, very good presentation, Matt. Anything else before we open the public hearing?

Matt Wilhide – No, unless there are any questions.

Chairperson Haber opened the public hearing at 7:20pm.

No comments, and no raised hands, literally or virtually.

Chairperson Haber closed the public hearing at 7:21pm.

Commission Comments:

McKeever – I have no questions and no issues with the request.

Weber – I have no questions.

Parel – No questions.

Schinzing – No questions. It seems like a reasonable request.

Jones – No questions.

Winkler – No questions.

Dave Campbell – Just a point of clarification. Mr. Wilhide mentioned, and he is correct, that this property is also within the Union Lake Road Corridor Overlay District. That would not change. If this property were to be rezoned, it would be rezoned from Office to R-1D, but it would remain in the Overlay District.

MOTION by Jones, supported by Winkler, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item PZ20-02 – 1652 Union Lake Road – Rezoning, the proposal by Matt Wilhide representing property-owner Josuha Bettens for an amendment to the Zoning Map to change the zoning classification of 1652 Union Lake Road from O (Office) within the Union Lake Overlay, to R-1D (One-Family Residential) within the Union Lake Overlay.

Sidwell No.: 17-01-209-015

Move to **recommend** the Township Board approve PZ#20-02, a petition by Matt Wilhide representing the homeowner Joshua Bettens to amend the Township's Zoning Map for 1652 Union Lake Road in Commerce Township from O (Office) within the Union Lake Overlay to R-1D (One-Family Neighborhood Residential) within the Union Lake Overlay. The Planning Commission's recommendation is based on a finding that the proposed rezoning meets the criteria for a Zoning Map amendment contained within Article 3 of the Zoning Ordinance, that the proposed zoning is consistent with the Township's Master Plan, and that the appropriate land uses for 1652 Union Lake Road are those permitted within the R-1D zoning district.

ROLL CALL VOTE

AYES: Jones, Winkler, McKeever, Parel, Schinzing, Weber, Haber

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

ITEM H2: PSU20-01 – ZAINABIA CENTER GYMNASIUM – SPECIAL LAND USE

Syed Jafar Jafri of Bloomfield Hills MI is requesting to expand an existing Special Land Use (a place of religious assembly in a single-family zoning district) and construct a new gymnasium building accessory to the existing Zainabia Center located at 2230 Crumb Road. Sidwell No.: 17-25-303-024

David Campbell, Planning Director, gave a review of the Planning Director's report. He also noted that late in the day today, the Planning Department received three emails from residents along Crumb Road. He would read these into the record during the public hearing. These letters discussed concerns with overflow parking for the Zainabia Center spilling out onto Crumb Road, restricting access. The Township has never heard these concerns until today.

The first component of this proposal is to consider the Special Land Use, and then site plan review would follow under Item I1.

The following were in attendance at the Zoom meeting: Ghassan Abdelnour, G.A.V. Associates, Inc, 24001 Orchard Lake Road, Farmington Hills MI; Alexander Orman, PE, Orman Engineering, LLC, 5476 Vivian Lane, Waterford, MI; and, Dr. and Mrs. Syed Zafar Jafri (Trustee of Hyderi Foundation), 145 Balfour Drive, Bloomfield Hills, MI.

Ghassan Abdelnour – I am the architect for the project. I'm representing the owner, Dr. Zafar. We also have with us the Engineer, Alex Orman, who did the site plan.

Thank you for the opportunity to be with you here tonight to be part of the meeting. We thank God we started doing some meetings to get the consideration going because it has been stopped for a while.

Like Dave said, we are putting in an addition to that site. It's a gymnasium. The building is 13,091 square feet. We are demolishing one house and we're providing the building in that location. We are connecting the two parking lots with a road that goes behind the building. With the help of the Engineering Department, the Fire Department, the consultant, Dave and the County, we made sure that we meet most of the requirements for setbacks, circulation and the driveways in the project.

For the building itself, we're using block building covered with brick and limestone, and some nice finish split-face block. It will match with the existing building. We're trying to make it look like one project. The gym will have a flat roof, and the multi-purpose room will have a sloped roof. We will add windows on all sides of the building and give it a residential look. We are planning to have the mechanicals hidden. If extra units are necessary on the roof during engineering, we will cover them so that they are not visible from the street.

This building will be used by the families and members of the Zainabia Center. There are no extra members coming in. The same members of the Center will be using that building.

We like to make sure we are good neighbors. We talked to the neighbors. The existing parking lot is around 52 cars. Like any religious building, there are maybe two days per year that it gets very busy for holidays. I've never heard of the parking issues before, but it could be on those two days per year with extra people coming in. But actually by adding this new building, and adding an additional 33 parking spaces, that will relieve that pressure, along with the connecting road inside the site. This will relieve any issues with parking on Crumb Road.

We are providing most of the landscaping that the Township is asking us to do. We're here to ask you for your help to get the Special Land Use, and also help with site plan approval for this project if we meet the requirements. I can answer any questions you may have.

Chairperson Haber – Thank you, sir. Dave, how much parking do we have and how much do we need?

Dave Campbell – They've got 52 spaces currently, and they're going to have 85 by the time they're done. I think they lose a couple by connecting the two parking lots. It's a net increase of 33 spaces.

Chairperson Haber – What is the requirement?

Dave Campbell – I know that when you combine the uses, they meet the parking requirements of the Township.

Chairperson Haber – Before we even move forward with this, I want to make sure that everybody understands that there will be no parking on Crumb Road. If they do, they will be ticketed and towed. I want to make sure that's perfectly clear, especially if there are people from the surrounding area that are concerned about it. Is that understood?

Ghassan Abdelnour – Dr. Zafar is with us here.

Dr. Zafar Jafri – Yes, we assure you. We have been in this place for 30 years and we've been good neighbors. We are from India and Pakistan. The language we speak is called Urdu. This is the only mosque or place with this language. Some special days, we get guests coming from Saginaw, Toledo and far away. So one or two days we end up parking on the street, but we will make sure there is no parking on the side street or front street.

Chairperson Haber – It's not going to be allowed and we just want you to understand that. I'm concerned if this is used for a catering hall for large weddings or parties, you'll have so much overflow that it will go onto the street.

Dr. Zafar Jafri – We give you our assurance. I'm the Trustee of the Hyderi Foundation and I give you my assurance that there will not be any issue with the neighbors.

Chairperson Haber – Okay, that's very good. Thank you. I'd like a show of hands of people here who would like to speak on the public hearing. I see one hand raised.

Ben Sebrowski – I don't see any virtual hands raised.

Dave Campbell – I do want to read the three emails I received into the record.

Chairperson Haber opened the public hearing at 7:40pm.

Linda Nielsen, 1514 Robell Dr, Commerce Township – I live directly across from the mosque, across Crumb Road. They've been very good neighbors. I do think it would be excellent if they had more parking. I'm glad to hear they're going to have that. I'm always worried someone is going to get hurt on Crumb Road, but the subdivision is still available for parking on the big holidays. They've been very good and I'd like to see this passed.

Dave Campbell read the three letters of opposition verbatim for the record. The submissions were as follows:

1. Dawn & Matt Vickers, 2489 Crumb Rd, Commerce Township – Extreme concerns over expansion, street parking on a narrow road, difficult to pass and EMT's would have issues accessing home; states that members of the Center are rude; strongly urges that expansion be turned down and relocation of Center to a commercial area; requests notification of future hearings.
2. Sandra & Richard Grignon, 2481 Crumb Rd, Commerce Township – Many issues with the congregation and don't want to see expansion; issues with street parking, no shoulder on road; states members are rude, poor neighbors.
3. Shawn (no last name provided, no address) – Complaint, blocking street, excessive noise.

Chairperson Haber closed the public hearing at 7:45pm as there were no additional comments.

Chairperson Haber – Mr. Zafar, is there something you want to say to comment on this? I'm a little concerned about the parking situation and you've got some neighbors here who are not happy with what's going on.

Dr. Zafar Jafri – I'm a little bit surprised and unhappy. We have been good neighbors. We've been there for 30 years. We make every effort to be peaceful. We tell our members in a lot of the meetings, if it is late, don't honk your horns and keep your lights down. If you look, there is no record of us having issues. We will in fact make extra effort to make sure these things do not happen. If it has happened, we apologize. We will keep it quiet and peaceful.

Commission Comments:

McKeever – Dave, if this facility ever ceases to be a place of worship, what happens to the building then, in general?

Dave Campbell – If a new user wanted to occupy either one of those buildings, that new user would have to be a land use that is permitted in this zoning district, which is a single-family zoning district. It's very unlikely that anybody will ever occupy either of those buildings for a single-family home. Most likely they would be occupied with some sort of an assembly use. If and when that happens, if it's a place of religious assembly, then we wouldn't necessarily require a new Special Land Use approval based upon a change of the faith of the people who are practicing their religion inside.

If someone wanted to take the gymnasium and turn it into a health club, then they would need Township approval to do so, and I would doubt we would be able to give such approval because we would not allow a commercial health club in a residential zoning district.

The only plausible use I could ever foresee for either one of these buildings is that they continue to be used as a place of worship with an accessory gymnasium building.

McKeever – What is recourse if there are parking issues?

Dave Campbell – After we got these emails late today about the parking concerns, I spoke with Paula. To her knowledge and in the records we have, the Township has never gotten any complaints, formal or informal, about parking along Crumb Road, blocking access and impeding traffic. I also reached out to Supervisor, Dave Scott, who was an Oakland County Sheriff's Deputy for 30 years. He also said he has never once heard of any concerns or complaints about parking along Crumb Road. This was news to all of us.

As far as what recourse the Township might have, you are well within your rights to condition Special Land Use approval on conditions such as, "no overflow parking on Crumb Road". If you did so, Mr. and Mrs. Jafri would need to make an effort, on those days they would have a bigger crowd that would exceed parking, they would need to make arrangements for a shuttle service, or alternative solution. If parking along Crumb Road became a problem, then the Township could revoke the Special Land Use approval.

McKeever – Okay, that's my concern. I want to know that we have recourse, and if we do, I'm okay with it. I'm not against the use.

Dr. Zafar Jafri – I give my assurance that it won't be an issue.

Weber – I have two questions. The first is the need for this use. If I read it correctly, you have grown to around 115 members, is that correct?

Dr. Zafar Jafri – 115 families.

Weber – 115 families, okay. I see that the majority live within 30 minutes. I want to hear a little more. The #1 question for me is, *is there an immediate need for this use?* I've read what you've submitted, but I'd like a little more explanation as to why a gymnasium is needed next to a place of worship.

Dr. Zafar Jafri – This place that we have is everything for us. Other than the religious activities, we also run a Sunday school for the children. When I came to Michigan in 1980, my daughter was 2 years old, and now she has a 19-year-old daughter. Our children, especially during the wintertime, there's no place for them to play and entertain, and the graduation ceremonies, et cetera. That's where we thought it would be beneficial for the community to have this gymnasium added to our existing building. When we have activity in the mosque area, the gymnasium will not be used. After it is done, then the kids during their break will go and play in the gym area.

Weber – I'm looking for confirmation; the gymnasium will not be used for banquets, or it won't be a banquet center, and you won't be renting it out.

Dr. Zafar Jafri – No, we do not rent out, sir. Definitely not. I guarantee that.

Weber – Okay, those are the only questions I have.

Parel – I too feel as if we need to keep an eye on parking, and we have to make sure that we're doing everything we can to help the local residents with some of their concerns. I'm happy to hear that we haven't had any issues out there so far. I am concerned that if this congregation is growing, and even if we supply the additional 33 parking spots, what's going to happen if the congregation continues to grow on the path it's growing at? Will this additional parking only suffice for a minimal amount of time before we have this problem again? I recognize that there's two items up for our approval tonight; one is the Special Land Use and one is site plan approval. For the site plan, I took a look at the renderings. It's a little hard for me to review and approve renderings that are not in color. That was difficult. Those were my only comments.

Schinzing – I had the same issue as Brian as far as the renderings. I think the parking issue seems to get mitigated a bit with the extra parking. I know our church, when we have big events, we park offsite and shuttle, and that can be done. As long as there's a condition in there that this has to be met, and no parking on Crumb Road, I'm okay.

Jones – I think that one of the things this gentleman needs to do is to actually monitor what's going on. It seems like he's not aware that the people feel this way, and maybe it's the young folks, after the meeting breaks up, that are causing a problem. I think he needs to talk to the members at the meeting.

I really don't have any problems with that they're trying to do, as long as they have the shuttle service set up, or a requirement that states specifically, "no parking on Crumb Road". I think it would be wise to have some conversations with the neighborhood right now. That's not unusual for things that we've approved in the past.

I don't have a real problem with it, but the gym seems a lot for that neighborhood though.

Winkler – In conjunction with Mr. Parel and Russ asking for a rendering; I would suggest that they spell out what the roofing material is. I think in this case, we're looking at a dimensional shingle, or something that is upscale. Also, what the block on the building is. They have a base around the building that is a block. I'd like to make sure that's not just a painted block. It should be a complementary color, split-faced, or suitably good-looking.

One question that comes up is the hours of use. This is adjacent to a residential area. I'm not sure how late the gymnasium would be open on any given night, and it might be something to at least be aware of to make sure that 11:00 at night, a bunch of cars don't go leaving the parking lot, raising noise that the neighbors might not be too fond of.

Other than that, I agree with what's been said about the parking; prohibiting parking on Crumb Road. The building is sufficiently screened to the west. It looks pretty good, but I think we should get some color renderings.

Chairperson Haber – Mr. Zafar, do you want to speak to the times of operation?

Dr. Zafar Jafri – Most of the time, we are done by 10-10:30pm after the evening prayer. We do not stay late. It's all on the weekends. Throughout the year, either we have Sunday school during the daytime, then on Thursday evening we have a couple of hours of service. On Friday, we have a service in the afternoon. For the rest of the year, basically there are a couple of months where we get busy, and that is during the fasting month, which is happening now. Then there is another time of the year, and it's just the first 10 days of that month we are busier. The rest of the year, it's not a very busy time. When we have programs, most of the time we are done by 10-10:30pm.

Chairperson Haber – Thank you. Dave? You and I have spoken about this at least a couple times. I'm a little concerned about these letters that have come through. The parking bothers me a lot because I see it all over the place, when facilities get over-booked, they just park indiscriminately.

I have two issues; one is the letters, and the other is that we don't have a materials board. I think that perhaps we should table until we get to the bottom of these concerns.

Weber – Larry, when you say *get to the bottom of the parking*, I'm not sure what you mean.

Chairperson Haber – Well, we didn't hear this until the 12th hour? Isn't that right, Dave? You received these letters at 5:30pm?

Dave Campbell – Yes, they came in after the deadline. We say they have to be received by the close of business and these came through at 5:37pm.

Chairperson Haber – We are hearing two different stories here. They're not close. Maybe it's not as fine as we think it is and I think we need to look into it. That, in combination with the color scheme of the renderings, maybe we should take another look at this. Let me hear from the others.

Weber – I agree with the two Brian's and you; I think we need to see a little more definitive rendering for the site plan.

As it relates to the Special Land Use portion of this, I'm not opposed to moving forward with the Special Land Use because there have been no complaints to the Sheriff's Office or at the Township Hall. We do have different opinions, and there's a lot more than a few people living on Crumb Road. I think we can make conditions upon the Special Land Use that say there will be zero parking along Crumb Road associated with this, or the Special Land Use is at risk.

Chairperson Haber – I agree with you to some degree, George. However, any way you look at it, this is a combination package. The other one follows suit. What I'm saying is that we should take the time to look at it. For the Planning Commission purposes, raise your hand if you think we should table this, then I'll ask for a formal vote.

Schinzing – Back to George's point; are we voting to table both?

Chairperson Haber – If you table one, you table two. It's probably the only way it's going to work out.

Dave Campbell – From a procedural standpoint, it wouldn't make any sense to take any action on the site plan before you've made a determination on the Special Land Use.

The Special Land Use should come first. The site plan follows.

Also from a procedural standpoint, the next Planning Commission meeting is not far away; it's June 1st. If there are some items that need to be addressed, we are not losing a ton of time; although having said that, I know that these petitioners were hoping to be on our Planning Commission agenda back in March. They have been patiently waiting. I wanted to point that out.

Chairperson Haber polled the Commissioners and felt these items should be tabled to allow time to look into the parking situation. He feels there is a responsibility not only to the petitioner, but to the people in the area, and the Commission should be cognizant of the fact that some people are not happy with what's going on. He asked Dave Campbell to look into the matter.

McKeever – I was going to suggest that we get a schedule of upcoming events planned for the year at this facility so that we can judge for ourselves.

Chairperson Haber – Okay, I think it's the consensus here to table.

Dave Campbell – Before any motion or action, for my benefit and that of the petitioners and their team, so that when we return, we know we have what you're looking for; you're looking for more detail on the building, the architecture and building materials, more detail in terms of color and material type.

Chairperson Haber – Yes, that's number one.

Dave Campbell – As far as parking goes, it's going to be my job to look into the extent of which we've heard these kind of complaints before, if we have. Maybe it would be good for Mr. and Mrs. Jafri and their team to come up with a written assurance about the parking, if they want to put it into writing that parking along Crumb Road will not be an issue, then we could tie that assurance to their Special Land Use approval.

Chairperson Haber – I think that covers it, and it's something I'd like to see done. I think we owe it to the people in the area to have a second chance at this thing.

MOTION by McKeever, supported by Parel, to **table** Items PSU20-01 – Zainabia Center Gymnasium – Special Land Use, and PSP20-05 – Zainabia Center Gymnasium site plan.

ROLL CALL VOTE

AYES: McKeever, Parel, Jones, Winkler, Haber

NAYS: Schinzing, Weber

ABSENT: None

MOTION CARRIED

Chairperson Haber – A word to the petitioner, you may want to go knocking on neighbor's doors and see if you can settle some of these things before we move on. Can we get them on the June 1st agenda, Dave?

Dave Campbell – I would very much like to do that.

Chairperson Haber – Ms. Nielsen, thank you for coming down.

We need a materials board from the architect at the next meeting. Do we need to open the public hearing again?

Dave Campbell – No, we have fulfilled our obligation to hold a public hearing.

Chairperson Haber – We can get comments from the audience.

Dave Campbell – If you want to open it up to additional public comments, that's your prerogative.

Jones – In the near future, after an event ends, they should take the opportunity to walk outside and observe how some of the people are behaving; driving, honking, et cetera. It might not be a bad idea.

Discussions continued about being a good neighbor.

Ms. Nielsen – I would note that there aren't any "no parking" signs along Crumb Road. If that's such an issue, then there should be signs. There's no shoulder on that road either. No one should be parking along Crumb.

The trucks that come from Curtis Trucking pose more issues daily than the couple times a year that the mosque people are parking along there.

Maybe Crossroads Church would be available as a shuttle point.

Chairperson Haber – That's up to the petitioner. Thank you for your comments. Mr. Jafri, if you have questions, please get in touch with Dave. He will walk you through the plan and hopefully we can get this done on June 1st.

I. NEW BUSINESS

ITEM I1: PSP20-05 – ZAINABIA CENTER GYMNASIUM

Syed Jafar Jafri is requesting site plan approval to construct a new 13,000 sq. ft. gymnasium building accessory to the existing Zainabia Center located at 2230 Crumb Road. Sidwell No.: 17-25-303-024

This item was tabled along with PSU20-01 above.

ITEM I2: 84 LUMBER – CONCEPT REVIEW

Bethany Cypher & Jim Zaunick with 84 Lumber are requesting a conceptual review of a retail use with outdoor storage located at 4158 Pioneer Drive.

Sidwell No.'s: 17-13-326-017, -018, & -019

David Campbell, Planning Director, gave a review.

Jim Zaunick and Dennis Klein were present on the Zoom Meeting to speak to the proposal.

Jim Zaunick – David gave a great presentation. Thank you, Dave. The purpose is to take over Aggressive Marine and turn it into our conventional lumberyard. We are not a Lowe's or a Home Depot. We are a privately owned lumberyard. We formed in 1956. We are 90% contractor sales, but we are open to the public.

We would have outdoor storage as Dave mentioned. We were trying to define the areas. We would have drive aisles for semis, drive aisles for customers. On the plans and renderings, you see areas of outside storage. It's basically miscellaneous lumber, and all other materials would be inside. We have a large warehouse, the 42,000 square foot building.

We would not change entrance access. We're a very low producer of traffic. We wouldn't change any utilities, and we would take over the building as-is. We know there is public water onsite. There's a fire hydrant. I don't think we'll need fire protection. The sheds we propose are very small. They're 2-sided sheds to protect lumber that can't be outside. Our material is moved very quickly. That's the reason for the outside storage. I think we have adequate parking. We don't have a lot of retail. All employee parking would be to the side of the building. We have asphalt we're proposing for the two sheds.

We have proposed stormwater management. The bigger items would be screening and landscaping. We understand that this is a prior rezoning, so we're trying to make the existing situation better, and I think we will with the trees, fencing and upgrading as much as possible. I'm happy to answer any questions.

Chairperson Haber – I love conceptual plans because they're non-binding, but we can provide our view and maybe help you along a little bit.

McKeever – I'm not necessarily against what they're proposing. I'd be very interested in seeing their proposal, as far as the Conditional Rezoning goes.

Weber – Agreed, I want to see the proposal. I am curious, Mr. Zaunick; Pioneer is a private drive. The businesses that are there actually installed speed bumps to keep traffic down because people are using it as a cut-thru. You say it would have minimal traffic impact, but I see semis full of lumber coming in on a regular basis, and trailers full of lumber leaving on a regular basis.

The fact that it is a private drive, I'd like you to speak to that a little bit, and then maybe understand why you chose this property versus lots of other properties that might be available within the area.

Jim Zaunick – I don't know if there is a fee for the private drive. Do all the other folks participate in a maintenance agreement for that drive? I do not know that. I apologize, but we would be more than happy to participate in any kind of maintenance fees, along with upgrading or keeping the drive as it is.

As far as traffic goes, one good thing about it if we are allowed to be here, we are not Lowe's or Home Depot. You will see minimal traffic with customers, and the majority are contractors. We do have probably 3-5 trucks in the morning and 3-5 in the afternoon. We have looked in other areas. It's not easy to find property to suit our intentions. We know the Township is not very happy with the existing site, so we're trying to upgrade it too. We thought that would be a win-win.

Weber – I'm all in favor of doing something other than what is there. One thing I noticed in the draft plan you submitted; there is an existing property to the north, and that's where you're proposing to put the stormwater basin, and you have no screening along that property line. To the west is the gun club. There won't be anything going on there for the foreseeable future. If you move forward with this, my suggestion would be to see if it is possible to move your stormwater basin to that side, and put some kind of heavy screening, landscaping to shield the property to the north of you.

Jim Zaunick – I'll look into that. I know there's a lot of existing drainage. I've had conversations with the previous engineer who worked on this development plan. I know a lot of the drainage goes to the north, and that was one of the reasons why the ponds were shown where they are. I can look into the possibility of moving it, and if the Township wants more screening, we're more than happy to add more screening.

Dave Campbell – Jason, I think we had you look at the drainage, and how the whole Pioneer Drive development drains.

Jason Mayer – Yes, each parcel in there has been assigned a runoff co-efficient, so he'll need to meet that. If they're adding a lot of pavement, they may need some onsite for extra detention in order to meet the requirements of the overall basin.

I don't know if it's close to the north or south. I'm assuming the other engineer looked at the general site pattern and that was the location where the proposed detention pond would work the best.

Parel – Conceptually, I think it works. I think we've got a long way to go, but to me, this seems like the right thing to do for the Township. I'm really looking forward to seeing the proposed improvements to the building as mentioned in the letter.

We do want proper screening obviously. The renderings that have been presented show heavy tree lines and I don't know if those actually exist. I'm looking at the aerials and street views, but those would be important anytime we have an open yard like that. A question that came up to me, if this is a private drive, is there going to be heavy opposition from the other owners when we start bringing in semi-trucks? If I was an owner and there were only light automobiles coming in, I would be concerned. I would appreciate that the group is willing to pay their share, I would just wonder what that share is.

Dave Campbell – Mr. Zaunick, do you know if they have an active association, or any control over the users of the private road?

Jim Zaunick – I do not know. I'll have to look into that. We will dig into that part of it.

Schinzing – No additional comments.

Jones – I have no additional comments. I'm in agreement with what Brian and George had to say.

Winkler – Generally, I like what the petitioner is proposing on a preliminary basis. Like Brian Parel and others, I'm interested to see what improvements he's going to make to the development.

The 2" caliper pines that he is proposing along the drive; I might suggest that he start with something larger so that the screening is more effective. The landscaping proposed in the islands looks good.

One suggestion regarding parking or paving. He's adding 120,000 square feet of asphalt to a site that already has maybe 20,000 square feet of paving. I would suggest that he consider permeable paving, or one that is not entirely asphalt, to eliminate some of that heat produced by asphalt, as long as it's feasible.

Otherwise, I like it. As David suggested, it's a good use of a parcel that has been problematic, and it puts two more parcels to use.

Chairperson Haber – Jim, how many facilities do you have?

Jim Zaunick – We have about 255 throughout the country.

Chairperson Haber – Okay. I have no objection to this. I think it would be good and I welcome you to come back to us more formally.

Jim Zaunick – What is the next route to take?

Dave Campbell – We can talk about that. There is a chapter on these procedures in our Zoning Ordinance dedicated to the Conditional Rezoning process. It's a fairly straightforward process. We can schedule a time to talk through target dates for the steps we have to take.

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

- **NEXT REGULAR MEETING DATE: MONDAY, JUNE 1, 2020 @ 7PM - potentially electronic-only**
- The Five & Main development, our big mixed use project at the northeast corner of M-5 and Pontiac Trail; as I'm sure you can guess, the timeline for the project is likely to shift due to COVID-19 and the fallout we are trying to figure out. We have calls lined up this week with Mr. Aikens and the attorneys to come up with a new timeline. The former Township Library parcel is still owned by Commerce Township. Mr. Aikens will almost certainly look for an extension on the purchase date deadline of July 31st for that parcel.
- Mr. Weber mentioned some of the measures that the Township is taking to move toward reopening of the Township Hall, the Richardson Center and the Library. The tentative date for Township Hall for staff returning in a limited capacity is May 26th. Things being discussed are limiting the number of staff, staggering shifts, having equipment at the door to take temperatures, a doorbell at the entrance, et cetera. We're working through those issues.
- We have discussed the potential to re-develop the western most of the three Sleeth Road gravel pits. There was a concept plan presented to do 200 single-family homes that would surround the man-made lake on that property. That developer has ceased negotiations, but another developer may take over the project.
- We've had a couple meetings with the RCOC. They have hired an engineering firm, HRC, to look at the potential of re-aligning Martin Road/Martin Parkway to line up with Union Lake Road and create a new roundabout. Conversations are ongoing and a cost benefit analysis will determine the solution.
- Oakland County issued two rounds of loans and grants to small businesses throughout the County. The Township was involved in going through the applications. Commerce Township received 182 applications just for the grants. The Township had to select less than half of those to actually receive the grant. That was an interesting process.

Russ Schinzing – I have resigned my position on the Planning Commission. With my job, my living situation and traveling, it's difficult to give the projects and this group the time that I really wanted to. You guys work hard. I really appreciate working with all of

you. I don't want to be a weak link. I've talked to Dave Scott and Dave Campbell. This will be my last meeting. Thank you for the opportunity. I will miss it.

Chairperson Haber – Russ, we will miss you. This is the first I'm hearing about it. I thank you for all you've done and filling in for me when necessary. We will miss your expertise on the Planning Commission. Don't stay away too long.

Winkler – I second that.

Parel – Russ, how long have you been on the Planning Commission?

Schinzing – I think I'm halfway through my second term.

Parel – We're going to miss you.

Jones – I think Brian Parel would be a tremendous replacement as Vice Chairperson.

Chairperson Haber – We'll talk about that at the next meeting.

Dave Campbell – I appreciate everything Russ has contributed.

Chairperson Haber – I appreciate it. I'd like to make a comment about electronic meetings. I kind of like it, and I think it went very well. Much better than anticipated. Hopefully we can continue on with some of these things. It's a lot easier for everybody involved. Let's see what happens.

Winkler – I wanted to mention to Dave, if you need me to come to Township Hall to sign minutes or anything, just let me know.

To Dave and George, I wanted to throw out the possibility of holding a joint meeting with the Township Board, Planning Commission and DDA. I know it has been a while. Mark Stacey had mentioned that they were waiting for the closing on the Aikens property before the joint meeting.

Chairperson Haber – I think that's a good idea. We don't get around to it as much as I would like. George, can you work that through?

Weber – Yes, and I'm thinking maybe in July when we have a quarterly Board meeting. I think we'll know a little bit more about the Aikens project at that time, and we will more than likely be having meetings in the Township Hall; probably still socially distanced, but I think a meeting like that with everyone in the same room would be a value.

Dave Campbell – Yes, every time this comes up I get mad at myself that we haven't done one in so long.

Jones – Is our next meeting going to be via Zoom?

Dave Campbell – The June Planning Commission will probably be via Zoom. It's a pretty good bet.

Electronic Only - Special Planning Commission Meeting

Jones – I could not print the 60-page packet that Paula emailed today, maybe it can be faxed or I can pick it up

Chairperson Haber agreed and he would also prefer a printed packet.

Dave Campbell explained that he has been trying to push the Commissioners toward electronic packets for years and he discussed Township issued laptops.

Weber discussed a potential hybrid, with some Commissioners receiving electronically and some printed.

Parel felt that certain things are easier to have printed such as the minutes and site plans.

Dave Campbell – For those who want paper copies for the June meeting, please let Paula and I know and we will find a way to get them to you.

Haber and Jones definitely wanted printed copies.

Dave Campbell – Can we keep site plans to 11x17 as opposed to the full 24x36?

The Commissioners were in agreement.

Winkler – Thank you, Ben, for getting the Zoom meeting coordinated. You did a great job!

Ben Sebrowski – Absolutely, you're welcome. It's almost become a full-time job for me.

Jay James – You're awesome, Ben.

L: ADJOURNMENT

MOTION by Haber, supported by Jones, to adjourn the meeting at 8:49pm.

ROLL CALL VOTE

AYES: Haber, Jones, Parel, Weber, McKeever, Schinzing, Winkler

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Brian Winkler, Secretary