

Agenda

COMMERCE TOWNSHIP PLANNING COMMISSION

Commerce Township Hall
2009 Township Drive
Commerce MI 48390

JULY 10, 2017

7:00 P.M.

A.	Call to Order
B.	Approval of the Meeting Agenda – July 10, 2017
C.	Approval of meeting minutes from June 5, 2017 & June 19, 2017
D.	UPDATE OF ACTIVITIES IN COMMERCE TOWNSHIP:
E.	PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA
F.	TABLED ITEMS:
ITEM F1: REMAIN TABLED	PSU17-001 – CLARK GAS STATION – SPECIAL LAND USE – TABLED FROM 5-1-17 K & S Fuel Venture of Commerce MI is requesting Special Land Use for expansion of a new fueling station located at 519 Commerce Road. Sidwell No.'s: 17-10-404-002 & 17-10-404-003
ITEM F2: REMAIN TABLED	PSP17-0002 – CLARK GAS STATION – SITE PLAN - TABLED FROM 5-1-17 K & S Fuel Venture of Commerce MI is requesting Site Plan approval for the construction of a new gas station/retail building located at 519 Commerce Road. Sidwell No.'s: 17-10-404-002, 17-10-404-003, 17-10-404-024 & 17-10-404-025
G.	OLD BUSINESS:
ITEM G1:	None
H.	SCHEDULED PUBLIC HEARINGS:
ITEM H1:	PZ17-0003 – K & S FUEL VENTURES – PUBLIC HEARING K & S Fuel Ventures of Commerce MI entered into a Conditional Rezoning Agreement with Commerce Township dated January 24, 2017 pursuant to which 1.4 acres of land was conditionally rezoned from R-1D One Family Residential & B-2Community Business to B-3 General Business, located at 519 Commerce Road, 511 Commerce Road, 4645 Broadway & two vacant properties. Preliminary review suggests the Conditional Rezoning Agreement may have been breached and the purpose of the hearing is to hear evidence regarding a breach and to consider whether the properties subject to the Conditional Rezoning Agreement should revert back to their original zoning classifications. Sidwell No.'s: 17-10-404-002, 003, 023, 024 & 025

I.	NEW BUSINESS:
ITEM I1:	PSP17-0007 –VERIZON WIRELESS/TOWERCO – SITE PLAN Verizon Wireless and TowerCo of Novi MI is requesting site plan approval to construct a new communications tower located at 2399 Glengary Road. Sidwell No.: 17-21-351-006
ITEM I2:	BEYOND SELF STORAGE – CONCEPTUAL REVIEW NorthPoint Development of Clayton MO is requesting a conceptual review of a proposed self storage facility located on the south west corner of Oakley Park and Haggerty.
ITEM I3:	PEBBLECREEK VILLAGE – CONCEPTUAL REVIEW Joe Schulist of Farmington Hills MI is requesting a conceptual review of a proposed single family site condominium development located on the south west corner of Loon Lake and Benstein Roads. Sidwell No.: 17-28-451-006
ITEM I4:	ONE UNDER RESTAURANT/BANQUET FACILITY – CONCEPTUAL REVIEW Brian and Steven Tominna of Commerce MI are requesting a conceptual review of a proposed restaurant/banquet facility located south off of Oakley Park Road, just east of the Martin Parkway. Sidwell No.: 17-24-201-008 & 009
J.	OTHER MATTERS TO COME BEFORE THE COMMISSION:
K.	PLANNING DIRECTOR’S REPORT
	NEXT REGULAR MEETING DATE: AUGUST 7, 2017
L.	ADJOURNMENT
PLANNING DIRECTOR	DAVID CAMPBELL