

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

Monday, August 12, 2013
2009 Township Drive
Commerce Township, Michigan 48390

CALL TO ORDER: Chairperson Haber called the meeting to order at 6:00pm.

ROLL CALL: Present: Larry Haber, Chairperson
Tom Jones, Vice Chairperson
Brian Winkler, Secretary
Bill McKeever
Jay Czarnecki
David Law
John Hindo

Also Present: Jay James, Engineer/Building Inspector
Jeff Norrup, Code Enforcement Officer

APPROVAL OF MINUTES

None

UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We approved the variance for the Marriott.

David Law – Township Board of Trustees

- No update.

Brian Winkler – Downtown Development Authority

- No update.

Jay James – Building Department & Planning

- I'd like to introduce Jeff Norrup, our new Code Enforcement Officer. I have worked with Jeff at Giffels-Webster and Kerr Engineering. He is very familiar with the Township and the roads. He is getting more familiar with the ordinances.
- I will email his contact info the Commission so that you can get in touch with him regarding enforcement issues.

Jeff greeted the Commissioners, provided some personal background information and stated that he is familiar with Commerce Township as he put in the sanitary sewers and water main. Chairperson Haber welcomed Jeff and briefly discussed addressing enforcement issues.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

MOTION by Law, supported by Jones, to remove Item I, PSP13-0021, from the table.
MOTION CARRIED UNANIMOUSLY

ITEM I: PSP13-0021 – MARRIOTT TOWNEPLACE SUITES – Tabled from August 5, 2013

Basil Bacall of Commerce MI is requesting Site Plan approval to construct a new hotel located just to the north of the Hampton Inn at 169 Loop Road.
Sidwell No.: 17-36-200-024

Jay James gave a review. The petitioner worked with staff to address questions and concerns regarding the architecture and appearance of the building.

Mike Powell, Powell Engineering & Associates, LLC, 4700 Cornerstone Dr., White Lake, MI, was present along with the petitioner to discuss the request.

Mike Powell reviewed the architectural aspects that had been changed since the last meeting. He noted that the Zoning Board of Appeals had approved the variance request for the parking setback along the west side. He also reiterated that a compactor would be used to serve both buildings. He delivered a presentation on the architectural details and reviewed the drawings provided in the packet with the Commission. Some of the changes addressed were brick on the columns, different elevations of brick, limestone accents and canopies. He focused on one particular photo which was the architect's preference and then requested input from the Commission on the renderings.

Mr. Bacall thanked the Commission for holding the special meeting.

Commission Comments:

McKeever – I like it. It is night and day with the limestone accents. I like the colors in the rendering and I am perfectly happy with this.

Hindo – I think it looks great.

Czarnecki – I like it too.

Jones – It's great. Go with it.

Law – I'm all right with it.

Winkler –

- I apologize for not being able to attend the last meeting.
- I do have to say that I've compared this to what was submitted last Monday and the petitioner has added many, if not all of the things that we asked him to do.
- He's added more brick, and the change in the color of the brick seems to fit more closely now with the adjacent facility.

- This has come together well.
- Detailing was added to the headers, and sills were added. There are canopies on the higher windows.
- And, the canopies themselves – well, this is a long-term stay facility so it needs to be more residential, and I think that the petitioner has done a great job at achieving this.

Haber –

- Well, thank you. You've made a lot of nice changes here and it looks a lot better.
- I like the canopies. I question if you could extend them to the rest of the windows.
- I also suggested last week that you think about doing canopies on the Hampton, but that has not been addressed.
- I like the brick, but I think I prefer another color scheme on the renderings.

Mike Powell – Are you thinking of the darker one?

Haber – Yes, I think it's more aesthetic.

Jones – I like it the way it is, not darker.

Haber – I do like the entranceways now. This looks much better. Let me pose this once more to the Commission for any other input on the colors or additional canopies.

McKeever – I would not add more canopies as it would be too busy and you would lose scale of the limestone sills. They've gone a long way to give this some detail. It's not cookie-cutter and they really break up the scale with these aspects. You may want some additional canopies higher, but not lower.

Mike Powell – These are the ideas of the Marriott architect, so they would prefer it to be this way. It has a contrasting look and it is not as uniform.

Winkler – I think the canopies on the high areas are fine as proposed because they make all of the recessed portions more prominent.

Haber – Are you okay with the color of the brick?

Winkler – I am okay with any of the three color schemes.

Mike Powell – On that last point, Mr. Bacall and I discussed options for the Hampton Inn. He would prefer to reserve that for his own discretion to upgrade the existing building. He would prefer not to tie that condition to this proposal. He understands that this will be a beautiful new building and will plan accordingly.

Haber – You're aware that this will look good and the other building will look plain, but I can live with leaving it to your discretion. You've been a gentleman up to this point.

MOTION by Jones, supported by Winkler, that the Planning Commission approves, with conditions, Item PSP13-0021, Marriott TownePlace Suites, the request by Basil Bacall of Commerce MI for Site Plan approval to construct a new hotel located just to the north of the Hampton Inn at 169 Loop Road. Sidwell No.: 17-36-200-024

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance. The Commission accepts the changes as proposed on the Architect's Preferred Rendering, as attached and made a part of the record, and approval is subject to the following conditions as provided in the Planning Consultant's report:

1. KER Engineering letter dated 7-2-13; and,
2. Fire Department letter dated 6-25-13; and,
3. Administrative approval of signage; and,
4. Permitting and approval by RCOC and the Township Traffic Engineer; and,
5. Revised landscape plan and MDOT permitting and approval for the right-of-way plantings.

MOTION CARRIED UNANIMOUSLY

ITEM II: PSU13-005 – RETAIL AT HAGGERTY – SPECIAL LAND USE – PUBLIC HEARING

Verus Development of Bloomfield Hills MI is requesting a Special Land Use to construct a new retail center with a drive thru located at 2215 Haggerty Road.
Sidwell No.: 17-24-476-041

Jay James, Building Inspector/Engineer gave a review, explaining that the petitioner was not present. There was some confusion with the petitioner and they did not receive all of their approvals from the Engineers or Planning. They did not submit a final revised site plan. Therefore, this would be coming back before the Commission and would require tabling. However, the public hearing should be held as it was advertised.

Chairperson Haber opened the public hearing and clarified the public hearing process for the residents by explaining that all questions and comments would be heard, but answers would not necessarily be provided this evening.

Denise Reuven – I own the properties at 3252 and 3260 Pontiac Trail. I received the special meeting notice about Bruce's Development of Bloomfield Hills. Is this the same item as the public hearing that was held for Tim Horton's?

Haber – This is different.

Denise Reuven – I thought this was the same request for the Special Land Use with a drive-thru.

Haber – This is a new request.

Jay James – This is over behind Sonic where there was the old Dirty Duck and there is an old party store. Tim Horton's is south of this, and the Dirty Duck would be the location of this proposed drive-thru.
Denise Reuven – I see. Thank you.

Chairperson Haber closed the public hearing as there were no additional questions or comments.

MOTION by McKeever, supported by Jones, to table Item PSU13-005, Retail at Haggerty, Special Land Use, the request by Verus Development of Bloomfield Hills MI for a Special Land Use to construct a new retail center with a drive thru located at 2215 Haggerty Road. Sidwell No.: 17-24-476-041
The item is tabled until the petitioner can appear on behalf of the request and present a completed proposal.

MOTION CARRIED UNANIMOUSLY

ITEM III: DISCUSSION ON THE MASTER PLAN

Postpone

OTHER MATTERS TO COME BEFORE THE COMMISSION

Jay James discussed the Planning process and further changes that will be made to prevent preliminary items from being placed on the agenda.

Jones discussed an item that he recently voted against. His vote was questioned and he explained it was because he is tired of seeing requests coming before the Commission that are only half-done. It is unfair to Township staff, to the Commission and to the public.

The next regularly scheduled Planning Commission meeting will be Monday, September 9, 2013 at 7:00pm.

ADJOURNMENT

MOTION by McKeever, supported by Jones, to adjourn the meeting at 6:26pm.

MOTION CARRIED UNANIMOUSLY



Brian Winkler, Secretary