



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

**Commerce Township Hall
2009 Township Drive**

Commerce Township MI 48390

MONDAY, JULY 10, 2023 at 7:00 pm

A.	Call to Order
B.	Approval of the Meeting Agenda for July 10, 2023
C.	Approval of Regular and Special Meeting Minutes from June 5, 2023 and Special Master Plan Open House Meeting Minutes of June 26, 2023
D.	Update of Activities in Commerce Township
E.	Public Discussion on matters for which there is no public hearing scheduled
F.	Tabled Items – NONE
G.	Old Business – NONE
H.	Scheduled Public Hearings – (2)
H1.	<p>PPU23-01 – FIVE & MAIN – 2nd AMENDED & RESTATED SUB-PUD – PUBLIC HEARING</p> <p>Commerce Downtown II, LLC (Bruce Aikens) of Birmingham MI is requesting approval for a 2nd amendment to the approved “Five & Main” Planned Unit Development (PUD) to reconfigure the layout of the mixed-use development to consist of retail, restaurants, entertainment, hospitality, and residential uses, to be located on the northeast corner of Pontiac Trail and the Martin Parkway.</p> <p>PIN’s: 17-24-401-060, 17-24-401-050, 17-24-300-067, 17-25-226-056, 17-24-401-062, and 17-24-401-061</p>
H2.	<p>PZ23-04 – ZONING ORDINANCE TEXT AMENDMENT (ARTICLE 33) – PUBLIC HEARING</p> <p>An amendment to the Commerce Township Zoning Ordinance Article 33, General Provisions, Section 33.01.A Detached Accessory Structures, to amend the procedure for the review and approval of detached accessory structures of 900 square feet or greater on residential properties of two or more acres.</p>

I.	New Business – (3)
I1.	<p>PSP23-08 – FIVE & MAIN SUB-CONDOMINIUM</p> <p>Commerce Downtown II, LLC (Bruce Aikens) of Birmingham MI is requesting approval for a new sub-condominium for the Five & Main development within Unit 13 of the Commerce Towne Place condominium at the northeast corner of Pontiac Trail and the Martin Parkway. PIN's: 17-24-401-060 & 17-25-226-056</p>
I2.	<p>PSP23-07 – COMMERCE TOWNE PLACE CONDOMINIUM 6th AMENDMENT</p> <p>MM Commerce Martin Retail LLC (Jim Galbraith) of Farmington Hills MI is requesting an amendment to the Commerce Towne Place condominium to divide Unit 11 into “new” Units 15 & 16. PIN's: 17-24-300-072 & 17-25-126-127</p>
I3.	<p>PSP23-09 – COMMERCE TOWNE PLACE CONDOMINIUM 7th AMENDMENT</p> <p>Commerce Downtown II, LLC (Bruce Aikens) of Birmingham MI is requesting an amendment to the Commerce Towne Place condominium to contract 0.44 acres from Unit 14 and combine it with Unit 13. PIN's: 17-24-401-060, 17-24-401-061, and 17-24-401-062</p>
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director's Report
L.	Adjournment

Upcoming Meetings

- JULY 25, 2023 (7pm) - Joint meeting with Township Board**
AUGUST 7, 2023 (5:30pm) - Master Plan update work session
AUGUST 7, 2023 (7pm) - Regular Planning Commission meeting