

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

Monday, June 5, 2023
2009 Township Drive
Commerce Township, Michigan 48390

A. CALL TO ORDER: Chairperson Parel called the meeting to order at 5:30pm.

ROLL CALL: Present: Brian Parel, Chairperson
Brian Winkler, Vice Chairperson
Bill McKeever
George Weber
Joe Loskill
Brady Phillips
Absent: Sam Karim (excused)
Also Present: Dave Campbell, Township Planning Director
Paula Lankford, Planner
Jill Bahm, Partner, Giffels Webster (exited at 6:08pm)
Julia Upfal, Planner, Giffels Webster
Rose Kim, Staff Planner, Giffels Webster

B. APPROVAL OF THE SPECIAL MEETING AGENDA

MOTION by Loskill, supported by Phillips, to approve the Planning Commission Regular Meeting Agenda of June 5, 2023, as presented.

MOTION CARRIED UNANIMOUSLY

C. MASTER LAND USE PLAN REVIEW

Work session of the 2015 Master Land Use Plan update.

Jill Bahm introduced the study session. She anticipates that this process will continue for a few more months. This session is to prepare for the next and final Open House, scheduled for June 26th. She discussed the homework exercises that the Commissioners had participated in.

As indicated in the PowerPoint presentation, the focus this evening was to review the future land use map, the descriptions, and if time permits, discuss the objectives for the plan goals, along with indicators and tracking the Master Plan progress. The future land use map was broken down into focus areas on individual posters. There is a need to determine if the designations from 2015 are still consistent with what is envisioned today. The posters indicate where the zoning map differs from the future land use map. Any necessary changes need to be identified.

Julia Upfal explained that the maps show the discrepancies; the colors are key to the future land use, and the labels show the current zoning.

The Commissioners gathered to review and discuss the first of the future land use posters. Discrepancies between future land uses, current zonings and current uses were discussed at length along the Union Lake Road corridor. Extensive discussion took place regarding neighborhood commercial, community commercial and general commercial zoning classifications; differences between B-1, B-2 and B-3 zoning districts were compared, including scale, intensities and square footages. B-3 includes gas stations; however, those are small sites and big box stores could not be accommodated

in those areas. Transitions from commercial uses to residential uses were carefully reviewed.

Weber discussed what needed to be shown and how to show it for the public at the Open House. Julia Upfal explained that only parcels that are changing would be highlighted. Inconsistencies were contemplated and necessary changes were noted. Differentiation was discussed further between neighborhood commercial and community commercial, and how they align with existing uses. Community commercial would be frequented by any or all residents of Commerce Township, whereas neighborhood commercial would be more commonly visited by those in adjacent residential in the immediate area. Types of uses in each zoning classification were further discussed.

Julia Upfal clarified that changes being made are not rezonings. These are only updates to the future land use map, which creates opportunities for developers if they want to do something different. However, if a rezoning application is not consistent with the future land use map, then it makes it much more difficult to approve the request because it does not coincide with the master plan. Weber noted that the general intent is to keep the kinds of businesses that are presently along the Union Lake Road corridor, with a few exceptions, because big box stores are not the goal in those areas.

The Commissioners transitioned to the next poster/map, which included the Commerce Village area, and open discussions continued regarding current uses, present zonings, and future land use designations. Commercial boundaries were reviewed in relation to adjacent residential. Again, B-3 was designated to be only for the gas station. Mixed uses were discussed, which can occur in B-1 and B-2. The Comcast cell tower in this area was noted to be zoned single-family residential. Paula Lankford noted that daycare centers used to be permitted in residential; however, they are now only allowed in the B districts. Discussions took place regarding parcels in the Long Farm and Huron Valley Hospital area. Weber asked Mr. Long what he would like to see in this area. Mr. Long would be pleased if the Commissioners kept it at single-family with 20,000 square foot lots. Mr. Long also had suggestions for neighborhood commercial areas. Phillips and Weber discussed the residential zoning classifications in relation to farmland, orchards and other vacant lands in the area.

In conclusion, Julia Upfal stated that Giffels would set a time to follow-up with the Planning Department and a work group from the Planning Commission in further preparation for the upcoming Open House. Chairperson Parel noted that the upcoming meetings are as follows:

- **June 26, 2023, 4:30pm to 6:30pm Master Plan Open House**
- **Next Regular Meeting Date: July 10, 2023 at 7:00 p.m. (no pre-meeting)**

D. ADJOURNMENT

MOTION by Loskill, supported by Winkler, to adjourn the meeting at 6:53pm.

MOTION CARRIED UNANIMOUSLY

Joe Loskill, Secretary