

OCTOBER - 2009

PLANNING DEPARTMENT UPDATE

ORDINANCE RELATED ITEMS

TEXT AMENDMENTS

The Planning Commission and Township Board approved two text amendments; one for signs and one for group daycares.

- The Sign Section of the Ordinance was revised in its entirety.
- The Group Daycare text was revised to allow group daycares in a residential neighborhood.

REZONINGS

RECENT REZONINGS INCLUDE:

- A Conditional Rezoning request for the property located north off Commerce Road just east of Huron Hills Subdivision from R-1A (Single Family Residential) to RM (Multiple Family Residential) for a senior housing development. The Planning Commission recommended approval to the Township Board, the Board tabled this item at their meeting on September 8, 2009.

COMMERCIAL PROJECTS

Martin Parkway

Martin Parkway is under way and hopes to be open to through traffic by late 2010. For details on the Parkway you can visit the Downtown Development Authority's website at www.commerce-dda.com.

Oakley Park and Martin Road Round-a-bout

A new round-a-bout has been completed at the intersection of Oakley Park and Martin Roads.

Sonic

The Planning Commission approved a site plan for the construction of a Sonic Restaurant located south off Pontiac Trail across from Wal*Mart. Sonic is open for business.

T & C Federal Credit Union

The Planning Commission approved a site plan for the construction of a new T & C Federal Credit Union located on the east side of Union Lake Road just north of Willow. T & C now "Genesis Credit Union" is open for business.

Huron Valley Sinai Hospital Medical Office Building

The Planning Commission approved a site plan for the construction of a new medical office building located on the campus of the Huron Valley Sinai Hospital. Final Certificate of Occupancy was issued in August 2009.

Commerce Gateway Shoppes

The Planning Commission approved a site plan for a new retail center located on the north side of Pontiac Trail just east of Welch Road. This project received an extension of the site plan approval. To date nothing has been started.

HoMedics

HoMedics has applied for site plan approval to construct a new office building located on Walnut Lake Court and Pontiac Trail. This was approved by the Planning Commission, no permits have been issued yet.

Commerce Drive-In	A plan was submitted to open an outdoor drive-in theater located at 8305 Richardson Road. This is scheduled for public hearing on October 5, 2009 with the Planning Commission.
	RESIDENTIAL DEVELOPMENTS
Island Club Phase 3	A plan was submitted for 11 single family lots in an existing subdivision located east off of Benstein just north of Oakley Park Road. After the review process is completed it will then be placed on the Planning Commission agenda.
	Please see above regarding a senior housing development proposed on the north side of Commerce Road.
	PLANNED UNIT DEVELOPMENTS "PUD"
Gateway	Plans have been submitted plans for construction of a mixed use building located south off of Commerce Road just west of Newton Road. This has been preliminarily reviewed by the Planning Commission which gave comments back to the petitioner. The petitioner is still working with the Township revising his plan.