

**To:** Commerce Township Board of Trustees

**From:** Commerce Township Planning Department  
David Campbell, AICP – Planning Director

**Date:** August 2, 2017

**RE:** August 2017 Monthly Planning Department Report  
(covering July 5, 2017 through August 1, 2017)

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### Development Proposals

- **519 W. Commerce Rd (Clark station expansion)** – On July 10, 2017, the Planning Commission held a public hearing on the conditional rezoning agreement (CRA) with K&S Fuel Ventures Inc. to determine whether the terms of the CRA had been breached. The Planning Commission made a finding that the CRA had been breached, and by a 7-0 vote recommended the Township Board revert the zoning of the properties from their conditional B-3 zoning back to their zoning prior to the CRA. The Township Board has the final authority whether to revert the zoning, a decision the Board has the option to make at their meeting on August 8, 2017.
- **Comfort Care of Commerce** – The site plan for the senior living facility at the NE corner of 14M and Decker was reviewed by the Planning Commission during a special meeting on June 19, 2017. The Planning Commission made a motion recommending the Township Board enter into an amendment to the 1996 consent judgment that governs the uses allowed on the property; that prospective amendment would allow the development of the Comfort Care proposal, and the approved site plan would be an exhibit to the amendment. The Comfort Care project will be on the agenda at two Twp meetings the week of August 7. On August 7, the Planning Commission will review the revised architecture of the building, which they wished to see improved from the design they saw at their June 19 meeting. On August 8, the Township Board will review the draft amendment to the consent judgment, and have the option to direct the Township Supervisor to execute the amendment.
- **Beyond Self Storage** – Northpoint Development proposes a 3-story climate-controlled self-storage facility on the south side of Oakley park west of Haggerty on property they intend to purchase from the Commerce DDA. The proposed use is allowed as a special land use within the Haggerty Road Corridor (HRC) overlay district. On August 7, the Planning Commission will hold a public hearing on the special land use. As of the date of this report, it is unclear whether the corresponding site plan will be ready for Planning Commission consideration on Aug. 7 because the engineers are still trying to figure out how to make the site's stormwater run uphill.
- **Oakley Park Road Zoning Map amendment** – Just west of the proposed Beyond Self Storage site described above are two vacant properties on the south side of Oakley Park Rd. Brothers Brian and Steven Tominna propose to purchase the properties to develop a banquet center / restaurant along with a separate office building. The properties are

zoned Technology & Light Manufacturing (TLM), a zoning district that doesn't allow the proposed use. The Tominna's have petitioned to extend the boundary of the HRC overlay to cover the two properties, because the proposed use is allowable under the development standards of the HRC overlay. The public hearing for the amendment to the Zoning Map will be held during the Planning Commission's August 7 meeting, and the Planning Commission will have the option to make a formal recommendation on the map amendment to the Township Board. The Township Board will make the final decision, potentially at their September 12 meeting.

- **Concept plans** – The Planning Department continues to have conversations with prospective developers of the vacant property at the northwest corner of M-5 and Maple (what was once meant to be a medical facility for Beaumont). Most of the interest is for some form of high-end attached residential (apartments, condominiums, etc.)

### **Zoning Board of Appeals (ZBA)**

- **Regular meeting July 27, 2017** – The ZBA Chair cancelled the meeting scheduled for July 27 because there were no ZBA petitions submitted and there is no other pending business for the ZBA to discuss. The next regular meeting is scheduled for September 28.

### **Planning Commission**

- **Regular meeting July 10, 2017** – At their meeting on July 10, the Planning Commission acted on the following:
  - Held a public hearing on whether the conditional rezoning agreement with K&S Fuel Ventures, Inc. (owners of the Clark station at 519 W. Commerce Rd) was breached
  - Approved w/ conditions the site plan for the proposed cell tower at Fire Station #4 (2399 Glengary)
  - Reviewed three concept plans (new neighborhood at Loon Lake & Benstein, indoor self-storage at Oakley Park & Haggerty, and banquet center at Oakley Park between Haggerty and Martin)
- **Regular meeting on August 7, 2017** – At their meeting on August 7, the Planning Commission will:
  - Keep the site plan and special land use for K&S Fuel Ventures (Clark station expansion) as a tabled item table pending Township Board action on the Conditional Rezoning Agreement
  - Hold a public hearing on the proposed rezoning along Oakley park Rd discussed above
  - Hold a public hearing for the special land use for Beyond Self Storage discussed above
  - Review the revised architecture for the Comfort Care senior living project discussed above
  - Discuss wall signage within the Town Center overlay district
  - Possibly discuss the Scarlett's Smile inclusive playground within Dodge Park #5

- **Planning Commission vacancy** – Based on the pending relocation of a member of the Planning Commission to outside of Commerce Township, there is likely to be a vacancy on the 7-member Planning Commission in the near future. The Township Supervisor hopes to identify an appointee to fill that vacancy prior to the September 12 Township Board meeting, so that the Township Board can affirm his appointee at that meeting.