

**To:** Commerce Township Board of Trustees

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

**Date:** July 5, 2017

**RE:** July 2017 Monthly Planning Department Report  
(covering June 7, 2017 through July 4, 2017)

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### Development Proposals

- **519 W. Commerce Rd (Clark station expansion)** – On June 13, 2017, the Township Board directed the Planning Commission to hold a public hearing for the purpose of making a finding whether the conditional rezoning agreement (CRA) with K&S Fuel Ventures, Inc. had been breached. That public hearing is set for July 10, 2017 at 7pm. The Planning Commission is expected to make their finding, and based on that finding, make a recommendation to the Township Board on whether the zoning of the properties included in the CRA should be reverted back to their original zoning. The Township Board has the final authority whether to revert the zoning, a decision the Board could potentially make at their meeting on August 8, 2017.
- **Conditional rezonings** – The respective petitioners for the conditional rezoning proposed at Commerce and Carroll Lake as well as Commerce and Newton have not yet submitted their final executed CRA's for Township Board consideration. Neither petition will be on the Township Board's July 11, 2017 agenda.
- **Comfort Care** – 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. Comfort Care's team is working with the Planning Department and the Township Attorney in anticipation of being on a forthcoming Township Board agenda.
- **Cellular tower at Fire Station #4 (2399 Glengary)** – The Planning Commission will consider site plan approval for a new 150-foot cell tower behind Fire Station #4 at their July 10 meeting. The proposed tower would be located off the southeast corner of the existing parking lot, inside a 50'x50' service pad just east of the Sheriff Department's new storage garage. The primary provider on the tower will be Verizon, but the tower will be designed to accommodate antennae for up to three additional providers.
- **Concept plans** – In addition to the formal proposals above, the following conceptual plans are being considered by their respective developers:
  - **Loon Lake & Benstein Roads** – Joe Schulist proposes a 23-home site condominium ("Pebblecreek Village") on the vacant 15 acres at the southwest corner of Loon Lake and Benstein Roads. The proposed neighborhood would

extend the existing stubbed road (Drakeshire) within the Foxcroft neighborhood. The concept plan will be before the Planning Commission on July 10.

- **Beyond Self-Storage** – Northpointe Development proposes a 3-story indoor / climate-controlled self-storage facility at the southwest corner of Haggerty and Oakley Park. The concept plan will be before the Planning Commission on July 10.
- **Banquet center / restaurant** – The developers of a proposed banquet center / craft beer tavern may appear before the Planning Commission on July 10 for a new facility on the south side of Oakley Park between Martin Road and Haggerty.
- **Beaumont property** – The Planning Department has had multiple conversations with prospective developers of the vacant property at the northwest corner of M-5 and Maple. Most of the interest is for some form of high-end attached residential (apartments, condominiums, etc.)

### **Zoning Amendments**

- **Off-premises liquor licenses** – The Township Board will have the option to adopt an amendment to the Zoning Ordinance at their July 11 meeting that would establish more local regulatory control over the location of new / expanded off-premises alcohol retailers (liquor / party stores, gas stations w/ alcohol sales, beer & wine shops, pharmacies w/ alcohol sales, etc.) On June 5 the PC forwarded the proposed amendment to the Township Board with a recommendation of approval, subject to some revisions. The Planning Department has worked with the Township Attorney to include those revisions in the version the Township Board will consider on July 11.

### **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**

- **Special meeting June 19, 2017** – The developer of Comfort Care requested a special PC meeting for July 19, and the PC accommodated. After reviewing the plans for an 89-unit senior living facility at the northeast corner of 14 Mile and Decker, the PC made a formal recommendation that the Township Board amend the 1996 consent judgment on the property to allow for the development of the Comfort Care facility. The Township Board will consider that amendment at a future meeting.
- **Regular meeting July 10, 2017** – At their meeting on July 10, the Planning Commission will:
  - Hold a public hearing and make a finding on whether the conditional rezoning agreement with K&S Fuel Ventures, Inc. (owners of the Clark station at 519 W. Commerce Rd) was breached
  - Review the site plan for the proposed cell tower at Fire Station #4 (2399 Glengary)

- Review as many as 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)