

To: Commerce Township Board of Trustees

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

Date: October 4, 2017

RE: October 2017 Monthly Planning Department Report
(covering Sept. 7, 2017, 2017 through Oct. 4, 2017)



Development Proposals

- **Sidecar Slider Bar (2215 Haggerty)** – At their regular meeting on Oct. 2, the Planning Commission approved with conditions the site plan to reoccupy and expand the existing vacant building at 2215 Haggerty with Sidecar Slider Bar. The new bar/restaurant will be owned and operated by Steve Simon, who also owns and operates the Sidecar in downtown Birmingham. Mr. Simon will also have to appear before the Township Board for local approval of a Class C liquor license (a Redevelopment License available only within the Township’s DDA district).
- **Visionary Development (Brian Tominna) conditional rezoning** – At their meeting on Sept. 11, the Planning Commission held a public hearing on a conditional rezoning petition by Visionary Development LLC to rezone two vacant properties on the south side of Oakley Park Road (between Martin and Haggerty) from TLM (Technology & Light Manufacturing) to TLM w/in the Haggerty Road Corridor overlay district. Mr. Tominna’s intent is to build two buildings; a restaurant / banquet center, and a multi-tenant office building. A stand-alone restaurant is not permitted under TLM zoning but is allowed within the HRC overlay, thus the need for the rezoning. The developer would be bound to those uses by a conditional rezoning agreement (CRA). After the public hearing on Sept. 11, the Planning Commission unanimously recommended approval of the conditional rezoning. The next evening on Sept. 12, the Township Board approved the conditional rezoning. Visionary will now return to the Planning Commission in the near future for approval of their site plan, and will also return to the Township Board for local approval of their Class C liquor license (a Redevelopment License).
- **JR Senior & Associates (Sindi Rabban) conditional rezoning** – The conditional rezoning petition for six properties assembled at the northeast corner of Commerce and Carroll Lake Roads went before the Planning Commission for a public hearing in December 2016. The developer’s intent is to build a gas station with retail store. The Planning Commission recommended denial of the conditional rezoning following the public hearing. Ms. Rabban tells the Planning Department she would now like to proceed to the Township Board at their November 14, 2017 meeting for a final decision on the conditional rezoning. In early September the owner demolished (with all proper permits) a house on one of the properties (4860 Carroll Lake Road) that had been damaged beyond repair by a tree that fell on it during a storm this summer. That

demolition and cleanup sparked a lot of phone calls from neighbors and passers-by asking whether they were beginning construction on the new gas station.

- **Aikens mixed-use commercial development** – Bruce Aikens met with the Township Supervisor, DDA Director, Planning Commission Chair, and Planning Director on Sept. 13 to discuss his conceptual layout for the first of two phases of his proposed mixed-use commercial development at the northeast corner of Martin Parkway and Pontiac Trail. The meeting served as the required Pre-Application Conference for a Planned Unit Development (PUD), the process by which the Aikens development is expected to be reviewed. Mr. Aikens is proposing a mix of entertainment uses, retail, restaurants, health & fitness, and grocery. On Oct. 11 the Planning Commission will be visiting The Village of Rochester Hills, a commercial center Mr. Aikens developed (and still owns and operates) at Adams and Walton Roads around 2000, to get a sense of what Aikens intends to develop in Commerce Twp.
- **Comfort Care of Commerce (NE corner of 14M & Decker)** – 93-unit assisted living / memory care facility. The Building Department issued demolition permits to remove the existing building on the future Comfort Care site; as of Oct. 4, the building is still standing. The Township also approved the land division application to create the property that Comfort Care will occupy; that land division is in-process with Oakland County Equalization.
- **Beyond Self Storage (Oakley Park and Haggerty)** – 3-story enclosed, climate-controlled self-storage building. Stamping Sets have been submitted by the developer's engineer, and site engineering plans have been approved. Building plans are still under review.

Zoning Board of Appeals (ZBA)

- **Regular meeting September 28, 2017** – The ZBA had five applications on their 9/28 agenda:
 - 1620 Union Lake Rd, a new freestanding sign for the PNC Bank that would encroach into both front yard setbacks – Approved with conditions
 - 9015 Commerce, two accessory structures that were constructed in the lakeside front yard and encroach into the wetland/waterbody setback – Both denied
 - 1740 Sadie Shore, a new home with elevated lakeside deck that would encroach into the lakeside setback – Approved but without the elevated deck
 - 8463 Arlis, a reconstructed home that would encroach into the side yard setbacks – Approved with conditions
 - 3050 Union Lake Rd, a new wall sign for The Big Salad in the Commerce Town Center retail plaza that would exceed maximum sign area - Denied

Planning Commission

- **Regular meeting Sept. 11, 2017** – At their meeting on Sept. 11, the Planning Commission acted on the following:
 - Held a public hearing and recommended Township Board approval on a conditional rezoning petition for Visionary Development for two vacant properties on Oakley Park east of Martin Parkway (TB approved on 9/12)

- Held a public hearing and recommended Township Board approval for some “housekeeping” amendments to the Zoning Ordinance, including a prohibition of State-licensed medical marijuana facilities (TB will consider on 10/10)
- Reviewed a concept plan by Watermark Residential for approx. 300 luxury apartments on the former Beaumont property at Maple and M-5
- **Regular meeting Oct. 2, 2017** – At their meeting on Oct. 2, the Planning Commission acted on the following:
 - Approved w/ conditions a site plan for SideCar Slider Bar (2215 Haggerty)
 - Welcomed new Planning Commissioner Brian Parel to his first meeting

M-5 non-motorized bridge – The project has been advertised by MDOT and bids will be accepted through Nov. 8. A pre-bid meeting with interested contractors will be hosted by MDOT on Oct. 19.