



CHARTER TOWNSHIP OF COMMERCE PLANNING COMMISSION MEETING AGENDA

Commerce Township Hall
2009 Township Drive
Commerce Township MI 48390

Monday, November 3, 2025 at 7:00pm

A.	Call to Order
B.	Approval of the Meeting Agenda for November 3, 2025
C.	Approval of Regular Meeting Minutes from September 8, 2025
D.	Update of Activities in Commerce Township
E.	Public Discussion on matters for which there is no Public Hearing scheduled
F.	Tabled Items – NONE
G.	Old Business – NONE
H.	Scheduled Public Hearings (1)
H1.	PZ25-01 – Zoning Ordinance Sec. 26.505.F Text Amendment An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 26, Use Standards, Section 26.505.F - Noise and Vibration, to revise the permissible decibel levels across various zoning districts and codify exceptions regarding same.
I.	New Business (3 items)
I1.	PPU25-01 – The Enclave at Stillwater – PUD Condominium Site Plan Twin Pines Investments Co. (Andrew Milia) is requesting condominium site plan approval for an approved Planned Unit Development (PUD) proposing 90 single-family dwellings on the north side of Sleeth Road, just east of The Reserve at Crystal Lake, on the middle of the three decommissioned Sleeth Road gravel pits. PIN # 17-08-400-004
I2.	Great Lakes Nature School – Conceptual Review Adriana and Kurtis Rickelmann of Commerce MI are requesting a conceptual review of a proposed school/daycare on an 8-acre parcel located on the south side of Commerce Road, just west of Carey Road. PIN#: 17-08-227-008

I3.	Planning Commission Housekeeping 2026 • Review & approval of the 2026 Planning Commission Bylaws • Election of the 2026 Planning Commission Officers (Chairperson, Vice Chairperson, and Secretary) • Review & approval of 2026 Planning Commission meeting schedule
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director's Report
L.	Adjournment

Next Regular Meeting Date: December 1, 2025