



**CHARTER TOWNSHIP OF COMMERCE  
PLANNING COMMISSION  
MEETING AGENDA**

**Commerce Township Hall  
2009 Township Drive  
Commerce Township MI 48390**

**MONDAY, NOVEMBER 1, 2021 at 7:00 p.m.**

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| <b>A.</b>  | <b>Call to Order</b>  |
| <b>B.</b>  | <b>Approval of the Meeting Agenda for November 1, 2021</b>  |
| <b>C.</b>  | <b>Approval of Meeting Minutes from October 4, 2021</b>   |
| <b>D.</b>  | <b>Update of Activities in Commerce Township</b>  |
| <b>E.</b>  | <b>Public Discussion</b> (on matters for which there is no public hearing scheduled)  |
| <b>F.</b>  | <b>Tabled Items – (2) BOTH ITEMS F1 &amp; F2 WILL BE REMOVED FROM THE TABLE</b>   |
| <b>F1.</b> | <p><b>PSU21-06 – SCOOTER’S COFFEE – SPECIAL LAND USE – TABLED ON AUGUST 2, 2021</b></p> <p>Brad Brickel of Nowak &amp; Fraus of Pontiac, MI representing Scooter’s Coffee is requesting approval for a Special Land Use for a drive-through business in a B-3 zoning district on the east side of Union Lake Road in an outlot at 2733 Union Lake Road.</p> <p>Sidwell No.: 17-12-276-007</p>   |
| <b>F2.</b> | <p><b>PSP21-06 – SCOOTER’S COFFEE – SITE PLAN - TABLED ON AUGUST 2, 2021</b></p> <p>Brad Brickel of Nowak &amp; Fraus of Pontiac, MI representing Scooter’s Coffee is requesting site plan approval for a new drive-through business located on the east side of Union Lake Road in an outlot at 2733 Union Lake Road.</p> <p>Sidwell No.: 17-12-276-007</p>  |
| <b>G.</b>  | <b>Old Business - NONE</b>  |
| <b>H.</b>  | <b>Scheduled Public Hearings – (1)</b>  |
| <b>H1.</b> | <p><b>PCZ21-01 – CLOVER COMMUNITIES – CONDITIONAL REZONING – PUBLIC HEARING</b></p> <p>Clover Communities Commerce LLC of Williamsville, NY is requesting a Conditional Rezoning of two parcels of land consisting of 8.3 acres from TLM (Technology &amp; Light Manufacturing) to TLM within the HRC (Haggerty Road Corridor) Overlay for a new 119-unit senior independent living development located on the south side of Oakley Park Road, between Martin Rd and Haggerty Rd.</p> <p>Sidwell No.’s: 17-24-201-008 &amp; 17-24-201-009</p> |

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| <b>I.</b>  | <b>New Business – (5)</b>  |
| <b>I1.</b> | <p><b>VALVOLINE – Concept Review</b></p> <p>CESO, Inc. of Miamisburg, OH is requesting a conceptual review of a proposed new Valvoline Instant Oil Change facility located on a vacant lot on the east side of Loop Road, just south of Commerce Crossing.</p> <p>Sidwell No.: 17-36-200-031</p> |
| <b>I2.</b> | <b>Article 27, Building Form and Composition Discussion</b>  |
| <b>I3.</b> | <b>Planning Commission Bylaws</b>  |
| <b>I4.</b> | <b>2022 Planning Commission Meeting Schedule</b>   |
| <b>I5.</b> | <b>Election of 2022 Officers</b>   |
| <b>J.</b>  | <b>Other Matters to Come Before the Planning Commission</b>  |
| <b>K.</b>  | <b>Planning Director’s Report</b>  |
| <b>L.</b>  | <b>Adjournment</b>   |

**Next Regular Meeting Date: DECEMBER 13, 2021**