

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

Monday, October 2, 2023  
2009 Township Drive  
Commerce Township, Michigan 48390

**A. CALL TO ORDER:** Chairperson Parel called the meeting to order at 7:00pm.

**ROLL CALL:** Present:

Brian Parel, Chairperson  
Brian Winkler, Vice Chairperson  
Joe Loskill, Secretary  
Bill McKeever  
George Weber  
Sam Karim  
Brady Phillips

Also Present:

Dave Campbell, Township Planning Director  
Mark Gall, Township Fire Marshal  
Jim Dundas, Township Fire Chief  
Derek Tuck, DDA Member  
Debbie Watson, DDA Director

**B. APPROVAL OF AGENDA**

**MOTION** by Loskill, supported by Phillips, to approve the Planning Commission Regular Meeting Agenda of October 2, 2023, as presented.

**MOTION CARRIED UNANIMOUSLY**

**C. APPROVAL OF MINUTES**

**MOTION** by Loskill, supported by Winkler, to approve the Planning Commission Regular Meeting Minutes of September 11, 2023, as written.

**MOTION CARRIED UNANIMOUSLY**

**D. UPDATE OF ACTIVITIES**

Brian Winkler – Downtown Development Authority

- The September 19th DDA Meeting was short and routine.
- Regarding the Insite Commercial Report, for Parcel B1-Phase I, Five and Main, Continental will be presenting their Site Plan to the Planning Commission tonight. Continental is hoping to break ground in the spring. Bruce Aikens is due to provide an update to the DDA at our October meeting.
- Parcel J1, the corner parcel at Haggerty and Oakley Park, the DDA received a Letter of Intent from a buyer, who is planning a development that potentially includes a tire shop, a drive-through restaurant and 6,000 square feet of retail space. This project would most likely be done as a part of the Haggerty Road Corridor Overlay (HRC) to get the best buildings, landscaping and layout for the site.
- Susan Spelker noted that she is resigning from the DDA Board effective after our October DDA meeting. Susan will be missed.
- The DDA is looking forward to seeing construction in the Spring of 2024 at Five & Main, along with construction on the Genesis/Hyundai dealerships, and seeing further upgrades to the old Dick Morris dealership.

Chairperson Parel – Where is the property you mentioned with development of a tire shop?

Winkler – That would be the one at the southwest corner of Haggerty and Oakley Park, where the storage facility takes the southwest portion of the site.

Dave Campbell – It was Beyond Self-Storage when it was approved. It has since been acquired by Public Storage.

Chairperson Parel – So, it's the corner out parcel.

Dave Campbell – Yes, and what makes it unique is there is a gas main that cuts at a diagonal across the property. It separates the self-storage facility from this vacant piece of property. It is zoned TLM but it's also in the HRC Overlay. So, in our very preliminary discussions with Randy and the DDA, the prospective buyer/developer would most likely have to develop it under the HRC standards for the proposed land uses. Only in the HRC standards could you get retail uses, restaurants and a drive-through use.

Chairperson Parel – When do we think we'll see that?

Dave Campbell – I might look to Deb to see if she has heard anything.

Debbie Watson – I have not, but it will be discussed again at our Marketing Committee meeting later this month.

Chairperson Parel – They're not under contract?

Debbie Watson – Not yet.

Bill McKeever – Zoning Board of Appeals

- We did not have an agenda this quarter.

George Weber – Township Board of Trustees

- The last Township Board meeting was on September 26<sup>th</sup>.
- This is budget season so the majority of the meeting is going through line items for each of the Township departments.
- In addition, we contracted with Oakland County to help support us for the new law within Michigan regarding early voting election, which is a 9-day window. It's pretty taxing on the Township Clerk's office, so the County is stepping in to provide assistance to all townships within Oakland County.
- We had our first discussion on the GFL garbage/waste contract. It's a very large contract and it's a 5-year agreement. They're looking to implement a fuel surcharge within certain parameters, which are not unreasonable. We've asked them to do additional work on that clause within the agreement.
- We're also going through the Township insurance policies which are up this year. Again, a pretty complex topic of all the different insurance that the Township must have, primarily regarding liability.
- The final discussion was on the Master Plan. There was discussion within the Board two meetings ago on whether approval of the Master Plan should sit with

the Planning Commission or at the Board level. Legislation in Michigan allows either party the approval process. For this present Master Plan, the approval will be maintained within this body, and prior to the start of the next Master Plan, 5 years or so from now, we'll have that discussion of whether it should remain here or go to the Board level. I think we can probably be more proactive in getting specific Board members input through the process. While we had lots of touchpoints, I think we could communicate a little better by strongly encouraging selected Board members to attend the meetings that we have with residents, HOAs, et cetera.

- Finally, I see Mr. Gall in the back. We are hopefully finalizing the negotiations for the Fire Union as we speak.

Chairperson Parel – Anything from the Building Department?

Dave Campbell – Building Department

- Jay is out this week.
- You all received his monthly permit list which confirms what his department has going on.

Chairperson Parel – It looks like there are a couple of items of interest. It says *addition to cell tower*. Do you know anything about this?

Dave Campbell – They are colocations. When you have an existing tower, you can have up to four different providers located on that tower. To the extent we can, the Township encourages colocation rather than new towers. That is a standard that went into place back in the early 2000's when cell phones and towers became commonplace. Anytime you have a colocation, there are electrical and mechanical permits required, and that's what these are.

## **E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA**

**Chairperson Parel opened to Public Discussion of Matters Not on the Agenda.**

No comments.

**Chairperson Parel closed Public Discussion of Matters Not on the Agenda.**

## **F. TABLED ITEMS**

None.

## **G. OLD BUSINESS**

None.

## **H. SCHEDULED PUBLIC HEARINGS**

None.

## **I. NEW BUSINESS (2)**

### **ITEM 11. PSP23-12 – THE HOME DEPOT – SITE PLAN AMENDMENT**

Katie Fitzjarrald of Kimley-Horn representing The Home Depot is requesting a site plan amendment for year-round and seasonal outdoor storage & display within Home Depot's existing parking lot located at 355 Haggerty Road.

PIN: 17-36-400-026

David Campbell, Planning Director, gave a review of the Planning Department's report. Home Depot was before the Planning Commission at their August meeting, seeking a use determination for whether outdoor storage and display could be a use customarily incidental to the principal permitted use, which in their case is a home improvement store of 100,000 square feet or more in the B-2 Community Business zoning district. The Planning Commission made such use determination, but stressed that the outdoor storage should be limited on Home Depot's site. A preliminary plan had been proposed at that meeting, and the Planning Commission had offered comments and suggestions. A follow-up work group meeting was also held with three Commissioners and Home Depot's representatives via zoom to further discuss what was appropriate with respect to outdoor storage on the site.

Dave elaborated on the history of outdoor storage at Home Depot, the previously approved plant corral from 2003, and the corresponding site plan. Their outdoor storage displays had expanded over the years, to the point that this year, the Township's Code Enforcement Division was writing violation notices. Upon receipt, Home Depot began working with the Township on a plan to bring them into compliance.

A new proposed site plan amendment was submitted to the Planning Commissioners in their packets, and hard copies were also handed out which were slightly updated versions. Dave reviewed the proposed site plan amendment in detail, with revisions, on the overhead for the Commissioners, which included color-coding and distinctions for seasonal and year-round storage and display areas. He noted that he would want to clarify what type of fencing material would be used to enclose the plant corral. He also pointed out a notation on the plan in the sidewalk area that states; *Arrange in such a manner as to never impede access*. This is in response to safety concerns that were expressed.

If the Planning Commission were to take action, this would become the approved site plan for Home Depot, and it would certainly help the Code Enforcement Division, the Planning Department, and the Home Depot team. As staff turnover takes place, it would help if there were an unambiguous plan such as this to help everyone understand where outdoor storage and displays are permitted.

Home Depot was represented by Katie Fitzjarrald of Kimley-Horn & Associates, 1000 Town Center, Ste 1900, Southfield, MI, and Diana Tran, Store #2722 Manager, 355 Haggerty Road, Commerce Township, MI.

Katie Fitzjarrald – We made a couple of changes as Dave pointed out, but I wanted to bring to your attention the lime green area, where we are hosting the equipment onsite, is screened by landscaping on the south side of the property. We were hoping that anything that would be on a trailer in that row to be screened by landscaping from the development that will be located on the south side of the property. And then, the 10

spots that would be to the east of that are just for your typical trucks and vans, and that way it's not a huge nuisance.

We also did lessen the ask along the front. We reduced as we acknowledged commentary about how hard it was to access the front doors and move in and out of the materials. So, the blue/teal area has been reduced to a 6-foot table versus 8-foot. We hope that helps reduce the overflow into the fire lane/loading zone.

We hope also to note that the green areas are to never impede, and although we are asking for those square footages, I want to point out that not all of that square footage is to be utilized at one time. We are just giving you a full vision of what could be there.

There might be three grills to the far left, et cetera, at materials move.

At the rear of the site, these areas have also been changed quite drastically to show just seasonal. The staging area to the left is 24-48 hours only. Again, hopefully never encompassing all of that square footage, but material can remain within that area for those hours.

To the right of that, the 20-foot lumber outdoor storage; this is also partially a staging area, but also for safety internally so that they're not stacking lumber on the racks quite so high. This area will be seasonal as well, and as winterization happens at the site, everything will come indoors except for the sheds, the large format equipment in the bright green spaces, and I believe that is it, correct, Diana?

Diana Tran – Yes.

Katie Fitzjarrald – I hope you can see that we took all of your previous comments into consideration. I really appreciate the meeting we had with just the three Commissioners. I feel like we gained a lot of information from that meeting. I'll turn it back over to you to see if you have any questions.

**Commission Comments:**

Chairperson Parel – We appreciate it. It's good to see you again.

Karim – No comments. It's good.

Winkler – No comments.

Phillips – I have no questions. I would just say I appreciate the fact that we had the meeting and you took into account our input.

Loskill – Just one question. The seasonal area in pink. What is that going to be surrounded by? Is it a fence or split rail?

Diana Tran – That will encompass live goods. Safety is Number #1 to make sure that the goods stay within, but also that driving is safe, along with customers and pedestrians. Because of that, we use a mixture of timbers and concrete blocks. It is actually encompassed and has a very professional, clean look to it. It looks like its own nursery.

Dave Campbell – If we were to approve a site plan this evening, could we get a detail included on a final plan of what Diana just described, included with the detail for the chain link fence, which we already have.

Katie Fitzjarrald – Yes, absolutely, any small tweaks can be made.

Chairperson Parel – Thank you. George?

Weber – I have a comment and a question. It's not lost on me that outdoor storage is a significant cost savings to Home Depot. You're not having to pay property tax, as Bill has pointed out, on parking lot versus sales floor. You're also significantly reducing your transportation costs and your outside warehousing that you have to do in terms of moving equipment back and forth. So, this would be the maximum for me, meaning one get out of jail free card, and after this then Home Depot has to invest. I know that you made comments before that Home Depot, in this financial environment, isn't looking to do that, but Ms. Tran also pointed that the store's revenue just from the rental business is \$800,000 a year. I can't imagine what the rest of the revenue is from the seasonal products that are being sold.

My question is, where you have the plants corral, why is it safer to have it more toward the east than much closer to the south side of the building? You have parking spaces to the west and to the east, and why wouldn't that plant corral be pushed closer to the building right by the islands? It seems like you would have less vehicle traffic impeding it.

Diana Tran – George, that's a great question and I appreciate you bringing it up. We have that pushed back due to that being a drive-through specifically. So, when you make a right-hand turn and you drive along the purple area, we did not want anyone stopping right at the front edge. We hope that they would continue on, closer to the pink area. Also for visual, anything that is fenced and/or brings any kind of shrubbery past the landscape islands in such a manner will inhibit vision by the fire lane, so I don't like to put anything by the fire lane. Also, the handicap spaces need certain clearance for that turn.

Weber – So the drive-through is the purple?

Diana Tran – It's between the pink and purple.

Weber – I get it. That's all I have. Thanks.

Katie Fitzjarrald – If I may comment on your previous comment, we will take that into consideration. They are making more forward steps to make fixes for this. They have an area where they are hoping to open for storage, upcoming in the next few months for several sites that are local to your area, so there is finance being put into this.

Weber – So you're willing to pay property tax on sales rate versus parking lot rate.

Katie Fitzjarrald – That was way before me, and a couple years in the making, but I appreciate your commentary and wanted to let you know.

Weber – Thank you.

Katie Fitzjarrald – You're welcome.

Chairperson Parel – All set, George?

Weber – Yes.

Chairperson Parel – Thank you. Bill?

McKeever – George covered it.

Chairperson Parel – Excellent, glad you're happy.

McKeever – I didn't say I was happy.

Katie Fitzjarrald – Well, I appreciate the honesty.

Chairperson Parel – I'm pretty good here. In my opinion, this is much better than what was existing and what was originally presented. The group worked hard to get to where we are and we appreciate it. Dave, just a couple technical things. You asked for the type of enclosure on the pink area. Do you think we need detail for the fencing for the red area?

Dave Campbell – We did have that.

Katie Fitzjarrald – It will be a tan to match what is existing behind the store.

McKeever – Is it the vinyl slats that are vertical, or is the fabric that runs diagonally?

Katie Fitzjarrald – It is the vinyl slats.

McKeever – If I'm not mistaken, the other is not approved for screening? The fabric that runs diagonally.

Dave Campbell – It's up to the Planning Commission's discretion what material you would want to use for screening.

Weber – Correct me if I'm wrong. The vertical slats that weave through the chain link have a propensity to crack and blow away.

Dave Campbell – In other locations and other uses, we've asked folks to avoid the slatted material for just those reasons.

Weber – What about the mesh that actually gets zip tied across the fence? I'm sure you've seen it.

Katie Fitzjarrald – Yes.

Weber – It's actually probably more cost effective than having somebody put in individual slats.

Katie Fitzjarrald – It is more expensive, but if that is what the Commission wants, absolutely.

Weber – I think it's a better solution and much more durable.

Katie Fitzjarrald – Are we okay with that being per panel?

Weber – Yes.

Katie Fitzjarrald – Okay, thank you. That way it's movable.

Chairperson Parel – Good plan. My only other question is, the new note that you added on the green area, specifically when you speak of not impeding access, does that also apply to the blue area?

Katie Fitzjarrald – Yes, the entire front of the property.

Weber – Mark, have you seen this plan, and with that storage, is there enough room to get our trucks around.

Fire Marshal Gall – There is. The only concern is in the back and making sure there's access there.

Dave Campbell – In the recommended motion language that we provided, we did say, *and shall comply with all applicable standards of the IFC*. Hopefully that would cover not blocking emergency access.

Weber – I've learned my lesson on the Sheriff's substation, so I want to make sure Mark saw this one.

Chairperson Parel – On that comment, do we need to have the Fire Department look at this?

Dave Campbell – Mark, you've looked at this?

Fire Marshal Gall – We've looked at it.

Katie Fitzjarrald – It does meet fire code.

Chairperson Parel – Perfect. Would someone care to make a motion, please.

**MOTION** by Loskill, supported by Phillips, that the Planning Commission **approves, with conditions**, Item PSP23-12, The Home Depot, Site Plan Amendment, the request by Katie Fitzjarrald of Kimley-Horn, representing The Home Depot, for a site plan amendment for year-round and seasonal outdoor storage & display within Home Depot's existing parking lot located at 355 Haggerty Road.

PIN: 17-36-400-026

Move to approve PSP#23-12, a site plan amendment for The Home Depot (Store #2722) at 355 Haggerty Road, for both year-round and seasonal outdoor storage and



display at specific locations on the site. The Planning Commission bases their approval on a determination that the site plan amendment is consistent with the intent of the Planning Commission's use determination of Aug. 7, 2023, that limited outdoor storage is an accessory use customarily incidental to a home improvement store with an indoor lumber yard of 100,000 sf or more, and further is consistent with the intent with the applicable standards of the Commerce Township Zoning Ordinance as they pertain to outdoor storage.

**Site plan approval is subject to the following conditions:**

1. A revised site plan to be administratively reviewed and approved by the Planning Department to include:
  - a. A detail of the proposed enclosure material for the plant corral;
  - b. A note on the plan that outdoor displays along the front and/or rear of the store shall not impede emergency access, shall comply with all applicable ADA standards as they pertain to barrier-free access, and shall comply with all applicable standards of the International Fire Code;
  - c. A note on the anticipated height of the material to be stored within the enclosed seasonal outdoor storage area for palletted goods;
  - d. The screen materials will be a mesh screening material, in lieu of diagonal fabric slats or vertical plastic slats.

**MOTION CARRIED UNANIMOUSLY**

Katie Fitzjarrald and Diana Tran thanked the Commissioners.

**ITEM 12. PSP23-13 – SPRINGS at FIVE & MAIN**

Jordan Teichen with Continental Properties of Menomonee Falls WI is requesting PUD site plan approval for a new 284-unit / 9-building multiple-family development within Unit 4 of the Five & Main site condominium located on the northeast corner of Pontiac Trail and Martin Parkway. PIN: pt. of both 17-24-401-060 & -061

David Campbell, Planning Director, gave a review of the Planning Department's report. The Five & Main mixed-use development was originally approved by the Township back in 2018. It was amended in 2019, to add the hotel, and it was amended again earlier this year in 2023. Part of the recent amendment was shifting the approved location of the residential component, to occupy approximately 12.5 acres along the east side of the Five & Main site, adjacent to the Walmart store. The proposal is for a total of 9 residential buildings of three stories, with each building being around 30 units. The originally approved agreement for Five & Main allowed for up to 300 dwelling units, and the proposal is for 284 units, so this is consistent with what was approved.

The residential partner working with Aikens & Associates on the Five & Main project is Continental Properties out of Wisconsin, represented this evening by Jordan Teichen, and also more locally by John Thompson from PEA working as the project engineer. The PUD has been approved, so the next step in the process is a PUD site plan. The Five & Main development plan has had a lot of detail, and the purpose of tonight is, in part, to confirm that the PUD site plan that Continental is presenting is consistent with that development plan, and to review the detailed elements.

Dave continued to review details of the plans, including architecture, building materials, landscaping, parking, and lighting. In the case of Five & Main, because it is going to be developed in phases, one thing that was required per the PUD agreement is a sequencing plan. Five & Main will have a lot of shared improvements; roadways,

underground infrastructure, water, sewer, storm water management. There has been a lot of discussion regarding the traffic signal along Pontiac Trail at Walnut Lake Road. Part of what the Township Board required when they approved the 2023 amendment to Five & Main is that as every PUD site plan comes before the Planning Commission, that they would have to come with a sequencing plan of which of the shared improvements are going to be included as part of this particular phase. Continental's sequencing plan was included in the Planning Commission's packet. Detailed elevations and proposed materials were also provided for the 9 residential buildings, the clubhouse, several detached garage buildings, a maintenance building, and a couple of pet parks. Dave offered observations for the Planning Commission's consideration about revisions that could be considered for the elevations. He also noted that the elevations are consistent with what the Township Board saw when they approved the 2023 amendment to Five & Main in terms of building height, the general architecture, and as to the scale and mass of the buildings.

One thing that was always left undefined with Five & Main was signage. With any PUD, and in a commercial PUD, sign guidelines are necessary so that the municipality, the developer and the future tenants have a basis by which signs are to be reviewed and approved as to size, locations, quantities, and so-forth. In discussing sign guidelines with the Aikens team, they've always said that it would be premature for them to commit before they have a better grasp on how the commercial component will layout and what it's going to look like. That was understandable, but now with what Continental is proposing, they want to have signage with their portion of the development. They want to have wall signs on the clubhouse identifying their product, which they intend to call Springs at Five & Main. They also want two freestanding signs internal to the site at the entrances. The Five & Main development agreement did speak to allowances for 3 freestanding signs, but those would be for the entire development. Continental's signs for Springs are not to be considered those that are allowed for Five & Main; they are to guide traffic toward the residential component. Because signage remains undefined, how many freestanding signs, sizes and designs, wall signs or ground signs, there needs to be conversation as part of the site plan as to what is to be permitted in terms of signage. In the absence of guidelines, there needs to be a collaborative effort to determine what is appropriate.

Continental provided a landscape plan that was reviewed by the Landscape Architect. There was discussion regarding the existing detention pond behind Walmart, toward the northeast corner of Continental's project. The pond will be reconfigured to a smaller footprint with more depth to allow for storm water from the entire Five & Main project. That pond also will accept storm water from the Lafontaine dealership site at the corner of Haggerty and Pontiac Trail.

With respect to the traffic signal, that was addressed in the sequencing plan that Continental provided. There needs to be a participation agreement with the RCOC, who has jurisdiction over Pontiac Trail and Walnut Lake Road. As part of the PUD amendment, the RCOC has agreed to be responsible for 75% of that traffic signal, for the three public approaches to that traffic signal. The fourth approach, which would be one of the main entrances into the Five & Main development from the north side of Pontiac Trail, and the primary entrance from Pontiac Trail as far as Continental is concerned, that approach would be the responsibility of private developers. Part of the conversation with Aikens and Continental is how they are going to partner in this participation agreement with the RCOC for this traffic signal. The sequencing plan

envisions that signal to be in place by March of 2025, around the time that Continental would be moving tenants into their development.

Dave concluded his review and noted that Jordan would share a PowerPoint with the Commissioners.

Jordan Teichen, Development Associate for Continental Properties, W134 N8675 Executive Parkway, Menomonee Falls, WI 53051, was present to address the request along with John Thompson, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326. In addition, representing Aikens & Associates and Five & Main, Attorney Dawn Faxon-Singer was present, along with Architect Sue Neumann of JPRA.

Jordan Teichen – I'm here to present our site plan and architecture for the proposed Springs at Five & Main development, which is part of the larger Five & Main master planned lifestyle center. At Continental Properties, we are a multi-family national developer. We have developed over 35,000 units across 125 communities in 19 states. We do have some experience in the State of Michigan, but it's on the west side, so we're particularly excited about this opportunity being that it's our first in the Detroit-Metro area.

As Dave mentioned, we would be the first development to occur within Five & Main. I want to start the presentation at a bird's eye view, touching on infrastructure and shared improvements for the lifestyle center, and then we'll focus in on the site and architecture. There's a lot of detail in these drawings and I'm happy to jump back to them as needed as you pose questions. I wanted to touch quickly on shared improvements. In terms of roadways, there would be three what we deem as offsite roadways or driveways. The first being the reconfigured access drive between Walmart and Pontiac Trail. The second being the driveway extension coming off of Martin Parkway at Library Drive to our site entrance here. The third being a connected north/south driveway between the two. As Dave mentioned, the traffic signal is here. I think he covered most of the details regarding the participation agreement, but happy to discuss that further.

Regarding utilities, there would be a sewer main extension from Martin Parkway that would tie into the sewer main that the Township is installing, which would decommission the Haggerty pump station. There would be a water main loop from Martin Parkway down to Pontiac Trail. Lastly, there would be storm water infrastructure that would serve our community along with portions of the future Five & Main lifestyle center. As Dave mentioned, we would also be expanding the capacity of the existing storm water pond.

Dave Campbell – One of the things I should have mentioned that I think the Planning Commission might want to consider, if this were to be approved this evening or in the future, is along the north side of what we call Library Drive; they're showing a water main across the north side of the extension to Library Drive. The water main would be within a 40-foot easement along property that the DDA still owns. That is Unit 14 of the bigger Commerce Towne Place condominium, so I might look to DDA Director Watson regarding updates on that easement, because it will have to be the DDA that would grant that easement. I suggest that the Planning Commission condition any site plan approval on the DDA granting that water main easement.

Jordan Teichen – John, feel free to jump in here, but the reason that easement would be needed, just given the required spacing for the proposed utilities and the future

buildings of the Five & Main lifestyle center and their proximity to this access drive, that easement would be needed to accommodate the room needed to install those utilities. Thank you for bringing that up, Dave.

Jumping to our site, again, 9 residential buildings. These two shorter buildings are the 30-unit buildings, and the longer are 32-unit buildings and those all have attached garages. When we originally came into the Planning Commission and presented our concept plan, we heard a lot of your comments loud and clear, specifically regarding circulation, site access, greenspace, et cetera. I want to highlight some of those changes that we've made. Previously, we proposed a gated community. Since then, we have removed the gate. This allows pedestrians and vehicles to flow from our development to the future lifestyle center.

We previously proposed one primary access point, with a secondary point of egress for emergencies. In this case, we have three ingress/egress points of access. Additional, before we had a configuration of our site plan; I'll call it three islands, buildings surrounded by parking. With the new site plan, we really focused on bringing some of the residential buildings and greenspaces closer to this Five & Main development so that pedestrians can walk from the future retail area seamlessly into the site and not have to cross over parking. We are proposing a connection to the trail to the north with bench seating and landscaping, along with two pet playgrounds.

Our monument signage will be located at these two entrances, along with signage on the tower which I will get to in a moment. Lastly, these smaller buildings here are detached garages, and this building, adjacent to our larger pet playground, is our car care center, dog wash station and storage for our maintenance staff.

This is our landscape plan but this is outdated. As Dave mentioned, there will be some landscaping on the most recent plan around the storm water plan, but I wanted to include this in case anyone had comments. These are photos of the amenities I just touched upon. This rendering shows that pet playground closest to the Five & Main lifestyle center. I think this graphic highlights the focus we put on providing connectivity. In addition to those amenities, there are a few within our clubhouse; a resort style pool, grilling area, 24-hour fitness center, as well as a café area with Wi-Fi and a full kitchen. With that, I will get into our architecture. We have updated our material selection. We have been working closely with Bruce Aikens' architect, Sue Neumann of JPRA, to ensure that what we propose jives with the architecture for the future retail. We were going for the modern farmhouse aesthetic, so we're including a combination of stone veneer, along with three other types of fiber cement siding; board and batten, lap panels and flat panels.

Dave Campbell – Jordan, is there any vinyl siding?

Jordan Teichen – There is no vinyl siding.

Dave Campbell – Is there any EIFS?

Jordan Teichen – There is no EIFS.

Dave Campbell – That's interesting. Okay, thanks.

Jordan Teichen – As Dave mentioned, we are proposing signage for our development on the tower. You can see that here in these elevations. This is an elevation from the

back, facing our pool deck. Again, these are the materials and this is the basis of design for what we're proposing.

Now, getting into our residential buildings, there was some concern over the design, material placement, colors, et cetera, at the previous conceptual with the Planning Commission. With this, we really put a focus on breaking up the horizontality of the material placement. We focused on carrying materials vertically rather than horizontally.

Weber – Jordan, have you seen the 5 recommendations from the Planning Department in the write-up regarding design dimension?

Jordan Teichen – Yes.

Weber – Are you okay with those recommendations?

Jordan Teichen – Yes, I think specifically I would like to have a dialogue regarding the masonry. If you wouldn't mind, could you refresh my memory?

Weber – Sure.

- 1. The potential to add more of the proposed cultured stone veneer as a "beltline" to the side elevations of the proposed buildings, particularly the 30-unit buildings which appear to take the fiber cement siding all the way to grade.*
- 2. The potential to take the proposed stone veneer up the roofline on portions of the 32-unit buildings, mimicking what is already proposed on portions of the 30-unit buildings.*
- 3. The base of each building's proposed balcony columns and whether a stone material, rather than what appears to be fiber cement panels, would be more appropriate.*
- 4. The potential for upgrading the proposed garage doors, especially those for the attached garages within the 32-unit buildings, with windows along the doors' top panels. Continental Properties might contend garage door windows would invite break-in attempts, especially on the detached garage buildings.*
- 5. The siding material for the four "8G" detached garage buildings, which do not appear to include any stone even along their front elevations.*

Jordan Teichen – Yes, thanks for reading those. I think we're fine with amending these plans, with the exception that we'd like to have a conversation with you regarding windows on the garages. Dave and I spoke about this previously. There is a security concern, so we've never installed windows on our garages to prevent people from being able to see in.

Regarding the masonry, I think we'd be open to adding masonry around the columns. Regarding a horizontal band of masonry around our Z30 building, that would be a significant added cost, so I think we can take a look at rearranging, similar to how we did from our last iteration to this one. We can take another look at material placement to try to add masonry to the sides of those Z30 buildings.

Weber – I'm taking the masonry specifically on this elevation, on a couple of the vertical lines where you would maybe take the masonry up to the roofline, like the 30-unit buildings.

Jordan Teichen – Yes, I think we can look at that to rearrange material placement and potentially adding a little more masonry to extend it upwards.

Weber – While we're there, and I'm almost through my comments now, can you choose a color other than alabaster white? We learned a lesson with the Avalon building. When you're putting white on a structure of this size, it really stands out. Anything other than white.

Jordan Teichen – Okay.

Weber – On that other building, when they came back, we made some of the conditions of improvements that they had to change the color from white. It stands out, especially for the only 3-story building in the area.

Jordan Teichen – I hear you. We can work with our architecture and with Sue and her team on that color and find something that works better. We talked about the elevations, so I'll jump to this. I wanted to include these floor plans of our units. Again, we have a mix of studio through 3-bedroom units. The approximate unit mix is 10% studios, 40% 1-bedroom units, 40% 2-bedroom units, and the remaining 10% are 3-bedroom units.

Getting to our garage elevations, this is the 8-car garage that Dave mentioned. We can add stone to this to mimic the other garages.

Dave Campbell – Speaking of the garages, the Fire Marshal asked if the intent is to have EV charging capabilities in the garages?

Jordan Teichen – As of right now, we do not have that. We do have electric going to the garages. We would have to circle back, just given the power capacity conversation with DTE, to see if that's even feasible.

Dave Campbell – Mark, what was the context of your asking about that?

Fire Marshal Gall – To have the garage on the bottom floor and having potential problems with EV's currently catching fire. Car fires get very big very quickly.

Jordan Teichen – To that point, if Mark does not want EV charging capabilities, we do not need to provide those. As of now, that was not our intention.

Dave Campbell – So Mark should not be an EV spokesperson.

Weber – I don't know that we can say that you can't have EV charging capabilities in there. I think we don't want superchargers, which take a tremendous amount of juice. But, I assume these garages are going to be wired for 240 so that you have the capability for an individual who has an electric vehicle.

Jordan Teichen – To plug it in, yes. But to that point, we are not planning on installing superchargers.

Fire Marshall Gall – It's not just the superchargers that are the problem. It's the vehicles too.

Jordan Teichen – Noted. Moving on, this is the elevation of our mail kiosk, which will have mail on both sides. That's near our clubhouse on the site plan. These are elevations of our car care/maintenance building that was adjacent to that larger pet playground. I believe this is the last elevation that we have in this presentation. This is for our trash enclosures which would be fiber cement lap panel siding. I would add that we will have valet trash throughout the community, rather than residents having to carry their trash to this enclosure.

Now, getting into signage. This is the first of our two different types of ground monument signage. This particular sign would be at the northern point where the Library Drive access extends to our site. This would be created with the same masonry that is on our buildings. It would really just provide wayfinding for guests or visitors. This is the other sign we're proposing which would be near the clubhouse, in the open greenspace, closer to Walmart, facing Pontiac Trail. This has a digital reader board to advertise leasing promotions and community events. This is the larger of the two signs.

Chairperson Parel – Could you show us on the site plan where that's located.

Jordan Teichen brought up the site plan and indicated the sign locations.

Chairperson Parel – The digital one would be at Pontiac Trail.

Jordan Teichen – Correct.

Chairperson Parel – Don't we have an ordinance for digital signs.

Dave Campbell – The Zoning Ordinance does not allow digital signs. That's a change we made a couple years ago. With this being a PUD, it's not necessarily beholden to the sign regulations.

Chairperson Parel – Is it at our discretion?

Dave Campbell – It is, but I'll repeat what I said earlier. I think as the entire Five & Main project moves ahead, I think it would be in everyone's best interest for there to be sign guidelines that would speak to what is allowed, and what's not, so that we're not having to make decisions on a one off basis.

Chairperson Parel – That makes perfect sense. From my perspective, I like what you're doing and I like that you're taking comments from our board and implementing them. I would be a hard no on the digital sign.

Jordan Teichen – Noted. I think regarding signage, the primary concern is wayfinding. Would you be open to this sign being in both locations?

Chairperson Parel – I would be open to it and I think everybody here would be.

Weber – The 6-foot version of it.

Chairperson Parel – As long as it fits within the guidelines Dave is proposing.

Dave Campbell – Typically for a freestanding sign, 6 feet is our maximum. I think there is something to be said for at least keeping the height within what every other freestanding sign in Commerce Township should be required to stay within.

Chairperson Parel – I don't see an issue with monument signs at both entrances, as long as it fits the guidelines, and there's no digital.

Jordan Teichen – Noted. Lastly, regarding signage, I wanted to show some detail on the tower signage. The actual letters will be backlit so you can see them when it's dark out. Again, that would be on all three street-facing faces of the tower on the clubhouse. With that, I'd like to open it up for any other questions or comments.

**Commission Comments:**

Chairperson Parel – Dave, is there an allowance for this in our ordinance that we have discretion?

Dave Campbell – If we were to go by the Zoning Ordinance, every building within a commercial site would be entitled to one wall sign. Continental might argue that they have 17 buildings, and by the ordinance, that would give them the opportunity for 17 wall signs. That's not what they're asking for. What they are asking for is 3 wall signs on 3 sides of the tower within the clubhouse.

Chairperson Parel – What about the backlit portion of that?

Dave Campbell – We allow illuminated signs, and in my opinion, now we're getting into subjective, but the backlit halo signs are a better look than panel signs or channel letter signs.

Weber – It's just like Barrington's on the monument that is backlit.

Discussion continued regarding the backlit signage on the tower. The letters are 2-feet tall and the tower is approximately 2-story or 20-something feet high. Illumination or backlighting was also discussed on the monument signs. To some degree, Dave would look to Sue with her architectural expertise regarding backlit halo lettering within the Five & Main development. He feels it is a better, classier, more elegant look. Loskill also felt that it was sophisticated. Gooseneck and floodlighting was also discussed. Parel felt this was a residential building and backlit felt almost neon to him. Jordan was open to looking at alternative methods as necessary. Weber and McKeever felt that backlit halo lettering was more subtle. Sue Neumann agreed and noted that the subtlety can be regulated. Parel suggested handling signage administratively. Weber explained that Dave was seeking direction from the Planning Commission on signage. After much more discussion, Parel felt better about the backlit halo lettering. Sue reassured him that she does not think he will find it objectionable once he sees an actual sign because it is a subtle glow behind a solid letter.



Karim – I don't have much question about this project, but I think around three years ago, we had a presentation of Five & Main which I loved at that time, and then this came in and changed the whole site and now we're building residential on the corner. My question is, is there a new presentation for Five & Main for us, to see how it's going to look finally?

Jordan Teichen – I personally can't speak to that being that we don't know what Aikens & Associates long-term plans are. What I can speak to is the infrastructure that we'll be installing and we think that this would be a catalyst for that future retail, being that utilities will be there and site access will be there.

Attorney Dawn Faxon-Singer – I can speak to that a little bit. We have conceptual PUD approval. This is the first project, the residential. And then each project is anticipated in phases; other portions of the lifestyle center will come in for individual project site plan approval. I think Bruce is looking at the next phase as being items that are immediately adjacent to the residential. That's what he is considering the next projects to be within Five & Main.

Karim – That's fine. What I was asking is if there is a possibility of giving us the whole project and then show us the phases. Just like what you did last time. I loved it. I still have those presentation booklets on my desk and I was looking at them today. The second question I had; is there going to be any lighting at the entrance of this subdivision from Martin Parkway?

Jordan Teichen – Right now, we don't have that in our plans. We have coordinated with Sue on the light fixtures we're showing on our site. We would also have light fixtures along the north/south road.

Dave Campbell – Sam, I'll bring up the plan you were asking for in a moment, but first let me get back to the site plan.

Jordan Teichen – All the lighting that we're currently proposing is on our site. The fixtures that we've selected are an aesthetic that would flow throughout the Five & Main development. We have no lighting proposed on this road (Library Drive). The hesitancy there would be installing lighting without this plan being nailed down, and Phase II north of that, ensuring that anything that would be installed would align with the plans there, so at this time, we don't have any lighting proposed along that access drive.

Chairperson Parel – Will that be an issue with folks driving out of there at night?

Jordan Teichen – We don't think it would be an issue from a safety standpoint, but we encourage any feedback or specific requests.

Dave Campbell – You do have the street lighting along Martin Parkway that Deb and the DDA and the Commerce Towne Place Association are constantly having to repair. I'm no lighting expert, but with the lighting that Continental that is doing on their property and the street lighting along Martin Parkway, I would think it's not going to be blackness. However, there will be an unilluminated stretch along Library Drive in the near term, until the rest of the Five & Main development comes to fruition.

Winkler – I have every confidence that the Planning Department is going to successfully negotiate through those exterior elevation improvements as recommended, particularly the garage doors because those enclosed garages look really stark without windows in the garage doors. And the need to add that sidewalk connecting this development to the sidewalks along Martin Parkway is also a need. The same holds true with the signage. I recall many years ago, there was a consultant hired by the DDA to come up with signage standards for the DDA properties. It was too preliminary at that time to process, so the effort was ended, but I think between what's happening at the Five & Main lifestyle center, and with this development, I'm confident the Planning Department will work with this developer to come up with something that is workable for the entire site. It does remind me, one of the first site plans we saw for the had two 150-unit apartment buildings. This development is much better.

Phillips – I don't have any additional comments.

Loskill – The only comment I have is that I'd like to see you continue with the halo letters. The vinyl overlays tend to crack and fade and after a few years, they don't look as nice. You wind up with a longer lasting, better looking product with the halo letters.

Jordan Teichen – Would the Planning Commission be open to, instead of the backlit with plexiglass or vinyl, a front spotlight shining on the sign, or curved lighting shining down rather than halo letters on the monument signs?

Loskill – I personally like the halo letters. It depends on what the other Commissioners think.

Weber – You're talking about not having halo letters on this sign, but having it floodlit?

Jordan Teichen – Right.

Chairperson Parel – I think that would be my preference.

Weber – My preference would be the backlit sign, similar to what you're putting on the building and similar to what Barrington has at the corner of M-5 and Pontiac Trail. I think it's more elegant.

Loskill – Right.

Jordan Teichen – My concern with that is the scale of the letters that we're showing.

Weber – The small ones?

Jordan Teichen – Right.

Loskill – Well, if you're doing it on the small ones, you can do it on the big ones.

Jordan Teichen – The others (on the monument sign). The concern is with having halo letters for the "By Continental Properties". That could be a challenge.

Chairperson Parel – In that case, would you prefer floodlighting?

Weber – I don't think backlit is useful for those. I have a few more items. The water runoff pond; obviously we have a lot of impervious material, not only with this, but within Five & Main. Is that moving from a detention pond to a retention pond, or is it still going to be a detention pond, just a lot bigger.

Jordan Teichen – It's detention.

Weber – We are sensitive to flooding, so it will be scaled to handle two 100-year events?

John Thompson – We're not doing retention. That would be detention, so we will meet the standards by the Township Engineer.

Weber – I got educated earlier today on the buildings, with our Fire Marshal behind us, with there only being one stairwell. Mark left, but the Chief is here. My question is, have the issues with having only one stairwell per building been resolved?

Fire Chief Dundas – This was a little bit of a challenging review for us. We did send some of these issues to a third-party reviewer to take a look at things because we were back and forth with the architect. Like George said, one of our concerns with the design is just that common sense in terms of fire safety is that you have two ways out of every occupancy. In this particular design, there's really just one stairway out. Initially, we had some challenges with the travel distance. They have designed a 13R fire sprinkler system which is for residential, but one of the proposed changes is that they are making the stairway a rated stairway, which means they will probably be able to do what they want to do and we would probably support that. We did have some additional follow-up questions where we want to see more detail on the construction of the stairway, door closers, sprinkler drawings, et cetera, to make sure everything is covered, but we do think that they'll be able to do what they're trying to do with the design.

Dave Campbell – I think the potential exists that the building footprint might be adjusted slightly to account for if they do have to provide other means of egress. I think that is still being hammered out. The review comments from the third-party reviewer came in this afternoon, so we're all trying to get a handle on those. Within the recommended motion from the Planning Department, there is language stating, *Meeting IFC requirements for maximum building egress distance*. So if that means that the building footprints need to be adjusted slightly, hopefully the Planning Commission would be comfortable with approving it conditional upon administrative review of any slight adjustments.

Weber – This is probably a question for Dave, in the recommended motion language, we talk about; *The sequencing plan submitted as part of the PUD site plan confirms a commitment by Continental Properties and Aikens & Associates for specific improvements that will be shared by all users within the Five & Main development, including a new traffic signal along Pontiac Trail*. It says specific improvements and that's a little vague. Should we spell out sewer and water? I think that's part of that sequencing that we're looking for in this.

Dave Campbell – You certainly can. In my mind, the key element to the sequencing plan is the traffic signal, which we have talked about for the better part of a decade. I would think an engineer like Mr. Thompson would contend that water, sewer and storm water detention is just as important as the traffic signal. The recommended language is referencing the sequencing plan as a whole, and I threw in particular attention to the signal.

Weber – When we make a motion, I'll add that as part of the language.

Chairperson Parel – What is the timing for that?

Weber – It's sequenced.

Dave Campbell – You will see the notes that point to each of the various improvements have an estimated completion date.

Chairperson Parel – What happens if they're not completed on time? Is it tied to the certificate of occupancy?

Dave Campbell – Jordan and I have talked about this. For the traffic signal, for example, if it is delayed beyond March of 2025, there would have to be a point where Continental says they want their certificate of occupancy for Building 3. The Township might say that Building 3 is okay, but you have to get that signal up and running before we will approve 4, 5 and 6.

Jordan Teichen – Yes, to some extent, it's out of our control. We sign the participation agreement and then the RCOC gives an approximate timeline of 12-16 months to get the signal up and running. We have created our schedule around that timeline, but again, we don't want to be in a situation where we're ready to turn a building and have residents occupy, and the signal is two months behind schedule.

Dave Campbell – I agree, the RCOC is out of all of our control, but they can't occupy buildings without water and sewer. If we can use occupancy permits to make sure everybody is working in good faith to get that traffic signal up and running, that's how it's going to be.

Weber – We've talked about sidewalks, but I didn't know if there was a commitment to take a sidewalk from the Springs to Martin, along the north side.

Jordan Teichen – As of right now, no. A couple things on that. One being that our driveway is all the way up abutting the northern property line of Unit 14, so that sidewalk would be within the DDA's property. As of right now, there is no commitment on that, George, partially due to it being offsite from our property. And two ...

Weber – I think we can handle the property part because we know who owns it, and for an easement. We push for nonmotorized connectivity, so with the size of this development with 600 people living there, is there any reason we wouldn't require connectivity?

Dave Campbell – With the Five & Main development, there will be that connectivity, once it comes to fruition. The thought was that if folks are moving in here a year or more ahead of the Five & Main development, it's reasonable for them to want to get access to the sidewalks along Martin Parkway which lead to the trail system within the Commerce Towne Place development. I understand, especially if it's on the north side of Library Drive, you'd be asking them to build a sidewalk or pathway across a property that they don't own or control, but I don't know if a compromise would be a gravel surface as opposed to a paved sidewalk.

Dave pulled up the aerial to show the transition from gravel to paved pathways. Discussion continued regarding connectivity and extending the existing gravel pathway. Weber noted that every other development is required to have sidewalks for connectivity. Dave explained that onsite sidewalks are required, but this would be an offsite improvement. Jordan stated that they would be open to installing something temporary and similar to the gravel pathway that exists now, and it could easily be changed as the northern lot develops over time. Dave added that the pathways are currently compacted asphalt millings.

Weber – The trees you have along the Walmart wall, I have no idea what the species are, but I'm assuming they will get tall because I think the intent was to shield the development from Walmart.

Jordan Teichen – Right. At installation, I would imagine they would be 6-feet tall, but over time, they would grow tall enough to screen. That was a large concern internally at Continental, residents being on that eastern edge with views to Walmart. We really want to plant that perimeter and provide that fence as well for added privacy.

Weber – I'm fine with the 6-foot signs, non-digital. We talked about that you're fine with the 5 Planning Department recommendations, and something other than white or alabaster. The last question I had; the general contractors you use. Are you using a national general contractor, or are you using local?

Jordan Teichen – We are using Wieland and I believe they're based out of Lansing.

Weber – Okay, and does Continental push for local trades?

Jordan Teichen – Yes, I believe so. However, my involvement in this deal, once we close, we will pass of internally to our construction group so I'm not as familiar with that, but George, I do believe it's in the best interest of Wieland to use local subs.

McKeever – Nothing to add. It has all been addressed.

Chairperson Parel – Are you happy with this one?

McKeever – Okay.

Chairperson Parel – We talked about potential windows in the garage doors. I know you said it was a safety/security issue. If we wanted to put them in, we could frost them or

blacken them, but I know you have dark doors. It's something to consider to make it look nicer.

Dave Campbell – I think what I heard is that you're leaning toward having the Planning Department have final administrative approval over revisions to the buildings and building materials.

Weber – Yes, and I think that will be within the guidelines of the motion.

Dave Campbell – I guess I will bounce it back to all of you whether the windows in the garage doors is something that you would want to specifically include as a condition.

Jordan Teichen – If the concern is the visual intensity of those doors, we can look at other ways, whether it be the color of the doors, the trim around the doors, or adding masonry. We are hesitant to add glass just from a security standpoint. We would be willing to look at other means and methods to improve the aesthetic of that architecture.

Chairperson Parel – I'm good with it. If we are going to handle it administratively, it can be an option. On the topic of EV charging underneath these buildings brought up by the Fire Department, I think we've got to be careful with the descriptions that we use for these items. To George's point, if you have an opener in there, you have a 110 plug. You can plug an EV into a 110. The question I think was, would you have a more intense charger? Maybe like a 240 charger? You could run into issues with marketability if you don't have it, but I think the Fire Department may also have an issue with housing above it. I know the term supercharger was thrown out. I think that's typically not something you see inside of a garage. You've just got to give that some thought. I don't think we make that call right now, but if one of the concerns is charging cars you need to think about the outlets and safety.

Jordan Teichen – Right, and forgive me, I don't know the specifics but we can cover those concerns in our leasing agreements as well.

Chairperson Parel – But you're not going to stop people from doing it.

Weber – And if there isn't any glass, you won't know they're doing it.

Jordan Teichen – I appreciate that feedback and we can work to ensure that we don't have safety concerns with people charging.

Dave Campbell – Mark, is the concern with EV charging with the vehicle, the charger, or both?

Fire Marshal Gall – Both, we have fires from both.

Dave Campbell – And I don't think we can regulate what sort of vehicles residents are pulling into their garages. To some degree, we can regulate the charging capabilities.

Fire Marshal Gall – Isn't there additional parking not under a building?

Dave Campbell – Of the 9 buildings, 7 have garages on the first floor. It's a 32-unit building, but only 9 garages, so you pay extra for a garage. And yes, there are separate buildings that are just detached garages.

Fire Marshal Gall – Yes, I would much rather that building burn down with cars in it. Those fires burn hot and very quickly, they're hard to put out.

Discussion continued regarding fire risks with EV cars and rechargeable batteries.

Chairperson Parel – Dave, are all items allocated in the recommended motion language.

Dave Campbell – I think a couple things have come up in the course of this conversation. I did ask that you add a condition for the easement along Unit 14 for the water main.

Chairperson Parel – What about the nonmotorized pathway?

Dave Campbell – That is under item 4.c.

Chairperson Parel – What about the administrative decisions?

Dave Campbell – Item 4. speaks to administrative approval and 4.a. covers that.

Chairperson Parel – So the only thing to be added is the easement.

Weber – And the 5 design recommendations.

Dave Campbell – I think you could specifically reference those 5 recommendations within condition 4.a., and also “non-alabaster”. So off-white? Just not a stark white?

Weber – I think staying away from white. There are so many other options that could be gorgeous on that building. White makes it significantly more prominent. We had a lot of complaints with Avalon.

Sue Neumann – Is Avalon the senior housing building?

Weber – Yes.

Sue Neumann – There's a big difference between that building and the amount of white on that building, and the mix of materials they've proposed on these buildings. I think maybe if there is latitude when we come back and show you actual materials and the mix of materials; not that we won't look at something that's not stark white, but I think there's a better break up of materials on these buildings than on the senior housing building.

Chairperson Parel – And I think white is probably a pretty important color when you're trying to get this modern farmhouse style.

Sue Neumann – Yes, it is.

Weber – I'm open.

Sue Neumann – I agree with you because I think the senior housing building is very plain and very stark.

Jordan Teichen – We don't want it to be a fluorescent white either, so noted.

Dave Campbell – I heard Sue say, when you come back.

Sue Neumann – You were talking about administrative approval with that. That's what I meant.

Dave Campbell – Yes, I just wanted to clarify that we're all on the same page with that.

Sue Neumann – Yes.

**MOTION** by Weber, supported by Karim, that the Planning Commission approves, with conditions, Item PSP23-13, Springs at Five & Main, the request by Jordan Teichen with Continental Properties of Menomonee Falls WI for PUD site plan approval for a new 284-unit / 9-building multiple-family development within Unit 4 of the Five & Main site condominium located on the northeast corner of Pontiac Trail and Martin Parkway. PIN: pt. of both 17-24-401-060 & -061

Move to approve PSP#23-13, a PUD site plan by Continental Properties for the Springs at Five & Main, the residential component of Phase 1 of the Five & Main Planned Unit Development, the second amendment to which was approved by the Commerce Township Board on August 8, 2023. The project will consist of 284 dwelling units in nine 3-story residential buildings on the 12.5-acre Unit 13-4 of the Five & Main condominium.

**The Planning Commission's approval is based upon the following findings:**

1. The PUD site plan for the Springs is consistent with the development plan approved as part of the second amended PUD agreement for Five & Main;
2. The sequencing plan submitted as part of the PUD site plan confirms a commitment by Continental Properties and Aikens & Associates for specific improvements that will be shared by all users within the Five & Main development, including, but not limited to: water, sewer, internal roadways connecting the development to Five & Main, and a new traffic signal along Pontiac Trail at Walnut Lake Road;
3. The PUD site plan complies with the applicable standards of Articles 35 and 38 of the Commerce Township Zoning Ordinance;
4. The proposed parking for the Springs, including the parking ratio of 1.9 spaces per unit as well as the dimensions of the spaces, is satisfactory and consistent with the PUD plan.

**The Planning Commission's approval is subject to the following conditions:**

1. Review and approval of engineered construction plans by the Township Engineer, Fire Marshal, Building Department, and the applicable departments of Oakland County and the State of Michigan;
2. Review and approval of an updated landscape plan by the Township's Landscape Architect to address items noted in his review;



3. Approval by the Township's Fire Marshal of site access and circulation based upon an AutoTurn turning plan as recommended by the Township Engineer, and meeting IFC requirements for maximum building egress distance;
4. Administrative review and approval of a revised PUD site plan that addresses the comments of the Planning Commission, including:
  - a. Revisions to the proposed building elevations and materials, including the 5 recommendations by the Commerce Township Planning Department (*listed on Page 4 of the Planning Department's review letter dated 9/28/23*), and administrative review of color codes as directed by the Planning Commission;
  - b. Revisions to the proposed signage plan as directed by the Planning Commission, particularly the number of wall signs and the design & size of the proposed monument signs;
  - c. A sidewalk or pathway to provide direct non-motorized access from The Springs to the sidewalks along Martin Parkway at Library Drive;
5. Continental Properties and Robert B. Aikens & Associates to meet all necessary requirements of the RCOC relative to the Participation Agreement and its design and installation schedule for the new Pontiac Trail traffic signal, as well as the design of the private approach to what would become a four-legged signalized intersection;
6. An easement being granted by the DDA across Unit 14 for the installation of the public water main.

**MOTION CARRIED UNANIMOUSLY**

**J: OTHER MATTERS TO COME BEFORE THE COMMISSION:**

None.

**K: PLANNING DIRECTOR'S REPORT**

- **NEXT REGULAR MEETING DATE: MONDAY, NOVEMBER 6, 2023 AT 7:00pm.**
- I don't know that we have anything definitive yet for the November meeting.
- The Master Plan is out for its 63-day review with our neighboring communities. I believe we are 20 days into that. With the way the schedule falls, we hope that the Planning Commission will have the opportunity to approve the Master Plan at the December meeting, if you're prepared to do so. We do have to have a public hearing as part of that process.
- The hope and intent is to have the whole Master Plan process wrapped up by the end of this calendar year.

**L: ADJOURNMENT**

**MOTION** by Weber, supported by Loskill, to adjourn the meeting at 8:53pm.

**MOTION CARRIED UNANIMOUSLY**

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Joe Loskill, Secretary