



# CHARTER TOWNSHIP OF COMMERCE ZONING BOARD OF APPEALS

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

**THURSDAY, JULY 22, 2021 at 7:00 p.m.**

<b>A.</b>	<b>Call to Order – Welcome to new ZBA Alternate Sarah Grever</b>
<b>B.</b>	<b>Approval of the Meeting Agenda for July 22, 2021</b>
<b>C.</b>	<b>Approval of Meeting Minutes from May 27, 2021</b>
<b>D.</b>	<b>Public Discussion</b> (on matters for which there is no public hearing scheduled)
<b>E.</b>	<b>Update of Activities in Commerce Township</b>
<b>F.</b>	<b>Old Business (1, no action to be taken)</b>
<b>F1.</b>  <b>REMAIN TABLED</b>	<b>PA21-04 – ROBERT LUSCOMBE – Tabled from May 27, 2021</b> Robert Luscombe of Commerce Township MI is requesting a variance from Article 6 of the Commerce Township Zoning Ordinance to demolish an existing home and construct a new home that will encroach into the required roadside front yard setback located at 4181 Lake Pointe Lane. Sidwell No.: 17-15-126-001
<b>G.</b>	<b>New Business – (3) PUBLIC HEARINGS</b>
<b>G1.</b>	<b>PA21-07 – DEAN ELLIS – PUBLIC HEARING</b> Dean Ellis of Commerce Township MI is requesting variances from Article 6 of the Commerce Township Zoning Ordinance to construct an attached garage that will encroach into the required roadside front yard and total side yard setbacks located at 9457 Boncrest. Sidwell No.: 17-11-451-004
<b>G2.</b>	<b>PA21-08 – SUMITOMO BAKLITE NORTH AMERICA – PUBLIC HEARING</b> Sumitomo Baklite North America of Novi MI is requesting a sign exception from Article 30 of the Commerce Township Zoning Ordinance to construct a freestanding sign that will encroach into the required front yard setback located at 4400 Haggerty Road. Sidwell No.: 17-13-400-029

<b>G3.</b>	<p><b>PA21-09 – CULVER’S – PUBLIC HEARING</b></p> <p>Paiko Properties, LLC of Milford MI is requesting four sign exceptions from Article 30 of the Commerce Township Zoning Ordinance to allow two additional wall signs that will exceed the maximum square footage allowed, to allow signage on the non-addressed north &amp; west sides of the building, and to allow a freestanding sign that will exceed the maximum height allowed for a monument sign, for the newly approved Culver’s located at 485 Haggerty Road.</p> <p>Sidwell No.: 17-36-400-019</p>
<b>H.</b>	<b>Other Matters to Come Before the Board</b>
<b>I.</b>	<b>Correspondence</b>
<b>J.</b>	<b>Planning Director’s Report</b>
<b>K.</b>	<b>Adjournment</b>

**Next Regular Meeting Date:**

**SEPTEMBER 23, 2021**