



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

**Commerce Township Hall
2009 Township Drive**

Commerce Township MI 48390

MONDAY, JULY 11, 2022 at 7:00 p.m.

A.	Call to Order
B.	Approval of the Meeting Agenda for July 11, 2022
C.	Approval of Meeting Minutes from June 6, 2022
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 – (4)
H1.	PPT22-02 – VICTOR MCCARTY – PUBLIC HEARING Victor McCarty of Commerce MI is requesting approval as provided for in Section 33.01.A of the Commerce Township Zoning Ordinance to construct a 1,320 square foot accessory structure in the rear of his property at 5980 Ford Road. The parcel is 5 acres. Sidwell No.: 17-06-200-033
H2.	PZ22-03 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 33 - General Provisions, to add language for portable storage/moving containers and utility trailers on residential properties, including requirements for placement and duration.
H3.	PZ22-04 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 19 - Town Center Overlay District, to allow outdoor vehicle display for new & used vehicle sales for automobile dealerships when approved by the Township as a planned unit development (PUD).
H4.	PZ22-05 – COMMERCE TOWNSHIP – TEXT AMENDMENT – PUBLIC HEARING An amendment to the Commerce Township Zoning Ordinance No. 3.000, to update sections within Article 30 – Signs, to ensure consistency with precedential case law including rulings by the United States Supreme Court regarding Constitutional protections of free speech.

I.	New Business – (3)
I1.	<p>PSP22-06 – THE RESERVES AT PROUD LAKE</p> <p>Proud Lake Development LLC (Haytham Obeid) of Bloomfield Hills MI is requesting condominium site plan approval for a new single family site condominium development of 43 homes upon approx. 36 acres located on the north side of Wixom Road, west of the Glengary/Wixom Road intersection.</p> <p>Sidwell Nos: 17-19-201-011 & 17-19-251-009</p>
I2.	<p>PSP22-07 – COMMERCE TOWNE PLACE – SITE CONDOMINIUM AMENDMENT</p> <p>The Commerce Township DDA is requesting approval for a 5th amendment to the Commerce Towne Place Condominium Master Deed.</p>
I3.	<p>COSTCO OUTLOT – CONCEPTUAL REVIEW</p> <p>Representatives for Costco are requesting a conceptual review to add additional fuel pumps and expand the parking lot onto the vacant parcel to the south of the existing Costco fuel facility located at 3000 Commerce Crossing.</p> <p>Sidwell Nos.: 17-36-200-028 & 17-36-200-031</p>
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director’s Report
L.	Adjournment

Next Regular Meeting Date: August 8, 2022