



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

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

MONDAY, MAY 1, 2023 at 7:00 pm

A.	Call to Order
B.	Approval of the Meeting Agenda for May 1, 2023
C.	Approval of Regular and Special Meeting Minutes from April 3, 2023 & April 10, 2023
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 – (1)
G1.	Tree Replacement Ordinance - Update
H.	Scheduled Public Hearings – (2)
H1.	<p>PPT23-01 – DON & MARY BLISS – ACCESSORY STRUCTURE – PUBLIC HEARING</p> <p>Don & Mary Bliss of Commerce Township MI, are retroactively requesting approval as provided for in Section 33.01.A of the Commerce Township Zoning Ordinance for a 4,000 square foot accessory structure (pole barn), along with five pre-existing accessory structures (detached garage, equine shelters, etc.) totaling approx. 4,000 square feet, for a combined total of approx. 8,000 square feet. The 9-acre property is located at 3000 Glengary Road.</p> <p>Sidwell No.: 17-20-101-019</p>
H2.	<p>PSU23-01 – COSTCO GAS STATION – SPECIAL LAND USE – PUBLIC HEARING</p> <p>Stephen Cross representing Costco Wholesale Corp. of Commerce Township MI, is requesting approval for a Special Land Use for the relocation & expansion of an existing gas station to a new location on the property located at 3000 Commerce Crossing Road.</p> <p>Sidwell No.: 17-36-200-028</p>
I.	New Business – (3)

11.	<p>PSP23-03 – COSTCO GAS STATION (SITE PLAN)</p> <p>Stephen Cross representing Costco Wholesale Corp. of Commerce Township MI, is requesting site plan approval for a relocation & expansion of an existing gas station to a new location on the property located at 3000 Commerce Crossing Road.</p> <p>Sidwell No. 17-36-200-028</p>
12.	<p>PSP23-06 – LAG DEVELOPMENT</p> <p>LAG Development of Hartland MI, is requesting PUD site plan approval for a proposed dual-branded automobile dealership (Hyundai & Genesis) to be located on the northwest corner of Pontiac Trail and Haggerty on Unit 3 of the Commerce Towne Place site condominium, consistent with the approved Planned Unit Development (PUD).</p> <p>Sidwell No.: 17-24-401-056</p>
13.	<p>PSP23-04 – THE COVE AT BENSTEIN CROSSING</p> <p>MM Benstein, LLC of Farmington Hills MI, is requesting condominium site plan approval of a two-family site condominium development located at 1420 Benstein Road consistent with an approved conditional rezoning.</p> <p>Sidwell No.: 17-28-476-002</p>
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director's Report
L.	Adjournment

Next Regular Meeting Date: JUNE 5, 2023