

COMMERCE TOWNSHIP PLANNING COMMISSION MEETING – MARCH 1, 2021 AT 7:00 P.M.
ELECTRONIC MEETING INFORMATION & PARTICIPATION INSTRUCTIONS

The Planning Commission meeting on **Monday, March 1, 2021 at 7pm** will take place electronically due to health concerns associated with COVID-19 and consistent with Michigan Public Act 228 of 2020 (effective Oct. 16, 2020).

Members of the public may access the full agenda materials by contacting the Planning Department at (248) 960-7050 during the Township's business hours (M-Th, 7:15am to 5:30pm, closed Fridays), or by e-mailing Paula Lankford in the Planning Department at plankford@commercetwp.com.

Members of the public wishing to participate in the electronic meeting may do so by dialing the phone number below and entering the meeting ID when prompted:

Telephone Access: 1-312-626-6799 US (Chicago) or 1-888-788-0099 US (Toll-Free)
Meeting ID: 832 6791 2689

Please note, when calling in by telephone the caller's phone number will be visible in the public meeting. As an option, most telephone companies have a feature to make phone numbers private by dialing *67. If you have this feature and wish to block your number, press *67 before dialing the meeting call-in number.

Where to watch the meeting:

The meeting will be available to view live on our YouTube Channel which can be easily reached from the "WATCH LIVE" meeting link located on the Commerce Township home page www.commercetwp.com or by visiting <https://www.youtube.com/channel/UCaHnYIOvUUlgLjKk9KjNMrw>
Closed captioning will be available after YouTube fully renders the meeting video.

Procedure for public comment by electronic means:

Under Michigan Public Act 228 of 2020, there must be full opportunity for both the general public and the members of the Planning Commission to hear and be heard at appropriate times during the meeting. Public participants will be muted upon entry to the meeting, but will have a chance to speak during public comment and during scheduled public hearings.

Once connected to the meeting, **members of the public wishing to participate in the virtual public comment must alert us that they wish to speak by pressing *9 on their telephone's keypad. Pressing *9 will activate the "Raise Hand" feature signaling to us that you wish to comment.** Because of limitations with muting and unmuting members of the public, there will only be one public comment period near the top of each meeting's agenda, which will be announced by the Chairperson or meeting moderator at the appropriate time. If a public hearing is scheduled for a specific agenda item, the Chairperson will open the public hearing at which time there will be an opportunity to press *9 to speak during the public hearing. Participants will be called on one at a time, as would happen during an in-person meeting. When you are unmuted, please introduce yourself by stating your name and address for the record. You will then have approx. two (2) minutes to share your comments with the Planning Commission, as would happen during an in-person meeting. At the conclusion of your comments or your two (2) minutes, you will be muted and removed from the public comment queue. Participants may also choose to submit written comments that will be read into the record during public comment by the Planning Commission Chairperson, or by the Planning Department staff. Please submit written comments via e-mail to plankford@commercetwp.com by 5:00 p.m. on the day of the meeting. Written comments must include a full name and address; anonymous comments will not be read into the record.

Procedures by which persons may contact members of the Planning Commission prior to the meeting:

Members of the public may contact members of the Planning Commission by contacting the staff of the Planning Department prior to the meeting at (248) 960-7050, or via the staff's email addresses below:

- David Campbell, Planning Director – dcampbell@commercetwp.com
- Paula Lankford, Assistant to the Planning Director – plankford@commercetwp.com
- Anne Allard, Clerical Administrator – aallard@commercetwp.com

Procedures for accommodations for persons with disabilities:

The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 960-7020 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.



**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION
MEETING AGENDA
MARCH 1, 2021 7:00PM**

**ELECTRONIC-ONLY MEETING
Per Michigan Public Act 228 of 2020**

****PLEASE SEE ATTACHED PARTICIPATION INSTRUCTIONS****

**RESIDENTS MAY CALL IN VIA:
1-312-626-6799 US (Chicago) or 1-888-788-0099 US (Toll Free)
Meeting ID: 832 6791 2689**

View the meeting LIVE on the Township's YouTube channel

A.	Call to Order
B.	Approval of the Meeting Agenda for March 1, 2021
C.	Approval of Meeting Minutes from February 1, 2021
D.	Update of Activities in Commerce Township
E.	Public Discussion (on matters for which there is no public hearing scheduled)
E1.	CARBON NEUTRAL DEVELOPMENT - Presentation by: Jan Culbertson
F.	Tabled Items – NONE
G.	Old Business - NONE
H.	Scheduled Public Hearings (2)
H1.	<p>PSU21-01 – THE SPACE SHOP – SPECIAL LAND USE</p> <p>Stein Investment Company of Atlanta GA is requesting approval of a Special Land Use for a new climate-controlled self-storage facility in the TLM (Technology & Light Manufacturing) zoning district and within the Haggerty Road Corridor overlay district located on two vacant lots at the southeast corner of Pontiac Trail and M-5. Sidwell No.'s: 17-25-226-044 & 17-25-226-052</p>
H2.	<p>PSU21-02 – JIFFY LUBE – SPECIAL LAND USE</p> <p>Jiffy Lube International of Houston TX is requesting approval of a Special Land Use for an automobile service center (Jiffy Lube) in the B-3 (General Business) zoning district and within the Haggerty Road Corridor overlay district located on the west side of Haggerty Road in an outlot to be created within the parking lot of the Meijer store at 1703 Haggerty Road. Sidwell No.: pt. of 17-25-426-014</p>

I.	New Business – (6)
I1.	<p>PSP21-02 – THE SPACE SHOP – SITE PLAN</p> <p>Stein Investment Company of Atlanta GA is requesting site plan approval for a new climate-controlled self-storage facility located on two vacant lots at the southeast corner of Pontiac Trail and M-5.</p> <p>Sidwell No.'s: 17-25-226-044 & 17-25-226-052</p>
I2.	<p>PSP21-03 – JIFFY LUBE – SITE PLAN</p> <p>Jiffy Lube International of Houston TX is requesting site plan approval for a new automobile service center (Jiffy Lube) located on the west side of Haggerty Road in an outlot to be created within the parking lot of the Meijer store at 1703 Haggerty Road.</p> <p>Sidwell No.: pt. of 17-25-426-014</p>
I3.	<p>PPU20-02 – MIDTOWN ON HAGGERTY – PUD 2nd PRELIMINARY REVIEW</p> <p>Steven and Spencer Schafer with Schafer Development are requesting a 2nd Preliminary Review of a (PUD) Planning Unit Development for a mixed use (commercial & residential) development located on the west side of Haggerty Road, just north of 14 Mile Road at 155 Haggerty Road.</p> <p>Sidwell No.: 17-36-400-014</p>
I4.	<p>PU12-24-01 – COMMERCE TOWNE PLACE – PUD WAIVER DISCUSSION</p> <p>A waiver of the pathway requirements within the Commerce Towne Place PUD, Planned Unit Development, is being proposed for the elimination and relocation of a proposed pathway to be located on Parcel L on the west side of Haggerty Road, south of Oakley Park Road.</p> <p>Sidwell No.: 17-24-200-052</p>
I5.	<p>BENSTEIN & LOON LAKE N.W. CORNER – CONCEPT REVIEW</p> <p>Dean Fracassi of Desco Properties, LLC of Novi MI is requesting review of a conceptual plan for a single-family development on the north west corner of Loon Lake and Benstein Roads at 1225 Benstein Road.</p> <p>Sidwell No.: 17-28-401-006</p>
I6.	<p>SECTION 26.316 OFF-PREMISE ALCOHOL SALES OUTLETS – TEXT AMENDMENT – CONCEPT REVIEW</p> <p>Mohamad Zehreddine owner of Goldwater, LLC is requesting a review of a conceptual text amendment for off-premise alcohol sales outlets.</p>
J.	Other Matters to Come Before the Planning Commission
K.	Planning Director's Report
L.	Adjournment

Next Regular Meeting Date:

APRIL 12, 2021 (potentially electronic-only)