



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

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

**MONDAY, SEPTEMBER 13, 2021 at 7:00 p.m.**

<b>A.</b>	<b>Call to Order</b>
<b>A1.</b>	<b>Resolution Presentation for Tom Jones</b>
<b>B.</b>	<b>Approval of the Meeting Agenda for September 13, 2021</b>
<b>C.</b>	<b>Approval of Meeting Minutes from August 2, 2021</b>
<b>D.</b>	<b>Update of Activities in Commerce Township</b>
<b>E.</b>	<b>Public Discussion</b> (on matters for which there is no public hearing scheduled)
<b>F.</b>	<b>Tabled Items – BOTH ITEMS F1 &amp; F2 WILL REMAIN ON THE TABLE</b>
<b>F1.</b>	<p><b>PSU21-06 – SCOOTER’S COFFEE – SPECIAL LAND USE – TABLED FROM AUGUST 2, 2021</b></p> <p>Brad Brickel of Nowak &amp; Fraus of Pontiac MI, representing Scooter’s Coffee is requesting approval for a Special Land Use for a drive-through business in a B-3 zoning district on the east side of Union Lake Road in an outlot at 2733 Union Lake Road.</p> <p>Sidwell No.: 17-12-276-007</p>
<b>F2.</b>	<p><b>PSP21-06 – SCOOTER’S COFFEE – SITE PLAN - TABLED FROM AUGUST 2, 2021</b></p> <p>Brad Brickel of Nowak &amp; Fraus of Pontiac MI, representing Scooter’s Coffee is requesting site plan approval for a new drive-through business located on the east side of Union Lake Road in an outlot at 2733 Union Lake Road.</p> <p>Sidwell No.: 17-12-276-007</p>
<b>G.</b>	<b>Old Business - NONE</b>
<b>H.</b>	<b>Scheduled Public Hearings – (3)</b>
<b>H1.</b>	<p><b>PZ21-03 – COMMERCE TOWNSHIP – REZONING – PUBLIC HEARING</b></p> <p>Commerce Township is proposing the rezoning of two parcels of land consisting of a combined 3.5 acres from PRD (Public Recreation District) to R-1B (One Family Residential) located at 740 Glengary and the vacant parcel adjacent to the west.</p> <p>Sidwell No.’s: 17-22-201-005 &amp; 17-22-126-049</p>

<b>H2.</b>	<p><b>PSU21-07 – BP GAS STATION – SPECIAL LAND USE – PUBLIC HEARING</b></p> <p>Bruce Rosenthal representing Commerce BP, LLC of Commerce MI, is requesting approval for a Special Land Use for the existing BP Gas Station to add a SDM License to allow off-premise alcohol sales (beer &amp; wine), located at 47100 N. Pontiac Trail</p> <p>Sidwell No.: 17-33-376-012</p>
<b>H3.</b>	<p><b>PZ21-04 – COMMERCE TOWNSHIP – ZONING MAP AMENDMENT – PUBLIC HEARING</b></p> <p>Commerce Township is proposing an amendment to the Zoning Map to revert the zoning classification of three properties from R-1B (One Family Residential) to R-1A (Large Lot One Family Residential). The properties were part of a conditional rezoning approved in 2006 for a project that was never completed. The 15-year term of the conditional rezoning agreement expired in July 2021. Per Sec. 36.07 of the Township’s Zoning Ordinance, the properties revert back to their R-1A zoning classification. The properties are located north of the intersection of Wixom Road and Glengary Road, adjacent to the Country Hills neighborhood.</p> <p>Sidwell No.’s: 17-19-201-011, 17-19-201-013, &amp; 17-20-101-021</p>
<b>I.</b>	<b>New Business – (2)</b>
<b>I1.</b>	<p><b>PSP21-11 – RESERVE AT CRYSTAL LAKE – SITE PLAN REVIEW</b></p> <p>Commerce Investment Company of Farmington Hills, MI is requesting PUD condominium site plan approval for a single-family residential development located on the north side of Sleeth Road on the westernmost of the three properties commonly known as the Sleeth Road gravel pits.</p> <p>Sidwell No.’s: 17-08-300-005 &amp; 17-08-300-007</p>
<b>I2.</b>	<p><b>PSP21-10 – MIDTOWN ON HAGGERTY – SITE PLAN REVIEW</b></p> <p>Midtown on Haggerty LLC of Farmington Hills MI is requesting PUD site plan approval for a multiple-family residential &amp; commercial mixed-use development located at 155 Haggerty Road.</p> <p>Sidwell No.: 17-36-400-014</p>
<b>J.</b>	<b>Other Matters to Come Before the Planning Commission</b>
<b>K.</b>	<b>Planning Director’s Report</b>
<b>L.</b>	<b>Adjournment</b>

**Next Regular Meeting Date: OCTOBER 4, 2021**