



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

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

IN-PERSON

MONDAY, JUNE 7, 2021 at 7:00 p.m.

A.	Call to Order
B.	Approval of the Meeting Agenda for June 7, 2021
C.	Approval of Meeting Minutes from May 3, 2021
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 (2)
H1.	<p>PSU21-05 – CULVER’S – SPECIAL LAND USE – PUBLIC HEARING</p> <p>The PEA Group of Troy MI representing Paiko Properties, LLC is requesting approval for a Special Land Use for a drive-through restaurant (Culver’s) located at 485 Haggerty Road. Sidwell No.: 17-36-400-019</p>
H2.	<p>PZ21-01 – TEXT AMENDMENT – PUBLIC HEARING</p> <p>An amendment to the Commerce Township Zoning Ordinance No. 3.000, to amend Article 30, Signs, to remove allowances for digital signs and special event banners over public roads.</p>
I.	New Business – (4)
I1.	<p>PSP21-05 – CULVER’S</p> <p>The PEA Group of Troy MI representing Paiko Properties, LLC is requesting site plan approval to construct a new Culver’s drive-through restaurant located at 485 Haggerty Road. Sidwell No.: 17-36-400-019</p>

12.	<p>BP GAS STATION – CONCEPT REVIEW</p> <p>Jeffrey Yousif & Fawaz Toma property owners are requesting a concept review of a potential demo and rebuild of the BP Gas Station located at 47100 Pontiac Trail.</p> <p>Sidwell No.: 17-33-376-012</p>
13.	<p>CLOVER SENIOR LIVING – CONCEPT REVIEW</p> <p>Beth Ernat of Clover Development is requesting a concept review of a senior living facility located on two parcels on the south side of Oakley Park Road, east of Martin Parkway.</p> <p>Sidwell No.'s: 17-24-201-008 & -009</p>
14.	<p>Discussion on the Township-owned property adjacent to Country Hills</p>
J.	<p>Other Matters to Come Before the Planning Commission</p>
K.	<p>Planning Director's Report</p>
L.	<p>Adjournment</p>

Next Regular Meeting Date:

JULY 12, 2021