



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

Commerce Township Hall
2009 Township Drive
Commerce Township MI 48390

MONDAY, OCTOBER 7, 2024 at 7:00 pm

A.	Call to Order
B.	Approval of the Meeting Agenda for October 7, 2024
C.	Approval of Regular Meeting Minutes from August 12, 2024
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 – (1)
H1.	<p>PZZ4-03 – TEXT AMENDMENT – PUBLIC HEARING</p> <p>B & K Oil Commerce is requesting an amendment to the Commerce Township Zoning Ordinance, Article 26 (Use Standards), Section 26.316 (Off Premises Alcohol Sales Outlets), to amend multiple subsections including Sec. 26.316.C (Application), 26.316.D (Limitations), and 26.316.E (Exceptions), along with Article 2, (Definitions). The intent is to allow an existing lawful OPASO to expand their liquor license by transferring an active license from another existing lawful OPASO located within 1,000 feet, so long as the OPASO whose license is being transferred ceases their operation immediately, entirely, and permanently.</p>
I.	New Business – (3)
I1.	<p>SW CORNER PONTIAC TRAIL & WELCH – CONCEPTUAL REVIEW</p> <p>Bradley Thomasma of the ERT Group is requesting a conceptual review for a drive-through mixed use building (retail/office) located on the southwest corner of Pontiac Trail and Welch Road at 2190 N. Pontiac Trail and the vacant lot to the west along Pontiac Trail.</p> <p>PIN#'s: 17-26-278-011 & 17-26-278-021</p>
I2.	COMMERCE LAKE MARKET – CONCEPTUAL REVIEW

	<p>Property/business owner Steve Bakko and designer John Gumma are requesting a conceptual review for the redevelopment/expansion of the Commerce Lake Market at 1740 Glengary, including the residential lot at 2750 Benstein Road.</p> <p>PIN#'s: 17-25-426-015 & 17-21-276-063</p>
I3.	<p>COMMERCE BUSINESS CENTER – CONCEPTUAL REVIEW</p> <p>Dennis Park of Sierra Ventures Inc. is requesting a conceptual review for a for-sale light industrial condominium center located along the south side of W. West Maple Road, between Benstein and Beck Roads.</p> <p>PIN#'s: 17-33-251-001, 17-33-176-001, 17-33-176-002, 17-33-176-003, 17-33-176-004</p>
J.	<p>Other Matters to Come Before the Planning Commission:</p> <ul style="list-style-type: none"> • Discussion on the November 4, 2024 meeting time (possibly moving the meeting to an earlier time to account for the next day's election)
K.	Planning Director's Report
L.	Adjournment

Next Regular Meeting Date: NOVEMBER 4, 2024 POSSIBLY AT AN EARLIER TIME