



February 2, 2019

Planning Commission
Bruce Township
223 East Gates Street
Romeo, MI 48065

Re: 2018 Annual Report

Dear Bruce Township Planning Commission:

I have prepared the 2018 annual report in accordance with the Bruce Township bylaws and per PA 33 of 2008. This report has been prepared to be reviewed and approved by the Planning Commission and submitted to the Township Board. Included below is an excerpt from the bylaws of the Bruce Township Planning Commission regarding the annual report and an excerpt from the Michigan Compiled Laws, PA 33 of 2008 regarding both bylaws and the annual report.

EXCERPT FROM PLANNING COMMISSION BYLAWS
Article XI

Annual Report

The Commission shall, as required by statute, render an annual written report to the Township Board concerning its operations and the status of planning activities, including recommendations regarding actions of the Township's Board relating to planning and development. Said report shall be presented by the third meeting of each year concerning the Commission's activities from the previous year.

MICHIGAN PLANNING ENABLING ACT (EXCERPT)
Act 33 of 2008

125.3819 Bylaws; adoption; public record requirements; annual report by planning commission.

Sec. 19.

(1) A planning commission shall adopt bylaws for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations.

(2) A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following report depicts agenda items, activities and actions for calendar year 2018:

Annual Report

Bruce Township Planning Commission

2018

January 10, 2018 (Meeting Cancelled)

February 14, 2018

- New planner Joe Tangari of Giffels Webster was introduced.
- The commission heard comments from resident Dick Rosenberg regarding accessory buildings in the RA-1 district.
- A public hearing for the updated zoning map was set for March 14, 2018.
- Planner Tangari and the commission discussed the upcoming zoning ordinance amendments related to the Zoning Ordinance Health Check completed in 2017.

March 14, 2018

- Public Hearing was held on updated zoning map; hearing was held open through April pending revisions.
- Planner Tangari set forth a timeline for the zoning ordinance amendment project. Drafts were presented and discussion held regarding Medical Marijuana, Religious Land Use and Institutionalized Persons Act (RLUIPA) and Wireless Communication Towers.

April 11, 2018

- A public hearing was held on a request for rezoning of 156 W Gates, submitted by Damiano DiMercurio & Tom Siracoff. Request is to rezone from R-1-B to RM-1.
 - The commission heard comments in opposition to the proposed rezoning; reasons cited included concerns about water, the historic home on the site, and other development impacts.
 - Commission postponed action pending receipt of the required traffic impact statement and other revisions
- Public Hearing on special land use request for Ford Proving Grounds, submitted by Jeff Bledsoe
 - Requesting a communications relay tower near the geographic center of the Proving Grounds; would enable radio communication with test drivers on remote sections of test track.
 - One neighbor spoke in opposition
 - Discussion confirmed that location of radio equipment on existing cellular towers would not accomplish the applicant's goal of facilitating radio communication with drivers.
 - Commission recommended approval of the special land use request to the Board

May 9, 2018

- Ordinance amendment project: Planner Tangari discussed revisions to wireless towers, marijuana and RLUIPA ordinances as discussed in March. Discussion continued regarding tower inspections, sign regulations and uses by district including but not limited to public parks, open space development, special land uses and agribusiness. Discussed potential use standards for collection boxes including but not limited to numbers, location and permit requirements. Adjustments to the timeline were discussed.

- Chair Tremblay announced that commissioner Tornow would be leaving the planning commission.

June 13, 2018

- The commission continued to discuss the ordinance update project, focusing on collection boxes, the use lists in the C districts, billboard area, and new or amended sign subsections.
- The commission discussed a minor amendment to the Master Plan adjusting the boundary of the water district to match the boundary of the sewer district.
- The annual report was forwarded to the Board.

July 11, 2018

- The commission held a public hearing on a request for rezoning in the Bruce Meadows subdivision at 77053 Mary Grace Court, submitted by Kenneth and David Franchy. Request was to rezone from R-1 to R-1-A.
 - Two members of public commented in favor; one commented in opposition.
 - The Franchys stated that they were brothers hoping to live side by side; the rezoning would permit the parcel to be split in two and accommodate both houses.
 - The commission recommended approval of the rezoning to the Board.
- The commission continued discussion on a request for rezoning at 156 W Gates, submitted by Damiano DiMercurio and Tom Siracoff. Request is to rezone from R-1-B to RM-1.
 - After discussion, the commission deadlocked on a vote and tabled the application. The applicant has not returned.
- The commission discussed a request for preliminary site condominium approval for a new industrial condo south of 33 Mile Road, submitted by Brad Korte of Distinguished Development.
 - The commission granted preliminary approval of the site condominium, requesting that for final approval the applicant submit updated plans addressing the 33 Mile Rd sidewalk, a determination on private vs public road, and a lighting plan for the site, if desired.

August 8, 2018

- The commission discussed a request for final site condominium approval for Distinguished Development, south of 33 Mile Road.
 - The development consists of 9 lots on over 26 acres, arranged around a 1,300-foot cul de sac road.
 - The commission granted final site condo approval, including permission to install a longer cul de sac street than typically permitted.
- The commission discussed two requests for site condominium approval for Insignia Heights and Insignia Pointe, south of 34 Mile Rd, just east of Campground, submitted by Brandon Wagner.
 - Insignia Heights is a four-lot condominium, with all lots fronting on 34 Mile Road.
 - The commission granted preliminary site condo approval and deferred construction of sidewalks until they have something to connect to.
 - Insignia Pointe is a 25-unit site condo (with four outlots).
 - The commission granted preliminary site condo approval with applicant addressing the planners concerns of parcel naming convention, waiver of sidewalks, proof of right of way, waiver of 600' length of cul de sac and draft of master deed prior to final approval.
 - Ordinance amendments. Discussion held on signs and billboards and the current ordinance being in line with surrounding communities. Also discussed C1, C2 and C3 and the presented amendments will make the ordinance more navigable with less redundancy and more user friendly. Home occupations were also discussed.

September 12, 2018

- New commissioner Dana Buchanan was introduced.
- Public Hearing on Master Plan Update. The water map is being adjusted such that its boundaries match those of the sewer district. The Planning Commission discussed the amendment, noting that the sewer district boundary has not changed.
 - The commission adopted the master plan amendment.
- Ordinance amendments. Discussion of the zoning ordinance addressed revisions to items discussed at the August planning commission meeting, including several provisions of article 2, and the lighting provisions of Section 6.06. A new section to regulate collection bins was discussed. The planning commission and planning consultant also discussed changes to site condominium provisions, and the standards for deferral of required parking spaces.

October 10, 2018

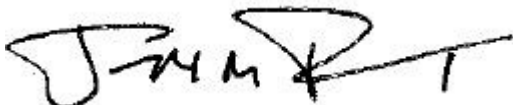
- Discussion of request for site plan approval for Esko Roofing on 33 Mile, submitted by Andy Eskelinen.
 - Esko Roofing will be developing a new industrial building on the site.
 - The commission approved the plan subject to minor revisions.
- Ordinance amendments. Tangari noted that he made a simple update to the accessory building ordinance as it relates to roof line and including that as part of the square footage of the building. This was to eliminate any confusion of this part of the ordinance. Request to build an accessory structure larger than permitted by ordinance
- Apel updated the commissioners on garbage build up around the drop boxes in the area.

November 14, 2018 (Meeting Cancelled)

December 4, 2018

- The commission discussed a request for final site condominium approval for the Insignia Heights site condominium, south of 34 Mile Rd, just east of Campground, submitted by Brandon Wagner.
 - Insignia Heights is a four-lot condominium, with all lots fronting on 34 Mile Road.
 - The commission granted preliminary site condo approval and deferred construction of sidewalks until they have something to connect to.
- The commission discussed a request for site plan approval for Three Oaks Driving Range to install new lighting, submitted by Vic Stefanoski.
 - The site received special land use approval in 1991 for a large outdoor recreation use (a driving range, with other uses, including batting cages). The site plan approval, however, expired long ago, requiring new approval for the lights.
 - The commission postponed a decision pending revisions to the plans.
 - Ordinance amendments. The commission discussed further amendments to the zoning ordinance.

Sincerely,



Joe Tangari, AICP, Senior Planner
Giffels Webster