



June 1, 2018

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

**Re: 2017 Annual Report**

Dear Bruce Township Planning Commission:

I have prepared the 2017 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 2017:

# Annual Report

## Bruce Township Planning Commission

### 2017

January 25, 2017

- Rod Arroyo, Partner and Planning Director of Giffels Webster, made a short presentation on the services offered by the company:
  - Planning Briefs, dealing with subjects such as signage, wireless communications.
  - Leaders & Educators in zoning trends.
  - Mobile Feeding trends.
  - Zoning health checkups.
  - Developing website network that makes it easy for developers, planners, and citizens to maneuver through the zoning laws & regulations for that community.
- Public Hearing on rezoning request for parcel No. 01-26-400-007 by Summit Plastic Molding, Inc.
  - Requested rezoning of 22.41 acres from RM-1 to M-1, northeast of 33 Mile and McVicar
  - Parcel was previously zoned M-1; was rezoned to RM-1 for project that ultimately did not happen
  - Commission heard comments from one member of the public, in support
  - Commission recommended approval of rezoning to Board

February, 2017 (Meeting Cancelled)

March 22, 2017

- Public Hearing on special land use request at 69680 Campground by John Gillespie
  - Request to build an accessory structure larger than permitted by ordinance
  - No public comments
  - Planner requested more information be included in the submission
  - Commissioners had concerns regarding size relative to house
  - Action was tabled
- Public Hearing on rezoning request for Strategic Business Park near 33 Mile & McKay by Racz Building and Development
  - Requesting to rezone 21 acres from M1 to C2 (amends earlier conditional rezoning)
  - No public comments
  - Commission recommended approval of rezoning to Board
- Review of amended site plan for Silvercrest, submitted by PEA, Inc.
  - Silvercrest is independent and assisted senior living; amendment to site plan reduces number of units from 120 to 58
  - Commission approved the site plan
- Review of site plan for Summit Plastic Molding, Inc. at 33 Mile & McVicar
  - Requesting approval for a multi-building industrial facility
  - Commission approved the site plan
- Commissioner Okoniewski reported that the Board approved a contract for a zoning ordinance health check

April 26, 2017

- Greg Blaszczyk of 72101 McKay expressed concern about heavy truck traffic on McKay and the progress of development at 33 Mile and McKay
- David Franchy of 77550 Mary Grace requested guidance on splitting and rezoning his property; planner indicated that information had been provided
- Public Hearing on special land use request for 11877 Francesca Court, submitted by Randy Kandt
  - Requesting a larger accessory building than permitted by ordinance
  - Comments in opposition were received
  - Discussion confirmed that a business would not operate in the building and that the requested size would be reduced via the elimination of a porch
  - Commission did not recommend approval of the special land use request to the Board
- Public Hearing on special land use request for 74158 Gould Road, submitted by Ted and Lisa Cooper
  - Requesting a larger accessory building than permitted by ordinance
  - Comments were received in support
  - Commission recommended approval of the special land use request to the Board
- Consideration of tabled on special land use request at 69680 Campground by John Gillespie
  - Request to build an accessory structure larger than permitted by ordinance
  - Additional information was provided in the intervening month
  - Commission recommended approval of the special land use request to the Board

May, 2017 (meeting cancelled)

June 28, 2017

- Review of site plan for Rauhorn Electric, submitted by Dale Rau
  - Request to build an industrial facility
  - Discussion included elimination of 33 Mile Road access, screening
  - Commission approved the site plan
- Progress report and discussion of zoning ordinance health check

July 12, 2017

- Public Hearing on special land use request for Stoney Creek Orchard at 2961 W 32 Mile Rd, submitted by Carol Ross
  - Request is for approval of a dog kennel, including breeding and boarding
  - Discussion included state licensing requirements, missing information, insulation, and noise
  - Comments were received in support and in opposition; some comments wanted more information submitted prior to approval
  - Commission recommended approval of the special land use request to the Board
- Commission adopted updated by-laws

August, 2017 (meeting cancelled)

September 13, 2017

- Public Hearing on special land use request for 69801 Fisher, submitted by the Murphys
  - Request to build an accessory structure larger than permitted by ordinance
  - One comment received in support
  - Commission tabled action pending review of accessory building square footage allowances in zoning ordinance (hearing to be continued in October)

- Public hearing on zoning ordinance amendments to permit physical fitness establishments in C-1 and C-2 districts and change parking requirements for assembly uses without fixed seats
  - Commission recommended adoption of the amendments to the Board
- Discussion at end of meeting included estate fencing, new M-53 ramp, noise ordinance, lighting regulations, and the need for pre-application meetings for large projects

October 11, 2017

- Continuation of Public Hearing on special land use request for 69801 Fisher, submitted by the Murphys (tabled in September)
  - Request to build an accessory structure larger than permitted by ordinance
  - Applicant agreed to remove overhang to reduce overall bulk/square footage of the building
  - Commission recommended approval of the special land use request to the Board
- Estate Fencing discussion: it was agreed that the topic would be addressed in the health check
- Noise and lighting discussion: pegging standards to state and federal regulations was discussed, as was the importance of dark sky principals

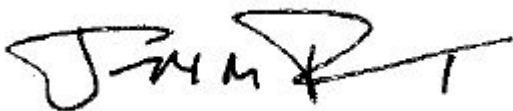
November 1, 2017

- Public Hearing on special land use request for the Meadows North subdivision, submitted by Mark Gesuele and Paul Thoen.
  - Request is for expansion of an open space community; existing 88-acre project would be expanded by 56 acres to the north. Access would be via Sunset Lane
  - R1 district does not permit open space communities
  - Diverse range of comments was received, including support, opposition, suggestions for improvement of access reconfiguration, general questions. Runoff and the length of the proposed road were common concerns.
  - Commission extended the public hearing to December

December 6, 2017

- Continuation of Public Hearing on special land use request for the Meadows North subdivision, submitted by Mark Gesuele and Paul Thoen.
  - Request is for expansion of an open space community; existing 88-acre project would be expanded by 56 acres to the north. Access would be via Sunset Lane.
  - Township attorney noted that the applicant has not demonstrated a clearly defined legal right of access to Sunset Lane, which is a private road.
  - Commission recommended denial to the Board

Sincerely,



---

Joe Tangari, AICP, Senior Planner  
Giffels Webster