



December 23, 2019

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

Re: 2019 Annual Report

Dear Bruce Township Planning Commission:

I have prepared the 2019 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 2019:

Annual Report

Bruce Township Planning Commission

2019

January 9, 2019

- Discussion of large package of zoning audit follow-up amendments.

February 13, 2019

- Discussion of Township Board's 5G moratorium.
- Annual report forwarded to Township Board.
- Discussion of the zoning ordinance updates regarding the overall health check of the ordinance. Several revisions were addressed including: Section 6.06 Exterior Lighting Requirements, Section 6.01 Sign Regulations, Section 27.38 Wireless Communication Towers and the New Section 27.45 Collection bins. There was discussion regarding the penalties that would be incurred for bins that are not maintained.

March 13, 2019

- There was an informal presentation by Mark Nelson regarding the possibility of establishing an event barn and seasonal festivals at 6440 Bordman. The commission heard public comments in opposition to the idea.
- The commission discussed a revised plan submitted by Vic Stefanoski to install lights on the existing driving range at 79363 Van Dyke. The planning commission approved the plan.
- Zoning amendment discussion: the revisions discussed included: Section 2.02 Accessory Buildings, Section 2.56 Private Roads 3 c., Section 27.43 Wind Turbines, Windmills and other similar devices. Also, there was discussion on language for the ordinance addressing shipping containers. Joe Tangari stated he will make the discussed changes to the zoning ordinance and get the ordinance to the Township Board for informational purposes. The next step would be to have a public hearing for the ordinance and then send it to the Township Board for adoption. The commission voted to set a public hearing for the April meeting.

April 10, 2019

- It was announced that member Pogodzinski was resigning after purchasing a home in a different community.
- The commission discussed a plan and application for special land use submitted by Steve Richardson at 79649 Weyer Road. The request involved an existing accessory building. The applicant proposed to move the residence further back from the right-of-way, which would have the effect of putting the barn in the front yard, which requires special land use approval. The commission voted to recommend approval of the plan to the Township Board.
- There was a brief discussion of ordinance amendments, including a revision covering the use of shipping containers and similar items as accessory buildings.
- The planning commission held a public hearing on the large package of post-audit zoning ordinance amendments and recommended adoption to the Township Board.
- The commission discussed a request for final site condominium approval for Insignia Pointe, south of 34 Mile Rd, just east of Campground, submitted by Cosimo Lombardo. In

August, 2018, the commission granted preliminary site condo approval with applicant addressing the planner's concerns of parcel naming convention, deferral of sidewalks, proof of right of way, waiver of 600' length of cul de sac and draft of master deed prior to final approval.

- o Insignia Pointe is a 25-unit site condo (with five outlots).
- o The plan had been revised to include a private road; it was discussed that the development did not meet the minimum lot size requirements for inclusion of a private road.
- o The planning commission voted to approve the plan, contingent on ZBA approval of a variance for the smaller lots.
- The commission discussed a site plan for a senior housing project that would expand the existing Trilogy complex at 71149 Orchard Crossing.
 - o The plan was for a two-story building accessed from Orchard Crossing.
 - o The commission approved the site plan, contingent on the applicant providing a compliant lighting plan.
- The commission discussed the township's potential adoption of a portion of the International Property Maintenance Code.

May 8, 2019

- New commissioner Dan Walker was introduced.
- The Highland Hills site condominium application was removed from the agenda, at the applicant's request.
- It was announced that the Township Board had agreed to fund the conversion of the zoning ordinance to the Clearzoning format, while simultaneously compiling the township's full code of ordinances in a pdf Codebook.
- The commission discussed a site plan for a small addition to the dining room at the Trilogy senior facility at 71150 Orchard Crossing. The plan was approved.
- 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.
- The planning commission recommended adoption of the International Property Maintenance Code, except for Chapters 4-7 and limiting the scope to commercial and industrial uses in the O-1, C-1, C-2, C-3, M-1, and P-1 districts.

June 12, 2019

- The commission discussed an application for site condominium approval of a Cluster Lot Subdivision with Planned Open Space south of 33 Mile Road; the name of the project is Highland Hills; the site was once slated to be developed as the Meadows North
 - o There was much discussion on the commission that the provision of the ordinance under which the applicant applied should have been deleted in the past, but is still in the ordinance; the commission expressed interest in deleting this and one other open space provision in favor of Section 2.48.
 - o The site is 57 acres and 25 single-family units are proposed. 18.4% of the site is slated to be set aside as open space. The proposed road is private.
 - o Two members of the public spoke, both in opposition.
 - o The commission voted to recommend site plan approval to the Township Board subject to four criteria:
 - a) to provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, wetlands, topography and similar natural assets.
 - b) to encourage developers to use a more creative approach in the development of residential areas.
 - c) to encourage a more efficient, aesthetic and desirable use of open area, while recognizing a reduction in development costs, and

by allowing the developer to bypass natural obstacles in the site. d) evidence of positive perk tests.

- The commission discussed a request for site plan approval for a site on Beaver Creek Drive, at the corner of 33 Mile Road, for BCMBio, which intends to construct an industrial facility.
 - The plan was for two phases, each involving a different building. The applicant decided to instead recommend approval of the full site during the meeting.
 - The nature of products and materials to be stored onsite was discussed until the commission was satisfied that the site would not be storing hazardous waste.
 - The commission approved the plan subject to the following:
 - The site plan to include the proposed building and future addition to that building - all of Phase 1
 - Revise drawings so that the building height is within the 30 foot limit
 - The Planning Commission found that the greenbelt is adequate given that the house is not directly across from this development
 - Height of pole mount will be 20 feet or less
 - Property line footcandles to be less than 0.1 and illumination of the parking lot will be 2.4 footcandles or less
 - The characteristics of the materials being stored or packaged are non-combustible
 - The proposed water easement will be 20 feet wide
 - Statement will be added by the applicant that there are no existing wetlands or floodplains on the site
 - The proposed fire hydrant will include an exterior horn, strobe and identification subject to the approval of the fire department
 - Units 23 & 24, currently individual parcels will be requested to be combined
- The ZBA denied the request of the applicant for Insignia Pointe for a variance from the lot size requirements for private roads. The commission directed the planner to devise an amendment that would eliminate that requirement, based on a finding that the standard has no particular utility or rationale.

July 10, 2019

- The commission held a public hearing on a request for special land use submitted by Vic Stefanoski to install a digital sign on the existing driving range at 79363 Van Dyke. The planning commission recommended approval of the plan to the Township Board, subject to the planner's comments.
- The commission discussed amendments to the private road standards, windblown signs, and the Shelby Township Animal Control Ordinance.

August 7, 2019

- The commission held a public hearing on a request for special land use approval by Mark Nelson at 6440 Bordman Road for a barn-based wedding facility and two seasonal festivals. The request is made under the agri-business provision of the ordinance.
 - The applicant would hold indoor weddings in the existing barn after bringing it up to code.
 - The applicant plans to hold month-long, ticketed holiday festivals in October and December
 - Public comment included many residents opposed to the project on varied grounds such as traffic incurred, noise, lighting, and general intensity of activity on the site, which is surrounded by large agricultural lots.
 - The commission recommended denial of the special land use to the Township Board.
- The commission held a public hearing on a request for rezoning on the west side of Van Dyke, south of the intersection with M-53, submitted by Mike DeMil...
 - ✓ The site is 90 acres, and the concept plan calls for 144 lots.

- ✓ The current zoning is R-1-A, and the applicant is requesting an R-1-C designation; public water would be needed and does not currently served the site.
- ✓ Many residents spoke in opposition to the plan, citing the Township Master Plan, increased traffic, and inappropriate density for the area.
- ✓ The commission voted to recommend denial of the request to the Township Board based on the following findings:
- ✓ The applicant has not provided support on why he is unable to develop under current zoning of R-1-A (no evidence has been presented to support the developer's reason for changing from R-1-A to R-1-C)
- ✓ The proposed re-zoning is not consistent with surrounding zoning which is R-1-A
- ✓ The proposed re-zoning is not consistent with the Master Plan
- ✓ The proposed re-zoning parcel is not in the water and sewer district and the Township does not have any plans to expand the district to include this parcel
- ✓ The property is adjacent to several wetlands and this rezoning may have an adverse impact
- ✓ The applicant has not provided a development impact study per Ordinance Section 4.02
- ✓ There are no soil or water studies to show the total capacity per Macomb County Health Department
- ✓ This would set a potential spot zoning area on the west side of Van Dyke
- A dry hydrant ordinance was briefly discussed.

September 11, 2019

- A public hearing was set for the October meeting for zoning ordinance amendments pertaining to exterior lighting on homes, and cleanup of the cluster and open space subdivision provisions.
- 5G regulations were briefly discussed.

October 9, 2019

- It was announced that Dana Buchanan resigned from the planning commission to take a position as the Township Planning & Zoning Coordinator. This was her first meeting as recording secretary.
- Election of officers was deferred to a future meeting with higher attendance.
- A public hearing was held on zoning ordinance amendments pertaining to exterior lighting on homes, and cleanup of the cluster and open space subdivision provisions. The commission voted to recommend adoption to the Township Board.
- Planner Joe Tangari gave an update on Clearzoning and Codebook and the commission discussed have a joint meeting with the Board in January addressing site plan review, the newly formatted ordinances, and the roles of the various boards and commissions of the township.

November 13, 2019:

- Ed Kupets was introduced as the new planning commissioner.
- Election of officers: Mike Tremblay, chair, Marc Apel, Vice Chair, Blake Taylor, Secretary
- The commission held a public hearing on a request to expand an existing special land use at 79363 Van Dyke. The existing driving range is proposing to add a miniature golf course. The planning commission recommended approval of the use, but did not approve the site plan; the applicant will return with a more detailed site plan that addresses the concerns discussed in the meeting.

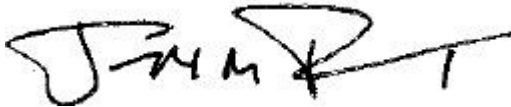
- The commission discussed final site condominium approval for the Insignia Pointe subdivision. Recent changes to the ordinance permitted approval of the plan with a private road. The planning commission granted final approval of the site condo, with open ditches

and deferral of sidewalks, subject to the availability of the splits needed to create the outlots.

- 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.
 - o 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.
 - o Commission postponed action pending receipt of the required traffic impact statement and other revisions
 - o This was the second public hearing on this request; it was held due to the very long time between the initial public hearing and this meeting.
 - o The planning commission recommended denial to the township board.

December 11, 2019 (Meeting Cancelled)

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Tangari', with a horizontal line extending from the end of the signature.

Joe Tangari, AICP, Senior Planner
Giffels Webster