



January 29, 2021

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

Re: 2020 Annual Report

Dear Bruce Township Planning Commission:

I have prepared the 2020 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 2020:

Annual Report

Bruce Township Planning Commission

2020

January 8, 2020

- Prior to the regular meeting of the Planning Commission, a joint meeting of the Planning Commission, Township Board, and Zoning Board of Appeals was held. The Clearzoning ordinance was reviewed at this meeting, and the boards also participated in a joint training workshop focused on site plan review.
- Public hearing on request for special land use approval submitted by the Jablonowskis at 11411 35 Mile Rd; the request was to approve greater than the permitted number of accessory buildings, greater than the permitted total area of accessory buildings, and the location of a new accessory building in the front yard. The planning commission tabled the request pending discussion of the issue.
- Discussion of dry hydrant ordinance, other potential amendments.

February 12, 2020

- Public hearing on request for special land use approval submitted by GPD to extend the height of an existing wireless tower on the Ford Proving Grounds (74240 Fisher). The planning commission recommended approval of the plan to the Township Board.
- Public hearing on request for special land use approval submitted by the Swiackis to permit the construction of an accessory building in the side yard. The planning commission recommended approval of the plan.
- Informal presentation by Pete Snyder, Jon Eadie, and Mike DeMil of potential development off McVicar.
- There was discussion of ordinance amendments and ongoing ordinance reformatting projects. Amendments discussed included home occupations and tree preservation. The planning commission discussed a change to the way fence height is measured, switching from established grade to existing grade, and banked this for a future public hearing

March 11, 2020

- The planning commission reviewed the site plan for Northern Groves Townhomes, submitted by Justin Racz. The plan proposed 170 multi-family units on 28.5 acres. After much discussion, the planning commission tabled the item to a future meeting pending further information.
- Public hearing on an amendment to Section 2.18.7, changing the measurement of fence height from established grade to existing grade. The planning commission recommended adoption of the amendment to the Township Board.
- Zoning amendment discussion: the commission discussed tree preservation and home occupations.
- PC by-laws were reviewed and accepted as-is.

April 8, 2020 (cancelled)

May 13, 2020

- The planning commission reviewed the site plan for Northern Groves Townhomes, submitted by Justin Racz. The plan proposed 170 multi-family units on 28.5 acres. After much discussion, the planning commission tabled the item to a future meeting

pending further information, including changes to the design that more firmly classified the units as multiplex townhomes rather than apartments, per the definitions in the ordinance. The plan was also modified to meet internal setback requirements. Discussion was also held on the balance of the property subject to the conditional rezoning. The planning commission approved the site plan.

- The commission discussed a site plan submitted by Brad Korte for an industrial facility on lots 4 and 5 of the industrial site condo served by Korte Rd. The planning commission approved the site plan.
- The commission discussed a plan Bruce Tech Park, a 75-acre industrial park on the north side of 33 Mile Rd. The plan presented the layout of a private road, though not the final boundaries of the lots in the subdivision. The planning commission approved the plan for the private road.
- Brief discussion was held on a recent Michigan Supreme Court ruling on marijuana primary caregivers.

June 10, 2020

- The planning commission reviewed the site plan for a proposed site condominium submitted by Mike DeMil. The condominium, called Pond Creek Estates, is 28 lots (some of which are outlots to the condo) on the west side of Van Dyke, south of the intersection with the bypass. The planning commission granted preliminary approval to the site condo plan.
- A public hearing was set for the Clearzoning Ordinance for the July 8th meeting.
- A public hearing was set on minor amendments to the home occupations ordinance.

July 8, 2020 (cancelled)

August 12, 2020

- Election of officers was moved to October.
- The public hearing for Clearzoning was re-set for September (the July meeting having been cancelled).
- The public hearing for home occupations was re-set for September (the July meeting having been cancelled).
- The planning commission considered final approval of the site plan for the Highland Hills site condominium. The plan was originally approved as a special land use under a since-repealed cluster lot development provision. The planning commission recommended approval of the final site condominium plan to the Township Board. The planning commission also recommended approval of a private road in the development.

September 9, 2020

- The commission held a public hearing on an amendment to the home occupations standards (Section 2.21), amending the definition of a home occupation and permitting up to 25% of an accessory structure to be used as storage only for a home occupation (home occupations being otherwise prohibited in accessory buildings).
- The planning commission held a public hearing on the Clearzoning reformatting of the Zoning Ordinance. The planning commission recommended adoption of the newly reformatted ordinance.
- The planning commission held a public hearing on a request for special land use approval submitted by Mr. DelGreco at 70300 Henry Ross. The request was for the placement of a small accessory building in the front yard, adjacent to the driveway gate. The planning commission recommended approval of the special land use, subject to a variance from the ZBA.
- The planning commission held a public hearing on a request for special land use approval submitted by Darrell Rau at 14950 Armada Center. The request was to

facilitate the construction of a lean-to addition to a barn over an existing concrete pad; this addition caused the barn to exceed the maximum square footage for accessory buildings. The planning commission recommended approval of the special land use to the Township Board.

- The planning commission considered a request for site plan approval by Vic Stefanoski at 79363 Van Dyke to permit the construction of a storage garage at the Three Oaks driving range, as well as the addition of more parking. The planning commission approved the site plan.

September 23, 2020

The Planning Commission conducted an informal information session with Darrell and Justin Racz on property conditionally zoned RM-1 Multiple-Family north of 33 Mile Road and east of McKay. The permitted unit count for the property has been used on only a portion of the property, and the information session solicited the feedback of nearby residents on what they would like to see happen with the property.

October 14, 2020

- The commission held a public hearing on a request for special land use submitted by Jeff Konchan at 11111 West Gate to permit a 1200 square foot accessory building. The planning commission recommended denial of the request to the township board, as the applicant's offered compromise position still exceeded the maximum permitted square footage by more than 25%.
- The commission held a public hearing on a request for special land use submitted by Vince Impastato at 72461 Sorrel Drive to permit a 1,280 square foot accessory building. The planning commission tabled the application pending more information.
- The commission held a public hearing on a request for special land use submitted by Leonard Compton at 77410 Oak Creek Court to permit an accessory building in the side yard. The planning commission recommended approval of the request to the Township Board.
- Justin Racz presented informally, discussing a potential plan for 130 units on 29 acres conditionally zoned RM-1; among the conditions of the rezoning is a limit of 170 units, all of which have been used on another portion of the property. The potential development would require an amendment to the conditional rezoning agreement. The commissioners discussed the potential proposal, and Mr. Racz withdrew from the discussion prior to action on a motion.

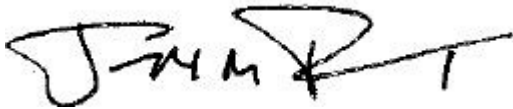
November 11, 2020

- The commission continued discussion of a request for special land use submitted by Vince Impastato at 72461 Sorrel Drive to permit a 1,280 square foot accessory building. The planning commission again tabled the application at the applicant's request. The planning commission agreed to look at the issue of accessory building square footage, with commissioners Kupets and Apel taking the lead.
- The planning commission considered a request for site plan approval by Vic Stefanoski at 79363 Van Dyke to permit the construction of a miniature golf course for which special land use approval has already been obtained. The planning commission approved the site plan.
- Election of officers. The following officers were elected for the following year:
 - o Chair: Ed Kupets
 - o Vice Chair: Marq Apel
 - o Secretary: Connie Schapman
- This was Commissioner Okoniewski's last planning commission meeting. He was thanked for his dedicated service to the township.

December 9, 2020

- The planning commission welcomed new commissioner Rick Hagelstein.
- The planning commission held a public hearing on a request by Dennis Scheibe to rezone the 5-acre property at 73090 McKay Road from RU to R-1. The applicant stated a willingness to condition the rezoning on the creation of only two future lots. The planning commission postponed action on the issue to give the applicant an opportunity to consider his options.
- The planning commission held a public hearing on a request by Dan Walker to rezone the property at 13720 33 Mile Road from M-1 to C-3 in order to facilitate construction of a drive-thru use and possible gas station. Commissioner Walker recused himself from discussion as he is the applicant. The planning commission discussion centered on the commission's discomfort with the proposed rezoning. The planning commission postponed action in order to give Mr. Walker time to consider his options and return with more information.
- The planning commission reviewed a portion of the revised and updated subdivision ordinance and also discussed tree preservation and whether health effects of 5G can be considered in the development of an ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Tangari', with a long horizontal stroke extending to the right.

Joe Tangari, AICP, Senior Planner
Giffels Webster