



December 22, 2021

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

**Re: 2021 Annual Report**

Dear Bruce Township Planning Commission:

I have prepared the 2021 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.

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EXCERPT FROM PLANNING COMMISSION BYLAWS  
Article XI

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**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.

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MICHIGAN PLANNING ENABLING ACT (EXCERPT)  
Act 33 of 2008

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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 2021:

# Annual Report

## Bruce Township Planning Commission

### 2021

January 13, 2021

- Nik Batsikouros of Romeo Lavender Farm made a presentation during public comment about his business and intentions for his property
- The PC continued discussion on a request by Dennis Scheibe to rezone the 8.15-acre property at 73090 McKay Road from RU to R-1 (the public hearing was held in December, 2020). The PC voted to recommend denial of the rezoning request to the Board.
- Discussion of amendments to the accessory building square footage standard of the Zoning Ordinance. Update on Subdivision Ordinance revisions.

February 10, 2021

- Rick Nakum of Caring Professionals presented on the potential for a senior living facility at 72955 Van Dyke during public comments.
- Public hearing on request for special land use approval submitted by Wicom to extend the height of an existing wireless tower on the Ford Proving Grounds (74240 Fisher) to 150 feet. The planning commission recommended approval of the plan to the Township Board.
- The PC set a public hearing on amendments to the accessory building square footage standard of the Zoning Ordinance.
- Update on Subdivision Ordinance revisions.
- The PC set a public hearing on amendments to the permitted uses in the C-3 district.
- The PC forwarded its annual report to the Township Board.

March 10, 2021

- Public hearing on amendments to the list of permitted uses in the C-3 district. The PC forwarded the amendments to the Board with a recommendation of adoption.
- Public hearing on amendments to the accessory building square footage standard of the Zoning Ordinance to add a new tier between 1 and 2.066 acres with a maximum size of 1,200 square feet. The PC forwarded the amendments to the Board with a recommendation of adoption.
- Update on Subdivision Ordinance revisions.
- PC by-laws were reviewed and accepted as-is.
- The PC set a public hearing on an amendment to the Zoning Ordinance reducing the rear-to-rear internal setback for multi-family buildings from 199 feet to 100 feet.
- Discussion of yearly goals.

April 7, 2021

- Tracey and Brant Perry presented about a potential indoor sports facility during public comment.
- A public hearing on a request for special land use approval at 7763 33 Mile Rd, submitted by the Thompsons, was postponed as the applicant could not attend the meeting.
- Final decision on a request for site plan approval on Lots 17 & 18 of the Schafer Industrial Park submitted by Darlene Kryta was postponed in order to allow the applicant to submit more information.
- Public hearing on an amendment to the Zoning Ordinance reducing the rear-to-rear internal setback for multi-family buildings from 199 feet to 100 feet. The PC forwarded the

amendments to the Board with a recommendation of adoption.

- The PC made an advisory motion to recommend that the Board adopt revisions to the Subdivision Ordinance.
- The PC discussed a request for site plan approval on Lot 4 of Schafer Industrial Park. The PC approved the site plan.
- The PC discussed its annual goals and reached agreement on all but three, which it agreed to continue discussing.
- The PC directed the planner to move forward with drafting amendment to the medical marijuana primary caregiver regulations in the Zoning Ordinance.
- The PC appointed member Walker as Vice Chair, replacing member Apel, who had submitted his resignation.
- The PC amended its by-laws to move its monthly regular meeting from the second Wednesday of the month to the first Wednesday of the month.

May 5, 2021

- Public hearing on a request for special land use approval at 7763 33 Mile Rd, submitted by the Thompsons. The PC postponed a recommendation to allow the applicant to make adjustments to the request for additional square footage. The application was subsequently withdrawn.
- Public hearing on a request for special land use approval at 11203 35 Mile Road. The PC recommended approval to the Board, with conditions.
- Discussion of a request for site plan approval on Lots 17 & 18 of the Schafer Industrial Park submitted by Darlene Kryta. The PC granted conditional approval.
- Discussion of an amendment to the approved site plan for Simpson Park Camp at 70199 Campground to permit a new pavilion. The PC approved the site plan amendment.
- The PC set a public hearing on amendments to Section 4.12 of the Zoning Ordinance, governing medical marijuana primary caregivers.
- Discussion of annual goals.
- Discussion of amendments to the accessory building standards of the Zoning Ordinance, specifically the compatibility standards.

June 2, 2021

- The planning commission welcomed new member Jared Vinson.
- Discussion of a request for final site plan approval for the Pond Creek Estates condominium subdivision. The PC recommended approval to the Board.
- Public hearing on amendments to Section 4.12 of the Zoning Ordinance, governing medical marijuana primary caregivers. The PC forwarded the amendments to the Board with a recommendation of adoption, along with advisory recommendations to adopt a licensing ordinance and an amendment to the electrical ordinance.
- Brief discussion of recreational marijuana; the Township has established a committee to study the issue.

July 7, 2021

- Discussion of a request for site plan approval on Lot 3 of Distinguished Development industrial site condo. A decision was postponed to allow the applicant an opportunity to submit updated and corrected information.
- Discussion of amendments to Section 5.1 Accessory Buildings of the Zoning Ordinance.

August 4, 2021

- Public hearing on a request for special land use approval for a side yard accessory building

at 14100 Greystone Lane submitted by Gregory Manire. The PC recommended approval to the Board.

- Public hearing on a request for special land use approval for an accessory building exceeding the maximum size at 8531 32 Mile Rd submitted by David and Molly Mazei. The PC recommended approval to the Board.
- Discussion of a request for site plan approval on Lot 3 of Distinguished Development industrial site condo. The PC granted approval with conditions.
- Election of Officers: The PC voted to retain the current officers (Kupets as Chair, Walker as Vice Chair, Schapman as Secretary).
- Discussion of 5-year Master Plan review.

September 1, 2021

- Justin Racz of Strategic Business discussed modifying the conditional rezoning at McKay and 33 Mile during public comments.
- Discussion of a request for preliminary site plan approval for the proposed site condominium on McVicar Rd, called Edgemont. The PC postponed action to allow the applicant to make revisions.
- Discussion of an amendment to the approved site plan at Trilogy Senior Living at 71150 Orchard Crossing to permit a carport. The PC approved the site plan.
- Discussion was held on a request for special land use approval at 11411 35 Mile Road submitted by the Jablonowskis. A public hearing had previously been held. The PC recommended approval to the Board.
- The PC set a public hearing on amendments to Section 5.1 of the Zoning Ordinance governing accessory buildings.
- Discussion of 5-year Master Plan review. The PC reaffirmed the Master Plan.
- 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.

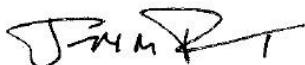
October 6, 2021

- Public hearing on request for rezoning from R-1-B to RM-1 at 156 W Gates. After many public comments, the PC postponed action to allow the applicant to present more information.
- Public hearing on amendments to Section 5.1 of the Zoning Ordinance governing accessory buildings. The PC forwarded the amendments to the Board with a recommendation of adoption.
- Discussion of a request for preliminary site plan approval for the proposed site condominium on McVicar Rd, called Edgemont. The PC approved the preliminary site plan.
- Discussion of a request for preliminary site plan approval for the proposed site condominium on 34 Mile Rd called Insignia Pointe. This was a modification to a previously approved site condo. The PC approved the preliminary plan.

November 3, 2021 (cancelled)

December 1, 2021 (cancelled)

Sincerely,



Joe Tangari, AICP, Senior Planner  
Giffels Webster