



December 21, 2022

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

**Re: 2022 Annual Report**

Dear Bruce Township Planning Commission:

I have prepared the 2022 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 2022:

# Annual Report

## Bruce Township Planning Commission

### 2022

January 5, 2022

- James Malczewski made a presentation about some ideas for converting a building at 275 East Gates Street to condominiums.
- A public hearing was held on a proposed rezoning of 14.76 acres at the end of Excalibur and Boardwalk Lanes from RM-1 to R-1-B. The Planning Commission recommended approval of the request.
- The Planning Commission discussed potential zoning amendments regarding banquet facilities and roadside stands.
- The Planning Commission discussed and made minor revisions to the PC By-Laws and referred them to the Township Attorney for further review.
- The Planning Commission forwarded its annual report to the Township Board.
- The Planning Commission discussed its goals.

February 2, 2022 (cancelled)

March 2, 2022

- A public hearing was held on a request by Tom Siracoff to rezoning 156 W Gates from R-1-B to RM-1; this was a further hearing on a previous application that had been dormant for several months. The Planning Commission recommended denial of the request to the Township Board.
- A public hearing was held on a request for special land use approval submitted by Laura Gutknecht for a farm stand at 75088 Peters Drive. The Planning Commission recommended denial of the farm stand to the Township Board.
- A public hearing was held on a request for special land use approval submitted by Mike Touchette for an accessory building partially in the side yard at 71722 East Pond Creek Drive. The Planning Commission postponed action to allow the applicant time to present more information and potential revisions.
- A public hearing was held on a request for special land use approval submitted by Jim Salva for an attached garage exceeding the permitted sized at 72588 Henry D. Drive. The Planning Commission recommended denial of the request.
- The Planning Commission reviewed a request for site plan approval submitted by Brad Korte of Distinguished Development at 70723 Korte Rd (unit 2 of the Distinguished Development industrial subdivision). The Planning Commission approved the site plan.
- The Planning Commission reviewed a request for site plan approval submitted by Brad Korte of Distinguished Development at 70723 Korte Rd (unit 1 of the Distinguished Development industrial subdivision). The Planning Commission approved the site plan.
- The Planning Commission discussed and set a public hearing on proposed text amendments to the Zoning Ordinance changing the parking requirements for industrial uses and raising the height limit in the M-1 and P-I districts.

April 6, 2022

- A public hearing was held on proposed text amendments to the Zoning Ordinance changing the parking requirements for industrial uses (Section 5.18.F) and raising the height limit in the M-1 and Planned Industrial districts (Sections 3.1.16 and 3.1.17). The Planning

Commission recommended adoption of the amendments to the Township Board.

- The Planning Commission resumed its review of the request for special land use approval submitted by Mike Touchette for an accessory building partially in the side yard at 71722 East Pond Creek Drive. The Planning Commission recommended approval of the request to the Township Board.
- The Planning Commission finalized its goals and resolved to revisit them in April, 2023 or thereabouts.
- The Planning Commission continued to discuss its by-laws.
- The Planning Commission discussed potential amendments to the Zoning Ordinance pertaining to banquet facilities, roadside stands, and tree preservation.

May 4, 2022

- The Planning Commission again reviewed the request for rezoning at 156 W. Gates, which had been returned to the PC by the Board for new review in light of new information presented by the applicant. The Planning Commission postponed a decision to provide the applicant time to revise the submission.
- The Planning Commission approved amendments to its by-laws.
- The Planning Commission set public hearing on amendments to the Zoning Ordinance pertaining to banquet facilities and roadside stands.
- Nick Batsikouras presented regarding his lavender farm at 80800 Van Dyke, and the matter of the acceptable number of sheds available for sale on the property was referred to the Township Attorney.

June 1, 2022

- A public hearing was held on amendments to Section 3.1.13, item C.5 to change the manner in which banquet halls are permitted in the C-2 district, and to add Section 4.48 regulating said halls. The Planning Commission recommended adoption of the amendments to the Township Board.
- A public hearing was held on amendments to the roadside stand regulations of the Zoning Ordinance. The Planning Commission postponed a decision on recommending adopting to allow research regarding state pre-emption.
- The Planning Commission reviewed a site plan submitted by Paul Aragona of Aragona Properties for a 170-unit multi-family development along McKay Rd, just north of 33 Mile Road called The Homestead. The Planning Commission approved the site plan.
- The Planning Commission discussed the tree preservation provisions of the Zoning Ordinance.

July 7, 2021 (cancelled)

August 4, 2021 (cancelled)

September 7, 2022

- The Planning Commission again reviewed the request for rezoning at 156 W. Gates, which had been returned to the PC by the Board for new review in light of new information presented by the applicant. The Planning Commission postponed a decision to provide the applicant time to revise the submission.

October 5, 2022 (cancelled)

November 2, 2022 – Joint Meeting of Planning Commission, Township Board, Zoning Board of Appeals

- Planner Tangari presented a training session on the roles and responsibilities of the three

board, with a supplemental training on making strong motions.

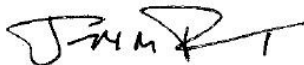
November 2, 2022

- A public hearing was held on a request for special land use approval submitted by John Kipper for a side yard accessory building at 5300 Raap Rd. The Planning Commission recommended approval of the request to the Township Board.
- The Planning Commission established that a final motion to recommend approval or denial of the requested rezoning at 156 W. Gates would be made at the December, 2022 meeting. A letter to this effect was subsequently sent to the applicant.
- 5G technology was discussed in light of the Township's ongoing moratorium, and it was determined that at this time, the Township does not have an ability to regulate the placement of said technology in certain locations.
- The Planning Commission discussed a set a public hearing on amendments to the Zoning Ordinance to prohibit dedicated sales offices in multi-family districts.

December 7, 2022

- The Planning Commission again reviewed the request for rezoning at 156 W. Gates, which had been returned to the PC by the Board for new review in light of new information presented by the applicant. The Planning Commission recommended denial of the request to the Township Board.
- A public hearing was held on amendments to Sections 3.8 and 3.9 of the Zoning Ordinance to prohibit dedicated sales offices in the multi-family districts. The Planning Commission recommended adoption of the amendments to the Township Board, as it was mistakenly omitted when the Zoning Ordinance was reformatted.
- The Planning Commission discussed and set a public hearing on amendments to the Zoning Ordinance's tree preservation provisions.
- A public hearing was held on a request for rezoning submitted by Andrew Harlow for the property at the northeast corner of Kaeding Rd and Van Dyke Rd. the request was to rezone from C-1 to RM-3. The Planning Commission postponed a decision to allow the applicant an opportunity to modify the request.
- The Planning Commission reviewed a site plan for a proposed private road extending Orchard Crossing submitted by Quadrata Development. The private road would facilitate future lot splits and industrial development on the property. The Planning Commission approved the site plan.

Sincerely,



Joe Tangari, AICP, Principal Planner  
Giffels Webster