



March 22, 2024

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

Re: 2023 Annual Report

Dear Bruce Township Planning Commission:

I have prepared the 2023 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 2023:

Annual Report

Bruce Township Planning Commission

2023

January 4, 2023

- A public hearing was held on a request for special land use approval submitted by Chau Smith to permit a banquet/meeting room space in one storefront of the shopping center at 70941 Van Dyke. The Planning Commission postponed action to allow the applicant an opportunity to provide additional information and revisions.
- A public hearing was held on proposed text amendments to the tree preservation regulations of the Zoning Ordinance to establish new thresholds for requiring replacement of removed trees and prohibitions on clear-cutting without replacement. The Planning Commission recommended adoption of the amendments to the Township Board.
- The Planning Commission discussed potential zoning amendments regarding solar energy.
- The Planning Commission forwarded the 2022 annual report to the Township Board for review.

February 1, 2023

- Paolo Iacobacci presented regarding his property at 70236 Beaver Creek and outdoor storage in the M-1 Light Manufacturing district during public comment.
- The Planning Commission resumed its review of the request for special land use approval submitted by Chau Smith to permit a banquet/meeting room space in one storefront of the shopping center at 70941 Van Dyke. The Planning Commission recommended approval of the request to the Township Board, conditional upon the following:
 - Removal of references to overnight accommodations on any known vacation or rental websites
 - Hours of operation of 8am to 11pm
 - Proper documentation from the fire department
 - Advertised use consistent with what has been approved including meeting rooms, private parties, workshops, training classes, funeral dinners and parties of this nature
 - No loitering outside the business and no overnight stays
- The Planning Commission set a public hearing on a proposed text amendment to the Zoning Ordinance regarding the size of physical health establishments.

March 1, 2023

- Alexis Strunk and Greg Swerig asked questions at public comment about a dog day care at 8650 Pilgrim
- A public hearing was held on a proposed text amendment to the Zoning Ordinance clarifying language for the permitted use of physical health establishments greater than 5,000 square feet and the special land use of physical health establishments over 5,000 square feet in the C-2 Planned Shopping Center district. The Planning Commission recommended adoption of the amendments to the Township Board.
- Applicant Andrew Harlow, who had originally submitted a rezoning request for a property at 70424 Van Dyke Road from C-1 to RM-3 (postponed by the Planning Commission in December 2022) returned to discuss plans to make the development of a density that would be allowed in RM-1 districts. The Planning Commission established a workgroup to discuss further and postponed a decision to allow the applicant an opportunity to modify the request.
- Planner Tangari presented draft language to amend the Zoning Ordinance regarding solar

energy.

- Update on 5G technology.
- The Planning Commission discussed last year's goals and discussed planning goals for 2023.
- Planner Tangari presented ZBA training basics for the planning commission.

April 5, 2023

- The Planning Commission heard comments by Ann Marie Boyce, 70170 Whitetail Lane, in opposition to a development proposed at 70424 Van Dyke during public comment.
- The Planning Commission passed a motion to rename "health establishment" to "physical fitness establishment" for the amendment to the Zoning Ordinance from March, 2023, and return to the Township Board for adoption.
- Applicant Andrew Harlow submitted a new plan for a rezoning request for the property at 70424 Van Dyke Road for six units. The Planning Commission discussed and passed a motion to postpone a decision on the application after the applicant returns with a contractual rezoning proposal in May.
- The Planning Commission continued discussion of goals and adopted its annual goals for 2023 as amended and forwarded them to the Township Board.
- The Planning Commission continued to discuss solar energy and set a public hearing on proposed text amendments to the Zoning Ordinance regarding solar energy.
- The Planning Commission considered a request for site plan approval for the Grace Lutheran Fellowship pavilion at 7525 32 Mile Road. The site plan was approved, contingent on the following:
 - The lighting data or spec sheet be provided for approval to the Township Planning Department
 - Planning Commission's determination that the pavilion is sufficiently compatible with the main building
 - Updated setbacks and scale specified on the site plan and submitted to the Township
- The Planning Commission considered a request for site plan approval to develop a single-user industrial facility for modification of robots and automation at 14100 33 Mile Road. The site plan was approved.
 - The township is ok with the proof of easement allowing the applicant to use the existing driveway.
 - The photometric plan is reviewed and approved by our professional planner, Joe Tangari.
 - The planning commission believes that the materials materially meet our materials standards.
- The Planning Commission considered a request for approval of a preliminary site condominium for Queensland's Estates on the south side of 35 Mile Road between Gould and Van Dyke. The preliminary site condominium plan was approved with the following conditions:
 - Waiving the limit in the subdivision ordinance for the cul-de-sac length of 600' and accepting the length provided
 - Planning Commission would recommend that in lieu of sidewalks the developer would pay into the sidewalk fund
- The Planning Commission considered a request for site plan approval to develop a multi-tenant industrial facility on Unit 8 of the Korte Industrial Condominium (70528 Korte Road). The site plan was approved with the following conditions:
 - A note that the Township requirement for building height is 40' and the proposed height of the building is 32'
 - Update of the plans to reflect the front façade materials and that they are materially compliant with the Township's requirements and standards
 - Seven trees will be provided by the applicant
 - Updated site plans including the author of the architectural plans

- The Planning Commission considered a request for site plan approval to develop a multi-tenant industrial facility on Unit 9 of the Korte Industrial Condominium (70467 Korte Road). The site plan was approved with the following conditions:
 - A note that the Township requirement for building height is 40' and the proposed height of the building is 32'
 - Update of the plans to reflect the front façade materials and that they are materially compliant with the Township's requirements and standards
 - Seven trees will be provided by the applicant
 - Updated site plans including the author of the architectural plans
- The Planning Commission discussed potential text amendments to the Zoning Ordinance on tobacco shop uses in the C-2 and C-3 districts.
- The Planning Commission discussed and set a public hearing on a proposed text amendment to the Zoning Ordinance related to a 1:4 depth-to-width ratio to align with the state Land Division Act.
- The Planning Commission discussed farm stands and time limits on site plans and how they apply to preliminary site condominiums. The planner was directed to develop an amendment clarifying the validity period for site condominium and subdivision approvals.

May 3, 2023

- A public hearing was held on a request for site plan/special land use approval of an accessory building (3-car garage) in the side yard at 8201 Pine Knoll Drive. The Planning Commission recommended approval of the request to the Township Board with the following conditions:
 - The building be brick up to the gutters on the side facing the house and the side facing the road
 - The vinyl and/or wood siding on the other two sides matches the color of the primary structure, the house, and the shingles match the color of the shingles on the house
- A public hearing was held on a request for site plan/special land use approval of an accessory building (for storage) in the front yard at 4801 32 Mile Road. The Planning Commission recommended approval of the request to the Township Board due to site conditions and contingent on the following:
 - The planting of 40 7-foot spruce trees or the equivalent, planted in a way that shields the building from 32 Mile Road
 - A complementary façade of white sidewalls and charcoal roof to match the home
- A public hearing was held on a proposed text amendment to the Zoning Ordinance regarding solar energy. The Planning Commission recommended adoption of the amendment to the Township Board.
- A public hearing was held on a proposed text amendment to the Zoning Ordinance regarding the 1:4 depth-to-width ratio to align with the state Land Division Act. The Planning Commission recommended adoption of the amendment to the Township Board.
- The Planning Commission continued to discuss potential text amendments to the Zoning Ordinance on tobacco shop uses in the C-2 and C-3 districts.
- Applicant Andrew Harlow made a presentation for a request of rezoning the property at the northeast corner of Kaeding Road and Van Dyke Road (70424 Van Dyke) to revert to his original 8-unit RM-2 plan. The Planning Commission discussed and recommended denial of the request to the Township Board.
- Vic Stefanoski presented on the possibility of seeking a beer and wine license for a golf center at 79363 Van Dyke.

June 7, 2023

- Justin Racz, from Racz Building and Development, representing Strategic Business Park, 13743 33 Mile Road spoke about minimum lot size and width in the C-2 district. The Planning Commission requested Planner Tangari to prepare draft language for potential amendments to the Zoning Ordinance.
- A public hearing was held on a request for site plan/special land use approval of an

accessory building (3-car garage) to a new home in the side yard at 4155 32 Mile Road. The Planning Commission recommended approval of the request to the Township Board due to site conditions.

- The Planning Commission discussed and set a public hearing on a proposed text amendment to the Zoning Ordinance to allow tobacco shops as a permitted use in the C-2 district and limit smoking and vaping venues to the C-3 district.
- The Planning Commission discussed and set a public hearing a proposed text amendment to the Zoning Ordinance regarding the validity period for preliminary site condominium approval.

July 5, 2023

- A public hearing was held on a request by Tom Siracoff to rezoning 156 W. Gates from R-1-B to RM-1 (previously submitted and recommended denial in 2022). The Planning Commission heard comments in opposition to the proposed rezoning. The Planning Commission recommended approval of the rezoning request to the Township Board with conditions presented by the applicant, based on the following:
 - The rezoning appears unlikely to unduly burden utilities and roadways in the area
 - The rezoning is compatible with the Deer Park condominium development to the east, which was at one time considered for an extension of the same
 - The development on the parcel could meet the standards of the requested district
 - The rezoning request is consistent with the rezoning of the Deer Park development (rezoned from R1-B to RM-1 in 1979, site plan approved in 1988)
 - The 2018 traffic study reflected immaterial impact on increased traffic
 - The proposed conditional rezoning would be less intrusive with respect to noise and traffic than leaving it zoned as is, or the potential for a less desirable development through a court settlement
 - The proposed conditional rezoning addresses the market need for additional senior desirable condominium housing in the area
 - The developer is formally committing to some relief to those that may have their wells temporarily impacted during dewatering in a similar way that was addressed by a developer in the past
- A public hearing was held on a request for special land use approval, submitted by Insurance Auto Auctions Corp. for an auto auction lot on 75 acres on 33 Mile Road, zoned M-1. The applicant sought feedback from the Planning Commission; an engineered site plan was not submitted. The Planning Commission discussed the proposal with the applicant and heard comments in opposition to the proposed special land use. The Planning Commission recommended denial of the request to the Township Board.
- A public hearing was held on a request for rezoning a vacant 20-acre property on the east side of Van Dyke/M-53, just south of Ebeling Road and near 35 Mile Road from R-1 to M-1. A development impact statement was not submitted; a statement is required for a rezoning over five acres. The Planning Commission heard comments in opposition to the proposed rezoning and discussed the request with the applicant regarding the comments. The Planning Commission recommended denial of the request to the Township Board.
- The Planning Commission considered a request for site plan approval to develop a small industrial building with accessory outdoor storage for a landscaping business Ciranni-Genesis Landscaping at 70645 Beaver Creek Drive. The site plan was approved, contingent on the following:
 - The change in appearance, raising the stone from three feet to halfway up the front façade due to its location down on an industrial drive and not on a main road
 - The submission of an approved photometric plan will be waived because the only lights will be motion sensors over the doors; a cut sheet for the light fixtures should be provided
 - The parking is acceptable as it is shown on the plan
- The Planning Commission heard a comment against 5G technology and briefly discussed the ongoing moratorium.
- Paolo Iacobacci presented about his lot, 70236 Beaver Creek Drive, and the possibility of

outdoor storage only with no building. The Planning Commission discussed outdoor storage standards and a special land use approval process that could be applied for the proposed use. The Planning Commission passed a motion to table the discussion until the next meeting.

- The Planning Commission voted to elect: Jared Vinson, Chairman; Ed Kupets, Vice Chairman; Connie Schapman, Secretary.

August 9, 2023

- A public hearing was held on a request for site plan/special land use approval of an accessory building (pole barn) in the rear yard at 69201 Henry Ross Drive. The Planning Commission recommended approval of the request to the Township Board.
- A public hearing was held on proposed text amendments to the Zoning Ordinance regarding the timeframe for preliminary site condominium approval and tobaccoists in the C-2 district. The Planning Commission recommended adoption of the amendments to the Township Board.
- The Planning Commission considered a request for site plan approval for lots 6-8 Beaver Creek Drive (70460 and 70404 Beaver Creek Drive) to develop a small industrial building with accessory outdoor storage for a landscaping business, Visionary Property Inc. The site plan was approved subject to:
 - The submission of an approved photometric plan
 - The submission of an approved trash enclosure detail that meets standards
 - A revised plan that shows the six trees required for the parking lot landscaping
- The Planning Commission continued to discuss and set a public hearing on proposed text amendments to the Zoning Ordinance regarding lot size, lot coverage, and setbacks in the C-2 district.
- The Planning Commission continued to discuss proposed text amendments to the Zoning Ordinance to clean up standards for outdoor storage.

September 6, 2023

- A public hearing was held on proposed text amendments to the Zoning Ordinance regarding lot size, lot width, front setback, rear setback, and side setback changes, and minimum setback to residential of 25 feet in the C-2 district to accommodate more modern commercial development. The Planning Commission recommended adoption of the amendments to the Township Board.
- The Planning Commission continued to discuss proposed text amendments to the Zoning Ordinance to clean up standards for outdoor storage.
- The Planning Commission discussed potential text amendments to the Zoning Ordinance to update intent statements and uses of industrial districts to address blight and consider how these areas in the township should look.
- Coordinator Buchanan presented a training session on making a proper motion.
- It was announced that Connie Schapman had resigned from the Planning Commission and a recommendation to add Ann Marie Boyce would be made at the September Board meeting.

October 4, 2023 (cancelled)

November 1, 2023

- A public hearing was held on a request for site plan/special land use approval of a second accessory building (for storage) at 72100 Lassier Road which would exceed the maximum permitted area for a lot of its size. The Planning Commission tabled the application for 30 days to give the applicant the opportunity to work with the building department to see specifically what can be done within the Zoning Ordinance for accessory buildings and garages.
- A public hearing was held on a request for rezoning a portion of a 5.8-acre property at the intersection of Van Dyke and M-53 (72050 Van Dyke) from O-1 to C-3 rezoning. The applicant Dan Walker, on behalf of his client, requested a motion to postpone a decision to

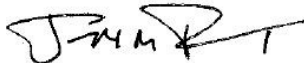
allow for an impact study to be completed. The Planning Commission heard comments in opposition to the proposed rezoning. The Planning Commission postponed action to allow the applicant to time to revise the submission.

- The Planning Commission welcomed new member Ann Marie Boyce to the Planning Commission to fill the vacancy following the resignation of Connie Schapman.
- The Planning Commission continued to discuss and set a public hearing on proposed text amendments to the Zoning Ordinance regarding outdoor storage.
- The Planning Commission continued to discuss potential text amendments to the Zoning Ordinance to update intent statements and uses of industrial districts.
- The Planning Commission elected commission member Boyce to the position of secretary. Secretary Boyce introduced herself and spoke about agritourism and agribusiness which prompted the Planning Commission to discuss potential text amendments to the Zoning Ordinance regarding agritourism and agribusiness.

December 6, 2023

- A public hearing was held on a request for rezoning a vacant 20-acre property on the east side of Van Dyke/M-53, just south of Ebeling Road and near 35 Mile Road from R-1 to M-1. This was similar to a request denied earlier in the year; however, this time the request was submitted with conditions attached to the rezoning. The Planning Commission postponed action to allow the applicant to refine the rezoning conditions.
- The Planning Commission held a public hearing on and recommended adoption of amendments to Section 4.39 of the Zoning Ordinance pertaining to outdoor storage.
- The Planning Commission heard a continuation of the special land use request at 72100 Lassier Rd, and approved an addition to the existing accessory building, for all accessory building area to equal 2,380 square feet or less.
- The Planning Commission amended its by-laws to change meeting start times to 6:00 p.m. to be consistent with the Township Board, beginning in 2024.
- The Planning Commission discussed the lists of permitted uses in the industrial districts, and directed the planner to further develop amendments to these lists and districts, including the consolidation of the Planned Industrial district and the Industrial Research Office district.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Tangari', with a stylized flourish at the end.

Joe Tangari, AICP, Principal Planner
Giffels Webster