



MEMORANDUM

TO: PLANNING COMMISSION MEMBERS
FROM: BARBARA ^{Bailey} MCBETH, AICP, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT
SUBJECT: COMMERCE TOWNSHIP DRAFT MASTER PLAN
DATE: JULY 17, 2015

Commerce Township is undertaking an update to its Master Plan and is currently in the comment period for surrounding communities, Oakland County, and other agencies. Rather than redo the entire Master Plan, the Commerce Township Planning Commission reviewed the prior Master Plan and made suggested changes to certain sections based on new information and goals. A link to the draft master plan is provided [here](#). Planning Department staff's comments on the draft plan as it affects the City of Novi are included in this memo.

Land Use Inconsistencies Map (see attached): The draft plan notes that in 2014, the Commerce Township Planning Commission studied the existing Future Land Use Map and Zoning Map for inconsistencies with respect to multiple family developments and zoning (attached page 2.4). An updated Future Land Use Map was prepared to correct those inconsistencies. Additionally, the plan notes that one parcel of land in the Township was Future planned for multiple family but is vacant land. This property is recommended to change from Multiple Family Residential to Single Family Residential. This change is consistent with the goals and objectives of the Township's Planning Commission and Board of Trustees, as noted:

Given the new multiple family developments within the Township as well as adjacent community multiple family offerings, it is the desire of the Township to encourage more single family development rather than multiple family construction.

There are two areas identified for recommended Land Use change on Commerce Township's proposed Future Land Use Map that are immediately adjacent to Novi (see attached maps showing the location of those changes on Novi's north border):

1. Property on the north side of Pontiac Trail, east of Beck Road (immediately east of the existing Kroger store), which is proposed to change from a Multiple Family Residential designation to Neighborhood Commercial. This subject property is across the street from Novi's Portsmouth Apartments, near Novi's Shoppes at the Trail. Given the proximity of other commercial centers in the area, staff does not see any negative consequences with this change.
2. Property on the north side of Fourteen Mile Road, east of Decker Road (referenced as Novi Road south of Fourteen Mile Road) the Township is proposing to change the future land use from Single Family Residential to Multiple Family Residential. The property is currently developed with attached homes, and the change appears to be a map correction to reflect current land uses. The subject site is across the street from the Maples Shopping Center in Novi. The Planning Department does not see any negative impacts to the City of Novi with this proposed mapping change.

Another item of interest is the Complete Streets Plan, which is renamed from the prior "Circulation Plan Map". A copy of this plan is attached. The plan provides proposed and existing trails, bike lanes, park paths, sidepaths, and other non-motorized facilities. The plan shows extensions of paths and trails into Novi: the bikepath around the east side of Walled Lake, and the existing trail along the M-5 corridor. Destinations within Commerce Township, and a 7-mile and a 20-mile bike loop are shown to facilitate non-motorized and recreational attractions. One of the Township's Action Strategies on page 12.10, is to "continue work with Walled Lake and Wixom to complete acquisition of the Michigan Airline Trailway and apply for further grants to develop the Trailway." In the past, Novi has provided letters of support for the Airline Trailway, as Novi's regional trails are planned to connect to that planned regional trail.

Finally, the "Action Strategies" listed on pages 12.9 and 12.10 provide good direction for implementation of the Master Plan:

- Update Township Subdivision Control and Condominium Ordinances;
- Establish a Brownfield Redevelopment Authority;
- Evaluate Township Procedures;
- Continue economic development efforts in the Township in coordination with the DDA;
- Create a non-motorized transportation network;
- Continue or initiate intergovernmental cooperation to protect environmental features;
- Establish Township Ordinances to protect natural features (i.e. Stormwater management ordinance, Groundwater protection ordinance, Hazardous waste ordinance);
- Continue to monitor the wetland ordinance to ensure that development is proceeding in an environmentally sensitive and economically viable manner.

It is recommended that the Township review and prioritize the Action Strategies on an annual basis to successfully implement the Master Plan.

Recommendation

It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to sign and send a letter to the Commerce Township Planning Commission complimenting them on their proposed Master Plan amendments and state that their proposed Plan supports the City of Novi's Master Plan for Land Use (draft letter attached).



July 22, 2015

Commerce Township
Planning Commission Chair Lawrence Haber
2009 Township Dr.
Commerce, Michigan
48390

CITY COUNCIL

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Bob Gatt

Mayor Pro Tem
Dave Staudt

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Charles Boulard

**Deputy Director of
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Barbara E. McBeth

Building Official
Thomas Walsh

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735-5633 fax

**Ordinance Enforcement
Division**
248.735.5678
248.735.5600 fax

RE: Commerce Township Master Plan 2015

Dear Mr. Haber:

Thank you for the opportunity to review and comment on the Commerce Township Master Plan 2015. Novi's Community Development Department Planning Division has reviewed the proposed amendments and reported the findings to the City of Novi Planning Commission. A copy of this review is attached as the Planning Commission's report on the matter.

Based on this review, the Novi's Planning Commission commends Commerce Township on developing a well thought out Master Plan with detailed Action Strategies for implementation of the plan. Additionally, the Complete Streets Plan supports Novi's Non-Motorized Master Plan in terms of providing pathway and trail connections between and through the two communities. Overall, we feel that Commerce Township's Plan complements the City of Novi's Master Plan.

If any additional information is needed, please feel free to contact me or the Community Development Department.

Sincerely,

Mark Pehrson, Chair
City of Novi Planning Commission

Attachments

C: Oakland County Coordinating Zoning Committee – via email

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

industrial/ research technology uses that are more regionally oriented would augment the neighborhoods.


At the following Master Plan workshop, the Planning Commission determined that the option which aimed to preserve existing patterns, character, and natural features most accurately, reflected the attitudes and desires of the community. That alternative was used as the basis for the finalization of the goals and objectives component of the Commerce Charter Township Master Plan.

2006 Incompatible Land Use Analysis

Based on working with the master plan during the course of day-to-day planning activities, the Planning Commission identified a number of areas in the Township that were designated for densities that would create potentially negative impacts on surrounding land uses, natural features, and the Township's road, water, and sewer infrastructure. An analysis was conducted (Appendix A) evaluating these areas and refining the goals and objectives to clarify the Township's desire for lower densities in the western portion of the Township.

Revisions to the Residential Future Land Use Map were made based on the Incompatible Land Use Analysis and refined goals and objectives and a public hearing was held. There was no community opposition expressed regarding the change in the goals and objectives or the Residential Future Land Use Map.

2014 Incompatible Land Use Analysis

 In 2014, the Planning Commission studied the existing Future Land Use Map and Zoning Map for inconsistencies with respect to Multiple Family developments and zoning. The following chart and map identify those irregularities. The proposed Future Land Use map is designed to correct those inconsistencies.

One parcel of land in the Township was Future planned for multiple family and vacant. The Township is proposing to change the Future Land Use Map to reflect a higher density single family residential designation on this parcel. Given the new multiple family developments within the Township as well as adjacent community multiple family offerings, it is the desire of the Township to encourage more single family development rather than multiple family construction. The proposed change is consistent with the goals and objectives as identified by the Township's Planning Commission and Board of Trustees.

DRAFT

Land Use Inconsistencies

Commerce Charter Township, Oakland County, Michigan

June 4, 2015

FUTURE LAND USE

- Single Family Residential
- Multiple Family Residential
- Manufactured Home Community
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Hospital
- Industrial
- Office Service
- Office Research
- Four Corners Village
- Commerce Town Center
- Private Recreation Area
- Special Area Plans

PUBLIC FACILITIES

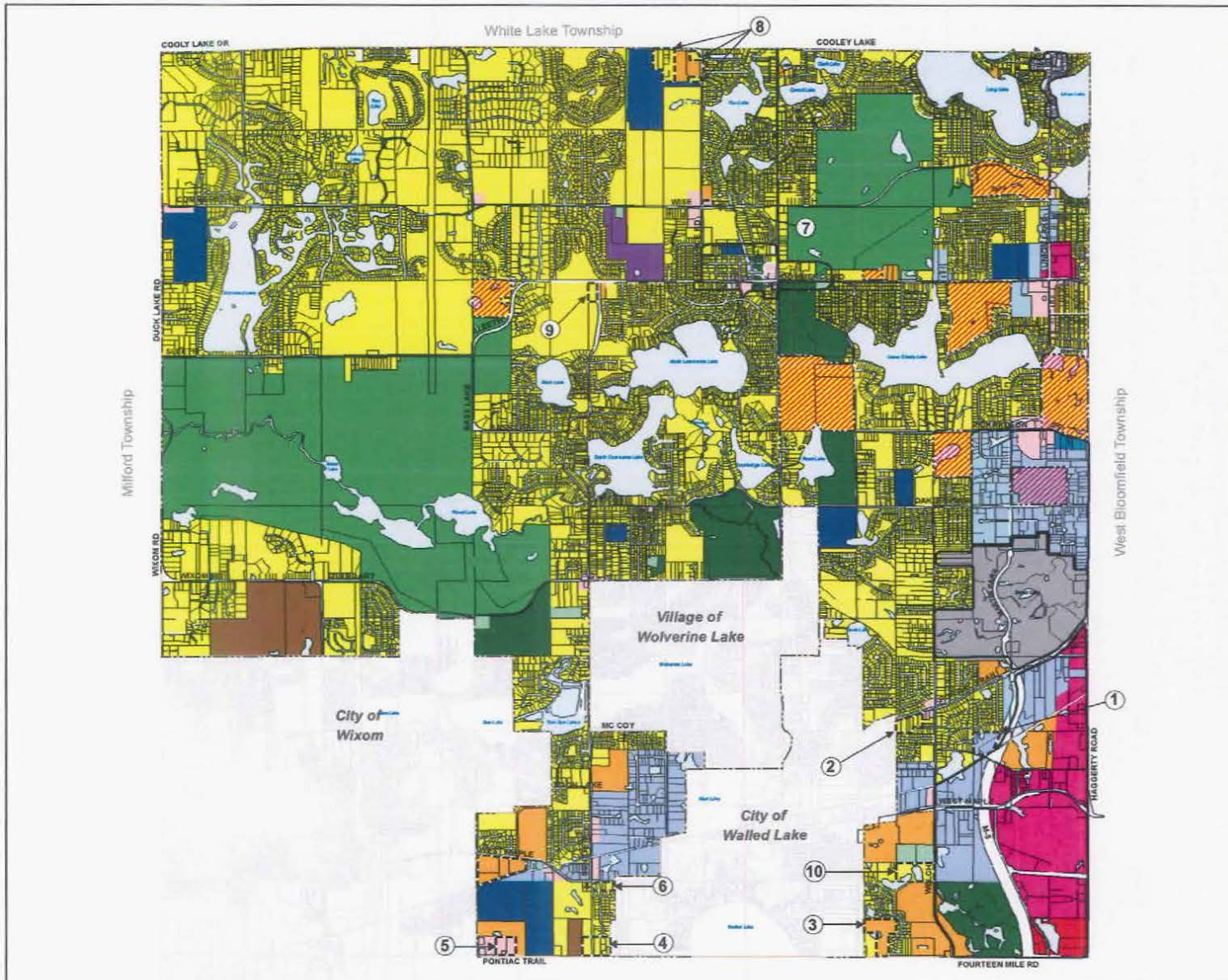
- School
- Township Park
- State Land
- Community Facilities

Description of Changes to the 2003 Future Land Use Plan

1. Multiple Family Residential to Industrial
2. Multiple Family Residential to Single Family Residential
3. Single Family Residential to Multiple Family Residential
4. Multiple Family Residential to Single Family Residential
5. Multiple Family Residential to Neighborhood Commercial
6. Multiple Family Residential to Single Family Residential
7. Multiple Family Residential to Neighborhood Commercial
8. Multiple Family Residential to Single Family Residential
9. Multiple Family Residential to Single Family Residential
10. Multiple Family Residential to Single Family Residential



Base Map Source: Oakland County, Michigan. Data Source: McKenna Associates, Inc. 103



RECOMMENDED LAND USE CHANGES AT NOVI'S BORDER

Proposed Land Use Change in Commerce Twp

Multiple Family to Neighborhood Commercial



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

0 360 720 1,440
Feet
1 inch = 725 feet

Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal

i Author:
Date: 7/17/2015



Proposed Land Use Change in Commerce Twp

Single Family Residential to Multiple Family Residential



CITY OF NOVI
Map Produced Using the City of Novi, Michigan Internet Mapping Portal

NOVI
cityofnovi.org

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0 360 720 1,440
Feet
1 inch = 725 feet

Author:
Date: 7/17/2015

DRAFT

Complete Streets Plan

Commerce Charter Township,
Oakland County, Michigan

January 22, 2015

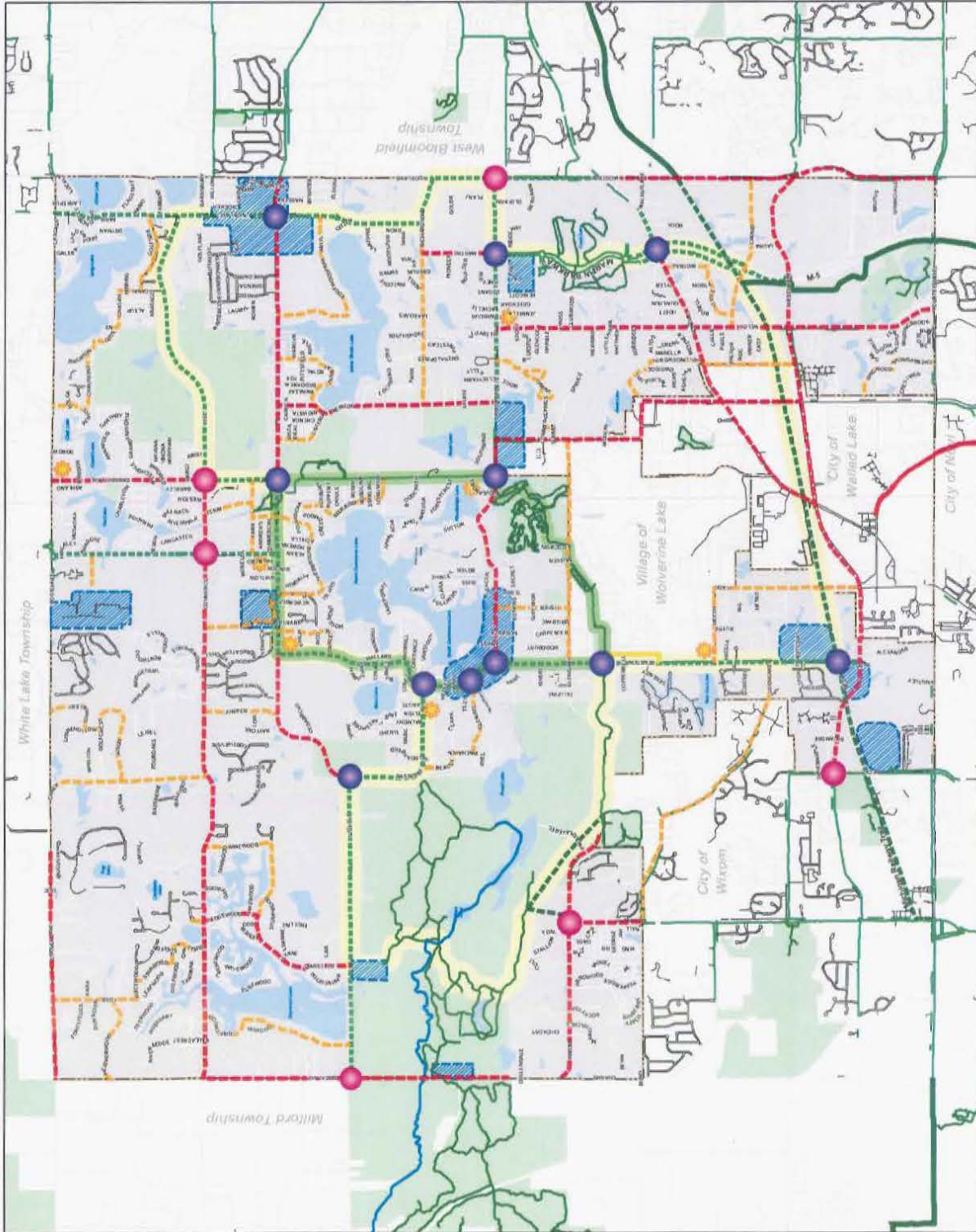
LEGEND

- Congestion Mitigation
- Parks
- Proposed On-street Bike Marking
- Proposed Bike Route
- Existing Sidewalk
- Existing Water Trail
- Existing Bike Lane
- Existing Park Path
- Existing Route
- Existing Sidepath
- Existing Trail
- Proposed Sidepath
- Proposed Park Path or Trail
- Destination
- 7 mile Bike Loop
- 20 mile Bike Loop
- Intersection Improvements
- Multimodal Crossing Improvement



McKenna
ASSOCIATES

Map Source: Global Concept Ltd., 2011. Data Source: Midwestern Survey, 2014



Action Strategies

During the Master Plan process, a number of strategies described above to implement the Master Plan were identified as strategies that should be pursued in the next five years. These “action strategies” are listed below. The Township should review and prioritize these action strategies on an annual basis to implement the Master Plan:

1. **Update Township Subdivision Control and Condominium Ordinances.** The update should include the following elements:
 - Design standards.
 - Requirements, standards, and design guidelines for linked pathways, sidewalks and other non-motorized transportation modes for all new residential and non-residential development.
 - Options for residential developments that reflect the characteristics of the different future land use single-family categories.
 - Allowances for actual residential neighborhood recreation uses (i.e. tot lots, neighborhood parks, neighborhood pools, ice skating areas) while maintaining consistency with scale and character of neighborhoods.
 - Floodplain regulations.
 - Groundwater protection regulations including standards for detention/retention facilities and incentives for low-impact stormwater management practices.
2. **Develop Reclamation Plan for Holloway Sand and Gravel Company.** The Township should work with Holloway Sand and Gravel Company to develop a reclamation plan for the enterprise when it reaches the end of its profitability.
3. **Establish a Brownfield Redevelopment Authority (BRA).** A Brownfield Redevelopment Authority should encompass as many of the contaminated sites in the Township as possible and as deemed necessary.
4. **Evaluate Township Procedures.** Township procedures for land development, from concept plan to the issuance of the final Certificate of Occupancy, should encourage high quality development. The following questions should be asked when examining Township procedures:
 - Are design standards enforced throughout the process?
 - Are the procedures clear and easy to follow for the applicant?
 - Do procedures preserve the aesthetic and physical character of the Township?
 - Do procedures strictly enforce codes and regulations for industries that create substantial sound, and visual impacts and those that store or use hazardous chemicals?
5. **Continue economic development efforts in the Township in coordination with the DDA.** The Township should continue to work with the DDA to further economic development efforts in the Township. The following possible action strategies have been identified during the Master Plan process:
 - Roadway improvements specified in the DDA area on the Circulation Map.
 - Work with Michigan Economic Development Council (MEDC) and Oakland County Planning and Economic Development Services (PEDS) to conduct inventory of high-speed internet access and delivery in Commerce Township as well as the internet needs of existing and future businesses.

6. Create a non-motorized transportation network. The following strategies can be used to create a non-motorized transportation network:

- Update Township Zoning and Subdivision Control Ordinances to require all new residential and non-residential development connect to the existing and planned Oakland County Linked Path/ Trail System, much the same way roads are required to be stubbed for future development.
- Work with the Road Commission for Oakland County to acquire rights-of-way for pathways shown on the Circulation Map.
- Apply for TAP grants for construction of pathways in developed areas.
- Coordinate pathway construction with existing and planned Oakland County Linked Path/ Trail System.
- Continue work with Walled Lake and Wixom to complete acquisition of the Michigan Airline Trailway and apply for further grants to develop the Trailway.

7. Continue or initiate intergovernmental cooperation to protect environmental features.

Protection of environmental features was identified as a top priority for the Township. The following intergovernmental efforts should be pursued or initiated:

- Coordination of lake protection with adjacent communities.
- Development of a Greenways System Plan (e.g. connecting utility easements and county drains with open space).
- Development of a watershed plan or plans for protection of Rouge and Huron River Watersheds.
- Continue efforts of the Storm Water Pollution Prevention Initiative (SWPPI).
- Continue involvement in the Rouge and Huron Rivers Subwatershed Groups.
- Work with Southeast Michigan Land Conservancy.
- Encourage donation of environmentally sensitive lands to public bodies or organizations which will preserve them in perpetuity.
- Utilize conservation easements to preserve environmental features.

8. Establish Township Ordinances to protect natural features. The Township should consider the development and adoption of the following ordinances, outside of the Zoning Ordinance and Subdivision Control Ordinance, to protect natural features:

- Stormwater management ordinance
- Groundwater protection ordinance
- Hazardous waste ordinance

9. Continue to monitor the wetland ordinance to ensure that development is proceeding in an environmentally sensitive and economically viable manner.



Economic Development & Community Affairs

June 23, 2015

Mr. Mark Pehrson, Chairperson
City of Novi Planning Commission
45175 W. Ten Mile Road
Novi, MI 48375

Dear Mr. Pehrson:

According to Commerce Township, they sent you a link to the draft **Commerce Township Master Plan 2015 (County Code Master Plan No. 15-04)** for review and comment. Under the Michigan Planning Enabling Act, neighboring communities, utilities, and Oakland County have 63 days to submit comments on the draft plan.

The Oakland County Coordinating Zoning Committee (CZC) will consider the draft plan at a meeting on Tuesday, **August 18, 2015** scheduled to begin at **9:00 a.m.** It will be held in the Board of Commissioners' Auditorium, Committee Room A, 1200 N. Telegraph Road, Pontiac. This meeting falls within our 63-day comment period.

Under state law, our review shall include a statement indicating whether the proposed master plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Therefore, you are encouraged to comment if you have any concerns. If you have comments on the plan, send them directly to Commerce Township, and we request that you send a copy to Oakland County as well. Please direct the County's copy to my attention. I would appreciate receiving your comments by **August 7, 2015**, if possible.

You are welcome to attend the Coordinating Zoning Committee meeting. If you have questions, please feel free to call me at (248) 858-5443 or email me at burckhardt@oakgov.com.

Sincerely,

Charlotte P. Burckhardt, AICP
Principal Planner

Cc: Charles Boulard, City of Novi Community Development Director
Maryanne Cornelius, City of Novi Clerk
O.C. Commissioner Hugh Crawford