

## COORDINATING ZONING COMMITTEE

**Township:** Commerce

**County Code:** 05-35

**Sections:** 14, 18, 20, 21, 22, & 36

**Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.**

### DESCRIPTION OF REZONING PROPOSAL

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1. **The CZC is reviewing this case because:** The proposal borders Milford Township, the City of Wixom, the Village of Wolverine Lake, and the City of Novi.
2. **A map change from:** R-1B and R-1D, One Family Residential, and RM, Multiple Family Residential Districts, to PRD, Public Recreational District.
3. **Size:** Commerce Township is rezoning its parkland. The parks range in size from small neighborhood parks to a very large state recreation area.
4. **Sites and surrounding land use:** Commerce Township is rezoning its parkland to a new zoning classification of Public Recreational District (Township Code Z05-14). The attached map shows the location of all the parks being considered for rezoning. Six of these parks are adjacent to neighboring communities and are the subject of this review. The parks are either existing state or township parks surrounded primarily by single family and multiple family residential uses. Two exceptions to the surrounding residential land use are an extractive use north of Proud Lake State Recreation area and light industrial use north of Long Park in the southeast corner of the Township.
5. **Permitted uses under existing zoning:** R-1B and R-1D, One Family Residential Districts:
  - 1) One family detached dwellings.
  - 2) Agriculture, but not including: mushroom growing, production of dairy products, dairy farming, livestock farming, including breeding, feeding or grazing, poultry or egg production, and grain drying operations.
  - 3) Publicly owned and operated libraries, parks, parkways, and recreational facilities.
  - 4) Private subdivision parks.
  - 5) Municipal buildings and uses.
  - 6) Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit.
  - 7) Home occupations, as defined in this Ordinance, on a limited basis will be allowed subject to certain requirements.
  - 8) Because roadside produce stands are seasonal in character and utilized on a temporary basis such stands may be permitted in R-1 zone districts upon obtaining a permit from the Building Department subject to certain requirements.
  - 9) The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three dogs, of more than six months old, shall be permitted on any lot or parcel.
  - 10) Private stables, without a permit, are allowed as an accessory use subject to conditions.
  - 11) Family day care homes as provided in this Ordinance.
  - 12) Roadside Open Space Preservation housing developments shall be permitted in all R-1 zone districts in an effort to

encourage the preservation of open space along main roads and retain the semi rural appearance of the community. Lots or units in single family detached subdivisions or detached site condominium developments may be reduced in area and/or width in exchange for preservation of open space areas along main roads subject to certain requirements. 13) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 14) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in this ordinance and which are not listed as special land uses.

RM, Multiple Family Residential District: 1) One family dwellings constructed according to the requirements and regulations for the highest density abutting residential district. 2) Two family dwellings developed under the requirements and regulations for the R-2B Two Family Residential Districts. 3) Multiple family dwellings. 4) Municipal buildings and uses. 5) Boarding and rooming dwellings. 6) Accessory buildings and accessory uses customarily incidental to any of the above permitted uses. 7) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in this ordinance. 8) Outdoor display and sales of Christmas Trees shall be permitted as a temporary use with conditions.

6. **Minimum lot size of existing zoning:** R-1B and R-1D, One Family Residential Districts (12,000 sq. ft. minimum lot size) and RM, Multiple Family Residential District (.5 acre minimum lot size with density determined by formula).
7. **Permitted uses under proposed zoning:** PRD, Public Recreational District: 1) Publicly owned and operated nature trails, botanical gardens, woodland preserves, open space, wildlife sanctuaries or similar facilities provided that the use does not result in a material modification of the natural appearance of the site. 2) Publicly owned and operated parks and playgrounds, and athletic fields and game courts for baseball, basketball, football, tennis, soccer and other similar athletic activities not using mechanical or motorized equipment. 3) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 4) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in the ordinance and which are not listed as special land uses.
8. **Minimum lot size of proposed zoning:** 5 acres.
9. **Zoning in Adjacent Communities:** The park sites are numbered 1 through 6 on the attached map and aerial. Site No. 1 is adjacent to two communities, Milford Township to the west and the City of Wixom to the south. The existing zoning in Milford Township at this location is REC, Recreation District and the zoning in Wixom is RA-1A, Single-Family Residential District (15,000 sq. ft. minimum lot size). Site No. 2 is also adjacent to the City of Wixom. There are three existing Single-Family Residential zoning classifications adjacent to this site in Wixom, RA-1A (15,000 sq. ft. minimum lot size), RA-1 (12,500 sq. ft. minimum lot size) and RA-2 (7,200 sq. ft. minimum lot size). Sites No. 3, 4 and 5 are adjacent to the Village of Wolverine Lake. At site No. 3 the zoning in Wolverine Lake is O-1, General Office, and R1-A, Single Family Residential (12,000 sq. ft. minimum lot size). Adjacent to site No. 4, Wolverine Lake has zoned for R1-A, O-1, C-1, Neighborhood Commercial, RM-1, Multiple Residential, and PL, Parkland District. At site No. 5,

Wolverine Lake is zoned for C-3, General Commercial. Site No. 6 is adjacent to the City of Novi. In this area, Novi has planned for R-2, One-Family Residential District (18,000 sq. ft. minimum lot size).

- 10. Local Planning Commission recommendation:** The Commerce Township Planning Commission by a 6 to 0 vote recommends approval of this rezoning.

**ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES**

Commerce Township has initiated the rezoning of its existing parkland to the newly created category of PRD, Public Recreational District. Six of these parks are adjacent to four surrounding communities and these six are the focus of this review. Oakland County Planning and Economic Development Services has reviewed the request to rezone these sites to PRD, Public Recreational District. The following review looks at 1) Master Plan compliance and 2) boundary coordination with each of the adjacent communities. Natural resource conditions are presented for information purposes.

**Master Plan Review:** The Commerce Charter Township Master Plan 2003 was adopted in June 2004. The Future Land Use Map shows all the rezoning sites planned for Township Park, State Land, or Community Facilities.

**Boundary Community Review:** The following charts show a comparison between the existing and proposed zoning and Master Plan designations for Commerce Township and the existing zoning and Master Plan designations for the communities at each park site. The six parks touch adjacent communities at seven locations.

<b>Boundary with Milford Township</b>				
<b>Park #1 Proud Lake State Recreation Area</b>				
<b>Commerce Township/Milford Township</b>				
<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Milford Existing Zoning</b>	<b>Milford Master Plan</b>
R-1B, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	State Land	REC, Recreation District	Regional Recreation

<p><b>Boundary with the City of Wixom</b></p> <p><b>Park #1 Proud Lake State Recreation Area</b></p> <p><b>Commerce Township/City of Wixom</b></p>
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<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Wixom Existing Zoning</b>	<b>Wixom Master Plan</b>
R-1B, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	State Land	RA-1A, Single-Family Residential District (15,000 sq. ft. min. lot size)	Parks/ Preservation Land

<b>Boundary with the City of Wixom Park #2 Maple Glen Township Park Commerce Township/City of Wixom</b>				
<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Wixom Existing Zoning</b>	<b>Wixom Master Plan</b>
R-1B, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	Township Park and Community Facilities	Single-Family Residential Districts RA-1A, (15,000 sq. ft. min. lot size), RA-1 (12,500 sq. ft. min. lot size), & RA-2 (7,200 sq. ft. min. lots)	Parks/ Preservation Land, Single-Family (12,500 sq. ft.), & Single-Family (7,200 sq. ft.)

<b>Boundary with the Village of Wolverine Lake Park #3 Bicentennial Township Park Commerce Township/Wolverine Lake</b>				
<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Wolverine Lake Existing Zoning</b>	<b>Wolverine Lake Master Plan</b>
R-1D, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	Township Park and Community Facilities	O-1, General Office & R1-A, Single Family Residential (12,000 sq. ft. min. lot size)	Office and Restricted Commercial

<b>Boundary with the Village of Wolverine Lake Park #4 Hickory Glen Township Park Commerce Township/Wolverine Lake</b>				
<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Wolverine Lake Existing Zoning</b>	<b>Wolverine Lake Master Plan</b>

R-1B, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	Township Park	O-1, General Office, R1-A, Single Family Residential (12,000 sq. ft. min. lot size), C-1, Neighborhood Commercial, RM-1, Multiple Residential, and PL, Parkland	Low Density Single-Family Residential, Multiple-Family Residential, General Commercial, and Park and Open Space
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**Boundary with the Village of Wolverine Lake  
Park #5 Richardson Township Park  
Commerce Township/Wolverine Lake**

<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Wolverine Lake Existing Zoning</b>	<b>Wolverine Lake Master Plan</b>
R-1B, One Family Residential District (12,000 sq. ft. min. lot size)	PRD, Public Recreational District	Township Park	C-3, General Commercial	General Commercial

**Boundary with the City of Novi  
Park #6 Long Township Park  
Commerce Township/City of Novi**

<b>Commerce Existing Zoning</b>	<b>Commerce Proposed Zoning</b>	<b>Commerce Master Plan</b>	<b>Novi Existing Zoning</b>	<b>Novi Master Plan</b>
RM, Multiple Family Residential District (.5 acre min. lot size with density determined by formula)	PRD, Public Recreational District	Township Park	R-2, One-Family Residential District (18,000 sq. ft. min. lot size)	Single Family (2.0 dwelling units/acre), Private Parks & Open Space, and Office

**Natural Resource Information:** In 2004, Michigan Natural Features Inventory (MNFI) staff conducted an inventory of high-quality, sensitive natural areas in Oakland County. The sites identified represent the least disturbed natural areas remaining within Oakland County. As indicated on the attached Natural Areas map, most of the parks involved in this rezoning as well as the surrounding area are rich in natural features and undisturbed wetlands. Conservation of these areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

Also, according to the Part 201 Sites of Environmental Contamination map, there is an environmentally contaminated site at the northern border of the Proud Lake State Recreation Area. The common name of this site is Maintenance Area Proud Lake Rec (#630168). For more information on this site, Commerce Township may contact the Michigan Department of Environmental Quality, Environmental Response Division, Livonia Office, at (734) 953-1444.

**Analysis:** Previously, Commerce Township did not have a separate zoning classification for public recreational use. Public parks and private subdivision parks are allowed as a permitted use in the residential districts. Public and private recreational uses are allowed in the Special Purpose District. On September 13, 2005 the Commerce Township Board adopted a text amendment to create a new zoning classification called PRD, Public Recreational District. The Township then initiated the rezoning of public (state and township) parkland into this new classification. This rezoning establishes a classification that clearly defines recreation as the primary use of the property. Since these six sites are existing parkland, the rezoning to PRD is consistent with current use and surrounding communities.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 05-35, a request to rezone existing parkland in Commerce Township from R-1B and R-1D, One Family Residential Districts, and RM, Multiple Family Residential District, to PRD, Public Recreational District.