

COORDINATING ZONING COMMITTEE

Township: Commerce
County Code: 09-12
Sections: 27, 33, & 34

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

1. **The CZC is reviewing this case because:** The proposal borders the City of Walled Lake to the east and to the west.
2. **A map change from:** I-1, Light Industrial and I-2, Heavy Industrial to I, Industrial.
3. **Size:** Commerce Township is rezoning its industrial parcels to a new industrial zoning classification; approximately 107 acres are boundary parcels.
4. **Site and surrounding land use:** Commerce Township has two locations that will remain zoned industrial under the proposed zoning ordinance; the larger zone is adjacent to the western edge of Walled Lake while the smaller area is adjacent to the eastern edge. The boundary parcels in the larger zone are on the east side of Ladd Road and extend to the south side of the railroad tracks. All of these parcels are in an industrial use. The adjacent property in Walled Lake consists of vacant property, Fawn Lake Estates Mobile Home Park, a church, and some industrial uses. On the east side of Walled Lake, there are some industrial uses and an established residential neighborhood adjacent to the existing industrial uses in Commerce Township, which are on the north side of West Maple Road.
5. **Permitted uses under existing zoning:** I-1, Light Industrial District: 1) Warehousing and wholesale establishments. 2) The manufacture, compounding, assembling, processing, packaging, or treatment of products, such as bakery goods; candy; pharmaceuticals; bone, canvas, and other previously prepared materials; or tool, die, and machine shops. 3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas. 4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products. 5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radio and phonographs. 6) Experimental, film, or testing laboratories. 7) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like. 8) Utility warehouse, storage, transfer, electric and gas service buildings and yards; water supply and sewage disposal plants; water and gas tank holders. 9) Building materials storage and sales. 10) Automobile repair garages or service garages. 11) Dry cleaning plants. 12) Tennis houses, racquetball courts, ice arenas, and other similar uses involving large structures of the type which can be easily converted to industrial usage. 13) Septic service establishments. 14) Rental space for the storage of vehicles such as travel trailers, motor homes, recreational

vehicles, campers, snowmobiles, boats and the like uses. 15) All Principal and Special Land Uses permitted in the B-3, General Business District. 16) Self storage mini warehouse facilities provided the entire portion of the property used for such use shall be enclosed with a fence a minimum of 8 feet in height. 17) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 18) Uses determined to be similar to the above permitted uses. 19) Wireless communication antennas and their attendant facilities, provided the antenna is located on an existing wireless communication tower.

I-2, Heavy Industrial: 1) Any Principal Uses permitted in an I-1 District, provided the standards of the I-2 District are met and any Special Exception Uses permitted in the I-1 District, provided the standards of the I-2 District are met. 2) Tractor and trucking facilities, including storage and repair. 3) Heating and electric power generating plants and all necessary accessory uses. 4) Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which shall conform to ordinance performance standards. 5) Freight yards and terminals. 6) Accessory building and accessory uses customarily incidental to any of the above principal permitted uses. 7) Uses determined to be similar to the above principal permitted uses and which are not listed as special land uses. 8) Wireless communication antennas and their attendant facilities, provided the antenna is located on an existing wireless communication tower.

6. **Minimum lot size of existing zoning:** I-1, Light Industrial District (20,000 sq. ft. minimum) and I-2, Heavy Industrial District (20,000 sq. ft. minimum).
7. **Permitted uses under proposed zoning:** I, Industrial: The proposed ordinance contains a table of permitted uses. Industrial uses of a lower intensity that were previously allowed as principal permitted uses under the I-1 district are still classified as Principal Permitted Uses. More intensive uses like airports, correctional institutions, and salvage yards are now classified as Special Land Uses, subject to a public hearing and site plan review before they are allowed. A few of the uses previously allowed as a Principal Permitted Use under the I-1 district have been transferred to the Special Use classification under the proposed ordinance. These uses include septic service establishments, Wireless communication facilities, and rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats and similar facilities. Based on the Table of Permitted Uses, commercial uses that are allowed in the B-3, General Business District, will no longer be allowed in the I, Industrial District.
8. **Minimum lot size of proposed zoning:** I, Industrial District (20,000 sq. ft. minimum).
9. **Zoning in Adjacent Community:** On the west side of Walled Lake, the zoning districts are P-1, Vehicular Parking, MH, Mobile Home, and I-1, Limited Industrial. On the east side of Walled Lake, zoning districts adjacent to this site are R-1A, Single Family Residential (12,000 sq. ft. minimum) and I-1, Limited Industrial.
10. **Local Planning Commission recommendation:** The Commerce Township Planning Commission by a 5 to 0 vote recommends approval of the proposed zoning ordinance and map amendments.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

The Oakland County Planning and Economic Development Services Division has reviewed the request to rezone industrially zoned parcels in Commerce Township from I-1, Light Industrial and I-2, Heavy Industrial to I, Industrial. These proposed map changes are part of a new zoning ordinance being considered for adoption by Commerce Township. The following review looks at 1) Master Plan compliance and 2) boundary coordination. Natural resource conditions are presented for information purposes only.

Master Plan Review: The Commerce Township Master Plan 2011 was adopted in June 2004 and amended in November 2006. The Future Land Use map shows the rezoning site and surrounding area as Industrial. Therefore, the existing zoning of I-1, Light Industrial and I-2, Heavy Industrial as well as the proposed zoning of I, Industrial are consistent with the Commerce Township Master Plan.

Boundary Community Review: The following chart shows 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 City of Walled Lake. In this location, industrial uses in Commerce Township currently are adjacent to residential uses in the City of Walled Lake. This represents an existing condition. Since the proposed new zoning classification essentially allows the same type of industrial uses that currently exist, the change is no more or less compatible than the existing Industrial classifications that border the City of Walled Lake.

Boundary Commerce Township/City of Walled Lake				
Commerce Township Existing Zoning	Commerce Township Proposed Zoning	Commerce Township Master Plan	City of Walled Lake Zoning	City of Walled Lake Master Plan
I-1, Light Industrial and I-2, Heavy Industrial	I, Industrial	Industrial	P-1, Vehicular Parking, MH, Mobile Home, I-1, Limited Industrial and R-1A, Single Family Res. (12,000 sq. ft. minimum lots)	Multiple Family, Mobile Home Park, Light Industrial, Single Family Residential, Office Tech, and Gateway Mixed Use

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. The map shows a Priority Three site adjacent to the larger industrial area, to the east of Ladd Road in the City of Walled Lake. Conservation of these areas and their native plant and animal populations are vital to maintaining the County's diverse natural heritage.

Analysis: The map changes that are part of this rezoning request are the result of a proposed new zoning ordinance being considered for adoption by Commerce Township. Under the new ordinance, the existing I-1, Light Industrial and I-2, Heavy Industrial Districts are being consolidated into a new I, Industrial classification. The proposed ordinance contains a table of permitted uses. Industrial uses of a lower intensity that were previously allowed as principal permitted uses under the I-1 district are still classified as Principal Permitted Uses in the new ordinance. More intensive uses like airports, correctional institutions, and salvage yards are now classified as Special Land Uses, subject to a public hearing and site plan review before they are allowed. A few of the uses previously allowed as a Principal Permitted Use under the I-1 district have been transferred to the Special Use classification under the proposed ordinance. These uses include septic service establishments, Wireless communication facilities, and rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats and similar facilities. Based on the Table of Permitted Uses, commercial uses that are allowed in the B-3, General Business District, will no longer be allowed in the Industrial District.

From a boundary coordination standpoint, the changes should have little impact on Walled Lake. Most of the parcels that border the City of Walled Lake are already in a light industrial use. If the property owners are interested in more intensive uses identified as Special Land Uses, adjacent property owners would have an opportunity to comment at the required public hearing where a prepared site plan would be submitted for discussion and review. This is a safeguard ensuring that very intensive industrial uses cannot automatically be developed in the Industrial District.

When County staff sent the notification letter to Walled Lake about this boundary case, a copy of the new Industrial District text was enclosed so City officials would better understand what Commerce Township was proposing to change. A letter has been received from the City of Walled Lake indicating they have “*no concerns or problems with proposed changes.*” The letter is attached.

Recommendation: Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 09-12, rezonings in Commerce Township from I-1, Light Industrial and I-2, Heavy Industrial Districts to a new I, Industrial District in Sections 27, 33, and 34.