

Charter Township of Comstock

Planning Commission
2019 Annual Report



Summary

Membership of the 2019 Comstock Charter Township Planning Commission:

David Burgess, Chair
Jennifer Jones-Newton, Vice Chair
Allan Faust, Secretary
Randy Beister (Liaison to Zoning Board of Appeals)
Sandra Katje
Bob Pratt (ex officio member from Township Board)
Ron Sportel

Two terms expired at the end of 2019, the terms of David Burgess and Sandra Katje. Township Supervisor Randy Thompson appointed two new members with the approval of the Township Board to serve a three-year term beginning in January 2020.

The Planning Commission held 16 regular meetings in 2019, to consider six applications for special exception use approval, eleven requests for site plan review or site plan amendment and three rezoning proposals. Five meetings were spent studying various text amendments including the public hearings. Four meetings were dedicated to pursuing amendments toward the Redevelopment Ready Community Certification.

Below is a breakdown of the applications considered by the Planning Commission in 2019, the work items where significant time was spent, and the administrative reviews conducted by the Planning & Zoning Administrator.

Site Plan Review

The Planning Commission reviewed a variety of site plans from a 25,200 square foot facility for Foreman Glass in Comstock Commerce Park to the conversion of a former residence into a chiropractic office on Gull Road.

RW Lapine – new 26,230 square foot metal and duct fabricating facility on ML Avenue. *Not yet underway.*

Forman Glass – new 25,200 square foot industrial building on Krum Avenue. *Underway.*

SWT Excavating – a 5,700 square foot building addition and relate site changes on K Avenue. *Underway.*

Site Plan Amendment –Zeigler Motorsports to display and sell vehicles in addition to motorsports equipment o Sprinkle Road. *Activity underway.*

Donnell Chiropractic – conversion of a residence to a chiropractic office on Gull Road. *Underway.*

Comstock Creamery –conversion of a former retail building to an ice cream and candy shop on Michigan Avenue. *Underway.*

Alien Car Care – a 5,600 square foot building addition for office and work space on Michigan Avenue. *Underway.*

Bronson Medical Building – medical building with a 3,929 square foot office and 1,508 square foot pharmacy with drive up service window. *Underway.*

Special Exception Use

Adult Day Care Center – special exception use approval for an adult day care center in the existing building at 465 River Street. *Project not moving forward due to funding.*

Accessory Building – special exception use approval for the following accessory buildings: McCarthy (HJ Avenue); Balkema (North 36th Street); Jones (East JK Avenue); Clark (East N Avenue). *Completed.*

Adventures Learning Center – special exception use approval for a childcare center on H Avenue. *Project not yet underway.*

Rezoning

North 33rd Street – request to rezone part of a parcel from LM, Light Manufacturing to AGR, Agriculture-Residential District. Area expanded to rezone part of adjacent parcel as well. *Recommended approval; approved by the Township.*

East H Avenue – request to Conditionally Rezone five parcels from R-1A, Single Family to B-1, Neighborhood Business. *Planning Commission recommended denial; request withdrawn by applicant.*

Rosemont Drive – request to rezone two lots from R-1B, Single Family to B-3, General Business. Planning Commission expanded area under consideration to include five lots to the north for a total of seven lots. *Tabled on November 14, 2019; withdrawn by applicant on December 12, 2019 with indication that an application for a Conditional Rezoning request would be forthcoming. Planning Commission withdrew five additional lots from consideration for rezoning on December 12, 2019.*

Miscellaneous

Interpretation of Use – Planning Commission determined that a lawn care business is a permitted use in the B-3, General Business District, per Section 17.02f of the Zoning Ordinance.

Interpretation of Use – Planning Commission determined that a moose lodge is a permitted use in the B-3, General Business District, per Section 17.02f of the Zoning Ordinance.

Interpretation of Use – Planning Commission determined that a coffee roasting business is a permitted use in the B-3, General Business District, per Section 17.02f of the Zoning Ordinance.

Conceptual Review – reviewed a conceptual plan for a possible residential development on the land presently known as Echo Valley.

Capital Improvement Program – adopted the 2020-2025 CIP. Commissioner Beister served as the Planning Commission liaison on the Township’s CIP Work Group.

Redevelopment Ready Community Certification – continued working toward certification by the Michigan Economic Development Corporation as a Redevelopment Ready Community, including the preparation of Public Participation Plan that was adopted by the Township Board and an analysis of the Zoning Map and Future Land Use Map.

South 26th Street Future Land Use – Planning Commission discussed future land use in the South 26th Street/MN Avenue and N Avenue area. Support was expressed for expansion of industrial zoning south of MN Avenue.

Text Amendments

The Zoning Ordinance provisions addressed in 2019 include the following:

- Agricultural labor housing special exception use text amended for clarification.
- Various amendments addressed as a group including flag pole height, event barns, temporary outdoor sales and service, height limit on accessory buildings and gas station canopy lighting.

Administrative Reviews

M-96 Mini Storage – approval to modify previously approved site plan on K Avenue. *Not yet underway.*

Menards – approval for expansion to yard gate. *Not yet underway.*

8565 East K Avenue – approval to demolish and rebuild fire damaged building. *Underway.*

Consumers Energy – approval for temporary employee parking and equipment staging on the west end of Carleton Equipment property on N Avenue. *Activity complete.*