



**REGULAR OF THE
CHARTER TOWNSHIP OF COMSTOCK PLANNING
COMMISSION**

**THURSDAY, JUNE 11, 2026 at 6:00 PM
NOTICE AND AGENDA
5858 KING HIGHWAY
COMSTOCK TOWNSHIP HALL**

Call to Order

Pledge of Allegiance to the Flag of the United States of America

Approval of Agenda

Approval of Minutes

May 28, 2026 Meeting Minutes DRAFT

Citizen Comment

A citizen may state their name and address and may speak only one time, for no more than three (3) minutes. This time may not be given to another citizen to extend their time. The person speaking has the floor and no other citizen shall speak during someone else's time. During this time, you will be making statements to the Board, without discussion from the Board members, but you are welcome to make an appointment with Planning & Zoning staff to discuss your comments further. Please keep comments clean and respectful.

New Business

Public Hearing: Temporary Outdoor Sales and Services Revisions

Old Business

Any Other Business

Citizen Comment

A citizen may state their name and address and may speak only one time, for no more than three (3) minutes. This time may not be given to another citizen to extend their time. The person speaking has the floor and no other citizen shall speak during someone else's time. During this time, you will be making statements to the Board, without discussion from the Board members, but you are welcome to make an appointment with Planning & Zoning staff to discuss your comments further. Please keep comments clean and respectful.

Updates from Other Boards

Training Updates

Informational/Future Action Items

Planning Commissioner Comments

Adjournment



MEMO

Charter Township of Comstock Planning Commission June 11, 2026

From: Khayci Bryant, Planner

Re: May 28, 2026 Meeting Minutes DRAFT

Attachments:

[2026_05_28 Comstock PC Meeting Minutes.docx](#)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

**COMSTOCK CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF MEETING HELD MAY 28, 2026**

A meeting of the Comstock Charter Township Planning Commission was held on Thursday, May 28, 2026, at the Comstock Township Hall beginning at 6:00 p.m.

Members Present: Amber Lawrence, Chair
Larry Nichols, Vice Chair
James Criteser, Secretary
Greg Nowak
Joseph Weintraub
Sandy Bloomfield

Members Absent: Bub Sherwood

Also in attendance was Township Attorney Rob Thall, Township Zoning Administrator Khayci Bryant, and approximately 5 members of the general public.

Call to Order

Chair Lawrence called the Planning Commission meeting to order at 6:00 p.m.

Pledge of Allegiance

Pledge of Allegiance was recited.

Approval of Agenda

Bloomfield motioned with support from Criteser, to approve the agenda as presented. Upon voice vote, motion passed 6-0.

Approval of Minutes

Criteser motioned with support from Nichols to approve May 14, 2026, meeting minutes as presented. Upon voice vote, motion passed 6-0.

Citizen Comment

Tamme Keeler: voiced concerns regarding the potential sale of the golf course and a pole barn that was erected near her home

New Business

1. Temporary Sales and Services Revision

Bryant provided a brief overview of the firework tent permit request that led to this discussion. She confirmed that a public hearing has been set for June 11th for the proposed revisions.

The commission engaged in a lengthy discussion to narrow down the revised language. After the discussion they reached a consensus to allow longer hours, allow temporary sales on vacant and non-

1 vacant lots, to extend the permitting timeline options and allow temporary sales to have one sign
2 permitted with their application.
3
4

5 **2. Vacant Lot Structure Discussion**
6

7 Bryant shared that residents have spoken at both the meetings and have spoken with her directly to
8 request the commission consider allowing vacant lot structures.
9

10 Nichols voiced that we should not allow structures to be placed on property without a home. He has
11 concerns that it may become used for commercial purposes and will lead to blight.
12

13 Criteser commented that if someone owns land and wants to work on cars or store items, they should be
14 able to have a pole barn. However, the Township should be able to place stipulations ensuring they
15 cannot run a business out of it.
16

17 Lawrence shared that her thought is it is the responsibility of the buyer to understand the uses of that
18 property before they purchase the lot.
19

20 The commissioners reached the consensus that they do not want to allow for vacant lot structures in the
21 Township.
22
23
24

25 **Old Business**
26

27 **1. Housing Study Discussion**
28

29 The commission began discussion on the housing study payments and invoices.
30

31 The grant requires an update to our Zoning Ordinance and Masterplan; the PUD revisions will satisfy the
32 ZO update. However, the Masterplan process cannot be done prior to the grant expiration date.
33

34 The commissioners are willing to adopt the Data and goals from the housing study, but they do not want
35 to be held to the strategies.
36

37 Bryant was instructed to reach out to the Upjohn Institute and relay the edit request, then contact MSHDA
38 for the grant extension request
39

40 **Any Other Business**
41

42 None.
43

44 **Citizen Comment**
45

46 None.
47
48

49 **Updates from Other Boards**
50

51 None.
52

53 **Training Updates**
54

55 None.
56

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

Informational/Future Action Items

Bryant confirmed that a public hearing has been scheduled for temporary outdoor sales and services for the next meeting

She shared that she has not received many applicant-based items for the month of June.

Planning Commissioner Comments

Nichols: None

Nowak: None

Criteser: shared that he would appreciate monthly updates on what's going on in the Township

Weintraub: Commented that he agrees with Jimmy and would like to know what is coming through the zoning office; permits, reviews... etc.

Criteser: shared that he would appreciate monthly updates on what's going on in the Township

Bloomfield: none

Lawrence: requested that the PC use this slower time to collaborate on potential ordinance revisions. Requested information from Bryant on the pole barn located at 7250 E Michigan

There being no further business before the Planning Commission, Chair Lawrence adjourned the meeting at approximately 7:39 p.m.

Prepared by: Khayci Bryant, Zoning Administrator
Minutes prepared: June 4, 2026
Minutes approved:



MEMO

Charter Township of Comstock Planning Commission June 11, 2026

From: Khayci Bryant, Planner

Re: Public Hearing: Temporary Outdoor Sales and Services Revisions

Attachments:

[Temp Sales Revisions 6.2.2026 \(004\).pdf](#)

- 1. Purpose & Scope
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
- 7. Administration & Enforcement

4.49 Temporary outdoor sales and service

- A. ~~Temporary outdoor sales and service are permitted only on lots where there is an existing lawful business establishment.~~
- B. ~~Temporary outdoor sales and service uses may not operate on a vacant lot, nor shall they operate on a parking lot on a property on which there is no existing lawful business establishment.~~
- C. Temporary outdoor sales and service ~~must~~ shall be a permitted use in the respective zoning district where located, accessory to the principal use on the lot. If the applicant is not the owner of the lot, the applicant shall provide a signed affidavit from the owner giving permission to the applicant to proceed with the application.
- D. Temporary outdoor sales and service shall not be located in the public right-of-way or on public property unless a permit has been obtained from the appropriate public authority. Such uses shall comply with requirements to maintain clear visibility for drivers in **Section 5.9 Fences, subsection C.**
- E. Permit applications for temporary outdoor sales and service shall be reviewed by Township fire, building and zoning officials. A permit may be issued by the Zoning Administrator if the proposed use is in compliance with all of the requirements of this Ordinance. The permit must be maintained on-site and visible at all times.
- F. A temporary use permit shall be effective for thirty (30) consecutive days from the date it is issued. The permit may be renewed for ~~one~~ three additional thirty (30) consecutive-day period within a calendar year provided the use has been conducted in accordance with the requirements of this Ordinance. No property shall have temporary outdoor sales and service operating on it for more than sixty (~~60~~ 120) days in any calendar year.
- G. A fee for review of an application for a temporary use permit or renewal thereof shall be established by resolution of the Township Board. The fee shall be submitted with the application in order to initiate review.
- H. The property on which the temporary outdoor sales and service is permitted shall be kept in a clean and sanitary condition at all times. All litter and trash shall be removed at the end of each day.
- I. The layout of the site on which a temporary outside sales and service use is located shall permit vehicles to drive into an off-street parking area, so as to not interrupt the flow of traffic on a public street.
- J. Fire Department approval and a building permit shall be required for outdoor sales and services uses proposing to use a tent or other temporary structure exceeding 200 square feet in area.
- K. The area occupied by a temporary outdoor sales and service use shall not exceed 7,500 square feet. No more than one (1) such use shall operate on a lot at a time.
- L. The area occupied by temporary outdoor sales and service activity, plus any required area for emergency vehicles, shall not occupy the required off-street parking for the permanent principal use on the lot. The applicant shall demonstrate that there will remain adequate parking and vehicle maneuvering space for the existing and proposed uses.
- M. Temporary outdoor sales and service shall ~~be located on a paved surface, unless the applicant demonstrates to the Zoning Administrator that another surface will~~ cause no negative consequences in terms of drainage, access, property condition, or neighborhood appearance.
- ~~N. Temporary outdoor sales and service uses located adjacent to residential uses shall not operate after within the hours of 8:00 p.m. or before 8:00 a.m.~~ 7:00 am to 10:00 pm.
- ~~N-Q. O. A temporary sign of 36 sq feet shall be included with the permit and must further comply with all other sign requirements contained within the Zoning Ordinance.~~

Formatted: Font color: Gray-95%, Strikethrough

4-54



*clear*zoning

