

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MARCH 9TH, 2017

PRESENT: Kirkanne Moseley, Chairperson
Ronald DiBartolomeo, Vice-Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Stephen Charron
Michael Deyak
Lawrence Opalewski Jr.
Joie West

ABSENT: Daniel Spatafora (Excused)

STAFF: Carlo Santia, Director
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

Ms. Moseley called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

Motion by Mr. DiBartolomeo, supported by Ms. West, to approve the agenda as submitted. Motion carried.

**PART OF LOT 31, MORAVIAN GARFIELD SUBDIVISION #1 (SECTION 29),
FRONTING THE SOUTH LINE OF PENROD STREET, EAST OF GARFIELD
(PARCELS 16-11-29-151-026 AND -027)**

- **PROPOSED REZONING: R-3 ONE-FAMILY RESIDENTIAL TO RT TWO-FAMILY RESIDENTIAL**
 - **PUBLIC HEARING**
**FILE #17-6741: PETITIONED BY MR. MAX MANCINI,
MAX BUILT LLC**
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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this meeting had been mailed to 44 owners and/or occupants of property located within 300 feet of the land in question, with 1 of those returned as undeliverable.

Mr. Max Mancini, petitioner, stated the letter read into the record explained his proposal very well. He explained that he is excited to go forward with this development, and he has already selected some floor plans. He felt the proposal will fit well in the area because it will serve as a buffer between the office development to the west and the residential homes to the east. He noted that the property across the street from this parcel is also zoned RT Two-Family Residential.

Motion by Mr. Charron, supported by Ms. West, to open the public hearing.
Motion carried.

There was no one from the audience who wished to speak.

Motion by Mr. Deyak, supported by Mr. Opalewski, to close the public hearing.
Motion carried.

Motion by Ms. West, supported by Mr. DiBartolomeo, with reference to File #17-6741 and application from Mr. Max Mancini, Max Built LLC, 41744 Stonehenge, Clinton Township, Michigan 48038, concerning the proposed rezoning of part of Lot 31, Moravian Garfield Subdivision No. 1, located south of Penrod, east of Garfield, also known as Parcel #16-11-29-151-026 and -027, from R-3 One-Family Residential to RT Two-Family Residential, that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – West, DiBartolomeo, Brumbaugh, Charron, Deyak, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora.
Motion carried.

Ms. Moseley advised that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Township Board for their final consideration on their March 27th, 2017 agenda.

REPORT OF MEETING

-- APPROVAL OF THE FEBRUARY 23RD, 2017 REPORT

Motion by Ms. West, supported by Mr. Brumbaugh, to approve the report of the February 23rd, 2017 Planning Commission meeting as submitted. Roll Call Vote: Ayes – West, Brumbaugh, Charron, Deyak, DiBartolomeo, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, MARCH 23RD, 2017

Mr. Santia confirmed that the following items will be on the March 23rd, 2017 Planning Commission agenda:

- Proposed Text Amendment concerning outdoor sales. He clarified this is language that would permit current businesses having a brick-and-mortar building to allow the exchange of money in the event they have an outdoor sale or activity.
- Proposed Rezoning of a parcel east of Garfield, north of Dove Street, from R-1 to B-3 for the stated purpose of some retail along with a Tim Horton's with a drive-through window.
- Site Development Plan for Garfield Shoppes (the former "Burger King" property on Garfield). He added that they are not proposing any drive-through windows.
- Site Development Plan for The Plaza of Lakeside Senior Living, which are proposed senior apartments to be located east of Hayes, north of 19 Mile Road.

Mr. Deyak requested to be excused from the next meeting.

ADJOURNMENT

Motion by Mr. Deyak, supported by Ms. West, to adjourn the meeting. Motion carried. Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION