

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JANUARY 12, 2017

PRESENT: Daniel Spatafora, Acting Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Stephen Charron
Joie West

ABSENT: Kirkanne Moseley, Chairperson (Excused)
Ron DiBartolomeo, Vice-Chairperson (Excused)
Fred Gibson (Excused)

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

Ms. Trombley called the meeting to order at 6:30 p.m. She indicated that Ms. Moseley and Mr. DiBartolomeo have requested to be excused and will not be present this evening.

Motion by Ms. Trombley, supported by Mr. Charron, to appoint Mr. Spatafora as Acting Chairperson. Motion carried.

APPROVAL OF AGENDA

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

3.67 ACRES OF LAND (PART OF LOTS 105-108, INGLESIDE FARMS SUBDIVISION, PART OF LOTS 109-111, INGLESIDE FARMS SUBDIVISION NO. 1, AND LOT 19 AND P/LOT 18, MEADOWS SUBDIVISION) LOCATED WEST OF GRATIOT, SOUTH OF IROQUOIS (SECTION 23)

- **SITE DEVELOPMENT PLAN: MAXI MINI STORAGE**
- **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE DEVELOPMENT PLAN**

**FILE #16-6718: PETITIONED BY MR. KEN ZIELKE,
BAILOR STORAGE**

REPRESENTED BY MR. JOHN MONTE, PROJECT CONTROL ENG.

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this meeting had been mailed to 45 owners and/or occupants of property located within 300 feet of the land in question, with 6 of those returned as undeliverable.

Mr. John Monte, representative, introduced Mr. Ken Zielke, owner; Mr. Bob Perry, Project Manager; and Mr. Kurt Blackstock, Architect. He explained they have “cleaned up” the plan and made some changes. They obtained some variances from the Clinton Township Zoning Board of Appeals, and the plans before the Commission this evening are a combination of the original plan with the incorporation of the review comments and the variances granted. They will have some heated mini-storage units, as well as an office.

Mr. Santia explained they were granted some variances, such as the front yard setback. He stated they eliminated two of the variances.

Mr. Monte confirmed that they received variances for parking within the required front yard setback, as well as the parking space dimensions in front. He stated the entrance was too close to Northbound Gratiot; however, the Macomb County Department of Roads asked them to relocate the entrance, so they changed the plan to reflect the entrance toward the middle, and in doing so, could fit in the parking and offer a better plan.

Mr. Santia clarified there were five variances granted, but two of those were eliminated because of modifications made to the site development plan.

Mr. Brumbaugh stated the plan shows a house on the site.

Mr. Santia replied that the Township ordinance related to mini-storage use allows for living quarters for the caretaker.

Mr. Monte replied to inquiry there will be a second floor on the main building, and they intend to have someone stay on the site.

Mr. Charron inquired as to whether there will be access to the site 24 hours a day, 7 days a week.

Mr. Monte replied affirmatively, noting there will be an automatic gate.

Mr. Charron inquired as to whether the Fire Department has reviewed the plan.

Mr. Monte replied the review from the Fire Department indicated they may need to add another fire hydrant. He stated they provided emergency access in another location.

Mr. Charron inquired as to whether there are any limitations as to what can be stored on this site.

Mr. Santia replied the Building Code will dictate what can be stored on site, based on the classification of the building.

Mr. Zielke replied it is an S-2 classification, and it does have a sprinkler system.

Mr. Santia replied storage would be limited to non-combustibles.

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

Ms. Trombley commented that this is a good use of the property.

Motion by Ms. Trombley, supported by Mr. Charron, with reference to File #6718 and application from Mr. Ken Zielke, Bailor Storage, 38621 Lakeshore Drive, Harrison Township, Michigan 48045, as represented by Mr. John Monte, Project Control Engineering, 2420 Pointe Tremble Road, Algonac, Michigan 48001, concerning the Site Development Plan for Maxi Mini Storage, to be located on 3.67 acres of vacant land, more particularly described as part of Lots 105-108, Ingleside Farms Subdivision, Lots 109-111, Ingleside Farms Subdivision No. 1, and Lot 19 and part of Lot 18, Meadows Subdivision, located fronting the west line of Gratiot, south of Iroquois (Section 23), that, in consideration of grant of variances by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the site development plan as submitted. All voted in favor, and the motion was carried.

**3.70 ACRES OF LAND FRONTING THE EAST LINE OF GRATIOT AVENUE,
SOUTH OF QUINN ROAD, ADDRESSED AS 33650 GRATIOT AVENUE
(SECTION 34)**

- **SITE DEVELOPMENT PLAN: ALDI FOOD MARKET #79 REMODEL
AND EXPANSION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN**
- FILE #16-5169: PETITIONED BY MR. DAVID KAPUSANSKY,
ALDI, INC. (MICHIGAN)
REPRESENTED BY MR. CHRISTOPHER GRZENKOWICZ, P.E.
DESINE, INC.**
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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 36 owners and/or occupants of property located within 300 feet of the land in question, with 5 of those returned as undeliverable.

Mr. Christopher Grzenkowicz, representative, explained that this is a proposed interior remodel and a 1,600-square-foot expansion on the west side of the building. They will be removing the existing canopy and bringing the wall out 16 feet by the new entrance. They are redoing the entrance and refer to it as “the tower”, flanked by brick columns. The main entrance will be all glass, and the cart storage will be in the same location as it is currently, but it will be enclosed. He added that the main interior wall between the store and the cart enclosure area will also have windows, giving it an open look and allowing light into the building. They will be installing new sidewalks on the north and west sides of the building, will be providing new ADA-required parking, restriping the parking lot, and replacing all pole-mounted and building-mounted lights with LED fixtures. They will also be making changes to the pylon sign lighting, and will be upgrading the existing landscaping, adding a few trees and shrubs to replace what has died over the years. He stated they will be installing a new irrigation system.

Mr. Santia clarified the signs are not approved by the Planning Commission so that will require separate approval to be applied for through the Building Department.

Mr. Grzenkowicz stated they will get through the site development plan process and will then apply for their sign permits.

Mr. Patel, owner of the Hampton Inn, located behind Aldi, at 33680 Gratiot, inquired as to the height of the “tower” to which Mr. Grzenkowicz referred. He was concerned the view will impact the site line for his guests.

Mr. Santia replied the height of the building, including the “tower”, is within the ordinance requirements. He noted that the Hampton Inn was granted a height variance at the time they went in.

Mr. Spatafora inquired as to whether the Aldi on Groesbeck will be getting the same upgrades.

Mr. Grzenkowicz replied affirmatively, noting it will probably occur in the next two to three months. He added that because of the site configuration at that location, they do not have the ability to expand their building and are tight on parking, so they are considering their options.

Ms. West inquired as to the timeline for these proposed upgrades.

Mr. Grzenkowicz replied they like to be done with their projects in about three to four months, so they are looking to start in April and be completed by July of this year.

Mr. Spatafora inquired as to whether they will be installing a sprinkler system.

Mr. Grzenkowicz replied they will be installing a sprinkler system because they do not have one installed now.

Mr. Santia felt it would have been required when they originally built their site.

Mr. Grzenkowicz stated they could not find a sprinkler system and if there was one, it has not been working.

Motion by Mr. Brumbaugh, supported by Mr. Charron, with reference to File #16-5169 and application from Mr. David Kupasansky, Aldi, Inc. (Michigan), 2625 North Stockbridge Road, Webberville, Michigan 48892, as represented by Mr. Christopher Grzenkowicz, P.E., Desine, Inc., 2183 Pless Drive, Brighton, Michigan 48114, concerning the site development plan for the Aldi Food Market #79 Remodel and Expansion, located on 3.70 acres of land fronting the east line of Gratiot Avenue, south of Quinn Road, addressed as 33650 Gratiot Avenue (Section 34), that recommendation be forwarded to the Clinton Township Board for approval of the site development plan as submitted. All voted in favor, and the motion carried.

0.79 ACRE OF LAND FRONTING THE WEST LINE OF GRATIOT, NORTH OF KEMP, ADDRESSED AS 34335 GRATIOT AVENUE (SECTION 34)

**- REVISED SITE DEVELOPMENT PLAN: VINSON MOTORS
-- REQUEST FOR RECOMMENDATION FOR APPROVAL
FILE #16-1055: PETITIONED BY MESSRS. WADE VINSON AND
EARL VINSON, VINSON MOTORS LLC
REPRESENTED BY MR. BILL QUINLAN, QUINLAN ASSOCIATES**

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this meeting was sent to 28 owners and/or occupants of property located within 300 feet of the land in question, with 5 of those returned as undeliverable.

Mr. Earl Vinson, 7077 Marsh Road, Cottrellville, Michigan, explained that his sons, Kyle and Wade, are looking to start selling used cars at this location. He replied to inquiry that they will have 43 cars on the lot at one time, and that is the first phase. He replied to further inquiry that he is not sure when they will begin Phase II because they do not need it now; however, they would like to get approval for both phases now.

Mr. Charron inquired as to whether the parking spaces fronting Gratiot will be used to display cars.

Mr. Vinson replied affirmatively.

Motion by Ms. Trombley, supported by Mr. Brumbaugh, with reference to File #16-1055 and application from Messrs. Wade Vinson and Earl Vinson, Vinson Motors, LLC, P. O. Box 246, Marine City, Michigan 48039, as represented by Mr. Bill Quinlan, Quinlan Associates, 19900 E. Doyle Place, Grosse Pointe Woods, Michigan 48236, concerning the Site Development Plan for Vinson Motors (fka DeFalco Car Lot), located on 0.79 acre of land fronting the west line of Gratiot Avenue, north of Kemp Street, addressed as 34335 S. Gratiot, that, in consideration of grant of variances by the Clinton Township Board of Appeals, the site development plan be approved as submitted. Discussion ensued.

Mr. Santia noticed that the details outlined at the bottom of the site development plan only outline Phase I. They are approving 43 parking spaces for Phase I, but there are additional parking spaces shown for Phase II but not specified.

Mr. Vinson confirmed that they are seeking approval of both phases at this time.

Mr. Santia explained that the site plan needs to be updated to show the details of Phase II as well.

Ms. West inquired as to how many trees are being removed.

Mr. Santia replied that there were a lot of trees already removed. A drainage problem was created and that is why he was required to provide a plan to cover Phase II. He stated a few more trees may be removed, and he noted that Phase II is just to the west of the current site. He clarified that the plan must include modifications for Phase I as well as Phase II. Mr. Santia suggested that the petitioner does not need to be held up in the process, but the plans need to be corrected before they can be forwarded to the Township Board.

Ms. Trombley **amended her motion**, and Mr. Brumbaugh **amended his support**, to eliminate the last part of the sentence, “the site development plan be approved as submitted”, and to change it to “the site development plan be approved, showing the plan and details for both Phase I and Phase II, as discussed”.

All voted in favor of the **amended** motion, and the motion was carried.

REPORT OF MEETING

-- APPROVAL OF THE DECEMBER 8TH, 2016 REPORT

Motion by Mr. Charron, supported by Ms. West, to approve the report of the December 8th, 2016 Planning Commission meeting as submitted. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, JANUARY 26TH, 2017

Mr. Santia confirmed that there is one item scheduled at this point for the January 26th, 2017 Planning Commission meeting, and that is a Special Land Use Application for a massage therapy facility to be located at Crystal Commons.

ADJOURNMENT

Motion by Ms. Trombley, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:01/16/17

ces:01/17/17

Approved 01/26/17