

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MAY 11TH, 2017

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

ABSENT: Daniel Spatafora (Excused)
Joie West (Excused)

STAFF: Joseph J. Silbernagel, Assistant 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 Mr. Brumbaugh, to approve the agenda as presented. Roll Call Vote: Ayes – DiBartolomeo, Brumbaugh, Charron, Deyak, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

**6.25 ACRES OF LAND FRONTING THE NORTH LINE OF 15 MILE ROAD,
WEST OF GROESBECK HIGHWAY, ADDRESSED AS 19101 15 MILE ROAD
(SECTION 28)**

- **REVISED SITE DEVELOPMENT PLAN: PRESS-WAY, INC. (BUILDING ADDITION)**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
**FILE #17-4326: PETITIONED BY MR. ROB GRANT,
GRANT INDUSTRIES**
-

Ms. Trombley read the letter into the record dated April 18th, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this item on tonight's agenda was mailed to 26 owners and/or occupants located within 300 feet of the land in question, with 1 of those returned as undeliverable.

Mr. Rob Grant, of Grant Industries and Press-Way, Inc., explained they are proposing a 10,000-square-foot addition to their original 100,000-square-foot building to grow their automotive stamping business.

Mr. Brumbaugh inquired as to whether this building addition will bring in more jobs.

Mr. Grant replied affirmatively, noting that it involves new equipment and will require them to hire more employees.

Mr. Brumbaugh inquired as to whether there is sufficient parking.

Mr. Grant replied affirmatively. He stated they anticipate the addition of five to ten new positions, but that will depend upon the automotive industry, which is doing very well now.

Motion by Mr. Charron, supported by Ms. Trombley, with reference to File #17-4326 and application from Mr. Rob Grant, of Grant Industries, 33415 Groesbeck Highway, Fraser, Michigan 48026, concerning the proposed Revised Site Development Plan for Press-Way, Inc. building addition, to be located on 6.25 acres of land fronting the north line of 15 Mile Road, west of Groesbeck Highway, addressed as 19101 15 Mile Road (Section 28), that recommendation be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as submitted. Roll Call Vote: Ayes – Charron, Trombley, Brumbaugh, Deyak, DiBartolomeo, Moseley, Opalewski. Nays – None. Absent – Spatafora, West. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for

their final determination. She advised that the petitioner needs to submit 24 prints to the Planning Department no later than May 17th, 2017 to be placed on the May 30th, 2017 Township Board agenda.

PART OF 11.41 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF GARFIELD AND CANAL ROADS, ADDRESSED AS 41721 GARFIELD ROAD (SECTION 7)

- **REVISED SITE DEVELOPMENT PLAN: IMPERIAL PLAZA (BUILDING ADDITION)**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF THE REVISED SITE DEVELOPMENT PLAN**
- FILE #17-1470: PETITIONED BY MR. DAVID M. TISDALE, OF CLINTON HOLDINGS**
-

Ms. Trombley read the letter into the record dated April 24th, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this item on tonight's agenda was mailed to 178 owners and/or occupants located within 300 feet of the land in question, with 4 of those returned as undeliverable.

Mr. David Tisdale, of Clinton Holdings LLC, explained they are proposing to expand the former ACO tenant space, which has been vacant for a couple of years. A fitness center is interested in leasing the space but needs 20,000 square feet, so they are proposing an addition to the rear of the building.

Mr. Charron inquired as to the capacity of the fitness center at one time.

Mr. Tisdale replied he does not know the answer to that question, but he stated that they have more parking than required so it was not an issue.

Mr. Opalewski inquired as to whether this is an independent gym or a franchise.

Mr. Tisdale replied it will be a "Crunch Fitness", which was started by a local person who has the franchise and is opening a few facilities. He replied to further inquiry that it is not a 24-hour operation.

Ms. Lucy Riley, 42139 E. Edward, Clinton Township, Michigan 48038, questioned whether they will be open seven days a week.

Mr. Tisdale anticipated the gym will be open seven days a week.

Motion by Ms. Trombley, supported by Mr. Deyak, with reference to File #17-1470 and application from Mr. David M. Tisdale, of Clinton Holdings LLC, 5657 W. Maple Road, West Bloomfield, Michigan 48322, concerning the proposed Revised Site Development Plan for Imperial Plaza, which is an 8,655-square-foot

addition in the rear of the plaza, adjacent to K-Mart, and is located on 11.41 acres of land at the southwest corner of Garfield and Canal Roads, addressed as 41721 Garfield Road (Section 7), that, in consideration of grant of variance by the Clinton Township Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as submitted. Roll Call Vote: Ayes – Trombley, Deyak, Brumbaugh, Charron, DiBartolomeo, Moseley, Opalewski. Nays – None. Absent – Spatafora, West. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for their final determination. She advised that the petitioner needs to submit 24 of the revised prints to the Planning Department no later than May 17th, 2017 to be placed on the May 30th, 2017 Township Board agenda.

5.07 ACRES OF VACANT LAND FRONTING THE EAST LINE OF GARFIELD, SOUTH OF 19 MILE ROAD (PARCEL #16-11-08-101-034) (SECTION 8)

- **PROPOSED REZONING: OS-1 OFFICE/SERVICE (LOW-RISE) TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH-DENSITY)**

-- **PUBLIC HEARING**

**FILE #17-6134: PETITIONED BY MR. CHRIS COUSINO,
GARFIELD OFFICE RESIDUAL LLC**

Ms. Trombley read the letter into the record dated April 27th, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this public hearing was mailed to 409 owners and/or occupants located within 300 feet of the land in question, with 39 of those returned as undeliverable.

Mr. Chris Cousino, representing the petitioner, explained they have owned this property for about ten years. They have listed this property for sale or “as-built” opportunities, but have had little or no interest. They conducted a feasibility study of office/service property within a three-mile radius, and it shows a greater than six-month listing and an overabundance of office/service facilities in the area. He explained they also conducted a traffic study that showed if the property were to be rezoned as proposed, it would generate 449 fewer trips per day than the existing office zoning designation, and he pointed out that is a 63% reduction in car trips per day. He pointed out that the proposed use offers a suitable transition from the land to the east zoned and developed as RML Multiple-Family Residential (Low-Density), and the property to the west which is zoned Office/Service. He claimed the RMH would offer the highest and best use of the property.

Ms. Moseley explained how the public hearing will be held.

Motion by Mr. DiBartolomeo, supported by Mr. Brumbaugh, to open the public hearing. Roll Call Vote: Ayes – DiBartolomeo, Brumbaugh, Charron, Deyak, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

Mr. Rick Kennedy, 42537 Eldon Avenue, Clinton Township, Michigan 48038, explained his condominium abuts a brick wall, and the subject property is on the other side of the wall. He commented that it seems like a small area to put in that many condominiums, and he would be interested in seeing a plan. He was concerned about fire safety, and about having to “look at a high-rise” building from his balcony. He replied to inquiry that he lives in Schultz Estates Condominiums. He felt the property would be better suited for a park.

Ms. Moseley clarified that the public hearing tonight is to discuss the proposed rezoning, and the site development plan will come later, although Mr. Cousino had provided a conceptual plan of what the development could look like.

Mr. Cousino informed that the document referred to by Ms. Moseley is a property survey. He stated they forwarded some draft plans to Mr. Santia for cursory review, and he in those site plans they have shown 58 units in a two-story development, with a building height of roughly 35 feet. He stressed their proposal for RMH is not intended to be a high-rise but to give them more flexibility in their building setbacks. He assured it is not their intent to go any higher than two stories.

Mr. William Greenwood, 42545 Eldon Avenue, Clinton Township, Michigan 48038, questioned whether there will be traffic cutting through Schultz Estates or whether their only access will be from Garfield.

Ms. Moseley stated they cannot answer that now because they do not yet have a site development plan.

Mr. Greenwood stressed that traffic is his concern.

Ms. Lynn Porchia, 42670 Elizabeth Place, Clinton Township, Michigan 48038, president of the Schultz Estates II Condominium Association, commented that the property to the west of the subject parcel is developed with offices, and this property faces the back of those buildings, with all their dumpsters and back delivery doors. To the south, there are some office buildings, but a lot of the property lines up with Schultz Estates. This property borders the DMC Children’s Hospital and their parking lot to the north, and the east lines up with Schultz Estates. She pointed out that Schultz Estates II has 324 units with only one way in and one way out. She stressed there is “no way” the residents of Schultz Estates will allow any type of access to that property from Schultz Estates

because it is private property. She added that Phase I of Schultz Estates, which is slightly south, has 178 units. She was concerned that there is only one way in and one way out for the proposed 58 units, and she inquired how ambulances, other emergency vehicles and school busses will get in and out. She also felt it is not an appropriate place for children because it is surrounded by dumpsters, office buildings and parking lots, and apartments. She felt when they do not have sufficient parking, they will be using the DMC Children's Hospital lot. Ms. Porchia expressed concern about the sewer and drainage capacity, and the quality of life for the children. She indicated she received a letter from Mr. Cousino requesting a meeting with a representative from Schultz Estates concerning this property. He indicated in his letter that he had prepared conceptual layouts for the two-story development on the property and he was proposing to discuss them with the neighbors, get their feedback and answer their questions. She emphatically stated she and the other residents in Schultz Estates do not want this proposed development so she denied corresponding with him because "we do not want it." She complained about the traffic going through Schultz Estates and this will cause more commotion with 58 units and "no place for children to play".

Ms. Moseley commented that, from her perspective, the developer reached out and sent a letter to the representatives from Schultz Estates requesting their feedback. She felt it is a good idea to sit down and talk with him because he may be able to show them what they have not seen thus far. She added that most developers do not reach out to the residents, so she felt it would be a good idea for Ms. Porchia to at least give him the opportunity to sit down and explain the proposal.

Ms. Porchia stated when she receives a letter like this for something she does not want, she views it as something he can explain but then goes to his home in another community and she must live next to this development. She stressed she does not take any interest in what is planned because the residents of Schultz Estates are against it. She understood it is nice to reach out to people, but she suspected this was not done in an honest manner. She stressed this is a tiny parcel of land for too many people.

Ms. Moseley reminded that people have the right to develop property the way they see fit as long as it meets all the requirements of the Township.

Ms. Porchia felt this will not be a safe community for anyone with busses and ambulances going in and out from one access point, and especially with children playing in the area. She stressed that they are opposed to it, they do not want to see it, and they will not cooperate.

Ms. Joanne Larue, 42555 Eldon Avenue, Clinton Township, Michigan 48038, treasurer of Schultz Estates II Condominium Association, questioned why the developer would want to meet with Ms. Porchia. She questioned whether the developer is looking for ingress and egress through the Schultz Estates community.

Mr. Cousino replied that they are of the mindset that they work with the communities in which they are developing through open discussions so they can be forthright in their proposals.

Ms. Larue inquired as to whether the entrance will be off Garfield.

Mr. Cousino replied that is their sole source of ingress/egress. He replied to inquiry that their intent is not senior housing, but they will be rental units.

Ms. Larue commented that there could be people of all ages living there, and she felt that having only one ingress/egress will pose a problem for the residents who live there. She was concerned about emergency access with having only one entrance.

Ms. Lucy Riley, 42139 E. Edward, Clinton Township, Michigan 48038, understood that these will be multi-family rentals, but she inquired as to the style, such as detached, attached, single-story, high-rise, etc.

Ms. Moseley reminded that the purpose of tonight's public hearing is to address the request for rezoning and they cannot get into specifics regarding any site development plan that will be proposed in the future.

Mr. Cousino replied their intent is to construct attached units, with a combination of stacked ranch and two-story units. He explained the plans are still in the process of being put together.

Ms. Riley inquired as to whether a traffic study will be conducted to indicate how many cars will be going in and out each day. She inquired as to whether they will be required to put in a traffic light at the entrance on Garfield. She stated she is not in favor of the proposed development, but felt it is important that this information be made public to everyone in the area.

Ms. Moseley pointed out that the petitioner indicated they voluntarily conducted a traffic study and determined that an office use would generate 449 more trips per day than multi-family residential.

Ms. Alice Pavlik, 42535 Ellen Avenue, Clinton Township, Michigan 48038, stated she is a construction specialist and felt if they could not get rid of this property in ten years, that indicates to her that they are not working

with the development that could be there. She added she is a patient advocate in Clinton Township. She questioned where the ingress/egress will be on Garfield. Ms. Pavlik complained that there are already too many accidents on Garfield and on Hayes, and there are not enough traffic lights to break up the traffic. She further complained that a lot of motorists use Schultz Estates as a cut-through to avoid traffic lights. She urged the developer to come up with a plan for senior citizens that would be one-story with no cars allowed other than visitors.

Ms. Larue inquired as to whether there will be a parking lot for the residents of the apartments, or whether they will have garages or covered parking.

Mr. Cousino replied they intend to have attached garages, so each unit will have its own garage and driveway, and he assured they will provide additional parking required per Township ordinances.

Ms. Larue explained that Schultz Estates has “quiet hours” and they do not allow anyone with motorcycles riding through their streets. They do not allow fireworks. She felt since the proposed development is in such close proximity to Schultz Estates, and if they do not have the same bylaws or restrictions, the Schultz Estates residents will be sharing in the noise.

Ms. Porchia agreed with Ms. Pavlik that if they have not been able to sell this property for the last ten years, the reason is most likely because it is too small for such a development. She questioned as to whether they will be providing a recreation area for the children.

Mr. Cousino reiterated that the plans are not yet complete, but the Township Ordinance requires a certain amount of open space, and they intend to meet that requirement.

Ms. Porchia pointed out that some of the residents could have two or three cars.

Ms. Moseley reminded that there could be other units with only one car.

Ms. Porchia complained that there are a few rental units in Schultz Estates and “people move in and out”. She was concerned because Schultz Estates has bylaws and rules, and they may end up living next to a multiple-family development that does not go by the same rules and regulations.

Motion by Mr. Deyak, supported by Mr. Opalewski, to close the public hearing. Roll Call Vote: Ayes – Deyak, Opalewski, Brumbaugh, Charron, DiBartolomeo, Moseley, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

Mr. DiBartolomeo stated this is a public hearing for a rezoning, and the details of the site plan provided by the petitioner this evening can change tomorrow. He reminded that before anything can be built, the petitioner will have to come back with a specific site development plan. He explained there is an option of a Conditional Zoning, which is where the petitioner works with the Township. He noted that the petitioner went out of his way to have a traffic study done, but that is not required and is done through the County. If the petitioner offers a Conditional Zoning Agreement, they would work with the Township on the details for a specific site plan for that property.

Mr. Charron noted that in a Conditional Zoning Agreement, the petitioner is limited to what they say they will build and what the Township will accept. He explained that the RMH Multiple-Family Residential (High-Density) zoning district allows a lot of different things, but a Conditional Zoning Agreement would limit it to an exact plan, which is a safeguard for the Township. He stated he would have the tendency to favor that option.

Ms. Moseley agreed, noting that the petitioner indicated he has no intention of building a high-rise; however, with an RMH zoning designation, that would be allowed. She stated the offer for a Conditional Zoning is something that must be left up to the petitioner.

Mr. Silbernagel replied to inquiry that RMH would allow a maximum of about 75 units in a two-story building.

Mr. Cousino could understand the Township's concerns about the RMH zoning designation, so he would not be opposed to working with the Township to enter into a Conditional Zoning Agreement.

Ms. Moseley explained if that is his desire, he will develop a specific site plan and work with the Township Attorney and the Planning Department.

Mr. Silbernagel stated it will come back to the Planning Commission for their review and recommendation to the Township Board

Discussion took place regarding whether the request to rezone to RMH should be denied or whether a motion can be made to enter into a Conditional Zoning Agreement. Further discussion took place regarding whether a motion to approve a Conditional Rezoning is approving the site plan that has not officially been submitted.

Motion by Mr. DiBartolomeo, supported by Ms. Trombley, with reference to File #17-6134 and application from Mr. Chris Cousino, Garfield Office Residual LLC, 12955 23 Mile Road, Shelby Township, Michigan 48315, concerning the proposed rezoning of 5.07 acres of vacant land located east of Garfield Road, south of 19 Mile Road (Section 8), from OS-1 Office/Service (Low-Rise) to RMH Multiple-Family Residential (High-Density), that, at the petitioner's request, a Conditional Zoning be considered for this property. Roll Call Vote: Ayes – DiBartolomeo, Trombley, Charron, Deyak, Moseley, Opalewski. Nays – Brumbaugh. Absent – Spatafora, West. Motion carried.

Mr. DiBartolomeo advised the petitioner to get in touch with the Planning Department and the Township Attorney.

Names and addresses of the residents present tonight for this item were taken so they can be kept informed when this matter comes back for further consideration.

1.32 ACRES OF VACANT LAND FRONTING THE EAST LINE OF HARPER AVENUE, SOUTH OF METRO PARKWAY (PARCELS 16-11-25-101-008 AND -009) (SECTIONS 25/26)

- **PROPOSED REZONING: RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY) TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH-DENSITY)**
 - **PUBLIC HEARING**
- FILE #17-6750: PETITIONED BY MR. CHRISTOPHER LALAMA
REPRESENTED BY MR. RONALD A CHIESA, RA CHIESA ARCHITECTS PC**
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Ms. Trombley read the letter into the record dated April 27th, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this public hearing was mailed to 674 owners and/or occupants located within 300 feet of the land in question, with 234 of those returned as undeliverable.

Mr. Ron Chiesa, RA Chiesa Architects P.C., 43260 Garfield, Suite 210, Clinton Township, Michigan 48038, explained that he is here tonight on behalf of his client to seek a rezoning to RMH. He noted the property is currently zoned RML, but this rezoning would allow approximately 16 to 20 units with the required parking. He emphasized that the property would not support anything more, but they are trying to be consistent with the other development in the area. He pointed out that if approved and developed, it would be difficult to tell the difference.

Motion by Mr. Deyak, supported by Mr. Charron, to open the public hearing. Roll Call Vote: Ayes – Deyak, Charron, Brumbaugh, DiBartolomeo, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

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

Motion by Mr. DiBartolomeo, supported by Mr. Opalewski, to close the public hearing. Roll Call Vote: Ayes – DiBartolomeo, Opalewski, Brumbaugh, Charron, Deyak, Moseley, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

Mr. Charron inquired as to what they intend to build on this property.

Mr. Chiesa replied they would like to construct two-story attractive buildings. They have done some preliminary studies to see if it is feasible to put in up to 20 units.

Mr. Charron inquired as to whether they will have ten 2-story buildings.

Mr. Chiesa clarified they are looking at having two 2-story buildings, with ten units in each. He explained that an RML zoning designation requires 6,500 square feet per unit, which works when there is room for a clubhouse and a pool; however, this is a smaller parcel and will not have a clubhouse or pool.

Mr. Brumbaugh inquired as to what could be built on this property with an RML zoning designation as compared to an RMH zoning designation.

Mr. Silbernagel replied an RML zoning designation would permit about ten units, whereas the RMH zoning designation would permit sixteen to twenty units, most likely about eighteen units. He explained that is because of different requirements within the two zoning designations for open space, but the parking requirements would be the same.

Mr. Brumbaugh inquired as to the requirement for parking.

Mr. Silbernagel replied they would need 2-1/2 parking spaces per unit for a 2-bedroom unit.

Mr. Chiesa noted they are also required to provide parking for guests.

Mr. Silbernagel clarified a two-bedroom unit would require two parking spaces. He replied to further inquiry that the height of the building would be somewhat limited to the acreage available. He is permitted 54 rooms per acre, with each room measuring 80 square feet. Three rooms per unit divided into 75 is 25 units for a four-story building, but he would also have to meet all requirements for open space, parking and setbacks. He stated the site would not accommodate a four-story building. Mr. Silbernagel explained the reason he recommended approval is because it would match the area, with the entire area being developed with apartments from Harper to Union Lake Road.

Mr. Chiesa stated that, across the country, the density requirement for low-density falls between 7 to 18 units per acre, and he stated they are within that range.

Motion by Mr. Charron, supported by Mr. DiBartolomeo, with reference to File #17-6750 and application from Mr. Christopher Lalama, 101 S. Main Street, Suite 200, Rochester, Michigan 48307, as represented by Mr. Ronald A. Chiesa, RA Chiesa Architects PC, 43260 Garfield Road, Suite 210, Clinton Township, Michigan 48038, concerning the proposed rezoning from RML Multiple-Family Residential (Low-Density) to RMH Multiple-Family Residential (High-Density) of part of Lot 30, Supervisor's Plat #7 Subdivision, being 1.32 acres located east of Harper and south of Metro Parkway (Sections 25/26, Parcels 16-11-25-101-008 and -009), that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Charron, DiBartolomeo, Deyak, Moseley, Opalewski, Trombley. Nays – Brumbaugh. Absent – Spatafora, West. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for their final determination at their meeting on May 30th, 2017.

REPORT OF MEETING

-- APPROVAL OF THE APRIL 27TH, 2017 REPORT

Motion by Mr. DiBartolomeo, supported by Mr. Opalewski, to approve the report of the April 27th, 2017 Planning Commission meeting as submitted. Roll Call Vote: Ayes – DiBartolomeo, Opalewski, Brumbaugh, Charron, Deyak, Moseley, Trombley. Nays – None. Absent – Spatafora, West. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, MAY 25TH, 2017

Mr. Silbernagel confirmed that there will be a meeting on May 25th, 2017 with the following items:

- Proposed Rezoning of property on Utica Road, south of Moravian, from R-5 One-Family Residential to RT Two-Family Residential
- Special Land Use and Site Development Plan for Popeye's Louisiana Kitchen, to be located on Gratiot Avenue and Stair Street, at the location of the former Fifth Third Bank

He added that there may be a site development plan as well.

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Deyak, to adjourn the meeting. Motion carried. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:05/16/17

ces:05/16/17

Approved 05/25/17

- Email
- Excerpts