

# **CLINTON TOWNSHIP PLANNING COMMISSION**

## *REPORT OF MEETING*

*JUNE 9, 2016*

**PRESENT:** Kirkanne Moseley, Chairperson  
Ron DiBartolomeo, Vice-Chairperson  
Denise C. Trombley, Secretary  
George Brumbaugh  
Stephen Charron  
Fred Gibson  
Peter Henderson  
Daniel Spatafora  
Joie West (arrived at 6:33 p.m.)

**ABSENT:** None

**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. Charron, supported by Mr. Henderson, to approve the agenda as submitted. Roll Call Vote: Ayes – Charron, Henderson, Brumbaugh, DiBartolomeo, Gibson, Moseley, Spatafora, Trombley. Nays – None. Absent – West. Motion carried.

**10.04 ACRES OF VACANT LAND LOCATED WEST OF GROESBECK HIGHWAY, SOUTH OF HILLCREST STREET (SECTION 15/PRIVATE CLAIM #136) (PARCEL 16-11-15-176-018)**

- **PROPOSED AMENDED SITE DEVELOPMENT PLAN (PER CONTRACT REZONING): HILLCREST SENIOR HOUSING @ HILLCREST/MORAVIAN HILLS**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF AMENDED CONTRACT REZONING/SITE DEVELOPMENT PLAN**  
**FILE #15-6628: PETITIONED BY MR. JOHN A. VITALE, AIA, NCARB, STUCKY VITALE ARCHITECTS**
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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 68 owners and/or occupants of property located within 300 feet of the land in question, with 2 of those returned as undeliverable.

Mr. Andrew Danaher, of Stucky Vitale Architects, was present, along with Mr. David Gad, the owner of the property. He explained they had submitted similar site development plans a few months ago and have worked with Mr. Santia to develop a more viable plan. They have since conducted a market study to determine the feasibility of the project, and it proved the site could support between 350 to 400 units, so they reduced the number of units they originally planned by 75. He advised they have also added parking and rotated dumpsters to improve access drives, so it is similar to the previous plans but with less units.

Mr. Gad stated they will be hiring about 300 employees at a minimum, and that number may be exceeded.

Mr. Danaher stated they have done some calculations as to maximum number of employees they would have at one time, and they have calculated that their largest shift would have about 77 employees.

Mr. DiBartolomeo noted that there was an objection regarding the dumpster enclosure and he inquired as to whether anything has been done to remedy that situation.

Mr. Danaher replied that the landscape plan showed the dumpster perpendicular to the drive, but their architectural plans now show the dumpster rotated to provide a direct access so the truck can pull in and empty the dumpster. They are proposing, as part of their Engineering plan, to provide a fire truck and access drive, with fire truck mountable curbs and pavers underneath the surface of the grass. It will not be obvious that there is a drive, but it will provide access for emergency vehicles.

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

There were no comments from the general public.

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

Mr. Charron inquired as to how the employees will enter the facility if they are coming in off of Groesbeck.

Mr. Danaher replied that the site is served by the access drive off of Groesbeck, and they can enter from the north or south. He indicated the staff will most likely enter from the north entrance where the traffic light is located and park on the north side of the building, reserving the parking spaces in the front for the residents and guests. He added he does not feel they will ever reach capacity in their parking lot. He explained that shift change occurs at staggered times, and he estimated the maximum number of employees at any given time would be about 80.

Mr. Charron inquired as to the times the shifts change.

Mr. Danaher replied the shifts change at different times, but he does not know the exact times. He replied to inquiry that all of the drives on the site will be constructed to handle fire trucks and other emergency vehicles. He added that the front access drive is on the east side of the building.

Mr. Spatafora inquired as to whether they anticipate the majority of the traffic to enter and exit Groesbeck from the north entrance, where the traffic light is located, or from the south entrance.

Mr. Danaher replied that he felt the majority will come in where the light is, but he added they can come in either entrance.

Mr. Santia clarified that the driveway located by Tim Horton's and Aldi's is limited to right turns in and right turns out, so the drivers would most likely go in at the traffic signal. They can exit from the southerly exit onto Groesbeck if they are going to turn right to head south.

Mr. Spatafora noted that the roof is 17 feet higher than permitted by Ordinance. He questioned whether any of the residents from the community to the west indicated or made comments relating to the additional height of the building.

Mr. Danaher responded that he spoke to some of the residents but they inquired as to whether the retention pond was going to remain, and whether they were going to provide access to George George Park, and they made no mention of the roof height. He had told them they were making no changes to the park, but they may provide something more natural than a white plastic fence. He stated it is not shown this evening but it would be part of the development.

Mr. Spatafora inquired as to whether there will be a walkway connecting George George Park to the proposed development.

Mr. Danaher replied affirmatively, noting there was some talk about adding security signs, but that would be coming about during the next round of engineering.

Ms. West inquired as to whether this will be an assisted living facility where residents can come and go.

Mr. Danaher replied that it is large, and will offer all types of living arrangements available, from independent to full-care. He replied to further inquiry that one of the potential operators talked about having physicians' assistants on staff, and other operators may choose to have RN's, but they have not yet selected an operator so he cannot commit at this point as to whether they will have physicians or RN's on staff.

Ms. West inquired as to whether they will be offering physical rehabilitation services at this location.

Mr. Gad replied affirmatively.

Ms. West inquired as to whether there will be a separate entrance for the rehab section.

Mr. Danaher replied that the rehab facilities will be located in the northeast section of the building, which is also where a lot of the staff amenities will be, including a breakroom, locker rooms, offices for the staff, and other support services, such as conference rooms. He felt the majority of people will be entering through the front door, where they will have a canopy, although he added they may provide a separate ambulance entrance in the future.

Ms. West inquired as to whether they will be bringing in oxygen in the wall, or other medical gasses.

Mr. Danaher replied that he is not sure they will have medical gasses, but felt they instead of having them in the wall, they will bring in bottles as needed. They will have amenities necessary to serve the patients' needs.

Motion by Mr. Charron, supported by Mr. Spatafora, with reference to File #16-6628 and application from Mr. John A. Vitale, AIA, NCARB, Stucky Vitale Architects, 27172 Woodward Avenue, Royal Oak, Michigan 48067, concerning the proposed amended Site Development Plan/Conditional Zoning Agreement for Hillcrest Senior Housing Development @ Hillcrest/Moravian Hills, to be located on 10.04 acres of vacant land generally located west of Groesbeck Highway, south of Hillcrest Street (Section 15/Private Claim #136), that recommendation be forwarded to the Clinton Township Board for approval of the amended Site Development Plan/Conditional Zoning Agreement as submitted. Roll Call Vote: Ayes – Charron, Spatafora, Brumbaugh, DiBartolomeo, Gibson, Henderson, Moseley, West, Trombley. Nays – None. Absent – None. Motion carried.

Ms. Moseley advised the Planning Commission is a recommending body, and the petitioner will need to submit 24 copies of the site development plan to the Planning Department no later than June 14<sup>th</sup>, 2016 in order to be placed on the Township Board meeting scheduled for June 27<sup>th</sup>, 2016.

**PART OF 25.37 ACRES OF LAND LOCATED WEST OF GROESBECK HIGHWAY, SOUTH OF CASS AVENUE, ADDRESSED AS 40445 GROESBECK HIGHWAY (SECTION 15)**

- **SPECIAL LAND USE: A DRIVE-UP ATM IN THE B-3 GENERAL BUSINESS DISTRICT (HUNTINGTON BANKS ATM @ MEIJER, FKA HILLCREST/MORAVIAN HILLS)**

-- **PUBLIC HEARING**

**FILE #16-6176: PETITIONED BY MR. CHRIS HUMPHREY,  
CHRISTOPHER J. HUMPHREY ARCHITECT**

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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 196 owners and/or occupants of property located within 300 feet of the land in question, with 71 of those returned as undeliverable.

Mr. Chris Humphrey, applicant, offered to answer questions with regard to the proposed site development.

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

There were no comments from the general public.

Motion by Mr. Henderson, supported by Mr. Brumbaugh, to close the public hearing. Roll Call Vote: Ayes – Henderson, Brumbaugh, Charron,

DiBartolomeo, Gibson, Moseley, Spatafora, West, Trombley. Nays – None. Absent – None. Motion carried.

Motion by Mr. Brumbaugh, supported by Mr. Charron, with reference to File #16-6176 and application from Mr. Chris Humphrey, of Christopher J. Humphrey, Architect, 4495 Millwater Drive, Powell, Ohio 43065, concerning the proposed Special Land Use for a drive-up ATM in the B-3 General Business District and the Site Development Plan for Huntington Banks ATM @ Meijer (fka Hillcrest/Moravian Hills), located on part of 25.37 acres of land fronting the west line of Groesbeck Highway, south of Cass Avenue, addressed as 40445 Groesbeck Highway, that recommendation be made to the Clinton Township Board for approval of the Special Land Use and Site Development Plan as presented. Roll Call Vote: Ayes – Brumbaugh, Charron, DiBartolomeo, Gibson, Henderson, Moseley, Spatafora, West, Trombley. Nays – None. Absent – None. Motion carried.

Ms. Moseley explained the Planning Commission is a recommending body, and the petitioner will need to submit 24 copies of the plan to the Planning Department by June 14<sup>th</sup>, 2016 in order for this to be sent to the Township Board for their meeting on June 27<sup>th</sup>, 2016.

**2.21 (PART OF 4.32) ACRES OR MORE OF VACANT LAND, BEING PART OF LOTS 15 AND 16, SUPERVISOR'S PLAT OF OBERLIESEN SUBDIVISION, LOCATED FRONTING NORTH AVENUE, SOUTH OF OBERLIESEN STREET AND NORTH OF ELIZABETH ROAD (SECTION 2)**

- **PROPOSED REZONING: R-3 ONE-FAMILY RESIDENTIAL TO MH MOBILE HOME**
  - **CONTINUED PUBLIC HEARING FROM MAY 12<sup>TH</sup>, 2016**  
**FILE #16-6699: PETITIONED BY MR. JOHN McLAREN,**  
**SUN COMMUNITIES, INC.**  
**REPRESENTED BY MR. KURT BELECK, ATWELL LLC**
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Ms. Trombley advised that there was no new correspondence from the last meeting.

Mr. Santia confirmed that the petitioner had submitted a letter to allow several other representatives to speak on this issue.

Ms. Moseley stated one of the issues they had at the last meeting was that the representative present was not listed on the application.

Mr. Mike McPherson, of Atwell LLC, introduced Mr. David Bosek and Mr. Chris Rashid, who are also here tonight as designated representatives for this project. He explained they heard a lot of comments at the last Planning Commission meeting, and he reviewed that this is a request to rezone two portions of an

existing vacant parcel for the purpose of expanding the mobile home community. He stated the vacant parcel is slightly over 4 acres, and about half of it is currently zoned MH. They are seeking a rezoning for the other half which is currently zoned R-3 One-Family Residential. Mr. McPherson explained there are no vacant sites in their mobile home park and that is why they are looking to expand. If this rezoning is approved, they will be submitting plans that meet Township requirements. He stated that he reviewed the comments made at the last meeting, and he felt they have brought the proper representatives tonight to address those questions and comments.

Ms. Moseley stated that the public hearing was left open from the last meeting, so she invited members of the audience to speak.

Mr. John Prante, 23309 Easy Street, Clinton Township, Michigan 48036, stated he has a 6-foot wall that separates his property from the abutting mobile home park. He complained that he has had his security light shot out with a BB gun, trash thrown over the wall into his yard, two dogs thrown over the wall into his yard, whiskey bottles and cigarette butts tossed into his yard, as well as old food that someone did not want. He stressed he has a dog and is concerned for his dog's health with all of this coming over into his backyard. He complained that someone vandalized the sheds next to his house, and wrote profanity all over them last year, yet the landlord has not taken care of it. He claimed it is embarrassing to have people come over to his house and look out the window to see that. He added that one of his other neighbors had to look at another shed that had profanity written all over it, but they took care of that one and painted over it. Mr. Prante complained that the residents of the mobile home park jump over the wall to cut through, and he had to try to put a barrier in between the bushes to try to stop them. He stressed he is opposed to any expansion of this mobile home park. He explained that Easy Street is a dead-end street, and he feels like the police on his street because he tells those he sees jumping over the wall that they are entering onto private property. He claimed they ignore him, but he has observed them "casing the houses" as they walk by. Mr. Prante replied to inquiry that he is a resident on Easy Street, and pointed out on the Notice of Public Hearing sketch where he lives in relation to the subject property.

Mr. Ronald Heckmann, 23353 Easy Street, Clinton Township, Michigan 48036, neighbor two doors down from Mr. Prante, commented that expanding this trailer park will increase the degradation of the area. He stressed they do not need more rental units in the area, claiming that the City of Mount Clemens has a rate of about 50% rentals now. He stated the area surrounding the mobile home park is currently nice and well-kept, but he felt the expansion will degrade Oberliesen. He complained about improper drainage on the site, which is spilling onto his property. He indicated there is a pool of water that eventually drains and goes out to Gratiot.

Mr. Santia advised Mr. Heckmann to contact the Department of Public Services to see if the drainage problem is a Township issue. He indicated they can look at it to provide some guidance as to whether it may be something for which the Macomb County Department of Roads or the Macomb County Public Works are responsible.

Mr. Heckmann stated he did do that a number of years ago, but they kept “passing the buck” and no one wanted to take the responsibility for it.

Ms. Moseley urged Mr. Heckmann to give them another call to see if it can be resolved. She also indicated that, for the residents who spoke at the previous meeting, the Planning Commission has a copy of the minutes containing all of their comments. She invited anyone with new comments to speak.

Mr. Bryan Lamky, 23291 Oberliesen, Clinton Township, Michigan 48036, stated he was at the last meeting. He had heard that the property was originally zoned industrial so “the neighbors should not care that it is now being proposed for rezoning to MH”. He also heard from some of the residents on Easy Street that they had gone through this before, and they had won. The trailer park was not getting the rezoning approved, but they went to court and got it overturned. He claimed the two subject parcels were created to be residential, and he admitted that they are landlocked, but they are considered part of the “Oberliesen” neighborhood. He complained that if the rezoning is allowed, the 19 rental units that would go on this property will depreciate the value of the homes on Oberliesen. He questioned whether they have the minimum required amount of “recreation area” for the large number of mobile homes that currently in the mobile home park. He claimed that the majority of the required wall is missing, with one portion of the 6-foot wall with barbed wire over it between the mobile home park and the adjacent industrial property. He addressed the drainage and claimed the “wetlands” that are now being referred to by some of the neighbors were not there until the mobile home park went up, and he claimed that was because there was not proper drainage installed by the mobile home park. He complained that there is a vacant lot next to him, which he refers to in the spring as “Lake Oberliesen”, and he felt that the drainage situation will be even worse with the expansion of the park. Mr. Lamky noted that the Department of Public Works had to come out and snake the drains to get the water to flow through. He showed a photo of a pile of garbage on the subject property, located where the proposed road in the mobile home park expansion is going to dead-end. He recalled hearing the representative state that if the rezoning is approved, they will be coming in with site development plans that adhere to the ordinance, but he felt they have not adhered to the rules to this point, so he questioned whether they will do so in the future.

Mr. Raymond Flaughter, 23300 Oberliesen, Clinton Township, Michigan 48036, stated he originally wanted to purchase the subject property years ago but claimed he was told by the Township that he could not purchase it because it

was a wetland. He questioned how they can now build on what, according to the Township, has been considered a wetland. He also noted that there are orioles making their home on the property, as well as other migrating birds, and he compared it to a bird sanctuary. He questioned why the petitioners cannot compromise, and possibly make a park out of the subject parcel. He was concerned the deer will have nowhere to go, and he was also concerned that the value of the surrounding property will depreciate if this is approved. He stressed he has paid taxes on his property for 17 years, and is opposed to the proposed rezoning.

Ms. Tanna Flaucher, 23300 Oberliesen, Clinton Township, Michigan 48036, questioned where she can get a copy of the minutes from the last meeting.

Ms. Moseley advised that the minutes will be put on the website as soon as they are approved by this Commission, and she noted they are on tonight's agenda for approval.

Ms. Flaucher claimed this proposal is "unbelievable" and she felt the neighbors have their right to privacy. She complained that this will impact the wetlands and the wildlife in the area, and she pleaded with the Planning Commission to deny this request. She felt the mobile home park has never conceded to any of the problems they have caused in the neighborhood.

Mr. Dan Makurof, 23161 Oberliesen, Clinton Township, Michigan 48036, felt the Planning Commissioners who were not present at the last meeting should hear some of the comments made at that meeting. He claimed the owners of the mobile home park have not fulfilled what they were supposed to do when the park was developed, mostly with the walls and the buffer adjacent to the homes on Oberliesen. He questioned how they can "get away with that" and ask for something else. He was concerned they will continue with the same tactics of "doing what they want". He questioned what can stop the petitioners from obtaining some frontage on Oberliesen and deciding they want to make another entrance to their mobile home park off of that street. Mr. Makurof pointed out that even some of the residents living in the mobile home park were here at the last meeting to complain about the poor management of their own park. He urged the Commissioners to consider all of the complaints regarding the way the mobile home park is currently operating and requested they deny this request for rezoning.

Mr. Robert Glenn, 23167 Oberliesen, Clinton Township, Michigan 48036, thanked the Planning Commission for taking comments at their last meeting. He felt there were a lot of issues that came to light at that meeting, especially the fact there are so many renters in the mobile home park. He complained that they jump the fence to cut through their property. He stressed that the residents on Oberliesen each have lots measuring one-half to three-quarters of an acre in a serene area on a private, dead-end road. He complained about the lack of a

fence or wall separating their homes from the abutting mobile home park, and he inquired as to how the mobile home park can be situated so close to a train track with no wall. He further complained that he heard they want to put in a slatted chain link fence, which is not up to code. Mr. Glenn claimed the crime is up in the area, and they have seen more “transients” who are renting in the mobile home park. He did not feel it is fair for the Township to allow these mobile homes, valued at about \$50,000, be put on lots that directly abut homes valued at around \$200,000 each. He explained the value of his home went down when the economy crashed, and the value is slowly recovering, but he was worried that the value will not recover if the mobile home park is allowed to expand. He urged the Planning Commission to deny this request and reminded that each of the Commissioners has an obligation to take care of the residents in the surrounding single-family homes and help them keep their property values high. He added that if this rezoning is allowed to occur, he does not feel that the residents will have been adequately protected.

Ms. Diane Thomas, 23210 Oberliesen, Clinton Township, Michigan 48036, inquired as to the next step if this is approved by the Planning Commission.

Mr. Santia explained that this is a petition to rezone, and the Planning Commission is a recommending body. Their recommendation will be forwarded to the Township Board, who makes the final determination. If the rezoning is approved by the Township Board, then the petitioners would have to come up with site development plans for the expansion. He clarified there is no plan at this time but a sketch of the property.

Ms. Thomas recalled she and her neighbors were promised a nice fence along the back property lines of their homes when the first phase of the mobile home park was approved, but she complained that fence was never installed.

Mr. Santia explained that if the Township denies this request, the petitioner has the right to petition the Macomb County Circuit Court to overturn the Township Board’s decision. The Court could then approve a site plan to go along with it, or they could just approve the rezoning, and the petitioner would have to go through the site development plan process and meet the ordinance requirements. He stated it went to court 19 years ago, but he added he was not working for the Township at that time. He felt the court may have made some decisions at that time in which the Township may not have had any say.

Ms. Thomas emphasized the neighbors “do not want to get stuck this time”. She inquired as to the definition of “recreation area”.

Mr. Santia replied “recreation area” can refer to open space that can be used as a play area or a place where people can walk or play. He replied to further inquiry that there could be a slide or playground equipment in the open space

area, but it is not required. He reiterated the process that this must follow if the rezoning is approved this evening.

Ms. Thomas stressed she does not like fences with slats and felt that should not be allowed.

Mr. Santia confirmed that they would be required by ordinance to install a masonry wall.

Ms. Thomas commented that the trailer park was to be owner-occupied. She complained that has changed over time, but they are now able to see the difference in upkeep with all of the rentals. She would like to see as much buffer as possible between the subject property and the abutting residential homes. She felt it is important for them to address the drainage issue, noting there is a ditch running through the area that takes weeks to dry up. She questioned where all of that water is going. She questioned which school district will accommodate the children from this proposed expansion, stating that the residents in Oberliesen are within the boundaries of the L'Anse Creuse School District, but the residents in the existing mobile home park are in the Mount Clemens School District.

Mr. DiBartolomeo replied that is a school-related issue.

Ms. Anne Napolitano, 23250 Oberliesen, Clinton Township, Michigan 48036, explained that she and her husband purchased their home three years ago and paid \$160,000 cash for it. She expressed concern that it is now being valued at \$220,000, but they will lose thousands of dollars if it depreciates as a result of being situated next to a mobile home park. She complained that the detention pond is proposed to be 10 feet from her lot line, and inquired as to what this will do to her basement in the event of flooding.

Ms. Judith Gonzales and Ms. Roza Plucinski, residents at 23180 Oberliesen, Clinton Township, Michigan 48036, felt their area is not safe and requested the Planning Commission deny the rezoning. She felt the residents in the area will continue to have problems with their property values if this is approved. She assured they will fight at whatever level they have to, possibly through legal recourse, but they are asking that this rezoning request be denied so they can get better organized to fight this if it goes to court.

Ms. Christine Jensen, 43793 Medea, Clinton Township, Michigan 48036, stated she does not live in a big expensive house but lives in the existing mobile home park. She claimed her unit is on a perimeter lot, and she has been paying more each month to be in that location. She felt it helps with her resale value, but the subject property being requested for rezoning is directly behind her unit. She claimed she moved to this location for the same reason all of the neighbors on

Oberliesen claimed they moved there, and that is for the peaceful atmosphere of the area. She is opposed to mobile homes being added directly behind her lot.

Ms. Marian Grubinski, 43753 Medea, Clinton Township, Michigan 48036, stated she pays \$10 a month extra to have a lot with no one behind her. She complained that many of the units in her neighborhood are being rented out, and these renters are cutting through the lots and through the wooded area. She further complained that when they bring in the new double-wide homes, they block the entire road and no one can get in or out. She noted that she has a neighbor who is a double amputee and goes for dialysis, yet when these homes are being brought in, she stressed that no one seems to care that the existing residents cannot get in or out of their homes. She complained about the noise this will bring in, and she claims she was told the park does not own the subject property. Since the park owners are proposing to rezoning the subject property, she feels as though she has been lied to. She claimed there was a boy in the park whose family got evicted for not paying their rent; however, his grandmother moved in, and the boy was subsequently arrested for beating up his own grandmother. She stated her monthly lot rent has gone up from \$417 to \$492, which is a lot for her on Social Security disability, and she was upset that the proposed expansion of the park will depreciate the value of her home even more.

Ms. Heidi Lamky, 23291 Oberliesen, Clinton Township, Michigan 48036, complained that the trailer park has no commitment to the surrounding neighborhood. She stressed that the residents in the area care about their community, and the only reason the mobile home park is seeking this rezoning is they see the opportunity to take in more money. She pointed out that the mobile home park has complaints from their own residents, and they do not do anything about it. She felt they do not deserve any favors from the Township.

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

Mr. Charron inquired as to why the wall was never installed around the mobile home park.

Mr. Rashid claimed that when the mobile home park was first developed, the ordinances did not require a wall.

Mr. Charron inquired as to why they would have put up portions of the wall if it was not required at that time. He inquired as to how many units are currently in the mobile home park, and how many of those are rentals.

Mr. Bosek replied they have 547 useable sites, and 81 of those are rentals. He replied to further inquiry that they do not sub-lease so all of the rentals are

directly through the mobile home park. He explained they have a lease-to-own program, which gives renters the opportunity to purchase the home. He added this program has worked well, and they have 11 homes that were converted from renter to owner.

Mr. Charron inquired as to how many additional homes they are anticipating if this rezoning is approved.

Mr. McPherson replied the 4.3-acre site will accommodate another 19 sites.

Motion by Mr. Charron, supported by Ms. West, with reference to File #15-6699 and application from Mr. John McLaren, Sun Communities, Inc., 27777 Franklin Road, Suite 200, Southfield, Michigan 48037, as represented by Mr. Kurt Beleck, Atwell LLC, Two Towne Square, Suite 700, Southfield, Michigan 48076, concerning the proposed rezoning of 2.21 acres (part of a 4.32-acre parcel) of vacant land located east of North Avenue, south of Oberliesen, from R-3 One-Family Residential to MH Mobile Home for the stated purpose of expansion of Silver Springs Mobile Home Park, that recommendation be forwarded to the Clinton Township Board for **denial** of the rezoning as requested, based on the location of the proposed mobile home park expansion being in such close proximity to the neighboring single-family homes, which makes it incompatible with the existing use of the surrounding property. Discussion ensued.

Mr. Spatafora disclosed that for several years he was employed by the organization that owned Rudgate Manufactured Home Communities, of which Silver Springs was one of the communities, and that was prior to the sale of the community to Sun Communities. He assured he was not involved with the development or the day-to-day operations of Silver Springs as part of his employment, although from time to time, his employment responsibilities did touch Silver Springs indirectly. He added some of the comments raised by the citizens at the public hearing this evening raised matters and issues that occurred during his employment with the organization of companies that included Silver Springs, owned by Joseph and Graham Orley. He felt that, to be fair to Sun Communities and the Township's residents both directly and indirectly affected by the petition from Sun Communities, and to avoid any appearance of impropriety, he stated he will be abstaining from this vote.

Roll Call Vote: Ayes – Charron, West, Brumbaugh, DiBartolomeo, Gibson, Henderson, Moseley, Trombley. Nays – None. Absent – None. Abstain – Spatafora. Motion carried.

**PART OF LOT 887, ROSECROFT SUBDIVISION AND 0.7946 ACRE OF ADJACENT LAND BEING PART OF THE VACATED ROSECROFT SHORES SUBDIVISION (SECTION 26), GENERALLY LOCATED SOUTHWEST OF SHOOK ROAD, WEST OF HARPER AVENUE, ADDRESSED AS 23880 SHOOK**

- **PROPOSED REZONING: RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY) TO B-1 NEIGHBORHOOD BUSINESS**
  - **CONTINUED PUBLIC HEARING FROM MAY 12<sup>TH</sup>, 2016**
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- FILE #16-6692: PETITIONED BY MS. RHONDA LAKIP-OCHOA**

Ms. Moseley stated that the petitioner has not provided any additional information since May 12<sup>th</sup>, 2016.

Motion by Ms. West, supported by Mr. Gibson, with reference to File #16-6692 and application from Ms. Rhonda Lakip-Ochoa, 34345 Jefferson Avenue, Harrison Township, Michigan 48045, concerning the proposed rezoning of part of Lot 887, Rosecroft Subdivision and 0.7946 acre of adjacent land being part of the vacated Rosecroft Shores Subdivision, generally located southwest of Shook Road, west of Harper, addressed as 23880 Shook Road (Section 26), from RML Multiple-Family Residential (Low-Density) to B-1 Neighborhood Business, that further consideration of this rezoning request be postponed for until the next regular Planning Commission meeting, scheduled for Thursday, June 23<sup>rd</sup>, 2016 at 6:30 p.m. Roll Call Vote: Ayes – West, Gibson, Brumbaugh, Charron, DiBartolomeo, Henderson, Moseley, Spatafora, Trombley. Nays – None. Absent – None. Motion carried.

**5.90 ACRES OF LAND FRONTING THE EAST LINE OF HAYES ROAD, NORTH OF 19 MILE ROAD (SECTION 6)**

- **SPECIAL LAND USE: A CHURCH IN THE B-2 COMMUNITY BUSINESS DISTRICT AND**
  - **SITE DEVELOPMENT PLAN: ST. SHARBEL MARONITE CATHOLIC CHURCH**
  - **PUBLIC HEARING**
- 
- FILE #16-0993-A: PETITIONED BY REV. ALFRED BADAWI  
ST. SHARBEL MARONITE CATHOLIC CHURCH  
REPRESENTED BY MR. PAUL FAYAD, MR. GHASSAN ABDELNOUR  
AND MR. CHUCK GEMAYEL, GAV & ASSOC.**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 545 owners and/or occupants of property located within 300 feet of the land in question, with 38 of those returned as undeliverable.

Mr. Ghassan Abdelnour, of GAV & Associates, representative to the petitioner, thanked the Commission for hearing their request this evening. He explained they are proposing a church on the east side of Hayes Road, north of 19 Mile Road. In addition to the church, they will also be providing a small multi-purpose room, priest's living quarters and Sunday School classrooms. He thanked Mr. Santia for his help through this entire process. He explained they obtained a variance to permit some limited parking in the front of the church, but he informed that this is the first they are hearing of the request for a traffic study.

Mr. Santia explained there were concerns from the Police Department about the traffic on Hayes and the impact this development may or may not have on that traffic.

Mr. Ghassan felt it will be very difficult to operate their church if they are only allowed right turns in and right turns out. He added that there is a road right-of-way off of Hayes that will eventually become developed with a road to Henry Ford Hospital, and until that road goes in, they cannot connect to right-of-way.

Mr. Santia noted that the Macomb County Department of Roads mentioned that connection as well, stating that would have been ideal for them to be able to connect at this time, which would enable their parishioners to turn left onto Hayes Road at the traffic light that lines up with the entrance to Lakeside Mall.

Mr. Ghassan stated they discussed with representatives from the Department of Roads the installation of a deceleration lane.

Mr. Santia clarified that the traffic study request is new since May 24<sup>th</sup>, and he indicated that the petitioner should have received a letter explaining this requirement.

Mr. Ghassan assured if there is something they need to do, they are willing to do it, but he added it would be difficult to come in from one direction only.

Mr. Santia explained they will have to look at the service times, and examine what the traffic on Hayes is doing at that time. He replied to inquiry that approval of the site development plan as submitted would be contingent upon the petitioner getting this study, with the indication in the study that the traffic would not be significant.

Mr. Ghassan stated they will have the traffic study done. He noted that he talked with the Department of Roads and was told they need an acceleration/deceleration lane, which they have included on their plans. He explained that the construction materials will be brick with some limestone, and they will have a bell tower. They will have a multi-purpose room and Sunday School classrooms in the back, with parking all around the perimeter of the

building. They also have a drop-off area, and have been able to design the site so as to have good traffic circulation around the building.

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

Mr. Paul Palazzolo, 15367 Cornell Drive, Clinton Township, Michigan 48038, pointed out that there are nine churches within a 2-1/2 square mile area of this property, and he reminded that churches do not pay taxes. He felt if this group wants a church, they can join one of the existing churches in the area. He stressed that this area of Hayes is extremely dangerous, with at least one accident daily. He claimed that drivers “pull in and out” of lanes as well as local businesses and it creates a hazardous situation. He was fairly confident that a traffic study will reflect this same observation. Mr. Palazzolo assured he is “not against God” and that he is a Christian, but he felt the Township has to look at businesses that will bring in taxes and create jobs. He claimed that the City of Detroit has 4,500 churches within its boundaries, and the City had to file for bankruptcy. He felt the subject property could be used in a better way. He was glad to see that everyone has a chance to speak at these meetings.

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

Mr. Spatafora inquired as to the location of the main entrance to the church building.

Mr. Ken Bajaj, a member of the Construction Committee for St. Sharbel, replied that the church entrance will be on the south side of the building.

Discussion took place regarding where Shoreline Drive on the Sterling Heights side of Hayes is located in relation to the subject property.

Mr. Bajaj replied Shoreline Drive is slightly north of the subject property, and located on the west side of Hayes.

Mr. Ghassan explained that in the future, they will have an easement to the road that will eventually lead from Hayes east to the hospital. She added when that road is constructed, the parishioners will be able to access that road to the traffic light on Hayes.

Mr. Spatafora inquired as to whether they have been required to have a cross-access easement with the property to their north or south.

Mr. Ghassan replied they have not been required to provide the cross-access easement.

Mr. Santia replied to inquiry that the front entrance to the site is off of Hayes Road, even though the main entrance to the church is on the south side of the building.

Mr. Spatafora inquired as to whether they will be having activities at the church during the week.

Reverend Alfred Badawi, Pastor, replied they hold mass every morning, and have about five to ten people in attendance. They also hold mass on Saturdays at 4:00 p.m., and on Sundays they hold two masses with Sunday School in between the services. He advised they do not generally have activities during the week unless there is a board meeting, and that is usually attended by 10 to 15 people.

Mr. Spatafora inquired as to whether they have an activities center.

Reverend Badawi replied they have a room that they will use for coffee hour on Sunday, and possibly to host a mercy meal following a funeral. He replied to further inquiry that they have 1,000 members registered; however, only about 250 to 300 are active members who attend on a regular basis.

Mr. Spatafora inquired as to whether the artist's rendering of the proposed building is a close representation of the colors of the building, roofline and bricks.

Mr. Ghassan replied affirmatively.

Ms. West inquired as to how many parking spaces are being provided.

Mr. Ghassan replied they are proposing 236 parking spaces, but only 176 are required. He explained they will not use the majority of them except during holidays like Christmas and Easter.

Mr. Charron stated when he first saw this property he felt this is the worst site on which to construct a church. He felt the traffic situation along Hayes is not good. He could not see where parishioners will be able to get safely in and out of the reiterated his feeling that this is a bad location for a church.

Mr. Ghassan pointed out that the majority of their traffic will be on a Sunday morning, when the traffic along Hayes is relatively light.

Mr. Charron felt this will cause a traffic problem, even on Sundays.

Mr. Ghassan stated that is why Mr. Santia has required a traffic study.

Ms. West questioned whether the one entrance off of Hayes is their only access.

Mr. Ghassan replied they are hoping the street goes through to the hospital, but he stated it is not necessary or required. He noted that they have talked to the owners of the Chinese restaurant to the north, but were told they cannot provide the church with an easement because they just sold their property.

Mr. Santia stated he is not sure whether or not they sold it yet, but he was aware it is for sale.

Ms. West was not aware of an easement for a road that will eventually lead to the hospital.

Mr. Santia clarified it is actually an easement for 19-1/2 Mile Road, and noted that it is on the Township Master Plan, as well as the Master Plan for the County's Department of Roads. He replied to inquiry that the odds of it going in are probably about the same as Dalcoma was. He pointed out that it took a long time to pave Dalcoma from Hall Road up to 19 Mile Road, but it eventually went in. Mr. Santia explained there are other vacant properties that would have to be purchased before the road can be completed. He added that the completion of 19-1/2 Mile Road would provide for better access to the hospital's emergency room.

Ms. West inquired as to the daily traffic count on Hayes.

Mr. Santia replied there are between 35,000 and 40,000 on Garfield and on Hayes.

Ms. West expressed concern about the traffic on Hayes and all of the cars pulling in and out of the church parking lot, especially on Christmas or Easter.

Reverend Badawi stated they are not a Roman Catholic church where it is not uncommon to have thousands worshipping on a holiday. He assured everyone is welcome to their church, but they are not that big. He has been at this church for five years, so he is very familiar with the pattern of attendance. He estimated they have about 80 to 90 people in attendance on Saturdays, 100 to 150 people for the Sunday morning 9:30 mass, and 200 to 250 people for the Sunday morning 11:30 mass.

Ms. West stated they have to look at the possibility of the church growth.

Mr. DiBartolomeo pointed out that the property is currently vacant, and if something else were to be developed there, such as a fast food restaurant or a retail center, there would still be traffic going in and out. He could not see the

difference as to whether it is developed with a fast food restaurant, a retail center or a church, because there is going to be traffic generated as a result of any development.

Ms. West understood what Mr. DiBartolomeo was saying, and assured she is “not against God”, but she wanted to know if there is a way they can link into that easement at this time so that entering and exiting the site could be done at the traffic light.

Mr. Santia replied that part of the easement is going to come from the Wok Inn so that they can use the traffic light to enter and exit their property. If they put another driveway in, they would still be south of the traffic signal, so they would not be able to turn left. He felt the location where they are showing the driveway is the best possible location. He informed that in the future, when 19-1/2 Mile Road goes in, they will be able to connect to it. He was confident that road will eventually go in, pointing out that there is land behind the Wok Inn that will eventually be developed. Mr. Santia explained that they had an approved plan for a condominium development behind the Wok Inn. He has heard the owners of the Wok Inn are going to move back to Hong Kong and are in the process of selling their property, and the purchaser may or may not want to operate the existing restaurant. The land to the rear of the restaurant is zoned RMH Multiple-Family Residential (High-Density), and if they develop condominiums, the road will have to go in at that time. The church will then have the ability to provide a driveway at the eastern side of the parking lot and access that road, which would be a perfect solution.

Mr. DiBartolomeo felt there will be less traffic generated from a church than if the property was developed with a fast food restaurant or a retail development.

Mr. Bajaj explained they pursued this property because it is zoned correctly for their church.

Mr. Santia stated a church can go in any zoning district.

Mr. Spatafora inquired as to whether the church currently owns the property.

Mr. Ghassan replied to inquiry that they purchased the property, and closed on it about two months ago.

Mr. Spatafora inquired as to whether it was their intent at the time of purchase to hopefully build a church on the property.

Mr. Ghassan replied affirmatively, stating they talked with the Planning Department both before and after they closed, and they began drawing their plans after they closed on the property.

Mr. Spatafora stated he would like to see who the current and/or new owners of the Wok Inn are. He would also like to see if there is a cross-access easement that could help them access the traffic light now rather than waiting until the road goes in.

Mr. Ghassan assured they have tried to contact the owners to the north but have had a difficult time finding out who to get in touch with.

Mr. Spatafora inquired as to whether they have checked with the Clerk's Office or the Register of Deeds to find the owners. He noted there has been concern about the traffic flow and the impact of the proposed development as it relates to ingress/egress on Hayes. He felt further due diligence on the part of the petitioners is necessary to find the owners and discuss the possibility of a cross-access easement.

Mr. Ghassan reiterated they have been trying unsuccessfully but he pointed out they cannot make the owners of the property to the north provide that easement.

Mr. Santia stated he knows the owners to the north, and he would be glad to assist in trying to reach them.

Ms. West questioned as to whether they are requesting a traffic study if this is recommended for approval tonight.

Mr. Santia clarified that if there is no traffic study conducted that would prove the traffic from a church at this site generates a reasonable level of traffic into and out of the proposed site, then the condition for approval would be to allow right turns in and right turns out only.

Mr. Charron felt that as a taxpayer, there are constant demands to increase taxes for entities such as the Regional Transportation Authority and roads. He felt that for the Township to take a 5.9-acre parcel of land that could generate taxes, and allow it to be developed with something that is tax-exempt is wrong.

Mr. Brumbaugh inquired as to how long that property has been vacant.

Mr. Santia replied it has been vacant for a long time.

Mr. Brumbaugh pointed out that someone now wants to use it.

Motion by Mr. Brumbaugh, supported by Mr. DiBartolomeo, with reference to File #16-0993-A and application from Reverend Alfred Badawi, of St. Sharbel Maronite Catholic Church, 42490 Garfield Road, Suite 208, Clinton Township, Michigan 48038, as represented by Mr. Paul Fayad, Mr. Ghassan Abdelnour and Mr. Chuck Gemayel, of GAV & Associates, Inc., 24001 Orchard Lake Road, Suite 180A, Farmington, Michigan 48336, concerning the proposed Special Land

Use for a church in the B-2 Community Business District and the Site Development Plan for St. Sharbel Maronite Catholic Church, to be located on 5.90 acres of land fronting the east line of Hayes, north of 19 Mile Road (Section 6), addressed as 43888 Hayes (plus adjacent vacant property), that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Site Development Plan as submitted, subject to a traffic study being performed to determine whether this use generates a reasonable level of traffic service into and out of the proposed site, and if the traffic study is not provided, the proposed driveway will be restricted to right turns in and right turns out only. Roll Call Vote: Ayes – Brumbaugh, DiBartolomeo, Gibson, Moseley, Spatafora, Trombley. Nays – Charron, Henderson, West. Absent – None. Motion carried.

**0.8 ACRE OF VACANT LAND (PART OF LOTS 4 AND 5, CLINTON WEST INDUSTRIAL PARK SUBDIVISION), LOCATED EAST OF LIPKE, NORTH OF 14 MILE ROAD (PARCEL #16-11-35-356-037) (SECTION 35)**

- **SITE DEVELOPMENT PLAN: DYNAMIC METALS**
- **PUBLIC HEARING (PER COURT ORDER)**  
**FILE #16-6698: PETITIONED BY MR. PAUL NEWMAN,**  
**DYNAMIC METALS**  
**REPRESENTED BY MR. BENNY SORRENTINO, ICON DEVELOPMENT**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 22 owners and/or occupants of property located within 300 feet of the land in question, with 2 of those returned as undeliverable.

Mr. Benny Sorrentino was present to answer questions regarding the proposed plan.

Mr. Charron inquired as to why this is a public hearing “per court order”.

Mr. Santia replied it was because of the surrounding neighborhood. He added that this was a consent agreement, so it was declared that anytime there is development in this subdivision, a public hearing must be held.

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

There were no comments from the general public.

Motion by Mr. Charron, supported by Mr. Spatafora, to close the public hearing. Roll Call Vote: Ayes – Charron, Spatafora, Brumbaugh, DiBartolomeo, Gibson,

Henderson, Moseley, West, Trombley. Nays – None. Absent – None. Motion carried.

Motion by Mr. Charron, supported by Mr. Spatafora, with reference to File #16-6698 and application from Mr. Paul Newman, Dynamic Metals, 33670 Lipke Street, Clinton Township, Michigan 48035, as represented by Mr. Benny Sorrentino, Icon Development, 35520 Forton Court, Clinton Township, Michigan 48035, concerning the proposed Site Development Plan for Dynamic Metals, to be located on Lot 5 and Part of Lot 4, Clinton West Industrial Subdivision (0.8 acre), fronting the east line of Lipke, north of 14 Mile Road (Section 35), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Charron, Spatafora, Brumbaugh, DiBartolomeo, Gibson, Henderson, Moseley, West, Trombley. Nays – None. Absent – None. Motion carried.

Ms. Moseley explained the Planning Commission is a recommending body, and the petitioner will need to submit 24 copies of the plan to the Planning Department by June 14<sup>th</sup>, 2016 in order for this to be sent to the Township Board for their meeting on June 27<sup>th</sup>, 2016.

**4.355 ACRES OF VACANT LAND FRONTING THE EAST LINE OF GRATIOT AVENUE, SOUTH OF SANDPIPER DRIVE, ADDRESSED AS 43388 GRATIOT AVENUE (SECTION 12)**

- **TREE REMOVAL PLAN: KAL'S AUTO SALES**
  - **REQUEST FOR APPROVAL**
  - FILE #16-6703: PETITIONED BY MR. JESSE BERGER**
  - CROMWELL INVESTMENT**
- 

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 50 owners and/or occupants of property located within 300 feet of the land in question, with 13 of those returned as undeliverable.

Mr. Jesse Berger, petitioner, explained he owns this property as well as the abutting parcel. He stated the managers of his business advised him that there are homeless people living on this property, and they have been seen throwing rocks at their trucks. Upon investigation, he found a lot of debris and evidence of the homeless living there. In consideration of this issue, he felt it is time to clean up the property, removing a lot of the wood, concrete and debris, and he is requesting permission to remove the trees from the property as well. Mr. Berger explained that there are more dead trees than living trees, and he assured if he receives permission to remove all of the trees, he will keep the dust down and keep the property cleaned up. Mr. Berger stated this will be very expensive for him to clean up, but he felt it is the right thing to do.

Mr. Charron inquired as to whether there is any regulation for the property owner to provide a buffer between his property and the neighboring property if he removes all of the trees.

Mr. Santia replied there is nothing in the Ordinance that would require a buffer between this parcel and the abutting residential parcel unless the property is developed. At such time as the property is developed, a masonry wall would be required. He added that the petitioner wants to clean up the property, and the majority of the trees are scrub trees. He pointed out that a lot of the trees are dead.

Mr. Berger replied that he has owned the property at 43320 Gratiot since 1988. He understood there was supposed to be a wall there before he owned it, but he does not know why Keystone (the former owner) was not required to put it in when it was developed. He stated he has since put up a chain link fence. He noted that they are adjacent to two trailer parks, and he assured he intends to be a good neighbor and keep the property maintained and the grass cut. He mentioned that he owns other commercial properties and has not experienced this type of problem before.

Mr. Charron agreed that the property needs to be cleaned up.

Mr. Berger reiterated this will cost him a lot of money, but he felt it is the right thing to do. He replied to inquiry it will be flat with no trees, but will be grass that he will keep cut. He estimated that it will cost him \$25,000 to clean it up, but it would cost about \$100,000 to develop it, so he is not going to develop it at this time.

Ms. West inquired as to whether he has to come back to submit a plan showing which trees he intends to keep.

Mr. Santia replied that at this point, he intends to remove all of the trees; however, it is the prerogative of the Planning Commission to require him to provide more information, or they can approve his request this evening.

Mr. Berger assured there are no good trees on the property, and the majority of what he intends to remove are either scrub trees, fallen trees or standing dead trees. He stated he grew up on a farm in this area, so if there is something he could save, he assured he would do so. He added that there is a lot of debris, including sewer pipes, concrete, wood, etc., so to work around the few good trees to remove all of this would make the clean-up difficult and would greatly increase the cost. Mr. Berger replied to inquiry that he may plant more trees in the future, but he would prefer not to do so at this time. He assured he will cut the grass and keep it nice.

Mr. Spatafora thanked Mr. Berger for his patience in sitting through the long meeting. He inquired as to whether he has started to remove any of the debris.

Mr. Berger replied that he started cleaning up a little at a time but stopped a number of years ago. He has now brought in a dumpster and was going to start the clean-up, but he happened to be working with Ms. Cerget from FVPM, LLC, who advised him that he has to obtain permission from the Township before cutting down any of the trees. He added he was glad he talked with her because he did not know a special permit was required to remove the trees.

Ms. West thanked Mr. Berger for bringing in the plan and cleaning up the site.

Motion by Ms. Trombley, supported by Mr. Charron, with reference to File #16-6703 and application from Mr. Jesse Berger, Cromwell Investment, 43320 Gratiot, Clinton Township, Michigan 48036, concerning the proposed Tree Removal Plan for Kal's Auto Sales, located on 4.355 acres of land fronting the east line of Gratiot Avenue, south of Sandpiper Drive, addressed as 43388 Gratiot (Section 12), that the Tree Removal Plan be approved as submitted. Roll Call Vote: Ayes – Trombley, Charron, Brumbaugh, DiBartolomeo, Gibson, Henderson, Moseley, Spatafora, West. Nays – None. Absent – None. Motion carried.

## **REPORT OF MEETING**

### **-- APPROVAL OF THE MAY 12<sup>TH</sup>, 2016 REPORT**

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Motion by Mr. Brumbaugh, supported by Ms. Trombley, to approve the report of the May 12<sup>th</sup>, 2016 Planning Commission Meeting as submitted. Motion carried.

## **PLANNING COMMISSION SCHEDULE OF MEETINGS**

### **-- MEETING SCHEDULED FOR THURSDAY, JUNE 23<sup>RD</sup>, 2016**

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Mr. Santia confirmed that there will be a meeting on June 23<sup>rd</sup>, 2016, and they will be considering the following:

- Proposed rezoning of property fronting the south line of 15 Mile Road, between Gratiot and Harper, from RML Multiple-Family Residential (Low-Density) to RMH Multiple-Family Residential (High-Density).
- Proposed rezoning of vacant property fronting the east line of Hayes Road, north of 19 Mile Road to RMH Multiple-Family Residential (High-Density) with the intent to develop a senior housing facility.
- Proposed rezoning of the property on Shook Road, west of Harper, from RML Multiple-Family Residential (Low-Density) to B-1 Neighborhood Business, which was postponed from tonight's meeting.

Mr. Brumbaugh requested to be excused from the next meeting as he will be unable to attend.

## **ADJOURNMENT**

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Motion by Mr. Gibson, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 8:54 p.m. Motion carried.

Respectfully submitted,

*Denise C. Trombley*

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:06/14/16

ces:06/16/16

Approved 06/23/16