

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JULY 28, 2016

PRESENT: Kirkanne Moseley, Chairperson
Ron DiBartolomeo, Vice-Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Fred Gibson
Peter Henderson
Daniel Spatafora
Joie West

ABSENT: George Brumbaugh (Excused)

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

Ms. Moseley called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited, let by Mr. Jeremy Craig.

APPROVAL OF AGENDA

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

LOT 77, GROESBECK-NUNNELEY SUBDIVISION (SECTION 28), LOCATED WEST OF GROESBECK HIGHWAY AND SOUTH OF METRO PARKWAY, ADDRESSED AS 36809 GROESBECK HIGHWAY

- **SPECIAL LAND USE: RETAIL SALES OF RESTORED/REFINISHED FURNITURE (HAPPENSTANCE LLC, FKA DETROIT BAGEL)**
 - **PUBLIC HEARING**
FILE #16-4608: PETITIONED BY MS. EMILY SIKORA, HAPPENSTANCE LLC
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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 22 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Kenneth Sikora, 45484 Klingkammer, Utica, Michigan 48317, explained he is representing his wife, who is also present this evening. He stated he is the owner of St. Clair Glass, located three doors away from the subject property. He explained that they want to sell refinished furniture, and he showed photographs of what the furniture looks like when they get it, and what it looks like when it is totally refinished and/or renovated. He emphasized that the building is being renovated inside and out, and the use will be harmonious with the neighborhood. He stated that Rancilio was previously at that location, and they generated a lot of traffic, whereas the proposed business will not bring in a lot of traffic. Mr. Sikora informed that the asphalt will be repaved, and the inside of the building has been completely brought up to code. He noted that the area has been improved, including the improvements made by Bad Brad's, Blackbeard Novelties and St. Clair Glass. He added the only eyesore is the vacant car wash.

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

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

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

Ms. West inquired as to whether the petitioner will be taking furniture she has purchased or obtained, and totally refinishing/refurbishing it.

Mr. Sikora replied they do a rebuild on it, and when it is ready to be sold, it has a totally new character. He replied to inquiry that his wife does the furniture refinishing.

Ms. West added that she is excited to come in and shop once they are open.

Mr. Spatafora inquired as to whether there will be any professional furniture restoration using chemicals.

Mr. Sikora replied that all of the refinishing products they use are water-based, so there will be no noxious fumes. He replied to further inquiry that there is only one employee at this time, which is his wife; however, if their business is successful, they may add one more in the future. He reiterated there will be no noxious noise or fumes.

Mr. Spatafora inquired as to whether they will be required to install a different ventilation system since they will be refinishing furniture.

Mr. Sikora replied that this building was a bakery years ago so there are roof vents, and they are adding some other vents.

Motion by Mr. DiBartolomeo, supported by Ms. West, with reference to File #16-4608 and application from Ms. Emily Sikora, Happenstance LLC, 45484 Klingkammer, Utica, Michigan 48317, concerning the proposed Special Land Use for a retail business selling restored/refinished new and used furniture (Happenstance LLC, formerly Detroit Bagel), located on Lot 77, Groesbeck-Nunneley Subdivision (Section 28), generally fronting the west line of Groesbeck Highway, south of Metropolitan Parkway, addressed as 36809 Groesbeck Highway, that recommended be forwarded to the Clinton Township Board for approval of the Special Land Use as requested, contingent upon the required striping being done in the parking lot. Roll Call Vote: Ayes – DiBartolomeo, West, Charron, Gibson, Henderson, Moseley, Spatafora, Trombley. Nays – None. Absent – Brumbaugh. Motion carried.

Ms. Moseley informed that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for their meeting on August 22nd, 2016.

1.0 ACRE OF LAND LOCATED SOUTH OF HALL ROAD, WEST OF ROMEO PLANK ROAD, ADDRESSED AS 17500 HALL ROAD (SECTION 5)

- PROPOSED REZONING: B-4 REGIONAL BUSINESS TO B-2 COMMUNITY BUSINESS (AKA “GENISYS CREDIT UNION PARCEL”)

-- PUBLIC HEARING

**FILE #16-6709: PETITIONED BY MR. THOMAS ALTER,
GENISYS CREDIT UNION**

REPRESENTED BY MR. JAMES P. BUTLER, P.E., OF PEA, INC.

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was sent by regular mail to 15 owners

and/or occupants of property located within 300 feet of the land in question, with 3 of those returned as undeliverable.

Mr. Tom Alter, Vice-President of Genisys Credit Union, 2100 Executive Hills Boulevard, Auburn Hills, Michigan 48326, explained that Mr. Butler could not be present tonight but he would be happy to answer any questions the Planning Commissioners may have regarding the proposed rezoning. They are looking forward to getting this approved so they can move on to the next step in their development process. He explained that the proposed location will be their third branch in Macomb County. He stated that Genisys has 28 branches and is the fourth largest credit union in Michigan. They currently serve over 1,300 households in Clinton Township and over 3,300 households within the market area.

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

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

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

Mr. Gibson inquired as to whether this credit union will be located behind the existing service drive.

Mr. Santia replied this location is just south of the service drive and east of the drive that goes north and south to M-59.

Mr. Spatafora inquired as to whether this rezoning encompasses any land currently located in the Nino Salvaggio's or Henderson Glass parking lots.

Mr. Santia replied this is creating an outlot on the current LA Fitness parcel.

Ms. West commented that there seems to be a traffic stop needed along that entire service drive coming from Carson's because people are going right through. She does not know how much more traffic this proposed use will generate, but she felt it should be addressed.

Mr. Alter stated there are some modifications from the access road that they will be presenting with their site development plan.

Motion by Mr. Henderson, supported by Ms. West, with reference to File #16-6700 and application from Mr. Thomas Alter, Vice-President of Genisys Credit Union, 2100 Executive Hills Boulevard, Auburn Hills, Michigan 48326, as

represented by Mr. James P. Butler, P.E., of PEA, Inc., 2430 Rochester Court, Suite 100, Troy, Michigan 48083, concerning the proposed rezoning of 1.0 acre of land located south of Hall Road, west of Romeo Plank Road, addressed as 17500 Hall Road (Parcel 16-11-05-100-026), from B-4 Regional Business to B-2 Community Business, for the intended purpose of development with a credit union, that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Henderson, West, Charron, DiBartolomeo, Gibson, Moseley, Spatafora, Trombley. Nays – None. Absent – Brumbaugh. Motion carried.

1.768 ACRES OF VACANT LAND FRONTING THE EAST LINE OF GROESBECK, SOUTH OF HARRINGTON STREET (PARCEL 16-11-22-176-001) (SECTION 22)

- **SITE DEVELOPMENT PLAN: PERFECTION BAKERIES PARKING LOT EXPANSION**
 - **FILE #16-3927-A: PETITIONED BY MR. JOHN F. POPP, PERFECTION BAKERIES**
- REPRESENTED BY MR. MITCH O'CONNOR, CHIPPEWA CONSULTING**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised 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 none of those returned as undeliverable.

Mr. Mitch O'Connor, of Chippewa Consulting, 8140 Pacton Drive, Shelby Township, Michigan 48317, offered to answer questions regarding the proposed plan.

Mr. Henderson inquired as to whether Mr. O'Connor had an opportunity to review the Fire Department's objection with regard to the driveway.

Mr. O'Connor replied that the first site plan they submitted did not have enough information on the parking lot off of Groesbeck, so they added more information. He noted that the comments on the Fire Department review were dated May 16th, and he stated the plans have been revised since that time to incorporate the information that was missing. He did not know if there has been a subsequent review of the revised plan.

Mr. Santia noted that the curb cut was approved by Michigan Department of Transportation (MDOT) twenty-five years ago. If the Fire Department needs something wider, he was confident that they will accommodate that request.

Motion by Mr. Henderson, supported by Mr. Spatafora, with reference to File #16-3927-A and application from Mr. John F. Popp, Perfection Bakeries, 350 Pearl Street, Fort Wayne, Indiana 46802, as represented by Mr. Mitch O'Connor,

Chippewa Consulting, 8140 Pacton Drive, Shelby Township, Michigan 48317, concerning the proposed site development plan for Perfection Bakeries Parking Lot Expansion, to be located on 1.768 acres of vacant land (Section 22), east of Groesbeck and south of Harrington (Parcel #16-11-22-176-001), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Henderson, Spatafora, Charron, DiBartolomeo, Gibson, Moseley, West, Trombley. Nays – None. Absent – Brumbaugh. Motion carried.

**43.97 ACRES OF LAND FRONTING THE NORTH LINE OF CASS AVENUE,
WEST OF GROESBECK HIGHWAY, ADDRESSED AS 21189 CASS AVENUE
(SECTION 10)**

- **REVISED SITE DEVELOPMENT PLAN: CLINTON GROVE CEMETERY
ADDITION (COLUMBARIUM)**
 - **FILE #16-4699: PETITIONED BY MR. R. JOHN UMLAUF, JR.,
CLINTON GROVE CEMETERY
REPRESENTED BY MR. LARRY J. NICHOLS, ARMSTRONG, MILLER
AND NICHOLS, INC.**
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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this meeting was sent to 155 owners and/or occupants of property located within 300 feet of the land in question, with 2 of those returned as undeliverable. Ms. Trombley also read a letter into the record from the petitioner, Mr. R. John Umlauf Jr., providing authorization for Mr. Walter Stevenson, of Clinton Grove Cemetery, to represent him on this matter.

Mr. Larry Nichols, of Armstrong, Miller & Nichols, Inc., 5412 Pointe Drive, East China, Michigan 48054, explained the proposed structure is a columbarium but it is different from traditional columbariums in that it has columns and is open. The niches are enclosed in the columns, and the urns will be inside the niches. He advised that the architecture style will be similar to the house that is there now. He informed that the size of the proposed structure is 947 square feet, although it will be open. He assured they have met all of the ordinance requirements with regard to setbacks, size and height.

Ms. Trombley inquired as to whether the columns are attached to walls.

Mr. Nichols replied there will be no walls, only columns. He compared it to somewhat of a gazebo design. He explained that eight columns hold up the main structure, and two columns hold up the entrance. He replied the entire structure will hold 126 niches, and he estimated there are about 5 to 6 feet between the outside columns and 16 feet between the center columns. Mr. Nichols pointed out that the columns are big, but he noted that the architectural style of the office is also very large so that is what they are following and what gave them the idea to put niches in columns.

Mr. Gibson inquired as to the height of the roof.

Mr. Nichols could not recall the exact height of the roof.

Mr. Santia confirmed the height of the roof is less than the maximum height permitted.

Ms. West inquired as to whether there will be a bench in the open area where people can “sit with their loved ones”.

Mr. Nichols replied affirmatively.

Mr. Spatafora inquired as to whether the site development plan shows 126 niches.

Mr. Nichols replied that is the number they are proposing at this time. He added that they can increase it to a lot more if they change it to a traditional columbarium, but they want to start with 126.

Ms. Trombley inquired as to whether the niches will accommodate flowers.

Mr. Walter Stevenson, General Manager of Clinton Grove Cemetery, 21189 Cass Avenue, Clinton Township, Michigan 48036, replied that he did not believe they will be incorporating a face option that will accommodate flowers.

Motion by Ms. West, supported by Mr. Gibson, with reference to File #16-4699 and application from Mr. R. John Umlauf Jr., of Clinton Grove Cemetery, 21189 Cass Avenue, Clinton Township, Michigan 48036, as represented by Mr. Larry J. Nichols, of Armstrong, Miller & Nichols, Inc., 5412 Pointe Drive, East China, Michigan 48054, and Mr. Walter Stevenson, General Manager of Clinton Grove Cemetery, 21189 Cass Avenue, Clinton Township, Michigan 48036, concerning the revised site development plan for Clinton Grove Cemetery Addition (Columbarium), to be located on 43.97 acres of land fronting the north line of Cass Avenue, west of Groesbeck Highway (Section 10), addressed as 21189 Cass Avenue, that recommendation be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as submitted. Roll Call Vote: Ayes – West, Gibson, Charron, DiBartolomeo, Henderson, Moseley, Spatafora, Trombley. Nays – None. Absent – Brumbaugh. Motion carried.

REPORT OF MEETING

-- APPROVAL OF THE JUNE 23RD, 2016 REPORT

Motion by Mr. Spatafora, supported by Ms. West, to approve the report of the June 23rd, 2016 Planning Commission Meeting as submitted. Roll Call Vote:

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

PLANNING COMMISSION SCHEDULE OF MEETINGS
-- MEETING SCHEDULED FOR THURSDAY, AUGUST 11TH, 2016

Mr. Santia confirmed that there will most likely be a meeting on August 11th, 2016, and they will be having a presentation by the Housing Commission on their plan for their Neighborhood Revitalization Program.

ADJOURNMENT

Motion by Ms. West, supported by Mr. Spatafora, to adjourn the meeting. Motion carried. Meeting adjourned at 7:07 p.m. Motion carried.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:07/31/16
ces:08/01/16
Approved 08/11/16