

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

DECEMBER 8, 2016

PRESENT: Daniel Spatafora, Acting Chairperson
Denise C. Trombley, Secretary
George Brumbaugh (arrived at 6:35 p.m.)
Stephen Charron
Fred Gibson
Joie West

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

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

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

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

APPROVAL OF AGENDA

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

PART OF 1.18 ACRES OF LAND FRONTING THE EAST LINE OF HEYDENREICH, SOUTH OF HALL ROAD (M-59), ADDRESSED AS 44990 HEYDENREICH (SECTION 4)

- **SPECIAL LAND USE: A MASSAGE THERAPY FACILITY IN THE B-3 GENERAL BUSINESS DISTRICT (THERAPEUTIC MASSAGE CENTER @ POINTE VILLAGE PROFESSIONAL BUILDING)**
 - **PUBLIC HEARING (POSTPONED FROM NOVEMBER 17TH, 2016)**
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- FILE #16-3283: PETITIONED BY MIN HU AND QIN ZUXIU**

Mr. Spatafora explained further consideration of this request was postponed from November 17th, 2016.

Ms. Trombley confirmed there was no additional correspondence to be read into the record.

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

Ms. Min Hu, petitioner, was present along with Ms. Christina Chyn, interpreter.

Ms. Christina Chyn, 1972 Bloomfield Drive, Bloomfield Hills, Michigan 48302, answered all questions on behalf of the petitioner. She replied to inquiry that there will be two employees, including the petitioner.

Mr. Gibson inquired as to whether they are certified.

Ms. Chyn replied they are all licensed masseuses in Michigan.

Mr. Spatafora inquired as to whether they have all their required licenses to start their business.

Ms. Chyn replied the petitioner is ready with her required licenses.

Ms. West inquired as to how many rooms the facility will have.

Ms. Chyn replied there will be three rooms.

Ms. West inquired as to whether Ms. Hu intends to have any support staff.

Ms. Chyn replied they will hire people as necessary.

Ms. West inquired as to the hours of operation.

Ms. Chyn replied they will be open on Mondays through Saturdays from 9 a.m. to 8 p.m., and noon to 7 p.m. on Sundays. She added that they are not sure they will be open all of those hours when they first open their business.

Ms. Trombley inquired as to how they owner intends to monitor the door if someone comes in while she and the second employee are with customers.

Ms. Chyn replied they will have a monitor for their entrance door. If someone comes to the door, they will have a response and they will take care of it.

Ms. Trombley inquired as to whether that means they will leave their customers to answer the door.

Ms. Chyn replied that they are just starting out, so they have not worked out the details. If that problem starts to occur, they will know it is time to hire a receptionist.

Mr. Charron inquired as to whether Ms. Hu is affiliated with medical professionals who send people to them, or whether they get a lot of walk-ins. He inquired as to their customer base.

Ms. Chyn replied they will be advertising their business. They do not have any medical connections now, but there is a medical facility in the same strip center, so that could be a good opportunity to have a new client base.

Mr. Charron inquired as to whether Ms. Hu has an existing client base.

Ms. Chyn replied Ms. Hu used to have a business in Rochester Hills, and some of those customers may come to her new location.

Mr. Spatafora inquired as to whether the petitioner has signed a lease for this facility.

Ms. Chyn replied affirmatively.

Mr. Spatafora inquired as to when the lease expires.

Ms. Chyn replied Ms. Hu just signed a three-year lease.

Motion by Ms. West, supported by Mr. Gibson, with reference to File #16-3283 and application from Ms. Min Hu and Ms. Qin Zuxiu, Therapeutic Massage Center, 44990 Heydenreich Road, Clinton Township, Michigan 48038, as represented by Ms. Min Hu, 21254 Chateau Thierry Drive North, Macomb,

Michigan 48044, concerning the proposed Special Land Use being a massage therapy facility in the B-3 General Business District (Therapeutic Massage Center @ Pointe Village Professional Building), located on part of 1.18 acre of land fronting the east line of Heydenreich, south of Hall Road (M-59), addressed as 44990 Heydenreich, that recommendation be forwarded to the Township Board for approval of the Special Land Use for a massage therapy facility in the B-3 General Business District (Therapeutic Massage Center @ Pointe Village Professional Building), as requested. Roll Call Vote: Ayes – West, Gibson, Brumbaugh, Charron, Spatafora, Trombley. Nays – None. Absent – Moseley, DiBartolomeo. Motion carried.

3.44 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF 15 MILE ROAD AND MIAMI BOULEVAD (SECTION 30)

- **PROPOSED REZONING: B-2 NEIGHBORHOOD BUSINESS TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH-DENSITY)**

-- **PUBLIC HEARING**

**FILE #16-6721: PETITIONED BY MR. FRANK KARAM
REPRESENTED BY MR. FREEMAN GREER, FREEMAN'S ARCHITECTURE**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 84 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

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

Mr. Tom Ciaramitaro, attorney representing the petitioner, 42850 Garfield, Clinton Township, Michigan 48038, explained that they previously petitioned for this rezoning. There were some objections to the density, the amount of parking and other issues, so the Planning Commission recommended denial. The original proposal was for a Conditional Zoning that would permit a three-story apartment building for senior citizens. Following the Planning Commission's denial, they have since redesigned the plan for a two-story building. This results in parking that is more than ample for what is required. They are seeking a Conditional Zoning Agreement, which is where the petitioner agrees to build exactly to the plan submitted. In this case, it is a two-story building with ample parking, and they would not be allowed to build anything else if approved as a Conditional Zoning. He added that they would also have a certain time frame with which to complete the project. He felt all of the objections from the last proposal have been addressed, and he claimed they have talked with the residents in the area, who generally seem to be pleased.

Mr. Norm Nilson, 35283 Silver Maple, Clinton Township, Michigan 48035, president of the homeowner's association, stated the residents in the condominiums do not want a strip mall on that property. He added he and his

brother own five 7-Eleven stores, and they are frequently robbed. He felt there are many strip malls in the area, and a lot of the units are vacant. Mr. Nilson was confident that the developers are good people and they will do what they promise.

Mr. Paul Pizzurro, 35291 Silver Maple, Clinton Township, Michigan 48035, secretary of the homeowner's association, stated when he received the notification about tonight's meeting, he went to the Planning Department and asked some questions. He then followed up with a letter to the residents in his condominium complex explaining the only basic change to the original plan is the reduction of the number of stories on the building, the number of units reduced from 48 to 32, and the fact that the site now meets parking requirements. He requested the residents contact him by telephone as to whether they are in favor or opposed. He received 17 telephone calls, with 14 residents indicating their favor, and 3 residents indicating their opposition. He felt the project is a good transition if it is approved as a Conditional Rezoning. Mr. Pizzurro stated it will be approximately 250 feet away and will have a parking lot with a retention pond between them. He claimed that the majority of the residents in the condominium association were opposed to the originally planned three-story building. He calculated that they average about one car per condominium, with five units having no cars, five units having two cars, one unit has three cars, and the remainder have one car. He felt there will be fewer cars at the proposed senior housing facility, and he stated he is in favor of the proposal.

Mr. Phil Bloom, 35114 Miami, Clinton Township, Michigan 48035, stated he was opposed to the first plan because his property abuts this parcel, and he is opposed to the revised plan. He felt this degrades his property, and added he moved to Clinton Township because his business supports this community. He stated he loves Clinton Township, and felt the local government has been a great support for the years he has lived there. He stated prior to buying his house, the back one-half of his property was sold off for the condominiums. He did not purchase his house until he saw the plan and was ok with it, but he stressed he does not want to look out of his window at a two-story building next to his house. He likes the property as it is, but if it must be developed, he would prefer to see a one-story strip mall.

Mr. Charron inquired as to the distance between Mr. Bloom's property and the proposed senior housing development.

Mr. Bloom replied the properties are adjacent. He added that only about six residents of the condominium complex will be able to see the proposed building from their units.

Mr. Spatafora observed that Mr. Bloom's property will abut the portion of the subject property that will have the retention pond. He inquired as to how many feet there are between Mr. Bloom's house and his property line.

Mr. Bloom replied he has about 250 feet from the back of his house to his lot line.

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

Mr. Frank Karam, 34457 Maple Lane, Sterling Heights, Michigan, calculated that Mr. Bloom's house is at least 200 feet from the open space they will be providing for their development. There will be 56 parking spots for 32 units, so they have met the parking requirements. He reminded that the people who will be living in the senior housing development will be living in very small units, averaging 700 square feet for one-bedroom and 900 square feet for two-bedroom.

Motion by Mr. Charron, supported by Ms. Trombley, with reference to File #16-6721 and application from Mr. Frank Karam, 34457 Maple Lane Drive, Sterling Heights, Michigan 48312, as represented by Mr. Freeman Greer, Freeman's Architecture, 750 DNN Arbor Street, Flint, Michigan 48503, concerning the proposed rezoning from B-1 Neighborhood Business to RMH Multiple-Family Residential (High-Density) for 3.44 acres of vacant land located at the northeast corner of 15 Mile Road and Miami Boulevard, being "Parcel A", containing 1.44 acres and "Parcel B", containing 2.0 acres (Section 30), for the purpose of developing a two-story senior citizens living facility, that, based upon recommendation from the Department of Planning and Community Development, recommendation be forwarded to the Clinton Township Board for denial of the rezoning as requested Roll Call Vote: Ayes – Charron, Trombley, Brumbaugh, Gibson, Spatafora. Nays – West. Absent – Moseley, DiBartolomeo. Motion carried.

Mr. Ciaramitaro reminded the Planning Commission that they are requesting consideration of a Conditional Rezoning, not a traditional rezoning. He pointed out that the motion is denial of a traditional rezoning request.

Mr. Spatafora inquired as to whether the Commission would like to entertain a motion for a Conditional Rezoning Agreement to allow development of a senior citizen living facility with 32 units.

Mr. Santia noted that the RMH District is limited to 10 units per acre, and there is a formula based on the size of the units. He stated the Planning Department has not reviewed to site development plan so they cannot tell at this point if it meets density requirements. If the Commission feels there is some merit to this project and it is good for the area, providing the petitioner is willing to provide some additional amenities, it is possible to achieve this through a Conditional Rezoning, which is an option they have not yet explored. He added it may possibly result in significantly more landscaping to provide a parklike setting with paths that can be used by the neighboring communities as well, but that would all have to be negotiated through the Conditional Rezoning process.

Mr. Ciaramitaro commented that any plan agreed upon would be recorded.

Mr. Santia explained that if Conditional Rezoning is recommended, the petitioner would have to submit plans to the Planning Department for review, and it would then come back to the Planning Commission for their review and recommendation. If the Planning Commission is not satisfied with the plans, they can negotiate back and forth until they feel it is an acceptable plan for the site. If the Planning Commission is not happy with the plan, they can deny it at that point.

Motion by Ms. West, supported by Mr. Gibson, with reference to File #16-6721 and application from Mr. Frank Karam, 34457 Maple Lane Drive, Sterling Heights, Michigan 48312, as represented by Mr. Freeman Greer, Freeman's Architecture, 750 DNN Arbor Street, Flint, Michigan 48503, concerning the option of a Conditional Rezoning Agreement from B-1 Neighborhood Business to RMH Multiple-Family Residential (High-Density) for 3.44 acres of vacant land located at the northeast corner of 15 Mile Road and Miami Boulevard, being "Parcel A", containing 1.44 acres and "Parcel B", containing 2.0 acres (Section 30), for the purpose of developing a two-story senior citizens living facility, that a Conditional Rezoning be considered, subject to review of the plans and further discussion on amenities. Roll Call Vote: Ayes – West, Gibson, Brumbaugh, Charron, Spatafora, Trombley. Nays – None. Absent – Moseley, DiBartolomeo. Motion carried.

Mr. Santia advised that this will not be forwarded to the Township Board at this point. The petitioner will need to submit site development plans, and it will come back to the Planning Commission for a public hearing and to affirm their recommendation, at which time it will proceed to the Township Board.

Mr. Spatafora advised the petitioner to contact the Planning Department for further information as to what they will need to provide.

Mr. Karam inquired as to whether it will then come back to the Planning Commission.

Mr. Santia replied affirmatively, noting the plan should depict the amenities, including the landscaping. Based upon the Planning Commission's recommendation at that time, it will be forwarded to the Township Board.

Mr. Karam inquired as to whether it can go to the next Planning Commission meeting.

Mr. Santia replied it cannot go to the next meeting because the plans must go out for review, followed up by planner review. He advised that Mr. Karam talk with the neighbors to address the legitimate concerns they have.

Ms. West felt that a Conditional Rezoning protects the neighbors because the plan can be very specific. She stated she is concerned about the impact of the development on the neighboring homes on Miami.

Ms. Diana Bloom, 35114 Miami, Clinton Township, Michigan 48035, stated the developer of the condominiums was supposed to install a 4-foot berm with trees, and that was never done.

Mr. Bloom stated he is still opposed to this and will be bringing his neighbors to the next meeting.

4.568 ACRES OF LAND (MULTIPLE LOTS IN SUPERVISOR'S PLAT NO. 5 AND ASCOT PARK SUBDIVISIONS), LOCATED NORTH OF WALNUT, EAST OF GRATIOT AND SOUTH OF JOY BOULEVARD, ADDRESSED AS 42700 COLCHESTER (SECTION 12)

- **REVISED SITE DEVELOPMENT PLAN: ELIZABETH LEE DOLES MANOR (STORAGE SHED ADDITION)**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL
FILE #16-1479: PETITIONED BY MR. ROBERT C. WAKELY, AIA,
WAKELY ASSOCIATES**
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Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this meeting was sent to 50 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Robert Wakely, 15324 E. Jefferson, Grosse Pointe Park, Michigan 48230, explained this is the proposed addition of a 250-square-foot storage shed.

Ms. West inquired as to whether there will be access to this shed from inside the building.

Mr. Wakely replied there will be no access from inside the building, and they will be using the shed to store lawn equipment. He added they currently have no place to store anything on site.

Ms. West inquired as to whether they will be storing anything flammable.

Mr. Wakely replied they may be keeping a small amount of gas in a gas can for the lawn mowers, but nothing else flammable.

Mr. Santia explained the Fire Department will have to sign off, but he anticipated it will only be a small amount of gasoline stored.

Mr. Wakely stated the shed will be sprinkled, just as the rest of the building is required to be sprinkled.

Motion by Mr. Charron, supported by Ms. West, with reference to File #16-1479 and application from Mr. Robert c. Wakely, AIA, Architect, 15324 Jefferson, Suite 4, Grosse Pointe Park, Michigan 48230, concerning the revised site development plan for Elizabeth Lee Doles Manor (addition of storage shed for maintenance department of senior apartments), located on 4.568 acres of land (multiple lots in Supervisor's Plat #5 and Ascot Park Subdivisions), located north of Walnut, east of Gratiot and south of Joy Boulevard, addressed as 42700 Colchester, that recommendation be forwarded to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call Vote: Ayes – Charron, West, Brumbaugh, Gibson, Spatafora, Trombley. Nays – None. Absent – Moseley, DiBartolomeo. Motion carried.

REPORT OF MEETING

-- APPROVAL OF THE NOVEMBER 17TH, 2016 REPORT

Motion by Ms. West, supported by Mr. Charron, to approve the report of the November 17th, 2016 Planning Commission meeting as submitted. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, JANUARY 12TH, 2017

Mr. Santia confirmed that there is nothing ready at this point for the January 12th meeting, but they are reviewing plans for a couple of locations, and one of those may be ready for that meeting. He indicated if there are no items, the meeting will be canceled.

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Brumbaugh, to adjourn the meeting. Motion carried. Meeting adjourned at 7:29 p.m. Motion carried.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:12/18/16

ces:12/21/16

Approved 1/12/17