

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

March 14TH, 2019

PRESENT: Kirkanne Moseley, Chairperson
Ronald DiBartolomeo, Vice-Chairperson
Joe A. Aragona
George Brumbaugh
Stephen Charron
Lawrence Opalewski, Jr.
Daniel Spatafora
Denise C. Trombley

ABSENT: Katherine Cherry, Secretary (Excused)

STAFF: Bruce Thompson, AICP, Director
DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT

Ms. Moseley called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

Motion by Mr. DiBartolomeo, supported by Mr. Spatafora, to approve the agenda as submitted.

Roll Call Vote: Ayes – DiBartolomeo, Spatafora Aragona, Brumbaugh, Charron, Moseley, Trombley. Nays – None. Excused – Cherry. Motion carried.

7.12 ACRES OF VACANT LAND FRONTING THE WEST LINE OF GARFIELD, NORTH OF 18 MILE ROAD (SECTION 7)

- **SITE DEVELOPMENT PLAN: Verus Development/18 & Garfield – Phase II Residential**
- **RECOMMENDATION FOR APPROVAL**
FILE #18-6772B: PETITIONED BY MR. FRANK ARCORI
REPRESENTED BY MR. MIKE PANNELL AND MR. TIM PONTON,
STONEFIELD ENGINEERING

Ms. Trombley informed that notice of this item on tonight's agenda was mailed to 220 owners and/or occupants of property located within 300 feet of the land in question, with 28 of those returned as undeliverable.

Mr. Thompson reviewed his letter to the Commission dated February 13th, 2019 and explained that the petitioner for this case is proposing an 8 building attached condominium

development on the subject property. The proposed 1.5 story buildings will contain a brick and horizontal siding exterior at a height of 18 feet. The units will be two-bedroom, 17,590 square feet. The site will contain two access points, one at Garfield and one at 18 Mile Road. The interior roads will be 27 feet wide. Parking is provided at each unit and additional guest parking is provided on site. Parking provided on site for the proposed buildings will exceed minimum ordinance standards. Landscaping and screening will be provided in the form of a green buffer being planted along the entire west side of the site containing Spruce trees and Giant Arborvitae to screen the site for the adjacent residential development. Additional trees will be planted along the Garfield and 18 Mile Road sides of the site as well as within the interior of the development. Site lighting will be provided in accordance with ordinance standards and will be shielded to reduce glare for the adjacent to residential properties. The site plan includes a storm water management plan that meets Best Management Practices.

Mr. Reed Cooksey, 28454 Woodland, Royal Oak Michigan, explained the development further.

Ms. Moseley stated this is not a public hearing, but she added they will allow the public to make comments.

Ms. Barbara Hering, 41335 Donna Drive. Stated the developer has been wonderful and has worked with the adjacent homeowners well. She wanted to be assured that there was a sufficient barrier between the development and theirs.

Ms. Moseley opened up comments from the Commission.

Mr. Aragona inquired as to why there was two drive entrances to the development when before there was just one.

The petitioner indicated that they contacted Macomb County Roads as a result of the concerns expressed at the Zoning Board meeting and at the request of the Planning Department.

Mr. Aragona asked about the area between Buildings #2 and #7.

The petitioner indicated that the area will be used primarily for open space/spacing between the two buildings.

Ms. Trombley asked if there was to be connection between the development and the adjacent condos.

The petitioner indicated they could not come to an agreement for that.

Motion by Mr. Trombley, supported by Mr. Opalewski, that a recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted.

Roll Call Vote: Ayes – Trombley, Opalewski, Aragona, Brumbaugh, Charron, DiBartolomeo, Moseley, Spatafora. Nays – None. Excused – Cherry. Motion carried.

Ms. Moseley explained the Planning Commission is a recommending body, and this item will be placed on the Township Board agenda of March 25th, 2019.

REPORTS OF MEETINGS

-- APPROVAL OF FEBRUARY 28TH, 2019 REPORT

Motion by Mr. DiBartolomeo, supported by Mr. Aragona, to approve the minutes of the February 28th, 2019 Planning Commission meeting as submitted. Roll Call Vote: Ayes – DiBartolomeo, Aragona, Brumbaugh, Charron, Moseley, Opalweski, Spatafora, Trombley. Nays – None. Excused – Cherry. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, MARCH 28TH, 2019

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, March 28th, 2019. He indicated they will be considering the following items that are anticipated to be on that agenda:

- A proposed rezoning from RML and R-1 to B-3 and Site Development Plan Approval for than addition to the Italian American Cultural Center located at 43843 Romeo Plank Road
- A request for revised development plan approval for a proposed remodel of the McDonald's located at 43180 Hayes, and
- A request for revised development plan approval for an addition to the St. Paul of Tarsus Catholic Church located at 41300 Romeo Plank Road.

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Aragona, to adjourn the meeting. Motion carried. Meeting adjourned at 6:53 p.m.

Respectfully submitted,

Katherine Cherry

Katherine Cherry, Secretary

CLINTON TOWNSHIP PLANNING COMMISSION

bt:03/15/19

bt:03/18/19