

# CLINTON TOWNSHIP PLANNING COMMISSION

*REPORT OF MEETING*

*MARCH 28<sup>TH</sup>, 2019*

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

**ABSENT:** Kirkanne Moseley, Chairperson (Excused)

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

Mr. DiBartolomeo called the meeting to order at 6:30 p.m.

## **APPROVAL OF AGENDA**

Mr. Charron requested that the order of the agenda be switched, with Items #2 and #3 becoming #4 and #5, and Items that are currently #4 and #5 become #2 and #3.

Motion by Mr. Charron, supported by Mr. Aragona, to approve the agenda with the switching of the order of items, with Item #2 and #3 becoming Items #4 and #5, respectively, and Items #4 and #5 becoming Items #2 and #3, respectively. Motion carried.

**1.410 ACRES OF LAND FRONTING THE EAST LINE OF HAYES ROAD,  
NORTH OF 19 MILE ROAD, ADDRESSED AS 43180 HAYES ROAD  
(SECTION 6) (PARCEL #16-11-06-351-013)**

- **REVISED SITE DEVELOPMENT: McDONALD'S RESTAURANT #21-1554 (REMODEL)**
- **REQUEST FOR APPROVAL OF REVISED SITE PLAN**
- FILE #19-5265: PETITIONED BY MR. JOHN FICK, PROGRESSIVE AE**

Ms. Cherry informed that notice of this item on tonight's agenda was mailed to 275 owners and/or occupants of property located within 300 feet of the land in question, with 10 of those returned as undeliverable.

Mr. Thompson reviewed his letter to the Commission dated March 18<sup>th</sup>, 2019 and explained that the petitioner is requesting Revised Site Development approval for a remodel of an existing McDonald's Restaurant on the east side of Hayes Road, north of 19 Mile Road, and the property is zoned B-3 General Business. It is a 3,000-square-foot building, and renovations include removal of the mansard roof, which is the "refresh" that is taking place at McDonald's sites across the country. The plan also includes a 560-square-foot addition is proposed to the front of the building, and it will be constructed with the same materials as the existing building. The building will be updated and some of the exterior parking areas will be updated. They will be providing 63 parking spaces, which exceeds ordinance requirements, and updates will be made to handicap parking and access. Landscaping, site lighting and signage will all remain, although there will be some updated signage coming through the permitting process. He concluded this revised plan meets or exceeds all ordinance requirements, and therefore, approval is recommended.

Mr. John Fick, representative to the petitioner, stated he had nothing further to add to the documentation.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #19-5265 and application from Ms. Jamie Grossman, Vice-President, Archland II LP, 1370 Avenue of the Americas, 21<sup>st</sup> Floor, New York, New York 10019, as represented by Mr. John Fick, Progressive AE, 1811 4 Mile Road, Grand Rapids, Michigan 49525, concerning the Revised Site Development plan for McDonald's Restaurant (Remodel) located fronting the east side of Hayes Road, north of 19 Mile Road, addressed as 43180 Hayes Road (Section 6 – Parcel #16-11-06-351-013), that the Revised Site Development plan be approved as presented. Roll Call Vote: Ayes – Charron, Brumbaugh, Aragona, Cherry, DiBartolomeo, Opalewski, Spatafora, Trombley. Nays – None. Absent – Moseley. Motion carried.

**11.4 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF  
ROMEO PLANK AND CANAL ROADS, ADDRESSED AS 41300 ROMEO  
PLANK ROAD (SECTION 9) (PARCEL #16-11-09-300-004)**

- **REVISED SITE DEVELOPMENT: ST. PAUL OF TARSUS CATHOLIC  
CHURCH (ADDITION)**
  - **REQUEST FOR APPROVAL OF REVISED SITE PLAN  
FILE #19-3538: PETITIONED BY ST. PAUL OF TARSUS  
CATHOLIC CHURCH  
REPRESENTED BY MR. STEVEN SCHNEEMANN,  
MERRITT CIESLAK DESIGN, PLC**
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Ms. Cherry confirmed that notification of this item on tonight's agenda was mailed to 184 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Thompson summarized his Planner Review dated March 18<sup>th</sup>, 2019, and explained that the petitioner is requesting a Revised Site Development approval for an addition to St. Paul of Tarsus Catholic Church, located at the northeast corner of Canal and Romeo Plank Roads, and has a 35,835-square-foot church building, and the petitioner is proposing a small addition of a 7,342-square-foot, 14-foot high one-story addition to the west (Romeo Plank) side of the building. He informed the proposed addition will be constructed of the same masonry materials as the existing building so it will match. He noted the site plan is also proposing the addition of a canopy extension and porte-cochere on the east side of the building to provide covered access and drop-off for the church facility. Additional off-street parking will be provided at the north side of that addition on the west side, and parking will exceed ordinance standards and there are no changes to anything else on the site, adding that the driveways will remain the same. Landscaping meets ordinance requirements, and no signage or lighting will be altered, although there will be some additional storm water management provided on this site as a result of the additional square footage. He concluded that the plan in front of the Commission this evening meets or exceeds ordinance requirements, and therefore, approval is recommended.

Mr. Steve Schneemann, architect with Merritt Cieslak Design, Inc. stated he has nothing to add to the documentation but he would be happy to answer any questions the Planning Commission may have.

Mr. Spatafora questioned whether Mr. Schneeman has any colored elevations to get an idea of what the addition will look like.

Mr. Schneemann presented displays of the elevations, noting the architectural design, including the materials, massing and spacing of windows are intended to match what is existing. He also showed an elevation of the proposed porte-cochere on the east side of the building. He explained the church would like a place where cars can pull under and people can get out of their cars and walk to

the doors out of the weather elements. He noted they tried to match the architecture of the church, with a copper roof and reddish block on the walls. He replied the addition will provide additional classrooms as well as an expansion of their food pantry.

Mr. Opalewski noted part of the review includes a listing of items the Fire Department wanted addressed, and he inquired as to whether these have been addressed to everyone's satisfaction.

Mr. Thompson replied he passed along a copy of those comments to the petitioner, so they are aware of them. He noted that, particularly with the Fire Department's comments, they are not directly site-plan related, so they put those comments directly on the plan so when the plan goes through, everyone is aware that those Fire Department comments must be met.

Motion by Mr. Aragona, supported by Mr. Opalewski, with reference to File #19-3538 and application from St. Paul of Tarsus Catholic Church, 41300 Romeo Plank Road, Clinton Township, Michigan 48038, as represented by Mr. Steven Schneemann, Merritt Cieslak Design, Inc., 33610 Grand River Avenue, Farmington Hills, Michigan 48335, concerning the Revised Site Development plan for St. Paul of Tarsus Catholic church, located at the northeast corner of Canal and Romeo Plank Roads, addressed as 41300 Romeo Plank Road (Section 9 – Parcel #16-11-09-300-004), that the Revised Site Development plan be approved as submitted. Roll Call Vote: Ayes – Aragona, Opalewski, Brumbaugh, Charron, Cherry, DiBartolomeo, Spatafora, Trombley. Nays – None. Absent – Moseley. Motion carried.

**7.72 ACRES OF LAND FRONTING THE WEST LINE OF ROMEO PLANK ROAD, NORTH OF PARTRIDGE CREEK BOULEVARD, ADDRESSED AS 43843 ROMEO PLANK (SECTION 5) (PARCEL #16-11-05-426-002)**

**- PROPOSED REZONING: RML MULTIPLE-FAMILY RESIDENTIAL AND R-1 ONE-FAMILY RESIDENTIAL TO B-3 GENERAL BUSINESS**

**-- PUBLIC HEARING**

**FILE #19-6877: PETITIONED BY MR. GIOVANNI MANIACI,  
ITALIAN-AMERICAN CULTURAL CENTER**

**REPRESENTED BY MR. SIMON MAURO, MAURO ENGINEERING**

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Ms. Cherry confirmed that notification of this item on tonight's agenda was mailed to 97 owners and/or occupants of property located within 300 feet of the land in question, with 47 of those returned as undeliverable. She indicated this mailing included notification of the proposed rezoning, as well as the Site Development Plan for this property, which is the next item on tonight's agenda.

Mr. Thompson explained the Planning Department received a letter from a law firm expressing objection to the proposed rezoning and the proposed site

development approval request, and that letter was included in the Planning Commissioner's agenda packets. He presented a brief history on the parcel, noting the Planning Department received two requests for this property, one a rezoning request and one a Site Development approval request. The Planning Department was approached by the Italian-American Cultural Center for an addition to the existing site. They first looked at an addition to the existing building, but because of the topography, they could not do so. They proposed a small office-type building just east of the existing building on that same subject property. It was discovered that the existing use was not a conforming use. It was originally used as the clubhouse for the golf course, which is permitted in that district. The property has two zonings, one is RML Multiple-Family Residential, with a very small portion zoned R-1 One-Family Residential, although there were no buildings proposed to be situated on that R-1 portion. In order to move forward with any type of expansion, there was a zoning issue, so the petitioner submitted a rezoning request to rezone the property to meet the existing use of the property as well as to allow expansion of the use. The rezoning request is from RML Multiple-Family Residential and R-1 One-Family Residential to B-3 General Business for a parcel measuring 7.72 acres and has a building on it measuring 18,507 square feet, and the petitioner is looking to construct a 4,700-square-foot building on this property for use by the center. He indicated property to the north is zoned RML, is vacant and it is floodway, while property to the south is zoned R-4 and R-1, developed with single-family homes. Property to the east is zoned R-4, with vacant property and single-family home sites, and to the west, property is zoned RML and is developed with the pool and clubhouse for the adjacent development. Mr. Thompson summarized that, in review of the site, they find the proposed rezoning is compatible with existing and proposed uses of the property, consistent with the pattern of development in the area, and the rezoning request is specific to providing a zoning for the site for the use of the property as it sits now. As a result, he stated the Planning Department is recommending approval of the rezoning as requested.

Mr. DiBartolomeo stated he was a member of the Italian-American Cultural Society (IACS) for approximately twenty years. His membership terminated at the end of 2017. During part of that time, he served on the Board and was also president from 2010 through 2012. He indicated they made decisions during that time on daily operations as well as future planning for the IACS. There was talk about expanding to a larger building. In the summer of 2017, he was requested to attend the Board of Directors meeting to discuss the issue about the expansion of the site on the property they are looking at today. In good conscience and to avoid the appearance of any impropriety, he requested the Planning Commission to recuse him from any discussions or vote on this matter.

Motion by Mr. Aragona, supported by Ms. Cherry, to allow Mr. DiBartolomeo to recuse himself from any discussions or vote on the matter involving the requested rezoning of the subject property and proposed site development

approval for the Italian American Club House/Cultural Center addition, as requested. Discussion ensued.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #19-6877 and application from the Italian-American Cultural Center, 43843 Romeo Plank Road, Clinton Township, Michigan 48038, as represented by Mr. Giovanni Maniaci, Mauro Engineering, 48657 Hayes, Shelby Township, Michigan 48315, concerning the proposed rezoning of 7.72 acres of land fronting the west line of Romeo Plank Road, north of Partridge Creek Boulevard, addressed as 43843 Romeo Plank (Parcel #16-11-05-426-002), from RML Multiple-Family Residential and R-1 One-Family Residential to B-3 General Business, that further consideration of this request be postponed and direct the petitioner to meet with the Planning Director and Township Attorney to look at other options which would satisfy all parties involved as far as their concerns. Discussion ensued.

Mr. Brumbaugh seconded the motion and explained his reasons. He noted he looked at this very carefully since they received the information, which included a letter of objection from the attorney representing the neighboring property owner. He explained that, although he would like to approve this request, he felt the reasons cited in Mr. Kirk's letter that the rezoning is inappropriate for the reasons he cited, including the Township's Zoning Ordinance. He felt they can look at ways where the Italian American Cultural Center, which does a great job in the community, can continue their mission at that location, yet not face a potential lawsuit even if this were to go to the Township Board and they were to approve it. He felt from a legal standpoint, Mr. Kirk may have a strong argument, so he supported the motion to postpone this so they can explore ways to resolve it.

Mr. Opalewski indicated a point of order that Mr. Aragona's motion to recuse Mr. DiBartolomeo was not yet voted on. He questioned whether they should vote on that motion before proceeding to discuss the second motion on the floor.

Roll Call (on the motion to recuse Mr. DiBartolomeo): All in favor, and motion was carried.

Mr. Aragona stated he has attended plenty of events at the Italian American Cultural Center, adding they do a great job for the community, and for Clinton Township. He has also been a member of the Sons of Sicily so he is familiar with this group. He is finding out there is a point of contention between the petitioner and the neighboring property owner. He agreed that Mr. Kirk did a good job with his letter, but he indicated he has not yet heard back from Mr. Dolan, Township Attorney, so he does not feel comfortable voting one way or the other at this point. He agreed it should be postponed so they can confer with legal counsel.

Mr. Spatafora agreed with his colleagues, noting that even though there are three attorneys who sit on this Commission, he would like to see or hear or see

something in writing from the Township attorney. He is also seeing if there are other possibilities that would make this work all the way around.

Mr. Thompson advised that before roll call is taken, they need to hold the public hearing because notice was issued for it, and he felt the petitioner should also have the ability to speak.

Motion by Ms. Cherry, supported by Mr. Charron, to open the public hearing. Motion carried.

Mr. Simon Mauro, with Mauro Engineering, 48657 Hayes, Shelby Township, Michigan 48315, representing the Italian American Cultural Center, stressed this is a simple building they are trying to add. He indicated the Cultural Center has been very successful and has been there for fourteen years. The land was purchased by the Mocerri family and those who constructed Partridge Creek. He stressed they paid dearly for the land with the understanding that they were going to operate their cultural activities and have their banquets. They needed some classroom space to hold Italian classes, as well as a library and a chapel, so they want to expand. He stressed their operation is not going to change whether or not their zoning is in place, but he felt the group Mr. Bob Kirk is representing is trying to extort Italian American Cultural Center because he felt they have another agenda in mind. He claimed the Mocerri's want to swap some land, but the Italian American Cultural Center has no control over that property, because it owned by the Macomb County Department of Roads. Until the Department of Roads releases that property, they cannot do a land swap. He stressed his client wants to put up a 4,700-square-foot building on that property, and how they do it does not matter to him, so if they do not rezone it, they would still be using it the same way. He agreed with Mr. Thompson that the best way would be to rezone the property so that it clears it up for the future. He stressed the Cultural Center has been friendly with the Mocerri family for a long time, and he claimed they even deeded over two acres back to the Mocerri family. He could not see why there is opposition to the request. Mr. Mauro stated they offered to sign an agreement that when the Italian-American Cultural Center gets the parcel of land currently held by the Macomb County Department of Roads, they will deed it over to the Mocerri's, but he stressed they cannot do it now because they do not have ownership of it.

Mr. DiBartolomeo explained that when the Planning Commission receives a letter such as the letter from Mr. Kirk, quoting ordinances, case law and MCL statues, they need something to go back on. He assured they want to be fair to all parties.

Mr. Mauro assured it is not spot zoning and they only want it to continue the activities they have been doing on the property. He assured they are not going to build a gas station and noted that if any other use were ever proposed, they would have to come back for site plan approval. He reiterated they only want to

continue their activities. He offered to answer further questions and indicated their Board members are all present as well.

Mr. Giovanni Maniaci, petitioner, stated he is one of the Board directors, and since 2015 he has been on the committee, also serving as Chairman of the Building Committee for the Cultural Center. He explained they are trying to expand on their property, but the property adjacent to the Moceris property is what they want to use for their parking lot. He indicated Mr. Thompson had recommended they rezone it to “make it a proper fit”. He assured they are not proposing anything other than parking on that portion of the property, and there will be no building or antennas. He stressed they need the parking space because there are days they are shuttling to and from Walmart depending on how busy the day is.

Mr. Bob Kirk, 19500 Hall Road, Clinton Township, Michigan 48038, stated he would like to reserve the legal arguments he made, but he concurred with the postponement. They would like to sit down with a third party to work something out, but he indicated he took offense to Mr. Mauro’s statement about “extorting” because the parcel they have right now is approved for eight units, and they can go ahead and build those without the other property. He stressed they do not want to build their nice units and have a parking lot developed next to them, reminding that the property is zoned residential so they would like to see some type of buffer between the parcels. He added that a parking lot for a banquet facility that closes at 1 a.m. does not serve them well. He assured if they can help with the Cultural Center, possibly moving across the street, that would be great but he added that it is out of their hands.

Mr. DiBartolomeo felt they could go back and forth all night, but if Mr. Kirk has additional comments, he would prefer those be brought up at this point.

Mr. Kirk explained they represent Partridge Creek Holdings, part of the Moceris development, and there are 339 units, with 260 of those built. The property to the west, behind the building, equals 38 acres, and they are currently putting underground utilities in for additional units. The Cultural Center is a non-conforming use and it is clear in the ordinance that it cannot be expanded. He felt there is more to the proposed building than classrooms. He cautioned that the B-3 they are proposing to rezone to opens a plethora of uses under the ordinance, and he outlined some of those uses. He did not believe the Township has a current Master Plan, but he felt the future plan in place shows this area all as multiple-family residential, so the request for the rezoning is in contradiction to the future land use. He stressed the goal for a non-conforming use is to allow it but not to let it survive and expand it. He could not see how this could not be a spot zoning, because it is surrounded with multiple and single-family, and in Michigan is generally ruled invalid. He added it is not only a spot



zoning but they are trying to increase that use and it is generally incompatible with the area. He admitted the Cultural Center has great people and he knows a lot of the members, but he questioned what happens if they sell their facility. That will leave a banquet center operated by someone else, and he questioned what their hours of operation will be. He felt this will be disruptive to the type of use the Moceris are building. He claimed in order for them to prove there should be a rezoning, they would have to prove that the Township is preventing them from a reasonable use of their land, which they are not. They feel the rezoning is detrimental to the health, safety and welfare, is not harmonious with the surrounding area, and he requested it be denied.

Mr. Maniaci questioned whether Mr. Kirk was retained by the past president of the Italian-American Cultural Center about drafting all this paperwork for the landswap.

Mr. Kirk responded affirmatively, noting it is the same issue.

Mr. Mauro stated it sounded to him like the opposition is ok with the use and they are ok with the building, but not the zoning. He assured the Cultural Center is ok with that, too, and they do not need the zoning.

Mr. DiBartolomeo emphasized that they need the rezoning to be able to approve the site plan.

Motion by Mr. Brumbaugh, supported by Ms. Cherry, to close the public hearing. Motion carried.

Ms. Cherry inquired as to whether there is any types of barriers that would make this palatable for the adjacent parcel.

Mr. Kirk replied they never got that far to discuss it. They received notification of this a couple of weeks ago and filed their objections.

Mr. Charron reiterated one of the reasons he proposed postponing this and requesting the petitioner meet with the Planning Director and the Township Attorney is because he felt this can be resolved in an amicable way. He commented that the Italian-American Cultural Center has been an excellent corporate entity in the Township and will be able to get what they desire, while all of the other concerns can be addressed to everyone's satisfaction.

Mr. Aragona stated it sounds as though the two parties have not sat down together, and at the last Board of Trustees meeting this past Monday, a developer came forward and he commended him, noting he was taken aback because the residents in the area came out and expressed their support of the project. He stressed that developer has been fantastic, and the Township has

communicated with him, and whenever they needed something, the developer has been right there to help them out and explain what they are doing. He did not feel that has occurred here, and he felt a little communication would go a long way.

Mr. Charron stressed there are other avenues available to the petitioner to address all of the concerns as far as the rezoning, so all future concerns for property use would be addressed.

Mr. DiBartolomeo noted there is a motion on the floor to postpone.

Mr. Spatafora questioned whether there is a postponement to a certain date in the future.

Mr. DiBartolomeo replied no, indicating they should meet first with the Planning Director, and he hoped the petitioner will also sit down with representatives from the Mocerri development. He agreed with everything being said, and he stressed he is still fond of the Cultural Center and added that Mocerri's have also been very good for this community. He felt there is a common ground. He suggested they may all have to sit down and Mr. Thompson may have to serve as mediator for the parties. If the motion is passed, he asked the petitioner to arrange to meet with Mr. Thompson, and he requested Mr. Kirk stay in the loop as well. He further felt that Mr. Dolan should also be involved.

Roll Call Vote (on postponing this item indefinitely): Ayes – Charron, Brumbaugh, Aragona, Cherry, Opalewski, Spatafora, Trombley. Nays – None. Absent – Moseley. Abstain – DiBartolomeo. Motion carried.

**7.72 ACRES OF LAND FRONTING THE WEST LINE OF ROMEO PLANK ROAD, NORTH OF PARTRIDGE CREEK BOULEVARD, ADDRESSED AS 43843 ROMEO PLANK (SECTION 5) (PARCEL #16-11-05-426-002)**

- **SITE DEVELOPMENT PLAN: ITALIAN-AMERICAN CLUB HOUSE / CULTURAL CENTER ADDITION**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
- FILE #19-6056: PETITIONED BY MR. GIOVANNI MANIACI,  
ITALIAN-AMERICAN CULTURAL CENTER  
REPRESENTED BY MR. SIMON MAURO, MAURO ENGINEERING**
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Motion by Mr. Brumbaugh, supported by Mr. Charron, with reference to File #19-6056 and application from Mr. Giovanni Maniaci, of the Italian-American Cultural Center, 43843 Romeo Plank Road, Clinton Township, Michigan 48038, as represented by Mr. Simon Mauro, of Mauro Engineering, 48657 Hayes, Shelby Township, Michigan 48315, concerning the proposed Site Development Plan for the Italian-American Club House / Cultural Center Addition, to be located on 7.72 acres of land fronting the west line of Romeo Plank Road, north of Partridge

Creek Boulevard, addressed as 43843 Romeo Plank Road (Section 5 – Parcel #16-11-05-426-002), that further consideration of this request be postponed. Roll Call Vote: Ayes – Brumbaugh, Charron, Aragona, Cherry, Opalewski, Spatafora, Trombley. Nays – None. Absent – Moseley. Abstain – DiBartolomeo. Motion carried.

## **REPORTS OF MEETINGS**

### **-- APPROVAL OF MARCH 14<sup>TH</sup>, 2019 REPORT**

Motion by Mr. Aragona, supported by Mr. Opalewski, to approve the minutes of the March 14<sup>th</sup>, 2019 Planning Commission meeting as submitted. Motion carried (Ms. Cherry abstained).

## **PLANNING COMMISSION SCHEDULE OF MEETINGS**

### **-- NEXT MEETING SCHEDULED FOR THURSDAY, APRIL 11<sup>TH</sup>, 2019**

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, April 11<sup>th</sup>, 2019. He indicated they will be considering the following item that is anticipated to be on that agenda:

- A Special Land Use for a massage therapy facility at 41950 Hayes Road, in the Oakwood Plaza.

## **ADDITIONAL DISCUSSION**

Mr. Thompson provided an update on the Township's Master Plan. He stated the Planning Department recently received a final draft of the Master Plan, so they will be moving forward rather quickly with the formal approval process. He outlined the formal approval process, noting that under the law, the Township Board has to approve the distribution of the Draft Master Plan, which is scheduled to be on the Township Board agenda for April 8<sup>th</sup>. If they approve the distribution, as he anticipates they will, it will get distributed to a number of agencies, adjacent communities, utilities, road agencies, railroad agencies, and it will indicate a 63-day review period under the law. All of these entities will have 63 days to submit comment to the Township Planning Department or Township Board. If it is approved for distribution on April 8<sup>th</sup>, the Draft Master Plan will be put on the Township's website and letters will be distributed to the above-mentioned agencies. In the interim, a public forum will be held, and he noted that since he has been Planning Director, there has not been any public input on the Master Plan. On Tuesday, April 23<sup>rd</sup>, 2019, from 6 p.m. to 8 p.m. in Room B of the Clinton-Macomb Public Library, located at the southeast corner of Canal and Romeo Plank Road, just north of the Civic Center, they will be holding a public forum. Everyone is welcome, including all members of the Township Board, Zoning Board of Appeals and Planning Commission, as well as the general

public, and a presentation will be made by the Planning Department. They will try to get an analysis as to what people see as the Township's strengths and weaknesses, in an attempt to make sure the Master Plan includes what everyone is looking for. He noted that his new Assistant Director will be helping him to facilitate that meeting as well. They will also be looking at the Future Land Use Plan, which is also a very important component of the Master Plan. Mr. Thompson indicated they will be providing more information over the next couple of weeks and hope to get as many people there as possible. Following that forum, and as part of the formal process, the Township Board will have the opportunity to approve the Master Plan on June 17<sup>th</sup>, 2019, and after that, it comes to the Planning Commission at their July 11<sup>th</sup>, 2019 meeting to hold a formal public hearing. He stated they can take public comment and approve it that evening if they so choose, or if they want more information or want to take more time, they can do that as well and delve into it a little deeper. He indicated that as soon as the distribution is approved by the Township Board, he will distribute copies and they can start going through it to see what is in it and start formulating copies.

Ms. Trombley inquired as to whether the previous firm that started the Master Plan years ago is the firm who will complete it, or whether the Township has hired someone else.

Mr. Thompson replied that the Township has hired someone else.

Mr. DiBartolomeo inquired as to whether they are starting at "ground zero" with the new plan.

Mr. Thompson replied that the Township has paid for the document created to that point, and although it was not complete, it was a fairly large document that was far enough along that it just needed to be completed. He noted there was some information that had to be updated, such as current census information, so the socioeconomics and statistics had to be updated. The plan is in a draft form so they need more input through this process until such time as the Planning Commission holds their official public hearing on it. He advised that the Planning Commission has the final decision on it and approves the Master Plan, which is one of the tasks they have from an approval standpoint versus being a recommending body.

Mr. Opalewski inquired as to whether Mr. Thompson is looking for the Planning Commissioners to be part of the public forum.

Mr. Thompson replied affirmatively, noting "public" is the key word, and anyone and everyone is invited. He replied to inquiry that, although the library does not hold 100,000 people, and if it spills over, they can hold two public forums. He stated he would love to have a room too full of people who want to provide comments. He indicated he and Mr. Cannon felt the library was a great venue to

hold this forum; however, the auditorium at the library is unfortunately booked through May, so this will be in one of their other rooms. If they find there are more people who intend to attend than they can accommodate at the library, the forum can be held here in the Board Chambers at the Civic Center. They could utilize the lobby area for the Future Land Use Plan. He advised they can have ongoing discussion and people do not have to stay for the full 6:00 p.m. to 8:00 p.m. period.

Mr. Aragona stated if they anticipate a lot of people, they can contact Macomb Community College to see if they have a room available. He noted the college has always been very accommodating to them.

### **ADJOURNMENT**

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Motion by Mr. Aragona, supported by Ms. Trombley, to adjourn the meeting. Motion carried. Meeting adjourned at 7:17 p.m.

Respectfully submitted,

*Katherine Cherry*

Katherine Cherry, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:04/01/19  
ces:04/02/19  
*Approved 04/11/19*