

# **CLINTON TOWNSHIP PLANNING COMMISSION**

*REPORT OF MEETING*

*APRIL 11<sup>TH</sup>, 2019*

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

**ABSENT:** Lawrence Opalewski, Jr. (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, Cherry, Moseley, Trombley. Nays – None. Absent – Opalewski. Motion carried.

**PART OF 2.67 ACRES OF LAND FRONTING THE EAST LINE OF HAYES ROAD, NORTH OF UTERS, ADDRESSED AS 41950 HAYES ROAD (SECTION 7) (PART OF PARCEL #16-11-07-301-012)**

- **SPECIAL LAND USE: A MASSAGE THERAPY FACILITY IN THE B-2 COMMUNITY BUSINESS DISTRICT (ULTIMATE THAI MASSAGE @ OAKWOOD PLAZA)**
  - **PUBLIC HEARING**
- FILE #19-0632: PETITIONED BY MS. NARITSARA THIELK**
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Ms. Cherry informed that notice of this item on tonight's agenda was mailed to 106 owners and/or occupants of property located within 300 feet of the land in question, with 9 of those returned as undeliverable. She also read into the record a letter from the petitioner explaining her background and training in the massage therapy business.

Mr. Thompson reviewed his letter to the Commission dated March 28<sup>th</sup>, 2019 and explained that the petitioner is requesting Special Land Use approval for a massage therapy business on the east side of Hayes Road, north of Uthers, located in the Oakwood Plaza. The property is zoned B-2 Community Business, as well as the properties both to the north and south, which are developed with multi-tenant commercial buildings. They are all connected through shared drives on both the north and south. Property to the east is zoned single-family and is developed with homes on Vincent Street, and the property to the west is located within the boundary of Sterling Heights and is developed with homes that front Hayes. The petitioner is proposing to occupy an existing vacant lease space in the building. The entire commercial building is 22,000 square feet, and there are two shared access drives to Hayes. Nearly 200 parking spaces are provided on the site and is still designed in accordance with the approved site plan on file. He indicated the site is properly screened with a masonry wall on the east side of the site between the subject property and the single-family homes on Vincent and there is a greenbelt as well. He concluded the Planning Department certifies the Special Land Use is eligible for approval.

Ms. Naritsara Thielk, petitioner, stated she has nothing to add to the documentation.

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

Mr. Robert Mazzocco, 15397 Vincent Drive, Clinton Township, Michigan 48038, questioned whether this is a rezoning to allow this business.

Mr. Thompson replied the property is not being rezoned. It is zoned B-2 Community Business and is typical for this portion of Hayes. In any zoning district within the Township, as is typical for any municipality, there are uses under that zoning that are listed as permitted uses “by right”, which means they can go in and do not need any approval from Planning Commission or the Township Board, and there are also uses listed as “Special Land Uses”, which the ordinance deems might have additional impact on surrounding properties. The ordinance then requires the Planning Commission review those to make sure they will not have a negative impact on adjacent uses, the roads or the existing facility. This request is specific to this particular use, and he stated the zoning of the property will not change.

Mr. Mazzocco is concerned about another massage therapy facility opening. He claimed there are already two others in a short proximity on Hayes Road. He noted there are legitimate massage places, and there are some that are questionable. He noted they have children in the neighborhood, and this means additional traffic in the Oakwood Plaza. He wants to make sure this will not develop into something that is not good for the neighborhood.

Ms. Linda Selby, 15376 Vincent, Clinton Township, Michigan 48038, stated it is a residential area west of Hayes, and this is being proposed to be 50 to 100 feet from those homes. She indicated she has concern as to what is being proposed, noting it is a walkable neighborhood and there are a lot of children and seniors who walk that stretch of Hayes. She is concerned that it may turn into something they may not want in the neighborhood.

Ms. Mary Jo Hollebrands, 15396 Vincent, Clinton Township, Michigan 48038, stated they have a chiropractic office at 18 Mile and Hayes that provides therapeutic massages, and there are others up and down Hall Road. She could not see the need for another massage therapy facility. She noted it is a family area and is a walkable area. She felt they need to be careful with the reputation that massage therapy facilities have, and she questioned whether they want that in their neighborhoods. She pointed out there are already many businesses in the area that offer massage therapy services.

Motion by Mr. Spatafora, supported by Mr. Charron, to close the public hearing.  
Roll Call: Ayes – Spatafora, Charron, Aragona, Brumbaugh, Cherry, DiBartolomeo, Moseley, Trombley. Nays – None. Absent – Opalewski. Motion carried.

Ms. Trombley noted in the petitioner’s letter, she indicated her original business is located on Hall Road. She inquired as to whether that facility is still open.

Ms. Thielk replied it is open and operating as “Ultimate Thai Massage” but the proposed facility she is proposing at this location will be known as “Siam Thai Massage”. She explained the original location was with a partner and is still in operation between Card and Heydenreich in the Juan Miguel plaza. She explained she will have a different partner at this location. She replied to further inquiry that the business on Hall Road has been open for two to three years and she has been a partner there the full time.

Mr. Spatafora questioned whether she has a lease for the subject retail space.

Ms. Thielk replied affirmatively, noting she signed the five-year lease in January of this year. She indicated it was signed by herself, her partner and the landlord.

Mr. Spatafora inquired as to the size of the lease space.

Ms. Thielk replied she did not know, but she presented a copy of the lease to Mr. Spatafora to review.

Mr. Spatafora stated the lease reflects the space is 1,600 square feet.

Ms. Thielk explained the facility has four rooms, with a total of five tables. One of the tables in the room with two tables is for shoulder, neck and foot massages. She replied to inquiry that each room has a door that can close. She clarified that the one room with the full table and the shoulder, neck and foot massage chair has a half-wall.

Mr. Spatafora inquired as to how many employees Ms. Thielk will have working in her studio.

Ms. Thielk replied she anticipated eventually having five, but she will be starting out with three employees.

Mr. Spatafora inquired as to whether Ms. Thielk intends to be there on a daily basis.

Ms. Thielk replied affirmatively. She replied to inquiry that she will be there full-time, and the hours of operation will be from 10 a.m. to 8:30 p.m., seven days a week.

Mr. Spatafora inquired as to whether Ms. Thielk will be offering any other services other than reflexology and massage.

Ms. Thielk replied no.

Mr. Spatafora inquired as to whether she will be offering chiropractic services or healing arts.

Ms. Thielk replied no. She replied to further inquiry that all of her employees are licensed and she offered to furnish that information to the Planning Department if requested.

Mr. Spatafora questioned how many customers Ms. Thielk anticipates they will have at one time, and how many they will have in a normal day.

Ms. Thielk replied they can accommodate five people at one time. She estimated they generally have about twenty a day.

Mr. Spatafora inquired as to whether she will be offering the same services offered at the Hall Road location.

Ms. Thielk replied affirmatively, noting they offer massage reflexology and table massage.

Mr. Spatafora inquired as to whether the other leasing units in the building are currently occupied.

Ms. Thielk did not know, but Mr. Thompson indicated there are very few vacancies in that plaza, and most of the units are filled.

Ms. Thielk stated when she went to sign the lease, she was told there was one opening.

Mr. Spatafora questioned whether Ms. Thielk tried to lease space in this plaza within the last few years.

Ms. Thielk replied she did not attempt to lease another space until recently when she signed her lease in January.

Mr. Spatafora questioned whether Ms. Thielk is concerned that there is a lot of competition for the massage business in the area.

Ms. Thielk replied she is not worried about competition.

Mr. Charron inquired as to Ms. Thielk's partner.

Ms. Thielk replied she has a partner in the lease with her, and she anticipated her partner will work at the desk because she does not yet have her massage therapy license.

Mr. Charron questioned whether there will be three employees in addition to Ms. Thielk, or whether she is counting herself as one of the employees.

Ms. Thielk replied to inquiry that her massage therapists can do the reflexology and the table massage. She clarified that she intends to have three employees in addition to herself.

Motion by Mr. Brumbaugh, supported by Ms. Trombley, with reference to File #19-0632 and application from Ms. Naritsara Thielk, 6249 Trumble Road, St. Clair Township, Michigan 48079, concerning the proposed Special Land Use being a massage therapy facility in the B-2 Community Business District (Ultimate Thai Massage @ Oakwood Plaza), located on part of 2.67 acres of land fronting the east line of Hayes, north of Uthers, addressed as 41950 Hayes Road (Section 7 – Part of Parcel #16-11-07-301-012), that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use as requested. Roll Call Vote: Ayes – Brumbaugh, Trombley, Aragona, Charron, Cherry, DiBartolomeo, Moseley, Spatafora. Nays – None. Absent – Opalewski. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Township Board for their final determination. She informed that this item will be on their agenda for Monday, April 22<sup>nd</sup>, 2019 at 6:30 p.m.

## **REPORTS OF MEETINGS**

### **-- APPROVAL OF MARCH 28<sup>TH</sup>, 2019 REPORT**

Motion by Ms. Moseley, supported by Ms. Cherry, to approve the minutes of the March 28<sup>th</sup>, 2019 Planning Commission meeting as submitted. Roll Call Vote: Ayes – Moseley, Cherry, Aragona, Brumbaugh, Charron, DiBartolomeo, Spatafora, Trombley. Nays – None. Absent - None.

## **PLANNING COMMISSION SCHEDULE OF MEETINGS**

### **-- NEXT MEETING SCHEDULED FOR THURSDAY, APRIL 25<sup>TH</sup>, 2019**

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, April 25<sup>th</sup>, 2019. He indicated they will be considering the following two items that are anticipated to be on that agenda, both involving the same site located on North Gratiot, which is currently operated as The Concorde Inn:

- A rezoning from B-3 General Business to SP-1 Special Purpose (Nursing Homes) to allow the use of a 160-bed memory care and assisted living facility.
- A site development plan for Parkdale Senior Living, which involves some changes to the outside of the site, along with very serious changes to the inside of the building to accommodate the new use. He indicated there will be changes to the parking lot as well.

Mr. Brumbaugh inquired as to whether the site is still being used as a hotel.

Mr. Thompson replied the hotel is currently in operation.

## **ADDITIONAL DISCUSSION**

### **-- DISCUSSION ON THE DRAFT MASTER PLAN**

Mr. Thompson stated that he distributed a copy of the Draft Master Plan to each of the Commissioners. He explained at the Township Board meeting on Monday, in accordance with the law, the Board authorized distribution of this plan to different agencies, as required, including adjacent municipalities, utilities, railroads, the County, the County Department of Roads, Michigan Department of Transportation and others. He stated the Draft Master Plan is on the website for anyone to review. The notice is a 63-day period, during which time all of those agencies have time to review the draft and submit any comments to the Township. At the end of that time, the Township Board will approve the plan and take any comments. It will then go to the Planning Commission, and it is anticipated it will be placed on the agenda for their first meeting in July. At that time, the Planning Commission will hold the formal required public hearing, and it will be this Commission that adopts the Master Plan. It came to his attention when he started here at the Township about five-and-a-half months ago that there was not a public forum held on the Master Plan, and that would typically be held prior to the final draft. The Township will be holding a public forum, scheduled for Tuesday, April 23<sup>rd</sup>, 2019 at 6:30 p.m. in the South Branch of the Clinton-Macomb Public Library, located at 35679 S. Gratiot. The purpose of this public forum is to get input from everyone, including Commissioners, Zoning Board members, Township Trustees and citizens-at-large. Mr. Thompson stated he, along with Assistant Planning Director Matt Wallace, will be facilitating that meeting, providing a PowerPoint presentation and providing an update on the statistics and demographics of the area. He would like to get some comment on the Future Land Use Plan, not only looking at undeveloped areas but also areas they know will be redeveloped. He anticipated the meeting will take about an hour-and-a-half and he assured it is not a formal meeting, so there will be no minutes taken and no decisions made. The comments will be forwarded to the consultant, and he urged anyone with questions, comments or concerns to contact him with their input, noting they do not have to wait the 63 days to get that information to him. He stressed the goal is to get this approved and get back to having a Master Plan in compliance with the Zoning Enabling Act.

**ADJOURNMENT**

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Motion by Mr. Brumbaugh, supported by Mr. DiBartolomeo to adjourn the meeting. Motion carried. Meeting adjourned at 7:01 p.m.

Respectfully submitted,

*Katherine Cherry*

Katherine Cherry, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:04/16/19

ces:04/17/19

Approved 04/25/19