

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

APRIL 25TH, 2019

PRESENT: Kirkanne Moseley, Chairperson
Ronald DiBartolomeo, Vice-Chairperson
Katherine Cherry, Secretary
Joe A. Aragona
George Brumbaugh
Stephen Charron
Lawrence Opalewski, Jr.

ABSENT: Daniel Spatafora (Excused)
Denise C. Trombley (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, seconded by Mr. Opalewski, to approve the agenda as submitted. Roll Call Vote: Ayes – DiBartolomeo, Opalewski, Aragona, Brumbaugh, Charron, Cherry, Moseley. Nays – None. Absent – Spatafora, Trombley. Motion carried.

8.043 ACRES OF LAND FRONTING THE WEST LINE OF GRATIOT, SOUTH OF HALL ROAD (SECTION 1) (PARCEL #16-11-01-100-050)

- PROPOSED REZONING: B-3 GENERAL BUSINESS TO SP-1 SPECIAL PURPOSE (NURSING HOMES)

-- PUBLIC HEARING

**FILE #19-6874: PETITIONED BY MS. RITA KUMAR,
RMH SOLUTIONS, LLC**

REPRESENTED BY CITYSCAPE ARCHITECTS & MR. BEN ALOIA

Ms. Cherry informed that notice of this item on tonight's agenda was mailed to 17 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Thompson stated there are two requests being considered this evening: the first is a rezoning and the second is a Site Development Plan for the same property. He explained the property is currently zoned B-3 General Business, and the petitioner is requesting to rezone to SP-1 Special Purpose (Nursing Homes) for the stated purpose of redeveloping the existing Concorde Inn for use as assisted living and memory care senior facility. He stated the property is 7.72 acres currently developed with a 150,000-square-foot, four-story building. Property to the north is zoned industrial and there are other industrial uses to the north. To the south, the property is zoned I-1 Light Industrial and RML Multiple-Family Residential, and the immediate use to the south is a single-family home. Property to the east, on the opposite side of Gratiot, is zoned B-3 and is developed with the L'Anse Creuse Public Schools building, and to the west is vacant property zoned B-3 and owned by Clinton Township. He stated the review of the proposal submitted is compatible with the existing zoning and uses in the area. The proposed reuse of the building and the property will result in a long-term sustainable use of this site, which takes into consideration the growing need for senior care in Clinton Township. It is designed to provide minimal impact to surrounding roads and uses as possible. He stated the Planning Department is recommending the Planning Commission forward this rezoning application to the Township Board with a recommendation for approval.

Mr. Derrick Mroz, of Cityscape Architects, 2941 Overbrook Drive, Highland, Michigan 48357, felt Mr. Thompson covered their request. He offered to answer questions.

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

Ms. Karen Scaramuzzino, 15505 Hayes, #103, Clinton Township, Michigan 48038, questioned how long this will take. She stated the Concorde Inn has more than a dozen weddings planned at this venue coming up this year, so if it is rezoned, she noted these couples will be out of a venue for their wedding, and some already have invitations mailed out.

Ms. Moseley assured they will try to get an answer from the petitioners as to how long they anticipate it will take and their plans moving forward. She is not sure they will be able to get an answer but they will do the best they can.

Ms. Scaramuzzino complained that money has been taken and contracts have been signed. She stressed how difficult it is to find a wedding venue at the last minute, and she felt this falling on everyone at the last minute was not a good idea.

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

Mr. Opalewski inquired as to how many units they intend to have at this facility.

Mr. Mroz replied that they currently have 160 units, and he believed they will be keeping most of those. He added they will be changing some of the units on the first floor because they have to create a common dining area. He estimated they will end up with 152 or 153 units. He replied to further inquiry that he anticipates this location will employ about 80 people.

Mr. Aragona inquired as to whether they intend to retain the services of any of the current employees who are working in the hotel.

Mr. Haitham Mahmoud, 48820 Wellsley Court, Northville, Michigan 48168, one of the partners in the project, replied that their goal is to try to retain the employees when possible, plus employment from contractors and others. He explained they will try to analyze to see if the current employees can be trained to perform the types of jobs needed. He stated in the field of hospitality versus senior care, some of the tasks may be similar, while others are different, and they will try to retain employees when possible.

Mr. Aragona inquired as to whether they will be partnering with any of the senior care groups, such as American House.

Mr. Mahmoud stated they are independent and not a part of any affiliated care group.

Mr. DiBartolomeo inquired as to their timeline for closing the Concorde Inn.

Mr. Mahmoud replied the biggest process is the rezoning. If that goes through, there are a few other stages. He indicated they would like to be open by next spring.

Mr. DiBartolomeo inquired as to how long they intend to keep the Concorde Inn open.

Mr. Mahmoud replied they will try to work with the current owner and try to get the list of events. If time allows, they will be willing to continue to hold those events and not have anyone negatively affected. He anticipated if this is all approved, construction will not start until late summer. He did not feel those with events coming up at the subject location will not have to worry, and he stated he is willing to work with them.

Ms. Moseley requested that Mr. Mahmoud provide those present with his contact information so they can be in touch with him.

Mr. Mahmoud replied when he indicated construction starting late summer, he is referring to this year.

Mr. Brumbaugh questioned whether he currently owns the property or whether he has an agreement subject to approval from the Township.

Mr. Mahmoud replied they are in agreement subject to the approval of the rezoning.

Mr. Brumbaugh questioned whether the intent is to turn the existing rooms into rooms for the elderly.

Mr. Mahmoud replied affirmatively, noting there are a lot of things that need to be done, but it is suitable to convert into a senior living facility with minimal demolition. The structure is in place, but they will need to change the look and feel from the outside to make it a more residential look. Each unit will be modified from a hotel room to give it a more residential look and appeal for the seniors. He felt they will be bringing in more greenery and landscaping.

Mr. Brumbaugh questioned whether there is currently a pool at the site, and if so, whether they intend to keep it.

Mr. Mahmoud replied they are debating what they will do with the existing indoor pool that is on one side of the building, with the banquet hall on the other side. He stated he is a physical therapist by profession, and he indicated they may go a bit smaller due to its current size being a safety risk to seniors, or they may

convert it into something that is more recreational, although there are no definite plans for it at this time.

Mr. Brumbaugh inquired as to whether the banquet facility will be the proposed dining area for the residents.

Mr. Mahmoud replied the ballroom holds a capacity of 300, and he anticipated they will have about 150 units, which may have 175 to 180 residents. The memory care will have their own separate dining area, so the general dining area will most likely serve only 125 to 130 residents. They will be planning to do something else with the current ballroom, noting it is a beautiful place and they want to keep it looking nice.

Mr. Mroz replied to inquiry that they will be using the existing kitchen to house their dining facility. There is a grease trap that is available for use.

Mr. Opalewski felt this is a good future land use for the subject property. He stated he, along with Mr. Charron and Mr. Aragona, attended the Master Plan public forum and is learning the senior citizen population is poised to explode, and this proposed development would position the Township to be able to accommodate the needs of some of the seniors. He was confident they will try to honor as many of the existing contractual obligations as possible.

Motion by Mr. Charron, seconded by Mr. Opalewski, with reference to File #19-6874 and application from Ms. Rita Kumar, RMH Solutions, LLC, 28592 Orchard Lake Road, Farmington Hills, Michigan 48334, as represented by Cityscape Architects and Mr. Benjamin Aloia, Attorney, concerning the proposed rezoning of 8.043 acres of land fronting the west side of Gratiot, south of Hall Road, addressed as 44315 Gratiot (Section 1), from B-3 General Business to SP-1 Special Purpose (Nursing Homes) for the stated purpose of redeveloping the existing Concorde Inn property and building for use as an assisted living / memory care senior facility, that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call: Ayes – Charron, Opalewski, Aragona, Brumbaugh, Cherry, DiBartolomeo, Moseley. Nays – None. Absent – Spatafora, Trombley. Motion carried.

Ms. Moseley explained the Planning Commission is a recommending body and this will be forwarded to the Township Board for their consideration at their May 13th, 2019 Township Board meeting.

Mr. Thompson indicated the site development plan, which is the next item being considered on tonight's agenda, has to go before the Zoning Board of Appeals prior to it going to the Township Board; therefore, this is anticipated to be placed on the May 28th, 2019 Township Board meeting.

8.043 ACRES OF LAND FRONTING THE WEST LINE OF GRATIOT, SOUTH OF HALL ROAD (SECTION 1) (PARCEL #16-11-01-100-050)

- **SITE DEVELOPMENT PLAN: PARKDALE ASSISTED LIVING FACILITY**
- **REQUEST FOR RECOMMENDATION TO THE TOWNSHIP BOARD FOR APPROVAL**

**FILE #19-5187: PETITIONED BY MS. RITA KUMAR,
 RMH SOLUTIONS, LLC**

REPRESENTED BY MR. TOM KELLOGG, LEHNER ASSOCIATES, INC.

Mr. Thompson explained this is a 150,000-square-foot, four-story building. The petitioner had indicated it will have 160 beds but that may be fewer as indicated by the petitioner this evening. The exterior materials will be staying the same, and the building will be repainted and some residential-looking features added to the outside. There will be a total of 304 off-street parking spaces on the site, which is in excess of the number required by ordinance. They are updating and increasing handicapped parking and access. The site will retain the two existing driveways on Gratiot, and the petitioner has agreed to provide the Township with an ingress/egress easement along the south lot line to provide the Township with secondary access to the DPW services yard behind this site, for which they are grateful to the petitioner. Landscaping and screening will be updated, and screening walls will be placed along the street side, along with updated landscaping in the parking lot. Site lighting, signage and stormwater is all part of the package submitted by the petitioner. He advised there are two items that are in need of variances. The first is a result of the rezoning request, being a four-story building in the SP-1 District, which only allows a three-story, 35-foot-high building. They will be requesting a variance to allow the four stories and a building height of 48 feet. The other variance is addressing a non-conforming situation of the existing parking along the eastern side of the site along Gratiot encroaching into the required 40-foot greenbelt. They are proposing a 3-foot-high wall but they also need a 20-foot variance to encroach into the greenbelt. He stated they are scheduled to be on the May 15th, 2019 Board of Appeals meeting, and if the Zoning Board of Appeals grants those variances, they will then be on the May 28th, 2019 Township Board meeting for both the rezoning and the site development plan. He concluded that the Planning Department is recommending the Planning Commission forward this on to the Township Board along with a recommendation for approval, contingent upon the petitioner receiving the necessary variances from the Zoning Board of Appeals.

Mr. Brumbaugh expressed concern about the people who have signed contracts with the current owner of the development. He did not know how far out those scheduled dates extend, but he hoped that if this is approved, the new owners will work closely with the current owner to make sure no one is inconvenienced. He added that he went through a similar situation 46 years ago so he is sympathetic to their situation.

One of the audience members (unidentified) indicated her wedding is on May 17th, 2019, but another audience member stated her wedding reception is scheduled for October 2019.

Mr. Mahmood assured they will contact the current owner to obtain lists of their current contracts and commitments, and they will work together to try to come to a solution. He noted they may have work going on in the inside, but it should not affect the front where the banquet room is located. He reminded that their facility will not be opening as an assisted living / memory care facility until spring of 2020. He hopes they will have a list of these events by the next meeting.

Mr. Thompson thanked the petitioner for offering that, and requested he keep the Planning Department up-to-date on the status so he can advise the Planning Commission and Township Board. He understood there is not a lot the Township can do about it, but it is important to everyone here and everyone on the Planning Commission.

Mr. Mahmood explained that Ms. Rita Kumar is their main representative and partner/owner. She is currently out-of-town, but he assured he will update her and she will have that information.

Mr. Thompson thanked Mr. Mahmood for his cooperation in this matter.

Motion by Mr. DiBartolomeo, seconded by Ms. Cherry, with reference to application from Ms. Rita Kumar, RMH Solutions, LLC, 28592 Orchard Lake Road, Farmington Hills, Michigan 48334, as represented by Mr. Tom Kellogg, Lehner Associates, Inc., 17001 19 Mile Road, Suite 3, Clinton Township, Michigan 48038, concerning the proposed Site Development Plan for Parkdale Assisted Living / Memory Care facility to be located on 8.043 acres of land fronting the west line of Gratiot Avenue, south of Hall Road (Section 1, Parcel #16-11-01-100-050), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted, subject to approval of the requested variances that will be heard by the Clinton Township Zoning Board of Appeals on May 15th, 2019. Roll Call Vote: Ayes – DiBartolomeo, Cherry, Aragona, Brumbaugh, Charron, Moseley, Opalewski. Nays – None. Absent – Spatafora, Trombley. Motion carried.

Ms. Moseley informed that this will be placed on the Township Board agenda of May 28th, 2019 contingent upon approval from the Zoning Board of Appeals on May 15th, 2019 for the required variances.

REPORTS OF MEETINGS

-- APPROVAL OF APRIL 11TH, 2019 REPORT

Motion by Mr. Brumbaugh, supported by Mr. Charron, to approve the minutes of the April 11th, 2019 Planning Commission meeting as submitted. Roll Call Vote: Ayes – Brumbaugh, Charron, Aragona, Cherry, DiBartolomeo, Moseley. Nays – None. Absent – Spatafora, Trombley. Abstain - Opalewski. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, MAY 9TH, 2019

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, May 9th, 2019. He indicated they will be considering the following two items that are anticipated to be on that agenda:

- The first is a Planned Unit Development (PUD) Ordinance to promote mixed uses on sites that need redevelopment.
- The second is a Marihuana Planned Unit Development (MPUD), which is similar but its purpose is creating a Planned Unit Development for marihuana and focusing on redevelopment.

Mr. Thompson stated one of his goals in the Planning Department is go to paperless at the Planning Commission level. Their department has been meeting with Township Clerk Kim Meltzer with regard to the agenda management program for these meetings. He added it is difficult mailing these agenda packets to the Commissioners because their delivery is extremely delayed by the post office.

Mr. DiBartolomeo inquired as to whether they would have a way to look at plans at the meeting.

Mr. Thompson assured he will always have a set of plans available at the meeting. He noted that smaller agendas are simple enough to email the attachments; however, they have to consider that larger agendas may have more attachments that are too large to be sent by email, so they need to make sure they have the technology for everyone to digitally open the packets. He would like to make sure all Commissioners are comfortable receiving their packets in a digital format.

Ms. Cherry stated she likes receiving her agenda packages in paper format so she can look at it and cannot imagine pulling it up on her phone and having the same ability.

Mr. Brumbaugh questioned whether the Township will provide each member of the Commission with a tablet to view the digital packages. He does not want to

use his personal computer for this information, expressing concern that it may then be susceptible to the Freedom of Information Act (FOIA).

Mr. Aragona stated he would like to go paperless, but he is already doing so with the Township Board agendas. He did not believe that FOIA would be an issue.

Mr. Thompson agreed that is a legitimate concern, but he noted if anything is submitted through a FOIA, it comes through his office. Mr. Thompson stated he will be discussing the process with Ms. Meltzer. He noted the City Council in his former community had iPads. He stated he can email, but there is a certain direction he would like to take the Commission in. He indicated he will be starting to make PowerPoint presentations so the information can be up on the screen, and he anticipates that will occur the last meeting in May. He stated it is not his agenda management system so it may take some time.

Ms. Cherry stated she does not have a particular affinity to paper, but she felt the way the meetings have been run, the paper is the best way. She indicated that if there are going to be PowerPoint presentations and the Commissioners are issued iPads to view the packages at home and at the meetings, she felt some of the concerns could be worked out.

There was some general discussion on the next meeting.

Mr. Brumbaugh questioned who drafted the PUD and the MPUD proposed for discussion at the next meeting.

Mr. Thompson replied they were drafted by the Township Attorney, but Mr. Thompson will explain their intent and purpose at the next meeting. He noted one copies the other, but the MPUD deals with marihuana being a driving factor for the redevelopment. He explained it can be used as a unique redevelopment tool to control the redevelopment of sites that would otherwise have very little potential for redevelopment. He encouraged the Planning Commissioners to contact him if they have questions, and he will be glad to discuss language and intent.

Ms. Cherry recalled the Township recently opted out of recreational marihuana.

Mr. Thompson confirmed Ms. Cherry's statement, but clarified this is for medical marihuana. He added there are a lot of communities opting out of recreational marihuana because there is no language at the State level as to how it is going to be regulated.

Mr. Aragona clarified the Township Board opted out of recreational dispensaries, but recreational marihuana is legal in the State of Michigan.

Discussion took place regarding the proposed ordinances, and Mr. Thompson indicated he will be explaining them in detail at the next meeting.

ADJOURNMENT

Motion by Mr. Opalewski, seconded by Mr. DiBartolomeo, to adjourn the meeting. Motion carried. Meeting adjourned at 7:16 p.m.

Respectfully submitted,

Katherine Cherry

Katherine Cherry, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:05/03/19

ces:05/07/19

Approved 05/09/19