

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MAY 10TH, 2018

PRESENT: Kirkanne Moseley, Chairperson
Ronald DiBartolomeo, Vice-Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Stephen Charron
Lawrence Opalewski Jr.
Daniel Spatafora
Joie West

ABSENT: Michael Deyak (Excused)

STAFF: Carlo Santia

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

APPROVAL OF AGENDA

Motion by Ms. West, supported by Mr. Spatafora, to approve the agenda as submitted. Roll Call Vote: Ayes – West, Spatafora, Brumbaugh, Charron, D’Bartolomeo, Moseley, Opalewski, Trombley. Nays – None. Absent – Deyak. Motion carried.

2.29 (PART OF 9.7) ACRES OF VACANT LAND LOCATED AT THE NORTHWEST CORNER OF 18 MILE AND GARFIELD ROADS (SECTION 7) (PART OF PARCEL #16-11-07-476-003)

- **CONDITIONAL REZONING: A REQUEST TO CONDITIONALLY REZONE A PARCEL OF LAND CURRENTLY ZONED RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY) FOR DEVELOPMENT OF VERUS DEVELOPMENT RETAIL (WITH DRIVE-THRU RESTAURANT), WHICH IS A B-3 GENERAL BUSINESS USE**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF CONDITIONAL REZONING AGREEMENT / SITE PLAN**
FILE #17-6772A: PETITIONED BY MR. FRANK ARCORI, VERUS DEVELOPMENT GROUP
REPRESENTED BY MR. TIM PONTON & MR. MICHAEL PANNELL,
STONEFIELD ENGINEERING & DESIGN, LLC
-

Mr. Tim Ponton, of Stonefield Engineering & Design, LLC, explained that when they originally came before this Commission with a proposal, it was for a gas station on the corner, surrounded by a high-density multiple-family development on the remainder of the property. The last time they came before the Planning commission, they had revised the plan for a retail development with a drive-thru restaurant on the corner only. He noted the plan being considered tonight is for the corner only and anything else that would be planned for the remainder of the parcel will need to come back to the Planning Commission. He stated that not much has changed with this plan from the last meeting, and he offered to answer questions.

Motion by Ms. West, supported by Mr. Opalewski, to reopen the public hearing. Roll Call Vote: Ayes – West, Opalewski, Brumbaugh, Charron, DiBartolomeo, Moseley, Spatafora, Trombley. Nays – None. Absent – Deyak. Motion carried.

Ms. Lois Merline, 41105 Victoria Drive, Clinton Township, Michigan 48038, a resident of Garfield Manor Condominiums, expressed concern with the amount of traffic along Garfield, between 18 Mile and Canal Roads. She cited numerous fast-food restaurants along that stretch, as well as numerous commercial buildings that are vacant. She pointed out that with the gas stations on two corners, it is already a busy intersection. She also commented that the roads are in terrible condition, and even if this proposed development looks nice on paper, the corner is becoming unsightly. She accused the Township of “allowing anything to go up without any rhyme or reason, including unattractive signs”. She questioned the type of fast food restaurant going in, and how the Township is going to assure it will be properly maintained.

Ms. Moseley assured she is taking notes of these questions and will ask the petitioner to respond after everyone has made comments.

Ms. Merline inquired as to how a gas station or fast food restaurant on the corner will affect the surrounding residential property values, and she further inquired as to whether they intend for the entire vacant property on the corner to be developed as retail.

Mr. Santia replied that the remainder of the vacant property, which lies north and west of the subject parcel, will remain zoned RML Multiple-Family Residential (Low-Density).

Ms. Merline inquired as to how that property will be attractive to residential buyers when there is a fast-food restaurant on the corner.

Mr. Santia responded that the remainder of the property is also owned by the petitioner, and he has indicated he has plans to come back with plans for a residential development in the future.

Ms. Merline inquired as to why the developer did not start with the residential project.

Mr. Santia understood they wanted to start with the commercial development first for the cash flow. He replied to inquiry that the Township does not have the information regarding the residential development at this time.

Ms. Judy Redmann, 16535 Tyler, Clinton Township, Michigan 48038, recalled they went through a public hearing when she claimed the owner wanted to put in a gas station and a Burger King. She emphasized that they do not need another exit onto Garfield. She commented that it is nearly impossible for the residents in her condominium complex to safely pull out onto Garfield, and when they brought up the suggestion of a traffic light, they were told it was in too close proximity to 18 Mile Road. She commented, however, that there are two traffic lights close together at Hayes and 19 Mile Roads. She felt with all of the fast food restaurants already in the area, she did not feel this is a good plan, and complained that it is abusing the people who already live in the area.

Mr. Mike Leone, on the Board of Garfield Manor Condominium Association, explained they had a meeting with Mr. Ponton. He noted the plan was presented to them, and he stated he is impressed with what they are proposing. He felt it is well-suited for the proposed location on the corner, and it brings a little activity to the corner. He admitted that there are already fast-food restaurants in the area, and there are a couple of empty retail spaces, but he indicated this may be a coffee shop as opposed to a traditional fast-food restaurant. He agreed the parking and traffic flow in the area are horrific, but he noted there is a lot of parking being provided around the proposed buildings, and he reiterated he likes the plan. He is confident that something will eventually be developed on the remainder of the property, and he would prefer to see the corner developed with retail and a fast-food facility rather than another gas station. He pointed out they need something good in the area, and he believed he is speaking for the entire Board of the condominium association, recalling they all liked it when they attended the presentation.

Ms. Barbara Herring, president of Garfield Manor Condominium Association (no address given), stated the residents of Garfield Manor were opposed to a gas station, but they met on Tuesday with the developer, and this is a compromise and something she felt they can live with. She understood that some people do not want anything developed on that property, but it has been vacant for the thirty years Garfield Manor has been there, and she felt something will eventually be developed on that parcel. She indicated she supports the proposed plan as a good compromise.

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

Mr. Brumbaugh inquired as to whether the proposed site plan is correct when it reflects that the remaining three corners at Garfield and 18 Mile Road are all zoned B-3 General Business.

Mr. Santia replied that is correct.

Mr. Brumbaugh questioned whether the proposed development would be consistent with the zoning in the area and with the Master Plan for Future Land Use.

Mr. Santia replied affirmatively, confirming it is consistent with the Master Plan.

Ms. Trombley felt something will go in at this location, and she felt this is a good compromise over the previously-proposed gas station. She was confident that the petitioners will heavily landscape the development because they will want to protect their other investment of the surrounding land. She indicated the developer has the right to have access from his property to 18 Mile Road and Garfield.

Ms. Moseley requested the petitioner show the residents the plan.

Mr. Ponton displayed the proposed plan for the residents, explaining that the Macomb County Department of Roads wants the driveways as far away from the intersections as possible, and he noted there is a distance of 162 feet from the corner to the driveway. He showed the residents the map of the surrounding properties and their current zoning. He explained it would make more sense for the owner of this property to develop the entire parcel as commercial, as it is up and down Garfield, but he has chosen to take only the small corner and develop it commercial, keeping the remainder of the property as multi-family. He added that something will go on this corner, and he commented that what is being proposed is low-impact compared to what could go there.

Mr. Spatafora inquired as to whether the developer has indicated any building and use restrictions for this site.

Mr. Ponton replied no.

Mr. Spatafora inquired as to the construction materials that will be used on this drive-thru restaurant.

Mr. Ponton replied that will all be outlined as part of the Conditional Rezoning Agreement.

Mr. Opalewski appreciated the owner and the abutting residents working together on this. He recalled the first time this came before the Planning Commission, it was a little contentious, and he was pleased that everyone seems as though they have been willing to “give a little”. He thanked the developer, representative and residents for their cooperation.

Mr. Brumbaugh inquired as to whether a motion to recommend approval will incorporate the stipulation that the Conditional Rezoning Agreement be reviewed and approved by the Township Attorney, as well as the plan being approved by the Macomb County Department of Roads.

Motion by Mr. Charron, supported by Mr. Spatafora, with reference to File #18-6772A and application from Mr. Frank Arcori, Verus Development Group, 28454 Woodward Avenue, Royal Oak, Michigan 48067, as represented by Messrs. Tim Ponton & Michael Pannell, Stonefield Engineering & Design LLC, same address, concerning the proposed Conditional Rezoning for a retail development with a drive-thru restaurant, which is a B-3 General Business use, on 2.29 acres (part of 9.7 acres) of land located at the northwest corner of 18 Mile and Garfield Roads (Parcel #16-11-07-476-003), that recommendation be forwarded to the Clinton Township Board for approval as requested, subject to the Conditional Rezoning Agreement (CZA) being reviewed by the Township Attorney, as well as the plan being approved by the Macomb County Department of Roads. Roll Call: Ayes – Charron, Spatafora, Brumbaugh, DiBartolomeo, Moseley, Opalewski, West, Trombley. Nays – None. Absent – Deyak. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, MAY 24TH, 2018

Mr. Santia noted there is one item anticipated to be on the agenda for May 24th, 2018, and there may be an additional item if the reviews are back.

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Spatafora, to adjourn the meeting.
Motion carried. Meeting adjourned at 6:56 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:05/11/18

ces:05/14/18

Approved 05/24/18