

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JUNE 14TH, 2018

PRESENT: Kirkanne Moseley, Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Lawrence Opalewski Jr.
Joie West

ABSENT: Ronald DiBartolomeo, Vice-Chairperson (Excused)
Stephen Charron (Excused)
Daniel Spatafora (Excused)

STAFF: Carlo Santia

Ms. Moseley called the meeting to order at 6:31 p.m.

APPROVAL OF AGENDA

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

4.06 ACRES OF LAND FRONTING THE NORTH LINE OF ST. FRANCIS, EAST OF ORMSBY, ADDRESSED AS 24475 ST. FRANCIS (P.C. 173/ SECTION 13)

- **SPECIAL LAND USE: A CHURCH AND SCHOOL IN THE R-5 ONE-FAMILY RESIDENTIAL DISTRICT (BOND OF PEACE MINISTRIES / PRECIOUS ANGELS CHRISTIAN ACADEMY)**
 - **CONTINUED PUBLIC HEARING**
FILE #18-6815: PETITIONED BY MR. MAURICE A. MARSHALL, BOND OF PEACE MINISTRIES AND PRECIOUS ANGELS CHRISTIAN ACADEMY
-

Ms. Trombley noted that this is a continued public hearing that was postponed from April 12th, 2018. The petitioner went before the Board of Appeals and obtained a variance to permit this church/school to be on a neighborhood road. He has since submitted his Articles of Incorporation, as well as his business plan and a layout of the building.

Mr. Maurice Marshall, petitioner, explained they currently have a preschool Christian academy in Chesterfield, but they have outgrown that location. He

explained he has been led to start a ministry, and although it is not up and running, they currently consider the preschool as a ministry. He would like to start the preschool in June or before. Although he does not have members for his church currently, he has all the paperwork in place, including the Articles of Incorporation. He anticipated the preschool would be moving over into that building in July once they received their state licenses and their occupancy permits.

Ms. Trombley read the business plan into the record, as submitted by Mr. Marshall.

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

There were no comments or questions from the audience.

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

Ms. West inquired as to whether they have enough space now for the children they will have enrolled.

Mr. Marshall stated they are currently leasing space from their church, but between the many church services and other activities, along with the preschool activities, the people are “tripping over each other”. He explained they are currently licensed for up to 60 children, but they do not have that many, although with summer coming, they will have more. He noted the building was not made to be a child care facility. He stated he must get licensed, but that process is anticipated to take between 30 to 90 days. He wished he could hold his summer program at the new facility, but he will not have all his approvals and his occupancy permit in time.

Ms. West suggested Mr. Marshall contact her, noting she has some good people for him.

Ms. Moseley inquired as to whether Mr. Marshall is applying to the State to increase the number to more than 60.

Mr. Marshall replied to inquiry that he is applying for more. They hope to get up to the high number eventually, but when they first move in, not all their children will move along with them from the other facility, so it does not make sense to get licensed for 185 to 220 when that many children are not there. He pointed out they would have to pay insurance based on that number, so they are going to move in increments with the licensing.

Mr. Santia noted his only concern is that, to allow the daycare in a residential district, it is contingent upon being associated with a church, a charter school or a public school. He requested clarification as to whether the church is not going to start up until 2019. He noted they will have church offices there, and although they do not have to start services right away, but they need to have some worship sessions and assemble their worship team.

Mr. Marshall explained his plan is that, while they are planning and creating their worship team, they are going to be holding parenting and marriage classes which are biblically based. He replied to further inquiry that they will be holding worship and prayer meetings until they have enough people to hold the services. He stated the only reason he anticipates starting in June 2019 is for a grand opening.

Mr. Santia asked if the church will then be starting at the same time as the preschool.

Mr. Marshall replied affirmatively.

Motion by Mr. Opalewski, supported by Ms. West, with reference to File #18-6815 and application from Mr. Maurice Marshall, Precious Angels Christian Academy, 46000 Gratiot Avenue, Chesterfield Township, Michigan 48051, concerning the proposed Special Land Use for a church and school in the R-5 One-Family Residential District (Bond of Peace Ministries and Precious Angels Christian Family Academy, to be located on 4.06 acres of land fronting the north line of St. Francis, east of Ormsby, addressed as 24475 St. Francis (P.C. 173, Section 13), that, in consideration of grant of variance by the Clinton Township Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use as requested. Roll Call Vote: Ayes – Opalewski, West, Brumbaugh, Moseley, Trombley. Nays – None. Absent – DiBartolomeo, Charron, Spatafora. 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 consideration. She added that this item will be forwarded to the Board to be placed on their July 9th, 2018 meeting.

**1.638 ACRES OF VACANT LAND LOCATED NORTH OF CANAL ROAD,
EAST OF HAYES ROAD (LANDLOCKED PROPERTY) (PARCELS #16-11-07-
126-023 AND -024)**

- **PROPOSED REZONING: OS-1 OFFICE/SERVICE (LOW-RISE) TO RML
MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY)**
 - **PUBLIC HEARING**
-
- FILE #18-6830: PETITIONED BY MR. DAVID KLEIN**

Ms. Trombley read the letter into the record dated June 8th, 2018 from the Director of the Department of Planning and Community Development. She advised that notice of item on tonight's agenda was issued by regular mail to 264 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable. She read a letter into the record from Mr. David Bartek, Chief Executive Officer, Catholic Charities of Southeast Michigan, expressing opposition to the common driveway being used as access to any residential development on the subject property.

Mr. David Klein, petitioner, addressed the concern relative to the access easement. He noted it was specifically designed for the existing office and Catholic Charity buildings, but because the subject property is landlocked, there would be no other access to the site. He claimed it is more of a reciprocal access easement. He explained it is going to be a small project with twenty units on less than two acres of land, so it will result in 20 to 30 cars going in and out every day, which is about half of what is going into that lot currently. He felt the access is a valid point, but a minor factor that they can work through.

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

Mr. Dan McCarthy, president of Francesca Court Condominium Association, stated he would like to defer his comments to other residents of their condominium complex.

Ms. Nadine Passarelli, 15835 Nadina Lane, Clinton Township, Michigan 48038, explained she just moved into this area because she liked the small community. She expressed concern that if the petitioner does not get the approval to cut through the office property, he may want to open an access to their condominium complex, to which she expressed opposition. She felt that to add that much traffic to their development would be wrong, and she stated for the record that she is opposed to their roads being used to provide access to the subject property.

Ms. Judith Stapels, 15850 Nadina Lane, Clinton Township, Michigan 48038, emphasized that she would be opposed to anyone using their condominium roads for access to this property.

Mr. Paul Laube, 15855 Nadina Lane, Clinton Township, Michigan 48038, agreed with the comments expressed by his neighbors. He noted that the acreage of the subject parcel is less than the acreage of their condominium complex. He has heard rumors that there will be 44 apartments on the subject property, although the petitioner is indicating that number will be 20. He questioned what is definitive before they ask for variances, noting he is in construction and is familiar with the process. He questioned whether they must have a specific plan in place.

Mr. Santia replied that this is a rezoning request to rezone the subject property to RML Multiple-Family Residential, which is the same zoning as the abutting Francesca Court Condominium property. He clarified that the RML zoning district allows seven units per acre, so whatever plan is brought forward to the Planning Commission will have to reflect that number. If there are more units on the plan, the petitioner can try to obtain a variance, although he noted the residents would be notified of that meeting and would have the chance to comment. He added that the residents will also receive notification when this comes before the Planning Commission as a site development plan, and the Planning Commission can either recommend approval or denial to the Township Board.

Mr. Laube stressed that the residents of Francesca Court will want to be kept up to date.

Mr. Santia pointed out they will get a notice just as they did for tonight's meeting.

Ms. Sharon Krolicki, 15860 Angelo Lane, Clinton Township, Michigan 48038, stated she is representing some of her neighbors who could not attend tonight's public hearing but wanted to voice their opposition. She claimed when she purchased her condo in 1991, the builder promised her that the neighboring property is zoned commercial and that would never change. She has heard rumors that this property has been sold and "is a done deal". She has also heard that the developer of the vacant parcel will be building condominiums and Angelo Lane will become a thoroughfare for traffic in that subdivision. She questioned why they are holding this meeting if it is a "done deal". She stressed she and her neighbors are concerned and felt that any condominiums built should be comparable in size and value to those in Francesca Courts because they do not want their property values going down. She noted that their units are selling now from \$175,000 to over \$200,000. The street width in Francesca Courts is very narrow, and if their friends park on both sides of the street, the exit to Leonardo's Way is extremely tight, making it very

difficult for emergency vehicles to get through. She stressed that they want their street to remain a dead end. Ms. Krolicki also pointed out that the residents in their condominium complex pay for their own streets, so if construction trucks tear up their streets, the condominium owners are stuck paying for the repairs, which she emphasized is not fair. She hoped the Planning Commission will listen to their views.

Ms. Moseley reiterated that this is to consider the rezoning only, and there is not a site development plan at this time, so they do not know how many units or what their cost will be. She stated that nothing is a “done deal” unless the Township Board says it is a “done deal”, noting there are processes that must be followed. She assured the comments being made tonight are welcome, but the comments will be more important during site plan review in front of the Planning Commission.

Ms. Krolicki clarified that she, as well as other homeowners in her condominium association, does not want to see this property rezoned.

Ms. Debbie McNeil, 15865 Angelo Lane, Clinton Township, Michigan 48038, agreed with other residents who have spoken so far. She stated their street is very congested, and she felt adding twenty to thirty more cars is unrealistic. She expressed concern about property values, and stated she is opposed to this request.

Ms. Passarelli suggested possibly the subject parcel should remain zoned commercial where traffic is at a minimum. She felt changing the zoning to multiple-family residential may not be the right decision for this property.

Mr. Mike McNeil, 15865 Angelo Lane, Clinton Township, Michigan 48038, commented that their condominium complex is designed around senior living and is very comfortable. The value of their condominium units has remained high because it is a quiet area. Rezoning the subject property to multiple-family could bring in young people, which could impede upon their quiet homes.

Mr. McCarthy understood that vacant property will eventually be developed. He invited Mr. Klein to meet with the residents of Francesca Court to discuss his ideas, adding that they are willing to listen, and may even support his position, but he felt what is being proposed this evening is unacceptable.

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

Ms. West inquired as to how many condominium units are in Francesca Courts.

Ms. Passarelli replied there are twenty-two units.

Mr. Klein clarified that he has no intention of having ingress/egress to his property through Francesca Courts Condominiums, and he assured there will be no cross-traffic from the existing condominium development to the subject property. He felt there was a miscommunication and clarified that these will be townhomes with a lease/purchase option to acquire with PACE (Property Assessed Clean Energy) Financing for a LEED-certified (Leadership in Energy and Environmental Design) project. He stated these homes will be net-zero energy and will be the first of their kind in Clinton Township, the second of their kind in Macomb County. He noted he has a proposed project on property off Kleino Road in Sterling Heights where they will be going before their City Council for approval on July 3rd. Mr. Klein stated he has tried to reach out through tax records to determine who oversees the Francesca Courts Condominium Association, and he has prepared an executive summary with not only the site plan but also with architectural renderings, the existing site, topography with ingress/egress, and a conceptual aerial photograph of how this will look. He stated these are available for the Francesca Courts Condominium Association, so they can see what is being planned, and he presented them to Mr. McCarthy. He indicated anyone concerned can call or email him, so they can set up a time to discuss it. He felt they should not be concerned about depreciating property values, noting the price points of these new townhomes are like those in Royal Oak, priced in the high \$200,000's because it is a LEED-certified product and offers PACE financing.

Mr. Brumbaugh questioned where the easement to this property is located.

Mr. Klein pointed out the recorded easement for ingress/egress to Canal Road on a current aerial photograph. He reiterated that ingress/egress has nothing to do with Francesca Court Condominiums. He added there will be a 35-foot landscaped area which will be enhanced with a berm and trees to buffer the existing Francesca Courts Condominiums.

Mr. Brumbaugh inquired as to whether there is already a road on this easement.

Mr. Klein clarified it is not a road, but it is a driveway. He clarified the Catholic Donation Center and the adjacent medical office building are existing, and the easement runs between the two buildings, which is the only access to the rear property. He replied to further inquiry that they will have a wrap-around "hammerhead" turn-around access for fire trucks.

Mr. Santia stated the petitioner will need to provide the Township with a copy of the easement document.

Mr. Klein assured he will, noting the land is currently under contract, contingent upon him being able to build the project.

Motion by Ms. Trombley, supported by Mr. Brumbaugh, with reference to File #18-6830 and application from Mr. David Klein, 43051 Hillcrest, Sterling Heights, Michigan 48313, concerning the proposed rezoning of 1.638 acres of a vacant landlocked property located north of Canal Road, east of Hayes Road (Section 7), from OS-1 Office/Service (Low-Rise) to RML Multiple-Family Residential (Low-Density), that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested, subject to proof of the easement to this property being provided to the Township prior by the petitioner prior to it going to the Township Board; further, this recommendation is based on the fact that the properties east and west of the subject parcel are both zoned RML so it is consistent with the area. Discussion ensued.

Mr. Klein explained there is a “long, tangled history” of this property, and the owner is currently in Italy; however, he assured he will have documentation that the subject parcel has an access agreement to Canal Road. He added that they also have a signage agreement for frontage on Canal Road.

Ms. Trombley asked Mr. Santia whether proof of the access agreement should be required at this point or prior to any site development plan being approved.

Mr. Santia replied they should know that the easement is in place before the property is rezoned. He indicated he does not have evidence of it. He acknowledged that the property could be rezoned without it.

Mr. Brumbaugh did not know how someone could purchase a landlocked parcel without an easement.

Mr. Klein assured that was the first question he asked. He replied to inquiry that he paid for title insurance.

Mr. Brumbaugh stated title insurance would not be issued without an easement.

Mr. Santia stated the petitioner needs to provide a copy of the easement and stressed a site development plan cannot be approved without it.

Mr. Klein stated he went through Sterling Title, so he can obtain a copy of the easement.

Mr. Santia suggested Mr. Klein go to the Macomb County Register of Deeds and obtain a copy.

Mr. Klein indicated he can go to Mount Clemens tomorrow to obtain a copy.

Ms. Trombley suggested if it takes Mr. Klein some time to obtain a copy of the easement, he can go to a later Township Board meeting and it does not have to be the next meeting.

Mr. Klein stated he has a timeline to follow, and there are contingencies involved. He is working with the buyer, who wants to close escrow at a certain time, and he would like to do the same. He must pay more the longer it takes.

Roll Call Vote: Ayes – Trombley, Brumbaugh, Moseley, Opalewski, West. Nays – None. Absent – DiBartolomeo, Charron, Spatafora. Motion carried.

Ms. Moseley informed that the Planning Commission is a recommending body, and this will be forwarded to the Township Board for their meeting on July 9th, 2018. She indicated a copy the easement will need to be submitted to the Planning Department prior to that, and she recommended that Mr. Klein meet with Mr. McCarthy and members of the Francesca Courts Condominium Association.

**LOTS 7 THROUGH 21, INCLUSIVE, SUPERHIGHWAY CITY SUBDIVISION,
BEING 0.69 ACRE OF VACANT LAND FRONTING THE SOUTH LINE OF
MORAVIAN, EAST OF MIAMI (SECTION 30)**

- **PROPOSED REZONING: R-3 ONE-FAMILY RESIDENTIAL TO RT TWO-FAMILY RESIDENTIAL**
 - **PUBLIC HEARING**
- FILE #18-6827: PETITIONED BY MR. DALE REECE &
MS. JUDITH VARNEY**
-
- REPRESENTED BY MR. THOMAS W. KELLOGG, LEHNER ASSOCIATES INC.**

Ms. Trombley read the letter into the record dated June 8th, 2018 from the Director of the Department of Planning and Community Development. She advised that notice of item on tonight's agenda was issued by regular mail to 211 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Tom Kellogg, of Lehner Associates, 17001 19 Mile Road, Clinton Township, Michigan 48038, explained that this property has been vacant for a considerable amount of time. These are individually platted lots, each measuring twenty feet in width, and they each have their own property identification numbers. He recalled working on this project some time ago with a former prospective buyer, who attempted to develop it; however, due to the costs involved with extending sanitary sewer across the frontage, along with a watermain, he did not pursue it. Mr. Kellogg added that this would be a viable project for the property in question.

Motion by Mr. Opalewski, supported by Mr. Brumbaugh, to open the public hearing. Roll Call Vote: Ayes – Opalewski, Brumbaugh, Moseley, West,

Trombley. Nays – None. Absent – DiBartolomeo, Charron, Spatafora. Motion carried.

Mr. Jerry Bonanno, 36351 Appaloosa, Clinton Township, Michigan 48035, president of Steeplechase Condominium Association, submitted a petition signed by residents of their homeowner's association, expressing their objection to this request. He claimed that the development of Huron Academy, on the west side of Utica Road, has lowered their property values and created a traffic jam on Utica Road. He added that a short distance north of Huron Academy, another developer has proposed a development on three lots. He assured they have no problem with single-family homes, but he complained that there is a dangerous traffic situation in the area already, and although he is not opposed to the development of single-family homes on the subject lots, he is opposed to rezoning it to allow a higher density. He claimed the traffic on both Utica and Moravian is backed up and the residents of Steeplechase have an extremely difficult time turning out of their complex. He felt this proposal of two-family homes will further devalue the homes in the surrounding area, including their condominium complex. He cited Moravian, from Utica Road all the way to Cass Avenue, does not have any two-family homes. Mr. Bonanno explained Steeplechase had a traffic study done in early December because they were concerned as to what was happening to their road, especially the fact that their development is used as a shortcut for motorists to get from Moravian to Utica Road without having to stop at the intersection. He explained they have sought help from the Clinton Township Police Department; however, they came out for two hours and would not return for months. He compared their condominium complex as "Clinton Township's stepchild". In their traffic study, they conducted it on Monday, Wednesday and Friday from 7 a.m. to 10 a.m., and from 3 p.m. to 6 p.m., for a total of 18 hours. In that time, 304 cars entered their complex, averaging nearly 100 cars per day. He stated their association is asking the Township to deny this rezoning request, and they feel it will take away from the people who live along Moravian. He stated they are considering closing off their entrance on Moravian during peak hours if this is approved because they are tired of the cut-through traffic. Mr. Bonanno submitted the traffic study but indicated he would like to have it mailed back to him.

Mr. Santia assured they will make a copy and mail the original back to him.

Mr. Mark Sosnowski, 15957 Venice, Clinton Township, Michigan 48035, stated he has lived in his house for just under 15 years and is opposed to the proposed rezoning. He explained he obtained 28 signatures from property owners on Venice and Miami who are very concerned with safety and increased traffic in the area. They are also concerned with property values decreasing if this is approved. Mr. Sosnowski pointed out that their

traffic has been affected by construction on Schoenherr, as well as the sinkhole at 15 Mile and Utica Roads, so it is heavily congested. This has resulted in increased motorists speeding on Venice, which has placed the children in their neighborhood at risk. He expressed concern that if this rezoning is approved, the new development will create more traffic on Moravian and they will see an increase of more speeding traffic on Venice. He encouraged the Planning Commissioners to vote against this proposed rezoning to RT Two-Family Residential.

Ms. Kimberly Burnette, 36000 Moravian, Clinton Township, Michigan 48035, thanked the Planning Commissioners for the time they give to the community, and she thanked her neighbors for obtaining these signatures in less than one week. She stated she has lived at her house since July 1997 and added that this is not the first time she has been at a Township meeting regarding the subject property. She claimed they are opposing this rezoning request to preserve their neighborhood and the overall integrity and historical value that Moravian possesses. She stated she traveled along Moravian from Harrington to Schoenherr and found no two-family dwellings in that stretch. She stated that, according to the Township's website, an RT Two-Family Residential District is designed to provide sites for two-family dwelling structures and generally serves as a zoning transition between higher density residential districts and non-residential districts and lower-density residential districts. She claimed there is no transition because everything surrounding the subject property is one-family residential. She indicated that the apartments/condominiums on Moravian, west of Utica Road, are recessed off the road and sit far back. She commented that this property should remain one-family residential.

Mr. David Rabor, 18362 Whalen, Clinton Township, Michigan 48035, stated he is a real estate and development realtor for Keller Williams. He provided some of his experience and background, and he explained he met the property owner of the subject parcel at a prior meeting. They had discussed his plans for the area, and he felt the comments that two-family residential would devalue the property values in this area are inaccurate. He explained any time vacant land is developed with new construction, it is done considering what the community wants, which is new development, new residents, tax base, etc. He has looked at the drawings and pointed out these are high-quality homes where people will reside. He did not believe that will negatively affect surrounding property values but will increase them. He did not believe it will be an issue to have four dwellings on a street where there are hundreds and hundreds of cars traveling every day. In selling over a hundred homes as a real estate agent, he felt this will benefit everyone in the area, and he claimed the increase in value of the surrounding properties is irrefutable. He understood the concern of keeping with the façade of Moravian, but he

pointed out this is a very short stretch of road involved, already affected by a lot of variables, none of which would be caused by four side-by-side dwellings. He felt to deny this request is holding the property owner hostage, and he is forced to continue to cut the lawn and pay taxes and not use his property. He noted people have even put fences encroaching onto the subject property. He felt this is a “no-brainer” to allow the owner to develop this vacant land, noting they are not talking about rodents, trash or debris collecting on the property because no one is living there.

Ms. Sue Began, 15784 Winners Circle, Clinton Township, Michigan 48035, felt four duplexes on this piece of property is a lot. She did not feel anyone is objecting to something being built on that property. She claimed this parcel is small and may be able to handle one or two homes, but eight homes are extreme.

Ms. Moseley clarified this is a rezoning proposal, and the petitioner has indicated he would like to develop four buildings that would equate to eight units total.

Ms. Began claimed the property is not large enough to accommodate that many units.

Ms. Burnette stated the subject parcel measures 300 feet by 300 feet, and the minimum width for single-family dwellings in that zoning district is an 80-foot width, with a minimum lot size of 9,500 square feet. She indicated she pays nearly \$5,000 annually in property taxes for her lots (Lots 22 through 30, inclusive). She did not feel that eight residents spread over her property would not come close to paying the property taxes she pays on her house as an individual homeowner. She stated she would like to see a building on that vacant parcel, and claimed the ordinance permits three one-family homes on each 100-foot by 100-foot parcel. She noted there is no water service on that property, so they builders are trying to get more development on that land to pay for the water. She stated she had to pay \$40,000 to have sewer brought to her home. She felt the owner should have thought of that before he purchased the property.

Mr. Bonanno clarified the residents in the abutting condominiums are not opposed to single-family homes on that property and would welcome them.

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

Ms. West felt it is a very tight parcel to go from three units to eight, but she understood the petitioners want to develop the vacant land.

Mr. Kellogg explained that if they look at the surrounding neighborhood, there are numerous houses on 40-foot-wide parcels. He reminded these are individual 20-foot-wide lots, and the ordinance specifies that lots platted prior to the ordinance being adopted can be developed. He pointed out if they were converted to 40-foot-wide parcels, they could develop eight dwellings.

Mr. Santia reminded that the petitioners submitted a site development plan as a matter of information, but it does not meet ordinance requirements.

Mr. Brumbaugh agreed with Ms. West and felt there is something to say about character and consistency in a neighborhood.

Ms. West inquired as to whether Mr. Sosnowski backs up to this property.

Mr. Sosnowski replied affirmatively.

Motion by Ms. West, supported by Mr. Brumbaugh, with reference to File #18-6827 and application from Mr. Dale Reece & Ms. Judith Varney, 23465 Lakewood Street, Clinton Township, Michigan 48035, as represented by Mr. Tom Kellogg, P.E., P.S., Lehner Associates, Inc., 17001 19 Mile Road, Suite 3, Clinton Township, Michigan 48038, concerning the proposed rezoning of Lots 7 through 21, inclusive, Superhighway City Subdivision, being 0.69 acre of vacant land fronting the south line of Moravian, east of Miami (Section 30), from R-3 One-Family Residential to RT Two-Family Residential, that this request be recommended for denial. Roll Call Vote: Ayes – West, Brumbaugh, Moseley, Trombley. Nays – Opalewski. Absent – DiBartolomeo, Charron, Spatafora. Motion carried.

Ms. Moseley explained the motion to deny passed, so the petitioners have the option to request to go before the Township Board to argue his point.

Mr. Santia stated if the petitioners are interested in being placed on a Township Board agenda, they should contact him.

REPORT OF MEETING

-- APPROVAL OF THE MAY 24TH, 2018 REPORT

Motion by Ms. West, supported by Mr. Opalewski, to approve the report of the May 24th, 2018 Planning Commission meeting, as submitted. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, JUNE 28TH, 2018

Mr. Santia stated there will be one item, possibly two, on the next meeting agenda for Thursday, June 28th, 2018 at 6:30 p.m. He is currently waiting for comments to be returned from the reviewing agents for a couple of site plans.

ADJOURNMENT

Motion by Ms. West supported by Mr. Opalewski, to adjourn the meeting. Motion carried. Meeting adjourned at 7:51 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:06/19/18

ces:06/22/18

Approved 06/28/18