

# CLINTON TOWNSHIP PLANNING COMMISSION

## REPORT OF MEETING

JULY 12<sup>TH</sup>, 2018

**PRESENT:** Kirkanne Moseley, Chairperson  
Denise C. Trombley, Secretary  
George Brumbaugh  
Stephen Charron  
Lawrence Opalewski Jr.  
Joie West (arrived late)

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

**STAFF:** Stephen N. Cassin, AICP  
Clinton Township Planning Consultant  
Carlisle/Wortman Associates

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

### **APPROVAL OF AGENDA**

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

### **5.30 ACRES OF LAND FRONTING THE SOUTH SIDE OF MILLAR, EAST OF PAULA COURT (SECTION 20)**

- **SITE DEVELOPMENT PLAN: PUALA COURT ESTATES**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
  - FILE #18-6831: PETITIONED BY MR. MARK ROBINSON**
  - REPRESENTED BY MR. WILLIAM MOSHER, APEX ENGINEERING**
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Ms. Trombley read the letter into the record dated June 13<sup>th</sup>, 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 51 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Bill Mosher, Apex Engineering Werks, LLC, explained that this development is proposed for an existing eight lots on the east side of Paula Court, which is a private drive. There will be a cul-de-sac at the end to provide a turn-around. It is zoned R-1 One-Family Residential, and they meet the minimum standards for the

lots. He also explained there is a landscape plan, and he offered to answer any questions the Commission may have regarding this plan.

Mr. Charron stated it appears there are three different owners of the property.

Mr. Mosher replied that is correct.

Mr. Charron inquired as to whether there will be one contractor, or whether all three owners will be participating individually, hiring separate contractors for their own parcels.

Mr. Mosher replied the balance of the lots will be developed because they must address water and sewer requirements, but the individual purchasers of the lots will take care of their own homes. He added that Mr. Al Santia is going to put the final coat on the road.

Mr. Charron questioned whether he could build the house he wanted if he purchased one of these lots.

Mr. Mosher replied affirmatively. He indicated there will be a master deed for the condominium-type ownership of the property, and there will be some restrictions for minimum size, as well as some architectural controls.

Mr. Charron inquired as to whether they will be required to all be of the same architectural style.

Mr. Mosher replied that, within reason, there may be some restrictions about the appearance.

Mr. Charron stated at the end of Paula Court, there is a rutted dirt road leading to another house. He inquired as to how this development will affect that house.

Mr. Mosher replied that large lot will abut the cul-de-sac.

Mr. Charron inquired as to whether they will still have access to Paula Court.

Mr. Mosher replied that the house to the east will not have access to Paula Court, but only the last existing lot will have the access.

Mr. Williams, 17475 Millar, Clinton Township, Michigan 48036, stated he received notification of this meeting. He explained he is east of Paula Court. He noted there was mention that this would be a gated community, and he questioned the setback from the fence or gated portion to Millar. He questioned where the first house will be located.

Mr. Cassin replied the minimum setback of the house would be 35 feet from the proposed right-of-way, so it is approximately 80 feet from the center of the road. He replied to further inquiry he does not know the distance to the proposed gate.

Mr. Mosher replied the gate will be approximately one foot inside the right-of-way. He assured they will be obtaining building permits. He noted they will be giving up 17 feet to meet the minimum-required 60-foot right-of-way.

Ms. West questioned the location of a gate.

Mr. Mosher pointed out the location. He replied to inquiry it will be a swinging gate, and he confirmed it is a private drive.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #18-6831 and application from Mr. Mark Robinson, 37351 Willow Lane, Clinton Township, Michigan 48036, as represented by Mr. William Mosher, APEX Engineering Werks, LLC, 2959 Rambling Way, Bloomfield, Michigan 48302, concerning the proposed Site Development Plan for Paula Court Estates, to be located on 5.30 acres of land fronting the south line of Millar, and east of Paula Court (Section 20), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Charron, Brumbaugh, Moseley, Opalewski, West, Trombley. Nays – None. Absent – DiBartolomeo, Spatafora. Motion carried.

Ms. Moseley stated the Planning Commission is a recommending body, and this recommendation will be forwarded to the Township Board for their final consideration. She advised the petitioner will need to submit 24 copies of the Site Plan and Landscaping Plan by next Friday in order to be placed on the Township Board meeting of August 6<sup>th</sup>, 2018.

## **REPORT OF MEETING**

### **-- APPROVAL OF THE JUNE 28<sup>TH</sup>, 2018 REPORT**

Motion by Ms. West, supported by Mr. Opalewski, to approve the report of the June 28<sup>th</sup>, 2018 Planning Commission meeting, as submitted. Motion carried.

**PLANNING COMMISSION SCHEDULE OF MEETINGS**  
**-- NEXT MEETING SCHEDULED FOR THURSDAY, JULY 26<sup>TH</sup>, 2018**

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It was confirmed that the next meeting will be held on July 26<sup>th</sup>, 2018.

Mr. Cassin indicated the following items are anticipated to be on the July 26<sup>th</sup>, 2018 meeting:

- Fifth Third Bank, going in at 15 Mile and Gratiot
- Canopy Addition for an industrial facility on Forton Court in the 15 Mile/Harper area
- Venice Square, located on Garfield, north of Canal. He noted they have approval for the demolition, and this is the proposed plan for the new site development.
- Sunoco Gas Station, located at the northeast corner of 18 Mile and Garfield
- Special Land Use for an antique shop proposed to be located on the corner of Gratiot and Olson

**ADJOURNMENT**

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Motion by Mr. Charron, supported by Mr. Brumbaugh, to adjourn the meeting. Motion carried. Meeting adjourned at 6:44 p.m.

Respectfully submitted,

*Denise C. Trombley*

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:07/31/18

ces:07/31/18

Approved 07/26/18