

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JULY 26TH, 2018

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

ABSENT: Ronald DiBartolomeo, Vice-Chairperson (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 Ms. Moseley, supported by Mr. Opalewski, to approve the agenda as presented, and to move Item #4 to Item #1A. Roll Call Vote: Ayes – Moseley, Opalewski, Brumbaugh, Charron, Spatafora, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

LOTS 8 THROUGH 10, FORTON INDUSTRIAL SUBDIVISION, LOCATED WEST OF FORTON COURT AND NORTH OF 15 MILE ROAD, ADDRESSED AS 35355 FORTON COURT (SECTION 26)

- **SITE DEVELOPMENT PLAN: ROURA MATERIAL HANDLING (CANOPY ADDITION) (formerly Item #4 on tonight's agenda)**
- **REQUEST FOR RECOMMENDATION FOR APPROVAL FILE #18-4050: PETITIONED BY MR. MIKE GENTER, ROURA MATERIAL HANDLING REPRESENTED BY MR. BENNY SORRENTINO, ICON DEVELOPMENT**

Ms. Trombley read the letter into the record dated July 12th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township.

Mr. Benny Sorrentino, Icon Development, 35520 Forton Court, Clinton Township, Michigan 48035, explained they are proposing to take an existing canopy and basically put up a brick wall so that it is a covered area.

Motion by Ms. Trombley, supported by Mr. Spatafora, with reference to File #18-4050 and application from Mr. Mike Genter, Roura Material Handling, 35355 Forton Court, Clinton Township, Michigan 48035, as represented by Mr. Benny Sorrentino, Icon Development, 35520 Forton Court, Clinton Township, Michigan 48035, concerning the proposed revised Site Development Plan for Roura Material Handling Canopy Addition, located on Lots 8 through 10, Forton Industrial Subdivision, located west of Forton Court, north of 15 Mile Road, addressed as 35355 Forton Court, that recommendation be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as presented. Roll Call Vote: Ayes – Trombley, Spatafora, Brumbaugh, Charron, Moseley, Opalewski, West. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration. She advised that 23 copies of the Site Development Plan and Landscaping Plans will need to be received by the Planning Department no later than next Friday, August 3rd, 2018 to be placed on the Township Board Meeting of August 20th, 2018.

**LOTS 4 AND 5, PARTS OF LOTS 6 AND 7 (AND VACATED ALLEY),
MATTHEWS GRATIOT AVENUE SUBDIVISION, LOCATED WEST OF
GRATIOT AVENUE, NORTH OF OLSON, ADDRESSED AS 36519 GRATIOT
AVENUE (SECTION 27)**

- **SPECIAL LAND USE: A COMMERCIAL BUSINESS SELLING USED
MERCHANDISE IN THE B-3 GENERAL BUSINESS DISTRICT
(ANTIQUES AND COLLECTIBLES, FKA B & D APPLIANCES)**

-- **PUBLIC HEARING**

FILE #18-6838: PETITIONED BY MR. DEREK BALL

Ms. Trombley read the letter into the record dated July 13th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township. She advised that notice of item on tonight's agenda was issued by regular mail to 45 owners and/or occupants within 300 feet of the land in question, with 5 of those returned as undeliverable.

Mr. Derek Ball, petitioner, stated he had nothing to add to the documentation.

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

There were no comments from the audience.

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

Ms. West stated she visited the subject location and noticed that the petitioner has a lot of items ready to sell. She inquired as to where he gets the merchandise he sells.

Mr. Ball replied that his dad had a business on the west side and they are moving it to the east side. He added that he also picks up a lot of the items he sells from garage and estate sales.

Ms. West inquired as to whether Mr. Ball will also be buying from people who come into his store.

Mr. Ball replied affirmatively.

Mr. Cassin replied to inquiry that buying and selling is allowed under antiques and collectibles. If they were to loan money on behalf of holding a product, that would be different because it would make it more of a pawn shop. They are seeking approval only for an antique and collectible store.

Mr. Ball assured they are not holding any money or doing any consignment sales.

Mr. Brumbaugh questioned the definition of “serving an exceptional convenience” mentioned in the fifth condition that must be met for this special land use, as specified in the Planner Analysis letter.

Mr. Cassin replied that was a condition that was added over the years to stipulate those uses which would be a benefit to the Downtown Development Authority (DDA). He explained they want to make sure they are compatible. He admitted it is very vague and he is not sure of the real intention other than it gives the Township the right to say they do not think a certain business would fit within the DDA.

Mr. Brumbaugh clarified that he does not have a problem with it, but he was curious as to the definition.

Ms. West inquired as to whether the owner is required to report to the Police Department on a daily basis in the event someone came in with stolen goods.

Mr. Cassin replied not to his knowledge.

Mr. Ball explained when they purchase goods, they take driver’s license numbers, and if something looks suspicious, they contact the Police Department.

He replied to inquiry that they are not required to file reports with the Police Department.

Ms. Trombley noted some resale shops carry items other than clothes. She does not know if this shop will have furniture. She recalled a resale shop near Buscemi's at 19 Mile and Garfield, and another on Heydenreich. She recalled they had household items and pictures, and although they are no longer there, they were required to come before the Planning Commission and Township Board for Special Land Use approval.

Mr. Brumbaugh inquired as to what items will be sold in this shop.

Mr. Ball replied he has sports memorabilia, pictures, toys, games, some furniture, etc.

Mr. Opalewski inquired as to whether there is anything about the operations of this business that the petitioner would like to share. He questioned as to their standard operating hours or whether they have special needs to take care of the items they sell.

Mr. Ball replied they intend to be open on Mondays through Fridays, as well as some weekend hours. He explained they do not purchase items to restore them, so they sell them as is.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #18-6838 and application from Mr. Derek Ball, 35906 Tami Lane, Clinton Township, Michigan 48035, concerning the proposed Special Land Use being a commercial business selling used merchandise in the B-3 General Business District (Antiques and Collectibles), to be located on Lots 4 and 5, part of Lots 6 and 7, and vacated alley, Matthews Gratiot Avenue Subdivision (Section 27), generally located west of Gratiot, north of Olson, addressed as 36519 Gratiot Avenue, that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use as presented. Roll Call Vote: Ayes – Charron, Brumbaugh, Moseley, Opalewski, Spatafora, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration at the Township Board Meeting of August 20th, 2018.

**5.314 ACRES OF LAND FRONTING THE WEST SIDE OF GARFIELD ROAD,
NORTH OF CANAL ROAD (SECTION 7)**

- **SITE DEVELOPMENT PLAN: VENICE SQUARE – PHASE III (REBUILD)**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
- FILE #18-1208: PETITIONED BY MR. JOE LEIGHIO,
VENICE PROPERTIES, INC.**
-

Ms. Trombley read the letter into the record dated July 12th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township.

Mr. Joe Leighio, petitioner, stated he has nothing to add to the documentation other than they hope to reopen soon.

Ms. Trombley inquired as to whether they have any plans to fix the parking lot.

Mr. Leighio replied the parking lot has been an issue for years, and every year they fix portions of it. He stated he has done some of the concrete work himself; however, the expenditure of fixing the entire parking lot would be extremely high. He felt that even if they tore out the entire parking lot and replaced it, it would need to be redone again in about ten to fifteen years. He noted that he was there today to look at spots to be replaced.

Ms. Trombley complained that there are a lot of weeds and the parking lot is in bad shape. She stated it would be nice if the owner would clean up the center.

Mr. Leighio assured the entire area around the building will be addressed.

Ms. Trombley pointed out that Wiseguys Bar and Grill does a good business, and the United States Post Office has a location in that center, so it would be nice to have the appearance of that building improved.

Mr. Brumbaugh inquired as to whether Wiseguys will be reopening at this location.

Mr. Leighio replied affirmatively, noting they are here tonight. He replied to further inquiry that there will be retail next to it, and they will build to suit.

Mr. Opalewski inquired as to the anticipated time table for Wiseguys to be up and running once again at this location.

Mr. Leighio replied they are working to rebuild as soon as possible, and he felt they are on the same page. He admitted it was a difficult process after the fire and it took a long time. He commended their insurance agent for being amazing

through the entire process. He explained it took a long time for the investigation to be completed and waiting for the results ended up being a month.

Ms. West inquired as to whether the other businesses that were directly affected by the fire will be coming back.

Mr. Leighio replied they had one vacant spot and tried to move them to keep them as a tenant.

Motion by Ms. West, supported by Mr. Opalewski, with reference to File #18-1208 and application from Mr. Joe Leighio, Venice Properties, Inc., 701 S. Huron Avenue, Mackinaw City, Michigan 49701, concerning the proposed Site Development Plan for Venice Square – Phase III (Rebuild), located on 5.314 acres of land fronting the west side of Garfield Road, north of Canal Road (Section 7), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – West, Opalewski, Brumbaugh, Charron, Moseley, Spatafora, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body and this recommendation will be forwarded to the Clinton Township Board for their final consideration. She advised that 23 copies of the Site Development Plan and Landscaping Plans will need to be received by the Planning Department no later than next Friday, August 3rd, 2018 to be placed on the Township Board Meeting of August 20th, 2018.

1.147 ACRE OF LAND LOCATED AT THE NORTHEAST CORNER OF 18 MILE AND GARFIELD ROADS, ADDRESSED AS 41050 GARFIELD ROAD (SECTION 8)

- **REVISED SITE DEVELOPMENT PLAN: SUNOCO GAS STATION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
 - FILE #18-3514A: PETITIONED BY MR. JEFFREY JONNA,**
 - SKYE CONSTRUCTION**
-

Ms. Trombley read the letter into the record dated July 26th, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township.

Mr. Jeffrey Jonna, petitioner, explained they are proposing a building addition. He had submitted plans that went out for review, and they are seeking a recommendation for approval.

Mr. Charron inquired as to whether this addition will be open storage.

Mr. Jonna replied the north side of the addition will be for more counter space and floor space, and the east portion will be to provide more area for bottle

returns and inventory. He explained they will be doing complete interior and exterior renovations, so he anticipated it will look like a new station.

Mr. Spatafora inquired as to whether the portion of the addition that will provide more floor space and counter space will be partition-free.

Mr. Jonna replied they had to order trusses long enough to make the area more open inside, noting they had to readjust the roof load.

Ms. Moseley noted that a location sketch is not included on the plans, and that will need to be added prior to it going to the Township Board.

Mr. Jonna assured it will be added.

Motion by Mr. Charron, supported by Mr. Brumbaugh, with reference to File #18-3514A and application from Mr. Jeffrey Jonna, Skye Construction, 7763 Watford Drive, West Bloomfield, Michigan 48322, concerning the proposed Revised Site Development Plan for Sunoco Gas Station, located on 1.147 acres of land located at the northeast corner of 18 Mile and Garfield Roads, addressed as 41050 Garfield Road (Section 8), that recommendation be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as submitted, subject to the location sketch being added. Roll Call Vote: Ayes – Charron, Brumbaugh, Moseley, Opalewski, Spatafora, West, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, AUGUST 9TH, 2018

Mr. Cassin anticipated there may be up to three items ready for the next meeting, scheduled for Thursday, August 9th, 2018:

- Sargent Appliance Warehouse, located north of 15 Mile Road, west of Hengesbach
- C. J. Barrymore's, located south of Hall, east of Heydenreich – addition of two rides (a Ferris wheel and a "sling shot / saddle drop")
- Hampton Manor of Clinton, located north of 15 Mile Road, west of Kelly Road – this was approved as a Conditional Rezoning, but the plans are being changed slightly for fewer units, but each unit is slightly larger

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Brumbaugh, to adjourn the meeting.
Motion carried. Meeting adjourned at 6:57 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:08/10/18
ces:08/13/18
Approved 08/23/18