

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

OCTOBER 11TH, 2018

PRESENT: Kirkanne Moseley, Chairperson
Denise C. Trombley, Secretary
George Brumbaugh
Katherine Cherry
Daniel Spatafora
Joie West

ABSENT: Ronald DiBartolomeo, Vice-Chairperson (Excused)
Stephen Charron (Excused)
Lawrence Opalewski, Jr. (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. Spatafora, supported by Ms. West, to approve the agenda as submitted. Roll Call Vote: Ayes – Spatafora, West, Brumbaugh, Cherry, Moseley, Trombley. Nays – None. Absent – DiBartolomeo, Charron, Opalewski. Motion carried.

3.26 ACRES OF LAND FRONTING THE EAST SIDE OF GRATIOT AVENUE, NORTH OF JOY BOULEVARD (P.C. 141 & 626/SECTION 12)

- **PROPOSED REZONING: B-3 GENERAL BUSINESS TO I-1 LIGHT INDUSTRIAL**
 - **PUBLIC HEARING**
FILE #18-6813: PETITIONED BY MR. JESSE BURGER,
CROMWELL INVESTMENT, INC.
REPRESENTED BY MS. STACY CERGET, FVPM
-

Ms. Trombley read the letter into the record dated September 21st, 2018 from Mr. Stephen N. Cassin, Planning Consultant for Clinton Township. She advised that notice of this item on tonight's agenda was sent to 169 property owners located within 300 feet of the property in question, with none of those returned as undeliverable.

Ms. Tina Burger, wife of Mr. Jesse Burger, applicant, and co-owner of Cromwell Investment, Inc., offered to answer questions.

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

Mr. Phillip Yewer, 23878 N. Keystone, Clinton Township, Michigan 48036, questioned whether this property is behind the car wash.

Ms. Burger replied that the car wash would be to the north of their property.

Mr. Yewer questioned whether fuel storage will be allowed on the site, and whether there will be a building on site as well.

Ms. Berger assured there will be no fuel storage of any kind on the site.

Ms. Moseley stated that would not be allowed by ordinance.

Mr. Yewer, upon hearing there will not be fuel on the site, indicated he is in favor of the proposed development.

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

Mr. Spatafora noted the stated purpose of the rezoning is for truck storage, and he inquired as to whether they will be constructing a building or whether it will be open storage.

Ms. Berger replied it will be open storage only. She indicated they could see no need for a building at this time, although she stated they may want to look at that possibility in the future.

Mr. Spatafora inquired as to how many vehicles they anticipate will be stored on the property.

Ms. Berger replied they would be able to accommodate parking for approximately forty (40) full-length semi-trucks, and possibly a few more if some of them are smaller.

Mr. Spatafora inquired as to whether they will have two access points to the property.

Ms. Berger replied they will have only one access to the site, and that is located a short distance from Joy Boulevard.

Mr. Spatafora inquired as to whether the petitioners intend to install a fence around the property for security purposes.

Ms. Berger replied there is currently a fence around the property, and they intend to keep the fence. She replied to further inquiry that there is lighting on the property, but it shines on the property and she did not feel the light spills out onto neighbor parcels. She added that it has been there for years, and they have never had complaints, so she was confident that lighting is installed correctly.

Ms. West inquired as to whether they intend to have a small building that would house an office on site.

Ms. Berger replied that Gratiot Storage used to be a used car lot, and her husband is in the process of obtaining permits to demolish it. She added there is a small building the size of a two-car garage that was used for repairs, and they intend to keep that building. She replied to further inquiry that there is a single gate, and those storing their trucks will have a key code to enter the property. They will take their trucks and leave their vehicles on site while they are using their trucks. She replied to still further inquiry that there will be no restrooms on the site.

Mr. Spatafora inquired as to whether they intend to do any truck repair on the property.

Ms. Berger replied they will not be doing truck repair, pointing out the building is only the size of a two-car garage.

Mr. Spatafora inquired as to whether this site will be used solely as a parking lot.

Ms. Berger replied affirmatively.

Mr. Brumbaugh inquired as to the difference between parking and storage.

Mr. Cassin replied that the ordinance is rather vague on defining the difference between “parking” and “storage”. He noted that “parking” is generally referred to as a period of 72 hours; however, this is a truck storage operation, so truck owners can keep their trucks parked at this location when they are not on the road.

Ms. Berger noted that some of their customers will keep their trucks there and use them daily, while others may have not be using their vehicles on a daily basis. She replied to inquiry that the majority of their customers are independent truckers, and they will have designated spots in which to park. She added that it is easier for them to have steady clients because it is much less paperwork for them when keeping up insurance and licensing information.

Mr. Brumbaugh inquired as to whether the Planning Commission recently recommended approval of a similar development.

Ms. West replied affirmatively.

Mr. Yewer inquired as to whether there is another truck storage facility adjacent to this property.

Ms. Berger replied there is another truck storage lot to the south of their property.

Mr. Yewer inquired as to whether that is the same type of business.

Ms. Berger replied the business to the south does heavy truck repairs.

Motion by Ms. Trombley, supported by Mr. Brumbaugh, with reference to File #18-6813 and application from Mr. Jesse Burger, Cromwell Investment, Inc., 26519 25 Mile Road, Chesterfield, Michigan 48051, as represented by Ms. Stacy Cerget, FVPM, 45138 Cass Avenue, Utica, Michigan 48317, concerning the proposed rezoning of 3.26 acres of land fronting the east side of Gratiot Avenue, north of Joy Boulevard (Private Claims 141 & 626 / Section 12), from B-3 General Business to I-1 Light Industrial for the stated purpose of a truck storage facility, that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Trombley, Brumbaugh, Cherry, Moseley, Spatafora, West. Nays – None. Absent – DiBartolomeo, Charron, Opalewski. 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 their meeting scheduled for Monday, October 29th, 2018 at 6:30 p.m.

Ms. Trombley was excused from the meeting at 6:46 p.m. due to a prior commitment.

REPORTS OF MEETINGS

-- APPROVAL OF SEPTEMBER 27TH, 2018 REPORT

Ms. Cherry requested the following correction:

Page 12, Paragraph 4, Line 1:

Change from: “Ms. Cherry questioned why they should ...”

Change to: “Ms. Cherry questioned whether they should ...”

Motion by Ms. West, supported by Mr. Spatafora, to approve the report of the Planning Commission Meeting held on September 27th, 2018, with the correction as noted. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, OCTOBER 25TH, 2018

Mr. Cassin stated the next Planning Commission meeting is scheduled for Thursday, October 25th, 2018. He indicated there will only be one item on the agenda, and that will be a Site Development Plan for Firestone Complete Auto Center, to be located on the west side of Garfield, south of Canal Road, where the former Burger King Fast-Food Restaurant was located.

Ms. West recalled when that site was proposed to be a Kroger Fuel Center, and there was concern that there are condominiums located thirty feet away from that property line. She questioned whether the proposed auto center will emanate any noxious fumes.

Mr. Cassin replied it will be similar to a Discount Tire.

Mr. Spatafora requested to be excused from the next meeting as he will be unable to attend due to a prior commitment.

ADJOURNMENT

Motion by Ms. West, supported by Mr. Spatafora, to adjourn the meeting. Motion carried. Meeting adjourned at 6:48 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:10/15/18

ces:10/17/18

Approved 10/25/18