

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

OCTOBER 25TH, 2018

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

ABSENT: Daniel Spatafora (Excused)

STAFF: Bruce Thompson, AICP, Director
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

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

APPROVAL OF AGENDA

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

0.92 ACRE OF LAND FRONTING THE WEST SIDE OF GARFIELD ROAD, SOUTH OF CANAL ROAD, ADDRESSED AS 41591 GARFIELD ROAD (SECTION 7)

- **SPECIAL LAND USE: LIGHT AUTOMOTIVE REPAIR FACILITY IN THE
B-2 COMMUNITY BUSINESS DISTRICT AND**
 - **SITE DEVELOPMENT PLAN: FIRESTONE COMPLETE AUTO CARE
CENTER (FKA BURGER KING)**
 - **PUBLIC HEARING**
**FILE #18-3907: PETITIONED BY MR. TODD HAMULA,
ZAREMBA GROUP LLC**
REPRESENTED BY MR. MIKE McPHERSON, ATWELL LLC
-

Ms. Trombley read the letter into the record dated September 28th, 2018 from Mr. Stephen N. Cassin, AICP, Planning Consultant for Clinton Township. She advised that notice of this public hearing was sent to 78 property owners located

within 300 feet of the property in question, with none of those returned as undeliverable. She added that they received an email from Ms. Roberta McLauchlin, 41430 Anthony Drive, stating her opposition to the proposed development. Ms. Trombley also noted a telephone call was received from the Planning Department this afternoon from Ms. Helena Wladyslaw, 16725 Kyla Drive, expressing her opposition to the development.

Mr. Todd Hamula, of Zaremba Group LLC, 14600 Detroit Avenue, Lakewood, Ohio 44107, thanked the Planning Commission for hearing his request this evening. He explained the proposed building is at 41591 Garfield, on the west side of Garfield at the site of the former Burger King Restaurant. He understands that building has been vacant for about four or five years. He explained the site is 0.92 acre and is zoned B-2 Community Business. They intend to reuse the two existing ingress/egress points on the site, and the footprint of the building utilizes the location of the footprint of the Burger King building. They do not have any variances associated with this development, and are proposing 25 parking spaces, 24 of which are required. The building is proposed to measure 6,116 square feet, and they will have eight bay doors facing northward towards the vacant K-Mart, so the operation of the business does not face westward, where there is more residentially-zoned uses. He indicated there is a dumpster enclosure and a used tire enclosure on the back of the building, with pickup occurring frequently. The access drive along the rear of the site, traversing north and south connecting to the K-Mart site and also to the Country Inn, will continue to exist.

Mr. Hamula provided some background information on Bridgestone-Firestone, noting the name of the proposed business is Firestone Complete Auto Care, and they have three locations in the general vicinity, located in Sterling Heights, Roseville and Madison Heights, although none of those are the prototype proposed for this location. They operate approximately 1,700 stores nationwide, so they are a corporate business that is approximately 100 years old, originally out of Akron, Ohio, with their current headquarters in Nashville, Tennessee. He emphasized this is a tire store, so they retail and install tires, and they do light automotive repair and preventative maintenance. He stated he takes his car to one of their facilities, occasionally dropping it off at night and putting the keys in a designated slip, and when it is done, they call him to pick it up. He added they focus primarily on the retail sale of tires. They have between 27 to 35 customers coming to one of their locations on a daily basis. He provided a comparison on traffic generated for this site, noting that the total amount of cars this business gets in one day equates to what a fast food restaurant would get over just one of their fewer peak hours. He informed that 7 to 10 employees will be working at this location, and they will be open seven days a week, from 7 a.m. to 7 p.m. on Mondays through Saturdays, and 9 a.m. to 5 p.m. on Sundays. He noted they open later and close very early compared to the hours of operation for a fast-food restaurant. Mr. Hamula stated that Firestone does a lot for the community, including recycling about 75% of the waste generated in their stores, including

used tires, fluids and other automotive products. In early 2008, they became the first national automotive retailer to switch to using environmental-friendly steering wheel weights instead of the lead weights. They are partners with the Boys & Girls Club of America and established the Car Care Academy, where they conduct free hands-on car care academies, typically for small groups like Boy Scouts or Cub Scouts, and teach them how to take care of cars, such as draining and changing oil, changing filters, etc. These academies take place in their shops under the supervision of an automotive technician. They would like to put this property back into service. It is currently blighted, and the building is vacant, so they intend to demolish the existing building and construct a brand-new building. He noted all of the HVAC equipment, primarily located in the front where the office is located, is screened by the raised parapets. He added all signage they intend to install will be to code.

Mr. Hamula explained if they receive approval from the Township, they would like to submit for permits and hopefully break ground in the spring. He stated that they are a contract purchaser of the property. A company has it under contract with the owner, and if this is approved and permitted, they will purchase and own the property, construct the building for Bridgestone-Firestone, who would then lease the building from them. Their purchase is contingent upon getting approval. He stressed they need Special Land Use approval, and he hoped he has demonstrated that the use is compatible versus what is there today and what could go in there in the future. He talked with the owner of the property, who informed him that Kroger had tried to develop a gas station on that site; however, he reminded that is a much more intense use. He emphasized they will not have business hours near as late as a typical gas station, nor will they have the number of cars that would be using a gas station. He noted that, although some people have the idea that this is a “fast-food area”, it is changing, and there are other car repair facilities in the area, so another fast food restaurant may not be the right use for that site. He stated he is the developer, but he also has his engineer present to answer questions this evening. He explained they plan on having a nice landscape plan, and there will be a total of 35 parking spaces. He did not anticipate that stormwater will be a problem. On the rear of the property, there is a nice buffer, screened with arborvitaes and a chain link fence. He stated if the Planning Commission wants them to enhance that in some way, he is not opposed to doing so. He added that the dense screening extends behind not only the subject site but also the Kentucky Fried Chicken and the Country Inn. He felt the use is compatible, although a Special Land Use approval is required.

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

Ms. Moseley explained the public hearing will take place in an orderly fashion, and once everyone who wishes has had an opportunity to speak, the public hearing will be closed. At that time, there will be no more public comments taken.

Mr. Chris Harris, of the Midas Auto Repair facility on the east side of Garfield, explained his family has owned the Midas facility for 27 years. He noted the hours of operation for the proposed development total 80 hours every week. He explained Midas has a storage facility abutting their property and they do not have residential development behind them. He complained about the traffic and the condition of Garfield Road, and making left turns off of or onto Garfield is very difficult. He cited numerous auto repair facilities already in the area, many of them smaller and family-owned, and he urged the Planning Commission to consider the viability for the businesses already in the area to have a large company moving in. He stressed they have been there for nearly 30 years and have provided a good service for the Township. He questioned whether the vision of the Township is to have Garfield limited to fast food and auto repair services, or whether they would prefer to see diversity and more shopping opportunities for the residents in the area. He commented there is very little new construction in the area, if any, and it is a well-defined residential area. This property is adjacent to the former K-Mart facility and is one of the only stand-alone properties left vacant on Garfield that can still be developed. He appreciated the Planning Commission's consideration of the residents' concerns.

Mr. Michael Porath, owner of an automotive repair/tire facility at 15263 Canal Road, Clinton Township, Michigan 48038, stated he shares the same concerns as the other repair facilities have regarding this proposed development. His facility that he owns and operates has been there since 1987. It has done well over the years, but the last few years have been more of a struggle, mostly due to increased competition in the area. He cited the other auto repair facilities in the area and questioned how many more can be absorbed in this area. He referred to Firestone as a "powerhouse" that is able to do serious advertising and major business in this area and would not be surprised if several of the existing facilities do not make it. He explained he works 70 hours a week and has a handful of employees who work hard every day. He cautioned if they lose more of the market share, they will likely go out of business, their building will remain vacant, and the tax revenue will not be captured from an empty building. Mr. Porath noted that a lot of the smaller business owners get along well, and they all take good care of their customers, but he suspected Firestone could put several of them out of business. He stated he wanted his concern to be heard tonight.

Ms. Anne Dunn, resident of Sterling Heights, explained that four weeks ago she and her husband purchased a condominium on the corner of Anthony Drive and Kyla Drive. They have not yet moved in but received the letter regarding this proposal, and they are very distressed because they sunk their life savings into this condominium in order to be a mile from their children and grandchildren. She claimed they are facing the prospect of having Firestone “in their backyard”, and because of their hours of operation, she complained they will never be able to have their bedroom windows open, nor will they be able to have dinner on their patio. She noted with all of the existing arborvitaes, the developments on Garfield cannot be seen, and when stepping out onto the patio, she felt “it is like being out in the country and so peaceful”. She noted she is not in good health, and she needs a quiet place with no stress. She complained about the noise that is generated from air wrenches and claimed that noise seven days a week will be an offensive nuisance for the rest of their lives. Ms. Dunn stressed they would have never purchased this condominium if they had known this was being planned, and she was concerned that the property values of the surrounding area will drop because no one will want to live there. She claimed no one let them know anything about these plans, including their realtor. She is aware that the Township is concerned about taxes coming in, but she felt they need to be concerned about people and how the decisions made at the Township affect peoples’ lives. She urged the Planning Commission to ask the petitioner about Firestone’s plan for noise abatement structures. She commented that the arborvitae, while they are beautiful, do not block noise, and she questioned whether they will be putting in berms or walls that will absorb the sound on their side. She urged the Planning Commission to give serious consideration to the neighbors’ request to deny this request.

Ms. Cathy Madaga, one of the owners of Snappy Oil & Lube Repair Center, 41350 Garfield, Clinton Township, Michigan 48038, explained their business started 33 years ago as an oil change facility. She emphasized it is a family business, and they employ about 12 people. The poor economy affected their business, so they added a repair center to stay in business. Their business is already marginal due to increased popularity of auto leasing and many having their oil changes and repairs done through their dealers. She mentioned the traffic in the area, including sewer and road repair resulting in detours, has had a negative impact on their business. She pointed out the many commercial vacancies in the area. She expressed concern that if Firestone comes into the area, there is a strong possibility her business, as well as other small businesses in the area, will be forced to close. Her employees will be out of work, and she questioned what she would do with their two buildings, specifically designed for oil change and engine repairs. These empty buildings, along with others in the area, will result in blighted

neighborhoods. She stressed her employees, some who have worked there for twenty years, need their jobs, and their families depend on them. She does not want to see “big business” forcing them out.

Mr. Anthony Pype, of Garfield-Canal Service Center, 16933 Canal Road, Clinton Township, Michigan 48038, reiterated the concerns expressed by other business owners in the area who have spoken about this proposal. He explained that their facility has been there since 1958, and he took it over in 1976 with his partner, Gary. They have a nice building and a good business. He expressed concern about a big corporation coming into the area and claimed that often, the big businesses “come in, tear up the area, and then they are gone”. He cited some of the bigger businesses in the area that have had an effect on the smaller businesses. He did not feel the proposed location is large enough to accommodate what they are proposing. He felt the property should remain a fast-food use, claiming that is how the area was designed. He noted his business is on property zoned B-3, and they had purchased property all around them, so their facility would not be directly adjacent to residential homes.

Mr. Wayne Meadows, of Snappy Oil & Lube, 41350 Garfield, Clinton Township, Michigan 48038, stated he is at work every day, seven days a week and has been for 32 years. It is hard to get customers from the area, noting there are five different auto repair facilities within a 1-1/2 mile area. He does not believe this area needs another auto repair facility because they do not have the customer base to support the businesses who have been there for 30 or 40 years. He claimed they always have the challenges of road and sewer repair, and in the 15 years he has been there, the road has been half-closed at one point or another. He is starting to advertise again because people can access their site once again. He stressed his employees are worried, asking whether they will still have their jobs. He reiterated this area cannot absorb another company that provides services four or five companies in the area already provide.

Mr. Peter Zingas, 18400 Tara, Clinton Township, Michigan 48036, owner of the subject property, commented that the Planning Commission has heard from people and business owners in the area seeking sympathy. While he does not know what the Planning Commission expects or hopes will be developed on his property, he stated he would love to have enough money to be able to dedicate his property as a park so the people in the condominiums. He reminded them that the Township allowed residential condominiums to be developed directly abutting commercial property that fronts Garfield. There will be traffic because it is zoned commercial. Mr. Zingas recalled growing up in a family involved in the restaurant business, and restaurants opened all around, but they never went to the Township and asked them to stop any other restaurant from going in. He

understood the competitors in the area are scared, but he stressed that they will succeed based on their relationships with their customers. He felt there should be enough for everyone to survive, and whether Firestone locates on this property or at another location in Clinton Township, he felt they should welcome them into the community. He felt they are a great fit for this property, noting it has been sitting vacant for five years. He assured if there was another use or another purchaser, he would be the first to come before the Township with that proposal. He did not feel denying this use and waiting for someone else to come in who will make everyone happy will never happen. He felt the biggest hardship is the property owner who has had to deal with a vacant property for five years. He emphasized if the Planning Commission is ruling on sympathy rather than on whether the property is zoned properly, or whether the proposed plan meets all ordinance requirements, then he would ask for the consideration of sympathy as well. He stated he is not asking for that, but only asking for this Commission to look at what has been submitted, whether it falls within the ordinance, and to rule favorably on this request. He stressed he has no other options and would like to put this property back into productive use once again. He felt this is a viable option for everyone involved.

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

Ms. West agreed that the property has been vacant for a long time and sympathized with the owner. She stated she was not in favor of the previous proposal to use this property for a gas station. She noted the plan depicts eight bays facing the north, and she questioned whether they will keep the doors closed when they are working on the cars. She stated she has been to Discount Tire, and recalled it is extremely noisy inside the building. She sympathized with the resident who expressed concern about the impact of the noise from this business on her home.

Mr. Hamula replied that the doors open and close to bring vehicles in and out. He added that the doors will remain closed the majority of the time in the winter months, but he admitted they will most likely be open more during the summer months because the back of the building does not have air conditioning. He emphasized the benefit of the doors facing north is that the sound will dissipate as it leaves the building, and it is not facing the direction of the abutting residential condominiums. He added that there is a row of arborvitaes between the subject property and the neighboring condominiums, but he offered to put up a screen wall if that is the wishes of the Planning Commission. He pointed out there is noise up and down Garfield due to the multiple commercial

developments and traffic on the road. He assured they are not opposed to honoring a request for a screen wall.

Ms. West inquired as to what type of screen wall would be considered.

Mr. Hamula replied he would propose something similar to what K-Mart has, noting it would be a 6-foot to 8-foot-high masonry wall on its side of the arborvitaes. He explained that barrier would be another way of helping to prevent the sound from traveling.

Mr. Thompson replied that a 6-foot wall or an 8-foot wall would exceed ordinance requirements, so it would be better than the minimum required 4-foot 8-inch masonry wall.

Ms. West questioned the waste from their company and how it is handled, such as oils, tires, etc. She stressed she thinks the world of the people in the abutting neighborhood, and she does not want to see anything that would be detrimental to them.

Mr. Hamula explained all of the used oil from their oil changes is captured in containers and those are hauled away throughout the week by a company that recycles automotive fluids. New fluids would be stored in the building. He clarified there is no gasoline functions which would attribute to more fumes. There are no underground lifts like the older shops had, and this facility would have scissor-lip lifts, so there are no fluids below the ground.

Ms. West stated when she has her car worked on, it is not always done in one day. She questioned where the cars will go when they are not completed and have to remain on site overnight.

Mr. Hamula explained that for those cars being dropped off at night for the next day, they will be parked in the parking spaces. He indicated they do not intend to have a secured parking area and will be open parking. For cars being worked on and kept overnight, there are eight bays, and those cars will be parked inside. He explained they sometimes have to keep a car in order to get a part, or a car is brought in late in the day; however, with only 27 to 30 vehicles a day, the majority of those vehicles would be done by the end of the day, and they can store up to eight vehicles inside.

Ms. West understood Mr. Hamula's comparison of the amount of traffic for this type of use compared to a Burger King, but she did not feel it supports his case for this use.

Mr. Hamula clarified the point he was trying to make is that they have 8 to 10 employees, and approximately 30 customers daily versus a fast-food user, where

there will be a couple hundred coming through on a daily basis. That equates to noise, traffic and headlights.

Ms. West pointed out that the air wrenches make a lot of noise. She felt there are some very good businesses in that area. She noted it is hard for small businesses to compete with “the giants”, and although she thanked him for being a corporate giant in America for so long, she has reservations on this request.

Ms. Cherry commented that the east elevation of the building looks like the side of the building. She understood they want to orient the bay doors to the north to prevent the noise, in addition to the fact they have a deep lot, but she felt it is out of character with the surrounding area in that the other buildings appear to be facing forward.

Mr. Hamula clarified the east elevation is the front of the building and is where the customers enter through the front door. He stated typically that side faces the front, or the bay doors face the front, and he relayed that in a lot of communities, he is challenged with the bay doors facing the road because they “don’t want to see the operation in operation”. A façade with a storefront, the sign and the entrance are facing Garfield. It has an architectural feature with a raised cornice, and although motorists on Garfield may notice the signs on the sides of the building first, but he assured the east elevation is the forward-facing façade and is the front.

Ms. Cherry noted this is a Special Land Use request, which has certain conditions that must be met. She felt they can only approve this if they eliminate the “possible nuisance emanating therefrom” with regard to noise, so if there is a mitigation of that, it would meet the legal test. She added that until everyone has agreed that will occur, it does not meet the legal test.

Mr. Charron commented on the noise issue from his own experience, noting he was a maintenance director in a school system for 44 years. His office was directly located next to the garage facilities, and in all of the years he met with people, he never thought to use the excuse that there was too much noise coming from the garage. He stated that was never an issue, and with regard to the concern about fumes coming from the garage, they use sprays and other fluids, but they are not as toxic as fumes in a factory. There is exhaust and emissions, but that also occurs with all of the traffic on Garfield. Mr. Charron stated his reservation about the proposed use “shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding area” and questioned whether they would be allowing one business to go in “and kill three other businesses”. He questioned, however, that if they are going to develop this property, which they have not been able to do, what would the Township want to see on this site. It has not been able to be developed. He stated he lives at 16 Mile and Groesbeck and pointed out that with the exception of one or two businesses, the entire Parkway Plaza Shopping

Center is vacant and blighted. He claimed his dilemma is not wanting to put in something where they will lose business in the area, but he questioned how it will be developed. He was in favor of recommending approval based on the fact that the Planner's letter states "the accompanying site plan is in compliance with the Zoning Ordinance requirements; therefore, the department certifies that the site plan is eligible for approval". He reminded it is the Commission's job to approve the site plan.

Ms. Moseley stated she has the same reservations, and commented that noise is a big concern to her. She expressed concern that the use is compatible at that location, adding that there was a fast-food restaurant previously at that location. She did not feel it is a good fit, but she agreed the Planning Commission is here to do a job.

Ms. Cherry heard Mr. Hamula indicate he would be willing to put in a wall. She questioned whether he is committing to putting in that wall.

Mr. Hamula assured he has offered the option of a wall from the beginning, and they are more than willing to put a wall along the back of that property. He can consult with the Planning staff as to how that should look. He assured he has no objection to that requirement.

Ms. Cherry questioned whether that should be on the plan, or whether a verbal commitment is sufficient.

Mr. Thompson stated he would be willing to work with the petitioner and work on this. He is very familiar with screening walls going up between businesses, and this would be doubling up on the requirements of the ordinance, not only with the height but also with the existing landscaped buffer. Any recommendation for approval could be made contingent upon the petitioner meeting with him to follow through on that commitment.

Mr. Opalewski noted the Planning Commission has a fair amount of discretion on Special Land Use requests as to whether they find that the four specific criteria are met. He agreed with the reservations expressed by the other Planning Commissioners, and also has sympathy for the other competing businesses in the area, but it is a matter of statutory interpretation as to whether or not that can be considered in these criteria. He did not feel it is a proper consideration under land use criteria. They have had a lot of difficulty with that location, and it would be nice if they could pick someone to develop the site in a way that would make everyone happy, including the residents. He finds this use has done everything it can to meet the criteria the Commission is required to decide upon, especially since they are offering and have agreed to a sound barrier that is double what the Township requires. He felt that is in good faith, and he pointed out the Board of Trustees will have the opportunity to go over this in greater detail. He assumed the Board will have an opportunity to look at it closely when it comes

before them. He stated he will be voting in favor of this because he finds it in compliance with the criteria requirements that must be met.

Mr. Brumbaugh commented that when he first looked at the proposed use, it did not seem right to him. As he drove down Garfield, he looked at both sides of the road and questioned how he could vote to deny this request when the same type of business is across the street. He realized that the subject parcel abuts residential, but he did not feel they will ever find a use for that property that will completely satisfy everyone. Another fast food will create more traffic and more odors. He felt the petitioners have complied and made a good presentation. He admitted he has concerns about the noise and the fact that the bay doors are most likely going to be open in the summer months. The noise will be limited to the daytime hours, and although he sympathized with the homeowners, he pointed out that noisy neighbors can be found everywhere, even the adjacent homeowner who likes to work on his car. He stated he will be voting in favor of this for all of the reasons that Mr. Opalewski articulated so well.

Mr. Hamula addressed the evaluation of the property. There are developers who will try to develop a project such as this on speculation, and they obtain a tenant after they receive approval. Bridgestone-Firestone took a look at the market and they are aware of all of the competition in that market. They would not be wanting to put the investment into the site unless they knew there was market share. He empathized with the business owners in the area about competition, but there is market share to be had or they would not be looking at this as a viable location. They do the study and analysis and determine that customers coming from three miles away comprise 80% of their customer base. He assured they put a lot of effort into understanding that there is still business in the Township to compete, but not to put people out of business. They can keep the business in Clinton Township. He was certain there are people who drive to places outside of Clinton Township to have their auto servicing needs done.

Motion by Mr. Opalewski, supported by Mr. Charron, with reference to File #18-3907 and application from Mr. Todd Hamula, Zaremba Group LLC, 14600 Detroit Avenue, Lakewood, Ohio 44107, as represented by Mr. Mike McPherson, Atwell LLC, Two Towne Square, Suite #700, Southfield, Michigan 48033, concerning the proposed Special Land Use for a light automotive repair facility in the B-2 Community Business District, and Site Development Plan for Firestone Complete Auto Care Center, proposed to be located on 0.92 acre of land fronting the west side of Garfield Road, south of Canal Road, addressed as 41591 Garfield Road (Section 7), which is the former Burger King site, that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Site Development plan as presented, subject to a 6-foot 8-inch masonry wall being installed on the west side of the property to serve as an additional noise buffer between this property and the abutting residential properties, and this wall is to meet with the approval of the Planning Director; further, this recommendation for approval is based on the petitioner satisfying all four criteria

required for Special Land Use approval under the current Zoning Ordinance. Roll Call Vote: Ayes – Opalewski, Charron, Brumbaugh, Cherry, DiBartolomeo, Moseley, Trombley. Nays – West. Absent – Spatafora. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this matter will be forwarded to the Clinton Township Board for their meeting to be held on Tuesday, November 13th, 2018. She advised that the petitioner needs to submit 24 copies of the Site Development Plan and Landscape Plan to the Planning Department no later than Tuesday, October 30th, 2018 in order to be placed on that agenda.

PART OF LOT 9, SUPERVISOR'S PLAT #8 SUBDIVISION (PARCELS #1 AND #3) AND LOTS 1-5 AND 60-64, CLINTON MANOR SUBDIVISION (PARCEL #2), LOCATED FRONTING THE NORTH LINE OF QUINN ROAD, EAST OF GRATIOT AND WEST OF MARINO (SECTION 34)

- **REVISED SITE DEVELOPMENT PLAN: SALVATION ARMY PARKING LOT EXPANSION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL**
- FILE #18-0385: PETITIONED BY MR. JASON ATTISHA,
RESIDENTIAL RENTAL HARRY, LLC.**
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Ms. Trombley read the letter into the record dated October 19th, 2018 from Mr. Stephen N. Cassin, AICP, Planning Consultant for Clinton Township. She advised that notice of this item on tonight's agenda was sent to 78 property owners located within 300 feet of the property in question, with none of those returned as undeliverable.

Mr. Simon Mauro, Mauro Engineering, 48657 Hayes Road, Shelby Township, Michigan 48315, stated he is representing the owner, Mr. Jason Attisha. He added there are two representatives here from the Salvation Army in the event the Planning Commission has questions regarding the operation. He explained the existing building is located on the east side of Gratiot, and the proposal is to add a row of parking, as well as a driveway access from Quinn Road to help with better circulation.

Ms. West stated she received a telephone call from Ms. Mary Bednar, Director of the Department of Public Services. She inquired as to whether the petitioner has been in contact with her as well.

Mr. Mauro assured they have submitted engineering drawings and are in compliance with all requirements for the Department of Public Services and the Macomb County Department of Roads.

Ms. West noted she referred to some water drainage that was going to be a problem, and it was something that Ms. Bednar discussed with Giffels Webster.

Mr. Mauro assured all of those issues have been addressed.

Ms. Trombley inquired as to their plans for the property just purchased. She understood part of it will be for the driveway access to the site from Quinn Road, but she questioned their intent for the remainder of the property.

Mr. Jason Attisha, 6785 Telegraph Road, Suite 201, Bloomfield Hills, Michigan, explained they purchased the property primarily for the Salvation Army parking lot. He would like to develop the parcel, and his intent is to put it on the market as a “build to suit”. He inquired as to whether the Planning Commission or the Planning Director has any suggestions as to what they would like to see on this property, noting he is more than willing to listen to suggestions. He explained he does not have any plans at this time to develop the property, although he added it has never been developed because there are fees associated with utilities. Since nothing has ever been developed on this property, they were required to pay debt service and that is based on the road frontage. He pointed out he has a significant amount of frontage on the road, so the fees were going to be hefty, which is one of the reasons why they split the lot and combined the portion to be used for parking and the driveway with the Salvation Army parcel.

Ms. West suggested that Mr. Attisha join the Downtown Development Authority (DDA) and also talk to some of the residents on Quinn Road, especially Reverend Bradley.

Motion by Mr. Brumbaugh, supported by Ms. Cherry, with reference to File #18-0385A and application from Mr. Jason Attisha, of Gratiot-Clinton Investments LLC, 1295 Fairfax Avenue, Bloomfield Hills, Michigan 48302, as represented by Mr. Simon Mauro, Mauro Engineering, 48657 Hayes Road, Shelby Township, Michigan 48315, concerning the proposed Site Development Plan for the Salvation Army Parking Expansion, located on part of Lots 8 and 9, Supervisor’s Plat #8 Subdivision, located east of Gratiot Avenue, north of Quinn Road, addressed as 34150 Gratiot (Section 34), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as presented, subject to the comments being addressed from the Department of Public Works and the Macomb County Department of Roads. Roll Call Vote: Ayes – Brumbaugh, Cherry, Charron, DiBartolomeo, Moseley, Opalewski, West, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Ms. Moseley explained that the Planning Commission is a recommending body, and this matter will be forwarded to the Clinton Township Board for their meeting to be held on Tuesday, November 13th, 2018. She advised that the petitioner needs to submit 24 copies of the Site Development Plan and Landscape Plan to the Planning Department no later than Tuesday, October 30th, 2018 in order to be placed on that agenda.

REPORTS OF MEETINGS

-- APPROVAL OF OCTOBER 11TH, 2018 REPORT

Motion by Ms. West, supported by Ms. Cherry, to approve the report of the Planning Commission Meeting of October 11th, 2018, as submitted. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, NOVEMBER 15TH, 2018

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, November 15th, 2018. He indicated there will only be one item on the agenda, and that will be a Site Plan for Detroit Truck Company LLC, which is a business that sells and repairs trucks. They received a variance from the Zoning Board of Appeals for setbacks. He noted it is on the east side of Gratiot Avenue, north of Joy Boulevard.

Discussion took place regarding whether this is the same parcel where trucks were going to be stored, but it was noted there was a rezoning for the adjacent parcel that recently came before this Commission, with the intent to develop a truck storage facility.

ADJOURNMENT

Motion by Ms. West, supported by Mr. Opalewski, to adjourn the meeting. Motion carried. Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:10/29/18

ces:10/31/18

Approved 11/15/18