

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

DECEMBER 13TH, 2018

PRESENT: Kirkanne Moseley, Chairperson
Denise C. Trombley, Secretary
Joe A. Aragona
George Brumbaugh
Katherine Cherry
Daniel Spatafora

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

PART OF LOT 1, SUPERVISOR'S PLAT #10 SUBDIVISION, BEING 17.0 ACRES FRONTING THE SOUTH SIDE OF 15 MILE ROAD, WEST OF CENTAUR DRIVE, ADDRESSED AS 22700 AND 22900 15 MILE ROAD (SECTION 35)

- **SITE DEVELOPMENT PLAN: SMART MACOMB TERMINAL UPGRADES (FKA SEMTA BUS TERMINAL)**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL
FILE #18-3258: PETITIONED BY MR. JOHN C. HERTEL, SUBURBAN MOBILITY AUTHORITY FOR REGIONAL TRANSPORTATION (SMART)
REPRESENTED BY MR. MICHAEL WALTER, SMART**
-

Ms. Trombley read the letter into the record dated November 30th, 2018 from the Director of the Department of Planning and Community Development. She advised that notice of this item on tonight's agenda was sent to 87 property owners located within 300 feet of the property in question, with 1 of those returned as undeliverable.

Mr. Mike Walter, Facilities Project Manager for SMART, introduced Mr. Tom Lacross and Mr. Patrick Hare, both from Hubbell Roth & Clark (HRC), Mr. Fred Barbret, Ombudsman for SMART Macomb.

Mr. Tom Lacross, of Hubbell, Roth and Clark, engineer for this project, provided an overview of the plans that were submitted. He explained the site, showing the location where the busses are stored, maintained and fueled inside the facility. He noted that SMART busses are continually running. The project is to rebuild the fueling system and maintenance fluids they use to maintain the busses. They also intend to rebuild all pavement, including the parking area for employees, the location where the busses come in and change shifts, and all of the activity that takes place to maintain the Regional Transit System. The plans depict the various phases of work they will have to do to maintain and continuously operate the facility. They will have to maintain the existing fueling system while developing the new fuel system, as well as handle a transition, and do all of the pavement at the same time. They currently have underground storage tanks that were installed over 25 years ago, and those will all be removed because they are going with an above-ground system. He indicated all of the tanks will be placed in the back, out of sight, and away from everybody, noting that is currently where they have their propane facility for the busses running on propane. Their diesel tanks will also be located in the back. He advised that any fluid tanks are now going to be put in the building instead of underground. He added that they will be upgrading the storm sewer system and have investigated the utilities on site, so those will be upgraded as needed to make sure they have a 30-year project going forward.

Mr. Spatafora questioned how long this will take.

Mr. Lacross replied they estimate it will take twenty months. The Department of Environmental Quality (DEQ) requires they have the new above-ground tanks fully operational, and they then have a six-month time frame from when they remove the tanks and get an "all-clear" to when they have to have an "all-clear" on the property itself. They then have to finish the pavement. They intend to begin the bidding process tomorrow. They will be working on all three terminals simultaneously (Wayne, Oakland and Macomb), so they will be able to shift operations around as they make these upgrades.

Mr. Spatafora inquired as to whether any of the infrastructure improvements required Phase I or Phase II Environmental Site Assessments.

Mr. Lacross replied no, indicating there have been no releases performed on this site.

Mr. Spatafora inquired as to whether they intend to put a protective barrier or fencing around the propane tanks.

Mr. Lacross assured they will have a bollard system all the way around the tanks. They are designed to stop a bus. He added that they are double-walled fire-guard tanks so they are special tanks that the State's Fire Department requires.

Mr. Spatafora inquired as to whether the proposed improvements will require the building of any new structures.

Mr. Lacross replied there will be no new structures other than two open-air canopies for employees. They will be permanent with foundations and building permits.

Mr. Spatafora noted that they received a variance from the Zoning Board of Appeals for this project related to parking, among other items. He questioned how many parking spaces will be included on the new site compared to how many are currently existing.

Mr. Lacross clarified they did not get variances for any more, but they were a non-conforming site at the time. He noted the area along Centaur is being cleaned up and they will be providing a more standardized parking area with curbing. He replied to further inquiry that will eliminate all parallel parking, and those areas will become grassy areas. He indicated there is nothing being done with Centaur.

Mr. Aragona commended the petitioners on the work they did on the tanks, noting they are not as aesthetic when they are above-ground, but that is a much better option. He questioned, with regard to employee parking, whether there was any beautification added in the way of trees or landscaped islands, and whether there was any consideration given to natural water run-off.

Mr. Patrick Hare replied they are adding some trees between the employee lot and the driveway, as well as a couple of trees near the proposed canopies.

Mr. Lacross added that they will be installing a headlight buffer, or berm, along 15 Mile Road, so the headlights of those driving in the parking lot will not interfere with the traffic along 15 Mile Road.

Mr. Aragona inquired as to whether they are changing the water run-off.

Mr. Lacross replied they are replacing broken storm sewers but are not adding any additional infiltration. He pointed out the ground is clay, so it does not afford

them the option of providing percolation basins. They are installing a *Stormceptor* system which will clean the stormwater in a couple of areas where they are tying into County drains.

Mr. Thompson confirmed that the petitioners exceed landscaping requirements, and there are no substantial additional impervious surfaces, so they will not have new stormwater requirements. They are replacing existing pavement.

Ms. Moseley opened the floor for comments from the audience, but no one from the audience had any comments or questions.

Ms. Moseley commented that she has been a SMART bus rider for approximately thirty years, and FAST Gratiot is great. She is pleased to see the improvements.

Motion by Mr. Brumbaugh, supported by Mr. Aragona, with reference to File #18-3258 and application from Mr. John C. Hertel, SMART, 535 Griswold Street, Suite 600, Detroit, Michigan 48226, as represented by Mr. Michael Walter, SMART, 22900 15 Mile Road, Clinton Township, Michigan 48035, concerning the proposed Site Development Plan for the SMART Macomb Bus Terminal Upgrades, located on part of Lot 1, Supervisor's Plat #10 Subdivision, being 17 acres of land fronting the south side of 15 Mile Road, west of Centaur Drive, addressed as 22700 and 22900 15 Mile Road (Section 35), that, in consideration of grant of variance by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Brumbaugh, Aragona, Cherry, Moseley, Spatafora, Trombley. Nays – None. Absent – DiBartolomeo, Charron, Opalewski. Motion carried.

Ms. Moseley advised that this will be placed on the Township Board agenda for their meeting on January 14th, 2019.

Mr. Thompson explained that the Planning Department has all of the plan necessary to forward to the Township Board for their consideration. He indicated he is simplifying the process and eliminating the number of prints needed for each phase.

REPORTS OF MEETINGS

-- APPROVAL OF NOVEMBER 15TH, 2018 REPORT

Motion by Mr. Brumbaugh, supported by Ms. Trombley, to approve the report of the Planning Commission Meeting of November 15th, 2018, as submitted. Roll Call Vote: Ayes – Brumbaugh, Trombley, Aragona, Moseley, Spatafora. Nays – None. Absent – DiBartolomeo, Charron, Opalewski. Abstain - Cherry. Motion carried.

PLANNING COMMISSION SCHEDULE OF MEETINGS
-- NEXT MEETING SCHEDULED FOR THURSDAY, JANUARY 10TH, 2019

Mr. Thompson stated the next Planning Commission meeting is scheduled for Thursday, January 10th, 2019. He indicated they will be considering the following three items that are anticipated to be on that agenda:

- Special Land Use for a massage therapy facility at Heydenreich and Hall Roads. He noted there is an existing facility there now, but this is a change of ownership, so they are required to obtain Special Land Use approval.
- Special Land Use for a massage therapy facility at Royal Plaza, located at the northwest corner of 14 Mile and Harper. This is currently a yoga studio, but the owner wants to add massage therapy services as well.
- Special Land Use for a resale shop/coffee shop on the west side of Gratiot.

ADJOURNMENT

Motion by Mr. Charron, supported by Mr. Brumbaugh, to adjourn the meeting. Motion carried. Meeting adjourned at 6:49 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:12/20/18

ces:12/27/18

Approved 01/10/19