

2020

**Charter Township of Clinton
Planning Commission**

ANNUAL REPORT



Robert J. Cannon
Supervisor

Kirkanne G. Moseley, Chairperson
Planning Commission

2020
Planning Commission Membership

Kirkanne G. Moseley, Chairman
Ronald A. DiBartolomeo, Vice-Chairman
Denise C. Trombley, Secretary
George Brumbaugh
Katherine Cherry
Douglas Curd
Lawrence Opalewski, Jr.
Daniel Spatafora
Joe Aragona

The Planning Commission, under Public Act 33, of 2008, of the State of Michigan, is required to make a written annual report to the legislative body, the Township Board, concerning its operations and the status of planning activities including recommendations regarding actions by the Planning Commission related to planning and development.

The Planning Commission is responsible for the review of all site plans, special land use approval and rezoning requests as well as zoning ordinance text amendments. The Planning Commission is charged with making a recommendation in each of these cases and forwarding that recommendation to the Township Board. The Planning Commission is also required to review and update the Master Plan of Clinton Township every five years under current state law informing the Township Board of their actions and decisions. Revised site plan approval requests and Tree Permit requests are reviewed and approved solely by the Planning Commission.

Cases Reviewed by the Planning Commission - 2020

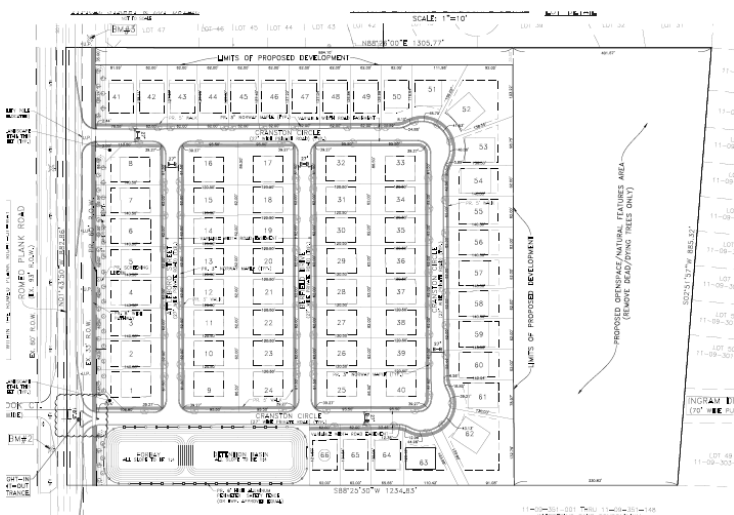
Site Development Approval	-	17
Special Land Use Approval	-	06
Rezoning Requests	-	06
Conditional Rezoning	-	02
Planned Unit Development	-	00
Tree Removal Requests	-	03
Text Amendments	-	<u>02</u>
<u>Total Cases</u>		36

2020 Cases Reviewed by Planning Commission

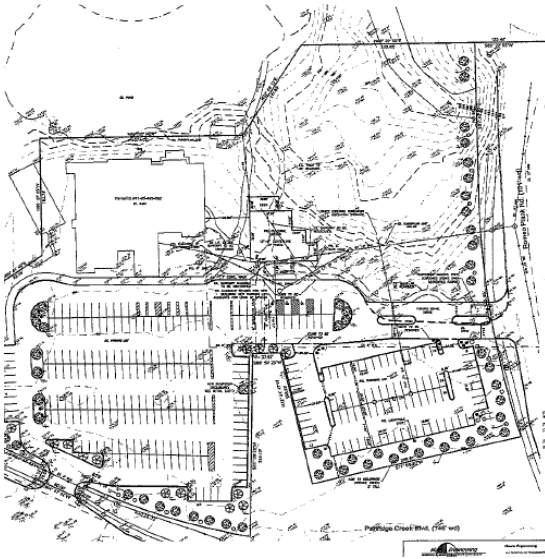
Revised Site Development Approval: U-Haul of Clinton Township (Sales Office Addition) 1.493 acres of land fronting the east side of N. Gratiot, south of Barbret, addressed as 43920 N. Gratiot Avenue (Parcel #16-11-03-331-004) - File #19-0187: Planning Commission approved.



Final Site Development Plan Approval for Providence Estates Condominiums PUD (Planned Unit Development) 25.75 acres of land fronting the east line of Romeo Plank Road, north of Canal Road, addressed as 41700 Romeo Plank Road (and vacant) (Parcels #16-11-09-300-002 and -007) - File #19-6876: Planning Commission recommended approval.



Proposed Conditional Rezoning from RML, Multiple-Family Residential (Low-Density) and R-1, One-Family Residential to B-3 General Business for purpose of the addition of a 4,700 square foot building to expand banquet and catering hall capacity and cultural activities, Italian-American Cultural Center, 7.72 acres located west of Romeo Plank Road, north of Partridge Creek Boulevard (Parcel #16-11-05-426-002) - File #19-6877: Planning Commission recommended approval



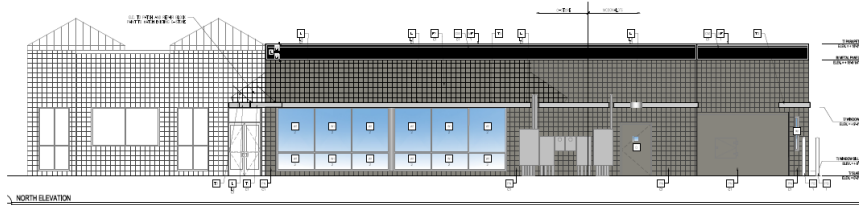
Proposed Rezoning from R-3, One-Family Residential to RMH, Multiple-Family Residential (High-Density), 5.30 acres of vacant land at the northeast corner of 15 Mile and Hayes Roads (Parcel #16-11-30-351-005) - File #20-6920: Planning Commission recommended approval

Site Development Plan Approval: Villages of Clinton Pointe III, 5.30 acres of vacant land at the northeast corner of 15 Mile and Hayes Roads (Parcel #16-11-30-351-005) - File #20-5586A: Planning Commission recommended approval



Tree Removal Plan Request: Villages of Clinton Pointe III, 5.30 acres of vacant land at the northeast corner of 15 Mile and Hayes Roads (Parcel #16-11-30-351-005) - File #20-6919: Planning Commission approved

Revised Site Development Plan Approval: McDonald's/BP Amoco Remodel & Addition 1.446 acres of land located at the northwest corner of 15 Mile Road and Harper Avenue, addressed as 35025 Harper Avenue (Parcel #16-11-26-480-008) - File #20-1154: Planning Commission approved



Site Development Plan Approval: Elite Road Service & Recovery Lot 62 and the north 10 feet of Lot 61, Groesbeck Nunneley Subdivision, addressed as 36401 Groesbeck (Parcel #16-11-28-253-002) - File #19-6910: Planning Commission recommended approval

Special Land Use Approval: Asan Therapy @ Denton Office Plaza/Imperial Palace, Part of Lots 1 through 5, Supervisor's Plat #3 Subdivision, located west of Harper, north of Denton, addressed as 23925 Denton Street (Part of Parcel #16-11-23-476-003) - File #19-0371: Petitioner Withdrew Request

Proposed Rezoning: OS-2, Office/Service (Low-Rise) to RML, Multiple-Family Residential (Low-Density) 1.639 acres of vacant land located north of Canal Road, east of Hayes Road (Parcels #16-11-07-126-023 and -024) - File #20-6830: Planning Commission recommended approval

Site Development Plan Approval: Corso Condominiums (aka "The Redwoods") 1.639 acres of vacant land located north of Canal Road, east of Hayes Road (Parcels #16-11-07-126-023 and -024) - File #20-6830: Planning Commission recommended approval

Special Land Use Approval: An automotive collision repair facility with a spray booth in the B-3 General Business District (Affordable Collision Works (0.108 ace),

located west of Gratiot, north of Elmway, addressed as 36425 S. Gratiot Avenue - File #20--0575: Planning Commission recommended approval

Site Development Plan Approval: Dunkin Donuts Drive-Thru at BP Gas Station, 0.865 acre of land located west of Gratiot Avenue, south of Hall Road (M-59), addressed as 44975 Gratiot Avenue (Parcel #16-11-01-201-020) - File #20-3280: Planning Commission recommended approval



Special Land Use Approval: A tattoo studio in the B-2 Community Business District (Prestige Tattoo Studio) 0.425 acre of land located north of Utica Road, east of Hayes, addressed as 37150 Utica Road (Parcel #16-11-19-352-004) - File #20-6934: Planning Commission recommended approval

Site Development Plan Approval: Henry Ford Macomb Hospital – Patient Tower Addition, 34.13 acres of land located at the northeast corner of 19 Mile Road and Dalcoma Drive, addressed as 15855 19 Mile Road (Parcel #16-11-06-400-051) - File #20-0410: Planning Commission recommended approval



Tree Removal Plan Approval: Planned Unit Development (PUD): Providence Estates (single-family site condominiums) 25.75 acres of land fronting the east side of Romeo Plank Road, north of Canal Road, addressed as 41700 Romeo Plank Road (and vacant land) (Parcels #16-11-09-300-002 & -027) - File #20-6876: Planning Commission Approved

Proposed Rezoning: RML, Multiple-Family Residential (Low-Density) to R-1, One-Family Residential (for Windermere Equestrian Center) 21.28 acres of land located at the northeast corner of Dunham and Heydenreich, addressed as 20615 Dunham (Parcel #16-11-04-400-051) - File #20-6937: Planning Commission recommended approval

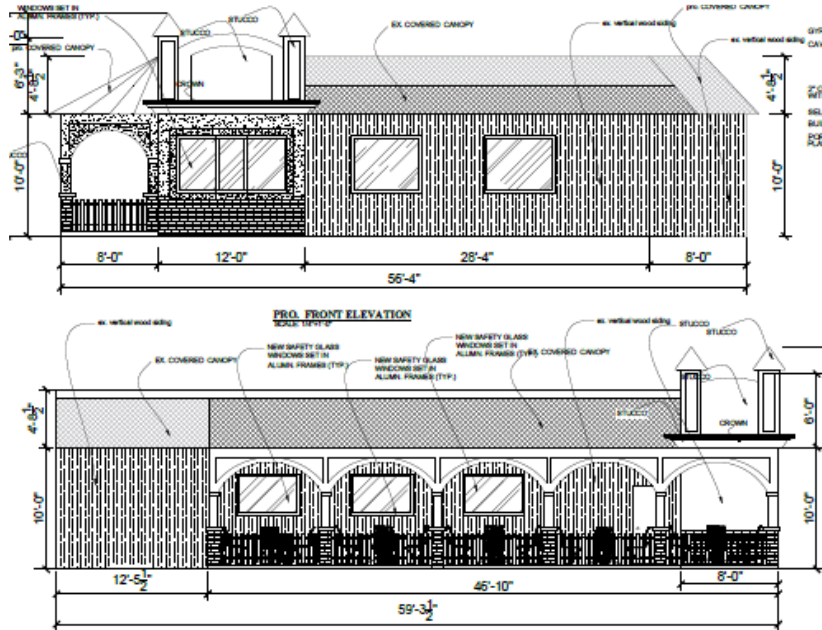
Special Land Use Approval and Site Development Plan Approval: An equestrian center in the R-1, One-Family Residential District, Windermere Equestrian Center, 21.28 acres of land located at the northeast corner of Dunham and Heydenreich, addressed as 20615 Dunham (Parcel #16-11-04-400-051) - File #20-4770: Planning Commission recommended approval

Proposed Rezoning: I-1, Light Industrial to Conditional Rezoning, Lots 487 through 491, Ingleside Farms #3 Subdivision, being 6.21 acres located west of Groesbeck, south of Rudgate, addressed as 37641, 37663, 37681 and 37701 Groesbeck (Parcels #16-11-22-176-023, -024, -025, -026 and -027) - File #20-4089-B: Petitioner requested postponement

Revised Site Development Plan Approval: Clean View Auto Wash (fka Lakeside Auto Spa), 0.902 acre of land located on the east side of Hayes Road, south of Canal Road, addressed as 42400 Hayes Road (Parcel #16-11-07-151-022) - File #20-1207: Planning Commission approved



Site Development Plan Approval: Taqueria Mi Pueblo Express Addition (fka Pogo's Sports Bar) Lots 129 through 133, Strevall Heights Subdivision, being 0.540 acre of land located on the west side of Groesbeck Highway, south of Cass Avenue, addressed as 26 S. Groesbeck Highway (Parcel #16-11-15-202-009) - File #20-6938: Planning Commission recommended approved



Revised Site Development Plan Approval: Sander's Candy Factory Addition (fka Morley Candy Company), 5.761 acres of land located at the southeast corner of Hall Road (M-59) and Morley Drive, addressed as 23770 Hall Road (Parcel #16-11-01-100-053) - File #20-3507: Planning Commission approved

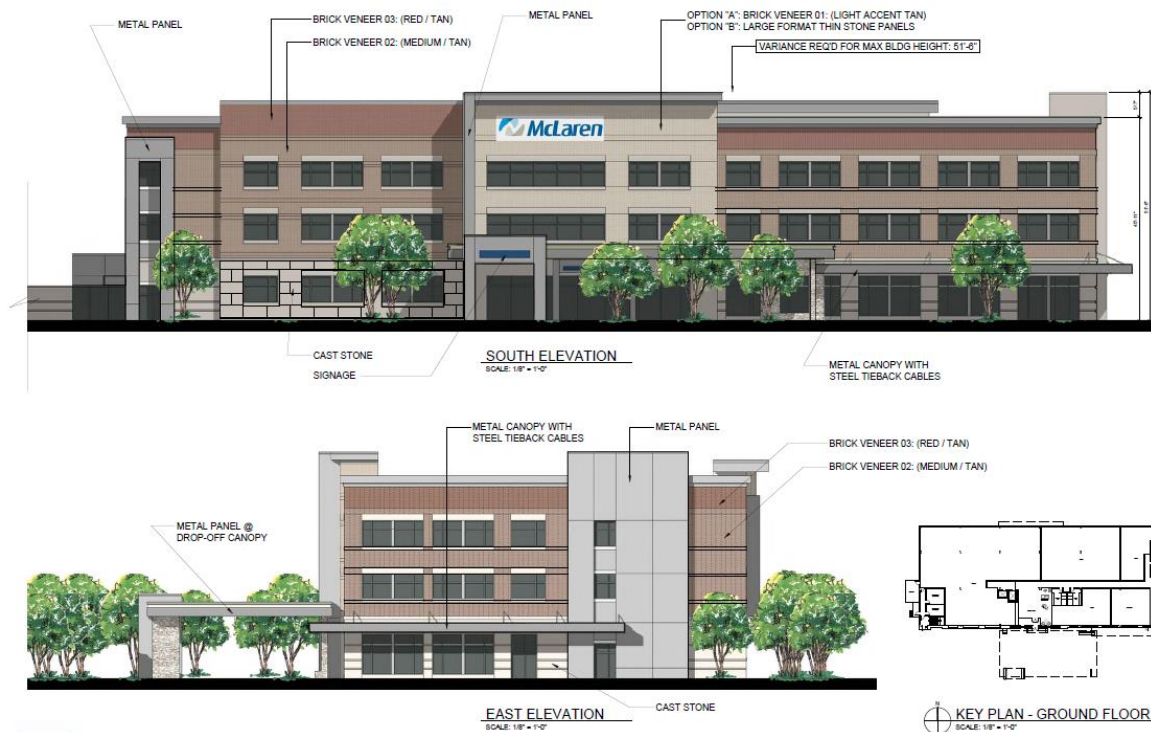
Revised Site Development Plan: United Truck Sales, Lot 26 and part of Lot 27, Clinton West Industrial Park Subdivision, being 7.35 acres located north of Stevenson, east of Lipke, addressed as 22650 Stevenson (Parcel #16-11-35-356-031) - File #20-4222: Planning Commission approved

Tree Removal Plan Approval: Tironi Property @ 39800 Romeo Plank Lot 5, Frank Subdivision, being 0.68 acre located east of Romeo Plank Road, north of Clinton River Road, addressed as 39800 Romeo Plank Road (Parcel #16-11-160-301-007) - File #20-3507: Planning Commission approved

Proposed Rezoning: RML, Multiple-Family Residential to I-1, Light Industrial, 16.73 acres of land fronting the east line of Elizabeth Road, north of Dunham Road (11.40 acres, 44080 Elizabeth, Parcel #16-11-02-176-018; and 5.334 acres, vacant, Parcel #16-11-02-176-019) - File #20-6954: Planning Commission recommended denial

Special Land Use Approval: An auto body and auto repair facility in the B-3, General Business District (B's Collision, fka Metro Wholesale Outlet & Tiretown), 0.63 acres located east of Gratiot, south of Maplehurst, addressed as 44460 N. Gratiot (Parcel #16-11-01-251-015) - File #20-3596: Planning Commission recommended approval

Site Development Plan Approval: Harrington Medical Center, Lots 518 through 521, and Lots 523, 524, Ingleside Farms Subdivision #3, being 8.501 acres at the southwest corner of Harrington and Hilldale, addressed as 21550 Harrington, and 38785, 38765, 38745 and 38725 Hilldale (Parcels #16-11-15-452-003, -004, -005, -006, -007, and -012) - File #20-0701-A: Planning Commission recommended approval



Tree Removal Plan Approval: River's Edge of Clinton Township 160.71 acres of land located east of Hayes Road, south of Clinton River Road - Parcel #16-11-19-100-029 (41.12 acres); Parcel #16-11-19-200-013 (38.46 acres); and Parcel #16-11-19-326-002 (81.13 acres) - File #20-0122: Planning Commission approved

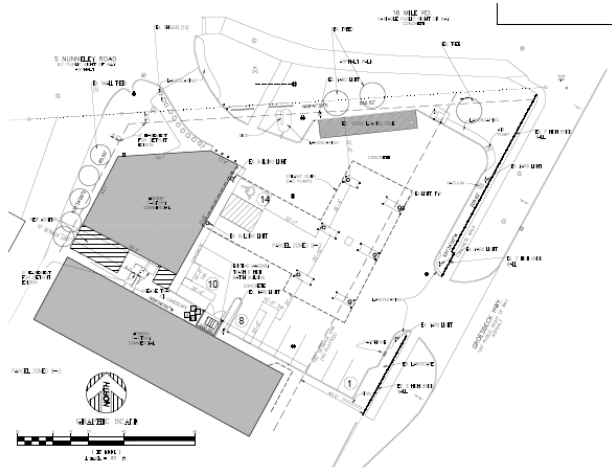
Proposed Rezoning: I-1, Light Industrial to OS-1, Office/Service (Low-Rise), Part of Lots 1 and 3, Clinton Technical Park Industrial Subdivision, being 3.263 acres located at the southeast corner of Hall Road (M-59) and Macomb Industrial Drive, addressed as 22600 Hall Road (Parcel #16-11-02-202-012) - File #20-6961: Planning Commission recommended approval

Proposed Rezoning: TR, Technical Research to B-2, Community Business, 2.465 acres located fronting the east line of Romeo Plank Road, south of Hall Road (M-59), addressed as 44600 Romeo Plank Road (Parcel #16-11-05-227-009) - File #20-6966: Planning Commission recommended approval

Revised Site Development Plan Approval: River Pointe Condominiums (Addition of gates), 40.45 acres of land located north of Cass Avenue, west of Heydenreich, and south of Rivergate Drive (Section 9) - File #20-4853: Planning Commission approved

Site Development Plan Approval: Wade Medley Properties (office building with outside storage), 0.417 acres of land, being Part of Lot 4 and all of Lot 5, Clinton West Industrial Park Subdivision, located east of Lipke, north of 14 Mile Road, addressed as 33620 Lipke (Parcel #16-11-35-356-037) - File #20-6698: Planning Commission recommended approval

Site Development Plan Approval: Sunoco Gas Station/Tubby's (back room addition), Lot 79, Groesbeck-Nunneley Subdivision, located at the southwest corner of Metropolitan Parkway and Groesbeck Highway, addressed as 36887 Groesbeck Highway (Parcel #16-11-28-228-003) - File #20-0290: Planning Commission recommended approval



Zoning Ordinance Text Amendments

The Planning Commission reviewed two proposed text amendments in 2020. The first was a proposed amendment to further regulate Mini-Warehouse and Self-Storage uses within Clinton Township. The Planning Commission reviewed the proposed ordinance language at its May 28, 2020 meeting and forwarded a recommendation for approval to the Township Board. The second was a proposed amendment to the Membership section of the Zoning Board of Appeals regulations allowing for the inclusion of alternate members to the ZBA. The Planning Commission reviewed the proposed ordinance language at its December 10, 2020 meeting and forwarded a recommendation for approval to the Township Board.

Master Plan Activities

At its January 9, 2020 meeting, the Planning Commission was asked to consider recommending to the Township Board that it hire the consulting firm MKSK and approve their proposal for the proposed Groesbeck Highway Market Study & Corridor Plan with the ultimate goal of creating Site Development Guidelines specific to the Groesbeck Corridor that would be formally adopted as an amendment to the Clinton Township Master Plan. The Planning Commission voted unanimously to recommend MKSK to the Township Board at its January 9, 2020 meeting. At its September 24, 2020 meeting, as is required by State statute, the Planning Commission received and reviewed the draft Groesbeck Highway (M-97) Corridor Plan and Market Study and Design Guidelines and forwarded them to the Township Board to initiate the required public notification period and start the approval process. The public hearing and final approval process is expected to take place in January 2021.

Rules of Procedure

The Planning Commission was asked by the Township Attorney to review and update their Rules of Procedure to allow for a Public Comment item as part of their regular agendas and include language regulating how the public comment portion of the meeting would be run. The Planning Commission reviewed the proposed revisions at its January 23, 2020 meeting and approved the proposed changes.

Prepared by: Bruce Thompson, AICP
Planning and Community
Development Director