

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

NOVEMBER 16TH, 2017

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

ABSENT: Daniel Spatafora (Excused)

STAFF: Carlo Santia, Director
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

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

APPROVAL OF AGENDA

Mr. Santia stated that Mr. Ronald A. Chiesa, RA Chiesa Architects, petitioner for Item #2, has requested his petition be postponed. He suggested that the public hearing be postponed until Thursday, December 14th, 2017 at 6:30 p.m.

Motion by Mr. Brumbaugh, supported by Mr. DiBartolomeo, to postpone Item #2 (Proposed Rezoning of 5.33 acres from R-3 to RMH) to Thursday, December 14th, 2017. Roll Call Vote: Ayes – Brumbaugh, DiBartolomeo, Charron, Deyak, Opalewski, Moseley, West, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Motion by Mr. Brumbaugh, supported by Mr. DiBartolomeo, to approve the agenda with the deletion of Item #2. Roll Call Vote: Ayes – Brumbaugh, DiBartolomeo, Charron, Deyak, Moseley, Opalewski, West, Trombley. Nays – None. Absent – Spatafora. Motion carried.

5.33 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF CLINTON RIVER ROAD AND HAYES ROAD (PARCEL #16-11-19-100-002), ADDRESSED AS 15245 CLINTON RIVER ROAD (SECTION 19)

- **PROPOSED REZONING FROM R-3 ONE-FAMILY RESIDENTIAL TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH-DENSITY)**
 - **PUBLIC HEARING**
FILE #17-6791: PETITIONED BY MR. MICHAEL DINELLO, MANAGER OF VANGUARD COMPANIES
REPRESENTED BY MR. RONALD A. CHIESA,
R.A. CHIESA ARCHITECTS
-

This item was deleted from tonight's agenda.

2.29 ACRES OF VACANT LAND (PARCEL 16-11-03-105-020), BEING PART OF LOT 1 AND ALL OF LOT 2, ENTERPRISE INDUSTRIAL SUBDIVISION, GENERALLY LOCATED EAST OF ENTERPRISE DRIVE, SOUTH OF HALL ROAD (M-59) (SECTION 3)

- **SPECIAL LAND USE: A PROPOSED 4-STORY SELF-STORAGE BUILDING (57 FEET IN HEIGHT) IN THE I-1 LIGHT INDUSTRIAL DISTRICT**
AND
 - **SITE DEVELOPMENT PLAN: 1-800-SELF-STORAGE.COM**
 - **PUBLIC HEARING**
FILE #17-6725: PETITIONED BY MR. EUGENE SHERIZEN AND MR. ED HERSCH
REPRESENTED BY MR. JOSEPH A. GUIDO, GUIDO ARCHITECTS, INC.
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Ms. Trombley read the letter into the record dated October 31st, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this public hearing was issued by regular mail to 73 owners and/or occupants within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Eugene Sherizen, petitioner, introduced Mr. Tom Kemp, of Kemp Building and Development Company, 275 West Girard Avenue, Madison Heights, Michigan. Mr. Sherizen stated they have a facility in Oak Park, two in Troy, and are proposing this location for another facility. He explained they generate low-impact traffic, and he also commended the Township for being great to work with in matters related to this development.

Mr. Santia explained that, in lieu of the required masonry wall, the petitioner is requesting consideration of a wrought iron fence and landscaping. He estimated that the building is approximately 150 feet west of the Harbours Apartments, and there is a drain and additional landscaping separating the subject property from the residential district. He explained that the Planning Commission does not

have the authority to waive the wall, but if the Commissioners feel it is a good idea, they can recommend approval of the wall waiver to the Board.

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

Mr. Harry Meerschaert, 44857 Bayview, Apt. 2210, Clinton Township, Michigan 48038, stated the proposed building would be located directly across from his apartment. He felt such a tall building is not in character with the surrounding development, and it will block the westerly view of the residents living in the Harbours. He indicated if the building was going to be of a height that matches other buildings in the area, he would not have a problem with it. He commented the building in Troy is very large, and he added if it is permitted at this location, it will be the largest structure along Hall Road. He complained that it is not in keeping with the neighborhood and would be a detriment to the residents of the Harbours.

Mr. Eric Balkowski, of Gerber Collision & Glass, 44700 Enterprise Drive, Clinton Township, Michigan 48038, explained that they have a sign on the side of their building identifying their business, and he complained that this proposed building will block it. He noted they currently have 40 employees, and their business would be impacted in a negative way if their sign is blocked. He explained they would be willing to waive their objection if the owner of the subject property would be willing to provide them signage on Hall Road.

Ms. Theresa Meerschaert, 44857 Bayview, Apt. 2210, Clinton Township, Michigan 48038, stated she is opposed to the proposed height of the building. She noted that a four-story building will block their view of the sunsets, and she felt it would be a detriment to have something that large on Hall Road. She was also concerned because it will hurt Gerber Collision and they are a good neighbor.

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

Ms. West inquired as to the distance from the building to Hall Road.

Mr. Santia replied there is quite a distance, and estimated with the 60-foot front yard setback, in addition to another 20 feet to the curb, it is approximately 80 feet from the road.

Ms. West agreed with the representative from Gerber Collision, pointing out that Gerber Collision will not be able to be seen. She stressed they do an excellent job, and she wants to make sure their business is not hurt. She felt a four-story building is very tall for that area.

Ms. Moseley inquired as to why the petitioner feels they need a building of that height.

Mr. Sherizen replied that is their current prototype model for their facilities.

Mr. Charron inquired as to the height of the building in feet rather than in floors.

Mr. Santia replied the building is proposed to be 57 feet in height.

Mr. Charron inquired as to whether this is a “24/7” operation that is open 365 days a year.

Mr. Sherizen replied their office hours are similar to retail hours, from 9 a.m. to 6 p.m. on Mondays through Fridays, with limited hours on weekends. He added that the access hours are seven days a week from 6 a.m. to 9 p.m.

Mr. Charron inquired as to what types of items are usually stored in their facilities.

Mr. Sherizen replied the types of items stored are generally household items. He replied to further inquiry that it is a fully climate-controlled indoor facility.

Mr. Opalewski inquired as to how they access the indoor facility when the office is closed.

Mr. Sherizen replied there is a gate system with an access code. He added the entire facility is surrounded by a decorative wrought iron-style fence.

Mr. Opalewski inquired as to how full their units are at their other facilities.

Mr. Sherizen replied their rate of occupancy depends upon the location. He assured it is low impact use regarding traffic, and he claimed that the City of Troy is very happy with their developments.

Ms. Trombley inquired as to whether 24-hour access is allowed in any circumstances.

Mr. Sherizan replied that business users having legitimate reasons for their business to gain access can be granted permission for 24-hour access.

Ms. Trombley inquired as to whether the petitioner has any recommendations with regard to the signage issue for Gerber Collision.

Mr. Sherizen replied that he has had a couple of conversations with the representative from Gerber Collision, but without fully understanding what is permitted under the Township's sign ordinance, he does not want to comment on it at this time. He replied to further inquiry that the subject parcel is vacant and is zoned Light Industrial.

Mr. Santia explained that Collex Collision previously owned the building plus the vacant lot that has frontage on Hall Road. They sold the building to Gerber Collision and the vacant land to the petitioner. He pointed out the sign on the wall of the Gerber Collision building would be blocked by any building constructed on the subject site because Gerber Collision does not have Hall Road frontage. Mr. Santia indicated he talked with Mr. Sherizen, who indicated he would be willing to consider providing Gerber Collision with access on their pylon sign; however, Mr. Santia cautioned they would need to obtain a variance from the Zoning Board of Appeals because it would be considered an "off-site sign", which is not allowed.

Mr. Sherizen stated he has not looked at the Sign Ordinance so he cannot speak to the issue, but he assured if there is a way to make it work, they are willing to look at it.

Mr. Santia reminded that the signage is separate from the Site Development Plan and Special Land Use request. He replied to inquiry that if Gerber Collision had wanted signage fronting Hall Road, they could have purchased the property fronting Hall Road.

Mr. Sherizen stated he cannot grant permission for them to use their pylon sign until a variance would be granted by the Board of Appeals.

Mr. Santia suggested he cannot promise the signage tonight, but he could agree to work with Gerber Collision to be a good neighbor, and that could be part of the motion.

Ms. West inquired as to why the building needs to be so tall, and she inquired as to whether they could reduce the height of the building.

Mr. Sherizen replied that the lot is odd-shaped, and the drainage ditch creates issues for them. He could not see where they would have additional space to spread the building out more unless they got a variance to be located closer to Hall Road than permitted. They designed the building with a footprint that would adhere to all of the ordinance requirements for a development in the industrial district.

Ms. Trombley inquired as to how many storage units will be on each floor.

Mr. Sherizen replied they do not know, but they anticipate they will have a total of approximately 1,000 units, with some of them very small, measuring not much larger than a storage closet.

Ms. Trombley inquired as to whether they will be providing any outdoor vehicle storage.

Mr. Sherizen replied they will not be providing outdoor vehicle storage, although he indicated there are large units around the perimeter of the site that could potentially fit a vehicle. He replied to further inquiry those units measure 10 feet by 20 feet.

Ms. Trombley inquired as to how many elevators will be provided.

Mr. Sherizen replied they typically have three elevators in their four-story building. There is a drive-thru access, so they are out of the weather elements and not visible from the street.

Ms. West inquired as to whether the perimeter of the site is secure.

Mr. Sherizen replied there is a gated entrance, and they are not able to gain access to the building without a code.

Mr. Brumbaugh noted that a couple of the residents of the apartments had expressed concern about the height of the proposed building. He inquired as to the height of the apartment buildings.

Mr. Santia replied that he does not know the exact height, but he estimated the apartments to be between 45 and 50 feet in height. He replied to further inquiry that this is a Special Land Use because the building is higher than the 35 feet allowed. He explained the required setback is typically one foot for each foot in the height of the building, and in this case, they have provided more than 60 feet, plus the drain is between the subject property and the apartments. He believed there is a couple hundred feet setback from the multi-family district. Mr. Santia replied to still further inquiry that if the Zoning Board of Appeals were to look at this, they may allow one pylon sign advertising 1-800-Self-Storage.com, with a panel below advertising Gerber Collision. He felt as long as they agree to work something out, they can go through the process to come up with some kind of agreement as to what would be mutually agreeable between the two of them, and then seek to obtain approvals for the signage.

Ms. West referred to a business on the corner of Heydenreich and Hall that has one sign for the entire strip center.

Mr. Santia noted that is the case for a multiple-tenant building on one parcel of land. If there are four businesses on a subject site, they would each be permitted one wall sign, plus space on one pylon or lawn sign that would advertise all businesses in the center.

Mr. Sherizen stated they would like to work with Gerber Collision to approach the Township to find a mutually-agreeable solution that works for both businesses. He replied to inquiry that they would be willing to accept, as a condition of approval, an agreement to work together to try to come up with a solution for Gerber Collision's concern about signage.

Mr. Charron pointed out that if a 35-foot-high building was constructed on the subject site, it would still block the view of the Gerber Collision facility because Gerber's location does not front Hall Road.

Mr. Santia agreed, noting that even a 20-foot-high building would block the view of the sign. Mr. Santia replied to inquiry that the front yard setback meets Township ordinance requirements.

Mr. Charron suggested that if the Planning Commission makes a motion to recommend approval of the site development plan, they can recommend it with conditions. He noted the petitioner is requesting the waiver of the masonry wall and would like to install a wrought-iron fence in its place. He also suggested the motion include the petitioner's willingness to work with Gerber Collision to achieve a solution to the signage problem.

Ms. Moseley agreed with Mr. Charron's suggestion.

Motion by Mr. Charron, supported by Ms. West, with reference to File #17-6725 and application from Mr. Eugene Sherizen and Mr. Ed Hersch, 10651 Northend Avenue, Ferndale, Michigan 48220, as represented by Mr. Joseph A. Guido, of Guido Architects, Inc., 23419 Ford Road, Dearborn, Michigan 48128, concerning the proposed Special Land Use for a four-story, fifty-seven-foot tall self-storage building in the I-1 Light Industrial District and a Site Development Plan for 1-800-Self-Storage.com, to be located on part of Lot 1 and all of Lot 2, Enterprise Industrial Subdivision, being 2.29 acres of vacant land located at the southeast corner of Hall Road and Enterprise Drive (Section 3), that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Site Development Plan as submitted, subject to the petitioner's agreement to work with the neighboring business, Gerber Collision, to try to achieve a solution to Gerber's signage problem, and further, that recommendation be made for waiver of the required masonry wall based on the petitioner's request to install a wrought-iron fence in lieu of the wall. Roll Call Vote: Ayes – Charron, West, Brumbaugh, Deyak, DiBartolomeo, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Ms. Moseley informed that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for approval of the Special Land Use / Site Development Plan as submitted. They will need to submit 24 copies of the site plan and landscape plan to the Planning Department office by November 22nd, 2017 to be placed on the Township Board agenda for December 4th, 2017.

**6.41 ACRES OF LAND FRONTING THE WEST LINE OF GRATIOT AVENUE,
SOUTH OF HALL ROAD (M-59), ADDRESSED AS 44565 AND 44543 (SUITE
A) GRATIOT**

- **SPECIAL LAND USE: AN OUTDOOR RECREATIONAL VEHICLE STORAGE FACILITY IN THE I-1 LIGHT INDUSTRIAL DISTRICT AND**
 - **SITE DEVELOPMENT PLAN: STONE DEPOT STORAGE YARD**
 - **PUBLIC HEARING**
FILE #17-5562: PETITIONED BY MR. SCOTT BRUGLIO, OF SJB HOLDINGS, LLC REPRESENTED BY MR. BENJAMIN J. ALOIA, ESQUIRE, OF ALOIA & ASSOCIATES P.C. AND MR. GIOVANNI MAURO, OF MAURO ENGINEERING
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Ms. Trombley read the letter into the record dated October 31st, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this public hearing was issued by regular mail to 42 owners and/or occupants within 300 feet of the land in question, with 6 of those returned as undeliverable.

Mr. Benjamin Aloia, Mr. Giovanni Mauro and Mr. Scott Bruglio were all present to answer questions.

Mr. Aloia stated they are currently working with the Michigan Department of Transportation (MDOT) on the approach.

Mr. Santia indicated this special land use is being referred to as a “recreational vehicle storage facility”; however, he inquired as to whether they will be storing new vehicles as well.

Ms. West inquired as to what new vehicles will be stored at this facility.

Mr. Santia replied that Pat Moran has been storing vehicles there.

Mr. Aloia replied that they like locations to store some of the new vehicles. If they have interest in one of the vehicles, they take it out of storage and bring it to their dealership.

Mr. Santia clarified that use is permitted but he wanted clarification as to what is being stored. He replied to inquiry that it is all outdoor storage.

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

There were no comments from the audience.

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

Ms. West inquired as to how many vehicles they anticipate being on site.

Mr. Bruglio estimated he will have a couple hundred vehicles on site.

Mr. Aloia explained that the entire site is fenced in and screened.

Mr. Bruglio explained his prior business was located at this site since 1993. He noted that the entrance to the storage is in the back, and it cannot be seen from Gratiot. He added that they have a 6-foot-high industrial fence so the facility cannot be seen from Gratiot.

Ms. West inquired as to whether large RV's will be able to get in and out.

Mr. Bruglio replied affirmatively.

Mr. Aloia replied to inquiry that the lot will not be paved but they will be using an asphalt milling surface, which is permeable. He clarified it is subject to engineering approval, but the comments they have had from Public Works is that they do not have an objection to this surface.

Mr. Bruglio stated the asphalt milling creates a clean surface with no dust.

Mr. Santia noted there was a similar facility about 400 feet to 500 feet north of this location, situated behind a shopping plaza. They offered enclosed mini storage as well as outdoor mini-storage. He recalled it was approved about ten years ago.

Ms. Trombley inquired as to whether they are worried about security at night.

Mr. Bruglio replied he is not concerned with security. He indicated he has been there with his landscaping supplies, and they have had no problem. He explained their site has a lot of light at night from nearby LTC, which surrounds their property. He noted they are installing a 6-foot-high fence with screening to

clean it up and keep it secluded. He replied to further inquiry that they do not have a camera system at this time but they may opt to add one.

Ms. West inquired as to the anticipated hours of operation.

Mr. Bruglio explained there is a gate with a code, and the gate slides back and forth when the security code is entered. He clarified the facility is available for access “24/7”.

Mr. Charron expressed concern that this facility could create a reasonable nuisance. It could be subject to some type of crime without significant lighting or security, especially because it is somewhat isolated.

Ms. Moseley inquired as to the height of the fence.

Mr. Santia replied the fence is approximately six feet in height.

Ms. Moseley commented that is a difficult height to climb.

Mr. Aloia responded affirmatively that Moran would have an agreement and insurance with Mr. Bruglio.

Ms. West inquired as to the insurance policy.

Mr. Bruglio cited a similar facility at Bourlier’s on 23 Mile Road, where there is no fencing, and they are at maximum capacity. He noted that Shores Trailer has had massive thefts, and the owner has lights and cameras, among other security measures. He replied the nearby facility is further south on Gratiot, but it is set back and screened so it is difficult to see from the road.

Mr. Charron stated his other concern is using a crushed stone because of the dust that is generated.

Mr. Aloia assured it is not gravel and will not generate any dust.

Mr. Charron also pointed out that not all the vehicles are going in and out all of the time.

Mr. Bruglio explained he has been running a landscape business since 1993, and they have the same base in the parking lot since that time, with no problems or dust. He pointed out that they sell crushed concrete, so they do get a little bit of dust in the pile.

Motion by Mr. Brumbaugh, supported by Mr. DiBartolomeo, with reference to File #17-5562 and application from Mr. Scott Bruglio, SJB Holdings, LLC, 44543 Gratiot, Clinton Township, Michigan 48036, as represented by Mr. Benjamin J.

Aloia, Esquire, Aloia & Associates, PC, 48 South Main Street, Suite 3, Mt. Clemens, Michigan 48043, and Mr. Giovanni Mauro, Mauro Engineering, 48657 Hayes Road, Shelby Township, Michigan 48315, concerning the proposed Special Land Use for an outdoor RV storage in the I-1 Light Industrial District and the Site Development Plan for Stone Depot Storage Yard, located on 6.483 acres of land fronting the west line of Gratiot, south of Hall Road (M-59), addressed as 44565 and 44543 (Suite A) Gratiot, that recommendation be forwarded to the Clinton Township Board for approval of the special land use and site development plan as submitted, subject to the following conditions recommended by the Budget/Ways & Means Committee as follows:

- 1) Review and approval of engineering design, drain and storm with Township approval for the pervious surface (milling) and complete installation of required drainage;
- 2) Parcels are to be combined into a single parcel; and
- 3) Debt service is to be fully paid before use of the parking area, with the understanding that the petitioner is proceeding at his/her own risks and must have required permits and soil erosion. The Township will consider relief and/or reimbursement of debt service paid if additional information demonstrates grounds for relief.

Roll Call Vote: Ayes – Brumbaugh, DiBartolomeo, Charron, Deyak, Moseley, Opalewski, West, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Ms. Moseley informed that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for approval of the Special Land Use / Site Development Plan as submitted. They will need to submit 24 copies of the site plan and landscape plan to the Planning Department office by November 22nd, 2017 to be placed on the Township Board agenda for December 4th, 2017.

2.87 ACRES OF LAND FRONTING THE WEST LINE OF GROESBECK HIGHWAY, SOUTH OF HILLCREST SQUARE, ADDRESSED AS 39827 GROESBECK HIGHWAY (SECTION 15)

- **REVISED SITE DEVELOPMENT PLAN: ALDI FOOD MARKET #84 REMODEL AND EXPANSION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL FILE #17-6290: PETITIONED BY MR. DAVID KAPUSANSKY, ALDI, INC. (MICHIGAN) REPRESENTED BY MR. CHRISTOPHER GRZENKOWICZ, PE, DESINE, INC.**
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Ms. Trombley read the letter into the record dated October 25th, 2017 from the Assistant Director of the Department of Planning and Community Development. She advised that notice of this item on tonight's agenda was issued by regular mail to 32 owners and/or occupants within 300 feet of the land in question, with 3 of those returned as undeliverable.

Mr. David Kapusansky, of ALDI, Inc., 39827 Groesbeck, Clinton Township, Michigan 48036, explained this property is zoned B-3 General Business. They are proposing a complete remodel of the inside, and will be adding 155 square feet in two different areas, part on the south and part on the west of the existing building. He explained the proposed addition is depicted in orange on the site plan he showed to the Commission. They are going to add four parking spaces, and received a variance from the Board of Appeals for the overall number of parking spaces. They will be milling and resurfacing the parking lot, and will be adding LED lighting. He indicated the addition will match the remainder of the building so it will blend in well. He stated the interior will look similar to their facility on Gratiot, but the exterior will have a slightly different appearance.

Mr. Charron inquired as to whether Mr. Kapusansky handled the renovations for the Gratiot location.

Mr. Kapusansky replied affirmatively. He replied to further inquiry that they added four additional parking spaces.

Mr. Santia noted that they also added more square footage to their store, and the number of parking spaces is based on total square footage.

Mr. Kapusansky replied they anticipate the outside construction will take about ten weeks, and once that is completed, they will close their facility for about five weeks to expand the sales floor. He replied to further inquiry that they are not sure exactly when they will be closing for renovation, but they anticipate starting construction in late spring.

Motion by Ms. West, supported by Mr. Opalewski, with reference to File #17-6290 and application from Mr. David Kapusansky, ALDI, Inc. (Michigan), 2625 North Stockbridge Road, Webberville, Michigan 48892, as represented by Mr. Christopher Grzenkowicz, PE, DESINE, Inc., 2183 Pless Drive, Brighton, Michigan 48114, concerning the proposed revised site development plan for ALDI Food Market #84 Remodel and Expansion, to be located on 2.87 acres of land fronting the west line of Groesbeck Highway, south of Hillcrest Square, addressed as 39827 Groesbeck Highway (Section 15), that, in consideration of grant of variance by the Clinton Township Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call Vote: Ayes – West, Opalewski, Brumbaugh, Charron, Deyak, DiBartolomeo, Moseley, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Ms. Moseley informed that the Planning Commission is a recommending body, and this recommendation will be forwarded to the Clinton Township Board for approval of the Revised Site Development Plan as submitted. They will need to submit 24 copies of the site plan and landscape plan to the Planning Department

office by November 22nd, 2017 to be placed on the Township Board agenda for December 4th, 2017.

**PART OF LOT 9 AND ALL OF LOT 10, INGLESIDE FARMS SUBDIVISION,
BEING 1.025 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST
CORNER OF GRATIOT AVENUE AND THOMSON STREET (SECTION 27),
KNOWN AS PARCEL #16-11-27-232-019**

- **TREE REMOVAL PLAN: ABRO PROPERTY ON GRATIOT**
 - **REQUEST FOR APPROVAL**
 - FILE #17-6792: PETITIONED BY MR. SADIER ABRO**
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Ms. Trombley stated there was no correspondence to read into the record with regard to this application for a tree removal plan. She advised that notice of this item on tonight's agenda was issued by regular mail to 54 owners and/or occupants within 300 feet of the land in question, with 1 of those returned as undeliverable.

Mr. Abro, petitioner, explained they own the shop behind this property and purchased this vacant lot. They are hoping to "clean it up" and make it more visible so they can sell it.

Mr. DiBartolomeo stated he has an issue of clearing the lot by removing all of the trees for a "proposed" use of commercial development without having a definite plan. If the plan is to sell the vacant property, it should be sold with the trees on it. The new owners can then come in with an idea of what they want to develop and which trees would then need to be removed. He reiterated he has a problem with allowing all of the trees to be cut down without seeing a plan.

Mr. Charron agreed with Mr. DiBartolomeo, and indicated he would also like to see the plan for the entire property before approving the removal of the trees. He cited the example of the Rose Garden property, where all of the trees were removed in anticipation of development; however, the property was never developed, and the area is now a barren field. He stated he cannot vote for approval of this request without seeing a site development plan.

Motion by Mr. Charron, supported by Mr. DiBartolomeo, with reference to File #17-6792 and application from Mr. Sadier Abro, 3807 Beechcrest, Rochester Hills, Michigan 48309, concerning the proposed Tree Removal Plan for Lot 10 and part of Lot 9, Ingleside Farms Subdivision, being 1.025 acres of vacant land located at the northeast corner of Thomson Street and Gratiot Avenue, known as Parcel #16-11-27-232-019, that the Tree Removal Plan be denied. Roll Call Vote: Ayes – Charron, DiBartolomeo, Brumbaugh, Deyak, Moseley, Opalewski, West, Trombley. Nays – None. Absent – Spatafora. Motion carried.

Mr. Abro inquired as to why he cannot clean up the property.

Mr. Santia advised that Mr. Abro can remove anything under four inches in diameter, but if it is over four inches, it cannot be cut down.

Mr. Abro complained that all of the trees on his property exceed four inches in diameter. He stated that, in order to develop that property, the trees will need to be removed.

Mr. Santia explained that the Planning Commission would like to see a site plan so they can see which of the trees need to be removed.

Mr. Abro stated he will bring in a site development plan. He stated he does not object to keeping the trees on the side, but he did not feel it is possible to keep the trees in the middle of the lot.

Ms. Moseley stated that if Mr. Abro would like something more concrete from this Commission, he will need to submit a site plan to the Department of Planning and Community Development.

ELECTION OF OFFICERS

- **CHAIRPERSON**
 - **VICE-CHAIRPERSON**
 - **SECRETARY**
-

Mr. Brumbaugh inquired as to whether the current officers are interested in retaining their appointments to their respective offices.

Ms. Moseley indicated she is interested in being reappointed as Chairperson.

Ms. West felt the current officers do a fine job.

Mr. DiBartolomeo and Ms. Trombley both replied to inquiry that they would be willing to be reappointed.

Motion by Ms. West, supported by Mr. Charron, to reappoint Ms. Moseley as Chairperson, Mr. DiBartolomeo as Vice-Chairperson and Ms. Trombley as Secretary of the Clinton Township Planning Commission for another year. Roll Call Vote: Ayes – West, Charron, Brumbaugh, Deyak, DiBartolomeo, Moseley, Opalewski, Trombley. Nays – None. Absent – Spatafora. Motion carried.

REPORT OF MEETING

- **APPROVAL OF THE OCTOBER 12TH, 2017 REPORT**
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Motion by Ms. West, supported by Mr. Brumbaugh, to approve the report of the October 12th, 2017 Planning Commission Meeting, as submitted. Motion carried (Mr. Deyak and Mr. Opalewski abstained).

PLANNING COMMISSION SCHEDULE OF MEETINGS

-- NEXT MEETING SCHEDULED FOR THURSDAY, NOVEMBER 30TH, 2017

Mr. Santia explained there is a Special meeting scheduled for Thursday, November 30th, 2017, for a proposed rezoning of land fronting the north line of 15 Mile Road, west of Kelly Road. He stated it is a 5-acre parcel and the petitioner is proposing a Conditional Rezoning for senior apartments, noting he has talked about having only one-story, which fits in well with the neighborhood.

Mr. Santia stated they will also be looking at a site development plan for the former Waste Management property. The plan is for United Truck, which is a facility for parking trucks overnight. He explained they will have mechanical provisions for repairs if necessary, but he clarified it is not a typical “truck stop” and will not have a gas station, restaurant and showers. He noted the building has been vacant for a long time. He replied to inquiry that it is located on Stephenson, north of 14 Mile Road.

Ms. Moseley stated they have all been provided a copy of the proposed Planning Commission meeting schedule for 2018.

Ms. West indicated she has a conflict and will not be able to attend the March 8th, 2018 meeting.

Motion by Mr. DiBartolomeo, supported by Mr. Opalewski, to accept the 2018 Planning Commission Meeting Schedule as presented. Motion carried.

ADJOURNMENT

Motion by Ms. West, supported by Mr. Opalewski, to adjourn the meeting. Motion carried. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Denise C. Trombley

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION