

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

DECEMBER 8, 2005

PRESENT: Norman Yurkie, Chairperson
Pamela Weiss, Vice-Chairperson
Denise C. Trombley, Secretary
Michael Matway
Kirkanne Moseley
Kenneth Pearl (arrived at 6:35 p.m.)
John D. Truax

ABSENT: Fred Gibson
Dennis C. Tomlinson

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

Mr. Yurkie called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

Mr. Santia noted that the petitioner for Item #4 (American House Parkway) has requested to be taken off of tonight's agenda.

Motion by Ms. Weiss, supported by Mr. Matway, to approve the agenda as amended.
Motion carried.

53.73 ACRES OF LAND LOCATED EAST OF HEYDENREICH ROAD, NORTH OF CASS AVENUE (SECTION 9)

- **SPECIAL LAND USE: RADIO BROADCASTING TOWERS IN THE FLOODWAY AND RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY) DISTRICTS**
 - AND
 - **SITE DEVELOPMENT PLAN: FAMILY LIFE BROADCASTING SYSTEM RADIO TOWERS**
 - **FILE #05-1442**
 - **PUBLIC HEARING**
-

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this public hearing was mailed to 118 owners and/or occupants of property located within 300 feet of the land in question, with one returned as undeliverable.

Clark Andrews, of O'Reilly, Rancillio, P.C., 12900 Hall Road, Suite 350, Sterling Heights, Michigan 48313, explained that the petitioner has owned this property since 1987. He summarized the petitioner's plans to relocate an existing tower and to erect another tower. He informed that they received a variance from the Board of Appeals for the height of the tower and the location in a residential district on property not owned and occupied by a governmental or educational entity, which is not allowed; however, he informed that Family Life is a non-profit charitable network that provides educational based programming. He informed that the State of Michigan has recognized them as an educational entity because they are eligible for the tax credit. He stressed that they are a non-profit organization. He added that they purchased this property for this purpose, and would like to expand their range. He concluded by stating that they have been good neighbors and want to continue to be good neighbors.

Motion by Mr. Pearl, supported by Mr. Truax, to open the public hearing. Roll Call Vote: Aye – Pearl, Truax, Matway, Moseley, Trombley, Weiss, Yurkie. Nay – None. Absent – Gibson, Tomlinson. Motion carried.

Tom Platz, 42244 Shulock Drive, Clinton Township, Michigan 48038, an owner of property abutting the subject site, was concerned about the wetlands and the trees that will need to be removed. He did not know what that would do to the area.

There were numerous complaints from neighboring property owners about interference with their television, radio and telephone. They indicated that they can hear the broadcasting of the Family Life station regardless of what channel or station they are tuned into.

Mr. Andrews assured that there are remedies for many of the cases and the residents need to notify the station so they are aware of the situation and can help them. He indicated that they are sending letters to owners and occupants of property located within 300 feet,

advising them of their willingness to work with the neighbors to resolve any interference problems they may be experiencing as a result of the radio towers, and the letters include a contact name and telephone number.

The question was raised by some of the residents as to the safety of the towers and whether there is radiation given off in dangerous amounts.

Mr. Pearl was excused from the meeting at 7:20 p.m.

Mr. Andrews stated there have been studies but there is no evidence that the towers create any type of health hazard.

Ms. Weiss explained that the federal government has conducted tests and determined safe distances. She added that the FCC establishes the guidelines and regulations so the community must accept those standards. Ms. Weiss also pointed out that the towers are pointed in a different direction so this may eliminate the interference problems.

Motion by Mr. Truax, supported by Mr. Matway, to close the public hearing. Roll Call Vote: Aye – Truax, Matway, Moseley, Trombley, Weiss, Yurkie. Absent – Gibson, Pearl, Tomlinson.

The question was raised as to the percentage of nearby residents who experience interference problems from the towers.

Mr. Andrews replied that he was not aware of everyone who experiences problems; however, he estimated that approximately 95% of the reported problems are remedied.

Ms. Weiss inquired as to whether the petitioner intends to re-forest the area once the towers are erected.

Mr. Andrews explained that while they need to remove many of the trees and much of the vegetation to lay the lines, they would be willing to provide some reforestation upon completion of the project.

Motion by Mr. Yurkie, supported by Ms. Weiss, with reference to File #1442 and application from Family Life Broadcasting System, 7355 North Oracle Road, Suite 200, Tucson, Arizona 85704, as represented by Clark A. Andrews and Robert C. Davis, O'Reilly Rancilio P.C., 12900 Hall Road, Suite 350, Sterling Heights, Michigan 48313, concerning the proposed Special Land Use for radio broadcasting towers in the RML Multiple-Family Residential (Low-Density) and FW Floodway Districts and proposed Site Development Plan for Family Life Broadcasting Systems, located on 53.78 acres of land fronting the east line of Heydenreich, north of Cass Avenue at 43280 Heydenreich Road, that recommendation be submitted to the Township Board for approval of the special land use and site plan as requested, contingent upon the petitioner's agreement that they will provide plantings where the deforestation is taking place in a manner not impeding the safety and operation of the facility and which meets the FCC regulations,

and they have agreed to work with the residents in the area who are experiencing interference difficulties with their electronics in an attempt to help them resolve the situation. Roll Call Vote: Aye – Yurkie, Weiss, Matway, Moseley, Trombley, Truax. Nay – None. Absent – Gibson, Pearl, Tomlinson. Motion carried.

LOT 35, SUPERVISOR'S PLAT #2 SUBDIVISION (SECTION 35) (LOCATED WEST OF HARPER, SOUTH OF QUINN ROAD)

- **MICHIGAN NEUROLOGY ASSOCIATES P.C.**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE DEVELOPMENT PLAN**
FILE #05-4054: PETITIONED BY THOMAS GIANCARLO
REPRESENTED BY DALE STUDNICKA
-

Pertinent correspondence was read and entered into the record.

Dale Studnicka, DAS Associates, 40600 Van Dyke Avenue, Suite #4, Sterling Heights, Michigan 48313, explained that they are seeking approval for a revised site development plan for an existing building located on Harper Avenue. He noted that Michigan Neurology Associates will be occupying the building, and they are adding to the parking.

Motion by Ms. Weiss, supported by Ms. Moseley, with reference to File #05-4054 and application from Thomas Giancarlo, New Vision Realty LLC, 760 Grand Marais, Grosse Pointe Park, Michigan 48230, as represented by Dale Studnicka, DAS Associates, Inc., 40600 Van Dyke Avenue, Suite 4, Sterling Heights, Michigan 48313, concerning the revised site development plan for Michigan Neurology Associates Medical Office Building (fka Zenith Industries Research Building), located on part of Lot 20 and Lot 35, Supervisor's Plat #2 Subdivision (Section 35), generally located at the southwest corner of Quinn Road and Harper Avenue, that recommendation be submitted to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call Vote: Aye – Weiss, Moseley, Matway, Trombley, Truax, Yurkie. Nay – None. Absent – Gibson, Pearl, Tomlinson. Motion carried.

7.18 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF METROPOLITAN PARKWAY AND UTICA ROAD (SECTION 30)

- **AMERICAN HOUSE PARKWAY**
 - **REQUEST FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
FILE #05-4753-A: PETITIONED BY AMERICAN HOUSE PARKWAY
REPRESENTED BY ROY ZOLNO
-

This item was withdrawn from tonight's agenda.

LOT 9, MAPLEHURST INDUSTRIAL SUBDIVISION (SECTION 1) (LOCATED EAST OF GRATIOT AVENUE (M-3), SOUTH OF HALL ROAD (M-59))

- **PRECISION BORING COMPANY**
- **REQUEST FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
- FILE #05-1469-A: PETITIONED BY GERALD R. DECKER**

Pertinent correspondence was read and entered into the record.

Gerald Decker, 24400 Maplehurst Drive, Clinton Township, Michigan 48036, offered to answer any questions. He noted that the addition is for storage purposes.

Motion by Ms. Trombley, supported by Mr. Truax, with reference to File #05-1469-A and application from Gerald R. Decker, DHC, Inc., 24400 Maplehurst Drive, Clinton Township, Michigan 48036, concerning the revised site development plan for Precision Boring (fka Axis Precision Industries), located on Lot 9, Maplehurst Industrial Subdivision (Section 1), as located fronting the south line of Maplehurst Drive, east of Gratiot Avenue (M-3), that recommendation be submitted to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call Vote: Aye – Trombley, Truax, Matway, Moseley, Weiss, Yurkie. Nay – None. Absent – Gibson, Pearl, Tomlinson. Motion carried.

REPORT OF MEETING

- **APPROVAL OF OCTOBER 13, 2005 REPORT**
- **APPROVAL OF OCTOBER 27, 2005 REPORT**

Motion by Ms. Weiss, supported by Ms. Moseley, to approve the reports of the October 13, 2005 and the October 27, 2005 meetings as written. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia indicated that there will be no items ready to be forwarded to the Planning Commission for their next meeting scheduled for December 23, 2005; therefore, the meeting will be canceled.

ADJOURNMENT

Motion by Mr. Truax, supported by Ms. Moseley, to adjourn the meeting. Motion carried. Meeting adjourned at 7:39 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:01/15/05