

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

OCTOBER 12, 2006

PRESENT: Ken Pearl, Chairperson
Kirkanne Moseley, Vice-Chairperson
Denise C. Trombley, Secretary
Ron DiBartolomeo
Fred Gibson
Timothy Grajewski
Michael Matway
Pamela Weiss (arrived at 6:31 p.m.)

ABSENT: Ernest Hornung (Excused)

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

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

APPROVAL OF AGENDA

Motion by Mr. Grajewski, supported by Mr. Matway, to approve the agenda as submitted. Motion carried.

**0.89 ACRE OF LAND LOCATED EAST OF GROESBECK, SOUTH OF
CARLIER (SECTION 29)**

- **SPECIAL LAND USE: AUTO & GOLF CART SALES & SERVICE IN B-3
GENERAL BUSINESS DISTRICT
AND**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN FOR KEITH'S AUTO & GOLF CART SALES &
SERVICE**
 - **PUBLIC HEARING**
-
- FILE #06-6139: PETITIONED BY KEITH LOKOTAR**

The petitioner was not present.

Motion by Mr. DiBartolomeo, supported by Mr. Matway, to move further discussion of this petition to the end of the meeting. Roll Call Vote: Ayes – DiBartolomeo, Matway, Gibson, Grajewski, Moseley, Pearl, Weiss, Trombley. Nays – None. Absent – Hornung. Motion carried.

**2.49 ACRES OF LAND FRONTING THE NORTH LINE OF CANNAL ROAD,
WEST OF ROMEO PLANK ROAD (SECTION 8)**

- **PROPOSED REZONING FROM R-2 ONE-FAMILY RESIDENTIAL TO
RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY)**
 - **PUBLIC HEARING**
-
- FILE #6265: PETITIONED BY LARRY GARRISI**

Pertinent correspondence was read and entered into the record. Ms. Trombley noted that 83 notices of this public hearing were mailed to owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Benjamin Aloia, attorney for the petitioner, stated that Mr. Garrisi has developed a lot in Clinton Township and has a good reputation for quality developments. He cited a similar development, located on Canal just west of Garfield, to what he would like to develop on this property. Mr. Aloia added that, if this Board is inclined to deny this request, they would respectfully request consideration of a rezoning to R-5 One-Family Residential.

Motion by Mr. Matway, supported by Ms. Moseley, to open the public hearing. Roll Call Vote: Ayes – Matway, Moseley, DiBartolomeo, Gibson, Grajewski, Pearl, Weiss, Trombley. Nays – None. Absent – Hornung. Motion carried.

Al Letrick, 18392 Cranbrook, Clinton Township, Michigan 48038, stated that he submitted letters with 69 signatures of residents who were opposed to the rezoning, and he added that was out of 71 people contacted. He explained that, of the two individuals who did not sign, they did not indicate they were in favor of

the rezoning but preferred not to sign the letter. He stressed they are opposed because the property is currently zoned single-family residential, as is the majority of the property surrounding the subject site. He pointed out that it is also indicated as single-family residential on Clinton Township's Master Plan. Mr. Letrick indicated he would stay away from listing the emotional issues as to why they oppose the rezoning, but they are concerned that the rezoning to multiple-family residential would decrease the neighboring property values, and they felt the Township would be directly to blame if this occurred.

Dale Dexter, 18304 Cranbrook, Clinton Township, Michigan 48038, property owner adjacent to the subject parcel, expressed opposition to the rezoning request. He noted that this property has been zoned single-family residential since 1989 when he purchased his home, and everything around it is zoned single-family residential. He felt an approval of the rezoning as requested would be considered "spot zoning", and could allow townhouses or apartments, which he felt would lower the value of the surrounding single-family properties. He could not see the reason for the Township to approve the rezoning for the profit of one individual and the detriment of so many others.

Nick Athanassopoulos, 18414 Cranbrook, Clinton Township, Michigan 48038, stressed that he and his neighbors are in opposition of this rezoning. He threatened that, if this is approved by the Planning Commission, he and others will be taking that into consideration at election time.

Mr. Pearl clarified that the Planning Commissioners are appointed, not elected. He explained this is not a political question but rather a petition by an applicant to rezone his property. He reminded the residents that the question is whether they are in favor of or are opposed to the proposed rezoning, and he felt they should stick to that issue.

James Alluia, 41200 Scarborough Court, Clinton Township, Michigan 48038, stated he has lived at this address for 15 years, and the entire area is comprised of single-family homes. He did not feel they should allow multiple-family residential housing in this area now that the majority of property is developed. He pointed out that the owners of the single-family dwellings have invested a lot of money into their homes, and he did not feel it would be fair to jeopardize their investments by allowing multiple-family development on the subject parcel.

Barbara Mayer, 41275 Scarborough Court, Clinton Township, Michigan 48038, resident of Clinton Township for over thirty years, stressed that she pays taxes and expects the leaders of the Township to "do right" by her and other tax-paying residents. She complained that a rezoning of the subject property will create more traffic on the already-congested Canal Road and would not fit in the area. She urged the Planning Commission to deny the request, and she hoped that if the property is developed, that they maintain a greenbelt of trees.

Dave Sciculna, 18234 N. Oak, Clinton Township, Michigan 48038, homeowner directly across Canal from the proposed rezoning, felt the Township is heading in a dangerous area when they continue to allow overbuilding. The traffic in the area is already bad, and a rezoning would make it worse. He was told that building in the Township cannot be stopped; however, he did not feel the Township needs to make it easier for a developer to overbuild by allowing rezonings to a denser use. He expressed his opinion that this rezoning seems like it would benefit one person at the expense of all the current homeowners in the area.

Stephen Fifield, 41235 Scarborough Court, Clinton Township, Michigan 48038, one of the developers of the homes on Scarborough Court, explained that they went to great expense to build the homes and leave trees. He expressed his opposition to a rezoning petition for multiple-family residential, and felt that the petitioner should be held to the same high standards as previous developers in the area who had to construct single-family. He added that the traffic in the area is already bad, and felt a rezoning to multiple-family would make it much worse.

Jeff Gapczynski, 41240 Scarborough Court, Clinton Township, Michigan 48038, felt the property should remain single-family residential. He expressed concern about the additional traffic a multiple-family zoning would create, and he was concerned that such a zoning would devalue the single-family homes surrounding it.

Mr. Richardson, 18255 Canal Road, Clinton Township, Michigan 48038, complained that they have motorists turning around in their driveway every day because of the excessive traffic on Canal Road, and he felt a rezoning to multiple-family residential would make this worse. He added that they are having a child next year and he did not feel it would be safe to have the additional traffic.

Motion by Mr. Grajewski, supported by Ms. Moseley, to close the public hearing. Roll Call Vote: Ayes – Grajewski, Moseley, DiBartolomeo, Gibson, Matway, Pearl, Weiss, Trombley. Nays – None. Absent – Hornung. Motion carried.

Mr. DiBartolomeo noted that the petitioner's representative indicated they would be willing to accept a rezoning to R-5 One-Family Residential if the proposed multiple-family zoning is not acceptable. He inquired as to how many homes could be constructed if this were rezoned to R-5.

Mr. Aloia estimated that they could build six homes, each ranging from 1,600 to 2,500 square feet. He added that they would maintain the tree line between the subject property and the adjacent homes.

Motion by Mr. DiBartolomeo, supported by Ms. Weiss, with reference to File #6235 and application from Larry Garrisi, Sunshine Homes, Inc., 42452 Hayes Road, Suite 4, Clinton Township, Michigan 48038, concerning the proposed rezoning from R-2 One-

Family Residential to RML Multiple-Family Residential (Low-Density) for 2.49 (part of 4.8) acres of land fronting the north line of Canal Road, west of Romeo Plank Road, that recommendation be forwarded to the Township Board for denial of the rezoning as requested. Roll Call Vote: Aye – DiBartolomeo, Weiss, Gibson, Grajewski, Moseley, Pearl, Trombley, Matway. Nay – None. Absent – Hornung. Motion carried.

Motion by Mr. DiBartolomeo, supported by Mr. Grajewski, with reference to File #6235 and application from Larry Garrisi, Sunshine Homes, Inc., 42452 Hayes Road, Suite 4, Clinton Township, Michigan 48038, concerning the proposed rezoning of 2.49 (part of 4.8) acres of land fronting the north line of Canal Road, west of Romeo Plank Road, that, upon verbal request from the petitioner, recommendation be forwarded to the Township Board for approval of a rezoning from R-2 One-Family Residential to R-5 One-Family Residential. Discussion ensued.

Mr. Santia replied to inquiry that the area surrounding the subject site is zoned R-5 One-Family Residential, which allows lots measuring 65 feet by 120 feet. He estimated that the lots for this particular site, if zoned to R-5, would be deeper than the required 120 feet. He confirmed that they could develop approximately six lots. He indicated that would be an appropriate zoning for the parcel, and the Planning Department would recommend approval of a rezoning to R-5. Mr. Santia replied that the original request to RML Multiple-Family Residential would allow 6.7 units per acre, so there would be approximately 20 to 21 units on the site versus 6 single-family homes. He reiterated that an R-5 zoning is consistent with the area.

Ms. Weiss agreed with the R-5 zoning and pointed out that R-2 zoning districts are not common because most homeowners do not have the large lots.

Mr. Santia replied to inquiry that the properties on Scarborough, Cranbrook, and those in the Chippewa Meadows Subdivision are all zoned R-5 One-Family Residential.

Mr. Pearl advised the concerned residents that, if the Planning Commission recommends this for approval, it will be forwarded to the Township Board for their final approval, and the public is welcome to attend that meeting. He felt this is a reasonable compromise.

Mr. Santia replied to inquiry from a resident that an R-2 zoning requires a minimum lot width of 90 feet, whereas an R-5 zoning requires a minimum lot width of 65 feet.

Roll Call Vote: Aye – DiBartolomeo, Grajewski, Gibson, Matway, Moseley, Pearl, Weiss, Trombley. Nay – None. Absent – Hornung. Motion carried.

**1.76 ACRES OF LAND FRONTING THE WEST LINE OF GARFIELD ROAD,
SOUTH OF METROPOLITAN PARKWAY (SECTION 30)**

- **16/GARFIELD OFFICE BUILDING**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN**
- FILE #06-6158: PETITIONED BY TONY GALLO**
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Pertinent correspondence was read and entered into the record.

Tony Gallo, 37425 Bellagio Court, Clinton Township, Michigan, stated he is seeking approval for a single-tenant office building adjacent to the new car wash on Garfield. He replied to inquiry that it will be a two-story building, but he is not sure whether he will need both floors. If they determine they do not need that much space, they have others who are interested in occupying the entire facility.

Motion by Mr. DiBartolomeo, supported by Mr. Matway, with reference to File #06-6158 and application from Tony Gallo, Gallo Companies, 30555 Hoover Road, Warren, Michigan 48093, concerning the proposed site development plan for 16/Garfield Office Building, to be located on 1.76 acres of land fronting the west line of Garfield Road, south of Metropolitan Parkway (Section 30), that recommendation be forwarded to the Township Board for approval of the plan as submitted.

Mr. Gallo thanked the Planning Commission for their support, and he added that as a neighbor of the Holiday Shopping Center, he wanted to express his support of their revised site plan for the CVS Pharmacy. He felt the Aragona family will do a good job with the redevelopment of that center.

**LOTS 1-10, PART OF LOT 13, LOTS 42 & 43, BLOCK C, GRATIOT HEIGHTS
SUBDIVISION (SECTION 34)**

- **BREWER'S TAVERN**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED
SITE DEVELOPMENT PLAN**
- MF #06-1129: PETITIONED BY TOM VASILOS
REPRESENTED BY WILLIAM QUINLAN**
-

William Quinlan, 31325 Harper Avenue, St. Clair Shores, Michigan 48082, clarified that the revised site development plan was prepared in June but was not submitted to the Township until a later date. He stated that approval of this plan will allow the owners to move forward with their redevelopment of the site. He noted that it is a small building on a relatively small site that has been a popular, rather “rowdy bar”. He mentioned that the petitioners are proposing some changes to make it a more family-oriented restaurant where patrons will come to have a drink with their dinner rather than the other way around.

Ms. Trombley, liaison to the Board of Appeals, recalled that when this matter came before the Board of Appeals for a variance on the number of parking spaces, the petitioner was going to try to work out an agreement with Mr. Bruno Burnosky, the neighboring property owner, for additional parking. She inquired as to whether this had been done.

Mr. Quinlan replied that they do not have an agreement.

Ms. Trombley relayed that the Township's Downtown Development Authority (DDA) was in support of the proposed development, but they are lacking in parking spaces. The Board of Appeals granted a variance in September to allow less parking spaces than required, but it was based on the petitioner's assurance that they would continue to work something out to gain additional parking in the area.

Mr. Santia confirmed that 87 parking spaces are required and only 37 are provided, but the Board of Appeals granted the variance for 50 parking spaces. He added that there were a couple of other variances but that was the largest variance. Because it is an existing building, it made sense to grant the front yard setback variance and a zero-foot setback along Abraham. They also received a variance for the required 25-foot landscaped barrier beside the roadway so they could provide as much parking as possible. They received a 1-foot variance in the maneuvering lane width, and the Road Commission authorized them to be able to provide a landscaped buffer in the road right-of-way.

Mr. DiBartolomeo inquired as to the seating capacity with the addition.

Tom Vasilos, 21400 15 Mile Road, Clinton Township, Michigan 48035, estimated that they will be able to seat 65. He replied to further inquiry that they will have five or six employees at a time, and will have a full menu.

Mr. DiBartolomeo inquired as to where patrons will park if the lot is filled.

Mr. Vasilos stated he talked with the owner of "ribs and chicken" restaurant across the street and he has 22 parking spots. He added that the nearby Mattress Gallery went out of business so that parking lot will be empty.

Ms. Trombley cautioned that they cannot count on using someone else's parking lot without permission from the property owner.

Mr. Bruno Burnosky, 34740 Gratiot Avenue, Clinton Township, Michigan 48035, replied to inquiry that no one has approached him about the possibility of working out a deal to utilize some of his vacant land for parking.

Ms. Trombley expressed her disappointment that the petitioner did not attempt to work out a parking agreement with the adjacent neighbor, especially when he and his

representative led the Board of Appeals to believe they would continue to work diligently on a solution.

Mr. Quinlan pointed out that the building has been in existence for years and, although they are expanding it slightly, it will not be substantially larger. He noted that the existing parking lot is not completely paved, and they are proposing to make sure the parking lot is paved, drained properly, lighted and landscaped.

Mr. DiBartolomeo appreciated what the petitioner is trying to do, but he felt that being 50 parking spaces short is a lot.

Mr. Burnosky stated he has been at this location since 1979 and has been dealing with the former Brewer's Tavern for years. He recalled that the bar held 87 patrons and, when they had a band, his lot was completely full with overflow parking.

Mr. Vasilos admitted that they are expanding the building, but he pointed out that the expansion mainly involves improvements to the kitchen and should not greatly affect the number of patrons.

Mr. Pearl reminded that the Board of Appeals has granted the variance, so in consideration of that fact, the site development plan is in compliance with ordinance requirements. He suggested that, along with a recommendation for approval of the revised site development plan, this Commission can also forward to the Township Board their suggestion that the petitioner work with the neighbor in an attempt to secure additional parking spaces.

Ms. West inquired as to whether the petitioner has looked into purchasing additional property to the east.

Mr. Burnosky replied that the petitioner has not contacted him regarding an offer to purchase or lease.

Mr. Vasilos was aware of the parking issue, but he was confident that they will be able to provide more parking once the grassy area is paved, and he felt there will be more parking spaces opening up in the alley.

Mr. Burnosky stated that the DDA was in favor of the variance request and is in support of the building being renovated. He was concerned that this will open up a liability for him because patrons who park on his property and get hurt can then sue him.

Additional discussion took place regarding the parking situation.

Mr. Quinlan assured that when they go to the Township Board for approval, they will have additional paperwork that they will be working on providing additional parking.

Motion by Mr. Gibson, supported by Ms. Trombley, with reference to File #06-1129 and application from Tom Vasilos, 21400 15 Mile Road, Clinton Township, Michigan 48035, as represented by William S. Quinlan, Quinlan Associates, 31325 Harper Avenue, St. Clair Shores, Michigan 48082, concerning the proposed revised site development plan for Brewer's Tavern, located on Lots 1 through 10, Lot 13, Lots 42 and 43, Gratiot Heights Subdivision (Section 34), generally located fronting the east line of Gratiot Avenue, south of 15 Mile Road, that, in consideration of grant of variance by the Clinton Township Board of Appeals, recommendation be submitted to the Clinton Township Board for approval of the revised site development plan as submitted, with further recommendation that the petitioner try to get a parking agreement for off-site parking, as they indicated they would do, both at the Board of Appeals and Planning Commission meetings. Roll Call Vote: Aye – Gibson, Trombley, DiBartolomeo, Grajewski, Matway, Moseley, Pearl, Weiss. Nay – None. Absent – Hornung. Motion carried.

Mr. Santia clarified that this recommendation for approval does not include the outdoor patio, and that has to be approved by the Police Department and the Township Board.

**7.242 ACRES OF LAND FRONTING THE EAST LINE OF GARFIELD ROAD,
NORTH OF MORAVIAN DRIVE (SECTION 29)**

**- CVS PHARMACY AT HOLIDAY SHOPPING CENTER
-- REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED
SITE DEVELOPMENT PLAN
FILE #06-0475-A: PETITIONED BY FRANK ARAGONA
REPRESENTED BY WILLIAM THOMPSON**

Pertinent correspondence was read and entered into the record.

Ms. Trombley relayed that the petitioner was granted variances for this project and one of the conditions included landscaping a portion of the Metropolitan Parkway median in lieu of the required berm or wall.

Frank Aragona, 37020 Garfield, Clinton Township, Michigan 48036, acknowledged that they will be landscaping the Metropolitan Parkway median from the intersection at Garfield going eastbound to the first turnaround. He added that they would like to keep the landscaping consistent with their development on the northeast corner.

Mr. Santia pointed out that the site plan refers to the installation of an 8-foot-wide sidewalk in front of the shopping center; however, it is depicted as a 5-foot-wide sidewalk along Garfield at the southern end of the property. He stated the Township would like to see it 8-foot for the entire length.

Mr. Aragona explained that, because of the right turn deceleration lane at that point, they left the sidewalk at 5 feet.

Mr. Santia felt they should be able to install the 8-foot sidewalk. He pointed out that there is a right turn lane at the north corner and they are showing an 8-foot sidewalk.

Motion by Ms. Trombley, supported by Mr. Gibson, with reference to File #0475 and application from Frank Aragona, Holiday Shopping Center LLC, 37020 Garfield, Suite T-1, Clinton Township, Michigan 48036, as represented by William J. Thompson, Lehner Associates, Inc., 17001 19 Mile Road, Suite 3, Clinton Township, Michigan 48038, concerning the proposed revised site development plan for the CVS Pharmacy at Holiday Shopping Center, located on 7.242 acres of land fronting the east line of Garfield Road, north of Moravian Drive (Section 29), that, in consideration of grant of variance by the Board of Appeals, recommendation be submitted to the Clinton Township Board for approval of the site development plan, subject to the sidewalk along Garfield being depicted as 8-foot-wide for the entire length of the site. Roll Call Vote: Aye – Trombley, Gibson, DiBartolomeo, Grajewski, Matway, Moseley, Pearl, Weiss. Nay – None. Absent – Hornung. Motion carried.

**1.66 ACRES & PC 136 FRONTING THE EAST LINE OF LITTLE ROAD,
NORTH OF CASS AVENUE (SECTION 10)**

- **CLINTON GROVE CEMETERY**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED
SITE DEVELOPMENT PLAN
FILE #06-4966: PETITIONED BY HAROLD ESSMAKER
REPRESENTED BY AL TIFFIN**
-

Pertinent correspondence was read and entered into the record.

Harold Essmaker, of Clinton Grove Cemetery, 21189 Cass Avenue, Clinton Township, Michigan 48036, explained that they are proposing a revision to their site plan, which would incorporate an access drive to Little Road, and this is for safety reasons. He noted that the problem is not getting people into the cemetery, but rather getting them safely out after a funeral. He also anticipated there will be a problem if and when Cass Avenue is widened, and this second access will alleviate the problems. He assured that they would not be bringing their processions in by this access drive, but he noted that when they leave, they do not all leave at the same time or go in the same direction, so the drive would help with exiting the facility. Mr. Essmaker informed that when they hold Veteran's services, the police shut down Cass Avenue, and when they are not available, someone from the cemetery must stop the traffic. He explained the Road Commission would not accept the Little Road as an exit only, so they are requiring a deceleration lane. He stressed they have limited funds and for this reason, they are requesting a variance on the sidewalks, because there is no way they could put in sidewalks with the ditch and culverts. He assured the drainage from the site all remains on cemetery property.

Charles Vickers, president of the Board of Trustees for Clinton Grove Cemetery, stressed that the exit would be gated and would be open at approximately 8:00 a.m. and closed at approximately 5:00 or 6:00 p.m. daily and there would be no through traffic. It would

serve as a means for getting motorists out of the cemetery following funerals. He added that exiting from Cass Avenue can be dangerous.

Mr. Essmaker emphasized that they are not talking about a lot of traffic because they do not have that many funerals each week.

George Westerman, 42999 Little Road, Clinton Township, Michigan 48036, stated he was talking with Mr. Essmaker and Mr. Vickers prior to the start of tonight's meeting. He and his neighbors were initially opposed to the idea of an entrance/exit from Little Road because of the additional traffic it will bring onto their street; however, he discovered it is the cemetery's intention to utilize it as an exit only.

Mr. Essmaker mentioned that they have to bring in loads of topsoil on occasion, and it is their intention to utilize the Little Road access for that as well.

Mr. Westerman pointed out that there is a lot of new residential development on Little Road, and it is encouraging to know the access would be primarily used as an exit. He felt the sidewalks along Cass will probably be required, but he felt that a waiver of sidewalks along Little Road could probably be handled by the Township Board with a covenant. He inquired as to whether the stipulation that the Little Road access is primarily an exit could be made part of the record, although he understood that it could occasionally be used as an entrance. He questioned whether the cemetery can appeal the Road Commission of Macomb County for relief from having to put in the deceleration lane, considering that it will be mainly used as an exit.

Mr. Santia assured they can talk with the Road Commission to intervene and request they remove the requirement for the deceleration lane if they limit the access to "Exit Only".

Mr. Grajewski felt the low volume of cars this would involve would not be an issue.

Ms. Weiss felt the cemetery had good foresight to make this access available before the beginning of construction for widening Cass Avenue.

Mr. Gibson inquired as to how much frontage the cemetery will lose in the Cass Avenue widening.

Mr. Essmaker replied that approximately 130 feet east of Moravian, they would come in approximately six feet. He reminded that they are on the Historical Register so there is a lot of red tape to alter the site. He added that there are veterans buried on the corner so relatives would have to be contacted and graves would have to be relocated, which he felt will not happen.

Mr. Santia clarified that the Road Commission is trying to push the road south to allow better vision for motorists, so the cemetery will actually gain some land for a short

distance. They will be losing a little land on the east end of their property, but the plans are incomplete at this time.

Mr. Essmaker indicated they originally wanted the entrance at Moravian Drive, but the Road Commission denied that request because the traffic on Moravian Drive could be going at too high a speed to cross Cass and enter the cemetery at an unsafe speed.

Motion by Ms. Weiss, supported by Mr. Grajewski, with reference to File #06-4966 and application from Harold Essmaker, Clinton Grove Cemetery, 21189 Cass Avenue, Clinton Township, Michigan 48036, as represented by Al Tiffin, Tiffin & Associates, 55130 Shelby Road, Shelby Township, Michigan 48316, concerning the proposed revised site development plan for Clinton Grove Cemetery, located on 1.66 acres and Private Claim #136, fronting the east line of Little Road, north of Cass Avenue (Section 10), that recommendation be submitted to the Clinton Township Board for approval of the revised site development plan as submitted, with the stipulation that signage be erected directing the visitors that the Little Road access is an exit only. Roll Call Vote: Ayes – Weiss, Grajewski, DiBartolomeo, Gibson, Matway, Moseley, Pearl, Trombley. Nays – None. Absent – Hornung. Motion carried.

**0.89 ACRE OF LAND LOCATED EAST OF GROESBECK, SOUTH OF
CARLIER (SECTION 29)**

- **SPECIAL LAND USE: AUTO & GOLF CART SALES & SERVICE IN B-3
GENERAL BUSINESS DISTRICT
AND**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN FOR KEITH'S AUTO & GOLF CART SALES &
SERVICE**
 - **PUBLIC HEARING
FILE #06-6139: PETITIONED BY KEITH LOKOTAR**
-

The petitioner was still not present.

Ms. Trombley stated that the petitioner came before the Board of Appeals, was denied, re-worked the plan to eliminate some of the variance requests, and re-submitted an application to the Board of Appeals, which was approved. She was comfortable hearing this item tonight even in the petitioner's absence because she felt he has waited so long.

It was the general consensus of the Planning Commission to continue with the public hearing at this meeting.

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 35 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Motion by Ms. Moseley, supported by Ms. Weiss, to open the public hearing. Roll Call Vote: Ayes – Moseley, Weiss, DiBartolomeo, Gibson, Grajewski, Matway, Pearl, Trombley. Nays – None. Absent – Hornung. Motion carried.

There was no one present in the audience concerning this item.

Motion by Ms. Weiss, supported by Ms. Moseley, to close the public hearing. Roll Call Vote: Ayes – Weiss, Moseley, DiBartolomeo, Gibson, Grajewski, Matway, Pearl, Trombley. Nays – None. Absent – Hornung. Motion carried.

Motion by Ms. Trombley, supported by Mr. Grajewski, with reference to File #06-6139 and application from Keith Lokotar, Keith's Auto & Golf Cart Sales, Inc., 38342 Kelmar, Clinton Township, Michigan 48036, concerning the proposed special land use for auto and golf cart sales and service in the B-3 General Business District and the proposed site plan for Keith's Auto & Golf Cart Sales & Service, to be located on 0.89 acre of land located east of Groesbeck, south of Metropolitan Parkway (Section 29), 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 special land use and site plan as submitted; further, if the petitioner is withdrawing his application or lost his option to lease/buy, then this recommendation for approval is null and void. Roll Call Vote: Ayes – Tomlinson, Grajewski, DiBartolomeo, Gibson, Matway, Moseley, Pearl, Weiss. Nays – None. Absent – Hornung. Motion carried.

REPORTS OF MEETINGS

-- **APPROVAL OF AUGUST 10, 2006 REPORT**

-- **APPROVAL OF AUGUST 24, 2006 REPORT**

Motion by Ms. Moseley, supported by Mr. DiBartolomeo, to approve the reports of the August 10, 2006 Meeting and the August 24, 2006 Meeting as written. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia advised that the following item is anticipated to be on the agenda for the next Planning Commission meeting, scheduled for October 26, 2006:

- Revised Site Development Plan for The Castle Rock Restaurant (fka Heidelberg Restaurant), located on the west side of Gratiot Avenue, north of Joy Boulevard.

ADJOURNMENT

Motion by Ms. Moseley, supported by Mr. DiBartolomeo, to adjourn the meeting.
Motion carried. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:10/17/06

ces:10/30/06