

# **CLINTON TOWNSHIP PLANNING COMMISSION**

*REPORT OF MEETING*

*DECEMBER 14, 2006*

**PRESENT:** Ken Pearl, Chairperson  
Kirkanne Moseley, Vice-Chairperson  
Denise C. Trombley, Secretary  
Ron DiBartolomeo  
Fred Gibson  
Timothy Grajewski  
Ernest Hornung  
Pamela Weiss

**ABSENT:** None

**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 Ms. Moseley, supported by Mr. Grajewski, to approve the agenda as submitted. Motion carried.

**8.69 ACRES (PARCELS 1 & 2) OF LAND FRONTING THE SOUTH LINE OF HALL ROAD (M-59), WEST OF GROESBECK HIGHWAY (M-97) (SECTION 2)**  
**- PROPOSED REZONING FROM I-1 LIGHT INDUSTRIAL (PARCELS 1 & 2) TO OS-1 OFFICE/SERVICE FOR PARCEL 1 (PARCEL 2 TO REMAIN I-1 LIGHT INDUSTRIAL)**  
**-- PUBLIC HEARING**  
**FILE #06-6182: PETITIONED BY SALVATORE BADALAMENTI**  
**REPRESENTED BY RAECHEL BADALAMENTI**

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Pertinent correspondence was read and entered into the record. Ms. Trombley noted that notices of this public hearing were issued by regular mail to 29 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. Weiss, supported by Ms. Moseley, to open the public hearing. Roll Call Vote: Ayes – Weiss, Moseley, DiBartolomeo, Gibson, Grajewski, Hornung, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

There were no public comments.

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

Raechel Badalamenti, Kirk & Huth, 19500 Hall Road, Suite #100, Clinton Township, Michigan 48038, representing the petitioner, stated they have no intention of splitting the parcel at this time, but would be willing to agree to any requirements with regards to splitting the property if they decide to do so in the future.

Mr. Hornung inquired as to how the parking issue is to be resolved.

Mr. Santia explained that the site contains adequate parking at this time. If they split the property, there would then be less parking than required in the office area; however, they could address that issue with a cross-access easement and shared parking agreement. He added that there is no need for that at this time since they do not intend to split the parcel.

Motion by Ms. Trombley, supported by Mr. Grajewski, with reference to File #6182 and application from Salvatore Badalamenti, 22800 Hall Road, Clinton Township, Michigan 48036, as represented by Raechel M. Badalamenti, Esq., Kirk & Huth, P.C., 19500 Hall Road, Suite 100, Clinton Township, Michigan 48038, concerning the proposed rezoning of 8.69 acres of land fronting the south line of Hall Road (M-59), west of Groesbeck Highway, from I-1 Light Industrial to OS-1 Office/Service (Low-Rise), that recommendation be submitted to the Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Trombley, Grajewski, DiBartolomeo, Gibson, Hornung, Moseley, Pearl, Weiss. Nays – None. Absent – None. Motion carried.

**0.887 ACRE OF LAND FRONTING THE SOUTH LINE OF HALL ROAD (M-59),  
WEST OF ELIZABETH ROAD (SECTIONS 2/3)**

- **PROPOSED REZONING FROM I-1 LIGHT INDUSTRIAL TO B-3  
GENERAL BUSINESS**
  - **PUBLIC HEARING**
  - FILE #6183: PETITIONED BY TINA KEITANI**
  - REPRESENTED BY JASON KRIEGER**
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Pertinent correspondence was read and entered into the record. Ms. Trombley noted that notices of this public hearing were issued by regular mail to 6 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable. Ms. Trombley read a letter into the record from C. J. Barrymores, indicating their objection to the rezoning request.

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

There were no public comments.

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

Tina Keitani, 41767 Alden Drive, Clinton Township, Michigan 48038, offered to answer questions.

Mr. DiBartolomeo felt this is a very small parcel for a B-3 zoning designation, and he inquired as to the petitioner's plans for the property.

Sam Keitani, same address, explained that they are seeking a B-3 zoning because they would like to construct a small commercial center that would have a coffee shop with a drive-thru facility.

Mr. Santia confirmed that a coffee shop with a drive-thru window would require a B-3 zoning; however, one of the requirements of a drive-thru facility is that it cannot be located closer than 500 feet from another drive-thru facility. He noted that this would be an issue for this location because it is directly adjacent to an existing McDonald's restaurant. He indicated that, if this rezoning is approved, the petitioner would need to obtain a variance from the Board of Appeals to allow the drive-thru coffee shop. He confirmed that the petitioners could construct a commercial plaza in a B-2 Community Business district.

Mr. Keitani replied to inquiry that he would like to have a small shopping center with a coffee shop, but was not aware of the 500-foot distance requirement from another drive-thru facility.

Ms. Weiss had no objection to the rezoning to B-3 because it is fronting Hall Road; however, she cautioned that they should be aware that they cannot develop a drive-thru coffee shop, and any request to the Board of Appeals for a variance would most likely be looked at as a “self-created hardship”.

Motion by Ms. Trombley, supported by Mr. Gibson, with reference to File #6183 and application from Tina Keitani, Project Management Specialists, L.L.C., P. O. Box 380202, Clinton Township, Michigan 48038, as represented by Jason Krieger, Krieger & Associates, 23150 Woodward Avenue, Suite 7, Ferndale, Michigan 48220, concerning the proposed rezoning of 0.887 acre of land fronting the south line of Hall Road (M-59), west of Elizabeth Road (Sections 2/3), from I-1 Light Industrial to B-3 General Business, that recommendation be submitted to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Trombley, Gibson, DiBartolomeo, Grajewski, Hornung, Moseley, Pearl, Weiss. Nays – None. Absent – None. Motion carried.

**HIDDEN ESTATES SUBDIVISION (RE-PLAT OF HOMESTEAD ACRES SUBDIVISION) (SECTION 26)**

-- **PRELIMINARY PLAT: TENTATIVE APPROVAL  
FILE #06-6113: PETITIONED BY JAMES BUDZIAK  
REPRESENTED BY WILLIAM THOMPSON**

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Pertinent correspondence was read and entered into the record.

William Thompson, Lehner Associates, 17001 19 Mile Road, Clinton Township, Michigan 48038, representing the petitioner, explained that this is part of Homestead Acres that is being re-platted. They would like to continue development of the area by putting in two cul-de-sacs, as shown on the plans. He replied to inquiry that they will need to remove the majority of the trees unless they are near the property lines. He replied to further inquiry that the homes will range in size from 1,200 to 1,500 square feet.

Mr. Santia noted that the Board of Appeals recently granted a variance to allow some slightly smaller lots so as to continue the existing development pattern.

Motion by Ms. Trombley, supported by Mr. Grajewski, with reference to File #06-6113 and application from James Budziak, S & B Development, 18530 Mack Avenue, Grosse Pointe Farms, Michigan 48236, as represented by William Thompson, Lehner Associates, Inc., 17001 19 Mile Road, Suite 3, Clinton Township, Michigan 48038, concerning 6.182 acres of land fronting the east line of Carlbro Drive and north of 15 Mile Road, that recommendation be submitted to the Clinton Township Board for tentative approval of

the preliminary plat for Hidden Estates, which is a partial re-plat of Homestead Acres Subdivision, as submitted. Roll Call Vote: Ayes – Trombley, Grajewski, DiBartolomeo, Gibson, Hornung, Moseley, Pearl, Weiss. Nays – None. Absent – None. Motion carried.

**LOTS 14, 15, 16 AND PRIVATE CLAIM 610 OF NORTH GRATIOT HEIGHTS  
SUBDIVISION (SECTION 1)**

- **BOBCAT OF MOTOR CITY**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED  
SITE DEVELOPMENT PLAN**
- FILE #06-1010: PETITIONED BY TOM AHLGREN  
REPRESENTED BY DENNIS DEWULF**
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Pertinent correspondence was read and entered into the record.

Dennis DeWulf, 27206 Harper, St. Clair Shores, Michigan 48081, explained that they had previously received site development approval for this site; however, they ran into difficulties when trying to accommodate the storm sewer. He indicated that they met with Budget Ways & Means Committee to work on a new plan, and they have done that with this plan.

Mr. Santia clarified that they had pulled permits and begun construction; so the site plan does not expire. He confirmed that the petitioner received a variance from the Budget Ways & Means for their landscaping. He informed that the revisions include the revised location of outdoor storage area and the employee parking. Mr. Santia added that the Planning Department has no objections to the revised plan. He added that the required landscaping will need to be shown on the plan before it is forwarded to the Township Board. He explained that it was on the original plan, but they do not want to “lose track of it” so it should also be included on the revised plan.

Motion by Ms. Weiss, supported by Ms. Moseley, with reference to File #06-1010 and application from Tom Ahlgren, Bobcat of Motor City, 44756 North Gratiot, Clinton Township, Michigan 48036, as represented by Dennis DeWulf, DeWulf Associates, 27206 Harper Avenue, St. Clair Shores, Michigan 48081, concerning the proposed revised site development plan for Bobcat of Motor City, located on Lots 14, 15 and 16 and Private Claim 610 of North Gratiot heights Subdivision (Section 1), generally located fronting the east line of Gratiot Avenue, south of Hall Road (M-59), that recommendation be forwarded to the Clinton Township Board for approval of the site development plan as submitted, contingent upon landscaping being added to the plan and reviewed by the Planning Department prior to it being submitted to the Township Board. Roll Call: Ayes – Weiss, Moseley, DiBartolomeo, Gibson, Grajewski, Hornung, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

**8.25 ACRES OF LAND FRONTING THE WEST LINE OF GRATIOT AVENUE,  
SOUTH OF 15 MILE ROAD (SECTIONS 33/34)**

- **BAKER COLLEGE TECHNOLOGY BUILDING**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED  
SITE DEVELOPMENT PLAN**
- FILE #06-3102-A: PETITIONED BY DON TORLINE  
REPRESENTED BY JAMES MORGAN**
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Pertinent correspondence was read and entered into the record.

Jim Morgan, 5454 Gateway Centre, Suite C, Flint, Michigan, contractor for Baker College, explained they are proposing a 16,975 square foot addition to their technical center, as well as a parking lot addition. They will increase their parking by 338 parking spaces to handle the growth and take the pressure off of their other campus, which will still utilize the classrooms but all of the technology classes will be held at their Technology Building. He added that labs, drafting rooms and a tiered lecture hall are among the additions being proposed. Mr. Morgan replied to inquiry that they would be willing to put in a 30-inch berm as required along Canton and Kemp Streets.

Motion by Ms. Trombley, supported by Ms. Weiss, with reference to File #06-3102-A and application from Don Torline, Baker College, 34950 Little Mack, Clinton Township, Michigan 48035, as represented by James Morgan, J.R. Morgan Construction Company, 5454 Gateway Centre, Suite C, Flint, Michigan 48507, concerning the proposed revised site development plans for Baker College Technology Building, located on 8.25 acres of land fronting the west line of Gratiot Avenue, south of 15 Mile Road (Sections 33/34), that recommendation be submitted to the Clinton Township Board for approval of the plan, contingent upon the plan reflecting a 30-inch landscaped berm along the required 25-foot setback along Canton and Kemp Streets. Roll Call Vote: Ayes – Trombley, Weiss, DiBartolomeo, Gibson, Grajewski, Hornung, Moseley, Pearl. Nays – None. Absent – None. Motion carried.

**REPORT OF MEETING**

-- **APPROVAL OF NOVEMBER 9, 2006 REPORT**

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Motion by Mr. Hornung, supported by Mr. Gibson, to approve the report of the November 9, 2006 Meeting as written. Roll Call Vote: Ayes – Hornung, Gibson, DiBartolomeo, Grajewski, Moseley, Pearl, Weiss, Trombley. Nays – None. Absent - None. Motion carried.

**ELECTION OF OFFICERS**

- CHAIRMAN
  - VICE-CHAIRMAN
  - SECRETARY
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**DISCUSSION ON NEXT MEETING AGENDA**

Mr. Santia advised that there will be no meeting in December, so the next meeting of the Planning Commission is scheduled for Thursday, January 11, 2007. He indicated that T-Mobile is on the agenda for a Special Land Use, being a cellular tower on Township-owned property located west of Garfield, south of Clinton River Road on the DPW site. He anticipated that the Lou Van Retail Center may be ready to be submitted to the Planning Commission for recommendation on their site development plan.

**ELECTION OF OFFICERS**

- CHAIRMAN
  - VICE-CHAIRMAN
  - SECRETARY
- 

Mr. DiBartolomeo inquired as to whether it would be appropriate to make a nomination for all three positions at the same time.

Mr. Santia replied that it could be handled that way.

Mr. DiBartolomeo nominated Ken Pearl, Kirkanne Moseley and Denise Trombley to retain their current positions on the Planning Commission as Chairman, Vice-Chairman and Secretary, respectively. Roll Call Vote: Ayes –DiBartolomeo, Hornung, Gibson, Grajewski, Moseley, Pearl, Weiss, Trombley. Nays – None. Absent – None. Motion carried.

**ADJOURNMENT**

Motion by Ms. Weiss, supported by Mr. Grajewski, to adjourn the meeting. Motion carried. Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION