

# **CLINTON TOWNSHIP PLANNING COMMISSION**

## *REPORT OF MEETING*

*FEBRUARY 22, 2007*

**PRESENT:** Ken Pearl, Chairperson  
Kirkanne Moseley, Vice-Chairperson  
Ron DiBartolomeo, Acting Secretary  
Stephen Charron  
Fred Gibson  
Timothy Grajewski  
Peter Henderson  
Ernest Hornung

**ABSENT:** Denise C. Trombley, Secretary (Excused)

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

Mr. Pearl called the meeting to order at 6:30 p.m. He noted that Ms. Trombley requested to be excused due to a death in her family, so Mr. DiBartolomeo agreed to serve as Acting Secretary for tonight's meeting.

### **APPROVAL OF AGENDA**

Motion by Ms. Moseley, supported by Mr. Grajewski, to approve the agenda as submitted. Roll Call Vote: Ayes – Moseley, Grajewski, Charron, Gibson, Henderson, Hornung, Pearl, DiBartolomeo. Nays – None. Absent – Trombley. Motion carried.

### **PART OF OUTLOT B OF ARMANDA TERRACE #1 SUBDIVISION (SECTION 28) (LOCATED FRONTING THE NORTH LINE OF 15 MILE ROAD, WEST OF LITTLE MACK AVENUE)**

- **15 MILE & LITTLE MACK RETAIL (AKA LOU VANS)**
- **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**

**FILE #05-3278-B: PETITIONED BY LOU VANDERDERKEN  
REPRESENTED BY PATRICK WESTERLUND**

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Pertinent correspondence was read and entered into the record.

Patrick Westerlund, TDG Architects, 79 Oakland, Pontiac, Michigan 48342, explained that they are proposing a small addition to an existing shopping center.

Ms. Moseley noted that the Department of Public Works has stipulated the owner of Parcel B must submit a recorded copy of an agreement for a 24-foot wide easement for ingress and egress to allow access to the dumpster on Parcel B prior to issuing a Certificate of Approval. She inquired as to whether this has been executed.

Mr. Westerlund replied that they have the agreement signed but it has not yet been recorded.

Mr. Hornung inquired as to the dimensions of the outlot.

Mr. Westerlund replied that it is approximately 100 feet in width. He replied to further inquiry that they do not own the property to the rear of the site, which is developed with a small nursing home. He replied to still further inquiry that this property does not abut residentially zoned property.

Mr. Santia replied to inquiry that neighbors were not notified that this was being considered tonight. He clarified that neighbors are notified only in cases of rezonings, special land use requests, and requests for variance. The requirement to notify residents in all cases would ultimately be decided through the Township Board by an update to the Planning and Zoning Code.

Discussion took place regarding whether the residents will be notified when this matter is submitted to the Township Board.

Mr. Santia offered to notify most likely affected by this proposal, similar to the notification that was made to the residents abutting Venice Square Subdivision.

Mr. Westerlund replied to inquiry that the existing building had a dumpster located on the west side of the building and that may be moved to a new location.

Mr. Charron inquired as to the reason for the one-way driveway on the west side.

Mr. Westerlund replied that the width of the property does not allow for a two-way drive.

Mr. Santia elaborated that there are a certain number of parking spaces required, and if the drive was two-way, they would not have a sufficient number of parking spaces.

Mr. Westerlund replied to inquiry that the nursing home's parking lot is adjacent to their property.

Motion by Ms. Moseley, supported by Mr. Gibson, with reference to File #05-3278-B and application from Lou Vanderderken, 3442 Jefferson, Unit 23, Harrison Township, Michigan 48045, as represented by Patrick Westerlund, TDG Architects, 79 Oakland, Pontiac, Michigan 48342, concerning the proposed revised site development plan for 15 & Little Mack Retail (aka Lou Vans), located on part of Outlots A & B, Armanda Terrace Subdivision #1 (Section 28), more specifically located fronting the north line of 15 Mile Road, west of Little Mack Avenue, that recommendation be submitted to the Township Board for approval of the plan as submitted, subject to a recorded copy of an agreement by the owner of Parcel B, for a 24-foot-wide easement for ingress and egress to allow access to the dumpster on Parcel B, being submitted prior to the Certificate of Approval being issued for this site; and further, that the northernmost parallel parking space on the east side of the building be removed to access the dumpster. Roll Call Vote: Ayes – Moseley, Gibson, Charron, Grajewski, Henderson, Hornung, Pearl, DiBartolomeo. Nays – None. Absent – Trombley. Motion carried.

## **REPORT OF MEETING**

### **-- APPROVAL OF JANUARY 11, 2007 REPORT**

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Motion by Mr. Hornung, supported by Mr. Charron, to approve the report of the January 11, 2007 Planning Commission meeting, as submitted. Roll Call Vote: Ayes – Hornung, Charron, Gibson, Grajewski, Henderson, Moseley, Pearl, DiBartolomeo. Nays – None. Absent – Trombley. Motion carried.

## **DISCUSSION ON NEXT MEETING AGENDA**

Mr. Santia advised that the following items are anticipated to be on the next Planning Commission agenda, scheduled for Thursday, March 8<sup>th</sup>, 2007:

- Pool Town (formerly site-planned as Keith's Auto & Golf Cart Sales and Service) site plan and special land use. He noted that they are proposing a small display area in front.
- Alluia Residences, proposed to be located on Clinton River Road. He explained that he originally wanted four units, then proposed six units, which was denied. He is now requesting five units.

**ADJOURNMENT**

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Motion by Mr. Hornung, supported by Mr. Gibson, to adjourn the meeting. Motion carried. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:02/25/07