

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MARCH 22, 2007

PRESENT: Ken Pearl, Chairperson
Kirkanne Moseley, Vice-Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Timothy Grajewski
Peter Henderson

ABSENT: Ron DiBartolomeo (Excused)
Fred Gibson (Excused)
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 Ms. Moseley, supported by Mr. Charron, to approve the agenda as submitted.
Motion carried.

**LOT 47, GROESBECK-NUNNELEY SUBDIVISION (SECTION 28) (FRONTING
THE EAST LINE OF GROESBECK HIGHWAY, SOUTH OF KERRY STREET)
- SPECIAL LAND USE: USED CAR DEALERSHIP IN B-3 GENERAL
BUSINESS DISTRICT AND
-- SITE DEVELOPMENT APPROVAL FOR CITY LIMIT WHOLESALE
(FKA VISCOUNT POOLS)
FILE #06-3493: PETITIONED BY KIRK SHAHEEN SR., CITY LIMIT
WHOLESALE GROUP
REPRESENTED BY MCS ASSOCIATES**

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this public hearing was issued to 28 owners and/or occupants of property located within 300 feet of the land in question, with one of those returned as undeliverable. She read a letter of objection from John and Michelle Ambroggio, 36403 Egan, Clinton Township, Michigan 48035.

Kirk Shaheen, 34470 Gratiot, Clinton Township, Michigan 48035, stated there are no homes in back of this site except for a few homes across Egan, and they are situated approximately 500 feet away. He added that it is all vacant land behind his property.

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

There were no comments from the public.

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

Mr. Santia replied to inquiry that the lots on Egan are approximately 250 feet deep. He replied to further inquiry that there were not many notices sent to owners/occupants of property on the east side of Egan because with the 250-foot depth of the adjacent property, in addition to the 60-foot road right-of-way for Egan, they are located further than the 300-foot distance established for notification.

Mr. Pearl replied to inquiry that there is an old building on the subject parcel at this time.

Mr. Shaheen explained that he will be re-doing the site to make improvements.

Rich Hodson, representative to the petitioner, replied to inquiry that there will be room for approximately 36 cars on the site.

Mr. Shaheen replied that his business involves selling cars wholesale. They take the cars to the auction every Tuesday, but they have to have a place to store them, so that is why they are proposing to improve the subject site. He noted that he is currently located at 34470 Gratiot, between 14-1/2 Mile and 15 Mile. He assured that they will make the site look nice, and they send all of their cars out for repairs and conditioning. He replied to further inquiry that he is currently leasing the site on Gratiot, but he is purchasing this site. He addressed the residents' concerns about lighting and he assured he would not have the lights on past 2:00 a.m.

Mr. Hodson pointed out that the lights on the building would be shielded in such a way so as not to spill into the neighboring properties.

Mr. Charron expressed concern regarding a shared dumpster. He cautioned that if it does not work, they will be required to provide their own. He inquired as to the purpose for the garage.

Mr. Shaheen replied the garage will be used to keep certain cars safe. He explained that occasionally they buy cars, such as Porsches or Dodge Rams, which have a high incidence rate of being stolen. Keeping them indoors will eliminate that problem.

Mr. Pearl expressed his feelings that he is not in favor of this use for this site. He pointed out the property abuts land zoned for single-family homes. He did not feel it "goes with the area", and he stated that this Commission recently denied a request for a property owner a short distance away to have a pool display. He noted there is a church to the north, and he did not feel a used car lot "fits in". Mr. Pearl sympathized with the petitioner and acknowledged that he is trying to run his business, but he did not feel this may be the best location for that business.

Mr. Shaheen assured that he will take very good care of the property, and pointed out that the current vacant building is an eyesore. He assured he will clean it up and make it a nice development.

Mr. Henderson felt that possibly the neighbors beyond the 300-foot radius should be notified. He questioned how St. Thecla would feel about the proposal.

Mr. Santia replied that, after reviewing the aerial, it would have been appropriate to notify the people on the east side of Egan. He replied to further inquiry that, if the Planning Commission wishes to re-notify and hold another public hearing, it would need to be republished in the paper.

Discussion took place and it was decided that notices would be sent out by the Planning Department advising them when this matter goes to the Township Board.

Motion by Mr. Charron, supported by Mr. Henderson, with reference to File #06-3943 and application from Kirk Shaheen Sr., City Limit Wholesale Group, 34470 Gratiot Avenue, Clinton Township, Michigan 48035, as represented by MCS Associates, 44444

Mound Road, suite 100, Sterling Heights, Michigan 48314, concerning the proposed Special Land use being a used car dealership in the B-3 General Business District and a proposed site development plan for City Limit Wholesale (fka Viscount Pools), located on Lot 47, Groesbeck-Nunneley Subdivision (Section 28), generally located fronting the east line of Groesbeck Highway, south of Kerry Street, that recommendation be forwarded to the Clinton Township Board for denial of the special land use and site development plan, based upon the fact that there are residents on Egan that will back up to this property and it will have frontage on Groesbeck for used car sales. Discussion ensued.

Mr. Shaheen pointed out that there is not a used car lot in the Township along Gratiot that does not back up to residential property.

Mr. Pearl stated that does not mean that pattern has to be continued.

Roll Call Votes: Ayes – Charron, Henderson, Grajewski, Moseley, Pearl, Trombley.
Nays – None. Absent – DiBartolomeo, Gibson, Hornung. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia advised that the following are anticipated to be on the next Planning Commission Meeting, scheduled for Thursday, April 12th, 2007:

- Proposed Rezoning of the former “Carousel” property from I-2 to B-3
- Proposed Rezoning of property behind the Salvation Army on Gratiot from R-3 to B-3 & P so they can expand their site
- Revised Site Development Plan for St. Paul of Tarsus Catholic Church (expansion)

ADJOURNMENT

Motion by Ms. Moseley, supported by Mr. Grajewski, to adjourn the meeting. Motion carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:03/25/07

ces:03/30/07