

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

APRIL 12, 2007

PRESENT: Ken Pearl, Chairperson
Kirkanne Moseley, Vice-Chairperson/Acting Secretary
Stephen Charron
Fred Gibson
Timothy Grajewski
Ernest Hornung

ABSENT: Denise C. Trombley, Secretary (Excused)
Ron DiBartolomeo (Excused)
Peter Henderson (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, so Ms. Moseley agreed to serve as Acting Secretary for tonight's meeting.

APPROVAL OF AGENDA

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

**LOTS 230, 231 AND PART OF LOT 232, METROPOLITAN BEACH
SUBDIVISION (SECTIONS 26/27)**

- **PROPOSED REZONING FROM R-3 ONE-FAMILY RESIDENTIAL TO
B-3 GENERAL BUSINESS AND P PARKING**
 - **PUBLIC HEARING**
- FILE #07-6189: PETITIONED BY HARRY ATTISHA
REPRESENTED BY JERRY M. SEAY, HOGANY KIPKE, P.C.**
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Pertinent correspondence was read and entered into the record. Ms. Moseley informed that notice of this public hearing was issued by regular mail to 25 owners and/or occupants of property located within 300 feet of the land in question, with 4 of those returned as undeliverable. She advised that there were many letters received, some in support of and some in opposition to the requested rezoning. Because they were so numerous, it was decided that she would read one letter supporting the request and one letter opposing the request. She read a letter from Ms. Renee ____, 23846 Henry B. Joy Boulevard, supporting the proposed rezoning. She read an e-mail received through the Planning Department from Doyle Kunath, 22610 Schafer, Clinton Township, Michigan 48035, opposing the rezoning.

Mr. Jerry Seay, attorney representing the petitioner, 16931 Nineteen Mile Road, Clinton Township, Michigan 48038, noted that his co-counsel, the former Judge William Cannon, is also in attendance tonight. He stated that many times he has been asked to represent a petitioner interested in rezoning a parcel of land or obtaining a variance, and in his evaluation, if he feels it is not “doable”, he will decline to represent them. He felt this is a “doable” proposal. He stated he walked the property, had it photographed, and realized that there is a problem with lack of parking and ample space for the Salvation Army. He commented that it is a problem because they cannot control the way businesses develop. Communities grow and develop irregularly even though it would be ideal if the Master Plan could always be followed. Mr. Seay explained that the Salvation Army has requested to be allowed to expand their operation. When donations are being dropped off outside, it adds to blight as well as taking away valuable parking spaces. The three homes to the east of the Salvation Army are owned by the petitioner, and have received violations. Mr. Seay advised that if this proposal is approved, these homes will be demolished and the property will be developed in an attractive manner. While he understood that the neighbors have concerns about their property value and many are in opposition, he respected their feelings and opinions; however, he was confident that the demolition of the existing homes and the development of the subject property in an attractive manner will enhance the neighborhood. Mr. Seay informed that this property falls within the established Downtown Development District (DDA). He talked to a few members of the DDA and he claimed he is allowed to represent to this Commission that they are in favor of this rezoning. He replied to inquiry that he talked with Mr. Bruno Burnosky, a member of the DDA, this afternoon.

Mr. Grajewski stated that he chairs the DDA and he felt Mr. Seay’s statement about the DDA’s support is inaccurate. He explained that Mr. Burnosky and Mr. Attisha came

before the DDA seeking their endorsement. The DDA was made aware of the violations, but were not presented with any kind of plan. He assured they absolutely did not hear the petition, much less endorse it.

Mr. Seay apologized and stated that he was only relaying information he received from one of the members of the DDA who contacted him. Mr. Seay noted that the owner of Tropicana Restaurant is present tonight, along with the General Manager of the Salvation Army, should the Planning Commission wish to question them.

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

Jack Kinney, Director of Operations for Salvation Army, explained that they came from a 5,000 square foot store to this location, a 20,000 square foot facility, approximately five years ago. They anticipated approximately 800 donors per week, yet they are now at between 1,200 to 15,000 donors weekly. They are thankful for that, and expect that number to continue to rise. Mr. Kinney pointed out they are the fifth largest thrift store in the nation when considering donations and sales; therefore, they need to expand. They would like to expand the store to 30,000 square feet, increasing the sales area but also increasing the back so they can bring in all donations from outside. The area for handling the donations would be expanded by approximately 5,000 to 6,000 square feet. In the majority of their other locations, they are able to bring all the donations inside the building. Mr. Kinney claimed that, while they used to run two to three trucks per day to their warehouse, they are now running six trucks every day. He felt in this economy, they are anticipating increased sales and donations in the future.

Ray Norton, 22960 Recreation, St. Clair Shores, Michigan 48082, stated he shops at this store, and felt that, since the economy is so bad, it has become busier. He felt they deserve to have more parking, and he suspected that, if the parking is increased, it would be safer for motorists traveling on Gratiot and Schafer because they would not be backed up on those streets trying to get into the parking lot.

Steven Biltz, 36760 Schafer, Clinton Township, Michigan 48035, stated he has lived at this location for 38 years. He complained that there is a lot of storage and boxes outside taking up parking spaces and maneuvering room, so if they could make room to store those inside, it would help with the traffic issue. He further felt that the area behind the building has been an eyesore, but if the parking is expanded and attractively landscaped, it will eliminate the eyesore. He felt it is a good corner and the owner runs a good business. Mr. Biltz replied to inquiry that his home is 15 houses from the corner.

John Jonai, 36566 Gratiot, Clinton Township, Michigan 48035, stated he and his dad own the Tropicana Restaurant, located on the southeast corner of Schafer and Gratiot. He complained that the workers from Salvation Army park in his parking

lot, sometimes all day, leaving little room for his customers to park. He urged the Planning Commission to approve this request so that it would give the Salvation Army adequate parking spaces for their customers and employees.

Tom Lucido, 37282 Camelia Lane, Clinton Township, Michigan 48038, stated he has been dropping off clothing and other items at this location for over a year and a half. He complained that it is very bad getting in and out of the facility, and he felt the proposed rezoning and subsequent expansion of the building and parking lot would be good for this development.

Mark Denby, 33140 Gratiot, Clinton Township, Michigan 48035, felt the rear portion of the property needs improvement. He talked with Mr. Attisha and was assured that he intends to put in a nice parking lot with trees and landscaping. Mr. Denby felt the eyesore would be eliminated with the increased parking. He stated he shops there three times a week, and he was sure they are losing business because of the lack of parking. Mr. Denby complimented Mr. Attisha on being a good businessman and he felt consideration should be given to his request.

Bruno Burnosky, 34740 Gratiot, Clinton Township, Michigan 48035, apologized for the misunderstanding regarding the DDA support, but he recalled informing Mr. Seay that the DDA brought it up and discussed it. He assured he did not inform Mr. Seay that the DDA was in support of the proposal. Mr. Burnosky felt the expansion will enhance the area. He pointed out that Mr. Attisha does not want to put up a brick wall but would like to put in a berm and trees. Mr. Burnosky stated he can relate to Mr. Attisha's dilemma, because when he started to expand his business, he had a lot of resistance from the neighbors, yet he felt his development has made a large improvement to the area.

John Thigman, 32455 Huber Lane, Fraser, Michigan 48026, owner of the Liberty Tax franchise, located within the same retail center and one of Mr. Attisha's tenants, felt that parking in the area is extremely difficult. He has lost business because potential clients have told him they saw the lot was too full and figured he was too busy because of the number of cars. He pointed out this is just a few days prior to the tax deadline, but he felt it was important enough that he brought in extra staff tonight so that he could be here to voice his opinion.

Roy Acuff, 22246 Schafer, Clinton Township, Michigan 48035, stated his driveway is directly across the street from access to the subject property on Schafer. He stated he, his wife and his kids have had many near-accidents in trying to maneuver out of their driveway onto their street. He felt the increased parking will greatly help the situation.

Charles Lay, 44845 Gratiot, Clinton Township, Michigan 48036, stated he shops at the Salvation Army quite frequently, and he felt it needs more parking. He added that he does not feel safe driving his car in the congested area so he now

takes the bus to the subject site. He urged the Planning Commission to recommend approval of this rezoning.

Ed Perkins, 22601 Katzman, Clinton Township, Michigan 48035, expressed his opposition and stated he has lived in this neighborhood for over 40 years. He added the residents are struggling to keep up their property values in the neighborhood, and he felt the proposed rezoning and subsequent development would “put a nail in the coffin” for the neighborhood. He suggested the Salvation Army look at relocating to a larger facility. He stated on the occasion he has visited the site, he has never experienced a problem with parking and suspected that if motorists would drive with more caution, there would not be as many accidents. He replied to inquiry that he is located on the south side of Katzman, nine houses from Schafer.

Pastor Anthony Whitehorn, tenant of Mr. Attisha’s, stated he is a large supporter of the Salvation Army, and he felt that not only does Mr. Attisha deserve this approval, the Salvation Army organization deserves it as well. He felt it is a good location, but they need more parking, not only for the residents of Clinton Township but for residents of neighboring communities who are also making donations at this location.

Rob Perkins, 36511 N. Price Drive, Clinton Township, Michigan 48035, felt that enlarging the parking lot will only enlarge the problem. He felt it will bring in more congestion in the area. He replied to inquiry that he lives approximately halfway down Schafer, but he accesses his home via Schafer and Gratiot.

Mike Scott, 22618 Katzman, Clinton Township, Michigan 48035, complained that the subject site has been run down for years. He pointed out that there is always garbage in the back, and he noted that approximately ten years ago, Mr. Attisha received permission to put in an access from Schafer. He promised at that time the site would be cleaned up and improved, but Mr. Scott stated he has seen no evidence that he has kept his end of the promise. He was opposed to the rezoning.

Kathy Scott, 22618 Katzman, Clinton Township, Michigan 48035, stated they live nine houses from the subject site. She was confident that their property value will depreciate if this expansion is permitted. She felt the Salvation Army should move to a more suitable-sized parcel to handle the rapidly-growing increase of business.

Jason Davidson, 36420 Oakshire, Clinton Township, Michigan 48035, stated he lives nine houses away and felt the property has been a nuisance for a decade. He has heard how the owner planned on cleaning it up; however, he felt if they were serious business owners, it would have been cleaned up already. The retaining wall has been falling down, and Mr. Attisha is replacing it with 4x6 planks, which he was certain are not approved material for such a fence. He commented that if

the residential property is run down, the solution is not to bulldoze houses in a residential neighborhood, but to bring them up to the standards of the rest of the neighborhood. He noted there is indoor furniture on the porch of one of the homes, construction waste left in a pile, and an ad-hoc driveway. He felt one of the residential homes is now being used to house multiple families. Mr. Davidson noted that in the springtime, when people are cleaning out their homes, it becomes a very busy time for donations to the Salvation Army, and he complained that there should never have been an ingress/egress approved to the site from Schafer. Mr. Davidson added that, as a member of the Board of Education, the school district cannot afford to lose houses by having them bulldozed and made into parking lots.

Keith Edwards, 22475 Katzman, Clinton Township, Michigan 48035, stated his house would be the second house from the proposed parking lot. He has lived at this address for 13 years, and he complained that the property has been in disrepair for years, although “things have magically started to be cleaned up this week”. He suspected that one of the rental homes is occupied by multiple families, and the wall is falling down, only to be repaired by miscellaneous 2x4’s and 4x4’s. He felt the parking lot will increase traffic and congestions, not eliminate it, and he pointed out the proposal does not address the ingress/egress to Schafer or how the traffic will become better for residents on that street. There is trash and debris blowing all over the neighborhood. Mr. Edwards suggested the Salvation Army seek another location, such as the empty building on the west side of Gratiot, north of Metropolitan Parkway, where there was a former Big Lots. He noted that there is no lack of parking at that facility.

Harry Pareizes, 22500 Schafer, Clinton Township, Michigan 48035, stated he did not receive a notice of this public hearing in the mail. He stated he frequents the party store on the corner and has never experienced a parking problem. He complained that there is a “Right Turn Only” sign posted from the lot exiting to Schafer, but many motorists pay no attention to that.

Doug Johnson, 22917 Schafer, Clinton Township, Michigan 48035, resident at this address for 18 years, felt the site has been an eyesore and he questioned how the petitioner has enough money to purchase additional land but apparently “does not have enough money to buy a gallon of paint”. He did not care if patrons from Henry B. Joy Boulevard, or any other community, can find a place to park. He felt the homeowners in the area should be given priority consideration on this matter. He felt strongly that they do not need a parking lot in a residential area. He has observed thieves in the early hours of the morning stealing from the donations left at the Salvation Army, and he felt this is the type of people they would be attracting to their neighborhood by the expansion of this business into their residential area.

Tom Rice, 22316 Schafer, Clinton Township, Michigan 48035, homeowner directly across the street from the proposed parking lot, expressed his opposition

to the rezoning request. He has lived at this location for thirty years and regularly picks up garbage blowing from the site onto his property. Mr. Rice complained that the petitioner has put additional doors on one of the homes in an attempt to turn it into a multiple-family rental unit. He stressed he would like to see this property remain zoned single-family residential.

Gina Schafer, 22332 Schafer, Clinton Township, Michigan 48035, agreed with the comments of the majority of residents on Schafer and Katzman. She acknowledged that the Salvation Army probably needs to expand, but she felt the expansion at this site is not the solution. She felt if they expand, they would be increasing traffic and reducing safety in their neighborhood.

Laura Grudzien, 22300 Schafer, Clinton Township, Michigan 48035, homeowner located at the corner of Schafer and Katzman, directly across the street from the subject parcel, stressed she did not buy this house to overlook a parking lot. She felt that changing the zoning will not improve the area. She was with the understanding that when the ingress/egress on Schafer was approved, it came with promises that there would be landscape improvements. She noted those have never been made. She felt the expansion will only increase the traffic on their street, and she submitted photographs showing the poor shape of the property. She questioned why the Township would consider rezoning residential property for commercial use when there is a considerable amount of commercial property and/or buildings that are vacant. She felt if the Township rezones this property, they can purchase her property.

Serge Kulmatycki, 22601 Schafer, Clinton Township, Michigan 48035, resident at this address for 51 years, complained that the traffic has continued to increase, there are more children playing in the area and there are school busses going through on a regular basis. He felt the rezoning of this property will exacerbate the traffic issue. He pointed out that majority of the people who are in favor of the rezoning do not live in this area. He acknowledged that businesses can expand; however, there is a limit to how much they can expand in a little area on a residential perimeter.

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

Ms. Moseley commented that she has a big problem with the rezoning to B-3 General Business because it would open that property up to the possibility of a much more intense use in the future.

Mr. Grajewski inquired as to the percentage increase in the number of parking spaces.

Mr. Harry Attisha, petitioner, estimated that they currently have 72 parking spaces and would be adding 60 more parking spaces.

Mr. Seay addressed Ms. Moseley's concerns by indicating that the petitioner is agreeable to signing a covenant with regard to future use of the property should the Salvation Army relocate.

Mr. Pearl noted that the proposed B-3 zoning and the proposed P zoning can be voted on separately. He inquired as to whether there have been any variances granted for parking on this property.

Mr. Attisha replied that he received a variance from the Board of Appeals for 45 parking spaces less than required.

Mr. Pearl commented that he has dropped off donations at this facility, and he could see where there is a need for additional parking; however, he could see the validity of the residents' concerns. He stated he would be opposed to an expansion of the B-3 zoning district, and he felt that the Salvation Army moved in to this center knowing they did not have sufficient parking and that a variance was granted. He felt that no one would be aware of the parking in the rear of the building so he could not see how this would help the parking situation. Mr. Pearl pointed out that in looking at this request, he has to consider not only the petitioner's needs, but also the concerns of the residents who will be impacted. He stated he is not going to be in favor of the proposed rezoning at this time.

Motion by Mr. Grajewski, supported by Mr. Charron, with reference to File #6189 and application from Harry Attisha, 1295 Fairfax, Bloomfield Hills, Michigan 48302, as represented by Jerry M. Seay, Hogany Kipke P.C., 16931 Nineteen Mile Road, Clinton Township, Michigan 48038, concerning the proposed rezoning of Lots 230, 231 and part of Lot 232, Metropolitan Beach Subdivision (Sections 26/27), generally located northwest of Katzman, north of Schafer, from R-3 One-Family Residential to B-3 General Business and P Parking, that recommendation be submitted to the Clinton Township Board for **denial** of the rezoning as requested, based on: 1) The rezoning would result in disruption to the dynamics of an existing neighborhood by changing the land use from residential to business and parking; 2) The proposed rezoning is not in conformance with the Master Plan; and 3) The site plan is not adequately worked out and it was felt that the additional parking in the rear of the building would not help the excessive traffic on the residential street. Roll Call Vote: Ayes – Grajewski, Charron, Gibson, Hornung, Pearl, Moseley. Nays – None. Absent – Trombley, DiBartolomeo, Henderson. Motion carried.

Mr. Pearl advised that this matter will be forwarded to the Township Board for their April 30th meeting, and that owners and/or occupants of property located within 300 feet of the property in question will be notified.

**LOTS 31 AND PART OF LOT 32, PIPER’S FACTORY SITES #1 SUBDIVISION
(SECTION 23)**

- **PROPOSED REZONING FROM I-2 GENERAL INDUSTRIAL TO B-3
GENERAL BUSINESS**
 - **PUBLIC HEARING**
- FILE #07-6200: PETITIONED BY SL GROESBECK PROPERTIES LLC
REPRESENTED BY MICHAEL A. LARCO**
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Pertinent correspondence was read and entered into the record. Ms. Moseley advised that notice of this hearing was sent to 25 owners and/or occupants of property located within 300 feet of the land in question, with 4 of those returned as undeliverable.

Michael Larco, 31912 Mound Road, Warren, Michigan 48093, explained that they do not yet have a site plan for the subject property but they have a “concept plan”. He explained that the property is adjacent to the McDonald’s Restaurant and is known to many as the former “Carousel Banquet Hall”. They intend to demolish the building and would like to develop a retail center. He explained there is an easement down the middle of the property that would not allow for the construction of a large building, so they would be designing it to work around this easement. He assured the property will be improved.

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

David Cornelie, Blackbeard Novelties, 35375 Groesbeck, Clinton Township, Michigan 48035, stated he is in favor of the proposed rezoning. He is looking at the possibility of renting one of the units if the rezoning is approved and the retail center is built. He felt the new development will have much more “curb appeal” from Groesbeck and it will greatly enhance the area by demolishing the dilapidated building.

Joann Dynes, 35401 and 35441 Groesbeck, Clinton Township, Michigan 48035, stated she owns the two buildings adjacent to the subject property. She inquired as to whether this was formerly zoned B-3.

Mr. Pearl replied that the property was not formerly zoned B-3 but they are seeking to rezone it to commercial as that is the way it was previously developed.

Ms. Dynes inquired as to why the easement cannot be relocated so that the buildings do not have to be separated.

Mr. Pearl replied that is a question that may be addressed during the site plan phase. He noted that the Planning Department has made recommendation to approve the rezoning based on the fact that it is a less intense use, and it is up to the Planning Commission to decide the recommendation they want to make to the Township Board. If it is approved,

they will need to file for site development approval, at which time the details of the site plan will be looked at. He replied to inquiry that should that occur, the request for recommendation for approval of the site development plan will come before this Commission.

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

Mr. Larco replied to inquiry that they came into ownership of this property after the Carousel was closed, and they have owned it for approximately one year. He replied to inquiry that they are seeking a B-3 zoning because they have been told by real estate brokers that many small retail centers are now leasing to coffee shops, such as Starbucks, and that requires a B-3 zoning.

Mr. Santia cautioned that the Township ordinances prohibit fast food restaurants being located within 500 feet of each other.

Mr. Larco replied that he is aware he would have to come back to the Township for further approvals and possibly go to Board of Appeals if this occurs, but he added that he would at least have the proper zoning.

Motion by Mr. Hornung, supported by Mr. Gibson, with reference to File #07-6200 and application from SL Groesbeck Properties LLC, 31912 Mound Road, Warren, Michigan 48092, as represented by Michael A. Larco, same address, concerning the proposed rezoning from I-2 General Industrial to B-3 General Business of Lots 31 and part of Lot 32, Piper's Factory Sites #1 Subdivision (Section 23), generally located fronting the west line of Groesbeck Highway, north of 15 Mile Road, addressed as 35375 Groesbeck Highway, that recommendation be submitted to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Hornung, Gibson, Charron, Grajewski, Pearl, Moseley. Absent – Trombley, DiBartolomeo, Henderson. Motion carried.

**0.89 ACRE OF LAND FRONTING THE EAST LINE OF GROESBECK
HIGHWAY (M-97), SOUTH OF CARLIER (SECTION 28)**

- **POOLTOWN LLC**
-- **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED
SITE DEVELOPMENT PLAN**
FILE #06-6139-A: PETITIONED BY GRAHAM CLEMENTS
REPRESENTED BY RON CLEMENTS

Pertinent correspondence was read and entered into the record.

Scott Gardiner, 12125 Dixie, Redford, Michigan 48239, General Manager for Pooltown, offered to answer questions.

Mr. Santia reviewed that this was originally a request for a Special Land Use to allow an outdoor display area. That was denied, and the petitioner has revised the plans, eliminating the display area. The dumpster has been relocated, as requested by the Planning Commission, and there is now parking where the outdoor storage was originally proposed.

Motion by Mr. Charron, supported by Mr. Grajewski, with reference to File #06-6139-A and application from Graham Clements, Pooltown LLC, 12125 Dixie, Redford, Michigan 48239, as represented by Ron Clements, same address, concerning the Revised Site Development Plan for Pooltown Swimming Pools and Spas, to be located on 0.89 acre of land located east of Groesbeck, south of Carlier (Section 28), that, in consideration of grant of variance by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call Vote: Ayes – Charron, Grajewski, Gibson, Hornung, Pearl, Moseley. Nays – None. Absent – Trombley, DiBartolomeo, Henderson. Motion carried.

11.376 ACRES OF LAND FRONTING THE EAST LINE OF ROMEO PLANK ROAD, NORTH OF CANAL ROAD (SECTION 9)

- **ST. PAUL OF TARSUS CATHOLIC CHURCH**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
- FILE #07-3538: PETITIONED BY CONSTANTINE G. PAPPAS AIA**

Pertinent correspondence was read and entered into the record.

Constantine Pappas, 560 Kirts Boulevard, Suite #116, Troy, Michigan 48084, introduced David Endres, Building Committee Chairman for St. Paul of Tarsus Catholic Church. Mr. Pappas explained that the existing bell towers will be coming down and they will be re-roofing in copper. They will be putting in new bell towers at the main entryway and it will be slightly shorter than the current towers. They are also adding a canopy and a skylight. He noted that they have had a lot of problems with the roof because it was installed poorly at the onset.

Mr. Hornung inquired as to whether they will lose any parking spaces.

Mr. Pappas stated that they will not lose any parking; however, some of it will be shifted. They will be putting in a canopy with a drop-off area. He replied to inquiry that the dumpster will be located at the north end of the site. He apologized for the fact that the dumpster is not on the site plan, and he assured he would add it before it goes to Township Board.

Mr. Santia also asked Mr. Pappas to show the gates on the print.

Motion by Mr. Hornung, supported by Mr. Charron, with reference to File #07-3538 and application from Constantine G. Pappas, AIA, 560 Kirts Boulevard, Suite #116, Troy, Michigan 48084, concerning the proposed revised site development plan for St. Paul of Tarsus Church, located on 11.376 acres of land fronting the east line of Romeo Plank Road, north of Canal Road (Section 9), that recommendation be forwarded to the Clinton Township Board for approval of the revised site development plans, subject to the dumpster location and gates being added to the prints prior to going to the Board. Roll Call Vote: Ayes – Hornung, Charron, Gibson, Grajewski, Pearl, Moseley. Nays – None. Absent – Trombley, DiBartolomeo, Henderson. Motion carried.

REPORTS OF MEETINGS

-- **APPROVAL OF MARCH 8, 2007 REPORT**

-- **APPROVAL OF MARCH 22, 2007 REPORT**

Motion by Mr. Charron, supported by Mr. Grajewski, to approve the reports of the March 8, 2007 and March 22, 2007 Planning Commission meetings, as submitted. Roll Call Vote: Ayes – Charron, Grajewski, Gibson, Hornung, Pearl, Moseley. Nays – None. Absent – Trombley, DiBartolomeo, Henderson. 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, April 26th, 2007:

- Villages of Clinton Pointe, an existing development on 15 Mile Road, west of Utica Road. They are proposing to add carports.
- Aim Plastics, a proposed new development on Stark Drive, immediately west of the new 41B District Court Building.
- Hillcrest Square, located on Groesbeck, south of Cass, adjacent to the proposed Meijer's. It is a retail center and will be placed on the next agenda pending the receipt of their prints.
- Wal-Mart, proposed to be located at Hall Road and Romeo Plank Road, where the batch plant is currently located.

ADJOURNMENT

Motion by Ms. Moseley, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:04/13/07

ces:04/19/07