

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MAY 10, 2007

PRESENT: Ken Pearl, Chairperson
Denise C. Trombley, Secretary
Ron DiBartolomeo
Stephen Charron
Timothy Grajewski
Peter Henderson
Ernest Hornung

ABSENT: Kirkanne Moseley, Vice-Chairperson (Excused)
Fred Gibson (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. DiBartolomeo, supported by Mr. Grajewski, to approve the agenda as submitted. Roll Call Vote: Ayes – DiBartolomeo, Grajewski, Charron, Henderson, Hornung, Pearl, Trombley. Nays – None. Absent – Moseley, Gibson. Motion carried.

5.6 ACRES OF LAND FRONTING THE WEST LINE OF GROESBECK HIGHWAY, SOUTH OF HILLCREST STREET (SECTION 15)

- **SPECIAL LAND USE: DRIVE-THRU FAST FOOD RESTAURANT IN THE B-3 GENERAL BUSINESS DISTRICT AND**
- **SITE DEVELOPMENT APPROVAL FOR HILLCREST SQUARE (FKA HILLCREST COUNTRY CLUB/MORAVIAN HILLS GOLF COURSE)**
- **PUBLIC HEARING**

**FILE #07-6190: PETITIONED BY LAITH JONNA
REPRESENTED BY DAVE MECKL, FENN & ASSOCIATES**

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this public hearing was issued to owners and/or occupants of property located within 300 feet of the land in question.

Mr. David Meckl, Fenn & Associates, 13399 West Star Drive, Shelby Township, Michigan 48325, engineer for the project, introduced Mr. Laith Jonna, architect. Mr. Meckl indicated that the entrance road for the Meijers/Hillcrest Square developments will be directly across from Church Street, and that will become an intersection on Groesbeck with a traffic light. The Hillcrest Square development will tie into that road and continue to the west as a circulation road. It will access Groesbeck at another point, across from Malow; however, that access will be limited to “right turn in and right turn out” to limit the multiple driveways, yet relieve some of the congestion at the main entrance. Mr. Meckl indicated that they gave a lot of thought and planning to the traffic circulation on the site. Hillcrest Square is proposed to have a bank on one end, a potential fast food restaurant, a multi-tenant commercial building of which Mr. Jonna will retain ownership, and another bank. The construction of the banks and the retail development will start immediately upon approval. The multi-tenant retail development will be designed for some type of drive-thru coffee shop at one end, for which the tenant is not “locked in”, but if they receive the Special Land Use approval, it will bring them one step closer. He noted they are hoping to come back to the Planning Commission in the near future with a user for the proposed fast food facility, because then they can develop the site all at one time.

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

There was no one present who wished to speak on this item.

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

Mr. Santia replied to inquiry that the two fast food facilities in close proximity to each other are not in violation of the ordinance requirements because the petitioner obtained a variance from the Board of Appeals; therefore, in consideration of that variance, the site plan is compliant with current ordinance requirements.

Mr. Meckl replied to inquiry that he would be willing to accept the condition of the two (2) fast food restaurants being open within two (2) years or the variance would be null and void. He agreed that if he does not have a tenant for one or both of the two within the two years, he will have to re-request it at a future date.

Mr. Hornung observed that the proposed development will have four drive-thru facilities, although two of those are banks, which do not require special land use. He expressed concern regarding the distance between buildings and the possibility of a lot of congestion with motorists accessing the drive-thru facilities.

Mr. Meckl pointed out that they have 830 feet of frontage on Groesbeck, so it is not a small area.

Mr. Hornung admitted that the banks have a relatively passive use compared to the fast food restaurant, but he felt that a coffee shop could also attract a lot of traffic at specific times of the day. He inquired as to whether there will be outdoor speakers.

Mr. Meckl replied that there would be outdoor speakers at the fast-food restaurant, and there may or may not be speakers for the coffee shop drive-thru.

Mr. Santia clarified that the ordinance requires speakers to be located a minimum distance of 300 feet from residentially-zoned property, and that requirement is met.

Mr. DiBartolomeo inquired as to whether Mr. Meckl felt it is a large enough area to handle four drive-thru facilities.

Mr. Meckl assured they have put a lot of thought into the design of the site, and they are confident that with the directional traffic flow on the site and adjoining circulation road, they will not experience any problems. He noted that the main entrance has two right turn lanes exiting the site and two left-turn lanes entering from Groesbeck.

Mr. Santia explained that the ordinance was written to prohibit fast food restaurants being located in close proximity to each other because it created too many curb cuts and resulted in a safety hazard, similar to the situation on Garfield. The Board of Appeals, in reviewing this plan, in part based their decision on the fact that they would not have many outlets onto Groesbeck and the traffic will be channeled through a circulation road, so curb cuts are not an issue in this case.

Mr. Hornung acknowledged that a coffee shop with a drive-through would be a more passive use than a fast-food restaurant. He added that he is not in favor of a fast food restaurant at this location.

Ms. Trombley recalled that when this matter came before the Board of Appeals, they received a study of traffic patterns for banks, and it was shown that they do not generally need as many stacking spaces as are required.

Mr. Meckl replied to inquiry that the fast food restaurants want to locate in this development because of the Groesbeck traffic and the close proximity to Meijers. He added that businesses see that traffic as a good thing, not a hindrance to their businesses.

Mr. Jonna explained the site was laid out as if they were four separate sites. Each development has sufficient parking, and they have complied with the parking regulations. They are hoping to attract the Meijers' traffic, but are confident that the design for traffic flow will prevent any problems.

Mr. Meckl explained that, when a tenant wants to occupy the proposed fast food facility, they will need to come back with a site plan and the Township will have an opportunity to look at traffic flow at that time.

Motion by Ms. Trombley, supported by Mr. Henderson, with reference to File #07-6190 and application from Laith Jonna, Groesbeck Properties L.L.C., 2360 Orchard Lake Road, Suite 110, Sylvan Lake, Michigan 48320, as represented by Dave Meckl, Fenn& Associates, 13399 West Start Drive, Shelby Township, Michigan 48325, concerning the proposed special land use for a drive-thru fast food restaurant in the B-3 General Business District and the proposed site development plan for Hillcrest Square, to be located on 5.6 acres of land fronting the west line of Groesbeck Highway, south of Cass Avenue (Section 15), that, in consideration of variance granted by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the special land use and site development plan as submitted. Roll Call: Ayes – Trombley, Henderson, Charron, DiBartolomeo, Grajewski. Nays – Hornung, Pearl. Absent – Moseley, Gibson. Motion carried.

25.0 ACRES OF LAND FRONTING THE SOUTH LINE OF HALL ROAD, WEST OF ELIZABETH ROAD (SECTIONS 2 & 3)

- **C. J. BARRYMORE'S BOWLING & BANQUET ADDITION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
- FILE #07-0211: PETITIONED BY RICK ICEBERG**
-

Pertinent correspondence was read and entered into the record.

Mr. Rick Iceberg, 21750 Hall Road, Clinton Township, Michigan 48038, explained that this is an addition to an existing business. It is a bowling and banquet addition designed for corporations, groups, school field trips, churches, etc., and it will boost their wintertime business. It is designed to handle groups ranging between 30 to 70 people for family or corporate functions. He noted it is a different style bowling alley, with six lanes at one end, pool tables and games in the middle and another four lanes at the other end. There will be no leagues at this no-smoking facility. Mr. Iceberg replied to inquiry that they would like to begin construction in September and open in late March or early April 2008.

Mr. Santia noted that MDOT has concerns about a temporary driveway they have been using.

Mr. Iceberg explained they cleared that matter up with MDOT. They have not been using that access but it was still in existence, so they have now seeded it and have followed the directives of MDOT. He added they now have no objections.

Mr. Pearl requested that Mr. Iceberg contact MDOT and have them write a letter confirming that their previous concerns have been resolved.

Mr. Iceberg assured he would obtain a letter from MDOT. He replied to inquiry that the addition is proposed to be 12,500 square feet.

Motion by Mr. DiBartolomeo, supported by Mr. Grajewski, with reference to File #07-0211 and application from Rick Iceberg, C. J. Barrymore's, 21750 Hall Road, Clinton Township, Michigan 48038, concerning the proposed revised site development for C. J. Barrymore's Bowling and Banquet Addition, located on 25.0 acres of land fronting the south line of Hall Road, west of Elizabeth Road (Sections 2 and 3), that recommendation be submitted to the Clinton Township Board for approval of the revised site development plan as submitted. Roll Call: Ayes – DiBartolomeo, Grajewski, Charron, Henderson, Hornung, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

REPORT OF MEETING

APPROVAL OF APRIL 12, 2007 REPORT

Motion by Mr. Hornung, supported by Ms. Trombley, to approve the report of the April 12, 2007 Planning Commission meeting, as submitted. Roll Call: Ayes – Hornung, Trombley, Henderson, Grajewski, Charron, DiBartolomeo, Pearl. Nays – None. Absent – None. 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, May 24th, 2007:

- Proposed Rezoning of property at Elizabeth and Groesbeck from I-1 to B-2. This is Township-initiated because an application was received some time ago for a rezoning to B-3. It was denied because the Township did not want to see such a large parcel rezoned for the broadest commercial use.
- Proposed Rezoning of property north of 15 Mile, west of Harper, from R-5 to I-1. They want to rezone it to construct a multi-unit industrial facility, possible storage, combined with an adjacent industrial parcel.
- Site Development Plan for Walmart may be on the next agenda. They had originally requested the matter be held until they could review their traffic study with MDOT and the Road Commission. He added that the site plan conforms to the ordinance.

- Special Land Use/Site Plan for a drive-thru coffee shop at the BP Gas Station at 18 Mile and Garfield. He noted that the proposed coffee shop will be located in the former car wash that is no longer being utilized.

ADJOURNMENT

Motion by Mr. Grajewski, supported by Mr. DiBartolomeo, to adjourn the meeting. Motion carried. Meeting adjourned at 7:16 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:05/14/07

ces:06/04/07