

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JUNE 14, 2007

PRESENT: Kenneth Pearl, Chairperson
Kirkanne Moseley, Vice-Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Ron DiBartolomeo
Fred Gibson
Timothy Grajewski
Peter Henderson
Ernest Hornung

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

CODIFIED ORDINANCES OF CLINTON TOWNSHIP PART TWELVE – PLANNING AND ZONING CODE

- **PROPOSED AMENDMENT: TEXT**

-- **PUBLIC HEARING**

FILE #6216: PETITIONED BY THE CHARTER TOWNSHIP OF CLINTON

Mr. Santia noted that there was no correspondence other than the Notice of Public Hearing. He explained that the state's Zoning and Planning Code was modified, adopted by legislation and went into effect in July 2006. It provided a section that allows group day care homes in residential districts. As a result, the Township is proposing to add "(q)" to Section 1258.02, which will specify that, under state statute, group day care homes are allowed in residential districts; however, they have added provisions for

adequate off-street parking to accommodate any employees who help run the group day care facility.

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

There were no comments from the general public.

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

Mr. Henderson inquired as to whether the verbiage included in the proposed text amendment meets the requirements of the state statute.

Mr. Santia replied that it meets the state statute requirements, and they also supplemented the additional language about parking requirements, which they are allowed to do.

Motion by Mr. Charron, supported by Ms. Moseley, with reference to File #6216 and the proposed text amendment regarding group daycare homes, that the Planning and Zoning Code, Section 1258.02, Principal Uses be revised with the revision of “(f)” and the addition of “(q)”, as requested. Roll Call Vote: Ayes – Charron, Moseley, DiBartolomeo, Gibson, Grajewski, Henderson, Hornung, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

10.00 ACRES OF LAND LOCATED FRONTING THE NORTH SIDE OF 15 MILE ROAD, EAST OF GARFIELD ROAD (SECTION 29)

- **ST. RONALD CHURCH**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED SITE DEVELOPMENT PLAN**
- FILE #07-0861: PETITIONED BY JOHN VITALE**
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Pertinent correspondence was read and entered into the record.

John Vitale, Stucky-Vitale Architects, 27172 Woodward, Royal Oak, Michigan 48067, explained they are proposing a 5,400 square foot addition. This addition will help them to improve the usage of the existing building rather than create new uses. They will be improving their gathering space, creating a new entry, and establishing separate meeting rooms rather than utilizing the multi-purpose room for that type of function. He added that they will be revising the current canvas cover area over the entrance to a more permanent covering.

Mr. Hornung inquired as to whether they are using any existing parking spaces for this addition.

Mr. Vitale replied they computed the parking they will need with the addition. They have determined that 167 spaces are required, but they will be providing 218 spaces.

Mr. Santia clarified that the area was previously green space.

Mr. Vitale replied to inquiry that the drop-off area, which is mainly outside at this time, will be improved to be enclosed, but it will stay in the same location.

Motion by Mr. Hornung, supported by Mr. Henderson, with reference to File #0861 and application from John Vitale, Stucky-Vitale Architects, 27172 Woodward, Royal Oak, Michigan 48067, concerning the proposed revised site development plan for St. Ronald Church, located on 10.0 acres of land generally located fronting the north line of 15 Mile Road, east of Garfield Road (Section 29), that recommendation be forwarded to the Township Board for approval of the revised site development plan as submitted. Roll Call: Ayes – Hornung, Henderson, Charron, DiBartolomeo, Gibson, Grajewski, Moseley, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

PART OF 59.0 ACRES OF LAND FRONTING THE NORTH LINE OF 14 MILE ROAD, EAST OF GRATIOT AVENUE (SECTION 34)

- **LINCOLN MEMORIAL CEMETERY**

-- **REQUEST FOR APPROVAL OF TREE REMOVAL PLAN**

FILE #05-0032: PETITIONED BY ANTHONY SAROTTE

Mr. Santia noted there is no correspondence to be read into the record. He informed that this is a request to remove trees from a 5-acre parcel. He added that this same parcel will be on the next Planning Commission meeting for a public hearing to consider a request for cut and fill. He pointed out it is a very low area in the Lincoln Memorial Cemetery.

Anthony Sarotte, 12798 23 Mile Road, Shelby Township, Michigan 48315, explained that the cemetery purchased this portion of their property over the last ten years. It is a lower elevation, and they would like to begin to prepare it so they can use it in the next ten to fifteen years. The fill dirt has become available for them at this time.

Mr. Santia replied to inquiry that the property is located north of 14 Mile Road, west of Lipke, just south of the former incinerator property. He noted it is a narrow parcel.

Mr. Hornung inquired as to how many trees they intend to remove.

Mr. Sarotte replied that they will be removing the all the trees on the property. He pointed out that this was farmland years ago, and the majority of trees on the site have sprung up naturally. He replied to further inquiry that leaving them is not an option because the elevation of that property is five to seven feet lower than the cemetery property. He also noted that the intended purpose for the property is to develop burial

sites, so he did not feel they will want to plant too many trees to replace those they remove.

Mr. Santia stated he recently spoke with Ms. Susan Sullivan from Lincoln Memorial Cemetery, and she stated their long-term goal is to develop this property as part of the cemetery; however, the dirt is available to them now so they want to proceed with the tree removal and cut and fill. Mr. Santia added that the plan as already been reviewed by the Department of Environmental Quality. A public hearing for Special Land Use approval is scheduled for the next Planning Commission meeting.

Mr. Sarotte replied to inquiry that they are required to bring in clean fill without concrete or any contamination. He stated that if they do not live up to the agreement, the cemetery can void that agreement. He replied to further inquiry that he has a copy of the contract and can furnish a copy of that contract to the Township.

Mr. Santia clarified that the ordinance provides for the Township to monitor that as well. He replied they started to fill without obtaining Township approval. They have been working with Ms. Mary Bednar, Township Engineer, for over a year, and she informed Mr. Sarotte to provide a grading plan so it could be reviewed and approval could be granted. He added that, in the meanwhile, Ms. Bednar noticed trees that needed to be removed. When the plans were submitted, it was discovered that, because of the size of the parcel, a Special Land Use approval is also needed. He summarized that two matters need to be addressed by this Commission: the tree removal and the special land use.

Mr. Henderson felt these two items should be on the same agenda. He stated he would rather address them both on the same night.

Mr. Sarotte replied that they kept the tree removal plans separate from the Special Land Use request, but it is all the same information.

Mr. Charron noted that this is a large piece of property, and he questioned whether they have any information as to the drainage and how it will affect the neighboring properties.

Mr. Sarotte assured that Ms. Bednar has addressed that issue.

Mr. Hornung requested that the petitioner provide a letter from Ms. Bednar indicating that there are no problems.

Mr. Santia confirmed that Ms. Bednar has been asked to provide a review as part of the Special Land Use/Site Plan Review process, so he stated that will be provided. He suggested if the Planning Commission would like, they can postpone action on this until the next meeting, when the two items, although separate on the agenda, can be addressed the same night.

Mr. Henderson felt that would be better.

Motion by Mr. Henderson, supported by Ms. Moseley, with reference to File #05-0032 and application from Anthony Sarotte, Florence Cement Company, 12798 23 Mile Road, Shelby Township, Michigan 48315, concerning the proposed tree removal plan for 5.1 acres of land fronting the west line of Lipke, north of 14 Mile Road (Section 34), that further consideration of this request be postponed until the next Planning Commission Meeting scheduled for Thursday, June 28, 2007, so that it can be considered on the same agenda as the proposed Special Land Use/Site Plan for the same property. Roll Call Vote: Ayes – Henderson, Moseley, Charron, DiBartolomeo, Gibson, Grajewski, Hornung, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

REPORTS OF MEETINGS

-- **APPROVAL OF MAY 10, 2007 REPORT**

-- **APPROVAL OF MAY 24, 2007 REPORT**

Motion by Mr. Henderson, supported by Mr. DiBartolomeo, to approve the reports of the May 10, 2007 and May 24, 2007 Planning Commission meetings as written. Roll Call Vote: Ayes – Hornung, DiBartolomeo, Charron, Gibson, Grajewski, Henderson, Moseley, Pearl, Trombley. Nays – None. Absent – None. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia indicated that the following items are anticipated to be on the next meeting agenda, scheduled for Thursday, June 28, 2007:

- Senior Housing Development at Partridge Creek. There will be three (3) separate buildings on six or acres.
- Wal-Mart may be on the next agenda. There has been no response from them regarding the requests made.

ADJOURNMENT

Motion by Mr. Grajewski, supported by Ms. Moseley, to adjourn the meeting. Motion carried. Meeting adjourned at 6:57 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION