

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

JULY 26, 2007

PRESENT: Kenneth Pearl, Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Ron DiBartolomeo
Fred Gibson
Peter Henderson
Ernest Hornung

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

LOT 35 AND THE WEST 10 FEET OF LOT 36, SUPERVISOR'S PLAT OF GRATIOT LITTLE FARMS SUBDIVISION (SECTIONS 33/34) (LOCATED FRONTING THE NORTH LINE OF FINLEY STREET, WEST OF GRATIOT AVENUE (M-3))

- **PROPOSED REZONING FROM R-5 ONE-FAMILY RESIDENTIAL TO P PARKING**

-- **PUBLIC HEARING**

FILE #6226: PETITIONED BY JOHN DAMICO

REPRESENTED BY MARK DRANE

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this hearing was issued by regular mail to 23 owners and/or occupants of property located within 300 feet of the land in question, with two of those returned as undeliverable.

Mr. John Damico, 1717 Stutz, Troy, Michigan, stated he is requesting a rezoning to add parking in conjunction with remodeling his adjacent building. He noted that the last two tenants he had were carpet stores, and they are struggling in this depressed economy. He would like to redevelop it into more of a retail rental. He assured he is in favor of the Township beautification because he wants to remarket this area. He stated the adjacent business, as well as the church parking lot, extend as far or farther back into the abutting residential area as what his is proposing.

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

There were no comments from the general public.

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

Mr. Hornung inquired as to whether the existing house on the property will be torn down.

Mr. Damico replied that he will be tearing the house down. He replied to further inquiry that there were some renters in this house at one time but he does not know if they are still there. He clarified that he has an option to buy contingent upon approval of this rezoning.

Mr. Santia replied that the parking lot to the church is located south of this property.

Mr. Damico explained that he will be tearing the house down as he renovates the existing building and parking lot. He replied that there is an existing access off of Gratiot, as well as another off of Finley. He assured that he will have lighting but it will be shielded from the abutting residential area.

Mr. Santia informed that the ordinance requires a 10-foot setback for the parking, and a 4-foot 8-inch masonry wall would be required.

Motion by Mr. Charron, supported by Mr. Henderson, with reference to File #6226 and application from John Damico, Damico Development, 1717 Stutz, Troy, Michigan 48084, as represented by Mark Drane, Rogvov Architects, P.C., 32500 Telegraph Road, Suite 250, Bingham Farms, Michigan 48025, concerning the proposed rezoning from R-5 One-Family Residential to P Parking of Lot 35 and the west 10 feet of Lot 36, Supervisor's Plat of Gratiot Little Farms Subdivision (Sections 33/34), generally located fronting the north line of Finley Street, west of Gratiot Avenue (M-3), addressed as 20933 Finley, that recommendation be forwarded to the Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – Charron, Henderson, DiBartolomeo,

Gibson, Hornung, Pearl, Trombley. Nays – None. Absent – Moseley, Grajewski.
Motion carried.

**PART OF LOT 56, GROESBECK-NUNNELEY SUBDIVISION (SECTION 28)
(GENERALLY LOCATED FRONTING THE WEST LINE OF GROESBECK
HIGHWAY (M-97), SOUTH OF METROPOLITAN PARKWAY)**
- GROESBECK INDUSTRIAL CONDOMINIUMS
**-- REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN**
FILE #0076: PETITIONED BY JOE A. VITALE, STEVANO BUILDING

Pertinent correspondence was read and entered into the record.

Ms. Stacy Cerget, Fazal Khan, 43279 Schoenherr, Sterling Heights, Michigan 48313, replied that the owner has three prospective tenants so he changed his plans. He originally wanted seven spaces but he has three tenants so he is proposing four units, with one of those vacant at this time.

Motion by Ms. Trombley, supported by Mr. DiBartolomeo, with reference to File #0076 and application from Joe A. Vitale, Stevano Building & Investments, 27222 Gloede, Warren, Michigan 48088, concerning the proposed site development for Groesbeck Industrial Condominiums, to be located on Part of Lot 56, Groesbeck-Nunneley Subdivision (Section 28), generally located fronting the west line of Groesbeck, south of Metropolitan Parkway, that recommendation be forwarded to the Clinton Township Board for approval of the site development plan as submitted. Roll Call Vote: Ayes – Trombley, DiBartolomeo, Charron, Gibson, Henderson, Hornung, Pearl. Nays – None. Absent – Moseley, Grajewski. 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, August 9th:

- Revised site plan for an addition to Dalcoma Medical Office, located across the street from Henry Ford Macomb Center.

ADJOURNMENT

Motion by Mr. Hornung, supported by Mr. Henderson, to adjourn the meeting. Motion carried. Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:07/31/07

ces:08/16/07