

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

SEPTEMBER 27, 2007

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

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

30.5 ACRES (PART OF 294.5 ACRES) OF LAND FRONTING THE NORTH LINE OF CLINTON RIVER ROAD, WEST OF ROMEO PLANK ROAD, SOUTH OF 18 MILE ROAD (SECTION 17)

- **SPECIAL LAND USE: CEMETERY IN THE R-3 ONE-FAMILY RESIDENTIAL DISTRICT; AND**
 - **REVISED SITE DEVELOPMENT PLAN: RESURRECTION CEMETERY**
 - **PUBLIC HEARING**
-
- FILE #1026: PETITIONED BY ROBERT SCHRAGE**

Mr. Pearl explained that, for some reason, not enough notices were sent out to owners and/or occupants within 300 feet of the land in question. He added that, as a result, they will conduct the first part of the public hearing tonight but will continue it on October 25th. He stated that the residents who speak tonight will have their comments and

concerns heard by the Commission, and it will be up to them as to whether they wish to come back in October.

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 29 owners and/or occupants of property located within 300 feet of the land in question, with none of those returned as undeliverable.

Mr. Michael Chilcote, 1075 Kingview, Rochester Hills, Michigan, representing Resurrection Cemetery, explained that they purchased the 30-acre parcel approximately 15 years ago and would now like to make this contiguous with Resurrection Cemetery.

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

Mr. Larry Call, 40701 St. Louis Drive, Clinton Township, Michigan 48038, questioned the reference in the documentation to a proposed 6-foot-high chain link fence.

Mr. Chilcote replied that the proposed chain link fence will be along their 18-Mile Road frontage, but he assured that where their property abuts the residential homes, they will be providing a 4-foot iron ornamental fence. It will be similar to their signature fence that borders their property, but it will not be as tall and will look better in a residential setting.

Ms. Mary Jean Hackett, 40183 St. Louis Drive, Clinton Township, Michigan 48038, explained that when she and her neighbors purchased their condominiums, they were led to believe by the developer that their property extended further to the east than what it actually does. She was concerned because the proposed fence will be situated about ten feet from their patios, and they will lose their view of the trees. She emphasized that she and her neighbors were hoping to have some of the trees remain. She added that, although she realizes it is not the fault of the cemetery, she and her neighbors paid a premium for the lots on their side of the street because they were adjacent to the woods.

Mr. Chilcote explained that the property bordering Trillium Woods is not an area they would be using right now, and it will most likely be one of the last areas to be developed. He explained that they cleared the majority of the trees on the property, but left a small buffer. He further explained their plan of removing the trees in the buffer, none of which are too healthy, and planting better trees so that when they do develop that portion of the property, those trees would be more mature. He suggested that they could possibly work out an arrangement with the neighbors that they will wait five years before removing the trees. He stressed that when they develop that property as part of the cemetery, they want mature trees and landscaping in place. He anticipated that they will be putting in between 180 and 200 trees.

There were no further comments from the public.

Mr. Pearl announced that the public hearing will be closed and it will be continued at another meeting, but he added that everyone within 300 feet will receive a notice advising of the date and time of the continued public hearing.

**0.734 ACRE OF LAND FRONTING THE EAST LINE OF HEREFORD STREET,
NORTH OF 15 MILE ROAD (SECTION 26)**

- **PROPOSED REZONING FROM I-1 LIGHT INDUSTRIAL TO RML
MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY)**
 - **PUBLIC HEARING**
-
- FILE #07-6231: PETITIONED BY RONALD KEINE**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 33 owners and/or occupants of property located within 300 feet of the land in question, with 9 of those returned as undeliverable.

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

There were no comments from the public.

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

Mr. Ronald Keine, 35116 Hereford, Clinton Township, Michigan 48035, explained that this rezoning is being petitioned under somewhat of a “stress situation” for him. He has a balloon mortgage, and he planned that when it came up, he would refinance with a traditional mortgage. He discovered in the process, however, that his property is zoned I-1 Light Industrial, which makes his house a legal non-conforming use. The bank will not allow him to refinance because the house is non-conforming to the I-1 zoning district; meanwhile, the bank took his house and it is going to a Sheriff’s sale in a month. He pleaded with the Planning Commission to consider rezoning it so he can keep his house.

Mr. Santia confirmed that the property is zoned I-1 and single-family homes are not allowed in the industrial districts. He noted that the homeowner can continue to occupy the home, but the bank is concerned that if the house is destroyed, they could not rebuild. Mr. Santia clarified that the Planning Department is recommending a RML zoning district because it is compatible with the adjacent property, and single-family homes are allowed in the RML district.

Mr. Keine replied to inquiry that he purchased the home in 1980 and raised his family there. He replied to further inquiry that he is residing in the house and intends to eventually give it to his children. He put in new windows, a new roof, waterproofed the basement, and other remodeling within the last year. He replied to inquiry that he sold the property to the north to Mr. Sorrentino.

Mr. Santia noted that Mr. Sorrentino had purchased his property from Mr. Keine and had rezoned it to RMH Multiple-Family Residential (High-Density).

Motion by Mr. DiBartolomeo, supported by Mr. Gibson, with reference to File #6231 and application from Mr. Ronald Keine, 35116 Hereford, Clinton Township, Michigan 48035, for rezoning of 0.734 acres of land fronting the east line of Hereford Street, north of 15 Mile Road (Section 26), addressed as 35116 Hereford, from I-1 Light Industrial to RML Multiple-Family Residential (Low-Density), that recommendation be forwarded to the Clinton Township Board for approval of the rezoning as requested. Roll Call Vote: Ayes – DiBartolomeo, Gibson, Charron, Henderson, Moseley, Pearl, Trombley. Nays – None. Absent – Grajewski, Hornung. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia indicated that there are no items for the next meeting. He replied to inquiry that Wal-Mart has not responded yet as to whether or not they intend to revise their site development plan. Mr. Santia added that he has talked with Mr. Kalas, their attorney, but he is also waiting for word from Wal-Mart's headquarters in Arkansas to get direction. Mr. Santia advised that unless he hears from Wal-Mart in the next couple of days that they are ready to go, the Planning Department will be sending out a cancellation notice for the next meeting.

ADJOURNMENT

Motion by Ms. Moseley, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 6:58 p.m..

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:09/30/07
ces:10/25/07