

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

NOVEMBER 8, 2007

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

ABSENT: Ron DiBartolomeo (Excused)

STAFF: Joseph J. Silbernagel, Assistant Director
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

Mr. Pearl called the meeting to order at 6:33 p.m.

APPROVAL OF AGENDA

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

LOT 7, LIBERTY INDUSTRIAL PARK SUBDIVISION (SECTION 1) (FRONTING THE WEST LINE OF MORLEY DRIVE, SOUTH OF HALL ROAD)

- **SPECIAL LAND USE: COMMERCIAL OUTDOOR RECREATION
(SKATE PARK) IN THE I-1 LIGHT INDUSTRIAL DISTRICT AND**
 - **SITE PLAN FOR LANDSLIDE SKATE PARK**
 - **PUBLIC HEARING**
-
- FILE #07-5407: PETITIONED BY RAY GUISGAND**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised 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 3 of those returned as undeliverable.

Mr. Ray Guisgand, 50059 Waterloo, New Baltimore, Michigan, offered to answer questions.

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

There were no comments from the public.

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

Mr. Grajewski inquired as to whether this will be open year-round.

Mr. Guisgand replied that the outdoor portion of the skate park will not be open during the winter. He stated that the indoor skate park is open year-round and has ramps, half pipes, ground rails and flat floor. He explained that he does demonstrations at Metro Beach and had some of the ramps stored outside. The kids started going outside to use it, and it became a place where the kids wanted to be on nice days. In order to make it safer, he installed a fence around it to keep the skaters confined to a specific area. He is now seeking permission to allow this on a regular basis, weather permitting.

Mr. Hornung inquired as to whether the half pipe is located in the truck well.

Mr. Guisgand assured it is not in the truck well but may be built up to that point.

Mr. Hornung inquired as to whether these ramps and half pipe configurations have to be approved by the health department, or whether there are state guidelines.

Mr. Guisgand replied that representatives from his insurance company come out to inspect the equipment to make sure they are being properly maintained, etc. He replied to further inquiry that they are all wooden structures, and none of them are permanently positioned.

Mr. Henderson inquired as to whether the petitioner is proposing to light the skating area.

Mr. Guisgand replied to inquiry that there are some lights in the back but he removed the bulbs because he does not want kids skating in the back at night when the facility is closed. He stressed it will only be open during daylight hours, and he replied to further inquiry that their normal hours of operation are Monday through Friday from 10:00 a.m. to 10:00 p.m. He added that they are also open on weekends.

Mr. Pearl noted that the petitioner opened the outdoor skate area, the Township found out about it and required him to file for Special Land Use approval. He inquired as to whether the petitioner had obtained any permits from the Building Department.

Mr. Guisgand clarified that he did not “build” the outdoor skate area, but it “evolved” from his keeping some of the ramps outdoors. The landlord then requested that he put a fence around it to keep the skaters confined to one area. He explained that he put up a “netting-type fence”; however, the skaters kept knocking it down, so a more permanent fence had to be erected.

Mr. Silbernagel replied to inquiry that the fence will be adequate to keep kids out as long as the gates are locked.

Mr. Guisgand replied to inquiry that they have kids on skateboards, roller blades and even some scooters.

Motion by Ms. Trombley, supported by Mr. Grajewski, with reference to File #5407 and application from Ray Guisgand, Landslide Skate Park, 44621 Morley Drive, Clinton Township, Michigan 48036, concerning Lot 87, Liberty Industrial Park Subdivision (Section 1), generally located fronting the west line of Morley Drive and south of Hall Road, for Special Land Use being an outdoor recreation area in the I-1 Light Industrial District and the Revised Site Development Plan for Landslide Skate Park, that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Revised Site Development Plan, as requested, subject to the conditions stated in the letter from the Planning Department. Roll Call Vote: Ayes – Trombley, Grajewski, Charron, Gibson, Henderson, Hornung, Moseley, Pearl. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Moseley requested that a location sketch be added to the revised site plan, as required.

Mr. Guisgand assured that he will add it to the plans.

REPORTS OF MEETINGS

- **APPROVAL OF JULY 26, 2007 REPORT**
 - **APPROVAL OF SEPTEMBER 13, 2007 REPORT**
 - **APPROVAL OF SEPTEMBER 27, 2007 REPORT**
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Motion by Ms. Moseley, supported by Mr. Charron, to approve the reports of the July 26, 2007, September 13, 2007 and September 27, 2007 meetings, as submitted. Roll Call Vote: Ayes – Moseley, Charron, Gibson, Grajewski, Henderson, Hornung, Pearl, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Silbernagel informed that the next meeting will be on Thursday, December 13th. There will not be another meeting in November because of Thanksgiving. There are two petitions for rezonings that will be on December 13th; one for the former Einstein Bagel

site and the other for an adult group home on the east side of Garfield, between 19 Mile and Hall Roads. He added that there may be a proposed Text Amendment ready to be forwarded to the Planning Commission for a public hearing. Mr. Silbernagel replied to inquiry that the petitioner for the former Einstein Bagel site is seeking a B-3 zoning because he wants a drive-thru, which is not allowed in a B-2 District. He stated that he is proposing a Coney Island drive-thru facility.

ADJOURNMENT

Motion by Mr. Henderson, supported by Ms. Moseley, to adjourn the meeting. Motion carried. Meeting adjourned at 6:52 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:11/12/07