

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

FEBRUARY 26, 2009

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

ABSENT: Timothy Grajewski (Excused)
Ernest Hornung (Excused)

STAFF: Carlo Santia, Director
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

Ms. Moseley called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

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

PART OF 26.74 ACRES OF LAND FRONTING THE WEST LINE OF GRATIOT AVENUE (M-3), NORTH OF 15 MILE ROAD (SECTION 27)

- **SPECIAL LAND USE: DRIVE-THRU BANK IN THE B-2 COMMUNITY BUSINESS DISTRICT AND**
 - **SITE PLAN APPROVAL FOR FIFTH-THIRD BANK**
 - **PUBLIC HEARING**
- FILE #08-6276: PETITIONED BY JEFF JACOBS**
REPRESENTED BY JOHN KAUPPILA
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Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this continued public hearing was issued by regular mail to 279 owners and/or occupants of property located within 300 feet of the property in question, with 45 of those returned as undeliverable.

Ms. Moseley requested to be recused. She explained that she works for Honigman Miller Schwartz and Cohn, and Fifth Third Bank is one of their clients. The Planning Commissioners had no objection to Ms. Moseley's request.

Mr. Jeff Wagner, 1000 Town Center, Southfield, Michigan, explained that this parcel is situated immediately north of Lowes and is bounded by Gratiot on the east, the main entrance of Lowes to the south, the shopping center to the west and Old Country Buffet to the north. They are proposing to construct a 4,200 square foot bank facility with drive-up facilities.

Mr. John Kauppila, 50182 Schoenherr, Shelby Township, Michigan 48315, explained that they had challenges with planning the right site and working with the property owners, but they are confident that they have come up with a good site plan. He noted that they received approval from the Board of Appeals for variances on the front yard setback and also on the number of stacking spaces for the drive-thru lanes. Mr. Kauppila acknowledged that they need to add trees to the site to meet ordinance requirements, and he assured this will be done. He commented that they are excited about the project, and he offered to answer questions.

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

There were no comments from the public.

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

Mr. Charron inquired as to whether there is any direct access from Gratiot.

Mr. Kauppila replied that they will access this site through the Old Country Buffet or Lowes entrances.

Mr. Santia replied to inquiry that there is no existing wall or berm, but the Downtown Development Authority (DDA), in their development plan that was prepared and adopted two years ago, made recommendation that as new developments take place on Gratiot, they would like to see the decorative 30-inch wall in lieu of the berm. Mr. Santia added that they are suggesting the bank provide a decorative 30-inch wall along the entire length of their property. He stated it will be decorative brick and not plain block. He noted that a similar wall was put in at Walgreen's, located at the northeast corner of 17 Mile and Garfield Roads, and that was put in as part of an agreement for a setback variance.

Mr. Charron inquired as to whether the wall will match the brick of the building.

Mr. Wagner replied that the brick for the wall will match their building.

Mr. DiBartolomeo inquired as to whether the petitioner has talked with the DDA about decorative lighting.

Mr. Santia clarified that the DDA is working on establishing a Special Assessment District for street lighting; however, they are also looking for decorative lighting or some type of low-level lighting for the sidewalk.

Mr. Wagner replied they were aware of the DDA's desire for street lighting but he was not sure what they wanted.

Mr. Santia explained that the DDA is looking at LED street lighting.

Mr. Gibson inquired as to the location of the ATM.

Mr. Kauppila replied it will be situated in the first drive-thru lane.

Mr. Santia replied to inquiry that they can have a small berm along with the decorative wall.

Motion by Ms. Trombley, supported by Mr. Pearl, with reference to File #6327 and application from Mr. Jeff Jacobs, CBRE, 111 Lyon Street, Grand Rapids, Michigan 48503, as represented by Mr. John Kauppila, Atwell-Hicks, 50182 Schoenherr, Shelby Township, Michigan 48315, concerning the proposed special land use for a drive-thru bank in the B-2 Community Business District and the site plan for Fifth-Third Bank at Regional Shopping Center, to be located on 1.2 acres (part of 27.56 acres) of land fronting the west line of Gratiot Avenue, north of 15 Mile Road (Section 27), that, in consideration of grant of variance by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the site development plan, subject to the addition of parking lot trees, as required by ordinance, and the decorative 30-inch wall in lieu of the required berm along the frontage; further, the petitioner has agreed to work with the DDA on the street lighting issue. Roll Call Vote: Ayes – Trombley, Pearl, Charron, DiBartolomeo, Gibson, Henderson. Nays – None. Abstain – Moseley. Absent – Grajewski, Hornung. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia noted that Mr. Greg Buss is supposed to come back to the next Planning Commission meeting with a Conditional Rezoning Agreement and Site Development Plan; however, he has indicated that they are having a difficult time getting the plan completed in time. He has not yet received comments back from Mr. Dolan, so he has requested that it be postponed until March 26th. Mr. Santia advised that the Planning Department will send letters to the residents, advising that further consideration of this request is being postponed to the March 26th meeting.

Mr. Santia indicated that he would still like to have the Planning Commission meeting on March 12th because the planning consultant working on the Master Plan has a presentation to make to the Planning Commission on the status of the plan. He has collected all of the data and he will be scheduling meetings with the various Township departments, Road Commission, Public Works, before starting the “neighborhood” or “section” meetings. Mr. Santia anticipated that the Master Plan process may be completed in September of this year.

ADJOURNMENT

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

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:03/01/09

ces:02/24/09