

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

MARCH 12, 2009

PRESENT: Kirkanne Moseley, Chairperson
Ron DiBartolomeo, Vice-Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Fred Gibson (arrived late)
Peter Henderson
Ernest Hornung
Ken Pearl

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

MASTER PLAN STATUS REPORT

-- PRESENTED BY PATRICK MEAGHER

Mr. Meagher explained that all of the background studies for the Master Plan have been completed. They are in the process of scheduling interviews with various Township department heads and other entities in the Township. Mr. Meagher indicated they gathered information on the demographics, existing land use, environmental and thoroughfare issues, and commercial needs. He reviewed the demographic statistics as follows:

YEAR	POPULATION	# OF HOUSEHOLDS
2000 Census	95,648	40,299
2009	94,979	44,609
2035 (SEMCOG estimates)	109,687	48,027

Mr. Meagher indicated that they are seeing an increasing median age, with more older residents and a decline in the number of younger and school age children. They anticipate a job growth of approximately 15% in population by 2035, with the increase of approximately 3,500 new jobs by that year.

Brian, from Community Planning & Management, reviewed the Existing Land Use in Clinton Township. He noted that 13.5% is vacant, 39.4% is single-family residential, and 10.4% is multiple-family residential. He indicated that they separated commercial development from office development and separated shopping centers according to their size, with only one exceeding 500,000 square feet (The Mall at Partridge Creek). Regional Shopping Center is the next largest, falling into the category of “100,000 to 500,000 square feet”. He noted that there is a lot of office development around Henry Ford Hospital on 19 Mile Road. He added that industrial development only comprises 3.9% of land in the Township. There are six cemeteries within the Township boundaries. He replied to inquiry that there is a limited amount of vacant land available, the majority of it located in flood plain along the Clinton River. He added that the Township will need to concentrate on infill development.

Chris, from Community Planning & Management, reviewed the Natural Features aspect of the Master Plan. He noted that the woodlands and wetlands will be a major focus of the Master Plan to make sure the natural features are preserved as much as possible. Chris continued on with the Thoroughfare data, listing the following as the top ten thoroughfares in the Township, in order by most heavily traveled:

1. I-94
2. Hall Road (M-59)
3. Gratiot Avenue (M-3)
4. Groesbeck Highway (M-97)
5. Metropolitan Parkway
6. Hayes Road
7. Garfield Road
8. Cass Avenue
9. 19 Mile Road
10. 15 Mile Road

He listed the most dangerous intersections in the Township as follows:

1. Hall Road & Garfield
2. Groesbeck & 15 Mile
3. Hayes & 19 Mile
4. Groesbeck & Cass
5. Garfield & 19 Mile
6. Garfield & Canal
7. Utica Road & 15 Mile
8. Groesbeck & Metropolitan Parkway

Chris noted the various types of roads in the Township, which are indicated on the map, including two-lane, 3-lane, 5-lane, boulevards, freeways, roundabouts, and rights-of-way.

Chris explained that they conducted a “Commercial Needs” study, showing that for a community the size of Clinton Township, 438.5 acres of retail would have been needed in 2008, with an anticipated 485.6 acres in the year 2035. At this time, he noted that the Township has 1,420 acres of commercial development, and although there are a few shopping centers that attract more of a regional draw, they should focus on redevelopment with uses other than commercial.

Mr. Meagher explained that when a community has a lot of commercial development and then the economy declines, the result is often vacated strip shopping centers and blight. Many times, “less than desirable uses” occupy these vacant buildings and units, creating a problem for the community. He summarized by stating the next step is “visioning” with the Township staff and stakeholders, and develop the plan with ideas for implementation. The result will be the first draft available for review and future meetings with the residents and others. He assured they will be providing copies of the background studies to the Township in a couple of weeks.

Mr. Frank Marella, Chairperson of the Board of Appeals, inquired as to how much of the vacant land in the Township is buildable.

Mr. Meagher replied they have not separated that information at this time.

Mr. Marella inquired as to whether any thought has been given to establishing an Urban Development district in a decaying neighborhood to prevent it from becoming a blighted area.

Mr. Meagher explained that they will introduce various tools and the Township can decide whether they want to use them. He pointed out that there is already a DDA District on South Gratiot and that seems to be successful. He will be holding visioning sessions, and he added that the Master Plan does not require them to use the tools, but only to alert them that they are available.

Discussion took place regarding how much of the vacant land in the Township is located in the flood plain.

Mr. Silbernagel replied to inquiry that approximately 4% of the vacant land in the Township is buildable.

Mr. Campbell inquired as to the status of the community survey that was taken.

Mr. Meagher replied that it was a failure. As of yesterday, they had received only 36 responses. He noted that it was in the Township’s newsletter and on the “Planning” page of the Township’s website, although he felt they may have more response if it is on the first page of the website.

Mr. Edgar inquired as to whether designated wetlands will be defined in the Master Plan.

Mr. Meagher replied that wetlands are difficult to determine without actually walking the property.

Mr. Meagher thanked everyone for attending tonight, and he added that they will be getting more information on it as it progresses.

REPORTS OF MEETINGS

-- APPROVAL OF FEBRUARY 12, 2009 REPORT

Mr. Henderson stated that he is replacing Mr. Gibson on the Ordinance Update Committee, and requested the following correction:

Page 10, under “Ordinance Update Committee”:

Replace “Fred Gibson” with “Peter Henderson”

Motion by Mr. Hornung, supported by Mr. Henderson, to approve the report of the February 12, 2009 meeting with the correction on Page 10, as noted. Roll Call Vote: Ayes – Hornung, Henderson, Gibson, DiBartolomeo, Charron, Pearl, Moseley, Trombley. Nays – None. Absent – Grajewski. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia advised that the proposal for a Conditional Rezoning Agreement from Mr. Greg Buss will be coming back at the next meeting, to be held on Thursday, March 26, 2009, although he has not received any prints at this point.

Mr. Santia stated that there are a couple of site plans that have been submitted to the Planning Department for review and will be coming before the Planning Commission in the weeks ahead. He noted that Baker College has submitted a site plan for the expansion of their Technology Center, and McDonald’s has submitted a site plan for the former Parkway Chrysler Plymouth property. The McDonald’s is proposed to take the place of the old McDonald’s currently located on the west side of Gratiot.

ADJOURNMENT

Motion by Mr. Hornung, supported by Mr. Henderson, to adjourn the meeting. Motion carried. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:03/13/09