

# CLINTON TOWNSHIP PLANNING COMMISSION

## REPORT OF MEETING

MAY 14, 2009

**PRESENT:** Ron DiBartolomeo, Vice-Chairperson  
Denise C. Trombley, Secretary  
Fred Gibson  
Timothy Grajewski  
Peter Henderson  
Ken Pearl

**ABSENT:** Kirkanne Moseley, Chairperson (Excused)  
Stephen Charron (Excused)  
Ernest Hornung (Excused)

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

Mr. DiBartolomeo called the meeting to order at 6:30 p.m.

### **APPROVAL OF AGENDA**

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

### **LOTS 141-150, PIPER'S BROAD ACRES SUBDIVISION (SECTION 34)**

- **SPECIAL LAND USE: USED AUTO SALES IN THE B-3 GENERAL BUSINESS DISTRICT AND**
  - **SITE PLAN FOR JOE RICCI AUTOMOTIVE**
  - **PUBLIC HEARING**
- 
- FILE #09-3166: PETITIONED BY JOE RICCI**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was issued by regular mail to 51 owners and/or occupants of property located within 300 feet of the land in question, with 1 returned as undeliverable.

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

Mr. Joe Ricci, Ricci Investments, 12200 Telegraph, Taylor, Michigan 48180, explained that they are aware of the situation with the required sidewalk along Webster and did not realize it was missing from the site plan, but he assured it will be added. He informed that they received a landscape setback variance from the Board of Appeals and are ready to proceed. He offered to answer any questions.

There was no one from the public present to speak on this issue.

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

Motion by Mr. Pearl, supported by Mr. Gibson, with reference to File #3166 and application from Mr. Joe Ricci, Ricci Investments, 12200 Telegraph, Taylor, Michigan 48180, concerning the proposed special land use for a used auto sales facility in the B-3 General Business District and the site plan for Joe Ricci Automotive, to be located on Lots 141 through 150, Piper's Broad Acres Subdivision (Section 34), generally located fronting the west line of Gratiot Avenue, north of Broadacres Street, addressed as 33543 Gratiot Avenue, that recommendation be forwarded to the Clinton Township Board for approval of the special land use and site development plan as submitted, subject to the inclusion of a 5-foot-wide sidewalk along the south side of Webster (Lot 142). Roll Call Vote: Ayes – Pearl, Gibson, DiBartolomeo, Grajewski, Henderson, Trombley. Nays – None. Absent – Moseley, Charron, Hornung. Motion carried.

**22.526 ACRES OF LAND FRONTING THE NORTH LINE OF 18 MILE ROAD,  
EAST OF HAYES ROAD (SECTION 7)**

- **CAMBRIDGE SQUARE CONDOMINIUMS I**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED  
SITE DEVELOPMENT PLAN**
  - FILE #08-4939: PETITIONED BY CAMBRIDGE SQUARE I  
ASSOCIATION (C/O T.H. MANAGEMENT  
CONSULTANTS)  
REPRESENTED BY DAVID PETTIER**
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The petitioner was not present.

Mr. Santia replied to inquiry that the Planning Commission can either consider the request without the petitioner present, or the matter can be postponed to the next meeting.

Motion by Mr. Grajewski, supported by Mr. Gibson, with reference to File #08-4939 and application from Cambridge Square I Association, c/o T.H. Management Consultants, 1607 E. Big Beaver #150, Troy, Michigan 48083, as represented by David Pettier, 41423 Redmond Court, Clinton Township, Michigan 48038, concerning the revised site development plans for Cambridge Square Condominiums I, located on 22.526 acres of

land fronting the north line of 18 Mile Road, east of Hayes Road (Section 7), that further consideration of this request be postponed to the next Regular Meeting of the Planning Commission due to the petitioner not being in attendance at tonight's meeting. Roll Call Vote: Ayes – Grajewski, Gibson, DiBartolomeo, Henderson, Pearl, Trombley. Nays – None. Absent – Moseley, Charron, Hornung. Motion carried.

#### **DISCUSSION ON NEXT MEETING AGENDA**

Mr. Santia advised that Cambridge Square I, which was postponed tonight, will be on the next agenda, in addition to an item coming from Macomb County, which will be a presentation on the Gratiot Avenue Access Management Study.

Mr. Grajewski inquired as to whether the Township takes on any liability if the sidewalks in Cambridge Square I are waived.

Mr. Santia replied the approval of the revised site plan, which removes the sidewalks, will not create a liability for the Township. The residents want them removed because of the cost for replacement, but there are no additional liabilities to the Township.

#### **ADJOURNMENT**

Motion by Mr. Henderson, supported by Mr. Pearl, to adjourn the meeting. Motion carried. Meeting adjourned at 6:44 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:05/16/09

ces:05/28/09