

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

AUGUST 27, 2009

PRESENT: Kirkanne Moseley, Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Fred Gibson
Peter Henderson
Ernest Hornung
Ken Pearl

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

LOTS 462, 463, 464 & 467, INGLESIDE FARMS SUBDIVISION #3, AND PART OF LOTS 82 & 83, GROESBECK NUNNELEY SUBDIVISION (SECTION 21) (FRONTING THE WEST LINE OF GROESBECK HIGHWAY, NORTH OF METROPOLITAN PARKWAY)

- **SPECIAL LAND USE: OUTDOOR DISPLAY IN THE B-3 GENERAL BUSINESS DISTRICT AND**
 - **SITE PLAN FOR ACO HARDWARE @ PARKWAY PLAZA**
 - **PUBLIC HEARING**
-
- FILE #0444: PETITIONED BY MR. DICK ROSENBERGER**

Pertinent correspondence was read and entered into the record. Ms. Trombley advised that notice of this public hearing was mailed to 193 owners and/or occupants of property located within 300 feet of the land in question, with 20 of those returned as undeliverable.

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

There were no public comments.

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

Mr. Dick Rosenberger, 9030 E. Lake Road, Clarkston, Michigan, explained that they have had this display area for years but have had to go before the Township Board to request temporary approval. He stressed this is an important part of ACO's business, and this display area helps them to stay in business. He noted that their average store sells between 5,000 and 6,000 bags of topsoil each year, so it is very important for them to have a display. He assured this plan does not change anything they currently have, but it will just be a way for them to display it without having to go before the Township Board a few times each year.

Mr. Hornung noted that the Affidavit of Ownership, provided with the application, is signed and notarized; however, it does not designate ACO or Mr. Rosenberger as a representative. Mr. Hornung advised that he will need to provide a new document to the Planning Department before this can be forwarded to the Township Board. He cautioned him the current document cannot "just be checked off" but he will have to have a new one signed and notarized.

Mr. Rosenberger agreed to provide a new Affidavit of Ownership that includes them as a designated representative.

Motion by Mr. Hornung, supported by Mr. Pearl, with reference to File #0444 and application from Mr. Dick Rosenberger, ACO Hardware, 37077 Groesbeck, Clinton Township, Michigan 48036, concerning Lots 462, 463, 464 & 467, Ingleside Farms Subdivision #3, and part of Lots 82 & 83, Groesbeck Nunneley Subdivision (Section 21), generally located fronting the west line of Groesbeck Highway, north of Metropolitan Parkway, that recommendation be forward to the Clinton Township Board for approval of the special land use being an outdoor display area in the B-3 General Business District and the Site Plan for ACO Hardware at Parkway Plaza, as submitted, on the condition that a correct Affidavit of Ownership, signed, notarized and giving permission for ACO to be their representative, be submitted to the Planning Department prior to Township Board submittal. Roll Call Vote: Ayes – Hornung, Pearl, Charron, Gibson, Henderson, Moseley, Trombley. Nays – None. Absent – DiBartolomeo, Grajewski. Motion carried.

PART OF 12.471 ACRES OF LAND FRONTING THE WEST LINE OF GARFIELD ROAD, SOUTH OF CANAL ROAD (SECTION 7)

- **SPECIAL LAND USE: OUTDOOR DISPLAY IN THE B-2 COMMUNITY BUSINESS DISTRICT AND**
 - **SITE PLAN FOR ACO HARDWARE @ IMPERIAL PLAZA**
 - **PUBLIC HEARING**
-
- FILE #0444: PETITIONED BY MR. DICK ROSENBERGER**

Ms. Trombley advised that this is an identical request to the previous item on tonight's agenda, but it is for a different location. Ms. Trombley advised that notice of this public hearing was mailed to 203 owners and/or occupants of property located within 300 feet of the land in question, with 23 of those returned as undeliverable.

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

There were no public comments.

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

Mr. Rosenberger confirmed that this is the same as the last request.

Mr. Hornung noted that the Affidavit of Ownership was correctly executed for this petition.

Motion by Mr. Hornung, supported by Mr. Pearl, with reference to File #1470 and application from Mr. Dick Rosenberger, ACO Hardware, 41701 Garfield Road, Clinton Township, Michigan 48038, concerning part of 12.471 acres of land fronting the west line of Garfield Road, south of Canal Road (Section 7), that recommendation be forward to the Clinton Township Board for approval of the special land use being an outdoor display area in the B-2 Community Business District and the Site Plan for ACO Hardware at Imperial Plaza, as submitted. Roll Call Vote: Ayes – Hornung, Pearl, Charron, Gibson, Henderson, Moseley, Trombley. Nays – None. Absent – DiBartolomeo, Grajewski. Motion carried

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia stated that there are two potential items for the next meeting, to be held on Thursday, September 10th, 2009:

- Ballor Oil Change Facility, located on Gratiot Avenue & Wellington Crescent
- Volunteers of America Senior Housing, located at Dove Street and Partridge Creek Boulevard

ADJOURNMENT

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

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:08/28/09

ces:08/31/09