

# CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

SEPTEMBER 10, 2009

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

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

**LOTS 1, 2 & 37, MEADOWS SUBDIVISION (SECTION 23) [FRONTING THE SOUTH LINE OF WELLINGTON CRESCENT AND THE EAST LINE OF GRATIOT AVENUE]**

- **BALLOR OIL CHANGE**
- **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE DEVELOPMENT PLAN**  
**FILE #6356: PETITIONED BY MR. JOHN BALLOR**  
**REPRESENTED BY MR. THOMAS KELLOGG, LEHNER ASSOCIATES**

Pertinent correspondence was read and entered into the record. Ms. Trombley verified that notification of tonight's meeting was mailed to owners and/or occupants within 300 feet of the property in question, with 9 returned as undeliverable.

Ms. Trombley indicated that she would like to abstain from voting on this issue because the petitioner is her cousin.

Mr. Tom Kellogg, 17001 19 Mile Road, Clinton Township, Michigan 48038, offered to answer any questions.

Mr. Pearl inquired as to whether they are proposing sidewalks along both Gratiot Avenue and Wellington Crescent, and whether the petitioner would be willing to provide a 10-foot-wide bike path along the Gratiot and Wellington Crescent frontages in lieu of the sidewalks.

Mr. Santia indicated the sidewalks are not shown properly on the plan and need to be shown extending across the entire frontage of Gratiot, as well as Wellington Crescent. He stated they would like to see a 10-foot-wide asphalt path similar to that on Metropolitan Parkway.

Mr. Kellogg assured they will make that modification to the site development plan.

Mr. Santia explained that Macomb County has a Hike/Bike Path Master Plan and they are applying for federal funding, which will provide for the interconnection from the bridge at Shadyside Park.

Mr. Hornung inquired as to whether the rain gardens are going to serve as a detention basin.

Mr. Santia replied that the rain gardens will partially serve in that capacity.

Motion by Mr. Hornung, supported by Mr. Pearl, with reference to File #6356 and application from Mr. John Ballor, 475 N. Esplanade, Mount Clemens, Michigan 48043, as represented by Mr. Thomas Kellogg, Lehner Associates, Inc., 17001 19 Mile Road, Suite 3, Clinton Township, Michigan 48038, concerning the proposed site development plan for Ballor Oil Change, to be located on Lots 1, 2 and 37, Meadows Subdivision (Section 23), generally located fronting the south line of Wellington Crescent, east of Gratiot Avenue), that, in consideration of variance granted by the Board of Appeals, recommendation be forwarded to the Clinton Township Board for approval of the site development plan as submitted, contingent upon the 10-foot-wide hike/bike path, in lieu of sidewalks, be depicted along the Wellington Crescent and Gratiot frontages. Discussion ensued.

Mr. Santia indicated that the 4-foot 8-inch masonry wall needs to be depicted along the western property line.

Mr. Kellogg indicated that they are going to seek a waiver of that wall from the Board, and would like to have a landscaped berm in its place.

Mr. Santia informed that the wall must still be shown on the plan before it goes to the Board, and he can request that waiver from the Board at that time.

Mr. Kellogg assured he will add the wall on the plan.

Roll Call: Ayes – Hornung, Pearl, Charron, Gibson, Grajewski, Henderson, Moseley. Nays – None. Absent – DiBartolomeo. Abstain – Trombley. Motion carried.

Ms. Sherry Capozzoli, 38641 Wellington, Clinton Township, Michigan 48036, explained that they received a notice of this meeting in the mail and inquired as to their plans for this property.

Ms. Moseley apologized and stated she was not aware that anyone from the audience wished to speak on this issue. She suggested they can ask questions and the Planning Commissioners and/or the Planning Director will answer them for her.

Ms. Capozzoli inquired as to whether the petitioner can put up this type of facility on this property without input from the public as to whether or not they want it.

Ms. Trombley responded that the property is zoned for this use so it is within the petitioner's zoning rights to propose this development for this parcel.

Ms. Capozzoli was able to view the site plan as submitted, and voiced her concern about the increased traffic on Wellington Crescent, especially since there is an access provided from the site to that road. She also inquired as to whether this is proposed to be a 24-hour operation.

Ms. Moseley did not feel it will be open 24 hours.

Ms. Capozzoli stated she was concerned about that because there is a drug store across the street that is open 24 hours, and she has observed a lot of police activity there at night.

Ms. Jean Hamby, 38647 Wellington, Clinton Township, Michigan 48036, also viewed the site plan and expressed her concerns about increased traffic. She added she wanted to voice the same concerns as Ms. Capozzoli.

Ms. Moseley informed that this matter will be forwarded to the Township Board for their final determination, and that meeting will be held on Monday, September 21<sup>st</sup>, 2009 at 6:30 p.m. in the Township Board Chambers. She added that the public is welcome to attend, and she encouraged the residents to voice their concerns or ask questions at that time. She thanked the residents for attending.

**3.58 ACRES OF LAND FRONTING THE SOUTH LINE OF DOVE STREET,  
WEST OF PARTRIDGE CREEK BOULEVARD (SECTION 5)**

- **VOLUNTEERS OF AMERICA ELDERLY HOUSING**
  - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE  
DEVELOPMENT PLAN  
FILE #6349: PETITIONED BY MS. DEBBIE CARY  
REPRESENTED BY MR. JAMES PAPPAS, FUSCO, SCHAFFER & PAPPAS**
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Pertinent correspondence was read and entered into the record.

Mr. Jim Pappas, 30800 Northwestern Highway, Farmington Hills, Michigan, explained that they are proposing a three-story, 66-unit building. He assured there will be no dumpsters but there will be an inside compactor that will be taken out and switched on a regular basis. The building will be residential in character, with the three stories of brick on siding on all four sides and it will have a pitched roof. Mr. Pappas pointed out that the building will be situated approximately 865 feet from the closest house on Scoter, 625 feet from the closest house on Canvasback, and 750 feet from the closest house on Falcon. He noted that it was also requested that they prepare a traffic study, and he submitted copies to the Planning Commissioners. He noted that the study indicates the traffic from this site will have minimal impact, although it states there is already a traffic problem at that corner. The recommendation is included to add two stop signs to that location and it is their opinion that would alleviate the traffic problem considerably. Mr. Pappas informed that they have done other projects with Volunteers of America, one in Redford Township. He showed photographs of that building. He cited another location in Buena Vista Township, north of Saginaw. He replied the amount of brick on those buildings is the same as what is being proposed for this building.

Mr. Alex Brodrick, President of Volunteers of America Michigan, stated this organization has been in business since 1896 in Michigan and throughout the United States. He pointed out this is an \$8 million project, with \$5.5 million spent on the construction alone. Using standard economic formulas, they estimate this will be a \$6.5 million boost to the local economy in the 12 to 13 months it takes to build, with an estimated 86 construction jobs during that time. He assured that local subcontractors will be encouraged to bid on the jobs. He noted that 65 of the proposed units are for seniors, with 1 unit being designated as an apartment for a live-in manager or maintenance manager. Mr. Brodrick pointed out that, while the residents have limited income, they still spend money in the community on food, essentials and medical care. He added that the maintenance of the facility will also create jobs in the area. Volunteers of America guarantees this facility for 40 years. There are currently six in Michigan and 200 nationwide. The facility is monitored by HUD and they score well over 90% on their evaluations. He assured that Volunteers of America will take great pride in the community, and they will provide quality care to seniors. He submitted a letter written by Mr. Matt Makowski, Director of the Clinton Township Department of Parks & Recreation, supporting the proposed facility and emphasizing that they are in need of affordable housing for seniors in the area. Mr. Brodrick added that confirms their study they did in the community that this type of facility is needed.

Mr. Hornung inquired as to what constitutes “elderly” in their definition.

Mr. Brodrick replied their housing is for those 62 years of age and older. He explained that if they make less than \$22,000 annually, with that amount allowed to be adjusted for medical related costs only, they would pay 30% of their adjusted income to stay on the property. He estimated that it is generally between \$250 and \$350 per month. Mr. Brodrick clarified that they have an agreement with HUD to supplement that.

Mr. Hornung inquired as to the size of the units.

Mr. Brodrick replied that they each have one bedroom, kitchen, living room and bathroom.

Mr. Charron inquired as to whether they have insurance from HUD as to backing this facility.

Mr. Brodrick replied they commit in five-year increments. They are still supporting properties that were built in 1991.

Ms. Moseley noted that to continue to receive support from HUD, they have to maintain a certain rating.

Mr. Brodrick replied that is correct and assured that Volunteers of America continues to receive high ratings. He noted that Presbyterian Village is the second largest organization providing housing of this type. He proudly emphasized that they have never lost a property, and they work to develop one to two properties each year in cooperation with HUD.

Mr. Charron inquired as to how much of an increase in traffic they anticipate from emergency medical vehicles servicing the residents.

Mr. Pappas replied they do not have that data, but he reminded that it is an assisted living facility, not a nursing home, so he would not anticipate a great demand in that area.

Mr. Charron inquired as to whether there will be an increase in emergency medical services that have to be provided by the Township.

Mr. Pappas replied that will be increased with the development of this property, regardless of the type of housing.

Mr. Brodrick replied that does not necessarily mean more hospital care.

Mr. Santia replied that the Fire Department will have to approve the site development plan.

Ms. Karlynn Tucker, of Volunteers of America, oversees these housing projects in Michigan. Based on her experience, she estimated that there may be a need for medical emergency support on site once every two or three months. They provide outreach to the community for social services as seniors try to maintain their independence. The residents must provide a note from their physician that they are able to live independently. She pointed out that there would be a need for medical emergency support even if these were condominiums. She stressed they are committed to be good neighbors, and the quality of their communities is very important to their organization. Ms. Tucker explained that the only way HUD comes in and takes their support away is if

they continue to score low (60%) and would still get some time to correct it. She could not see where this would ever occur. She stressed their goal is to score 98% or above.

Discussion took place regarding the fact that the income generated from the facility does not amount to the cost to maintain it, and how the balance is funded.

Mr. Brodrick replied that in addition to HUD's funding, they do fundraising to make sure social services are available. He noted that their organization is almost \$1 billion nationwide, and was confident that they would be able to maintain even without the support of HUD.

Mr. Pearl thought this property was all zoned low-density.

Mr. Santia clarified that this entire parcel, along with the property across Partridge Creek Boulevard, is zoned high-density. There was already Township approval for another senior housing development across the street, but he did not believe they will be developing that complex. He has not talked recently with that builder, and the plan may have already expired, which would mean they would have to resubmit if they wish to continue with their plans.

Mr. Charron felt they will need to look at the impact of traffic in the area if all of the high-density property is developed.

Mr. Pearl inquired as to why this is proposed as a three-story development rather than a two-story development.

Mr. Pappas replied that it is based on the Township's zoning ordinance. He pointed out that the high-density zoning would allow three times the size they are proposing. He stressed they are less than one-third of the density and less than one-third of the height allowed.

Mr. Pearl felt there should be more brick on the building. He acknowledged that the Township's senior housing complex is a combination of brick and siding, but he likes the look of more brick.

Mr. Pappas replied to inquiry that they will be paying full taxes on this parcel.

Mr. Brodrick stated this is a federally-funded project.

Mr. Pearl stated he will be reading the traffic study very carefully. He uses that road and is concerned how the traffic will flow. He added that he would like to see an all-brick building, and he did not want it to look like the Township-owned senior housing.

Mr. Richard Schoenherr, Elro Corporation, stated they are one of five developers of the Partridge Creek development. They put the boulevard road in from Romeo Plank to Hall, with an access point to Garfield, with the idea of handling substantially more traffic than

what is intended for the proposed development. He felt the idea that a 66-unit senior housing building would have such an impact on an area that is not developed seems to be “overkill”. He stressed that the infrastructure roads were designed in conjunction with the Planning Department, the Planning Commission, the Township Board and the Road Commission of Macomb County during the planning stages of this entire area. Mr. Schoenherr stressed that this parcel was always intended to be developed in this manner. They sought out this owner, Volunteers of America, who they feel will be extraordinary for the community. Mr. Schoenherr emphasized that Partridge Creek LLC has made a substantial investment in this area, and he felt this will be a benefit to the area.

Ms. Trombley inquired as to whether they own the entire parcel.

Mr. Schoenherr replied that at one time, they owned the entire acreage that made up the Partridge Creek Golf Course. They developed the single-family subdivision and brought in The Taubman Company to develop the commercial portion. He replied to inquiry that Partridge Creek LLC owns property on both sides of the road.

Ms. Trombley inquired as to whether it would be possible to “flip” this development to the other side of the road.

Mr. Schoenherr replied that particular location has been carefully selected for a number of reasons. That location is somewhat isolated from current single-family residences to the south. It is high-density zoning that can accommodate high-density development. He pointed out that there are a lot of trees that are higher than the building. They are attempting to attract senior citizen housing for that area. They had someone come in and submit plans for a high-density senior housing development across the street and they were approved; however, they have not yet been able to secure funding for the project.

Mr. Donald Stewart, 17390 Eider Drive, Clinton Township, Michigan 48038, stated he is opposed to the project or any project on this piece of property because of the zoning. He explained he has been involved in this subdivision for about four years, including the three years he has lived there and the one year prior to that. He claimed he was always asking what was going on with that property but did not receive an answer. He noted that he checked the Township’s website and the subject property is designated as an “RML Multiple-Family Residential (Low-Density)” zoning. He figured it would be developed with a low-rise building, and he cited the definition of “low-density” from the Township’s ordinance. He felt that, according to the Township’s definition of “high-density” in the ordinance, they are in violation of their own ordinance. He informed that it is supposed to be in an open space fitting for multiple-story structures. Mr. Stewart pointed out that there are fifteen residential lots abutting this property, with four of those already developed. He felt this is not an “open space” as referred to in the ordinance. He admitted it may have been “open space” in 2003 when it was originally rezoned, but it is no longer “open space”. He was concerned that this proposed development

will only utilize a little over three acres and there are still 10.6 acres left that, according to the zoning ordinance, can accommodate multi-story buildings. He expressed concern that the adjacent residential lots will not sell when prospective buyers see this multi-story development. He read through the minutes from the meeting where this property was rezoned in 2003, and he felt this rezoning is in error. There were only ten sentences addressing what was referred to at that time as “Parcel B”, which is now the RMH-zoned property. He felt it was “glossed over” and challenged that “it was not thought through”. He suggested that the rezoning of 2003 should be revisited before any approval of this or any other project. Mr. Stewart complained that people who wish to buy in the area often check the Township’s website to look at the zoning of neighboring properties, and he felt the designation of RML for the subject parcel is deceiving. He indicated that the entire Partridge Creek development has been advertised as being “an upscale community” and all of the residents in the Partridge Creek Subdivision have spent a lot of money to live in a nice place. He stressed that there are no buildings in the area exceeding two stories, and he suggested that if the Township feels this development should go in, they should require the developer to buy more land and construct two-story buildings rather than three-story.

Mr. Stewart calculated that, based on their average monthly rent and the number of units, they will bring in approximately \$19,300 per month, which he felt is not enough fully support the development. He questioned what will happen if the government cannot continue to subsidize it, and expressed concern that it may become an office building. He could not understand why a federally-subsidized senior housing complex needs to be at this location. He reiterated his opinion that this request should be postponed until they can look at the zoning in the area, the impact of this type of development, and he noted that there are only two current Planning Commissioners who were on the Commission back in 2003. He cautioned that decisions made today will last a long time, long after the decision-makers are no longer on Commissions and Boards. Mr. Stewart stressed that he is not making money on any of this, but he lives in the immediate neighborhood and is therefore very concerned about what is being proposed. He acknowledged that with the depressed economy, there has not been much building in their subdivision; however, there are now about a dozen new homes going up, and there will be a total of 360 homes someday. He felt that it may not seem as though a 66-unit development will generate a lot of traffic, but he pointed out that “it all adds up”. He encouraged the Planning Commission to postpone their decision on this and drive around to look at it carefully.

Ms. Grozda Swetech, 43868 Scoter Lane, Clinton Township, Michigan 48038, gave credit to the Volunteers of America for looking out for seniors and providing places for them to live, but she did not feel it

belongs on this corner. She felt there are plenty of other places in the Township without developing in an “upscale” community. She complained that they were promised this would remain an upscale community, but she felt they will not remain as such with this development in their neighborhood. She complained that she will be looking out of her home at a three-story building, frequently visited by medical and emergency personnel. She expressed further concern that there will not be sufficient access for emergency vehicles. She asked the Board to consider that the zoning was not “done right”. She felt “it is not right to try to fix a mistake with another mistake”. She commented that this zoning may have seemed right several years ago when the entire parcel was vacant, but she did not feel it is right for this area now. She pointed out that the homeowners in Partridge Creek Subdivision are all taxpayers and the Township can count on that; however, she cautioned that if the proposed development is subsidized by the State of Michigan, that may not continue. She felt the Planning Commission needs to take all of that into consideration, and she asked them to look at every detail. She felt there are a lot of other issues of concern besides traffic, including landscaping, but that can be addressed at a later date. She emphasized the urgency of addressing the zoning as soon as possible.

Dr. Steven Swetech, 43868 Scoter Lane, Clinton Township, Michigan 48038, stressed that he is opposed to the proposed project. He claimed it will be a “monstrosity” and an eyesore. He felt the traffic study, as submitted by the petitioner, is not accurate because their subdivision is not completely developed at this point. He noted the subdivision will have over 300 houses when fully development; however, there are only 80 homes at this point. He complained that he currently has trouble turning off of Dove Street now, and felt it will be even more dangerous with the increased traffic brought in by the proposed development. He felt constructing this development on the other side of the street would not create as much negative impact on the residents of the Partridge Creek Subdivision. He pointed out that the majority of the houses in their subdivision are of brick construction, and he felt the proposed development should also be brick. He complained that this is a “zoning snafu” and it will come back to haunt the Township.

Mr. Charles Larson, 18217 Canvasback, Clinton Township, Michigan 48038, commended the Volunteers of America for the work they do for senior citizens, but he stressed he is opposed to the construction of a three-story development. He also added he would like to see it an all-brick building. He expressed his concern about increased traffic, and stated he has witnessed four to five accidents at this location in the last four to five months. He claimed that anyone interested in the statistics could most likely obtain accident information from the Clinton Township Police

Department. He stressed that this area is overloaded with traffic, especially between 4:30 to 6:00 p.m.

Mr. Frank Settecerri, 17812 Goldeneye, Clinton Township, Michigan 48038, stated he moved to this location two years ago and has discovered that there is a tremendous amount of traffic in this area. He noted that there are another 200 homes that will be going up, and he felt there is already a huge problem accessing Dove Street and Garfield. He did not feel it is right to put a 66-unit building on the corner of Dove Street and Partridge Creek Boulevard.

Mr. Pappas clarified that this property does not abut single-family. He reminded it is only a three-acre section right on the corner that is being developed, and the remaining acreage is not part of this proposed development. The comment was made by one of the residents that the developer should “buy more land”; however, he clarified that the proposed development for this parcel is being built at less than one-third of the density allowed for this particular site. He acknowledged that, while brick is an excellent material and he could not disagree, he drove through the Partridge Creek Subdivision and observed the majority of homes being constructed with a combination of brick and siding, exactly what they are proposing for the senior housing development, so he felt it will blend in well with its surroundings. Mr. Pappas claimed that he always hears the concerns regarding traffic when these senior housing developments are being proposed, yet a great many of the residents do not have cars and will not be driving. He felt the majority of people agree that this type of housing is needed, but no one wants it in their neighborhood. He indicated that he has provided the Planning Commission with documents from Birchler-Arroyo, a reputable firm who conducted the traffic study. He stressed that the traffic study indicates that this development will have a normal effect on the area.

Ms. Moseley inquired as to whether a copy of the traffic study could be provided to the Planning Department so that anyone interested would be able to view it there.

Mr. Pappas assured he will provide the Planning Department with a copy of the traffic study.

Mr. Brodrick assured the revenue and their funds are more than adequate to maintain this complex and keep it in excellent condition.

Mr. Stewart urged the Planning Commission to rezone this entire parcel to RML Multiple-Family Residential (Low-Density). He pointed out that the residents in Partridge Creek Subdivision maintain Partridge Creek Boulevard, including snow removal and general maintenance. He inquired as to whether the owner of the proposed development will be required to pay their share.

Mr. Gibson inquired as to the ratio of brick to siding on the proposed building.

Mr. Pappas replied that the first floor will be brick, and the upper two stories will be sided, so it will be approximately 30% brick, 70% sided. He replied to further inquiry that when driving through Partridge Creek Subdivision, he found most of the homes to have brick on the first-floor level, with siding on the second floor level.

Ms. Trombley inquired as to whether they have any other similar developments in Michigan where interested residents can go and view the complex.

Mr. Pappas replied that the closest similar development is located in Pontiac.

Ms. Trombley voiced her opinion that the building should be of all brick construction.

Mr. Larson reiterated the question raised by Mr. Stewart as to whether the owners of the proposed development will have to share in the cost of maintaining Partridge Creek Boulevard.

Mr. Schoenherr replied to inquiry that when the associations were put into place, there is a homeowner's association that covers only the single-family homes and the "master" association that continues to cover all of the vacant residential property. The maintenance is the responsibility of the entire Partridge Creek development. He noted the subdivision pays a certain amount based on their front footage, and the area from the bridge crossing is being taken care of by The Taubman Company. He assured that the Volunteers of America would be assessed their fair share as well.

Mr. Hornung noted that he just received the traffic study this evening, and since it is rather lengthy, he has not had an opportunity to read it. He indicated he is not ready to make a decision on this tonight.

Ms. Moseley agreed with Mr. Hornung.

Mr. Pearl commented that he would like the developers to consider an all-brick construction. He added that the proposed plan is not what he envisioned for this area because he did not picture high-rise buildings being allowed in this area. He stated he would like time to be able to review the traffic study.

Motion by Mr. Pearl, supported by Mr. Grajewski, with reference to File #6349 and application from Ms. Debbie Cary, Volunteers of America, 3450 Desaix Boulevard, New Orleans, Louisiana 70119, as represented by Mr. James Pappas, Fusco Schaffer & Pappas Architects, 30800 Northwestern Highway, Suite 100, Farmington Hills, Michigan 48334, concerning the proposed site development plan for Clinton Township Volunteers of America Elderly Housing, to be located on 3.58 (part of 14.27) acres located at the southwest corner of Dove Street and Partridge Creek Boulevard (Section 5), that further consideration of this request be postponed for thirty (30) days to the meeting of October 8<sup>th</sup>, 2009. Roll Call Vote: Ayes – Pearl, Grajewski, Charron, Gibson, Henderson, Hornung, Moseley, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

Ms. Nancy Stuart, 17390 Eider Drive, Clinton Township, Michigan 48038, requested the addresses of the other Volunteers of America locations.

Ms. Tucker advised that the Volunteers of America website is [www.voami.org](http://www.voami.org). She indicated they can click on the link for housing, it will list all of their communities and residency requirements. She replied to inquiry that their Pontiac facility is probably the closest to here.

Ms. Moseley indicated that notification will be mailed to owners and occupants of property within 300 feet as a reminder for the October 8<sup>th</sup> meeting.

### **REPORTS OF MEETINGS**

-- **APPROVAL OF JULY 23, 2009 REPORT**

-- **APPROVAL OF AUGUST 27, 2009 REPORT**

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Motion by Mr. Hornung, supported by Mr. Henderson, to approve the reports of the July 23, 2009 and the August 27, 2009 Planning Commission Meetings, as submitted. Roll Call: Ayes – Hornung, Henderson, Charron, Gibson, Grajewski, Moseley, Pearl, Trombley. Nays – None. Absent – DiBartolomeo. Motion carried.

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

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Mr. Santia stated that there are no items for the Planning Commission Meeting scheduled for Thursday, September 24<sup>th</sup>, 2009 and that meeting may be canceled.

### **ADJOURNMENT**

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Motion by Mr. Hornung, supported by Mr. Pearl, to adjourn the meeting. Motion carried. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary  
CLINTON TOWNSHIP PLANNING COMMISSION

ces:09/13/09  
ces:09/25/09