

CLINTON TOWNSHIP PLANNING COMMISSION

REPORT OF MEETING

NOVEMBER 24, 2009

PRESENT: Kirkanne Moseley, Chairperson
Ronald DiBartolomeo, Vice-Chairperson
Denise C. Trombley, Secretary
Stephen Charron
Timothy Grajewski
Ernest Hornung
Kenneth Pearl

ABSENT: Fred Gibson (Excused)
Peter Henderson (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

Mr. DiBartolomeo indicated he would like to request the addition of Item #4A – Discussion on Directing the Department of Planning and Community Development to Initiate Rezoning of a Portion of the Partridge Creek Property.

Motion by Mr. Charron, supported by Mr. Grajewski, to approve the agenda with the addition of Item #4A, as requested. Roll Call Vote: Ayes – Charron, Grajewski, DiBartolomeo, Hornung, Moseley, Pearl, Trombley. Nays – None. Absent – Gibson, Henderson. Motion carried.

0.272 ACRE OF LAND FRONTING THE WEST LINE OF UNION LAKE ROAD, SOUTH OF SORRENTINO COURT (SECTION 36)

- **DWSD – CLINTONDALE PUMP STATION**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SITE
DEVELOPMENT PLAN
FILE #09-6369: PETITIONED BY DETROIT WATER & SEWERAGE
DEPARTMENT
REPRESENTED BY LAKSHMAN THALLAPALLY**
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Pertinent correspondence was read and entered into the record.

Mr. Jim Pistilli, Assistant Chief Engineer, Macomb County Public Works, explained that this was originally built in the 1970's and they are in need of additional capacity. They are planning to expand the building, upgrade the pumps and install controls. He added that this is a major renovation. He noted that they are matching the existing brick and will be adding windows. Mr. Pistilli replied to inquiry that they would like to complete the project by 2011. They are taking the bottom of the station out and rebuilding it. They have met with some of the neighboring property owners and have received support, even offers to help.

Mr. Pearl inquired as to what is in the surrounding area.

Mr. Pistilli replied that it is adjacent to industrial buildings, and the Roseville Relief Drain is immediately behind the subject location. He replied to further inquiry that this facility is for sanitary sewage.

Mr. Pearl inquired as to whether anyone will be assessed for the cost of this project.

Mr. Pistilli replied that it will be incorporated into the sewer rate. The rates are set from year to year.

Mr. Pearl inquired as to whether the inspections have been done already.

Mr. Pistilli replied that the DWSD has inspected almost everything in the last couple of years. They have done a lot of work on Garfield. They received bids for work on the Edison corridor, along with the Dodge Park/Utica Road area.

Mr. Pearl inquired as to how they will continue to pump as they are rebuilding.

Mr. Pistilli explained that they have a plan to by-pass around the station. He replied to further inquiry that they are not anticipating that there will be any odor, but they are prepared to deal with that problem if it arises. Mr. Pistilli noted that this pump will be assessed to the district it services, which includes several communities. He replied that the Oakland/Macomb interceptor runs in a different area. They have asked Detroit to operate it now because they are not familiar with it, but as it is being constructed, they hope to take over the operation.

Motion by Mr. Hornung, supported by Mr. Grajewski, with reference to File #09-6369 and application from The Detroit Water & Sewerage Department, 735 Randolph, Detroit, Michigan 48226, as represented by Lakshman Thallapally, 1274 Service, Inc., Detroit, Michigan 48226, concerning the proposed site development for the Clintondale Pump Station, located on 0.272 acre of land fronting the west side of Union Lake Road, south of Sorrentino Court (Section 36), that recommendation be forwarded to the Clinton Township Board for approval of the Site Development Plan as submitted. Roll Call Vote: Ayes – Hornung, Grajewski, Charron, DiBartolomeo, Moseley, Pearl, Trombley. Nays – None. Absent – Gibson, Henderson. Motion carried.

**2.472 ACRES OF LAND FRONTING THE EAST LINE OF GARFIELD ROAD,
NORTH OF HEATHER LANE (SECTION 17)**

- **SPECIAL LAND USE: DRIVE-THRU ATM MACHINE IN THE B-2
COMMUNITY BUSINESS DISTRICT AND**
 - **SITE PLAN FOR ATM MACHINE @ GARFIELD PLAZA**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF REVISED
SITE DEVELOPMENT PLAN**
 - **PUBLIC HEARING**
-
- PETITIONED BY ALBERT SANTIA**

It was noted that the petitioner was not present, and Ms. Moseley noted that the Planning Commission will come back to this item.

**PART OF LOT 30, SUPERVISOR'S PLAT #8 SUBDIVISION (SECTION 34) (0.71
ACRE OF LAND FRONTING THE EAST LINE OF GRATIOT AVENUE,
SOUTH OF 15 MILE ROAD)**

- **SPECIAL LAND USE: CHURCH IN THE B-3 GENERAL BUSINESS
DISTRICT AND**
 - **SITE DEVELOPMENT PLAN FOR CONQUEROR'S OF FAITH
MINISTRIES**
 - **REQUEST FOR RECOMMENDATION FOR APPROVAL OF SPECIAL
LAND USE AND SITE DEVELOPMENT PLAN**
 - **PUBLIC HEARING**
-
- FILE #09-1134: PETITIONED BY PASTOR SAMUEL MOOR
REPRESENTED BY MR. JEFF FREDERICK**

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this public hearing was issued by regular mail to 38 owners and/or occupants located within 300 feet of the land in question, with 3 of those returned as undeliverable.

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

Mr. Jeff Frederick, JF Design, 1792 Crestline Drive, Suite 101, Troy, Michigan 48083, explained that seeking a special land use approval for a church in a vacant 4,152-square-foot building, which was previously being used for Laser Quest. He added that they meet the current parking requirements, and he noted that they can accommodate 122 seats in the church and office.

Pastor Sam Moore explained that their church has been in existence for thirty years. They conducted a demographic study, and this location is their third opportunity. They took note that there was a portion of their membership coming from this area and

Eastpointe. He felt it is a growing area that is in use of a ministry such as theirs. He emphasized that ministries do things for the community they are in, such as hosting “Green Day” or health fairs. They need to be seen, so he felt this is a good location.

There were no comments from the audience.

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

Mr. DiBartolomeo inquired as to whether they congregate on Sundays only.

Pastor Moore replied that they meet on Sundays and Wednesdays. The choir meets at different times, and the youth has activities but they are generally monthly.

Mr. DiBartolomeo inquired as to when they would like to move to this facility.

Pastor Moore replied that they are hoping to move within three weeks to a month after they receive approval. He replied to further inquiry that they have 220 members on their books, and 75 to 80 who attend regularly.

Mr. Charron inquired as to whether the Planning Commission and Township Board would be granting Special Approval for the entire site or just the area in which they propose to move.

Mr. Santia replied that the Special Land Use approval would be for this particular site plan. If they wish to expand in the future, they would be required to come back before the Planning Commission and Township Board. They would have to then look at the impact an expansion may have on adjacent businesses and their hours of operation and other activities.

Mr. DiBartolomeo inquired as to whether Pastor Moore has talked to other businesses in the area.

Pastor Moore replied that he has patronized several of the businesses in the area and he has noted to them that they have interest in acquiring the property for their ministry. He added that it seems to have been warmly received from those to which he talked.

Mr. Charron did not know if this would have a positive economic impact on the neighboring area. He pointed out it is a shopping center full of businesses, and he also expressed concern regarding traffic. The potential of 220 people crossing the street in and out of that shopping center is a lot, and he felt it could pose a traffic problem. He did not feel the fact that there is adequate parking is relative to this location because it will create a lot of additional traffic at certain times.

Mr. Santia explained that the petitioner is saying there will be a maximum seating capacity of 122, although on holidays and special services, they may have a few more with standing room only. According to the Township ordinance, they would need 45 parking spaces to accommodate this, and there are 237 parking spots that are shared. He added that the main services are on Sundays.

Pastor Moore replied to inquiry that there are generally 50 to 60 present on Wednesdays.

Mr. Pearl noted that he has been in that shopping center; however, the times they are proposing to utilize their facility is generally when the shopping center traffic is low. He recalled a large church on Van Dyke in Warren that is utilizing a large building that was formerly used for a commercial business.

Pastor Moore indicated the church Mr. Pearl is referring to is Grace Christian Church.

Mr. Pearl felt that was a positive development for that area, and he acknowledged that churches can help bring people in to an area and may actually help the other businesses in the shopping center. He noted that they can look at the positive impact on the shopping center as well.

Pastor Moore commented that churches are often utilizing these types of structures to house their ministries. The costs are less, and the churches are helping out the communities in which they locate. He indicated that this is a trend that is taking place across the country. He replied to inquiry that their services start at 11:00 a.m. and run approximately two hours. On Wednesdays, they run from about 7:00 p.m. to 8:30 p.m. Their youth group meets on Friday nights from 7:00 p.m. to 9:00 p.m. Pastor Moore added that part of their plan is to have internet access for members but that traffic would be very minimal.

Ms. Trombley inquired as to the length of the lease that they signed.

Pastor Moore replied that the terms they negotiated for are approximately 5 years.

Motion by Mr. Pearl, supported by Mr. Grajewski, with reference to File #09-1134 and application from Pastor Samuel Moore, Conqueror's of Faith, 13100 Puritan Avenue, Detroit, Michigan 48227, as represented by Mr. Jeff Frederick, JF Design, 1792 Crestline Drive, Suite 101, Troy, Michigan 48083, concerning the proposed Special Land Use request for a church in the B-3 General Business District and a site plan for Conqueror's of Faith Ministries, to be located on Part of Lot 30, Supervisor's Plat #8 Subdivision (Section 34), generally located fronting the west line of Gratiot, south of 15 Mile Road (Section 34), addressed as 33800 Gratiot Avenue, that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Site Development Plan, as submitted. Roll Call Vote: Ayes – Pearl, Grajewski, DiBartolomeo, Hornung, Moseley, Trombley. Nays – Charron. Absent – Gibson, Henderson. Motion carried.

**2.472 ACRES OF LAND FRONTING THE EAST LINE OF GARFIELD ROAD,
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- **SPECIAL LAND USE: DRIVE-THRU ATM MACHINE IN THE B-2
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 - **SITE PLAN FOR ATM MACHINE @ GARFIELD PLAZA**
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 - **PUBLIC HEARING**
 - PETITIONED BY ALBERT SANTIA**
-

The petitioner was present.

Pertinent correspondence was read and entered into the record. Ms. Trombley informed that notice of this public hearing was issued by regular mail to 161 owners and/or occupants located within 300 feet of the land in question, with 8 of those returned as undeliverable. There were no written replies received.

Mr. Al Santia, 17477 Iris Circle, Clinton Township, Michigan 48036, explained that National City Bank does not currently have any locations in Clinton Township but they would like to put an ATM at this location to see if the community responds. If they have a positive response and frequent usage of this ATM, then they would like to find a site in the area. Mr. Santia indicated he gave them a good deal in putting in an ATM on his property, and if it does well, they will possibly be opening a banking center in the Township.

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

There were no comments from the audience.

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

Mr. Hornung inquired as to whether the ATM site will be landscaped.

Mr. Al Santia agreed to plant some small shrubs around the ATM site, but he noted he would not be able to landscape until the spring planting season.

Mr. Carlo Santia suggested that the landscape issue be specified in the motion.

Motion by Mr. Hornung, supported by Mr. Pearl, with reference to File #08-0425 and application from Mr. Al Santia, A & V Realty – Garfield Plaza LLC, 17477 Iris Circle, Clinton Township, Michigan 48036, concerning a Special Land Use request for a drive-thru ATM in the B-2 Community Business District and a revised site development plan

for Garfield Plaza Shopping Center, located on 2.472 acres of land fronting the east line of Garfield Road, north of Heather Lane (Section 17), that recommendation be forwarded to the Clinton Township Board for approval of the Special Land Use and Revised Site Development plans, as submitted, subject to landscaping being placed in front of the ATM on the side facing Garfield, with the landscaping to be installed in Spring 2010. Roll Call: Ayes – Hornung, Pearl, Charron, DiBartolomeo, Grajewski, Moseley, Trombley. Nays – None. Absent – Gibson, Henderson. Motion carried.

DISCUSSION ON DIRECTING THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO INITIATE REZONING OF A PORTION OF THE PARTRIDGE CREEK PROPERTY

-- DISCUSSION

Mr. DiBartolomeo explained that he would like to request that the Planning Department begin the process of rezoning the “Partridge Creek Property”, currently zoned RMH Multiple-Family Residential (High Density) and RML Multiple-Family Residential (Low-Density), to a single-family zoning consistent with that of the Partridge Creek Subdivision. He felt the multiple-family density is too high for the area.

Mr. Santia replied to inquiry that the Multiple-Family Residential (Low-Density) District allows anything that is also in the High-Density District, but less units per acre. He calculated that low-density allows approximately 6.7 units per acre, whereas high-density permits approximately 18 units per acre. A three-story building is allowed in a low-density district, although with a variance granted by the Zoning Board of Appeals, they would be permitted to construct a high-rise building in the Low-Density District, provided that they do not exceed the units per acre allowed in that district. Mr. Santia explained that when the developers of Partridge Creek donated acreage to the Township, the Township provided them with a letter indicating that they can use that acreage toward their density calculation. He noted that the developers of Partridge Creek gave the Township approximately 30 acres of flood plain property along the creek. He replied to inquiry that if the Township changes this, they will be in violation of the previous agreement, and he did not feel the developer will agree to it.

Mr. Pearl felt they could still count that acreage toward the density, but it should be toward a low-density development.

Mr. Hornung felt it will create a lot of problems. He could not recall the exact wording of the agreement but felt they need to look at it closely before they make any decisions on rezoning.

Discussion took place and it was decided that instructing the Planning Department to conduct an initial investigation into the possibility of rezoning should be included in the motion.

Mr. Santia replied to inquiry that a R-4 One-Family Residential zoning has a much lower density than either RML Multiple-Family Residential (Low-Density) or RMH Multiple-Family Residential (High-Density). He replied to further inquiry that an R-4 zoning would permit development of approximately 4 units per acre.

Motion by Mr. DiBartolomeo, supported by Mr. Grajewski, to direct the Planning Department to conduct an initial investigation into the possibility of rezoning the remaining undeveloped acreage of the former Partridge Creek property that is currently zoned RMH Multiple-Family Residential (High-Density) and RML Multiple-Family Residential (Low-Density) to an appropriate single-family residential zoning. Roll Call Vote: Ayes – DiBartolomeo, Grajewski, Charron, Hornung, Moseley, Pearl, Trombley. Nays – None. Absent – Gibson, Henderson. Motion carried.

REPORT OF MEETING

-- APPROVAL OF OCTOBER 8, 2009 REPORT

Ms. Moseley submitted a few minor typographical corrections.

Motion by Mr. DiBartolomeo, supported by Ms. Moseley, to approve the report of the October 8, 2009 Planning Commission Meeting, with the corrections as submitted. Motion carried.

DISCUSSION ON NEXT MEETING AGENDA

Mr. Santia noted the following items that are anticipated to be on the next Planning Commission agenda, scheduled for Thursday, December 8th, 2009:

- The pawn shop, which was previously postponed to the December meeting, will now go in January at the request of the petitioner.
- Volunteers of America Senior Housing is scheduled to go on December 8th; however, they have not yet submitted revised prints. If they do not submit them in time, they may also be placed on the January agenda.
- An industrial building at 15 Mile and Automation is proposing a small outdoor storage area, and that may be ready for the December meeting.

Mr. Santia concluded that if the above items are not ready by the end of this week, they may be canceling the December meeting. If that is the case, he indicated that the election of officers will be placed first on the January agenda.

ADJOURNMENT

Motion by Mr. Hornung, supported by Mr. Charron, to adjourn the meeting. Motion carried. Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Denise C. Trombley, Secretary
CLINTON TOWNSHIP PLANNING COMMISSION

ces:12/01/09