

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, NOVEMBER 6, 2007

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Legal Counsel
Jerome Schmeiser, Planning Consultant
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and item 9 was tabled indefinitely at the petitioners request.

MOTION by PENZIEN seconded by THOEL to approve the agenda as amended.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on October 16, 2007 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by OLIVER seconded by THOEL to approve the minutes of the meeting of October 16, 2007 as presented.

MOTION carried.

AGENDA ITEMS

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4. **TECHNICAL CHANGE; Romeo Commons Retail;** Located on the north side of Hall Rd., approximately 456 feet west of Romeo Plank; Section 32; Romeo Plank 59, LLC – Petitioner. Permanent Parcel No. 08-32-476-012.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and indicated that all pending issues have been resolved. He further stated his recommendation of approval.

Mr. Jeffrey Bean, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by KOEHS seconded by AUSILIO to approve the technical change for Romeo Commons Retail; Located on the north side of Hall Rd., approximately 456 feet west of Romeo Plank; Section 32; Permanent Parcel No. 08-32-476-012.

MOTION carried.

5. **TEMPORARY GROUND SIGN; Golfview Estates;** Located on the east side of North Avenue, .04 miles south of 22 Mile Rd.; Section 25; Legacy Estates, LLC – Petitioner. Permanent Parcel No. 08-25-301-029.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Kenneth Davis, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the temporary ground sign for Golfview Estates; Located on the east side of North Avenue, .04 miles south of 22 Mile Rd.; Section 25; Permanent Parcel No. 08-25-301-029 for a period of one year.

MOTION carried.

6. **SITE PLAN; Regency Commerce Center – Unit 22;** Located on the north side of 23 Mile Rd., west of Romeo Plank Rd.; Section 17; Don West – Petitioner. Permanent Parcel No. 08-17-344-022.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Frank Salamone, representing the petitioner, was also present to answer any questions which the Commission might have.

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MOTION by KOEHS seconded by PENZIEN to approve the site plan for Regency Commerce Center – Unit 22; Located on the north side of 23 Mile Rd., west of Romeo Plank Rd.; Section 17; Permanent Parcel No. 08-17-344-022.

MOTION carried.

7. **SPECIAL LAND USE; Little Caesar (Park Lane Plaza);** Located on the northeast corner of 21 Mile Road and North Avenue; Section 25; Louis Asher – Petitioner. Permanent Parcel No. 08-25-351-011.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Louis Asher, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the Special Land Use for Little Caesar (Park Lane Plaza); Located on the northeast corner of 21 Mile Road and North Avenue; Section 25; Permanent Parcel No. 08-25-351-011 with the following restrictions; the hours of operation are limited to 9:00 a.m. through 10:00 p.m. Sunday through Thursday and 10:00 a.m. through 11:00 p.m. on Friday and Saturday, and that the rear door cannot be left propped open at any time.

MOTION carried.

8. **EXTENSION OF PRELIMINARY PLAN; Cardinal Cove Condominiums;** Located on the north side of 24 Mile Road, 1,200 feet east of Romeo Plank Road; Section 8; Northern Macomb Development – Petitioner. Permanent Parcel No. 08-08-400-020.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Joseph LoChricio, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by KOEHS seconded by THOEL to approve the extension of the Preliminary Plan for Cardinal Cove Condominiums; Located on the north side of 24 Mile Road, 1,200 feet east of Romeo Plank Road; Section 8; Permanent Parcel No. 08-08-400-020 for one year through October 12, 2008.

MOTION carried.

9. **SITE PLAN – SPECIAL LAND USE – GROUND SIGN; Irene’s Pooch Palace;** Located on the south side of 24 Mile Rd., between Card Rd. and North Avenue; Section 14; Roger Kucway – Petitioner. Permanent Parcel No. 08-14-200-020.

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(This matter was tabled indefinitely at the petitioner's request.)

10. Motion to receive and file all correspondence in connection with this agenda.

MOTION by AUSILIO seconded by PENZIEN to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by PENZIEN seconded by KOEHS to adjourn the Planning Commission meeting at 7:33 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
Planning Commission Secretary\