

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, MARCH 18, 2008  
PAGE 1 OF 5

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  
JASPER SCIUTO, MEMBER

ABSENT: NONE

ALSO PRESENT: 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 any additions, corrections or deletions were discussed and made.

**MOTION by PENZIEN seconded by AUSILIO to approve the agenda as presented.**

**MOTION carried.**


**APPROVAL OF THE PREVIOUS MEETING MINUTES**

3. The minutes of the previous meeting held on March 4, 2008 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by OLIVER seconded by SCIUTO to approve the minutes of the meeting of March 4, 2008 as presented.**

**MOTION carried.**

**AGENDA ITEMS**

4.  **Revised Site Plan; Marathon Gas Station;** Located on the northwest corner of Hall Road and North Avenue; Section 35; Nashwan Hanna – Petitioner. Permanent Parcel No. 08-35-477-044. *(Tabled from the meeting of February 19, 2008).*

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation to table the matter until such time as the petitioner can correct some minor inconsistencies.

**MOTION by KOEHS seconded by THOEL to table this item indefinitely.**

**MOTION carried.**


5.  **Extension of the Preliminary Plan; The Bluffs at Riverside Site Condominiums;** 115 units; Located on west side of North Avenue, approximately ¼ mile south of 23 Mile Road; Section 23. Lombardo Companies, Petitioner.

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

Mr. Greg Windingland, 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 the Bluffs at Riverside Site Condominiums; 115 units; Located on west side of North Avenue, approximately ¼ mile south of 23 Mile Road; Section 23 for a period of one year.**

**MOTION carried.**

6.  **Proposed Amendments to Macomb Township Zoning Ordinance No. 10;** Sections 10.0202; 10.0349; 10.0404-L; 10.0350; 10.1602-B-11; 10.1603; 10.2402-B-6; 10.2103; 10.2203 and repeal Article 25 in its entirety and replace it with new language.

Mr. Jerome Schmeiser, Planning Consultant, reviewed each of these items and stated his recommendation of approval.

Mr. Santo Landa spoke in support of the proposed amendment for allowing commercial activities in industrial zones.

**MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Township Board the proposed amendment for Article II – Sec. 10.0202 – Add Definition – Define “Special Event”**

**MOTION carried.**

**MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Township Board the proposed amendment for Article III – Sec. 10.0349 – Add - Create “Special Events” in the ordinance**

**MOTION carried.**

**MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Township Board the proposed amendment for Article IV – Sec. 10.0404(L) – Amend. Change current dimension on trash areas**

**MOTION carried.**

**MOTION by AUSILIO seconded by KOEHS to recommend approval to the Township Board the proposed amendment for Article II – Sec. 10.0202 – Add– Define restaurants, drive-ins, drive-thru’s**

**MOTION carried.**

**MOTION by AUSILIO seconded by KOEHS to recommend approval to the Township Board the proposed amendment for Article III – Sec. 10.0350 – Add Sec. – Create Drive Through Service section**

**MOTION carried.**

**MOTION by AUSILIO seconded by THOEL to recommend approval to the Township Board the proposed amendment for Article XVI- Sec. 10.1602 – Add Uses – Expand permitted uses in C-2 zone**

**MOTION carried.**

**MOTION by AUSILIO seconded by THOEL to recommend approval to the Township Board the proposed amendment for Article XVI- Sec. 10.1603(33) – Delete Sec. – Expand SLU in C-2 zone**

**MOTION carried.**

**MOTION by AUSILIO seconded by THOEL to recommend approval to the Township Board the proposed amendment for Article III – Sec.10.0351 – Add Sec. – Create Landscape Plan Requirements**

**MOTION carried.**

**MOTION by AUSILIO seconded by PENZIEN to recommend approval to the Township Board the proposed amendment for Article XXI – Sec. 10.2103 – Add Sec. – Modifies SLU in M-1 zone**

**MOTION carried.**

**MOTION by AUSILIO seconded by KOEHS to recommend approval to the Township Board the proposed amendment for Article XXI – Sec. 10.2203 – Add Sec. – Modifies SLU in M-2 zone**

**MOTION carried.**

**MOTION by AUSILIO seconded by THOEL to recommend approval to the Township Board the proposed amendment for Article XXI – Sec. 10.250 – Replace Entire Article and Repeal the old language**

**MOTION carried.**

**6a. Designation of “The Macomb Market Place” as a Shopping Center.**

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

**MOTION by KOEHS seconded by OLIVER to approve the designation of “The Macomb Market Place” as a Shopping Center.**

**MOTION carried.**

**7. Workshop to Review the Revised Master Plan and Master Plan for Recreation**

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and gave the following dates for the scheduled Workshop meetings:

April 1, April 15, May 5, May 20, June 3, June 17 July 1 July 15, August 4 and August 19.

**8. Receive and file all correspondence in connection with this agenda.**

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

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS**

None

**PLANNING COMMISSIONERS COMMENTS**

None

**ADJOURNMENT**

**MOTION by KOEHS seconded by OLIVER to adjourn the Planning Commission meeting at 8:12 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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