



MACOMB TOWNSHIP

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JANUARY 17, 2023

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

1. CALL TO ORDER

Meeting was called to order at 6:30 PM by Chair Michael Hardy.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

3. ROLL CALL

Member Tuckfield called the roll:

Present: Michael Hardy, Charles Oliver, Daniel Spatafora, Richard Maierle, Kathy Smith, Aaron Tuckfield

Absent: Richard Bentley (Excused)

MOTION by Daniel Spatafora seconded by Richard Maierle to exclude calling Secretary Bentley from all roll call votes during this meeting.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Kathy Smith seconded by Richard Maierle to approve meeting minutes from December 20, 2022, as presented.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

5. APPROVAL OF AGENDA

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MOTION by Charles Oliver seconded by Kathy Smith to approve the agenda as amended with the correction of the permanent parcel number in item 7B.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

None

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Election of Officers**

MOTION by Richard Maierle seconded by Kathy Smith to re-elect all current officers to their same positions.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

B. **Conditional Rezoning Request; Office, Low Rise (O-1) to Commercial, General (C-2)**

Permanent Parcel #08-32-300-012; Located on the north side of Hall Road, east of Garfield Road, Section 32; Pattah Development, Petitioner

MOTION by Charles Oliver seconded by Kathy Smith to open the Public Hearing at 6:49 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

One resident spoke in regards to this item.

MOTION by Charles Oliver seconded by Richard Maierle to close the Public Hearing at

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6:51 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Aaron Tuckfield to recommend approval to the Macomb Township Board with the conditions as stated and presented by our Planner and Department reviews.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

C. **PUD General Review Plan; Hartford Village**

Permanent Parcel #08-14-100-011 -102-001; Located on the south side of 24 Mile Road, east of Card Road, Section 14; MJC Hartford Village LLC, Petitioner

MOTION by Kathy Smith seconded by Richard Maierle to open the Public Hearing at 7:07 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

Six residents spoke in regards to this item.

MOTION by Daniel Spatafora seconded by Richard Maierle to close the Public Hearing at 7:28 PM.

Vote Summary: (5 - 6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Kathy Smith, Richard Maierle,
Aaron Tuckfield

Nays - None

Abstain - None

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THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Kathy Smith to recommend to the Board of Trustees to approve this PUD General Review Plan based on the recommendations from the Planning Department and also based on the hardship that it would cause to the existing fixed income seniors if we enforced the stipulations of this plan.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

Chair Hardy requested a five minute recess which resumed at 7:42 PM.

D. Site Condominium Subdivision Plan; Riverview Estates of Macomb

Permanent Parcel #08-17-201-014; Located on the southeast corner of Romeo Plank Road and 24 Mile Road, Section 17; Riverview Estates LLC, Petitioner

MOTION by Kathy Smith seconded by Charles Oliver to open the Public Hearing at 7:47 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Charles Oliver seconded by Kathy Smith to close the Public Hearing at 7:48 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Kathy Smith seconded by Richard Maierle to approve the Site Condominium Subdivision Plan for Riverview Estates of Macomb.

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Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

E. **Rezoning Request; Residential, One Family Suburban (R-1-S) to Commercial, Local (C-1)**

Permanent Parcel #08-04-400-034 & 08-04-400-035; Located on the northwest corner of 25 Mile Road and Broughton Road, Section 04; Salvatore DiMercurio, Petitioner

MOTION by Richard Maierle seconded by Daniel Spatafora to open the Public Hearing at 7:53 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

One resident spoke regarding this item.

MOTION by Charles Oliver seconded by Daniel Spatafora to close the Public Hearing at 7:58 PM.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Michael Hardy to recommend approval to the Township Board of Trustees based on the discussion from the planning commission and as presented by our planner and the department's recommendations.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith,
Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

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F. **Extension of Time - Site Plan; Wolverine Villas**

Permanent Parcel #08-05-301-008; Located on the east side of Romeo Plank Road, north of 25 Mile Road, Section 05; Lombardo Homes, Petitioner

MOTION by Aaron Tuckfield seconded by Richard Maierle to grant the approval of the extension of time because this is the first extension of time request and the applicant is actively working on the project and needs additional time.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

No residents spoke.

9. COMMISSIONER COMMENTS

Chair Michael Hardy commented on the commission. He stated that they are a really good team of people and he appreciated the vote of confidence and willingness to put up with him for another year and he thanked them.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Board of Trustees Liaison, Charles Oliver, mentioned there was a lot to update since there have been three meetings since the Planning Commission last met.

The December 7th meeting highlights are a new fancy, high-tech time clock system that will make it a lot easier, a lot better to track employees' attendance. There were also two park grants that were applied for: one for playground equipment for Pitchford Park and the other would be for a pathway around the pond with a nice little observation deck. Also, Richard Bentley was reappointed for a three-year term here (with the Planning Commission).

At the December 21st meeting, Plant Moran gave their annual report which consisted of the Township being in physically good financial condition. He also mentioned that Liz Rowe, our grant writer, has collected approximately \$300,000 in grants. The Water Department was buying an excavator and a trailer for approximately \$130,000; Human Resources promoted one lieutenant and one sergeant in the Fire Department; and the Fire Department got new equipment. Mr. Oliver also gave a fun fact that the state law requires the Township Assessor to take applications for residents in this community that cannot pay their taxes and it's quite a form and this year we had one resident that met all the criteria, so their taxes were granted; they didn't have to pay them.

At the January 11th meeting, the DPW bought two new trucks and they are making a lot of improvements there; they're buying a lot of new machinery. The other big news is we're going to try to move the Old Town Hall from the former Wade's property to this property. The Board also approved to allow the Supervisor to spend up to around \$75,000. The

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Park & Rec department hired Audrey Brohl for the Senior Center to work specifically with the senior group.

11. ZBA LIAISON UPDATE

ZBA Liaison, Aaron Tuckfield, congratulated the Chair, saying he has a well-earned spot in the chair and he appreciated the boarding voting for them as well. Mr. Tuckfield also mentioned that we also have a new representative for the south end of the township in the State House, Joe Aragona, who sat on the Clinton Township Board. Lastly, he mentioned the vacancy on the ZBA and that the Township is accepting applications.

12. PLANNING DEPARTMENT ITEMS

Planning Director, Josh Bocks, had no comments this evening.

13. ADJOURNMENT

MOTION by Michael Hardy seconded by Kathy Smith to adjourn the January 17, 2023 meeting at 08:21 PM.

Vote Summary: (6 - 0 - 0)

Aye - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nay - None

Abstain - None

THE MOTION Passed.