

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 1, 2022

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

Secretary Bentley called the roll:

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

Absent: Daniel Spatafora

MOTION by Richard Maierle seconded by Aaron Tuckfield to remove Mr. Spatafora from all roll call votes due to his excused absence.

Vote Summary: (6 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, 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 Charles Oliver to approve meeting minutes from January 18, 2022 as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

5. APPROVAL OF AGENDA

MOTION by Aaron Tuckfield seconded by Richard Bentley to approve the agenda as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Extension of Time on Preliminary Plan; Cortona Park Site Condominium**

Permanent Parcel #08-05-100-021; Located on the south side of 26 Mile Road, east of Romeo Plank Road; Section 5; Salvatore DiMercurio, Petitioner

MOTION by Richard Bentley seconded by Richard Maierle to **Recommend approval to the Township Board of Trustees for Extension of Time on the Preliminary Plan; Cortona Park Site Condominium, for a duration of one year.**

Permanent Parcel #08-05-100-021; Located on the south side of 26 Mile Road, east of Romeo Plank Road, Section 5, Salvatore DiMercurio, Petitioner

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

B. **Site Plan; Allied Photo Chemical**

Permanent Parcel #08-18-400-025; Located north of 23 Mile Road, 1/2 mile west of Romeo Plank Road; Section 18; Francis Boji, Petitioner

MOTION by Aaron Tuckfield seconded by Richard Maierle to open the Public Hearing at 6:55 PM.

Permanent Parcel #08-18-400-025; Located north of 23 Mile Road, 1/2 mile west of Romeo Plank Road, Section 18; Francis Boji, Petitioner

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

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THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Charles Oliver seconded by Richard Maierle to close the Public Hearing at 6:56 PM

Permanent Parcel #08-18-400-025; Located north of 23 Mile Road, 1/2 mile west of Romeo Plank Road, Section 18; Francis Boji, Petitioner

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Charles Oliver to **Approve Site Plan; Allied Photo Chemical**

Permanent Parcel #08-18-400-025; Located north of 23 Mile Road, 1/2 mile west of Romeo Plank Road, Section 18; Francis Boji, Petitioner

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

C. Review of the 2021 Annual Report

Planning Director Mr. Bocks spoke in regards to the 2021 Annual Review and mentioned attendance needed to be added to the report.

Vice Chair Tuckfield requested that an executive summary be added to the 2021 Annual Report.

Secretary Bentley requested the description for Section 10.2609 (b) be cleaned up.

D. Annual Review of Planning Commission By-Laws

Vice Chair Tuckfield expressed concerns in regards to Article VI (H) about the process of releasing the Planning Commission information to the public. It was discussed that the by-laws currently state information can be released via a Freedom of Information Act request. Mr. Bock stated that legal counsel can review the possibility for alternate options.

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Secretary Bentley addressed Article VI (I), which states modifications to the meeting minutes that need to be struck through in the adopted version. Mr. Bocks stated that it only needs to be done if the draft minutes have been publicly viewed.

Secretary Bentley expressed concerns about Article VI (F) (6), which states that questions should be addressed prior to the closing of the public hearing to allow for additional discussion by the public; however, that process has not been followed. Mr. Bocks stated that he would modify the order of Article 6(F) to reflect the current order the commission follows.

Secretary Bentley had concern in regards to Article IV (A) (4), in that it doesn't mention a requirement for a Zoning Board of Appeals representative and he requested that the revised copy of the By-Laws should have that added.

Lastly, Secretary Bentley made mention of the change to Article VI (N) in that ground signs need to be struck through as they are now part of the Building Department.

MOTION by Richard Bentley seconded by Richard Maierle to request strike outs and revisions to the presented by-laws as requested in the discussion.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

7. OLD BUSINESS

None

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

None

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Board of Trustee Liaison Charles Oliver spoke in regards to the two new positions the Board of Trustees created and congratulated the new Chief Financial Officer, Stacy Smith, and the new Land Development Director, Jim Van Tiflin, on their promotions.

Mr. Oliver also mentioned the grant writer is pursuing a grant that would allow the Township to use funds for sidewalks and connecting parks. The grant could be up to \$450,000.

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11. ZBA LIAISON UPDATE

ZBA liaison Aaron Tuckfield mentioned that the next meeting is scheduled for Thursday, February 3, 2022, where they will be electing officers as they will have all regular members present.

12. PLANNING DEPARTMENT ITEMS

Mr. Scurto spoke in regards to the draft Master Plan, which will be presented at the March 1, 2022 Planning Commission meeting.

13. ADJOURNMENT

MOTION by Kathy Smith seconded by Aaron Tuckfield to adjourn the February 1, 2022 meeting at 08:01 PM.

Vote Summary: (6 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.