

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 4, 2020
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
AARON TUCKFIELD, SECRETARY
JASPER SCIUTO, MEMBER
RICHARD BENTLEY, MEMBER

ABSENT: MICHAEL HARDY, VICE CHAIRMAN
NUNZIO PROVENZANO, MEMBER

ALSO PRESENT: Gregory Meihn, Interim Township Attorney
David Scurto, Planning Consultant
James L. Van Tiflin, Township Engineer
(Additional attendance on file at the Clerk's Office)

1. Chairman OLIVER called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.

3. ROLL CALL

Secretary TUCKFIELD called the roll. Members HARDY and PROVENZANO were absent and excused.

MOTION by SCIUTO seconded by BENTLEY to eliminate members HARDY and PROVENZANO names from roll call votes.

MOTION carried.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on January 21, 2020 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCUITO seconded by BENTLEY to approve the minutes of the meeting of January 21, 2020 as presented.

MOTION carried.

5. APPROVAL OF THE AGENDA

MOTION by TUCKFIELD seconded by BENTLEY to approve the agenda as presented.

MOTION carried.

PUBLIC HEARING

6. ELECTION OF OFFICERS – Chair, Vice-Chair and Secretary

MOTION by SCUITO seconded by TUCKFIELD to nominate member HARDY as Chairman.

MOTION carried.

MOTION by SCIUTO seconded by BENTLEY to nominate member TUCKFIELD as Vice-Chairman.

MOTION carried.

MOTON by SCIUTO seconded by TUCKFIELD to nominate member BENTLEY as Secretary.

MOTION carried.

7. NEW BUSINESS/PUBLIC HEARINGS

8. OLD BUSINESS

A. SPECIAL LAND USE; SUNNY'S POOLS AND MORE

Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road, Section 18; Kevin Zacharski, Petitioner. (tabled from January 21, 2020)

David Scurto, Planning Consultant, stated that Sunny's Pools is currently occupying the industrial building but needs a Special Land Use in order to remain operational. The applicant has been working with the Township since 2019 on various aspects and first approached the Planning Commission on January 21, 2020 to present his petition. Since that time the Planning Department has been working with the applicant on various ordinance requirements (parking, retail space and fire separation wall). Based on emails and a rough sketch provided to the department to review, a recommendation of approval is being made based upon six (6) conditions as follow:

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- Building Department requirements are met. Includes installation of a fire separation wall.
- Fire Department requirements are met. Includes installation of a fire separation wall.
- Retail space does not exceed 4,000 sq. ft. in area.
- Two barrier-free parking spaces in the side yard are properly marked.
- Eight employee parking spaces remain properly marked in the rear yard with removal of the rear yard fence gate per ordinance requirement.
- A fully-dimensioned floor and site plans are submitted to the Township.

Kevin Zacharski, petitioner, indicated the conditions have been discussed with him.

Chairman OLIVER asked how long it would take to comply with the conditions.

Kevin Zacharski stated 60 days.

Member SCIUTO questioned the note on the sketch for the display showroom which indicated by appointment only.

Kevin Zacharski, petitioner, stated if there were specific items that needed to be viewed the associates would take them and discuss the item being reviewed/sold.

Member BENTLEY asked for the definition of the 4,000 square feet for retail.

Mr. Scurto clarified that areas A and E are included as retail. Discussion took place regarding parking requirement provisions and Keven Zacharski asked about a shared parking agreement with the adjacent property owner. He noted that he understands the purpose for the parking stalls but that there is essentially no need for them.

Member BENTLEY gave his definition of a fire wall versus a fire separation wall.

Member TUCKFIELD indicated that there was a fire recommendation presented in front of them and what concerns him is that there is display mixed with the stockroom and questioned if there was anything from the Fire Department for where the public would be under this proposed use.

Chairman OLIVER indicated that the recommendation that had been presented by David Scurto, Planning Consultant, included Fire Department approvals and that if in two (2) months the Fire Department/Building Department are not satisfied another approach will be taken.

Public Portion: None.

MOTION by TUCKFIELD seconded by SCIUTO to approve the Special Land Use; Sunny's Pools and More; Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road, Section 18; Kevin Zacharski, Petitioner. This approval is conditioned upon the following six (6) conditions:

- Building Department requirements are met. Includes installation of a fire separation wall.
- Fire Department requirements are met. Includes installation of a fire separation wall.
- Retail space does not exceed 4,000 sq. ft. in area.
- Two barrier-free parking spaces in the side yard are properly marked.
- Eight employee parking spaces remain property marked in the year yard with removal of the rear yard fence gate per ordinance requirement.
- A fully-dimensioned floor and site plans are submitted to the Township.

FOR THIS MOTION

AYES: TUCKFIELD, SCIUTO, BENTLEY, OLIVER.

NAYS: NONE.

ABSENT: HARDY, PROVENZANO.

MOTION carried.

Member TUCKFIELD wanted to thank the legal counsel that was available and answered questioned from the commission.

Greg Meihn introduced himself.

9. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

10. COMMISSIONER COMMENTS

Member SCIUTO congratulated Chairman OLIVER on his recent appointment to the Township Board of Trustees.

He also indicated that the 5G Cell Towers need to be addressed since they are moving in to the neighborhoods.

Lastly, he asked about the Township providing laptops that had been budgeted in order to receive the Planning Commission packets electronically.

11. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

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None.

12. ZBA LIAISON UPDATE

None.

13. PLANNING DEPARTMENT ITEMS

David Scurto, Planning Consultant, stated that tours had been conducted for a new Planning Director based upon the interviews that had been previously held.

13. ADJOURNMENT

MOTION by SCIUTO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 7:34 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield, Secretary

Beckie Kavanagh, Recording Secretary