

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, FEBRUARY 19, 2019  
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN  
AARON TUCKFIELD, SECRETARY  
RICHARD BENTLEY, MEMBER  
MICHAEL HARDY, MEMBER  
JASPER SCIUTO, MEMBER  
ROGER KRZEMINSKI, MEMBER  
NUNZIO PROVENZANO, MEMBER

ABSENT: NONE

ALSO PRESENT: Thomas Esordi, Township Attorney  
Patrick Meagher, Planning Director  
*(Additional attendance on file at the Clerk's Office)*

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

**ROLL CALL**

3. Secretary TUCKFIELD called the roll all members present.
4. APPROVAL OF THE AGENDA

The agenda was reviewed and there were no additions, corrections or deletions.

**MOTION by HARDY seconded by PROVENZANO to approve the agenda as presented.**

**MOTION carried**

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on February 5, 2019 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by SCIUTO seconded by PROVENZANO to approve the minutes of the meeting of February 5, 2019 as discussed presented.**

## **PUBLIC HEARING**

### **6. AGENDA ITEMS:**

#### **A. PRELIMINARY PLAN; ROCKWOOD PARK SITE CONDOMINIUMS**

Permanent Parcel 08-28-376-002; Located on the north side of 21 Mile Road, ¼ mile east of Romeo Plank Road. Rockwood Court, Inc., Petitioner.

Patrick S. Meagher, Planning Director, stated the applicant is proposing a 21 unit site condominium and it is basically in line with the R-1 zoning district which it was rezoned to. This is the preliminary phase and will be followed up by engineering and progress to Final Plan review and approval by the Planning Commission at which time proper notices will be sent out again. The applicants has meet all the requirements of the department heads along with receiving correspondence from the Macomb County Department of Roads in which they do not want an access from this development to 21 Mile Road.

Giovanni Mauro, representative, was in attendance to answer any question the commission may have. He indicated that they took into consideration the surrounding area (flooding, drain, the park to the west and natural features for the existing residents when designing the site.

Member SCIUTO asked if the County would allow a temporary access to the property from 21 Mile Road for the construction instead of going through the existing subdivision.

Patrick S. Meagher, Planning Director, stated that is what typically is requested on a regular basis for a subdivision does not have its own access from a major road.

Giovanni Mauro, representative, stated he had spoken to his client about providing an access road to eliminate any mud, dirt or debris that may be left on the existing residential homes.

Member SCIUTO stated he would like to see that during the construction of the project.

Member PROVENZANO stated his concerns with making a construction road for the development.

Patrick S. Meagher, Planning Director, stated that the Department of Roads can override anything that we work towards and if you decide to make this a contingency and need to make a motion that states we would like a temporary access road if possible. Furthermore, our Engineering Department on almost every project requires a construction drive if they can get one. Obviously, in this case, when you get down to a couple of lots you will have to remove the construction access so they can be

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developed. Lastly, the commission can place this as a contingency and recommend that the Board include it as well.

Member BENTLEY stated his concerns with this development dealt with the current existing lots in Rockwood Subdivision that are towards the north that have their rear yards within the existing floodplain. What is the plan for removing the water during a flood situation and will those same lots experience the same amount of water.

Giovanni Mauro, representative, stated the plan is divert the water into the retention area. In addition, the plan is to mitigate that area so they will not have that flooding.

Member TUCKFIELD stated this is the first official step and we are looking at the concept plan, most of the particulars have not been reviewed or verified for the standards of the land use.

Patrick S. Meagher, Planning Director, stated that was correct. What are currently being looked at are the lot configuration, road configuration and general lot sizes. Outside of that we are not looking at the feasibility of the development at this point. That is something the engineers review during the engineering review phases which they have their own standards to follow.

Member TUCKFIELD stated that at the end of this meeting the commission will be voting on whether to recommend to the Board approval. Then the Township Board will vote on whether to move this project forward or not.

Patrick S. Meagher, Planning Director, stated that was correct.

Member TUCKFIELD stated that subsequent to that the petitioner will bring back more detailed plans with all the specific of the development. Once, it has received engineering approval then it will come back before the commission for a Final approval and we in turn then would decide if we should recommend approval to the Township Board.

Patrick S. Meagher, Planning Director, stated that was correct.

Member TUCKFIELD stated his major question on this parcel is if it can hold the water. Unfortunately, that is not a question that can be answered at this time. The second question is about the density and asked what would be the allowed number of lots should there not be the large retention basin and there were no flooding issues.

Patrick S. Meagher, Planning Director, stated that a 100 percent build out would allow for an additional 12 lots or 33 lots total. However, there is a regulation in Macomb County now that every development must have onsite retention and almost every time it is done through detention/retention pond.

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Member TUCKFIELD stated that there are less lots on this particular development than there would be on a standard lot due to the water issue/retention basin.

Patrick S. Meagher, Planning Director, stated definitely.

Member KREZEMINSKI stated that somehow you plan on balancing the land to help eliminate the flooding of lots 43, 44, 45 and 46. He asked how that was going to be done.

Giovanni Mauro, representative, stated a lot of the flooding is because of the current pond situation. Upon doing field studies there is blockage on their outlets which is not giving the water the ability to move which creates the standing water. Another issue is the flood which happens once every 100 years and it could be that the catch basins are below that flood elevation.

CHAIRMAN OLIVER stated that if all permits are received and the improvements are done as discussed the drainage will be improved.

Giovanni Mauro, representative, stated that it will help and that they would be adding above and beyond what is required for their site.

Member BENTLEY stated that he had spoken to Jim VanTiflin, Township Engineer, and he indicated that when everything is engineered properly, the retention basin will take care of the flooding concerns and should not be a problem both for the existing as well as the new property. However, during a flood situation, unless there is a filling of the existing backyards that are below that floodplain it's still going to happen and those lots will have standing water until it recedes below your outfall. He indicated that Jim VanTiflin, Township Engineer, did not feel there was a way to relieve that situation.

Member HARDY asked if this was Phase III of what is out there or if this was a separate standalone parcel. Also, with the flooding that takes place at Waldenburg Park if it would affect this condominium development.

Patrick S. Meagher, Planning Director, stated it was a separate parcel and that he did believe that there would be a direct correlation between the park and the proposed development.

Public Portion:

Kevin Bien, 47030 Rockwood, stated he was the first home into the entrance into the existing Rockwood Subdivision and the entrance is very narrow and often times the cars entering are in his front yard. He questioned if a temporary access is allowed for vehicles to come and go way can't it become permanent.

Patrick S. Meagher, Planning Director, stated the primary reason for the temporary access is to eliminate the wear and tear on the subdivision roads during construction. They are not dealing with the everyday in and out traffic this is used for the construction traffic for the development of the site.

Member KRZEMINSKI stated that in the email received from the Macomb County Department of Roads upon reviewing the request they were only going to grant a temporary access.

Carol Howell, 19258 Lamplighter Trail, stated that they flood terrible and that after each subdivision is built, the flooding becomes worse. Her fear is once the retention basin is improved upon since it is not that separated that far from the Beacon Square retention basin is that their house will flood. Also, will these condominiums be individual.

Chairman OLIVER stated that they are single homes. He also stated that the development to the north was built over 20 years and the enforcement from the government has changed so drastically that it should correct the situation.

**MOTION by TUCKFIELD seconded by SCIUTO to recommend approval of the Preliminary Plan; Rockwood Park Site Condominiums; Permanent Parcel 08-28-376-002; Located on the north side of 21 Mile Road, ¼ mile east of Romeo Plank Road; Section 28. Rockwood Court, Inc., Petitioner. This recommendation for approval is based upon the basic site layout of the subdivision lots that are shown and the drive and not on any other technical requirements that will come later. Further, with the temporary construction drive from 21 Mile Road would be used if possible to elevate the construction traffic on Rockwood drive subject to the County.**

**MOTION carried.**

Member TUCKFIELD stated the major concern with this is the water and it's important for us to ask the questions.

Member SCIUTO asked if Jim VanTiflin, Township Engineer could be here on the recommendation of the Final Plan.

Patrick S. Meagher, Planning Director, stated he would invite him.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS\*

None.

#### 9. COMMISSIONER COMMENTS

Member SCIUTO thanked Patrick S. Meagher, Planning Director, for completing the Planning Commissioner booklets. He also asked if there were to be a commercial building on Hall Road if there was a 45 foot greenbelt between the homes and Hall Road.

Patrick S. Meagher, Planning Director, stated it was a rather large setback, however, he did not have it in front of him but would email the answer.

#### 10. PLANNING DEPARTMENT ITEMS

Rules of Procedure

MOTION by SCIUTO seconded by PROVENZANO to accept the changes for the By-Laws and to use them for our future reference.

Member TUCKFIELD stated he was looking for a section to be included on what is actually approved and what is recommended for approval.

Member BENTLEY asked if there was a deadline on when items are distributed in order to give time to review the document presented and the view the site.

Patrick S. Meagher, Planning Director, stated that technically there is a 10 day review process for the departments; however, the reviews don't always come back on a timely fashion.

#### 11. ADJOURNMENT

**MOTION by SCIUTO seconded by PROVENZANO to adjourn the Planning Commission meeting at 8:00 p.m.**

**MOTION carried.**

Respectfully submitted,

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Charles Oliver, Chairman

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Aaron Tuckfield, Planning Commission Secretary