



PLANNING COMMISSION
MEETING MINUTES
TUESDAY, MARCH 15, 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: Michael Hardy, Richard Maierle, Kathy Smith, Daniel Spatafora, Charles Oliver, Richard Bentley

Absent: Aaron Tuckfield (Excused)

MOTION by Daniel Spatafora seconded by Richard Maierle to excuse Vice Chair Tuckfield from all roll calls this evening.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Daniel Spatafora seconded by Richard Bentley to approve meeting minutes from March 1, 2022 as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, MARCH 15, 2022

5. APPROVAL OF AGENDA

MOTION by Richard Maierle seconded by Charles Oliver to approve the agenda as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

A. **Conditional Rezoning Request; Residential Multiple Family, Low Density (R-2-L) to General Commercial (C-2)**

Permanent Parcels #08-17-426-003 and #08-17-402-005; Located on the east side of Rome Plank Road, 1/4 mile north of 23 Mile Road; Section 17; Chester Buczynski, Petitioner

MOTION by Michael Hardy seconded by Kathy Smith to postpone this item until the April 5, 2022 Planning Commission Meeting.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

7. NEW BUSINESS / PUBLIC HEARINGS

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

Permanent Parcel #08-28-376-002; Located on the north side of 21 Mile Road, 1/4 mile east of Romeo Plank Road; Section 28; Gasper Munaco, Petitioner

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

Permanent Parcel #08-28-376-002; Located on the north side of 21 Mile Road, 1/4 mile east of Romeo Plank Road; Section 28; Gasper Munaco, Petitioner

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, MARCH 15, 2022

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

None

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Macomb Township Board of Trustee Liaison Charles Oliver informed the Planning Commission that the BOT hired a new DPW Director and a new Utility Worker. He also mentioned that at the last BOT meeting, they started the process to opt out of the large Smart buses, but will keep the shuttle buses. Lastly, Mr. Oliver informed the commission that the BOT approved replacement boardroom chairs to allow for them to be removed to give the election staff more room during elections.

11. ZBA LIAISON UPDATE

ZBA Liaison Aaron Tuckfield was absent, therefore there were no updates.

12. PLANNING DEPARTMENT ITEMS

Planning Director, Josh Bocks, informed the commission that Melissa Kalnasy was back from maternity leave as of Monday, so the Planning department is back to full strength.

Member Oliver also spoke in regards to the Board of Trustees being extremely happy about the Master Plan. They really liked it and loved all the effort that was put into it. The BOT approved it unanimously. Mr. Oliver mentioned that it was a big part of Mr. Bocks and his staff to get it through.

13. ADJOURNMENT

MOTION by Daniel Spatafora seconded by Richard Maierle to adjourn the March 15, 2022 meeting at 06:41 PM.

Vote Summary: (6 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.