

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 19, 2019
PAGE 1 OF 9

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

ABSENT: NUNZIO PROVENZANO (Excused)

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.

Member PROVENZANO was absent and excused.

MOTION by SCIUTO seconded by HARDY to eliminate member PROVENZANO names from roll call votes.

4. APPROVAL OF THE AGENDA

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

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

MOTION carried

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

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

MOTION by SCIUTO seconded by HARDY to approve the minutes of the meeting of March 5, 2019 as discussed and amended.

PUBLIC HEARING

6. AGENDA ITEMS:

A. REZONING REQUEST; RESIDENTIAL ONE FAMILY SUBURBAN (R-1-S) TO COMMUNITY FACILITIES (CF)

Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road. M & C Limited of Utica, Petitioner.

Patrick S. Meagher, Planning Director, stated the applicant is requesting that the Planning Commission review the application to have the property rezoned. He highlighted some of the uses that are permitted within the Community Facilities District along with those permitted with a Special Land Use.

Furthermore, the request tonight is under a stated use for a senior facility/living area which includes both assisted and independent living. Along with that the applicant has submitted their conceptual review plan that they purpose to develop. As with any rezoning that is considered the commission must look at how propose classification will impact the surrounding area.

Mario Izzi, petitioner, was in attendance to answer any questions the commission may have.

Patrick Meagher, Planning Director, stated that a number of drawings have been supplied on the potential project. As this particular zoning is looked at, the township is perhaps better off looking at the CF district as a whole which would be done in the presentation.

Member BENTLEY asked if the Planned Unit Development (PUD) could be applied to any zoning classification and should the zoning classification be changed.

Patrick Meagher, Planning Director, stated that the petitioner was trying to show a commitment to the senior development.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 19, 2019
PAGE 3 OF 9

Mario Izzi, petitioner, stated this project is a very unique project and wanted to approach the Commission and have a public hearing to receive the public concerns. This development will lend itself to a campus setting with more opportunities for community services versus small developments and will fill a need for the demand of the spectrum of the ageing demographics.

Member BENTLEY asked if the Community Facilities zone would limit you in the future is it did not move forward.

Member SCIUTO stated there was a minimum age limit of 55 years and older so there would be no one under that permitted.

Mario Izzi, petitioner, stated that was correct.

Public Portion:

Jessica Paciorek, 47891 Lamplighter Trail, stated her property backs up to the water that separates the rezoning property under consideration and asked what would it do to the property values of the existing homes and mentioned the flooding issues that currently take place and asked what would be the impact of the flooding if there were additional homes built.

Carol Howell, 19258 Lamplighter, advised of the flooding that takes place in Beacon Square and if additional development were to take place she fears losing her home with the flooding.

Neil Kaffenberger, 46684 Fox Run, stated he thought the proposal would be great for the community.

Danielle Babin, 47064 Sarnus, stated she was not against the development, but the area in question has many issues concerning traffic, the elementary schools and pedestrian traffic. Lastly, she stated her concern with the aesthetics of the development and how would all the additional traffic impact the emergency personnel that respond to the development.

Ann Arnold, 48441 American Elm, stated she appreciates and supports the intent of the proposed senior housing development but questions the location of it since there is an abundance of vacant land in the township. She indicated that she did not feel it was the right location with the density of the development along with having the two schools directly across from the proposal. Perhaps constructing single family homes along Romeo Plank and encouraging enrollment into the schools would be a more suitable choice. Lastly, she reiterated her concerns of the safety for the senior development and the existing traffic congestion due to the existing density in the area.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 19, 2019
PAGE 4 OF 9

Tom Moody, 47943 Lamplighter Trail, stated he was under the impression that when they bought that there were wetlands in that area and that nothing could be built. The development came as new and were not expecting any building back there. In addition, to have proposed three story buildings would aesthetically look out of place in the residential area. Lastly, he questioned how far the development would project back to the river into the wetlands and his concerns with people using the wetlands.

Ashley Storai, 47619 Lamplighter, stated that she did not agree with the location of the proposed development. She also voiced her concerns with the potential flooding each and every time that it rains and wondered if anyone thought of the wildlife in the area.

Mark Eveningred, 48675 American Elm, stated three story buildings would be a problem, reiterated the traffic congestion along Romeo Plan and that the flooding is a concern but that the flood plain would be adjusted. He indicated that there are multiple senior facilities proposed and being built in Macomb Township and surrounding communities.

Dale Foote, 48545 American Elm, stated his concern with potential property values and one of the main drawing points for his home purchase was the wetlands and wildlife and the protentional of nothing being built. He also noted that constructing three story structures would be completely out of place, the traffic congestion and if the property is rezoned and the proposed development is not built what else could be constructed on the property.

Troy Pearce, 47795 Lamplighter Trail, mentioned the lots backing up to the river currently get flooded every time it rains and with the proposed construction of the development the buildings would ultimately be four stories high. The flooding needs to be addressed as it will be an issue for the residents.

Keith Rumble, 47643 Lamplighter Trail, stated he is against the proposed rezoning and development. He also indicated the reason for where he lives is because of the larger back yard, the river and all of the wildlife that are in the area. When construction takes place were does all of it go? He indicated that the light pollution will destroy their back yards.

Public portion closed at 7:40 p.m.

Chairman OLIVER asked Patrick Meagher, Planning Director, if he could address some of the questions and/or concerns.

Patrick S. Meagher, Planning Director, stated some of the items would not be known until there was a development proposal. However, he noted that housing values may have an impact but usually don't see the same type of impact that would happen with apartments. Flooding is always an issue by the Clinton River and that there is a

floodway as well as the actual floodplain and that during engineering they would have to work through that. Traffic - no matter what goes in there you will have traffic impact, but that the traffic generated from senior facility is much lower than a single-family development. Improvements are slated for Romeo Plank Road for 2022 and 2023 so that will help with the traffic improvements, along with Garfield Road planning on being extended up to 25 Mile Road which will hopefully start in late 2019/2020 and that Shelby Township is improving Hayes Road as well. The height of the buildings is always an issue and can be looked at during the PUD discussion and how it might fit in with the area and surrounding development. There are five senior development slated for Macomb Township however, there is only one currently under construction. No construction has taken place on the project, it is fill dirt for the project which has been permitted. There are wetlands in the area which are primarily within the riverbanks. The impact on wildlife will take place no matter what is put on the property. The safety of the children would be looked at during the design standard along with the lighting since there is standards that need to be adhered to. If the property is not developed it can be sold as CF and or rezoned. At this point in time we are not considering the development we are only considering the CF zoning classification.

Member KRZEMINSKI stated that the flooding would be handled through DEQ and with the development improvement would have to be required to be made.

Member BENTLEY asked if the back of the property matches the flood zone elevation or is it within the flood zone.

Patrick S. Meagher, Planning Director, stated that it was not shown on the preliminary plans but if you look at the flood designation on the flood maps it generally does follow where they are shown.

Member TUCKFIELD asked Patrick Meagher, Planning Director, if he could detail the expectant future plans for Romeo Plank Road.

Patrick S. Meagher, Planning Director, stated that he has been told by James VanTiflin, Township Engineer, that Romeo Plank Road is expected to five lanes up through 23 Mile Road.

Member TUCKFIELD also asked about the intersection of 22 Mile Road and Romeo Plank and if it were restricted from going to five lanes.

Patrick S. Meagher, Planning Director, stated that he was not aware of that.

Member TUCKFIELD asked if Patrick S. Meagher, Planning Director, could draw a better distinction between the rezoning request and the Planned Unit Development (PUD).

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 19, 2019
PAGE 6 OF 9

Patrick S. Meagher, Planning Director, stated the first step in the development process is to have the property rezoned and be allotted these privileges under the Community Facilities (CF) district rather than the Residential One Family Suburban (R-1-S) district. If rezoned to CF they would be privy to some of the permitted uses as listed and under the Special Land Use they would have to come back for a public hearing and meet the eight standards to receive approval. The concept plan will be reviewed tonight and the applicant has put together what he would like to do on the property with some basic perimeters and are here to share information. No decision will be made tonight, its simply asking them to perform certain improvements with them saying they can or can't perform those requests. Then the final plan is submitted and reviewed and approvals are granted.

Member TUCKFIELD asked Mario Izzi, petitioner, if the PUD was a path they want to follow or is it based on the rezoning.

Mario Izzi, petitioner, stated he did not believe they have looked at this concept under a single-family PUD as to what would be allowed/not allowed as far as density. They believed that by going through a straight rezoning that it would open the dialogue and a working session. However, if the rezoning were denied then the consultants and our company would work to get the concept under the current zoning, but did not see how that could be done with the density that is being proposed.

Member TUCKFIELD asked Patrick S. Meagher, Planning Director, if a PUD acts as a contract rezoning for the purpose in an R-1 zone.

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

Member TUCKFIELD stated his concerns with the project to go under a Special Land Use and would rather see it go through a PUD where there is more control. Lastly, he stated he would like to have the item tabled to consider the public comments.

Chairman OLIVER stated the land that is not included in this proposal, could anything be done with said parcels.

Patrick S. Meagher, Planning Director, stated its basically going to be an issue for the individual who purchases it.

Chairman OLIVER asked if their property line to the east borders the waterway.

Mario Izzi, petitioner, stated he believes that it runs on the opposite site of the waterway and that they would have to interact with Environmental Protection Agency (EPA) to receive all the necessary approvals.

Chairman OLIVER asked that when the development where to start at which area would you start with.

Mario Izzi, petitioner, stated that at the north and south and meet in the middle. There is currently a demand for single family ranch style homes and that with large scale developments the amenities must be built up front as well.

MOTION by KRZEMINSKI seconded by SCIUTO to approve the Rezoning Request; Residential One Family Suburban (R-1-S) to Community Facilities (CF); Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road. M & C Limited of Utica, Petitioner.

FOR THIS MOTION:

AYES: KRZEMINSKI, SCIUTO, OLIVER

NAYS: BENTLEY, HARDY, TUCKFIELD

ABSENT: PROVENZANO

MOTION failed due to lack of support.

Discussion arose regarding the lack of a full board and the Commission agreed that time was necessary to digest the public comments.

MOTION by TUCKFIELD seconded by SCIUTO to postpone the Rezoning Request Residential One Family Suburban (R-1-S) to Community Facilities (CF); Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road. M & C Limited of Utica, Petitioner. The item will be schedule for the April 16, 2019 Planning Commission meeting.

MOTION carried.

B. CONCEPTUAL REVIEW PLAN; WALDEN COMMUNITIES

Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road. M & C Limited of Utica, Petitioner.

Patrick S. Meagher, Planning Director, stated the petitioner had submitted general renderings and site plan at this time and presented them on the overhead screen.

Mario Izzo, petitioner, presented a slide show and went through the highlights of some of the concerns that had been brought up in the rezoning request of the property such as the flooding, traffic and the height of the buildings being residentially aesthetic.

The Commission voiced their concern over the traffic, ownership of units, site improvements, wild life protection, flooding, parking surface and the aesthetics of a three story building within a residential neighborhood.

MOTION by TUCKFIELD seconded by HARDY to postpone the Conceptual Review Plan; Walden Communities; Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road. M & C Limited of Utica, Petitioner. The item will be schedule for the April 16, 2019 Planning Commission meeting.

MOTION carried.

7. OLD BUSINESS

Patrick S. Meagher, Planning Director, stated that he had prepared and handed out to the Commission the proposed amendments to the Industrial District that had been requested. The Public Hearing has been set for April 2, 2019.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Mark Eveningred, 48675 American Elm, mentioned how Supervisor, Janet Dunn, has referred to the benefits of the multiple waterways in the township and inquired if due to the lack of park land if we were looking at waterways as a secondary option.

Neil Kaffenberger, 46684 Fox Run, asked if the township could place a sign on the property that has a request for a zoning classification change. He indicated that this would give a better feel for how the residents felt about the request.

Chairman OLIVER stated that residents are notified.

Dale Foote, 48545 American Elm, stated he was hoping that the Department of Roads was seriously not considering a Round-A-Bout at the intersection of 22 Mile Road and Romeo Plank with the amount of traffic that travels through there.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 19, 2019
PAGE 9 OF 9

Cathy Ricci, 28272 American Elm, stated her concerns with the waterway and the retention basins that are located in the existing subdivisions and if MDEQ was going to be contacted during this approval.

9. COMMISSIONER COMMENTS

10. ZBA LIAISON UPDATE

Member TUCKFIELD stated that there has been no Zoning Board of Appeals meeting since the last Planning Commission meeting.

11. PLANNING DEPARTMENT ITEMS

None.

12. ADJOURNMENT

MOTION by SCIUTO seconded by BENTLEY to adjourn the Planning Commission meeting at 8:45 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield, Planning Commission Secretary