



PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, APRIL 5, 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

Vice Chair Tuckfield called the roll:

Present: Michael Hardy, Aaron Tuckfield, Kathy Smith, Daniel Spatafora

Absent: Richard Bentley, Charles Oliver, Rich Maierle

MOTION by Daniel Spatafora seconded by Kathy Smith to exclude Member Oliver, Secretary Bentley, and Member Maierle from all roll calls this evening.

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Daniel Spatafora seconded by Michael Hardy to approve meeting minutes from March 15, 2022 as presented.

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

5. APPROVAL OF AGENDA

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MOTION by Kathy Smith seconded by Daniel Spatafora to approve the agenda as presented.

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

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 Romeo Plank Road, 1/4 mile north of 23 Mile Road; Chester Buczynski, Petitioner

MOTION by Kathy Smith seconded by Aaron Tuckfield to open the public hearing at 6:42 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Kathy Smith seconded by Daniel Spatafora to close the public hearing at 6:42 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to recommend approval of the conditional rezoning request for permanent parcels #08-17-426-003 and #08-17-402-005 from Residential Multiple Family, Low Density (R-2-L) to General Commercial (C-2) based on the recommendations from the appropriate departments and matching up with the plan for the area.

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Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Preliminary Plan; Willowood Commons No. 1**

Permanent Parcel #08-20-426-027; Located on the west side of Romeo Plank Road, north of 22 Mile Road; Section 20; Steve Rizzo, Petitioner

MOTION by Kathy Smith seconded by Daniel Spatafora to open the public hearing at 6:51 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

One resident spoke in regards to this item.

MOTION by Kathy Smith seconded by Aaron Tuckfield to close the public hearing at 6:59 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Kathy Smith to recommend preliminary plan approval for Willowood Commons No. 1, permanent parcel #08-20-426-027, pursuant to the reviews from our departments and comments set forth.

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

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**B. Preliminary Plan; Willowood Commons No. 2**

Permanent Parcel #08-20-426-027; Located on the west side of Romeo Plank Road, north of 22 Mile Road; Section 20; Steve Rizzo, Petitioner

MOTION by Aaron Tuckfield seconded by Michael Hardy to open the public hearing at 7:01 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Michael Hardy seconded by Aaron Tuckfield to close the public hearing at 7:02 PM

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Michael Hardy to recommend approval for the preliminary plan for Willowood Commons No. 2, permanent parcel #08-20-426-027, pursuant to the department reviews and comments

Vote Summary: (4 - 0 - 0)

Ayes - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

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

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None

11. ZBA LIAISON UPDATE

ZBA Liaison Aaron Tuckfield informed the commission that the next meeting is scheduled for Thursday night.

12. PLANNING DEPARTMENT ITEMS

Mr. Bocks informed the commission that he had nothing to report this evening.

13. ADJOURNMENT

MOTION by Daniel Spatafora seconded by Kathy Smith to adjourn the April 5, 2022 meeting at 07:03 PM.

Vote Summary: (4 - 0 - 0)

Aye - Michael Hardy, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Nay - None

Abstain - None

THE MOTION Passed.