



MACOMB TOWNSHIP *Michigan*

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 1, 2021

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: Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Absent:

4. APPROVAL OF PREVIOUS MEETING MINUTES

A. **Approval of May 18, 2021 Planning Commission Meeting Minutes**

MOTION by Jasper Sciuto seconded by Nunzio Provenzano to approve meeting minutes from May 18, 2021 as presented.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

5. APPROVAL OF AGENDA

MOTION by Daniel Spatafora seconded by Richard Bentley to approve the agenda as presented.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper

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Sciuto, Daniel Spatafora, Aaron Tuckfield
Nays - None
Abstain - None

THE MOTION PASSED.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Site Plan; Aspen Restaurant**

Permanent Parcel #08-33-478-001; Located on the north side of Hall Road, 100 yards west of Heydenreich Road; Section 33. Aspen Restaurant, Petitioner

MOTION by Daniel Spatafora seconded by Richard Bentley to Approve Site Plan; Aspen Restaurant

Permanent Parcel #08-33-478-001; Located on the north side of Hall Road, 100 yards west of Heydenreich Road; Section 33. Aspen Restaurant, Petitioner

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

B. **Revised Site Plan; Regency Commerce Center, Unit 12**

Permanent Parcel #08-17-344-012; Located on the west side of Regency Center Drive, north of 23 Mile Road; Section 17; Damiano DiMercurio

MOTION by Charles Oliver seconded by Aaron Tuckfield to Approve the Revised Site Plan; Regency Commerce Center, Unit 12

Permanent Parcel #08-17-344-012; Located on the west side of Regency Center Drive, north of 23 Mile Road; Section 17; Damiano DiMercurio

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

C. **Rezoning Request; 08-07-100-014, 08-07-300-001 and 08-07-300-013**

Rezoning request Agricultural (AG) to Residential One Family Urban (R-1), Located on the east side of Hayes Road, 1/4 mile south of 25 Mile Road, Section 07; Nino LoChirco, Petitioner

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MOTION by Charles Oliver seconded by Jasper Sciuto to Open Public Hearing at 7:06 P.M.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

MOTION by Charles Oliver seconded by Daniel Spatafora to Close the Public Hearing at 7:09 P.M.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

MOTION by Aaron Tuckfield seconded by Richard Bentley to Approve Rezoning Request; 08-07-100-014, 08-07-300-001 and 08-07-300-013

Rezoning request Agricultural (AG) to Residential One Family Urban (R-1), Located on the east side of Hayes Road, 1/4 mile south of 25 Mile Road, Section 07; Nino LoChirco, Petitioner

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nays - None

Abstain - None

THE MOTION PASSED.

7. OLD BUSINESS

NONE

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

NONE

9. COMMISSIONER COMMENTS

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Vice Chair Aaron Tuckfield asked Planning Director, Josh Bocks, about the land clearing of the property located behind the Aspen Restaurant. Mr. Bocks informed Vice Chair Tuckfield that there was a Consent Judgement on this piece of property and they are allowed to clear land.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Member Charles Oliver informed everyone that the Board of Trustees are working on a Preliminary Budget right now. He also said that Macomb Township has a few small properties to sell and the Board of Trustees have decided to use the money from those sales for Pitchford Park.

Member Jasper Sciuto asked Member Oliver how the new sprinkler plan was going, Member Oliver stated it was going good and it was a great program.

11. ZBA LIAISON UPDATE

NONE

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, informed the Planning Commission that the sign ordinance was being reviewed and will soon be forwarded on to the Township Attorney for review. Mr. Bocks is currently working on the Master Plan, once it is finished it will go on a Planning Commission agenda and after their approval it will go on a Board of Trustees agenda. He also stated he is in communications with Macomb County regarding greenways in Macomb Township, especially connecting walkways.

13. ADJOURNMENT

MOTION by Charles Oliver seconded by Daniel Spatafora to adjourn the June 1, 2021 meeting at 07:19 PM.

Vote Summary: (7 - 0 - 0)

Aye - Richard Bentley, Michael Hardy, Charles Oliver, Nunzio Provenzano, Jasper Sciuto, Daniel Spatafora, Aaron Tuckfield

Nay - None

Abstain - None

THE MOTION PASSED.