

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 4, 2019
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

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

ABSENT: RICHARD BENTLEY, MEMBER (excused)

ALSO PRESENT: Thomas Esordi, Township Attorney
Patrick S. Meagher, Acting Planning Supervisor
James L. VanTiflin, Township, Engineer
(Additional attendance on file at the Clerk's Office)

1. Chairman OLIVER called the meeting to order at 7:05 p.m. and the Pledge of Allegiance was recited.
2. Pledge of Allegiance was recited.

ROLL CALL

3. Secretary TUCKFIELD called the roll and Member BENTLEY was absent and excused.

MOTION by SCIUTO seconded by PROVENZANO to eliminate member BENTLEY'S name from roll call votes.

MOTION carried.

4. APPROVAL OF THE AGENDA

The agenda was reviewed and there were no additions 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 May 21, 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 May 21, 2019 as presented.

MOTION carried.

PUBLIC HEARING

6. AGENDA ITEMS:

A. REVISED SITE PLAN; OTTASEA 1

Permanent Parcel 08-17-300-015; Located on the north side of 23 Mile Road, ¼ mile west of Romeo Plank Road; Section 17. Marc Ott, Petitioner.

Patrick Meagher, Acting Planning Director, stated that the proposed revised site plan incorporates improvements to the existing facility and that after the necessary departments performed their review the Planning Department was recommending approval.

Marc Ott, petitioner, was in attendance to answer any questions the Commission may have.

Public Portion:

Christina Moody, 45632 Chateau Thierry, asked where this building was located.

Member KRZEMINSKI stated this was the old Theisen Machine Shop.

MOTION by KRZEMINSKI seconded by SCIUTO to approve the Revised Site Plan; OTTASEA 1; Permanent Parcel 08-17-300-015; Located on the north side of 23 Mile Road, ¼ mile west of Romeo Plank Road; Section 17. Marc Ott, Petitioner.

MOTION carried.

B. SITE PLAN AND GROUND SIGN; FOUR SEASONS ADULT LIVING

Permanent Parcel 08-35-300-042; Located on the east side of Card Road, ¼ mile north of Hall Road; Section 35. Unica Development, Petitioner.

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Patrick S. Meagher, Acting Planning Director, stated that all applicable departments had reviewed the proposed site plan and are recommending approval.

Bob Lindh, representative, was in attendance and stated that they had submitted the DEQ permit and hopefully they would have the application within the next 90 days.

Member SCIUTO questioned if the petitioner knew about the address being required on the base of the sign.

Public Portion: None.

Member TUCKFIELD stated that there had been several older housing projects recently approved and noted that he appreciates the 2 stories and that it fits in well with the residential surrounding.

MOTION by KRZEMINSKI seconded by TUCKFIELD to approve the Site Plan and Ground Sign; Four Seasons Adult Living; Permanent Parcel 08-35-300-042; Located on the east side of Card Road, ¼ mile north of Hall Road; Section 35. Unica Development, Petitioner. The approval is contingent upon revised landscape drawings being submitted showing the address on the base.

MOTION carried.

C. SITE PLAN; PRECISION SURGERY

Permanent Parcel 08-35-476-026 and 08-35-476-042; Located on the north side of Hall Road, between North Branch and Deneweth; Section 35. Peter Zingas, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the proposed site plan is designed as a surgical/medical pavilion and that all applicable departments had reviewed the proposed site plan and are recommending approval.

Peter Zingas, petitioner, was in attendance to answer any questions from the commission.

Member SCIUTO asked how soon would there be a ground breaking.

Peter Zingas, petitioner, stated they are working as diligently as they can in order to meet the "Certificate of Need" timeline, otherwise it will be revoked.

Public Portion:

Christina Moody, 45632 Chateau Thierry, asked if there were any other locations that could be looked since there are a lot of plazas that have store fronts for lease.

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Peter Zingas, petitioner, stated that the license that has been applied for is attached to this address.

Patrick S. Meagher, Acting Planning Director, stated the Township has to act upon the application as received and that the members of the Planning Commission need to review the application and see if it meets the requirements as set forth in the Zoning Ordinance.

MOTION by SCIUTO seconded by HARDY to approve the Site Plan; Precision Surgery; Permanent Parcels 08-35-476-026 and 08-35-476-042; Located on the north side of Hall Road, between North Branch and Deneweth; Section 35. Peter Zingas, Petitioner.

MOTION carried.

D. REZONING REQUEST; AGRICULTURAL (AG) TO GENERAL, COMMERCIAL (C-2)

Permanent Parcel 08-22-200-005; Located on the south side of 23 Mile Road, 800 feet west of Card Road; Section 22. Fadi Askar, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the parcel in question is the remaining parcel north of the drain separating the two parcels from the remaining residential to the south. He indicated the request would be consistent with commercial use. The Master Plan supports commercial at the corner, for whatever the reason the map calls for the parcel to be residential. However, the map needs to be looked at as a general guide and we need to refer more to goals and objectives when looking at a Maser Plan. Lastly, the rezoning is being recommended for approval.

Bill Thompson, representative, was in attendance to answer questions from the Commission. He further indicated that a site plan had been submitted with the current parcel and two others to create a new development.

Member SCIUTO asked if there were plans to combine the parcels.

Bill Thompson, representative, indicated yes.

Public Portion: None.

Member TUCKFIELD stated this was a good parcel to recommend commercial on even though the Master Plan calls for residential.

MOTION by TUCKFIELD seconded by HARDY to recommend approval of the Township Board of Trustees the Rezoning Request; Agricultural (AG) to General, Commercial (C-2); Permanent Parcel 08-22-200-005; Located on the south side of 23 Mile Road, 800 feet west of Card Road; Section 22. Fadi Askar, Petitioner. This recommendation is pursuant to the recommendation of the Planning Consultant and the surrounding land uses are more conducive to the C-2 zone than residential.

MOTION carried.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

9. COMMISSIONER COMMENTS

Member TUCKFIELD stated he wished well for Patrick S. Meagher, and enjoyed the time that he has worked with him. He also sent a thank you to Mr. O'Leary for allowing the transition to be as smooth as possible.

10. ZBA LIAISON UPDATE

Member TUCKFIELD indicated the next meeting will be on June 6, 2019.

11. PLANNING DEPARTMENT ITEMS

Patrick S. Meagher, Acting Planning Director, indicated that with the staff changes taking place, the process of preparing the minutes was going to change since the most important item is the motion.

He also indicated that the Master Plan maps are general drawings and they are to be used as a guideline.

12. ADJOURNMENT

MOTION by SCIUTO seconded by HARDY to adjourn the Planning Commission meeting at 7:42 p.m.

MOTION carried.

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Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield, Planning Commission Secretary