

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 16, 2020
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unapproved

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: MICHAEL HARDY, CHAIRMAN
AARON TUCKFIELD, VICE-CHAIRMAN
RICHARD BENTLEY, SECRETARY
CHARLES OLIVER, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: NUNZIO PROVENZANO, MEMBER

ALSO PRESENT: Josh Bocks, Planning Director
David Scurto, Planning Consultant
James L. Van Tiflin, Township Engineer
Joe Maples, Building Official
(Additional attendance on file at the Clerk's Office)

1. Chairman HARDY called the meeting to order at 7:02 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Secretary BENTLEY called the roll. Member PROVENZANO was absent and excused.

MOTON by SCIUTO seconded by TUCKFIELD to eliminate Member PROVENZANO'S name from roll call votes.

FOR THIS MOITION

AYES: TUCKFIELD, SCIUTO, OLIVER, HARDY, BENTLEY

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

Chairman HARDY introduced Josh Bocks who is the new Planning Director for the Township. Josh Bocks then gave a brief overview of his background.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on March 3, 2020 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCIUTO seconded by BENTLY to approve the minutes of the meeting of March 3, 2020 as presented.

FOR THIS MOTION:

AYES: TUCKFIELD, SCIUTO, OLIVER, HARDY, BENTLEY.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

5. APPROVAL OF THE AGENDA

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

FOR THIS MOTION;

AYES: BENTLEY, HARDY, OLIVER, SCIUTO, TUCKFIELD.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

6. NEW BUSINESS/PUBLIC HEARINGS

A. PLANNED UNIT DEVELOPMENT (PUD) CONCEPTUAL PLAN REVIEW;
MATICK AUTO

Permanent Parcel 08-36-353-023, 08-36-353-030 and 08-36-353-033; Located on the north side Hall Road (M-59), east side of North Avenue; Section 36. Karl Zimmermann, Petitioner.

Josh Bock, Planning Director, presented the Conceptual Plan review and viewed the uses for the C-1 and O-1 zoning districts.

Karl Zimmermann, petitioner, was in attendance and indicated that he was the owner/operator of the Matick Toyota dealership which is immediately east of this parcel. He noted that he is very sensitive to the neighbors and townships concerns and are very grateful for the opportunity to look at this on the Planned Unit Development platform. This will maximize the value for the sellers, potential tax base for the township, utilization for the tenants/operators in this area and will provide a good experience for those within this area.

He highlighted the key features of this sight and the unique configuration of the parcel.

Chairman HARDY asked for questions from the commissioners.

Shane Burley, representative, was in attendance and presented several overhead renderings of the proposed development site and how they planned to possibly improve the traffic congestion. He thanked the various department heads for their review comments and addressed the concerns with the renderings provided and verbal explanations.

Member SCIUTO asked the number of cars that could be parked on the site and what would be built during the development phases.

Karl Zimmermann, petitioner, stated the car wash would be the revenue generating opportunity so that is the priority. The development of the site including site improvements is hard to do in phases, so the likely hood is that it the infrastructure will be developed in one phase. Furthermore, at this time it is hard to determine how the site/phases will develop at the current time.

Member SCIUTO concluded his comments indicating that he would also like to see a 100% brick wall and would also like to see a joint access between all the participants along Hall Road to North Avenue.

Member BENTLEY asked if there would be any security provided to the storage lot or would anyone be able to access the site and if it were not developed right away would the area be closed off to eliminate unwanted behavior in that location.

Shane Burley, representative, stated there would be security provided around the storage lot. He also spoke of the development of the driveway located on the north side of the property.

Member TUCKFIELD stated he liked the overall concept but also highlighted his concerns which consist of the stacking spaces for the car wash, lack of parking/pedestrian movement of the detailing station, the buffer wall as it becomes less dense towards North Avenue, the restrictions of the restaurant, the access road and the signage to stay within the limits of the ordinance.

Member OLIVER asked if there was a reason why the restaurant would not have taken advantage of the traffic off Hall Road and the car wash spun off North Avenue. Also, in the event that this restaurant was unable to develop would you consider another restaurant to fill the vacancy.

Karl Zimmermann, petitioner, stated that there were several trade offs to stack up, and having adequate turning radius this was the best layout use for the development. He noted that he would consider another restaurant should a vacancy occur.

Public Portion: None.

MOTION by TUCKFIELD seconded by OLIVER to accept the Preliminary Concept Plan for Planned Unit Development (PUD) Conceptual Plan Review; Matick Auto; Permanent Parcel 08-36-353-023, 08-36-353-030 and 08-36-353-033; Located on the north side Hall Road (M-59), east side of North Avenue; Section 36. Karl Zimmermann, Petitioner. Furthermore, direct the applicant to bring back plans for the next phase and that approval of further development consider the comments made by the departments in their review comments.

FOR THIS MOTION:

AYES: HARDY, OLIVER, SCIUTO, TUCKFIELD, BENTLEY.

NAYS: NONE.

ABSENT: PROVENZANO

MOTION carried.

7. OLD BUSINESS

A. EXTENSION OF TIME; SPECIAL LAND USE; SUNNY'S POOL AND MORE

Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road; Section 18; Kevin Zacharski, Petitioner.

Josh Bocks, Planning Director, stated this had been presented previously and highlighted the areas of concern.

Kevin Zacharski, petitioner, stated that they had filled in the fire wall, the parking lot has been stripped and the gate is unlocked during business hours.

Chairman HARDY asked Fire Inspector Bartz if the concerns of the Fire Department had been addressed.

Fire Inspector BARTZ stated the concern of the three hour fire separation wall has not been verified because all of the inspections had been placed on hold with the pandemic.

Kevin Zacharski, petitioner, stated that he had worked with his architect and built a one hour.

David Scurto, Planning Consultant, stated the floor plan had been changed and the it now varies from the original review that they wrote.

Fire Inspector Bartz stated that a three hour wall may be required but did not have any reference books to verify.

Member TUCKFIELD asked if Joe Maples, Building Official, if he could comment on the status.

Joe Maples, Building Official, stated that no applications/permits had been applied for or received for the modifications and that new plans would need to be submitted along with the ratings of the walls to delineate the separation wall.

Member TUCKFIELD asked if some steps had been taken to provide for the fire separation wall whether its rated correctly or not or if its inspected.

David Scurto, Planning Consultant, stated the chemicals had been moved and are stored on the opposite side of a concrete wall.

Member BENTLEY made comments of the fire wall along with the type of and quantity of the chemicals being stored.

Chairman HARDY asked if we wanted to extend time in order to allow our inspectors the proper time and opportunity to perform the proper inspections.

Kevin Zacharski, petitioner, stated that many changes have been made to allow to provide for the safety of his employees and customers during this pandemic. He indicated that he would like a 30 day extension to allow for the proper inspections to occur.

Joe Maples, Building Official, stated the proper applications and documents along with the fees would need to be submitted in order for any inspections to take place.

Member TUCKFIELD wanted to make sure that the six conditions that were placed upon Sunny's Pool when receiving their Special Land Use on February 4, 2020, if they have all been meet and adhered to.

MOTION by TUCKFIELD seconded by OLIVER to extend and schedule for June 30, 2020 the consideration for the Extension of Time; Special Land Use; Sunny's Pool and More; Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road; Section 18; Kevin Zacharski, Petitioner.

FOR THIS MOTION:

AYES: BENTLEY, HARDY, OLIVER, SCIUTO, TUCKFIELD.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO asked Josh Bocks about his thoughts on building either businesses or homes out of storage containers.

Josh Bocks, Planning Director, stated that would be a question for the Building Official.

Joe Maples, Building Official, stated that there was nothing on the Code Books pertaining to the request.

Member SCIUTO also asked about when the sign ordinance was going to be updated.

Member BENTLEY asked about the special meeting scheduled for June 30, 2020 and if where it be held.

Tom Esodri, Township Attorney, stated that it has been recommended to the Board that it continue will all electronic meetings for all public bodies until June 30, 2020 per the Executive Order #2020-75.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

Member OLIVER stated that the Township Board approved a faster process to allow for outdoor dining/seating in order to get the restaurants operating. He wanted to thank all those involved in making the process possible.

Also, the public library will be phasing in service and will be expected to open July 6, 2020 and that phone service is resumed this week during normal business hours.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated there was a meeting scheduled for July 2, 2020.

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, indicated that they are working with El Charro on the Outdoor Dining/Seating application.

13. ADJOURNMENT

MOTION by SCIUTO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 9:00 p.m.

FOR THIS MOTION

AYES: HARDY, TUCKFIELD, SCIUTO, OLIVER, BENTLEY.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary

Beckie Kavanagh, Recording Secretary