

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 30, 2020
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LOCATION: VIRTUAL MEETING

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

ABSENT: NONE

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

1. Chairman HARDY called the meeting to order at 7:01 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Secretary BENTLEY called the roll. All members were in attendance.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on June 16, 2020 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 JUNE 16, 2020 as presented.

FOR THIS MOTION:

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

NAYS: NONE.

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, PROVENZANO.

NAYS: NONE.

MOTION carried.

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6. NEW BUSINESS/PUBLIC HEARINGS

A. PROPOSED TEXT AMENDMENT TO ZONING ORDINANCE FOR
CONDITIONAL REZONING

Dave Scurto presented the context of the potential amendment. He described that this amendment would allow petitioners to have another option other than consent judgement and make the Township more flexible in terms of its ability to work with developers.

Mr. Scurto provided a few examples of how this could be applied per Member OLIVER's request.

Member TUCKFIELD pointed out the benefit of adding another level of public input by using this proposed option rather than consent judgement.

Public Portion: Public hearing was opened at 7:11 and closed at 7:13 with no comment.

MOTION by TUCKFIELD seconded by SCIUTO to close the public hearing.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

MOTION by OLIVER seconded by TUCKFIELD to recommend approval to the Township Board of Trustees.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

B. SPECIAL LAND USE; RC ONE RACING, LLC

Permanent Parcel 08-36-278-006; Located on the west side of Gratiot Avenue, south of 21 Mile Road (46330 Erb Drive)

Dave Scurto presented the context of the development. He described that this amendment would allow petitioners to have another option other than consent judgement and make the Township more flexible in terms of its ability to work with developers.

Mr. Greg Icabelli and Mike Hemenek spoke about the business and how it would operate. They indicated that Ken Bartz has issued a temporary CofO.

Member TUCKFIELD asked several questions about the schedule of operations for the business and what items are included in the process. He expressed potential concern with safety and crowd sizing. He indicated satisfaction with the answers of Mr. Hemenek. Member TUCKFIELD asked about nitrus oxide and if the track was stationary. The petitioner also

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answered questions about the hobby shop portion of the development and indicated that there would be no drone racing.

Member BENTLEY asked about the possibility of fire or explosions from batteries or other power sources.

Public Portion: None

MOTION by SCIUTO seconded by TUCKFIELD to recommend approval.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

- C. SPECIAL LAND USE; KINDERCARE
Permanent Parcel 08-22-400-023; Located on the northwest corner of 22 Mile Road and Card Road; EIG14T KCE MI Macomb, LLC, Petitioner.

Mr. Scurto described the development and its background. He indicated that variances had already been granted for this site and that it had been rezoned. He indicated that staff recommended approval.

Jon Szutarski presented a few slides to outline the layout and visual look of the project. He walked through the dimensions of the building, parking lot, the fence, and the playground area. He also described the detention pond and the new shrubs screening the play area.

Member SCIUTO asked about the material used for the wall and if there would be a drop off only zone. Mr. Szutarski highlighted that KinderCare requires parents to park and bring children in and not allow drop offs.

Member OLIVER asked if any audio or speakers would be outdoors and the petitioner indicated that none would be.

Member BENTLEY stated a number of items for consideration. He felt that the wrought iron fence could be too close to the equipment and children could reach through and touch the equipment. He also pointed out the 3 foot 6 inch separation required between fences otherwise it would become a prohibited double fencing. A gate for the utility easement was also discussed. Member BENTLEY also indicated that having the address on the sign would make it a 3 sided sign.

Member TUCKFIELD asked Mr. Van Tiflin about the traffic and utilities. Mr. Van Tiflin indicated that he was satisfied and recommending approval. He also spoke about the curb cut and that it had been discussed and preferred by the Macomb County Road Department.

Member TUCKFIELD referred to the plan review prepared by Dave Scurto and Carlisle Wortman Associates and complimented its thoroughness and its detail provided and recommended that this format be used in the future for all items on the agenda.

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Public Portion: Mary Pittman indicated that the lot is currently covered with high weeds and grass and needs to be mowed and cleaned up. Mr. Szutarski indicated that he would take care of it as soon as possible.

MOTION by OLIVER seconded by SCIUTO to recommend approval for Special Land Use.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

MOTION by OLIVER seconded by BENTLEY to recommend approval for Site Plan.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

- D. SPECIAL LAND USE; MATRX HEALTH AND FITNESS, LLC
Permanent Parcel 08-18-401-005; Located on the north side of Leone Drive, north of
Quadrate Drive; Krystina Miller, Petitioner.

Mr. Scurto described the project. He indicated that this would reduce the number of users from the existing fitness facility located in the building.

Krystina Miller, the petitioner, described the business, indicated that most patients would be wheel-chair users which require equipment for stand assist and they need higher than normal ceilings. She is the only employee currently and only sees one patient at a time.

Member BENTLEY asked about the toilet facilities and if they were sufficient for the number and type of patients. Ms. Miller indicated that if business picked up they would expand and provide more facilities but the current business will be successful with the existing bathroom that is already ADA compliant.

Public Portion: Patrick Tuscanly asked about the location of the business. He is a resident who lives behind this facility. He was concerned about the construction going on but was informed that it was in reference to a different project.

MOTION by TUCKFIELD seconded by BENTLEY to recommend approval for Special Land Use.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

7. OLD BUSINESS

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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 stated this item had been presented previously and highlighted the areas of concern that caused the item to be brought back yet again.

Kevin Zacharski, petitioner, stated that they had provided a site plan to the building department. He described the site visit from the building department. He indicated that the gate had been disconnected but he does still lock it at night.

Mike Bedamo discussed the site visit and expressed approval of the firewall.

Josh Bocks expressed satisfaction with all of the planning items and recommended approval and in hopes that the building department could take it from here.

Member TUCKFIELD expressed that he spoke with the Building Official and confirmed that the 1-hour fire suppression wall was sufficient.

Chairman HARDY asked if the Fire Department needed to be involved.

Public Portion: None

MOTION by TUCKFIELD seconded by SCIUTO to approve not contingent on any items.

FOR THIS MOTION:

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

NAYS: NONE.

MOTION carried.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO thanked the board for approving the laptops that will be provided to the commission. He also asked when the signage ordinance would be rewritten. Josh Bocks stated that it would be worked on in house and should be done in the relatively near future.

Member TUCKFIELD stated thanks for the temporary outdoor seating option that was written and approved in an expedited fashion. He also appreciated the work being done to get the Master Plan Update going. Lastly, he expressed concerns about sidewalk terminations in subdivisions, particularly at "T" intersections.

Member HARDY echoed Member TUCKFIELD in the praise of the site plan review document and its content as created by Dave Scurto and Carlisle Wortman Associates.

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10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

Member OLIVER stated that the Township Board approved the master plan contract for Carlisle Wortman Associates.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated there was no comment.

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, indicated that they are working with Kit Kat Klub on the Outdoor Dining/Seating application. He also reiterated that the Master Plan is starting up. Lastly he reminded the commission that the laptops would be coming soon.

13. ADJOURNMENT

MOTION by TUCKFIELD seconded by SCIUTO to adjourn the Planning Commission meeting at 8:46 p.m.

FOR THIS MOTION

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

NAYS: NONE.

MOTION carried.

Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary