



PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, JULY 20, 2021

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

1. CALL TO ORDER

Meeting was called to order at 6:32 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: None

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Jasper Sciuto seconded by Nunzio Provenzano to approve meeting minutes from July 6, 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 Nunzio Provenzano seconded by Charles Oliver to approve the agenda 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.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Special Land Use and Site Plan; Meijer MCO**

Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

MOTION by Daniel Spatafora seconded by Richard Bentley to open Public Hearing for comments at 7:46 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.

32 speakers had comments regarding this review.

MOTION by Jasper Sciuto seconded by Daniel Spatafora to close the Public Hearing for comments at 9:37 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 Nunzio Provenzano to Approve the Special Land Use; Meijer MCO Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

Vote Summary: (6 - 1 - 0)

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

Nays - Richard Bentley

Abstain - None

THE MOTION PASSED.

MOTION by Nunzio Provenzano seconded by Jasper Sciuto to Approve the Site Plan;

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Meijer MCO Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

Vote Summary: (6 - 1 - 0)

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

Nays - Richard Bentley

Abstain - None

THE MOTION PASSED.

**B. Special Land Use and Site Plan; Meijer MCO Express**

Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

MOTION by Jasper Sciuto seconded by Aaron Tuckfield to open the Public Hearing for public comment at 10:06 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.

10 speakers had comments regarding this review.

MOTION by Charles Oliver seconded by Daniel Spatafora to close the Public Hearing for public comment at 10:23 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 Jasper Sciuto to Approve the Special Land Use; Meijer MCO Express Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

Vote Summary: (6 - 1 - 0)

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

Nays - Richard Bentley

Abstain - None

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THE MOTION PASSED.

MOTION by Charles Oliver seconded by Jasper Sciuto to Approve Site Plan; Meijer MCO Express Permanent Parcel # 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 07; Meijer, Inc, Petitioner

Vote Summary: (6 - 1 - 0)

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

Nays - Richard Bentley

Abstain - None

THE MOTION PASSED.

7. OLD BUSINESS

A. **Planned Unit Development - General Design Plan; Matick**

Permanent Parcels 08-36-353-033, 08-36-353-023, 08-36-353-030 and 08-36-353-018; Located on the north side of Hall Road and east of North Avenue; Section 36; Karl Zimmerman, Petitioner

MOTION by Aaron Tuckfield seconded by Daniel Spatafora to Postpone the Planned Unit Development unit August 3, 2021 Planning Commission Meeting - General Design Plan; Matick

Permanent Parcels 08-36-353-033, 08-36-353-023, 08-36-353-030 and 08-36-353-018; Located on the north side of Hall Road and east of North Avenue; Section 36; Karl Zimmerman, 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.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

NONE.

9. COMMISSIONER COMMENTS

Member Nunzio Provenzano does not want a disconnect between the Planning Commission and the residents of Macomb Township. He wanted the speakers to know the Planning Commissions role in the process and that they were heard.

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Secretary Richard Bentley would like state that there is legitimate issues that the public voiced; he would like site plans evaluated, addressed and eliminated by petitioners alternative design to meet every aspect of the ordinance before approval at the meetings. He explained that this is why he voted no on the Meijer Site Plans and Special Land Uses.

There was then a discussion between the Planning Commission and the Township Attorney regarding Site Plans meeting the ordinance.

Member Daniel Spatafora stated the Macomb County Department of Roads should be more proactive in resolving traffic issues in the Township.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Member Charlie Oliver informed the Planning Commission that the Township hired a Fire Fighter and a Grant Writer. The Grant Writer will only be with the Township for 6 months.

11. ZBA LIAISON UPDATE

Member Aaron Tuckfield informed the Planning Commission that Meijer is on the next Zoning Board of Appeals Agenda for their signs. He also stated that after the last ZBA meeting he summarized all the comments and gave them to the Planning Commission.

12. PLANNING DEPARTMENT ITEMS

NONE.

13. ADJOURNMENT

MOTION by Charles Oliver seconded by Nunzio Provenzano to adjourn the July 20, 2021 meeting at 11:00 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.