

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, AUGUST 5, 2020
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LOCATION: VIRTUAL MEETING

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

ABSENT: RICHARD BENTLEY, SECRETARY

ALSO PRESENT: Josh Bocks, Planning Director
David Scurto, Planning Consultant
(Additional attendance on file at the Clerk's Office)

1. Chairman HARDY called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Vice-Chairman TUCKFIELD called the roll. Member BENTLEY was absent.

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

FOR THIS MOTION:

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on July 7, 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 July 7, 2020 as amended.

FOR THIS MOTION:

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

5. APPROVAL OF THE AGENDA

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

FOR THIS MOTION;

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

6. NEW BUSINESS/PUBLIC HEARINGS

A. **EXTENSION OF TIME; SITE PLAN; WELLINGTON CENTER**

Permanent Parcel 08-19-160-001; Located on the east side of Hayes Road, ½ mile south of 23 Mile Road; Section 19. Dominic Geric, Petitioner.

Josh Bocks, Planning Director, presented the findings and recommendations and noted that internal departments were recommending approval.

Member OLIVER is anything has changed that would impact this development.

Josh Bocks, Planning Director, stated there has not been any ordinance changes in the area that would impact this site.

Public Portion:

MOTION by SCIUTO seconded by OLIVER to approve a one year Extension of Time; Site Plan; Wellington Center; Permanent Parcel 08-19-160-001; Located on the east side of Hayes Road, ½ mile south of 23 Mile Road; Section 18. Dominic Geric, Petitioner.

FOR THIS MOTION

AYES: SCIUTO, OLIVER, PROVENZANO, TUCKFIELD HARDY.

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

B. **REZONING REQUEST; RESIDENTIAL ONE FAMILY SUBURBAN (R-1-S) TO OFFICE LOW RISE (O-1)**

Permanent Parcel 08-04-400-034 AND 08-04-300-035; Located on the northwest corner of 25 Mile Road and Broughton Road; Section 4. Salvatore DiMercurio, Petitioner.

David Scruto, Planning Consultant, reviewed the proposal and indicated upon the review of both the Zoning Act and Planning Act they are not supporting the change. Also, the Master Plan is in the process of a rewrite but we have to use what is on the books at this time and therefore must recommend denial at this time. He suggested the petitioner wait until the Master Plan is better in-line with what the Planning Commission decides to do with the whole area. The largest concern if parcels are rezoned non-residential it would impede the process of getting the downtown created.

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Salvatore DiMercurio, petitioner, was in attendance and indicated he did not see the site in question to be a location for single homes and that it would be a great landmark to entering into the future downtown development.

Member TUCKFIELD commented to Mr. Scruto about his remark that it was too early for this request based upon the status of the Master Plan. He questioned if he had worked on this area yet to see what he goal would be.

David Scruto, Planning Consultant, stated it was a little premature at this time, that he was getting ready to send it out for public input then receive the support data back before making a recommendation to the Planning Commission to consider.

Chairman HARDY questioned if there was a time frame established for when the Master Plan would be completed.

David Scruto, Planning Consultant, stated that by the time the draft is completed and getting it out for the two month public hearing comment it would be in the first quarter of 2021.

Public Portion:

Ann Marie Grzanki and Paul Burdick, 55125 Broughton, wanted to know what the plan was for building on the site in question.

Chairman HARDY stated as of right now the Master Plan is not completed so there is no way of predicting of what will be built there. Until such time as the Master Plan is completed which is this item will most likely be tabled.

Member TUCKFIELD questioned if they were to follow the recommendation that this is something that could be considered but that now is not the appropriate time would recommendation of denial or postponement be the way to proceed forward.

David Scruto, Planning Consultant, stated if the commission is comfortable with postponing an item for an unknown time you could recommend until the Master Plan is complete.

Member TUCKFIELD asked if it should be date specific or open ended.

MOTION by TUCKFIELD seconded by OLIVER to recommend postponing the rezoning of the Rezoning Request; Residential One Family Suburban (R-1-S) to Office Low Rise (O-1); Permanent Parcel 08-04-400-034 and 08-04-400-035; Located on the northwest corner of 25 Mile Road and Broughton Road; Section 4; Salvatore DiMercurio, Petitioner. This recommendation is made until such time as the Master Plan has been completed and the renewal of the Master Plan has been completed and adopted for the township in general and specifically this area. In addition, this is based upon the fact that we are in transition between staff and master plan and then it would be appropriate to make sure the best interest of the township is being observed with this rezoning request. This motion does not give support in any way to the rezoning or to any motion.

FOR THIS MOTION

AYES: TUCKFIELD, OLIVER, HARDY, PROVENZANO.

NAYS: SCIUTO.

ABSENT: BENTLEY.

MOTION carried.

C. SITE PLAN; MACOMB INDUSTRIAL, UNIT 12

Permanent Parcel 08-18-326-012; Located on the west side of Industrial Drive, north of 23 Mile Road, Section 18. Joe Cusmano, Portioner.

Josh Bocks, Planning Director, reviewed the proposed plan and indicated the departments were recommending approval.

Joe Cusmano, representative, was in attendance.

Public Portion:

MOTION by OLIVER seconded by SCIUTO to approve the Site Plan; Macomb Industrial, Unit 12; Permanent Parcel 08-18-326-012; Located on the west side of Industrial Drive, north of 23 Mile Road; Section 18

FOR THIS MOTION

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

D. FINAL PLAN; WOLVERINE ESTATES NORTH SITE CONDOMINIUMS

Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road, ½ mile north of 25 Mile Road; Section 5. Acadia Development, LLC, Petitioner.

Josh Bocks, Planning Director, reviewed the proposed plan and indicated the departments were recommending approval.

Chris Cousino, representative, was in attendance.

Member TUCKFIELD questioned about the cul-de-sac at the west end of the parcel and how it tie into the existing stub streets in the abutting development.

Chris Cousino, representative, stated the cul-de-sac was a temporary set up.

Member TUCKFIELD confirmed that a construction entrance will be off Luchtman Road for a significant portion of the development.

Chris Cousino, representative, stated that would be using an existing drive that serviced the site while there had been a house on the property.

Public Portion:

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Carmela Gowland, 56053 Image, stated they were concerned with the driveway through into the other development and how Image Drive would be used.

Richard Gowland, 56053 Image, stated the main concern was if they were going to put a street though from Image Drive continuing through over to Wolverine Subdivision. The concern is the wear and tear on the roads from any extra traffic generated.

Danielle Miller, 18263 Player, questioned if the two detention ponds as shown on the original plan are still in the same location and if the fences are still around them and at what time those would be constructed since they back up to her lot. She also asked about the trees that are at the drain and if they would remain or be removed and what would be the approximate start date of the proposed development.

Josh Bocks, Planning Director, stated that the detention ponds with fences are still planned but as far as when they will be constructed falls onto the developer. An overall construction date is hard to determine since there are other agencies involved in issuing permits for construction. As far as the connection of the street there is a vacant parcel in between that has a Consumer Power easement so it appears most traffic will be coming from the south.

Chris Cousino, representative, stated the trees are located within the existing drain and that they would be removed. He indicated that hopefully next month there could be a construction start date.

Member TUCKFIELD asked for clarification on the tie into Image Drive.

Chris Cousino, representative, stated that there was no interest by either party (Consumer's/Acadia Development) to extend Image Drive at this time.

MOTION by TUCKFIELD seconded by OLIVER to recommend approval to the Township Board of Trustees the Final Plan; Wolverine Estates North Site Condominiums; Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road; ½ mile north of 25 Mile Road; Section 5. Acadia Development, LLC, Petitioner. The recommendation is based on that it meets the ordinance and matches the Master Plan.

FOR THIS MOTION:

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

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9. COMMISSIONER COMMENTS

Member SCIUTO asked Josh Bocks if the By-Laws could be looked at to see there any updates are needed.

Member SCIUTO congratulated the Clerk's Office on a job well done running the election as well as the winners from yesterday's primary.

Member TUCKFIELD congratulated all of the winners in the primary election along with the election committee.

Chairman HARDY stated the Clerk's Office did a wonderful job in preparing and running the election along with those individuals who oversee the precincts (Aaron Tuckfield) to keep the process running without error. Lastly, he gave his condolences to the OLIVER family on the recent loss of their family member.

Member OLIVER thanked the board for their kind words and echoed the statements made on the election process.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

Member OLIVER stated the Board was able to adopt a new zoning ordinance which is the "Conditional Zoning" and will assist the township.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated they had their first meeting last month and had election of officers and the meeting is tomorrow night.

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, stated the conditional rezoning was adopted will become effective very shortly. Discussion was had on the creation of sub-committee's for possible ordinance amendments and would strongly encourage that assistance. Lastly, he also congratulated the winners of the recent election.

13. ADJOURNMENT

MOTION by SCIUTO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 8:07 p.m.

FOR THIS MOTION

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

NAYS: NONE.

ABSENT: BENTLEY.

MOTION carried.

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Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary