

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, September 19, 2006

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

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Legal Counsel
Jack Daley, Planning Consultant
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and no additions, corrections or deletions were made.

MOTION by AUSILIO seconded by THOEL to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on September 5, 2006 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PENZIEN seconded by OLIVER to approve the minutes of the meeting of September 5, 2006 as presented.

MOTION carried.

AGENDA ITEMS

4. **Rezoning Request C-2 (General Commercial District) to CF (Community Facilities);** Located on the northeast corner of 24 Mile Road and Hayes Road;

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Section 7; Gateway Village Center, LLC, Petitioner. Permanent Parcel No. 08-07-300-015.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Richard Grabing, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to recommend the approval of the Rezoning Request C-2 (General Commercial District) to CF (Community Facilities); Section 7; Gateway Village Center, LLC, Petitioner. Permanent Parcel No. 08-07-300-015; for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties. The proposed zoning will provide a transition between the commercial strip center and the residential to the north.**

MOTION carried.

- 5. Rezoning Request; R-1 (Residential Urban One Family) to O-1 (Office Low Rise);** Located on the northwest corner of 25 Mile Road and Romeo Plank Road; Section 6; V & G Construction, Petitioner. Permanent Parcel 08-06-476-012.

(This matter was tabled to the Planning Commission Meeting scheduled for October 17, 2006)

- 6. Rezoning Request; R-1 (Residential Urban One Family) to O-1 (Office Low Rise);** Located on the northwest corner of 25 Mile Road and Romeo Plank Road; Section 6; V & G Construction, Petitioner. Permanent Parcel 08-06-476-004.

(This matter was tabled to the Planning Commission Meeting scheduled for October 17, 2006)

- 7. Rezoning Request; R-1 (Residential Urban One Family) to O-1 (Office Low Rise);** Located on the northwest corner of 25 Mile Road and Romeo Plank Road; Section 6; V & G Construction, Petitioner. Permanent Parcel 08-06-476-003.

(This matter was tabled to the Planning Commission Meeting scheduled for October 17, 2006)

- 8. Land Division Variance; Manchester Woods;** Located on the east side of Fairchild Road, south of 22 Mile Road; Section 25; Landtec Associates, LLC, Petitioner. Permanent Parcel No. 08-25-226-040.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation that this variance be granted only in part.

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There was no one present representing the petitioner.

MOTION by KOEHS seconded by AUSILIO to table this matter to the Planning Commission meeting scheduled for October 3, 2006.

MOTION carried.

9. **Final Preliminary Plat; Stoneridge Subdivision;** Located on the east side of Fairchild Road, ¼ mile north of 21 Mile Road; Section 25; Stoneridge Development, Petitioner. Permanent Parcel 08-25-427-009.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by KOEHS seconded by AUSILIO to recommend approval of the Final Preliminary Plat; Stoneridge Subdivision; Section 25; Stoneridge Development, Petitioner. Permanent Parcel 08-25-427-009 with the standard conditions of the Planning Commission as follows:

1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:
 - a) Michigan Department of Environmental Quality
 - b) All public Macomb County Road Commission
 - c) Office of Public Works Commission of Macomb County
 - d) Macomb County Health Department
 - e) Macomb County Planning Commission
 - f) All public utility companies affected
 - g) That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying to the plat to any public street be installed by the petitioner.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.
5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinances.

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6. **Flood Plain Map Amendments and/or Requirements.** Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreages, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the "landscape easement" that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.

It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8" in diameter is permitted) or loose materials are allowed to within 3' of any paved areas.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names must be cleared by the Township Supervisor for purposes of continuity as part of the application for the tentative preliminary plat. Any changes in street names must be authorized by Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.

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12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The "Restrictive Covenants" must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The "Articles of Incorporation" must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plat.
16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

17. That the landscape plan be revised indicating compliance with the 4 items outlined on page 2, including the elimination of the berm area abutting lots 104,105 and 106; that the walls be indicated as 10' setbacks, that all the lawn areas including those areas including the sidewalks at the edge

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of Fairchild to be noted to be sodded and irrigated; and that loose materials such as stones not be utilized in any of the landscape areas.

18. **That it be noted on a separate drawing that lots 73 and 83 meet the requirements of the zoning ordinance.**
19. Revisions must be made to the plans prior to submission to the Township Board, these include:
 1. That the reference to a berm area along lots 104, 105 and 106 be removed from the plan.
 2. That the walls and signs be indicated as 10' setback from Fairchild, both from a scaled point of view and dimensioned.
 3. That the all lawn areas including those areas between the sidewalk and the edge of Fairchild be noted to be sodded and irrigated.
 4. That the provisions of the use of loose materials meet the requirements of the Township.
20. Upon receipt of the following this office will forward the matter to the Township Board for consideration of the Final Plat:
 - Letter is received for the Township Engineer verifying that all required State and County approvals have been received in accordance with the State Land Division Act and as itemized in item Nos. 1-4 above.
 - Letter is received from the Township Engineer verifying that all conditions imposed by the State of Michigan Department and Consumer & Industry Services Manufactured Housing and Subdivision Control Division have been incorporated into the proposed Final Plat.
 - Notification from the Township Engineer verifying they have received and approved the "as-built" drawings for the subject development.
 - Letters from all required Township departments indicating they have reviewed the landscape easement against the approved landscape plan, have verified it's completion and have recommended release of the landscape bond to the Township Board.
 - Verification that all street names have been cleared by the Township Supervisor pursuant to item No. 11 above.
 - Verification that the Township Attorney has approved the Restrictive Covenants and 'Articles of Incorporation' pursuant to item Nos.13 and 14 above.
 - That 12 revised drawings be submitted as indicated in items 18 and 19 above.

MOTION carried.

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10. **Special Land Use and Site Plan; Verizon Wireless Communication Antenna;** Located on the east side of Regency Center Drive, 541.71 feet north of 23 Mile Road; Section 17; Jonathan Crane, Petitioner. Permanent Parcel No. 08-17-344-016.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Benjamin Herrick, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by KOEHS seconded by AUSILIO to table this matter indefinitely at the petitioner's request.

MOTION carried.

11. **Site Plan; Regency Commerce Center Unit 24;** Located east of Regency Center Drive and north of 23 Mile Road; Section 17; Eastside Investments, Petitioner. Permanent Parcel 08-17-344-024.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Al Valentine, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by KOEHS seconded by AUSILIO to approve the Site Plan; Regency Commerce Center Unit 24; Located east of Regency Center Drive and north of 23 Mile Road; Section 17; Eastside Investments, Petitioner. Permanent Parcel 08-17-344-024, with the standard conditions of the Planning Commission, including:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**

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3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
4. **The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
5. **Sidewalks to be provided to the satisfaction of the Township Engineer.**
6. **Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
7. **That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
8. **An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
9. **The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
10. **That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
11. **That all signs be designated on the site plan and meet the Township requirements.**

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12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.

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22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

25. That the plastic sound deadening strips be noted on the site plan indicating installation at the overhead doors.

MOTION carried.

12. **Site Plan; Regency Commerce Center Unit 25;** Located east of Regency Center Drive and north of 23 Mile Road; Section 17; Eastside Investments, Petitioner. Permanent Parcel 08-17-344-025.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Al Valentine, representing the petitioner, was also present to answer any questions which the Commission might have.

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MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan; Regency Commerce Center Unit 25; Located east of Regency Center Drive and north of 23 Mile Road; Section 17; Eastside Investments, Petitioner. Permanent Parcel 08-17-344-025, with the standard conditions of the Planning Commission, including:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted,**

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assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.

- 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
- 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
- 11. That all signs be designated on the site plan and meet the Township requirements.**
- 12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
- 13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**
- 14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.**
- 15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**
- 16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.**

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17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

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This approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

- 25. That the plastic sound deadening strips be noted on the site plan indicating installation at the overhead doors.**

MOTION carried.

- 13. Extension of Time for Preliminary Plan; Cardinal Cove;** Located on the north side of 24 Mile Road, 1,200 feet east of Romeo Plank Road; Section 8; Northern Macomb Development, Petitioner. Permanent Parcel 08-08-400-020.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approving the extension for one year.

MOTION by KOEHS seconded by ZOLNOSKI to approve the Extension of Time for Preliminary Plan; Cardinal Cove; Section 8; Permanent Parcel 08-08-400-020 for a period of one year.

MOTION carried.

- 14. Ground Sign for 21 Mile Road Entrance; Fountains of Macomb;** Located on the northeast corner of 21 Mile Road and Hayes Road; Section 30; Sign Fabricators, Petitioner. Permanent Parcel No. 08-30-354-024.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by OLIVER seconded by THOEL to approve the Ground Sign for 21 Mile Road Entrance; Fountains of Macomb; Located on the northeast corner of 21 Mile Road and Hayes Road; Section 30; Sign Fabricators, Petitioner. Permanent Parcel No. 08-30-354-024 with the following standard conditions of the Planning Commission:

- 1. That Section 10.0319 of the Zoning Ordinance be met.**
- 2. That the surface area of one side of the sign be limited to 21 square feet.**
- 3. That a \$500 cash bond be posted assuring the installation of the sign as approved.**
- 4. No other ground signs are permitted on the site under the terms of the zoning ordinance.**

MOTION carried.

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15. **Ground Sign for Hayes Road Entrance; Fountains of Macomb;** Located on the northeast corner of 21 Mile Road and Hayes Road; Section 30; Sign Fabricators, Petitioner. Permanent Parcel No. 08-30-354-024.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by KOEHS seconded by THOEL to approve the Ground Sign for Hayes Road Entrance; Fountains of Macomb; Located on the northeast corner of 21 Mile Road and Hayes Road; Section 30; Sign Fabricators, Petitioner. Permanent Parcel No. 08-30-354-024.

1. **That Section 10.0319 of the Zoning Ordinance be met.**
2. **That the surface area of one side of the sign be limited to 21 square feet.**
3. **That a \$500 cash bond be posted assuring the installation of the sign as approved.**
4. **No other ground signs are permitted on the site under the terms of the zoning ordinance.**

MOTION carried.

16. **Land Division Variance; Bridgewater Site Condominiums;** Located on the south side of 24 Mile Road, ¼ mile east of Romeo Plank Road; Section 17; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of denial.

Ms. Stacy Cerget, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to recommend approval of the Land Division Variance; Bridgewater Site Condominiums; Located on the south side of 24 Mile Road, ¼ mile east of Romeo Plank Road; Section 17; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002 for the following reason:

The Alter Grade plan has already been approved and there is no way to provide the stub street in the requested area, which involves land within Open Space 5 of the Preliminary Plan for Bridgewater Estates abutting the south property lines of lots 34 and 35 at the end of Tacoma Narrows Court.

MOTION carried.

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17. **Special Land Use; Bridgewater Wetland Mitigation;** Located on the south side of 24 Mile Road, ¼ mile east of Romeo Plank Road; Section 17; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

(This matter was removed indefinitely at the petitioner's request)

18. **Preliminary Plan; Bridgewater Site Condominiums;** Located on the south side of 24 Mile Road, ¼ mile east of Romeo Plank Road; Section 17; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002.

Mr. Jack Daley, Planning Consultant, reviewed this item and stated his recommendation of approval.

Ms. Stacy Cerget, representing the petitioner, was also present to answer any questions which the Commission might have.

MOTION by OLIVER seconded by ZOLNOSKI to recommend approval to the Board of Trustees the Preliminary Plan; Bridgewater Site Condominiums; Section 17; MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002 subject to the following conditions:

1. **The petitioner shall prepare and submit engineering plans to the Township Engineer for the required approvals from the following agencies in compliance with the State Condominium Act and Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:**
 - a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**
 - d. **Macomb County Planning Commission**
 - e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.**
2. **The Township Engineer approves all engineering plans for the computed plan.**
3. **That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**

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4. Further that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan approval be met.
5. That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
6. That all sites meet the requirements of the Township Zoning Ordinances.
7. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further the MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the unrecorded Master Deed be approved by the Township Attorney and Township Assessor prior to acceptance of the Final Plan Application.
10. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after final preliminary plan approval by the Township Board.
11. That the landscape areas be identified as a common area in the Master Deed. Further, that a bond in the amount to be determined by the Township Consulting Engineer be posted. The bond shall be posted prior to receiving construction permits from the Water/Sewer Department.
12. That the preliminary approval expires one year from the date of Township Board approval.
13. If a 'phasing plan' has not been submitted it is assumed that this plan will be developed in one phase. Please be advised that any revisions to the phasing plan for this plan must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Preliminary Plan as a Revised Preliminary Plan.

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14. That the preliminary approval expires one year from the date of Township board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any request for extension must be received by this office prior to the expiration date.
15. That the 20' open space area along 24 Mile Road shall be labeled as "Dedicated Landscape Area" and be developed in accordance with Sec. 17-162 (b) to provide for an effective screen from the roadway. To provide for the required screen a combination of large evergreen trees shall be planted a minimum of 10 ft. on center together with a combination of deciduous shrubs, evergreen shrubs, and ground covers..
16. That the 20' open space area along Romeo Plank Road shall be labeled as "Dedicated Landscape Area" and be developed in accordance with Sec. 17-162 (b) to provide for an effective screen from the roadway. To provide for the required screen a combination of large evergreen trees shall be planted a minimum of 10 ft. on center together with a combination of deciduous shrubs, evergreen shrubs, and ground covers.
17. That units 25, 27, 30, 31, 58, 59, 67, 117, 145, 163, 164, and 174 must be developed in accordance with the building footprints including driveway locations as noted in the sketch plans included as part of the plans submitted.
18. That specific unit plans be prepared for units 32, 33, 34, and 35 indicating building footprints for setback compliance and an indication of how the driveways will intersect with Tacoma Narrows Court.
19. That the petitioner to provide information regarding the details of the proposed mitigated areas as they relate to the special land use permit to be considered.
20. That the landscape plan note the areas that will be sodded and irrigated, i.e. all setbacks, including open space areas 7 and 8, areas between the sidewalk and curb, and the 20' landscape dedicated landscape areas.
21. The landscape plans for the dedicated landscape areas must be sealed by a registered landscape architect.
22. If the Township Board requires a stub street to be developed to the south of the Bridgewater Estates development then the Preliminary Plan must be amended to reflect the stub street.
23. The approval cannot include a determination about unit 180 without an action by the ZBA to direct final status of the existing house. The

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consultant recommends that until the action of the ZBA is known the house must be removed prior to any construction commencing in Phase .

MOTION carried.

19. **Motion to receive and file all correspondence in connection with this agenda.**

MOTION by KOEHS seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS - NONE

PLANNING COMMISSIONERS COMMENTS - NONE

ADJOURNMENT

MOTION by PENZIEN seconded by KOEHS to adjourn the Planning Commission meeting at 8:31 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
Planning Commission Secretary