

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 17, 2007

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
Jerome Schmeiser, 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 items 5 and 6 were tabled to May 1, 2007 because the plans were not submitted in time to be reviewed and noticed for this meeting.

MOTION by AUSILIO seconded by ZOLNOSKI to approve the agenda as amended.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on April 3, 2007 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PENZIEN seconded by AUSILIO to approve the minutes of the meeting of April 3, 2007 as presented.

MOTION carried.

AGENDA ITEMS

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4. **Tentative Preliminary Plat; Manchester Woods Subdivision;** Located on the east side of Fairchild Road, south of 22 Mile Road; Section 33 Landtec Associates, LLC, Petitioner. Permanent Parcel No. 08-25-226-040. (Tabled from April 3, 2007)

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by AUSILIO seconded by PENZIEN to table the Tentative Preliminary Plat; Manchester Woods Subdivision; Permanent Parcel No. 08-25-226-040 to May 1, 2007 to allow for the Building Official to determine if the proposed stub street will be interfering with a new home under construction.


MOTION carried.

5. **Revised Site Plan; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile Road and Romeo Plank Road; Section 6; Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. (Tabled from March 20, 2007)

(This item was tabled to May 1, 2007)

6. **Ground Sign; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile Road and Romeo Plank Road; Section 6; Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. (Tabled from March 20, 2007)

(This item was tabled to May 1, 2007)

7.  **Revised Site Plan; Gateway Village;** Located on the northeast corner of 24 Mile Road and Hayes Road (excluding the immediate corner); Section 7; Sal-Mar Building Company, Petitioner. Permanent Parcel No. 08-07-300-009.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by KOEHS seconded by THOEL to approve the Revised Site Plan; Gateway Village; Located on the northeast corner of 24 Mile Road and Hayes Road (excluding the immediate corner); Section 7; Sal-Mar Building Company, Petitioner. Permanent Parcel No. 08-07-300-009 with the following conditions:

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.**

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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 (a cobblestone measuring 3-8" in diameter are allowed) 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**

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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 meets 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 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.

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20. That all requirements of the Zoning Ordinance be met.
21. If 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.
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 all lawn areas must be developed in accordance with the zoning ordinance section 10.2402B6 which refers to the standards of section 17-140a of the land division ordinance for the specifics of landscaping. All areas of the plan which are not paved or built upon must be irrigated and sodded with pre-grown grass and includes all areas of the road right-of-ways for both Hayes Road and 24 Mile Road.
26. That the landscape plan be revised to indicate that the pathway along 24 Mile Road will cross the island at the entrance and also indicate "final landscape plan" for the project.

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27. That the 8' pathway proposed along 24 Mile Road continue and tie into the existing pathway to the west.
28. That the final site plans for the 2 future buildings (the restaurant and drug store) be reviewed prior to their construction under the revised site plan application process. In the meantime, the areas shown on the plan for these 2 buildings and parking areas be noted as "sodded and irrigated".

MOTION carried.

8.  **Entrance Ground Sign; Hunter's Pond;** Located on the southwest corner of Garfield Road and Sawmill Creek Drive; Section 18; Westcreek Commons Association, Petitioner. Permanent Parcel No. 08-18-279-001.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by AUSILIO seconded by PENZIEN to approve the Entrance Ground Sign; Hunter's Pond; Located on the southwest corner of Garfield Road and Sawmill Creek Drive; Section 18; Westcreek Commons Association, Petitioner. Permanent Parcel No. 08-18-279-001.

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to 35 square feet.
3. That a \$500 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

9.  **Special Land Use; Hurricane Tiger Martial Arts;** Located on the southeast corner of 23 Mile Road and Card Road; Section 23; Elliot Rodriguez, Petitioner. Permanent Parcel No. 08-23-100-029.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by AUSILIO seconded by PENZIEN to approve the Special Land Use; Hurricane Tiger Martial Arts; Located on the southeast corner of 23 Mile Road

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and Card Road; Section 23; Elliot Rodriguez, Petitioner. Permanent Parcel No. 08-23-100-029 with the following observations and conditions:


- 1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.**
- 2. The proposed use shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.**
- 3. The proposed use shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.**
- 4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.**
- 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**
- 6. The proposed use is necessary for the public convenience at the proposed location.**
- 7. The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
- 8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

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9. This recommendation is made with the understanding that the rear door will be installed as an emergency exit only in accordance with the Macomb Township Fire Department recommendation and must include an alarm system that will be activated with the opening of the door. The purpose of this recommendation is to eliminate day to day foot traffic allowing noise to emanate from the user to the abutting single family residential area.

10. No retail sales of 'hard' martial arts weapons are permitted.

MOTION carried.

10.  **Special Land Use; Bounce House;** Located on the southeast corner of 21 Mile Road and Hayes Road (Breckenridge Square); Section 31; Ken Kronner, Petitioner. Permanent Parcel 08-31-100-008.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Kenneth Kronner, the petitioner, was also present to answer any questions which the Commission might have.

MOTION by KOEHS seconded by ZOLNOSKI to approve the Special Land Use; Bounce House; Located on the southeast corner of 21 Mile Road and Hayes Road (Breckenridge Square); Section 31; Ken Kronner, Petitioner. Permanent Parcel 08-31-100-008.

1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.
3. The proposed use shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.
4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate

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development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.

5. **The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**
6. **The proposed use is necessary for the public convenience at the proposed location.**
7. **The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
8. **The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**
9. **This recommendation is made with the understanding that the rear door will be installed as an emergency exit only in accordance with the Macomb Township Fire Department recommendation and must include an alarm system that will be activated with the opening of the door. The purpose of this recommendation is to eliminate day to day foot traffic allowing noise to emanate from the user to the abutting single family residential area.**

MOTION carried.

11. **Special Land Use; Ace Hardware in Macomb Center Plaza; Located on the northeast corner of Romeo Plank and 23 Mile Roads; Section 17; Aragona Properties, Inc., Petitioner; Permanent Parcel No. 08-17-476-005.**

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Frank Aragona and Mr. Greg Oman, representing the petitioner, were also present to answer any questions which the Commission might have.

MOTION by ZOLNOSKI seconded by PENZIEN to approve the Special Land Use; Ace Hardware in Macomb Center Plaza; Located on the northeast corner of Romeo Plank and 23 Mile Roads; Section 17; Aragona Properties, Inc., Petitioner; Permanent Parcel No. 08-17-476-005 with the following observations and conditions:

1. **The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the**


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surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.

2. The proposed use shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.
3. The proposed use shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.
4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.
5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.
6. The proposed use is necessary for the public convenience at the proposed location.
7. The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.
8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.
9. This recommendation is made with the understanding that no sales facilities shall be situated outside the fenced area since the area is adjacent to the maneuvering lane of the parking area. Further, no outside sales facilities shall be conducted anywhere on the site except within the fenced area—either in front or back of the building.
10. Only water and 'juice boxes' may be offered for sale.

MOTION carried.

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12.  **Site Plan**; Ace Hardware in Macomb Center Plaza; Located on the northeast corner of Romeo Plank and 23 Mile Roads; Section 17; Aragona Properties, Inc., Petitioner; Permanent Parcel No. 08-17-476-005.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Frank Aragona and Mr. Greg Oman, representing the petitioner, were also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan; Ace Hardware in Macomb Center Plaza; Located on the northeast corner of Romeo Plank and 23 Mile Roads; Section 17; Aragona Properties, Inc., Petitioner; Permanent Parcel No. 08-17-476-005.

MOTION carried.

13.  **Revised Site Plan**; Funeral Home; Located on the east side of Romeo Plank Road, approx. ¼ mile south of 21 Mile Road; Section 33; Mark W. Ellena, Petitioner; Permanent Parcel No. 08- 33-102-003.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by AUSILIO seconded by PENZIEN to approve the Revised Site Plan; Funeral Home; Located on the east side of Romeo Plank Road, approx. ¼ mile south of 21 Mile Road; Section 33; Mark W. Ellena, Petitioner; Permanent Parcel No. 08- 33-102-003.

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 (a cobblestone measuring 3-8" in diameter are allowed) 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 with 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 meets 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. If 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. the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.
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 all lawn areas must be developed in accordance with the zoning ordinance section 10.2402-B-6 which refers to the landscaping design standards of the Township Land Division Ordinance; Sec. 17-162-(b)(11) as amended which provides that all areas must be sodded with pre-grown grass which include the areas of the property which also includes the road right-of-way.
26. That the notations on the landscape plan which indicate pebble stone, cobblestone or other loose materials be removed from the plan and that it be indicated that all stone or other loose materials will be a cobblestone with a measurement of 3" to 8" in size.
27. The redesign of the entrance drive and the sign meet the standards of the Road Commission of Macomb County, the Township Engineer's Office and other codes and ordinance.

MOTION carried.

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14. **Ground Sign**; Funeral Home; Located on the east side of Romeo Plank Road, approx. ¼ mile south of 21 Mile Road; Section 33; Mark W. Ellena, Petitioner; Permanent Parcel No. 08- 33-102-003.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

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

MOTION by KOEHS seconded by ZOLNOSKI to approve the Ground Sign; Funeral Home; Located on the east side of Romeo Plank Road, approx. ¼ mile south of 21 Mile Road; Section 33; Mark W. Ellena, Petitioner; Permanent Parcel No. 08- 33-102-003.

MOTION carried.

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

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

MOTION carried.

PLANNING CONSULTANTS COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 9:10 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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