

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, OCTOBER 2, 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

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 any additions, corrections or deletions were discussed and made.

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

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on September 18, 2007 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by OLIVER seconded by THOEL to approve the minutes of the meeting of September 18, 2007 as presented.

MOTION carried.

AGENDA ITEMS

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, OCTOBER 2, 2007

4. **Revised Site Plan; Card/21 Shoppes;** Permanent Parcel 08-17-476-003; Edward T. Boutrous, Petitioner. Located on the NW corner of 21 Mile Road and Card Road.

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

Mr. Edward Boutrous, 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; Card/21 Shoppes; Permanent Parcel 08-17-476-003; Edward T. Boutrous, Petitioner. Located on the NW corner of 21 Mile Road and Card Road pursuant to the recommendations as listed by the Planning Consultants.

MOTION carried.

5. **Final Site Plan for Villas of Villagio;** Permanent Parcel 08-06-200-008 and 08-06-200-009; DDMR Properties, Petitioner. Located on West side of Romeo Plank Road, 1,237.10 feet south of 26 Mile Road.

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

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

MOTION by AUSILIO seconded by PENZIEN to approve the Final Site Plan for Villas of Villagio; Permanent Parcel 08-06-200-008 and 08-06-200-009; DDMR Properties, Petitioner. Located on West side of Romeo Plank Road, 1,237.10 feet south of 26 Mile Road with the standard conditions as listed by the Planning Consultants and with the condition that the site plan be revised to shift building numbers 1 and 17 eight feet to the east or 90 feet from the centerline of Romeo Plank Road. The eight foot shift will allow Via Adriana to be shifted four feet east so that the setbacks for building numbers 7, 8, 9 and 10 can be increased by an additional 4 feet. All other buildings and the north/south streets will also shift eight feet to the east.

MOTION carried.

6. **Extension of Time; One Step Party Shoppe;** Permanent Parcel 08-31-226-007; Tech Express Corp; Petitioner. Located on the SW corner of 21 Mile Road and Garfield.

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

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, OCTOBER 2, 2007

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

MOTION by KOEHS seconded by THOEL to approve the Extension of Time; One Step Party Shoppe; Permanent Parcel 08-31-226-007; Tech Express Corp; Petitioner. Located on the SW corner of 21 Mile Road and Garfield for one year to expire on September 5, 2008.

MOTION carried.

7. **Extension of Time for Riverwoods Farms; Permanent Parcel 08-33-151-009; John Anton Companies Petitioner. Located approximately 2,000 feet south of 21 Mile Road and approximately 1,200 feet East of Romeo Plank.**

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

Mr. John Bole, Jr. and Mr. Bruce Nichols, representing the petitioner, were also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by PENZIEN to approve the Extension of Time for Riverwoods Farms; Permanent Parcel 08-33-151-009; John Anton Companies Petitioner. Located approximately 2,000 feet south of 21 Mile Road and approximately 1,200 feet East of Romeo Plank with the standard conditions as listed by the Planning Consultants, and with the condition that the plan will be revised to show that Lot #47 will have fifty five feet (55') of frontage.

MOTION carried.

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

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

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, OCTOBER 2, 2007

ADJOURNMENT

MOTION by KOEHS seconded by THOEL to adjourn the meeting at 7:45 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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