

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, OCTOBER 16, 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
VICTORIA SELVA, MEMBER
ARNOLD THOEL, MEMBER

ABSENT: NONE

ALSO PRESENT: Colleen O'Connor, 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 there were no additions, corrections or deletions 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 October 2, 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 October 2, 2007 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **Revised Site Plan and Ground Sign; Kroger at Macomb Park;** Permanent Parcel No. 08-06-200-049; Romeo Plank Commons, LCC, Petitioner. Located on the SW corner of 26 Mile and Romeo Plank.

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

Mr. David Adams, 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 and Ground Sign; Kroger at Macomb Park; Permanent Parcel No. 08-06-200-049; Romeo Plank Commons, LCC, Petitioner. Located on the SW corner of 26 Mile and Romeo Plank.

MOTION carried.

5.  **Special Land Use, Site Plan; Advance Auto Parts;** Permanent Parcel 08-31-100-007; WXZ Development, Petitioner. Located on the South side of 21 Mile Road approximately 369.8 feet East of Hayes Road.

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

Mr. Steve Guerra, 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 for Advance Auto Parts; Permanent Parcel 08-31-100-007, with the conditions that 1) the hours of operation are limited to Monday through Saturday 7:30 a/m/ to 9:00 p.m., and Sunday 9:00 a.m. to 9:00 p.m. and 2) they do not permit the idling of delivery vehicles on the premises except during business hours.

MOTION carried.

MOTION by KOEHS seconded by SELVA to approve the Site Plan for Advance Auto Parts; Permanent Parcel 08-31-100-007 with the conditions as recommended by the Planning Consultants.

MOTION carried.

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6.  **Extension of Time; Tentative Preliminary Plat, River Pointe Subdivision;** Permanent Parcel No. 08-06-300-030; Andrew Eskelinen Petitioner. Located on the North side of 25 Mile Road approximately 1,500 feet East of Hayes Road.

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

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

MOTION by KOEHS seconded by THOEL to recommend approval to the Board of Trustees the Extension of Time for the Tentative Preliminary Plat, River Pointe Subdivision; Permanent Parcel No. 08-06-300-030 for one year.

MOTION carried.

7.  **Technical Change; Romeo Commons Retail;** Permanent Parcel No. 08-32-476-012; Romeo Plank 59, LLC Petitioner. Located on the North side of Hall Road approximately 456 feet west of Romeo Plank.

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

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

MOTION by KOEHS seconded by AUSILIO to table at the petitioner's request the Technical Change; Romeo Commons Retail; Permanent Parcel No. 08-32-476-012; to the Planning Commission meeting scheduled or November 6, 2007.

MOTION carried.

8.  **Tentative Preliminary Plat for Twin Rivers Subdivision II and III;** Permanent Parcel No. 08-33-376-016; Vincent DiLorenzo Petitioner. Located on North side of Hall Road, 2,679.62' East of Romeo Plank.

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

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

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MOTION by AUSILIO seconded by KOEHS to table at the petitioner's request the Tentative Preliminary Plat for Twin Rivers Subdivision II and III; Permanent Parcel No. 08-33-376-016 to the Planning Commission meeting scheduled for November 20, 2007.

MOTION carried.

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

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

MOTION carried.

PLANNING CONSULTANTS COMMENTS - None

PLANNING COMMISSIONERS COMMENTS - None

ADJOURNMENT

MOTION by AUSILIO seconded by PENZIEN to adjourn the Planning Commission meeting at 8:30 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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