

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, NOVEMBER 20, 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 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 November 6, 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 November 6, 2007 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **Revised Site Plan; Legacy Estates;** Located on the east side of North Avenue., south of 22 Mile Road; Section 25; Legacy Estates, LLC – Petitioner. Permanent Parcel No. 08-25-100-016.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation for denial based on the observation that the petitioner has not shown any hardship as required by the ordinance.

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

MOTION by AUSILIO seconded by PENZIEN to recommend to the Township Board of Trustees that the Revised Site Plan; Legacy Estates; Located on the east side of North Avenue., south of 22 Mile Road; Section 25; Legacy Estates, LLC – Petitioner. Permanent Parcel No. 08-25-100-016 be denied.

MOTION carried.


5.  **Ground Sign; Legacy Estates;** Located on the east side of North Avenue., south of 22 Mile Road; Section 25; Legacy Estates, LLC – Petitioner. Permanent Parcel No. 08-25-100-016.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval provided that a revised plan is submitted showing the dimensions of the 25 foot setback from Legacy Estates.

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

MOTION by KOEHS seconded by THOEL to approve the Ground Sign; Legacy Estates; Located on the east side of North Avenue., south of 22 Mile Road; Section 25; Legacy Estates, LLC – Petitioner. Permanent Parcel No. 08-25-100-016 on the condition that a revised plan be submitted showing the dimensions of the 25 foot setback from Legacy Estates.

MOTION carried.

6.  **Revision to the Tentative Preliminary Plat; Twin Rivers Subdivision;** Located on the north side of Hall Road, 2,679.62' east of Romeo Plank Road; Section 33; Vincent DiLorenzo – Petitioner. Permanent Parcel No. 08-33-376-016.


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

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

MOTION by AUSILIO seconded by PENZIEN to recommend to the Board of Trustees the approval of the Revision to the Tentative Preliminary Plat; Twin Rivers Subdivision; Located on the north side of Hall Road, 2,679.62' east of Romeo Plank Road; Section 33; Vincent DiLorenzo – Petitioner. Permanent Parcel No. 08-33-376-016 with the standard conditions and the requirement that the petitioner seek and receive a variance for the lot dimensions of lots 185, 186 and 187.

MOTION carried.


7.  **Special Land Use; Jimmy John's;** Located on the north side of Hall Road, west of Romeo Plank Road; Section 34; Jason Turner – Petitioner. Permanent Parcel 08-34-476-014.

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

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

MOTION by KOEHS seconded by THOEL to approve the Special Land Use; Jimmy John's; Located on the north side of Hall Road, west of Romeo Plank Road; Section 34; Jason Turner – Petitioner, Permanent Parcel 08-34-476-014 with the conditions that the petitioner pay all fees owed to the Water and Sewer Department before occupancy, and that the site is restricted from allowing outside consumption of food and or drink.

MOTION carried.

8.  **Request for Extension of Time; The Woodlands Wetland Mitigation;** Located on the east side of Card Road, approximately ½ mile north of 22 Mile Road; Section 23; GTR Builders – Petitioner. Permanent Parcel No. 08-23-300-021.

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

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

MOTION by OLIVER seconded by AUSILIO to recommend to the Township Board of Trustees the approval of the Extension of Time; The Woodlands Wetland Mitigation; Located on the east side of Card Road, approximately

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½ mile north of 22 Mile Road; Section 23; GTR Builders – Petitioner. Permanent Parcel No. 08-23-300-021 to expire on November 20, 2009.

MOTION carried.

9. **Site Plan; T-Mobile Co-location (Fire Station #2);** Located on the south side of 21 Mile Road, 2,000 feet west of Romeo Plank Road; Section 32; T-Mobile Central – Petitioner. Permanent Parcel No. 08-32-201-011.

(This matter was tabled, at the petitioner's request, to the meeting of December 4, 2007)

10. **Ground Sign; Legacy Farms;** Located on the west side of Fairchild Road, north of 22 Mile Road; Classic Development, Petitioner, Section 24, Permanent Parcel Number 08-24-429-009.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval conditioned upon receiving a revised drawing showing the 15 foot required setbacks.

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

MOTION by KOEHS seconded by THOEL to approve the Ground Sign; Legacy Farms; Located on the west side of Fairchild Road, north of 22 Mile Road; Classic Development, Petitioner, Section 24, Permanent Parcel Number 08-24-429-009 conditioned upon a revised drawing showing the 15 foot setbacks.

MOTION carried.

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

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

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

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ADJOURNMENT

MOTION by AUSILIO seconded by OLIVER to adjourn the Planning Commission meeting at 7:55 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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