

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, DECEMBER 4, 2007
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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 PENZIEN to approve the agenda as presented.

MOTION carried.


APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on November 20, 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 November 20, 2007 as presented.

MOTION carried.

AGENDA ITEMS


4.  **Site Plan for the Macomb Marketplace;** Located on the southeast corner of 23 Mile Road and Hayes Road; Section 19; Macomb Marketplace, LLC – Petitioner. Permanent Parcel No. 08-19-100-009.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval with the understanding that the signs shown on the plan will be removed and are not a part of this approval process.

Mr. Mark Drane, representing the petitioner, was also present to answer any questions which the Commission might have and that he understood the issue concerning the signs and would comply.

MOTION by AUSILIO seconded by KOEHS to approve the Site Plan for the Macomb Marketplace; Located on the southeast corner of 23 Mile Road and Hayes Road; Section 19; Permanent Parcel No. 08-19-100-009 with the understanding that the signs shown on the plan will be removed and are not a part of this approval process.

MOTION carried.


5.  **Replacement Ground Sign, Seven-Eleven;** located on the south west corner of 24 Mile Road and Garfield Road; Section 18; Metro Detroit Sign, Petitioner; Permanent Parcel number 08-18-200-024.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval provided that the plan is amended to note that the sign cannot exceed five feet (5') in height.

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

MOTION by KOEHS seconded by THOEL to approve the Replacement Ground Sign, Seven-Eleven; located on the south west corner of 24 Mile Road and Garfield Road; Section 18; Permanent Parcel number 08-18-200-024, provided that the plan is amended to note that the sign cannot exceed five feet (5') in height.

MOTION carried.


6.  **Replacement Ground Sign, Seven-Eleven;** located on the north east corner of Hall road and Gratiot Avenue; Section 18, Metro Detroit Sign, Petitioner; Permanent Parcel Number 08-36-477-008.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval and noted that condition number four no longer applies as this is a legal nonconforming sign.

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

MOTION by OLIVER seconded by AUSILIO to approve the Replacement Ground Sign, Seven-Eleven; located on the north east corner of Hall road and Gratiot Avenue; Section 18, Permanent Parcel Number 08-36-477-008.

MOTION carried.


7.  **Request for Site Plan Approval, Temporary Builder Sign; Walgreen's Store; Located on the south west corner of 21 Mile Road and Card Road; Section 34; Metro Detroit Signs, Petitioner; Permanent Parcel Number 08-34-228-001.**

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

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

MOTION by AUSILIO seconded by PENZIEN to approve the Request for Site Plan Approval, Temporary Builder Sign; Walgreen's Store; Located on the south west corner of 21 Mile Road and Card Road; Section 34; Permanent Parcel Number 08-34-228-001 for one year with the condition that only one sign can be on this site at a time.

MOTION carried.

8.  **Replacement Ground Sign, Seven Eleven Store; south west corner of 22 Mile Road and Romeo Plank Road; Section 29; Metro Detroit Sign, Petitioner; Permanent Parcel Number 08-29-226-023.**


Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval provided that the plan is amended to note that the sign cannot exceed five feet (5') in height.

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

MOTION by OLIVER seconded by THOEL to approve the Replacement Ground Sign, Seven Eleven Store; south west corner of 22 Mile road and

Romeo Plank Road; Section 29; Permanent Parcel Number 08-29-226-023, provided that the plan is amended to note that the sign cannot exceed five feet (5') in height.

MOTION carried.


9.  **Revised Site Plan, Waste Removal Enclosure;** Randazzo's Fresh Market, located on the east side of Hayes Road north of 22 Mile Road; Section 19; AG Construction, Petitioner; Permanent Parcel Number 08-19-300-017.

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

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

MOTION by OLIVER seconded by KOEHS to approve the Revised Site Plan, Waste Removal Enclosure; Randazzo's Fresh Market, located on the east side of Hayes Road north of 22 Mile Road; Section 19; AG Construction, Petitioner; Permanent Parcel Number 08-19-300-017.

MOTION carried.

10.  **Technical Change for Retail Works Plaza;** Located on the north side of Hall Road, ½ mile west of Romeo Plank road; Section 32; Garfield 59 LLC, Petitioner; Permanent Parcel Number 08-32-400-019.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval noting that there is no sign approval as part of this plan.

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

MOTION by AUSILIO seconded by PENZIEN to approve the Technical Change for Retail Works Plaza; Located on the north side of Hall Road, ½ mile west of Romeo Plank road; Section 32; Garfield 59 LLC, Petitioner; Permanent Parcel Number 08-32-400-019 noting that this does not approve any sign.

MOTION carried.

11. **Technical Change (Floor Plan) for the Proposed Retail Center**; Located on the southeast corner of 24 Mile Road and Garfield Road; Section 17; Michael Magnoli, Petitioner; Permanent Parcel number 08-17-100-019.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval with the understanding that this does not include any sign approval for this site.

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

MOTION by KOEHS seconded by AUSILIO to approve the Technical Change (Floor Plan) for the Proposed Retail Center; Located on the southeast corner of 24 Mile Road and Garfield Road; Section 17; Permanent Parcel Number 08-17-100-019 noting that this does not include approval for any sign on this site.

MOTION carried.

12. **Revised Site Plan for a Wireless Communication Tower**; Located on the south side of 21 Mile Road approximately 2000 feet west of Romeo Plank Road; Section 32; T-Mobile, Petitioner; Permanent Parcel Number 08-32-201-011.

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

MOTION by KOEHS seconded by THOEL to approve the Revised Site Plan for a Wireless Communication Tower; Located on the south side of 21 Mile Road approximately 2000 feet west of Romeo Plank Road; Section 32; Permanent Parcel Number 08-32-201-011 with the understanding that the site wall around the petitioners project will be built exactly like the current existing nine foot (9') wall.

MOTION carried.

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

MOTION by PENZIEN seconded by THOEL 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 8:00 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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