

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 19, 2008

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
ARNOLD THOEL, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: JOA PENZIEN, MEMBER

ALSO PRESENT: 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 Member PENZIEN was absent. All other members were present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and item 4 was tabled to March 18, 2008 at the petitioner's request.

MOTION by THOEL seconded by SCIUTO to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES


3. The minutes of the previous meeting held on February 5, 2008 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by OLIVER seconded by SCIUTO to approve the minutes of the meeting of February 5, 2008 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **Revised Site Plan; Marathon Gas Station;** Located on the northwest corner of Hall Road and North Avenue; Section 35; Nashwan Hanna – Petitioner. Permanent Parcel No. 08-35-477-044. (*Tabled from the meeting of January 16, 2008*).

This matter was tabled to the meeting of March 18, 2008 at the petitioner's request.

5.  **Ground Signs; Romeo Commons Shopping Center;** Located on the north side of Hall Road approximately 460 feet west of Romeo Plank Road; Section 32; Romeo Plan 59, LLC – Petitioner. Permanent Parcel No. 08-32-476-014.


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 approve the Ground Sign; Romeo Commons Shopping Center; Located on the north side of Hall Road approximately 460 feet west of Romeo Plank Road; Section 32; Permanent Parcel No. 08-32-476-014 with the standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground signs be limited to a total of 61 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

6.  **Temporary Builder Sign; Fairway Commons – 21 Mile Road;** Located on the southwest corner of 21 Mile Road and Card Road; Section 34; MJC Fairway Commons, LLC – Petitioner. Permanent Parcel No. 08-34-227-001.

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

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


MOTION by AUSILIO seconded by THOEL to approve the Temporary Builder Sign at Fairway Commons located on the southwest corner of 21 Mile Road and Card Road; Section 34; Permanent Parcel No. 08-34-227-001 for a period of one (1) year with the following standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the temporary builder sign be limited to a total of 32 square feet.

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3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That the sign be set back ten (10) feet from the 21 Mile Road right of way.

MOTION carried.

7.  **Temporary Builder Sign; Fairway Commons – Card Road;** Located on the southwest corner of 21 Mile Road and Card Road; Section 34; MJC Fairway Commons, LLC – Petitioner. Permanent Parcel No. 08-34-227-001.


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

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

MOTION by KOEHS seconded by AUSILIO to approve the Temporary Builder Sign for Fairway Commons located on the southwest corner of 21 Mile Road and Card Road; Section 34; Permanent Parcel No. 08-34-227-001 for a period of one (1) year with the following standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the temporary builder sign be limited to a total of 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That the sign be set back ten (10) feet from the Card Road right of way.

MOTION carried.

8.  **Ground Sign; Retail Works Plaza;** Located on the north side of Hall Road between Garfield Road and Romeo Plank Road; Section 32; FH Martin – Petitioner. Permanent Parcel No. 08-32-400-019.

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

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

MOTION by AUSILIO seconded by OLIVER to approve the Ground Sign for Retail Works Plaza located on the north side of Hall Road between Garfield Road and Romeo Plank Road; Section 32; Permanent Parcel No. 08-32-400-019 with the following standard conditions:

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1. That **Section 10.0319** of the Zoning Ordinance be met.
2. That the ground sign be limited to a total of 35 square feet.
3. That a **\$500.00** cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

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

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

MOTION carried.

PLANNING CONSULTANTS COMMENTS – The Master Plan Amendment process has been initiated and should be completed before the end of the year.

PLANNING COMMISSIONERS COMMENTS – Six proposed amendments to the Zoning Ordinance will be coming up on the March 18, 2008 meeting agenda.

ADJOURNMENT

MOTION by OLIVER seconded by THOEL to adjourn the meeting at 7:25 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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