

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 4, 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
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: NONE

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 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 February 19, 2008 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 February 19, 2008 as presented.

MOTION carried.

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AGENDA ITEMS

4.  **Proposed Zoning Ordinance Text Amendments** for Sections 10.0202; 10.0349; 10.0404-L; 10.0350; 10.1602-B-11; 10.1603; 10.2402-B-6; 10.2103; 10.2203 and repeal Article 25 in its entirety and replace it with new language.

Mr. Jerome Schmeiser, Planning Consultant, reviewed these amendment proposals very briefly and stated his recommendation to schedule a public hearing as soon as possible.

MOTION by KOEHS seconded by AUSILIO to set a public hearing date for the proposed amendments of the Zoning Ordinance for March 18, 2008.

MOTION carried.


5.  **Site Plan for T-Mobil Co-Locator on Sprint Tower;** Permanent Parcel No. 08-19-300-012; T-Mobil Central, LLC, Petitioner. Located on the east side of Hayes Road, 1/4 mile north of 22 Mile Road.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that this revision does meet the ordinance requirements and he further stated his recommendation of approval.

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

MOTION by KOEHS seconded by THOEL to approve the revised Site Plan for T-Mobil Co-Locator on Sprint Tower; Permanent Parcel No. 08-19-300-012.

MOTION carried.

6.  **Special Land Use;** Rock Fitness Macomb (Romeo Plank Crossings); Permanent Parcel No. 08-20-200-046; Jim Clark, Petitioner. Located on the northeast corner of 23 Mile Road and Romeo Plank Road.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval for the special land use.

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


There was some discussion among the commission members concerning the on-site safety of customers at a 24 hour unmanned fitness center.

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MOTION by KOEHS seconded by SCIUTO to approve the Special Land Use; Rock Fitness Macomb (Romeo Plank Crossings); Permanent Parcel No. 08-20-200-046.

(The vote was four to three.)

MOTION carried.


7.  **Extension of Time of Final Preliminary Plat;** Char Estates; Permanent Parcel No. 08-16-100-015; Thomas Bernasconi, Petitioner. Located on the south side of 24 Mile Road, 1 1/2 miles east of Romeo Plank Road.

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

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

MOTION by AUSILIO seconded by PENZIEN to approve the Extension of Time for the Final Preliminary Plat; Char Estates Subdivision; Permanent Parcel No. 08-16-100-015.

MOTION carried.

8.  **Revised Site Plan;** Austin Catholic Academy; 23 Mile Road, west of North Avenue..

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

Mr. Gregory Kreutzer and Ms. Katie Micevska, representing the petitioner, were also present to answer any questions which the Commission might have.

It was noted that there were currently two unapproved temporary signs on the site.

MOTION by KOEHS seconded by AUSILIO to approve the revised Site Plan; Austin Catholic Academy; 23 Mile Road, west of North Avenue provided all temporary signs are either removed or approval is sought and granted..

MOTION carried.

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

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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

ADJOURNMENT

MOTION by KOEHS seconded by SCIUTO to adjourn the Planning Commission meeting at 8:25 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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