

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 1, 2008
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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
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 member PENZIEN was absent.

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 March 18, 2008 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by OLIVER seconded by KOEHS to approve the minutes of the meeting of March 18, 2008 as presented.

MOTION carried.

AGENDA ITEMS

4.  **Site Plan – Special Land Use – Ground Sign; Irene’s Pooch Palace;** Located on the south side of 24 Mile Road between Card Road and North Ave.; Section 14; Roger Kucway – Petitioner. Permanent Parcel No. 08-14-200-020.

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


Mr. Roger Kucway and Mr. Thomas Kellog, representing the petitioner, were also present to answer any questions which the Commission might have.

MOTION by AUSILIO seconded by KOEHS to approve the Special Land Use for Irene’s Pooch Palace located on the south side of 24 Mile Road between Card Road and North Ave., Section 14, Permanent Parcel No. 08-14-200-020 with the conditions that a maximum of ten (10) llamas or alpacas may be kept on the site, the hours of operation are restricted to 6:00 a.m. through 6:30 p.m., that there will be no overnight boarding of animals, that no veterinary services will be provided, that the sign be located seventy five (75) feet from the center of 24 Mile Road and that the site be limited to two (2) employees maximum.

MOTION carried.

MOTION by KOEHS seconded by SCIUTO to approve the Site Plan and Ground Sign for Irene’s Pooch Palace; Located on the south side of 24 Mile Road between Card Road and North Ave.; Section 14; Roger Kucway – Petitioner. Permanent Parcel No. 08-14-200-020.


MOTION carried.

5.  **Temporary Builder Sign; Brook Run South;** Located on the south side of 22 Mile Road, east of Romeo Plank Road; Section 28; Guiseppe Vitale – Petitioner. Permanent Parcel No. 08-28-101-011.

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

MOTION by KOEHS seconded by THOEL to approve the Temporary Builder Sign for Brook Run South located on the south side of 22 Mile Road, east of Romeo Plank Road, Section 28, Permanent Parcel No. 08-28-101-011 for a period of one year.

MOTION carried.


6.  **Temporary Builder Ground Sign; Buckingham Village Sub. II;** Located on the south side of 23 Mile Road, east of Heydenreich Road; Section 22; GTR Builders, Inc. – Petitioner. Permanent Parcel No. 08-22-100-020.

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 approve the Temporary Builder Ground Sign for Buckingham Village Sub. II located on the south side of 23 Mile Road, east of Heydenreich Road, Section 22, Permanent Parcel No. 08-22-100-020 for a period of one year.


MOTION carried.

7.  **Temporary Ground Builder Sign; Pinnacle Woods Sub.;** Located on the south side of 23 Mile Road, ½ mile west of Fairchild Road; Section 24; Landtec of Macomb – Petitioner. Permanent Parcel No. 08-24-226-018.

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

MOTION by KOEHS seconded by SCIUTO to approve the Temporary Ground Builder Sign for Pinnacle Woods Sub. located on the south side of 23 Mile Road, ½ mile west of Fairchild Road, Section 24, Permanent Parcel No. 08-24-226-018 for a period of one year.

MOTION carried.


8.  **Temporary Builder Ground Sign; Strathmore Condo's;** Located on the south side of 26 Mile Road, approximately ¼ mile east of Luchtman; Section 04; Pulte Land Development – Petitioner. Permanent Parcel No. 08-04-100-029.

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

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

MOTION by AUSILIO seconded by OLIVER to approve the Temporary Builder Ground Sign for Strathmore Condo's located on the south side of 26 Mile Road, approximately ¼ mile east of Luchtman, Section 04, Permanent Parcel No. 08-04-100-029 for a period of one year.

MOTION carried.


9.  **Temporary Builder Ground Sign; Woodberry Estates Condo's II;** Located on the north side of 21 Mile Road, ½ mile east of Card Road; Section 26; GTR Builders, Inc. – Petitioner. Permanent Parcel No. 08-26-351-014.

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 SCIUTO to approve the Temporary Builder Ground Sign for Woodberry Estates Condo's II located on the north side of 21 Mile Road, ½ mile east of Card Road, Section 26, Permanent Parcel No. 08-26-351-014 for a period of one year.

MOTION carried.


10.  **Temporary Builder Ground Sign; Windemere Farms Condo's;** Located on the east side of Heydenreich, ¼ mile north of Hall Road; Section 34; GTR Windemere – Petitioner. Permanent Parcel No. 08-34-300-019.

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 AUSILIO seconded by OLIVER to approve the Temporary Builder Ground Sign for Windemere Farms Condo's located on the east side of Heydenreich, ¼ mile north of Hall Road, Section 34, Permanent Parcel No. 08-34-300-019 for a period of one year.

MOTION carried.


11.  **Temporary Builder Ground Sign; Westminister Subdivision;** Located on the north side of 22 Mile Road, ¼ mile east of Hayes Road; Section 19; Pulte Land Company, Petitioner. Permanent Parcel No. 08-19-348-043.

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

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

MOTION by KOEHS seconded by OLIVER to approve the Temporary Builder Ground Sign for Westminister Subdivision located on the north side of 22 Mile Road, ¼ mile east of Hayes Road, Section 19, Permanent Parcel No. 08-19-348-043 for a period of one year.

MOTION carried.


12.  **Ground Sign for Childtime Preschool;** Permanent Parcel No. 08-18-200-023; City Sign Co., Petitioner; located on the south side of 24 Mile Road approximately 300 feet west of Garfield Road.

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

Mr. Jerry Gibbons, 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 for Childtime Preschool, Permanent Parcel No. 08-18-200-023, located on the south side of 24 Mile Road approximately 300 feet west of Garfield Road.

MOTION carried.

13.  **Special Land Use, Bigby Coffee;** Permanent Parcel No. 08-32-476-014; Kurt Roelofs, Petitioner; located on the north side of Hall Road 460 feet west of Romeo Plank Road.

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

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

MOTION by AUSILIO seconded by KOEHS to approve the Special Land Use for Bigby Coffee, Permanent Parcel No. 08-32-476-014, located on the north side of Hall Road 460 feet west of Romeo Plank Road provided that the drive through traffic issue is resolved to the satisfaction of the planning consultants.


MOTION carried.

14.  **Ground Sign for The Macomb Market Place;** Permanent Parcel No. 08-19-100-011; Macomb Market Place, Petitioner; located on the south east corner of 23 Mile Road and Hayes Road.

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

MOTION by KOEHS seconded by THOEL to approve the Ground Sign for The Macomb Market Place, Permanent Parcel No. 08-19-100-011, located on the south east corner of 23 Mile Road and Hayes Road.

MOTION carried.

15.  **Ground Sign; Bank of America;** Located on the east side of Romeo Plank Road, north of Hall Road; Section 33; MLS Sign Company, Inc., Petitioner. Permanent Parcel No. 08-33-352-030.

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

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

MOTION by KOEHS seconded by OLIVER to approve the Ground Sign for the Bank of America located on the east side of Romeo Plank Road, north of Hall Road; Section 33, Permanent Parcel No. 08-33-352-030.

MOTION carried.

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

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

MOTION carried.

MASTER PLAN WORK SHOP SESSION

Mr. Jerome Schmeiser provided the Commission with an update of the current status and indicated that he would have more information at the next meeting.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

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ADJOURNMENT

MOTION by SCIUTO seconded by KOEHS to adjourn the meeting at 8:40 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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