

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 15, 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 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 THOEL to approve the agenda as presented.

MOTION carried.


APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on April 1, 2008 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCIUTO seconded by AUSILIO to approve the minutes of the meeting of April 1, 2008 as presented.

MOTION carried.

AGENDA ITEMS

4.  **Revised Site Plan; Walgreen's at Gateway Commercial Village;** Located on the northeast corner of 24 Mile Road and Hayes Road; Section 7; Diamond Holdings, LLC – Petitioner. Permanent Parcel No. 08-07-300-016.


Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his reason for and recommendation of denial.

No one representing the petitioner was also present to answer any questions which the Commission might have. The file indicates that a notice was sent to the petitioner and the 300' notices were also sent. There were about five people in the audience who indicated that they were there because they had received their notice.

MOTION by OLIVER seconded by THOEL to deny the revised Site Plan for Walgreen's at Gateway Commercial Village located on the northeast corner of 24 Mile Road and Hayes Road, Section 7, Permanent Parcel No. 08-07-300-016 based on the following recommendations of the Planning Consultants:

1. **The plan does not comply with the ordinance which requires a raised 5 foot walk on the northeast corner of the building.**
2. **The recently adopted Zoning Ordinance amendment requires that a special land use permit be obtained for the drive through pharmacy.**
3. **The elevation drawings cannot include the wall signs as shown on the plan as submitted.**
4. **There is insufficient parking shown on the plan per the requirements of the Zoning Ordinance. The Zoning Ordinance requires a total of 81 parking spaces for the Walgreen Pharmacy as proposed. The site plan indicates only 73 parking spaces. It is recognized that the total square footage of the Walgreen's is part of the total project and that the overall requirement for parking is based upon 5.5 spaces per 1000 square feet. However the entire site is not under construction at this time and therefore the parking requirements of the ordinance must be applied to the Walgreen's at this time.**

MOTION carried.

5.  **Revised Ground Sign; Goddard School;** Located on the north side of 24 Mile Road, east of Hayes Road; Section 7; Sal-Mar – Petitioner. Permanent Parcel No. 08-07-300-015.

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Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation was to restrict the size of the sign to twenty four (24) square feet per side, and further stated his recommendation of approval.

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

MOTION by AUSILIO seconded by PENZIEN to approve the revised Ground Sign at the Goddard School located on the north side of 24 Mile Road, east of Hayes Road, Section 7, Permanent Parcel No. 08-07-300-015 with the standard conditions of the Planning Commission, including:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to twenty four (24) square feet.
3. That a \$500 cash bond be posted assuring the installation of the sign as approved.


MOTION carried.

6.  **Extension of Time; Battaglia Subdivision;** Located on the east side of North Avenue ¼ mile north of Hall Road; Section 36; Dominic Battaglia – Petitioner. Permanent Parcel No. 08-36-303-024.

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

MOTION by KOEHS seconded by THOEL to recommend approval to the Macomb Township Board of Trustees that the request for an Extension of Time for the Battaglia Subdivision located on the east side of North Avenue ¼ mile north of Hall Road, Section 36, Permanent Parcel No. 08-36-303-024 be granted for a period ending on June 23, 2009.

MOTION carried.

7.  **Ground Sign; Bank of America;** Located on the south side of 23 Mile Road, west of Romeo Plank Road; Section 20; MLS Sign Co, Inc. – Petitioner. Permanent Parcel No. 08-20-200-029.


Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval provided that the site plan be revised to show the sign in the location where it has been built.

Mr. William Siewert, 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 the Bank of America located on the south side of 23 Mile Road, west of Romeo Plank Road, Section 20, Parcel No. 08-20-200-029 with the following standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to 64 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That a revised site plan be submitted showing the proper location of the ground sign.

MOTION carried.

8.  **Extension of Time; Legacy Place Apartments;** located on the east side of North Avenue south of 22 Mile Road; 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 the petitioner meets the conditions as set forth in the engineer's review.

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 approve the Extension of Time for the Legacy Place Apartments, located on the east side of North Avenue south of 22 Mile Road, Permanent Parcel No. 08-25-100-016 providing that the following items be addressed as indicated by Spalding DeDecker and Associates, the Township Engineer as follows:

- A 5' wide developer responsible sidewalk shall be installed along the north end of Liberty Drive to connect to the proposed pathway along 22 Mile Road.
- The pathways along North Avenue and 22 Mile Road shall be extended to provide ramps to this intersection for pedestrian crossing.
- There is a dumpster proposed at the corner of McKinley and Bishop, which lies within the clear vision zone. The dumpster location shall be revised to provide minimum 20' vision triangle per Township Ordinance.

MOTION carried.

MASTER PLAN WORKSHOP

Mr. Jerome Schmeiser, Planning Consultant, reviewed the national and local economic issues which will impact the Master Plan, and how he was going to discuss those items in the introduction of the Master Plan revision.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by PENZIEN seconded by SCIUTO to adjourn the Planning Commission meeting at 7:40 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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