

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 16, 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 item number 6 was tabled to the meeting of October 7, 2008 at the petitioner's request.

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 September 2, 2008 were reviewed and no additions, corrections or deletions were made.

MOTION by PENZIEN seconded by AUSILIO to approve the minutes of the meeting of September 2, 2008 as presented.

MOTION carried.

AGENDA ITEMS

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 16, 2008

4. Site Plan for Ground Sign for Advanced Auto Parts; on the south side of 21 Mile Road, approximately 400 feet east of Hayes Road; Section 31; WXZ Retail Group, Petitioner; Permanent Parcel No. 08-31-100-007.

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

Mr. Brad Mclean, representing the petitioner, informed the Clerk's office earlier that he is unavailable for tonight's meeting.

MOTION by KOEHS seconded by THOEL to approve the Site Plan for Ground Sign for Advanced Auto Parts; on the south side of 21 Mile Road, approximately 400 feet east of Hayes Road; Section 31; Permanent Parcel No. 08-31-100-007 with the following standard conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to approximately 200 square feet.
3. That a \$500 cash bond be posted assuring the construction of the sign as approved.
4. That a revised site plan be submitted indicating the exact square footage of the ground sign. It is noted that this recommendation for approval does not include any other ground signs temporary or permanent for the property in question.

MOTION carried.

5. Request for Extension of Time; Final Preliminary Plat; Riviera Ridge Subdivision; Located on the east side of Card Road, approximately 819 feet north of 22 Mile Road; Section 23; Riviera Ridge Estates, LLC, Petitioner; Permanent Parcel No. 08-23-300-022.

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

MOTION by AUSILIO seconded by PENZIEN to recommend to the Board of Trustees the approval of the Extension of Time for the Final Preliminary Plat of Riviera Ridge Subdivision located on the east side of Card Road, approximately 819 feet north of 22 Mile Road; Section 23; Permanent Parcel No. 08-23-300-022 with the condition that the plat is revised to provide for the required minimum frontage of 55 feet on all curved segments and 90 feet for the corner lot to be in accordance with the Township Zoning

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 16, 2008

Ordinance as amended. Further that all earlier conditions remain in full force and effect.

MOTION carried.

6. Special Land Use: Evangelical Lutheran Church; Located on the north side of 22 Mile Road, 565 feet west of Card Road; Section 22; Phillip Hempel, Petitioner; Permanent Parcel No. 08-22-400-032.

(This item was tabled to the meeting of October 7, 2008)

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by PENZIEN seconded by AUSILIO to adjourn the Planning Commission meeting at 7:23 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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