

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, DECEMBER 2, 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
NUNZIO PROVENZANO, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: TONY POPOVSKI, 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 the Commission was present except for Member POPOVSKI.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and item 6a was added.

MOTION by AUSILIO seconded by SCIUTO to approve the agenda as amended.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on November 18, 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 November 18, 2008 as presented.

MOTION carried.

AGENDA ITEMS

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4. **Final Preliminary Plat**; Portofino Villas Subdivision; Located on the west side of Card Road, ½ mile north of 23 Mile Road; Section 15; Portofino Development Co., LLC., Petitioner. Permanent Parcel No. 08-15-426-006.

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

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

Mr. Tim Donnellon and Mr. Steve Saceas both inquired regarding the grading of the subdivision property and the drainage issues regarding the grade.

MOTION by AUSILIO seconded by OLIVER to approve Final Preliminary Plat; Portofino Villas Subdivision; Located on the west side of Card Road, ½ mile north of 23 Mile Road; Section 15; Portofino Development Co., LLC., Petitioner. Permanent Parcel No. 08-15-426-006.

MOTION carried.

5. **Revised Site Plan**; New Cingular Wireless (AT & T); Located on the north side of 23 Mile Road, ¾ mile east of Romeo Plank Road; Section 16; Black & Veatch Corporation, Petitioner. Permanent Parcel No. 08-16-400-009.

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

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

MOTION by KOEHS seconded by AUSILIO to approve the revised Site Plan for New Cingular Wireless (AT & T) located on the north side of 23 Mile Road, ¾ mile east of Romeo Plank Road in Section 16, Permanent Parcel No. 08-16-400-009.

MOTION carried.

6. **Request for a Land Division Variance**; Manthey Farms Subdivision; Located on the south side of 22 Mile Road, west of Garfield Road; Section 30; Chippewa Valley Schools, Petitioner; Permanent Parcel Number 08-30-200-032.

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

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

Ms. Grace Caparucio voiced her objections to the continuation of this project by the Chippewa Valley Schools without discussing it at their School Board meetings.

MOTION by AUSILIO seconded by SCIUTO to approve the request for a Land Division Variance and reduce the landscape easement from twenty feet (20') to nine feet (9') for the Manthey Farms Subdivision located on the south side of 22 Mile Road, west of Garfield Road in Section 30, Petitioner; Permanent Parcel Number 08-30-200-032 because of the hardship created by the stub street from the south and the easement for the drain on the east side of the property.

MOTION carried.

6a. **Request for Ground Sign Approval; Park Lane Plaza**

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

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

MOTION By KOEHS seconded by PROVENZANO to approve the ground sign for the Park Lane Plaza as presented with the condition that the decorative caps be removed and the columns are constructed no taller than five feet (5').

MOTION Carried.

7. **Public Hearing for the 2008 Macomb Township Master Plan.**

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

MOTION by AUSILIO seconded by KOEHS to recommend to the Board of Trustees to approve the 2008 Macomb Township Master Plan as presented.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

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PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by OLIVER seconded by SCIUTO to adjourn the Planning Commission meeting at 7:55 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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