

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, JANUARY 20, 2009

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  
TONY POPOVSKI, MEMBER  
NUNZIO PROVENZANO, 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 there were no additions, corrections or deletions.

**MOTION by SCIUTO 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 November 3, 2009 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by AUSILIO seconded by POPOVSKI to approve the minutes of the meeting of November 3, 2009 as presented.**

**MOTION carried.**


#### **AGENDA ITEMS**

4.  **Extension of Time for Special Land Use and Site Plan;** Lots 16 & 17 of Milano Industrial Subdivision 2; Located on the east side of Milano Drive, north of 23 Mile Road; Section 18. Leone Construction Co., Petitioner; Permanent Parcel Nos. 08-18-455-003 and -004.

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

**MOTION by KOEHS seconded by AUSILIO to approve the extension of time for Special Land Use and Site Plan for Lots 16 & 17 of Milano Industrial Subdivision 2 which is located on the east side of Milano Drive, north of 23 Mile Road in Section 18, Permanent Parcel Nos. 08-18-455-003 and -004 to January 3, 2010 provided that all conditions of the original approval remain in full force and effect and that the plan must be revised to provide for the inside dimension of the dumpster area to be increased to a minimum of 12 feet in width in order to comply with the Zoning Ordinance as amended. The revision must be made prior to the matter being forwarded to the Building Department for a building permit.**

**MOTION carried.**


5.  **Extension of the Preliminary Plan;** The Bluffs at Riverside Site Condominiums; 115 units; Located on west side of North Avenue, approximately 1/4 mile south of 23 Mile Road; Section 23. Lombardo Companies, Petitioner; Permanent Parcel No. 08-23-251-003.

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

**MOTION by KOEHS seconded by PROVENZANO to recommend approval to the Board of Trustees the extension of time for the Preliminary Plan of the Bluffs at Riverside Site Condominiums located on west side of North Avenue, approximately 1/4 mile south of 23 Mile Road in Section 23, Permanent Parcel No. 08-23-251-003 for one (1)**

**year, expiring on February 28, 2010 with the understanding that prior to any future approvals that the petitioner provide revised plans for both the site and engineering work for the project and that all earlier conditions remain in full force and effect.**

**MOTION carried.**

6.  **Ground Sign;** Flagstar Bank; Located on the north side of Hall Road, approximately 680 feet west of Heydenreich Road; Section 33; Beacon Sign, Petitioner; Permanent Parcel No. 08-33-400-016.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and indicated that flashing light are prohibited on a sign that displays digital stated his recommendation of approval.

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

**MOTION by AUSILIO seconded by SCIUTO to approve the Ground Sign for Flagstar Bank located on the north side of Hall Road, approximately 680 feet west of Heydenreich Road in Section 33, Permanent Parcel No. 08-33-400-016 with the following standard conditions:**

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 36 square feet.
3. That a \$500 cash bond be posted assuring the installation of the sign as approved.
4. That the ground sign meet the standards of the Zoning Ordinance and will not contain flashing, animated or moving features.

**MOTION carried.**

#### **PLANNING CONSULTANTS COMMENTS**

NONE

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**PLANNING COMMISSIONERS COMMENTS**

NONE

**ADJOURNMENT**

**MOTION by AUSILIO seconded by OLIVER to adjourn the Planning Commission meeting at 7:10 p.m.  
MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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