

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 2009

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
TONY POPOVSKI, MEMBER
NUNZIO PROVENZANO, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: CHARLES OLIVER, 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 CHARLES OLIVER.

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 February 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 February 3, 2009 as presented.

MOTION carried.

AGENDA ITEMS

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4. Review and Recommendation of the Parks and Recreation Master Plan.

Mr. Jerome Schmeiser, Planning Consultant, reviewed the Master Plan amendment process and informed the Commission that the process was completed and that they need to make a recommendation to the Board of Trustees. He further stated his recommendation of approval.

MOTION by KOEHS seconded by AUSILIO to recommend to the Board of Trustees the approval of the Parks and Recreation Master Plan.

MOTION carried.


5. **Special Land Use**; Macomb Corners Park Phase 2 Wetland Mitigation; Located on the north side of 25 Mile Road and approximately 1/2 mile east of Luchtman Road; Section 4; Macomb Township, Petitioner; Permanent Parcel No. 08-04-300-006.

Mr. Jerome Schmeiser, Planning Consultant, and Mr. James VanTiflin, Consulting Engineer, reviewed this item and the process of negotiations with the Michigan Department of Environmental Quality (MDEQ). They both stated their recommendation of approval.

Mr. James Yarrema, representing an adjacent property owner, spoke against the placement of the wet land mitigation site and asked if the wet lands could be moved off of the park site.

MOTION by AUSILIO seconded by KOEHS table the Special Land Use for Macomb Corners Park Phase 2 Wetland Mitigation to the meeting of March 17, 2009.

MOTION carried.


6.  **Revised Site Plan**; Macomb Corners Park Phase 2; Located on the north side of 25 Mile Road and approximately 1/2 mile east of Luchtman Road; Section 4; Macomb Township, Petitioner; Permanent Parcel No. 08-04-300-006.

This matter is conditioned on the previous issue. There was no further discussion at this time.

MOTION by KOEHS seconded by AUSILIO to table the Revised Site Plan for Macomb Corners Park Phase 2 to the meeting of March 17, 2009.

MOTION carried.

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7.  **Rezoning Request, R-1-S to R-2;** – Located north of 23 Mile Road and 1691.73 feet west of Romeo Plank Road; Section 17; 23 Mile Macomb, LLC – Petitioner. Permanent Parcel No. 08-17-451-027.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and discussed the various densities on the different types of residential zoning. He stated that while the petitioner wanted to rezone it to R-2, he was going to recommend that it be zoned to a less dense use of R-2-L. He further stated his recommendation of approval of the rezoning from R-1-S to R-2-L.

Mr. Robert Kirk and Mr. Phillip Ruggeri, representing the petitioner, was also present to answer any questions which the Commission might have. They stated that they have no objection at this time to the recommendation of the Planning Consultant.

Mr. Dominic Kolpacki, Ms. Mary Jones and Ms. Monica Zynda, adjacent property owners, all questioned the development that was being planned for this parcel. They were informed that tonight's meeting was to only discuss the rezoning of the land and the uses permitted, and not the details of any development project, as that discussion would take place at the site plan review, when it is presented.

MOTION by AUSILIO seconded by POPOVSKI to recommend approval to the Board of Trustees the rezoning request from R-1-S to R-2-L for Permanent Parcel No. 08-17-451-027.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by KOEHS seconded by AUSILIO to adjourn the Planning Commission meeting at 8:53 p.m.

MOTION carried.

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Respectfully submitted,

Edward Gallagher, Chairman

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