

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY APRIL 21, 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 AUSILIO seconded by PROVENZANO to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES


3. The minutes of the previous meeting held on April 7, 2009 were reviewed and no additions, corrections or deletions were made.

MOTION by SCIUTO seconded by POPOVSKI to approve the minutes of the meeting of April 7, 2009 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **PUBLIC HEARING** – Zoning Ordinance Text Amendment Re: Housing for Older Persons

The Public hearing was opened at 7:03 p.m.


Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and discussed all of the material that was considered as this proposed amendment was put together. He also stated his recommendation of approval.

Mr. Eric Flynn spoke supporting the proposed amendment and asked that the Commission also consider an elderly housing concept called a 'Continuing Care Retirement Facility'. Mr. Sam Chirco also spoke in support of the proposed amendment.

The Public Hearing was closed at 7:24 p.m.

MOTION by AUSILIO seconded by POPOVSKI to recommend approval of the proposed Ordinance Amendment regarding Elderly Housing to the Board of Trustees.

MOTION carried.

5.  **REVISED SITE PLAN – Lakeside Industrial Park Condominiums** – Located on the east side of Hayes Road, ½ mile north of 22 Mile Road; John Samohin Petitioner. Permanent Parcel No. 08-18-300-023.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that the primary reason was to remove lot number 9 from the industrial plat. He further stated his recommendation of approval.

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

MOTION by KOEHS seconded by POPOVSKI to approve revised site plan for Lakeside Industrial Park Condominiums located on the east side of Hayes Road, ½ mile north of 22 Mile Road, Permanent Parcel No. 08-18-300-023 with the standard conditions of the Planning Commission, including:

1. **The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:**
 - a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**

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- d. Macomb County Planning Commission**
 - e. Michigan Department of Environmental Quality**
 - f. All public utility companies affected.**
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan approval have been incorporated into the Final Plan.**
- 5. That all lots within the Final Plan meet the requirements of the Township Zoning Ordinances.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
- 7. That all public street drain crossings within the boundaries of the Final Plan shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.**
- 8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 9. That the 'landscape easement'; that area labeled on the plan as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for**


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the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.

10. That the final plan approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits two (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after Final Plan approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letter so that the street can be easily identified during the construction of the plan.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plan.
14. That the articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plan.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plan.
16. That the Township Assessor and Attorney be satisfied that the Exhibit "B" documents are in order and that they mirror the plan as approved by the Planning Commission.

MOTION carried.

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6.  **GROUND SIGN – Glen Eden Memorial Park** – Located on the south side of 26 Mile Road, ½ mile west of Broughton Road; Display MIX Advertising, Petitioner. Permanent Parcel No. 08-04-200-026.


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

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

MOTION by OLIVER seconded by AUSILIO to approve the Ground Sign for Glen Eden Memorial Park, located on the south side of 26 Mile Road, ½ mile west of Broughton Road, Permanent Parcel No. 08-04-200-026 with the following standard conditions:

1. That Section 10.0319 of the Zoning Ordinance is met.
2. That the ground sign must be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.


MOTION carried.

7.  **EXTENSION OF TIME – The Macomb Marketplace** – Located on the southeast corner of 23 Mile Road and Hayes Road. Grand Sakwa, Petitioner. Permanent Parcel No. 08-19-100-009.

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

MOTION by AUSILIO seconded by PROVENZANO to approve the extension of time request for the Site Plan at The Macomb Marketplace located on the southeast corner of 23 Mile Road and Hayes Road, Permanent Parcel No. 08-19-100-009 for a period of one year with the understanding that all earlier conditions remain in full force and effect.

MOTION carried.


8.  **Extension of Time for Two Ground Signs for The Macomb Marketplace;** Located on the southeast corner of 23 Mile Road and Hayes Road, Section 19, Macomb Marketplace, Petitioner.

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

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MOTION by OLIVER seconded by POPOVSKI to approve extension of time request for Two Ground Signs for The Macomb Marketplace located on the southeast corner of 23 Mile Road and Hayes Road, Section 19 for a period of one year with the understanding that all earlier conditions remain in full force and effect.


MOTION carried.

9.  **EXTENSION OF TIME – Strawberry Fields Site Condominiums** – Located on the north side of 22 Mile Road, ½ mile east of Hayes Road. Excel Properties, Petitioner. Permanent Parcel No. 08-19-400-001.

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

MOTION by POPOVSKI seconded by PROVENZANO to approve the extension of time for Strawberry Fields Site Condominiums, located on the north side of 22 Mile Road, ½ mile east of Hayes Road, Permanent Parcel No. 08-19-400-001 for a period of one year with the understanding that all earlier conditions remain in full force and effect.

MOTION carried.

10.  **EXTENSION OF TIME – Wellington Office Centre**– Located on the east side of Hayes Road, ½ mile south of 23 Mile Road. Gianna Investments, Petitioner. Permanent Parcel No. 08-19-100-010.

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

MOTION by AUSILIO seconded by SCIUTO to approve extension of time request for the Wellington Office Centre located on the east side of Hayes Road, ½ mile south of 23 Mile Road, Permanent Parcel No. 08-19-100-010 for a period of one year with the understanding that all earlier conditions remain in full force and effect.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

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ADJOURNMENT

MOTION by OLIVER seconded by KOEHS to adjourn the Planning Commission meeting at 7:47 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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