

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 16, 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 June 2, 2009 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by POPOVSKI seconded by SCIUTO to approve the minutes of the meeting of June 2, 2009 as presented.

MOTION carried.

AGENDA ITEMS

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4.  Gratiot Avenue Access Management Plan Presentation

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and introduced Mr. Jon Paul Reh, from Macomb County Planning, and Ms. Sherrin Hood from LSL Planning, who would offer a presentation regarding the Gratiot Avenue access Management Plan.

Ms. Hood presented a power point presentation which summarized the goals and objectives of the Gratiot Avenue Access Management Plan, and also discussed their proposed time line to bring this project to a conclusion.

There were numerous questions from the Commissioners regarding the plan, and it was indicated that the next step would be for the Planning Commission to consider a draft of the proposed amendments to Township Zoning Ordinance Number 10.

No further action was taken at this time. It is expected that the draft amendment proposals will be submitted by LSL Planning in time for consideration at the meeting scheduled for July 7, 2009.

5.  **PUBLIC HEARING** – Sign Ordinance Text Amendment Removing Signage from the Zoning Ordinance and Placing in the Code of Ordinances.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that this is the beginning of the process where by all references to signs in the zoning ordinance will be removed and that all signs issued will be accounted for in the proposed Code of Ordinance addition. He further stated his recommendation of referring this matter to the Board of Trustees for their approval.

MOTION by KOEHS seconded by AUSILIO to recommend to the Board of Trustees to approve the Sign Ordinance Text Amendment Removing Signage from the Zoning Ordinance and Placing in the Code of Ordinances.

MOTION carried.

6.  **GROUND SIGN – St. Isidore Catholic Church** – Located on the northwest corner of 23 Mile Road and Romeo Plank Road; Phillips Sign and Lighting, Petitioner. Permanent Parcel No. 08-17-451-026.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that this plan meets the ordinances and further stated his recommendation of approval.

MOTION by AUSILIO seconded by PROVENZANO to approve the ground sign for St. Isidore Catholic Church, located on the northwest corner of 23

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Mile Road and Romeo Plank Road, Petitioner. Permanent Parcel No. 08-17-451-026.

MOTION carried.

7.  **Revised Site Plan; Marsh Die and Engineering;** Located on the east side of Hayes Road, ¼ mile north of 22 Mile Road; Section 19; Macomb Towers, Petitioner. Permanent Parcel No. 08-19-300-021.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval if all items mentioned in his findings were completed, otherwise he would recommend denial of the plan.

Mr. Richard Koenig, 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 Marsh Die and Engineering contingent upon all items specified in the findings of the planning consultant being implemented and the plan being revised to show these items.

MOTION failed.

As Commissioner KOEHS was attempting to move to table this matter to allow for the changes to be implemented, the petitioner's representative spoke up and indicated that they would prefer not to table this matter, but to have an approval or denial answer to their request.

MOTION by AUSILIO seconded by PROVENZANO to deny the Revised Site Plan for Marsh Die and Engineering located on the east side of Hayes Road, ¼ mile north of 22 Mile Road; Section 19, Permanent Parcel No. 08-19-300-021.

MOTION carried.

8.  **Final Preliminary Plat; Portofino Villas Subdivision;** Located on the west side of Card Road, ¼ mile north of 23 Mile Road; Section 15; Portofino Development Company, Petitioner. Permanent Parcel 08-15-426-006.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that due to a change in legal ownership, the State of Michigan is requesting that this plat be reapproved to reflect the current ownership. He further stated that this plat does meet the Township ordinances and he further stated his recommendation of approval.

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

MOTION by KOEHS seconded by AUSILIO to recommend to the Board of Trustees to approve the Final Preliminary Plat for Portofino Villas Subdivision located on the west side of Card Road, ¼ mile north of 23 Mile Road in Section 15, Permanent Parcel 08-15-426-006.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by AUSILIO seconded by POPOVSKI to adjourn the Planning Commission meeting at 8:48 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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