

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, AUGUST 4, 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 July 21, 2009 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCIUTO seconded by POPOVSKI to approve the minutes of the meeting of July 21, 2009 as presented.

MOTION carried.

AGENDA ITEMS

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4. ☞ Extension of Time for Preliminary Plan for Regency Commerce Center Site Condominiums Phase II; Located on north side of 23 Mile Road, approximately ½ mile west of Romeo Plank Road; Section 17; Antonio Cavaliere, Petitioner. (Tabled from July 21, 2009)

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated the Township had not heard from the petitioner since he originally asked to table this matter back in June.

MOTION by AUSILIO seconded by PROVENZANO to table this matter indefinitely at the request of the Planning Commission.

MOTION carried.

5. ☞ Temporary Builder's Ground Sign for Strathmore Condominiums; Located on South side of 26 Mile Road, 92' west of the proposed Strathmore Boulevard entrance (east of Luchtman); Section 4; Pulte Homes, Petitioner.

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

MOTION by AUSILIO seconded by PROVENZANO to approve the Temporary Builder's Ground Sign for Strathmore Condominiums located on South side of 26 Mile Road, 92' west of the proposed Strathmore Boulevard entrance (east of Luchtman) in Section 4 for a period of one (1) year with the following conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. The petitioner must be apprised of the fact that only one temporary sign will be allowed per project.
5. This temporary sign is approved for a period of one year at which time the petitioner may request an extension.

MOTION carried.

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6. ☐ Extension of Time for Temporary Builder's Ground Sign for Hartford Condominiums; Located on the southeast corner of 24 Mile Road and Card Road; Section 14; Hartford Macomb, LLC, Petitioner.

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

MOTION by OLIVER seconded by POPOVSKI to approve the Extension of Time for Temporary Builder's Ground Sign for Hartford Condominiums located on the southeast corner of 24 Mile Road and Card Road in Section 14, with the following conditions:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to 32 square.
3. That a \$500 cash bond be posted assuring the construction of the sign as approved.
4. That a revised site plan be submitted showing the setback of 15' from Hartford Way as required by the Zoning Ordinance.

MOTION carried.

7. ☐ Request for Extension of Time; Final Plan; Strathmore II Site Condominiums; Located on south side of 26 Mile Road, 1050 feet east of Luchtman Road; Section 4. L & C 26 Mile Road Properties, LLC, Petitioner.

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

MOTION by POPOVSKI seconded by SCIUTO to recommend approval of the Extension of Time for the Final Plan of Strathmore II Site Condominiums which is located on south side of 26 Mile Road, 1050 feet east of Luchtman Road in Section 4, with all previous conditions remaining in effect.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

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None

ADJOURNMENT

MOTION by PROVENZANO seconded by POPOVSKI to adjourn the Macomb Township Planning Commission meeting at 7:33 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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