

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 15, 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 item 15 was added.

MOTION by SCIUTO seconded by PROVENZANO to approve the agenda as amended.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES


3. The minutes of the previous meeting held on September 1, 2009 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by AUSILIO seconded by PROVENZANO to approve the minutes of the meeting of September 1, 2009 as presented.

MOTION carried.

AGENDA ITEMS

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4.  **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the west side of Romeo Plank Road, 2,000 feet north of 24 Mile Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-300-025.

Mr. Jerome Schmeiser, Planning Consultant, reviewed items 4 through 11 and stated that they were all rezoning requests be made to comply with the Township Policy of eliminating potential 'spot zone' problems with future development. He further stated his recommendation of approval.

Mr. James Kaiser, the property owner, was also present to oppose the rezoning to allow him to compost as he is now doing and to later raise fowl and rabbits for consumption.

MOTION by AUSILIO seconded by KOEHS to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the west side of Romeo Plank Road, 2,000 feet north of 24 Mile Road; Permanent Parcel No. 08-08-300-025 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.

5.  **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the west side of Romeo Plank Road, 2,000 feet north of 24 Mile Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-300-017

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

MOTION by AUSILIO seconded by PROVENZANO to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the west side of Romeo Plank Road, 2,000 feet north of 24 Mile Road; Permanent Parcel No. 08-08-300-017 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.

6.  **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the west side of Romeo Plank Road, 2,000 feet


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north of 24 Mile Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-300-018.

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

MOTION by AUSILIO seconded by SCIUTO to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the west side of Romeo Plank Road, 2,000 feet north of 24 Mile Road; Permanent Parcel No. 08-08-300-018 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.


MOTION carried.

7.  **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the south side of 25 Mile Road, ½ mile east of Romeo Plank Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-200-010.

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

MOTION by AUSILIO seconded by PROVENZANO to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the south side of 25 Mile Road, ½ mile east of Romeo Plank Road; Permanent Parcel No. 08-08-200-010 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.

8.  **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the north side of 24 Mile Road, 677 feet west of Future Luchtman Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-400-014.

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

MOTION by AUSILIO seconded by POPOVSKI to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the north side of 24 Mile Road, 677 feet west of Future Luchtman Road; Permanent Parcel No. 08-08-400-

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014 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.

9. **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the north side of 24 Mile Road, 577 feet west of Future Luchtman Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-400-015.

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

MOTION by AUSILIO seconded by SCIUTO to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the north side of 24 Mile Road, 577 feet west of Future Luchtman Road; Permanent Parcel No. 08-08-400-015 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.

10. **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the north side of 24 Mile Road, 477 feet west of Future Luchtman Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-400-016.

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

MOTION by AUSILIO seconded by POPOVSKI to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the north side of 24 Mile Road, 477 feet west of Future Luchtman Road; Permanent Parcel No. 08-08-400-016 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.

MOTION carried.


11. **REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN ONE FAMILY (R-1)** – Located on the north side of 24 Mile Road, 377 feet west of Future Luchtman Road; Macomb Township , Petitioner. Permanent Parcel No. 08-08-400-017.

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

MOTION by AUSILIO seconded by SCIUTO to recommend to the Board of Trustees the Rezoning Request for Agricultural (AG) to Residential Urban One Family (R-1) which is located on the north side of 24 Mile Road, 377 feet west of Future Luchtman Road; Permanent Parcel No. 08-08-400-017 finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties.


MOTION carried.

12.  **EXTENSION OF TIME FOR SITE PLAN; Deadbolt Storage;** Located on the north side 23 Mile Road, approximately 400 feet east of Quadrate Drive; Section 18. Quadrate Development, Petitioner. Permanent Parcel 08-18-300-010.

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

MOTION by OLIVER seconded by KOEHS to approve the request for an Extension of Time for Deadbolt Storage which is located on the north side 23 Mile Road, approximately 400 feet east of Quadrate Drive in Section 18, Permanent Parcel 08-18-300-010 for a period of one year with all existing conditions of the previous approval still in effect.

MOTION carried.

13.  **SPECIAL LAND USE for SMDA Landfill Site 9/9a Remediation;** Located on the north side of 24 Mile Road, ¼ mile west of Card Road; Section 10; Permanent Parcel 08-10-400-025; Petro Environmental, Petitioner.

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

Mr. Cliff Popepl, representing the petitioner, was present to answer any questions which the Commission might have.

Several local residents also spoke requesting that this site cleanup be allowed to proceed.

MOTION by KOEHS seconded by SCIUTO to table the Special Land Use request for SMDA Landfill Site 9/9a Remediation, Permanent Parcel 08-10-400-025 to the meeting of October 20, 2009.

MOTION carried.

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14. **REVISED SITE PLAN for BP Gas Station**; Located on the southwest corner of 23 Mile Road and Romeo Plank Road; Section 20; Permanent Parcel 08-20-200-034. Commercial Properties Development, Petitioner.

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

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

MOTION by KOEHS seconded by POPOVSKI to approve the Revised Site Plan for the BP Gas Station located on the southwest corner of 23 Mile Road and Romeo Plank Road; Section 20; Permanent Parcel 08-20-200-034.

MOTION carried.

15. **Request for a Temporary Ground Sign**; Westminister Subdivision; Located on the north side of 22 Mile Road, approximately ¼ of a mile east of Hayes Road; Section 19, Permanent Parcel Number 08-19-348-043; Pulte Land Development, Petitioner.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that this sign already exists. It had been previously approved but the approval expired and the petitioner was now applying to maintain the sign at its current location. He further stated that this sign does meet the ordinance requirements and stated his recommendation of approval.

MOTION by AUSILIO seconded by PROVENZANO to approve the Request for a Temporary Ground Sign; Westminister subdivision which is located on the north side of 22 Mile Road, approximately ¼ of a mile east of Hayes Road; Section 19, Permanent Parcel Number 08-19-348-043.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

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MOTION by OLIVER seconded by POPOVSKI to adjourn the Planning Commission meeting at 8:32 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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