

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, OCTOBER 6, 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 September 15, 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 September 15, 2009 as presented.**

**MOTION carried.**

**AGENDA ITEMS**


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4.  Request to Move the Planning Commission Meeting Date from Tuesday, November 3, 2009 to Monday, November 2, 2009.

Clerk KOEHS reviewed this matter and indicated the November 3, 2009 is a general election day and the Planning Commission will not be able to meet on that day.

**MOTION by KOEHS seconded by POPOVSKI to move the Planning Commission Meeting Date from Tuesday, November 3, 2009 to Monday, November 2, 2009.**

**MOTION carried.**


5.  Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the East side of Romeo Plank, 1/3 Mile South of 26 Mile Road; 56400 Romeo Plank Road; Section 5; Permanent Parcel No. 08-05-100-006. Macomb Township, Petitioner

Mr. Jerome Schmeiser, Planning Consultant, stated that this item and the next six items were rezoning requests to prevent the occurrence of spot zones with in the Township. He then reviewed this item and stated his recommendation of approval. A letter from the attorney of the property owner was presented to the Commission stating their objection to the rezoning.

Mr. Sidney Borders, representing the petitioner, was also present to answer any questions which the Commission might have and express their opposition for this rezoning.

**MOTION by AUSILIO seconded by KOEHS to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the East side of Romeo Plank, 1/3 Mile South of 26 Mile Road; 56400 Romeo Plank Road; Section 5; Permanent Parcel No. 08-05-100-006, finding specifically that the rezoning is consistent with the Master Plan and consistent with the development of the surrounding properties and recognizing that this is a legally non-conforming parcel and they may continue to board up to five (5) horses on the land (plus foals) as they have done since 1972.**

**MOTION carried.**


6.  Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the West side of Card Road; 1,800 feet North of 23 Mile Road; 51781 Card Road; Section 15; Permanent Parcel No. 08-15-426-003. Macomb Township Petitioner.

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

**MOTION by AUSILIO seconded by PROVENZANO to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the West side of Card Road; 1,800 feet North of 23 Mile Road; 51781 Card Road; Section 15; Permanent Parcel No. 08-15-426-003, 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, One Family Urban (R-1); Located on the North side of 23 Mile Road; ½ Mile West of Card Road; 21221 23 Mile Road; Section 15, Permanent Parcel No. 08-15-300-015. Macomb Township Petitioner.

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

**MOTION by AUSILIO seconded by POPOVSKI to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the North side of 23 Mile Road; ½ Mile West of Card Road; 21221 23 Mile Road; Section 15, Permanent Parcel No. 08-15-300-015, 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, One Family Urban (R-1); Located on the West side of Card Road, 942 feet South of 24 Mile Road; 52625 Card Road, Section 15; Permanent Parcel No. 08-15-200-015. Macomb Township Petitioner.


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

**MOTION by AUSILIO seconded by PROVENZANO to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the West side of Card Road, 942 feet South of 24 Mile Road; 52625 Card Road, Section 15; Permanent Parcel No. 08-15-200-015, finding specifically that the rezoning**

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**is consistent with the Master Plan and consistent with the development of the surrounding properties.**


**MOTION carried.**

9.  Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the West side of Card Road; 817 feet South of 24 Mile Road; 52675 Card Road; Section 15, Permanent Parcel No. 08-15-200-013. Macomb Township Petitioner.

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

**MOTION by AUSILIO seconded by PROVENZANO to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential, One Family Urban (R-1); Located on the West side of Card Road; 817 feet South of 24 Mile Road; 52675 Card Road; Section 15, Permanent Parcel No. 08-15-200-013, 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 23 Mile Road, 1 mile west of Card Road; Section 15; Permanent Parcel No. 08-15-300-009. Macomb Township, Petitioner.

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

Mr. Ken DeCock inquired about why it was necessary to rezone this parcel and was informed by the Commission that this was being done to prevent the future occurrence of spot zones..

**MOTION by AUSILIO seconded by PROVENZANO to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 23 Mile Road, 1 mile west of Card Road; Section 15; Permanent Parcel No. 08-15-300-009, 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 west side of Card Road, 2,000 feet north of 23 Mile Road; Section 15; Permanent Parcel 08-15-426-002. Macomb Township, Petitioner.

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

**MOTION by AUSILIO seconded by PROVENZANO to recommend approval to the Board of Trustees the Rezoning Request; Agricultural (AG) to Residential Urban One Family (R-1); Located on the west side of Card Road, 2,000 feet north of 23 Mile Road; Section 15; Permanent Parcel 08-15-426-002, 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; Tentative Preliminary Plat; River Pointe Subdivision; Located on the North side of 25 Mile Road; 1,500' East of Hayes Road; Section 6, Permanent Parcel No. 08-06-300-036, Andrew Eskelinen Petitioner.

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

**MOTION by KOEHS seconded by POPOVSKI to approve Extension of Time; Tentative Preliminary Plat; River Pointe Subdivision; Located on the North side of 25 Mile Road; 1,500' East of Hayes Road; Section 6, Permanent Parcel No. 08-06-300-036, Andrew Eskelinen Petitioner.**

**MOTION carried.**

13.  Special Land Use; Westminister Wetland Mitigation; Located on the South side of 23 Mile Road; ¼ Mile East of Hayes Road; Section 19; Permanent Parcel No. 08-19-100-007, Northwood Commercial/Industrial, Petitioner.

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

Mr. Jason Kelly inquired whether or not this proposed mitigation would be a permanent change and he was informed that it would be permanent.

**MOTION by KOEHS seconded by AUSILIO to approve Special Land Use; Westminister Wetland Mitigation; Located on the South side of 23 Mile Road; ¼ Mile East of Hayes Road; Section 19; Permanent Parcel No. 08-19-100-007, Northwood Commercial/Industrial, Petitioner.**

**MOTION carried.**

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14.  Site Plan; Westminister Wetland Mitigation; Located on the South side of 23 Mile Road; ¼ Mile East of Hayes Road; Section 19; Permanent Parcel No. 08-19-100-007, Northwood Commercial/Industrial, Petitioner.

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

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

**MOTION by KOEHS seconded by SCIUTO to approve Site Plan; Westminister Wetland Mitigation; Located on the South side of 23 Mile Road; ¼ Mile East of Hayes Road; Section 19; Permanent Parcel No. 08-19-100-007, Northwood Commercial/Industrial, Petitioner.**

**MOTION carried.**

15.  Site Plan; Macomb City Gate; Located on the east side of Maria Elena Drive, approximately 310 feet South of Samohin Drive, Section 19; Permanent Parcel No. 08-19-300-025, Consumers Energy Company, Petitioner.

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

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

**MOTION by AUSILIO seconded by KOEHS to approve Site Plan; Macomb City Gate; Located on the east side of Maria Elena Drive, approximately 310 feet South of Samohin Drive, Section 19; Permanent Parcel No. 08-19-300-025, Consumers Energy Company, Petitioner.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS**

**PLANNING COMMISSIONERS COMMENTS**

**ADJOURNMENT**

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**MOTION by AUSILIO seconded by PROVENZANO to adjourn the Planning Commission meeting at 8:05 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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