

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, NOVEMBER 17, 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 SCIUTO 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 November 2, 2009 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by OLIVER seconded by POPOVSKI to approve the minutes of the meeting of November 2, 2009 as presented.**

**MOTION carried.**

**AGENDA ITEMS**

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4. **Special Land Use**; Greg's Bakery; Located in the Waldenburg Plaza, which is located on the southeast corner of 22 Mile Road and Romeo Plank Road; Section 28; Grozan Stojkovski, Petitioner. Permanent Parcel No 08-28-101-010.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that the plan presented met all of the requirements for a special land use. He further stated his recommendation of approval.

**MOTION by KOEHS seconded by AUSILIO to approve special land use for Greg's Bakery located in the Waldenburg Plaza on the southeast corner of 22 Mile Road and Romeo Plank Road in Section 28, Permanent Parcel No 08-28-101-010 finding specifically that the proposed use complies with all of the standards set forth in Section 10.2401(B)(5)(a), as follows:**

1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.
3. The proposed use shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.
4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.
5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons,

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**continuity of development, and need for particular services and facilities in specific areas of the Township.**

- 6. The proposed use is necessary for the public convenience at the proposed location.**
- 7. The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
- 8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS**

None

**PLANNING COMMISSIONERS COMMENTS**

Clerk KOEHS reviewed the proposed Bylaws for the Planning Commission and asked that the members be prepared to discuss and act on these at the next Planning Commission meeting scheduled for December 1, 2009.

**ADJOURNMENT**

**MOTION by OLIVER seconded by SCIUTO to adjourn the Planning Commission meeting at 7:12 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