

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 16, 2010

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
JASPER SCIUTO, MEMBER

ABSENT: NUNZIO PROVENZANO, MEMBER

ALSO PRESENT: Jack Dailey, 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 except for Member PROVENZANO.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and there were no additions, corrections or deletions.

MOTION by SCIUTO seconded by POPOVSKI to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on February 2, 2010 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by POPOVSKI seconded by AUSILIO to approve the minutes of the meeting of February 2, 2010 as presented.

MOTION carried.

AGENDA ITEMS

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4. **Special Land Use Change**; Eastside Grill; Located in the Fountains of Macomb, Located on the north west corner of 21 Mile Road and Hayes Road; Section 30; Nicolino A. Tartaglia Petitioner. Permanent Parcel No. 08-30-354-024.

Mr. Jack Dailey, Planning Consultant, reviewed this item and stated his concerns.

Mr. Frank Palazollo, representing the petitioner, was also present to answer any questions which the Commission might have, and to speak on the petitioner's behalf.

MOTION by AUSILIO seconded by SCIUTO to amend the Special Land Use for the Eastside Grill located in the Fountains of Macomb on the northeast corner of 21 Mile Road and Hayes Road in Section 30; Permanent Parcel No. 08-30-354-024, with the following conditions:

- a) **Alcoholic beverages, including beer, wine and spirits, may be served on the premises.**
- b) **All alcoholic beverages will be served at either the table or the bar.**
- c) **The bar can be modified to seat a maximum of thirteen (13) persons.**
- d) **That alcohol may be sold or served on Sunday through Thursday up until 11:00 p.m.; and on Friday and Saturday up until 12:00 a.m. (midnight).**
- e) **That no doors except the door on the south elevation of the building will be open to the public as an entrance. The other doors on the east and north elevations will be used as emergency egress only.**
- f) **No Dance or entertainment permit(s) will be sought or approved for these premises.**
- g) **Charity Gaming will not be permitted on these premises.**
- h) **All unapproved signs and banners will be removed from the site.**
- i) **The petitioners must provide the Clerk of the Township with proof that the delinquent water bill has been paid.**

MOTION carried.

5. **Extension of Time for Temporary Builders Sign**; Fairways Commons Condominiums; Located on the west side of Card Road; 70 feet north of Mary Rose Drive; Section 34, MJC Fairway Commons, LLC, Petitioner. Permanent Parcel No. 08-34-227-001.

Mr. Jack Dailey, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by KOEHS seconded by POPOVSKI to approve the Extension of Time for Temporary Builders Sign; Fairways Commons Condominiums;

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Located on the west side of Card Road; 70 feet north of Mary Rose Drive; Section 34, MJC Fairway Commons, LLC, Petitioner. Permanent Parcel No. 08-34-227-001, with the standard conditions:

- 1. That Section 20-7 of the Macomb Township Sign Ordinance #244 be met.**
- 2. That the temporary 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. That the sign be approved for a period of one year at which time further consideration must be given by the Township.**

MOTION carried.

- 6. Extension of Time for Temporary Builders Sign; Fairways Commons Condominiums; Located on the south side of 21 Mile Road, 70 feet east of Cynthia Drive; Section 34, MJC Fairway Commons LLC, Petitioner. Permanent Parcel No. 08-34-227-001.**

Mr. Jack Dailey, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by KOEHS seconded by POPOVSKI to approve the Extension of Time for Temporary Builders Sign; Fairways Commons Condominiums; Located on the south side of 21 Mile Road, 70 feet east of Cynthia Drive; Section 34, MJC Fairway Commons LLC, Petitioner. Permanent Parcel No. 08-34-227-001, with the standard conditions:

- 1. That Section 20-7 of the Macomb Township Sign Ordinance #244 be met.**
- 2. That the temporary 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. That the sign be approved for a period of one year at which time further consideration must be given by the Township.**

MOTION carried.

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PLANNING CONSULTANTS COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

The Planning Commissioners asked the Board of Trustees to authorize the township's legal counsel to investigate the possible need to amend the zoning ordinance regarding charity gaming.

ADJOURNMENT

MOTION by AUSILIO seconded by OLIVER to adjourn the Planning Commission meeting at 7:55 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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