

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 6, 2010
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
NUNZIO PROVENZANO, MEMBER
JASPER SCIUTO, MEMBER

ABSENT: CHARLES OLIVER, MEMBER
TONY POPOVSKI, MEMBER

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 Commission was present except for members OLIVER and POPOVSKI.

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 March 2, 2010 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 March 2, 2010 as presented.

MOTION carried.

AGENDA ITEMS

4.  Extension of Time for Harmony Acres Subdivision; Permanent Parcel No. 08-16-200-014; Joseph VanHaverback, Petitioner. Located on South side of 24 Mile Rd, ¾ mile east of Romeo Plank.

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


MOTION by AUSILIO seconded by PROVENZANO to approve the request for an Extension of Time for Harmony Acres Subdivision; Permanent Parcel No. 08-16-200-014; located on South side of 24 Mile Rd, ¾ mile east of Romeo Plank for a period of one year with the understanding that all earlier conditions remain in full force and effect, as follows:

1. **The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;**
 - a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**
 - d. **Macomb County Planning Commission**
 - e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
3. **That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval shall be incorporated into the Final Preliminary Plat.**
5. **That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinances.**
6. **Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan**

Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.

- 7. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 8. That the “20 ft. common area for landscaping purposes” be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.**
- 9. That a bond in the amount of \$30,000 be posted assuring the development of the “landscape easement.” The “landscape easement” is that area to be labeled on the plat as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping.” The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.**
- 10. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.**
- 11. All street names must be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. Therefore, the petitioner shall submit two (2) copies of the plat to the Supervisor’s Office for addressing. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.**
- 12. That the petitioner submits two (2) copies of the restrictive covenants that will be recorded with the plat. Said covenants must include an article to provide the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.**
- 13. That a revised final preliminary plat be submitted indicating compliance with the lot width frontage in accordance of Section 10.0348.**

MOTION carried.

5.  Extension of Time FFP for Pinnacle Farms Subdivision; Permanent Parcel No. 08-24-276-003; Landtec of Macomb LLC Petitioner; Located approximately ½ mile south of 23 Mile Road and ¾ of a mile east of North Avenue.

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

MOTION by AUSILIO seconded by SCIUTO to approve the request for an Extension of Time FFP for Pinnacle Farms Subdivision; Permanent Parcel No. 08-24-276-003; located approximately ½ mile south of 23 Mile Road and ¾ of a mile east of North Avenue for a period of one year with the understanding that all earlier conditions remain in full force and effect, as follows:

1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;
 - a. Macomb County Road Commission
 - b. Office of Public Works Commission of Macomb County
 - c. Macomb County Health Department
 - d. Macomb County Planning Commission
 - e. Michigan Department of Environmental Quality
 - f. All public utility companies affected.
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval shall be incorporated into the Final Preliminary Plat.
5. That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinances.
6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and

approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.

7. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
8. That the “20 ft. common area for landscaping purposes” be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.
9. That a bond in the amount of \$30,000 be posted assuring the development of the “landscape easement.” The “landscape easement” is that area to be labeled on the plat as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping.” The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
10. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
11. All street names must be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. Therefore, the petitioner shall submit two (2) copies of the plat to the Supervisor’s Office for addressing. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
12. That the petitioner submits two (2) copies of the restrictive covenants that will be recorded with the plat. Said covenants must include an article to provide the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
13. That a revised preliminary plat showing Lots 8, 9 and 27 being amended to comply with the Zoning Ordinance. Further that all earlier conditions remain in full force and effect.

14. That all permits and approvals must be updated prior to the issuance of a construction permit by the Water and Sewer Department.

MOTION carried.

6. Review Zoning Ordinance Amendments

A general discussion was held regarding the various topics that are being considered for addition or amendment to the Zoning Ordinance.

PLANNING CONSULTANTS COMMENTS

None

PLANNING COMMISSIONERS COMMENTS

None

ADJOURNMENT

MOTION by SCIUTO seconded by PROVENZANO to adjourn the Planning Commission meeting at 7:28 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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