

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 15, 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: 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 as noted above.

APPROVAL OF THE AGENDA

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

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

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on June 1, 2010 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 June 1, 2010 as presented.

MOTION carried.

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AGENDA ITEMS

4. Request for Extension of Time; Tentative Preliminary Plat for Battaglia Subdivision; Located on the East side of North Avenue, approximately ¼ mile North of Hall Road; Section 36, Lehner Findlan Associates, Petitioner. Permanent Parcel No. 08-36-303-024.

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

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

MOTION by AUSILIO seconded by SCIUTO to approve Request for the extension of time for the Tentative Preliminary Plat for Battaglia Subdivision located on the East side of North Avenue, approximately ¼ mile North of Hall Road Section 36, Permanent Parcel No. 08-36-303-024, provided that all earlier conditions remain in full force and effect including the provision of a 16' wide means of access to the landscape area.

MOTION carried.

5. Request for Extension of Time; Preliminary Plan; Monarch Estates Site Condominiums; Located on the North side of 22 Mile Road east of Garfield Rd.; Section 20, GTR Companies, Petitioner. Permanent Parcel No. 08-20-300-013.

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

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

MOTION by OLIVER seconded by AUSILIO to approve the request for the extension of time for the Preliminary Plan of the Monarch Estates Site Condominiums located on the North side of 22 Mile Road east of Garfield Rd.; Section 20, Permanent Parcel No. 08-20-300-013 provided that all earlier conditions remain in full force and effect and a revised plan be submitted indicating adequate maintenance access to the Crittenden Drain from the adjacent street.

MOTION carried.

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6. Request for Extension of Time for Preliminary Plan; Wingfield Estates Site Condominiums, Located on the north side of 22 Mile Rd., east of Garfield Road; Section 20; GTR Companies, Petitioner. Permanent Parcel No. 08-20-300-002. Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by POPOVSKI seconded by KOEHS to approve the request for the extension of time for the Preliminary Plan of the Wingfield Estates Site Condominiums located on the north side of 22 Mile Rd., east of Garfield Road; Section 20; Permanent Parcel No. 08-20-300-002 provided that all earlier conditions remain in full force and effect and that the final plan include the following:

- **The landscape common area is shown along the north boundary of this site as required per Zoning Ordinances; however;**
- **Adequate access shall be provided outside of the Crittenden Drain and any lot areas to allow for entry to the common area for maintenance somewhere between lots 59-61 or from the west property line of lot 104 and lot 108.**
- **The split of subject parcel shall be resolved prior to Final Plan.**

MOTION carried.

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

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

MOTION by AUSILIO seconded by POPOVSKI to approve the extension of time for the Site Plan of the Macomb City Gate Facility 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 provided that all earlier conditions remain in full force and effect.

MOTION carried.

8. Revised Site Plan; Sandstone at the Retreat Condominiums; Located on the east side of North Avenue, north of 22 Mile Road; Section 24; Pulte Homes, Petitioner. Permanent Parcel No. 08-24-300-013.

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

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

Over eighty (80) residents of the Retreat Condominiums were in attendance and more than one dozen of them spoke to the Commission expressing their reservations with the proposed changes in product. They were not in agreement with allowing smaller units without basements into the complex as they felt it would have a negative impact on the property values of the existing units.

There was further discussion regarding some of the health, safety and welfare issues in the complex. There was no legal counsel available to the commission at this meeting.

MOTION by KOEHS seconded by AUSILIO to table this matter to the Planning Commission meeting scheduled for July 6, 2010.

MOTION carried.

PLANNING CONSULTANTS COMMENTS None

PLANNING COMMISSIONERS COMMENTS None

ADJOURNMENT

MOTION by OLIVER seconded by POPOVSKI to adjourn the Planning Commission meeting at 8:52 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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