

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 21, 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
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 POPOVSKI to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on August 17, 2010 were reviewed and any additions, corrections or deletions were discussed and made. There were no minutes from September 7, 2010, as that meeting was cancelled.

MOTION by AUSILIO seconded by PROVENZANO to approve the minutes of the meeting of August 17, 2010 as presented.

MOTION carried.

AGENDA ITEMS

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4. Revised Site Plan; Sandstone at the Retreat; Pulte Homes, Petitioner, located on East side of North Avenue, North of 22 Mile Road. Permanent Parcel No. 08-24-300-013 (*tabled from July 6, 2010 and August 17, 2010*).

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

Mr. Kevin Christiansen, representing the petitioner, sent an e-mail to the Clerk's Office this afternoon asking to withdraw the request for a revised site plan.

MOTION by KOEHS seconded by AUSILIO to receive and file the letter from the petitioner to withdraw the Revised Site Plan for the Sandstone at the Retreat, located on East side of North Avenue, North of 22 Mile Road. Permanent Parcel No. 08-24-300-013. This action closes this file.

MOTION carried.

5. Entrance Ground Sign; Cornerstone Village Subdivision (Summerfield Drive); Located on the northwest corner of Card Road and Summerfield Drive; Section 27; Sinacori Landscaping, Petitioner. Permanent Parcel No. 08-27-279-017.

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

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

MOTION by AUSILIO seconded by PROVENZANO to approve the Entrance Ground Sign for Cornerstone Village Subdivision on Summerfield Drive, Section 27; Permanent Parcel No. 08-27-279-017 with the following standard conditions:

1. That Section 20-7 of the Macomb Township Sign Ordinance #244 be met.
2. That the ground sign be limited to 48 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

6. Entrance Ground Sign; Cornerstone Village Subdivision (Carrington Drive); Located on the southwest corner of Card Road and Carrington Drive; Section 27; Sinacori Landscaping, Petitioner. Permanent Parcel No. 08-27-279-017.

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

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

MOTION by KOEHS seconded by PROVENZANO to approve the Entrance Ground Sign for Cornerstone Village Subdivision on Carrington Drive, Section 27, Permanent Parcel No. 08-27-279-017 with the following standard conditions:

1. That Section 20-7 of the Macomb Township Sign Ordinance #244 be met.
2. That the ground sign be limited to 48 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

7. Ground Sign; Romeo Plank Crossing; Located on the southeast corner of 23 Mile Road and Romeo Plank Road; Section 20; David Morelli, Petitioner. Permanent Parcel No. 08-20-200-046.

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

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

MOTION by AUSILIO seconded by POPOVSKI to approve the Ground Sign for the Romeo Plank Crossing, located on the southeast corner of 23 Mile Road and Romeo Plank Road in Section 20; Permanent Parcel No. 08-20-200-046 with the following standard conditions:

1. That Section 20-7 of the Macomb Township Sign Ordinance #244 be met.
2. That the ground sign be limited to 48 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

8. Extension of Time; Strathmore Condominiums Phase II; Located on the south side of 26 Mile Road, ¼ mile east of Luchtman Road; Section 4; L & C 26 Mile Road Properties, LLC, Petitioner; Permanent Parcel 08-04-100-035.

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

MOTION by KOEHS seconded by PROVENZANO to recommend to the Board of Trustees the approval of the Extension of Time for the Strathmore Condominiums Phase II located on the south side of 26 Mile Road, ¼ mile east of Luchtman Road in Section 4; Permanent Parcel 08-04-100-035 for a period of one (1) year.

MOTION carried.

9. Extension of Time; Deadbolt Self Storage; Located on the north side of 23 Mile Road approximately 400 feet east of Industrial Drive; Section 18; Quadrate Development, LLC, Petitioner. Permanent Parcel No. 08-18-300-010.

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

MOTION by POPOVSKI seconded by PROVENZANO to approve the Extension of Time for Deadbolt Self Storage located on the north side of 23 Mile Road approximately 400 feet east of Industrial Drive in Section 18; Permanent Parcel No. 08-18-300-010 for a period of one (1) year.

MOTION carried.

10. Special Land Use and Revised Site Plan; A-Auto Point Collision; Located on the north side of 23 Mile Road, 286 feet east of Milano Drive; A-Auto Pointe Collision, Petitioner; Permanent Parcel 08-18-400-019.

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

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

Mr. Lawrence Dloski, Macomb Township legal counsel, informed the Planning Commission of the court proceedings that have involved this project and the issues that remain.

MOTION by KOEHS seconded by SCIUTO to table this matter at the petitioner's request to the Planning Commission meeting scheduled for October 19, 2010.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None.

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PLANNING COMMISSIONERS COMMENTS

A brief discussion was held concerning the issues of outside sales and how this process was handled.

There was also a brief discussion on the parking requirements for businesses that do a significant amount of their business at an approved drive through window.

ADJOURNMENT

MOTION by OLIVER seconded by POPOVSKI to adjourn the Planning Commission meeting at 7:46 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

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