

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
MONDAY, AUGUST 1, 2016  
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN  
JASPER SCIUTO, VICE CHAIRMAN  
JULIANA PLASTIRAS, SECRETARY  
MICHAEL P. HARDY, MEMBER  
NUNZIO PROVENZANO, MEMBER  
AARON TUCKFIELD, MEMBER  
ROGER KRZEMINSKI, MEMBER

ABSENT: None

ALSO PRESENT: Thomas Esordi, Township Attorney  
Patrick Meagher, Planning Consultant  
*(Additional attendance on file at the Clerk's Office)*

Chairman OLIVER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

#### **ROLL CALL**

1. Secretary PLASTIRAS 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 read.**

**MOTION carried.**

#### **APPROVAL OF THE PREVIOUS MEETING MINUTES**

3. The minutes of the previous meeting held on JULY 5, 2016 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by PROVENZANO seconded by HARDY to accept the minutes of the meeting of July 5, 2016.**

**MOTION carried.**  
**PUBLIC HEARING**

**AGENDA ITEMS:**

4. **Preliminary Plan; Enclave at Legacy Estates;** Located on the south side of 22 Mile Road, east of North Avenue; Section 25; Diverse Real Estates, LLC, Petitioner; Permanent Parcel 08-25-100-025.

Patrick Meagher, Planning Consultant, stated the applicant was proposing an 89 lot site condominium development, which will be in three phases and is a part of the consent judgment for Legacy Estates. He also mentioned that they meet all the criteria of the court order so Planning and the other departments are recommending approval.

Mark Roebuck, 794 Tangelwood, Madison Heights, representative for the developer, was in attendance.

Chairman OLIVER asked for the past history on this parcel. Mr. Meagher gave a brief history of the consent judgment and mentioned that it meets the same kind of style of development as those to the south. He also mentioned the lots will be sixty by one hundred fifteen to one hundred twenty in size and are basically meeting the same frame and layout of development as those in the area.

Member PLASTIRAS asked if they will be single family units because the zoning says single residential multi-family, Mr. Meagher replied, yes, it will be single family houses.

Maria Loffredo, 23440 Flushing, Macomb, said she was trying to get the layout and asked if Mr. Meagher could point out some of the roads so she would know what was being talked about. Mr. Meagher gave the names of the roads in the development and the surrounding main roads. Ms. Loffredo asked if the 89 houses he was referring to would be located in the back corner. He said yes, they would be located south of 22 Mile Road and east of Carnage. Member TUCKFIELD gave a more detailed description of the location of the development to Ms. Loffredo.

Robert Offenbacher, 23320 Clearwood Street, Macomb, inquired as to when the construction is slated for beginning and completion, he also asked if these are condo's, and are individual houses and would there be a homeowner association. Mr. Roebuck stated the construction would be starting late in 2017 and they would be single family homes with its own home owners association, but would be a part of the master community of Legacy Estates.

Member TUCKFIELD had a question regarding lot 17 on the southeast corner and asked if it met the 3 to 1 ratio. Mr. Meagher said it does meet the 3 to1 ratio and the

consent judgment. Member TUCKFIELD questioned lots 39, 52 and 89 along the Steinbrink Drain if they were separate lots or are they a part of an easement that the homeowner has to keep clear. Mr. Roebuck stated there will be a gap between lots 88 and 89, it will be an open space for pond maintenance and it's an easement of the Public Works Office. He also mentioned the easements to the south in the rear of the other two lots will just be an easement across lots 39 and 52.

**MOTION by SCIUTO seconded by PLASTIRAS to recommend approval of the Preliminary Plan for the Enclave at Legacy Estates to the Township Board of Trustee's; located on the south side of 22 Mile Road, east of North Avenue; Section 25; Diverse Real Estates, LLC, Petitioner; Permanent Parcel 08-25-100-025; pursuant to the Planning Commission's recommendations.**

**MOTION carried.**

5. **Site Plan; Quadrate Corporate Park-Lots 19, 20 and 21;** Located on the west side of Quadrate Drive, north of 23 Mile Road; Section 18; Quadrate Development, LLC, Petitioner; Permanent Parcel 08-18-475-010. March 28

Patrick Meagher, Planning Consultant, stated the applicant is proposing an industrial building, the Department heads have no objections, and the plan meets the ordinance. He also informed the Commission that this agenda item would be a decision by the Commission.

Michael D'Agostini, 17657 Augusta, Macomb Township, mentioned he was the petitioner for the Quadrate development and this would be just another one of their typical industrial parks.

Member TUCKFIELD stated he noticed that a few of Mr. D'Agostini parcels have been built out recently and asked if he had noticed a lot of interest in his industrial lots lately. Mr. D'Agostini responded with it's been a long time coming and the market is definitely coming back. Member TUCKFIELD had a question for Mr. Meagher; he asked if he was okay with the location of handicap parking spots on both the eastside of the extreme north end and south end. Mr. Meagher stated the Building Department and engineer took a look at the handicap locations for parking, access and ramps and they were both satisfied.

**MOTION by TUCKFIELD seconded by KRZEMINSKI to approve the Site Plan for Quadrate Corporate Park-Lots 19, 20 and 21; Located on the west side of Quadrate Drive, north of 23 Mile Road; Section 18; Quadrate Development, LLC, Petitioner; Permanent Parcel 08-18-475-010; based on our findings this evening and what we've seen and the recommendation from the planner.**

**MOTION carried.**

6. **Revised Site Plan; St. Peter Lutheran Church and School;** Located on the northwest corner of 24 Mile Road and Romeo Plank Road; Section 8; Marygrove Awning Company, Petitioner. Permanent Parcel 08-08-300-027. May 9

Patrick Meagher, Planning Consultant, informed the Commission this was a request to put canopies over two of the doors and address some of the problems with handicap accessibility. The applicant has since modified the plans and they now meet the ADA requirements. Mr. Meagher stated they are recommending approval.

Jeff Foley, 69102 Lake Pointe Court, Bruce Township, petitioner, was in attendance.

Member SCIUTO asked Mr. Meagher if St. Peters Macomb meets the Sign Ordinance on the canopy, as far as the signage on the building. Mr. Meagher stated, yes, they're fine with the request.

Member TUCKFIELD questioned the awning and canopy placement and the positioning of the light. Mr. Foley informed the Commission that they recommended it stays underneath the canopy for security, so the canopy arch would go across the top and over the light.

**MOTION by KRZEMINSKI seconded by PROVENZANO to approve the Revised Site Plan for St. Peter Lutheran Church and School; Located on the northwest corner of 24 Mile Road and Romeo Plank Road; Section 8; Marygrove Awning Company, Petitioner; Permanent Parcel 08-08-300-027.**

**MOTION carried.**

7. **Extension of Time for Site Plan; Wellington Office Center ;** Located on the east side of Hayes Road, ½ mile south of 23 Mile Road; Section 19; Hayes 18 Partners, LLC, Petitioner; Permanent Parcel 08-19-100-010. June 14

Patrick Meagher, Planning Consultant, mentioned this was planned out as an office building and fell into a sale recently. He informed the Commission this would be the first extension by the new owner. Mr. Meagher stated they have no objection to the extension of time.

Member PLASTIRAS asked if this was the first time the new owner requested an extension. Mr. Meagher stated the new owner came in about a year ago, and this is the first amendment to the plan, and this is the first amendment since the technical change was approved. Member PLASTIRAS mentioned the plan was first approved in 2007 and has been extended since, and inquired when the new owner took possession? Mr. Meagher mentioned that they came in last year, in 2015 for a technical change. Member Plastiras asked if is the new owner was getting involved in requesting the extension? Mr. Meagher replies, yes.

**MOTION by SCIUTO seconded by PLASTIRAS to grant a one year Extension of Time for Site Plan for Wellington Office Center; Located on the east side of Hayes Road, ½ mile south of 23 Mile Road; Section 19; Hayes 18 Partners, LLC, Petitioner; Permanent Parcel 08-19-100-010; pursuant to the Planning Commission's recommendations.**

**MOTION carried.**

8. **Site Plan; Quadrate Multi-Tenant 2;** Located on the north side of Leone Drive, west of Quadrate Drive; Section 18; Quadrate West, LLC, Petitioner; Permanent Parcel 08-18-400-016. June 15

Patrick Meagher, Planning Consultant, stated this industrial site abuts the preserve area of the Meadow Brook Park Subdivision, Phases 2. He informed the Commission that it is a six unit, multi-tenant facility and Mr. D'Agostini is here to answer any questions with regards to the uses or the site plan itself. He stated it meets the requirements of the ordinance and is being recommended for approval at this time.

Mr. D'Agostini, 17657 Augusta, Macomb Township, just added that this is a continuation of their core properties to the east. He also mentioned it will be the same construction and is going to look identical.

Judy Merrifield, resident, 15996 Mountain Side, Macomb, which backs up to these buildings, had concerns regarding the lighting from the industrial buildings in the winter shining into their homes, some are very bright and the residents wondered if there is some way to have the light diverted down instead of outward. She also wondered if the development would be identical to the buildings to the east. Mr. D'Agostini informed Ms. Merrifield that it would be the exact same floor plan. Chairman OLIVER stated they have been good neighbors and he asked Mr. D'Agostini to address this with them. Mr. D'Agostini stated he doesn't mind working with them, would give them his card after the meeting and he would get with the Building Department to see if there is something else they can do for them.

**MOTION by KRZEMINSKI seconded by TUCKFIELD to approve the Site Plan for Quadrate Multi-Tenant 2; Located on the north side of Leone Drive, west of Quadrate Drive; Section 18; Quadrate West, LLC, Petitioner; Permanent Parcel 08-18-400-016.**

**MOTION carried.**

9. **Extension of Time for Final Plan; Wolverine Country Club Estates Site Condominiums;** Located on the north side of 25 Mile Road, east of Romeo Plank

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Road; Section 5; Wolverine Macomb, LLC, Petitioner; Permanent Parcel 08-05-400-031. June 15

Patrick Meagher, Planning Consultant informed the Commission that there have been no new ordinances that would impact the design of this development. He stated it was just converted to site condominiums a couple of years ago and this will be the second extension if approved tonight.

Member TUCKFIELD asked Mr. Meagher if there was any indication from the developer regarding a time line of when he might be working on it. Mr. Meagher mentioned it's a continuum in progress as lots are selling they are anxious to get to the next one and he did not have an exact time frame.

**MOTION by SCIUTO seconded by PLASTIRAS to grant a one year extension of time for the Final Plan for Wolverine Country Club Estates Site Condominiums; Located on the north side of 25 Mile Road, east of Romeo Plank Road; Section 5; Wolverine Macomb, LLC, Petitioner; Permanent Parcel 08-05-400-031; pursuant to the recommendations of the Planning Commission.**

**MOTION carried.**

(Open for Public Comments)

**None.**

**PLANNING CONSULTANTS COMMENTS:**

Patrick Meagher said he had nothing formal for tonight, but did mention that he received quite a few phone calls about the Township approving 400 low income housing units at the southeast corner of 24 Mile Road and Romeo Plank Road and people are indicating that they are finding it on face page sites or face book. He then asked if anyone has knowledge of this face book or face page site to let them know that it's a single family subdivision that was approved and is called River Pointe. He also wanted to make the public aware that there is no devious activity.

**PLANNING COMMISSION COMMENTS**

Member SCIUTO asked if the Township had ever considered putting in their own water tower or water storage to help us with peak water pressure. Mr. Meagher stated it had been talked about and he has had discussions with the engineer based on Washington Township who just put a water tower in. Member SCIUTO mentioned the residents just received their new bills and a lot of them had concerns and he was wondering if there were any thoughts or feelings on this as the Planning Commission

or Planning Consultant. Mr. Meagher stated he hasn't had anything formal and would probably be something that would come out of engineering and he mentioned he would discuss it with Jim Van Tiflin (Township Engineer) at length and report back at the next meeting.

Member KRZEMINSKI added to the discussion that the Township Board just gave the authority to give \$1,500,000.00 to complete loops up in the quadrant of 26 Mile Road and Hayes Road. This would be to close some of the loops to give us better water pressure in that area of the Township.

Chairman OLIVER mentioned that in the 1990's with John Brennan the Township spent money and did some research and looked into and found out the cost of building it and running a water storage facility and the end results for the pressure would never be guaranteed anyway. Member KRZEMINSKI mentioned that it was talked about back in the 80's. It was then squashed from the city and Port Huron asking what were they doing up there, why are you putting in a water tower we don't want that there. Mr. Meagher stated a lot of the water tower aspect is not just for pressure it also for monetary savings and he would get with Jim to get all the specifics, or maybe could get Jim to come and present something.

Chairman Oliver asked Mr. Meagher what was happening at the old Target property. Mr. Meagher stated nothing that he was aware of. Member OLIVER asked who owned the property Mr. Meagher mentioned that it's owned by the Kohl's Corporation and part of it is owned by Grand Sakawa. He mentioned that he has tried to have a discussion with the owners to figure out if they were going to propose anything but neither party seems to want to discuss it. Mr. Meagher stated it's a beautiful piece of property and Member Tuckfield stated it was a prime piece of property.

Chairman Oliver stated good luck tomorrow and wished Member KRZEMINSKI well.

## **ADJOURNMENT**

**MOTION by SCIUTO seconded by PROVENZANO to adjourn the Planning Commission meeting at 7:40 p.m.**

**MOTION carried.**

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Respectfully submitted,

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Charles Oliver,  
Planning Commission Chairman

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Juliana Plastiras  
Planning Commission Secretary