

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 5, 2016

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
JASPER SCIUTO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MICHAEL P. HARDY, MEMBER
AARON TUCKFIELD, MEMBER
JULIANA PLASTIRAS, MEMBER

ABSENT: NUNZIO PROVENZANO, MEMBER

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. Clerk KOEHS called the roll and Member Provenzano was absent and excused.

APPROVAL OF THE AGENDA

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

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

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on November 30, 2015 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCIUTO seconded by TUCKFIELD to approve the minutes of the meeting of November 30, 2015 as presented.

MOTION carried.

AGENDA ITEMS:

4. Election of Officers.

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Chairman Oliver asked the Commission Members for motions to elect the Officers for the Planning Commission.

MOTION by SCIUTO seconded by KOEHS to nominate Charles Oliver for Chairman of the Planning Commission

MOTION carried.

MOTION by TUCKFIELD seconded by PLASTIRAS to nominated Jasper Sciuto for Vice Chairman of the Planning Commission.

MOTION carried.

MOTION by TUCKFIELD seconded by HARDY to nominate Juliana Plastiras for Secretary of the Planning Commission.

Ayes: Sciuto, Tuckfield, Hardy, Plastiras, Oliver
Nays: Koehs
Absent: Provenzano

MOTION carried.

Note: Mr. Koehs resigned and left the meeting.

5. **Final Plan;** Christenbury Creek Site Condominiums; Located on the east side of Card Road, ½ mile south of 23 Mile Road; Section 23; Arteva Macomb Woodlands, LLC, Petitioner. Permanent Parcel 08-23-300-024.

Patrick S. Meagher (Planning Consultant) stated the Township Departments had no objections to final site plan approval and the Engineer has been completed and approved. Mr. Meagher then stated therefore he was recommending approval of the final plan.

Brian Szliter (Arteva Macomb Woodland, LLC) stated he was in attendance to answer any question the Commission may have.

Chairman Oliver mentioned that he and Mr. Meagher talked about a lite issue with this final plan and asked if the issue had been resolved. Mr. Meagher stated there was one citation regarding the trees were pointed out as stated in his review and would asked that the approval be subject to that minor modification. Mr. Meagher stated one of the trees is designated as BH on the plan, but in the legend is noted as BM. Mr. Meagher mentioned he had talked to the Landscape Architect and the intent was for the trees to match. Mr. Szliter stated he was fine with the change.

Robert Maki (Resident) stated he lives next to the north side entrance of the proposed Christenbury Creek Site Condominiums and stated everyone he has dealt with from the project has been great and then stated for the developer to go for it.

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MOTION by SCIUTO seconded by HARDY to recommend approval of the Final Site Plan to the Township Board of Trustees for Christenbury Creek Site Condominiums; Located on the east side of Card Road, ½ mile south of 23 Mile Road; Section 23; Arteva Macomb Woodlands, LLC, Petitioner; Permanent Parcel 08-23-300-024; pursuant to the Planning Consultants recommendations.

Mr. Meagher stated it should be recognized for the record and let it be noted that Member Koehs left the meeting and wasn't a part of the vote for this issue.

Secretary Plastiras requested a roll call vote.

Ayes: Tuckfield, Hardy, Plastiras, Oliver, Sciuto
Nays: None
Absent: Provenzano

MOTION carried.

(Open for Public Comment.)

NONE.

The Commission Members discussed the letter they received from the former Planning Commission Secretary, Clerk Koehs.

Thomas Esordi (Township Attorney) stated given what everyone wants to address and the appropriate thing would be for a Board Member to request that the future minutes reflect the letter received from Mr. Koehs and that he removed himself from the meeting and did not participate in the hearing that was just conducted or the vote itself.

Member Tuckfield wanted to make sure the record reflects that the Commission received a memorandum from Member Koehs said he was resigning form the Planning Commission and that he did not take part in the hearing or the vote on the last matter in regards to Christenbury Estates.

Vice Chairman Sciuto stated he wanted to add to that and have it put in a motion that we accept his resignation.

MOTION by TUCKFIELD seconded by SCUITO to make sure the record reflects that the Commission received a memorandum from Member Koehs stating he was resigning form the Planning Commission and that he did not take part in the hearing or the vote on the last matter in regards to Christenbury Estates; and that the Commission accepts the letter of resignation.

MOTION carried.

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PLANNING CONSULTANTS COMMENTS:

Bylaws; Amendment to Meeting Cancellation Procedure.

Mr. Meagher stated this was a continuation of the discussion of the By-laws from the previous meeting, and a motion was made to approve the modifications that were proposed and the remaining modification had to do with how the meeting would be cancelled. Mr. Meagher stated after talking to Chairman Oliver there will be in some cases that there won't be a lot of time to operate in terms of getting notices out to make sure that it's very clear that the meetings been cancelled. Mr. Meagher stated the law allows eighteen (18) hours for cancellation notice and it would be nice to give a two (2) week notice. Mr. Meagher spoke regarding his modification for meeting cancellations and he indicated that meetings may be cancelled by the Planning Department with the consent of the Chair, Vice Chair or Secretary. If they can't be reached, then the Supervisor would be contacted.

Member Hardy asked about notification of cancellation meetings. Mr. Meagher mentioned that members would not only receive an email but also a phone call to the Commissioners for both the ZBA and the Planning Commission.

Secretary Plastiras had a question regarding notification to the Township Residence, and asked if something will be posted on the door or on the website so they know there's a cancellation? Mr. Meagher stated what they did for the last cancellation notices were sent to all residents that received a public hearing notice, it was posted on the website and a notice was hung out doors in the Township Bulletin Board, and he said they would continue to try and make it as smooth as possible.

MOTION by TUCKFIELD seconded by PLASTIRAS to accept the changes as presented in paragraph 2.1 at the end; referring to the Procedure for Cancelling of Meetings and to approve the By-laws.

MOTION carried.

PLANNING COMMISSION COMMENTS:

Vice Chairman Sciuto made comment regarding new members to the Planning Commission and to make sure they receive notification on how to they can take Citizen Planner #1, a copy of the By-laws and any information that could help them on the website on what it is to be a Planning Commissioner. He also stated he learned a lot from the Townships own Planning Website. Mr. Meagher stated he would try to put together a packet and a printout from the website on what's available and to also spend time at a meeting on how to run a meeting, how to make a motion and what are some of the important points of a meeting. Mr. Meagher stated he would prepare a 15 minute to half hour presentation for the next meeting.

Chairman Oliver said that would be great.

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Vice Chairman Sciuto inquired about the reviewing of the Master Plan. Mr. Meagher stated the Master Plan will be starting with predigest.

Member Hardy stated he spoke with Terri Gibbs at Macomb County and the Citizen Planner course will be starting on March 16th, 2016 and runs to May 4th, 2016 and it's a possibility that it will be held at Dunham or if not Warren has indicated they may be interest in hosting it. It was also mentioned it is not offered, online only in seat.

Vice Chairman Sciuto stated it was a sad day that we lost one of our commissioners tonight as he was a boat load of knowledge but sometime we all have to move on and we as a Planning Commission must move on and work together diligently to make the Township a better place.

Chairman Oliver said this was his saying "the sun comes up with or without you".

Member Tuckfield spoke saying it's not fun to lose a member particularly from resignation but he has been a great member and invaluable to this township, and he hates to see him go.

ADJOURNMENT

MOTION by TUCKFIELD seconded by PLASTIRAS to adjourn the Planning Commission meeting at 7:23 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Juliana Plastiras, Secratry