

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 16, 2016
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: JASPER SCIUTO, VICE CHAIRMAN
JULIANA SABATINI PLASTIRAS, SECRETARY
MICHAEL P. HARDY, MEMBER
AARON TUCKFIELD, MEMBER
NUNZIO PROVENZANO, MEMBER

ABSENT: CHARLES OLIVER, CHAIRMAN

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

Vice Chairman SCUITO 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 Chairman OLIVER was absent and excused.

Member PROVENZANO motioned that Chairman OLIVER be excused from all Roll Calls.

MOTION by PROVENZANO seconded by HARDY for OLIVER to be excused from any and all roll calls.

MOTION carried.

APPROVAL OF THE AGENDA

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

MOTION by PROVENZANO seconded by TUCKFIELD to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on February 2, 2016 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by HARDY seconded by TUCKFIELD to approve the minutes of the meeting of February 2, 2016 as presented.

MOTION carried.

AGENDA ITEMS:

4. **Entrance Ground Sign; The Pines Condominiums;** Located on the south side of 21 Mile Road, east of North Avenue; Section 36; MLS Signs, Petitioner; Permanent Parcel 08-70-100-361.

Patrick S. Meagher (Planning Consultant) informed the Planning Commission Members that the signage was replacement signs for The Pines Condominium entrance. Mr. Meagher stated the signage would be twenty-four (24) square feet and six (6) feet in height and would be located in the same area where the previous signage was approved. Mr. Meagher also mentioned the signage would not be located in the twenty (20) foot clear vision triangle. Mr. Meagher stated he was recommending approval of the signage as submitted.

Petitioner, Bill Seibert, was present from MLS Signs to answer any questions regarding the ground signs.

Secretary Plastiras had a question for Mr. Meagher regarding the signage not being in the clear vision triangle, asking if it was ok or posed a problem. Mr. Meagher stated the triangle is actually preserved so that it doesn't obstruct the vision and gives a clear vision of the side walk. This will give a person the ability to see a child or a bike before you would get to the intersection and The Pines Condominiums signage meets the requirements.

Vice Chairman Scuito inquired as to whether the petitioner's signage meets the requirements of the new Sign Ordinance. Mr. Meagher stated yes it will.

MOTION by PROVENZANO seconded by TUCKFIELD to approve the agenda item for the Entrance Ground Sign; The Pines Condominiums; Located on the south side of 21 Mile Road, east of North Avenue; Section 36; MLS Signs, Petitioner; Permanent Parcel 08-70-100-361.

MOTION carried.

5. **Site Plan; Unit 11 of Regency Commerce Center;** Located on the west side of Regency Center Drive, north of 23 Mile Road; Section 17; V & G Property Management II, -LLC, Petitioner; Permanent Parcel 08-17-344-011.

Patrick S. Meagher (Planning Consultant) informed the Commission that Unit 11 of Regency Commerce Center is located on Regency Center Drive, in a light industrial subdivision. Mr. Meagher mentioned that the applicant had addressed all previous concerns that were found during the review process by the Township Engineer, Planning Consultant and Fire Department and that they had no objections to the request by the petitioner.

Frank Salamoni, architect, 48701 Hayes Rd, Shelby Twp, (V & G Property Management II, LLC) was in attendance to answer questions.

Member Tuckfield asked Mr. Meagher if there was enough turn radiuses for the truck well as to not interfere with the parking along the south end of the property. Mr. Meagher mentioned he thought there was plenty of room between seventy (70) and eighty (80) feet for the turn radius from the back of the building. Mr. Meagher stated it had been reviewed and there were no concerns. In the back corner there still remains thirty (30) feet the petitioner removed the last three (3) parking spaces on the plan as shown on the upper left corner of the site plan.

MOTION by TUCKFIELD seconded by PLASTIRAS to recommend approval to the Township Board of Trustees the site plan for Unit #11 of the Regency Commerce Center; Located on the west side of Regency Center Drive, north of 23 Mile Road; Section 17; V & G Property Management II, LLC, - Petitioner. Permanent Parcel 08-17-344-011; based on the reviews by the Planning Commission and the recommendations by the Planning Consultant.

MOTION carried.

6. **Ground Sign; Target;** Located on the north side of Hall Road, 680 feet east of Heydenreich Road; Section 34; Allied Signs, Petitioner; Permanent Parcel 08-34-300-027.

Patrick S. Meagher (Planning Consultant) stated the original location of the sign as proposed fell into the water & sewer easement that is about twelve (12) feet. Mr. Meagher stated they asked the applicants to remove the signage from within the easement. He mentioned that they have done that and there are no issues. Mr. Meagher stated there was no objection to the approval of the Target Signage.

Patrick Stieber, 33650 Giffos Drive, Clinton Twp, (Allied Signs) stated the original sign was not in the right-of-way, it was set back outside of it, but for the new sign they wanted to get it a little closer to the road. Mr. Stieber also mentioned the new sign will be just adjacent from the old sign and it will have a new foundation.

Member Tuckfield inquired as to the principle reason for the new sign as it appears to be the same only a little larger. Mr. Stieber stated the newer updated sign that will have L.E.D. Lighting and will be a little bit bigger.

MOTION by HARDY seconded by PROVENZANO to approve the ground sign for the Target; Located on the north side of Hall Road, 680 feet east of Heydenreich Road; Section 34; Allied Signs, Petitioner; Permanent Parcel 08-34-300-027.

MOTION carried.

(Open for Public Comment.)

None.

PLANNING CONSULTANTS COMMENTS:

Patrick Meagher stated without the regular chairman and without the new Township Board appointee, he would be foregoing the training at this time until everybody is present and on board. Mr. Meagher mentioned he would not be starting anything at this time and had nothing else to discuss for this meeting. He hoped everyone would be on board for the next meeting so we can start to the discussion.

PLANNING COMMISSION COMMENTS

Member Hardy mentioned he had spoken to Terry Gibbs and meetings for the Citizens Planning class will be held on Dunham Road every Wednesday starting March 16 – April 27, from 6:00 p.m. to 9:00 p.m. for anyone who so chooses. Mr. Hardy also mentioned sign up for the class is by March 9, 2016, but if you register after that it bumps up the cost.

Secretary Plastiras asked if Michigan State University has started their online program again. Vice Chairman Sciuto mentioned that you could check online to see if they have any information. Mr. Meagher also mentioned that Cindy Paparelli in the Supervisor's Office has looked into that and stated sessions would be held quazi internet and quazi meetings. Mr. Meagher stated he would look into it and email the information out to the Commission.

Member Tuckfield stated he had heard the Association of Planning will be holding a primarily webinar based class, a combination but with some live participation through the internet. Member Tuckfield's second comment was regarding a packet he had received from the Michigan Association of Planning with several classes. Member Tuckfield mentioned he would be attending several classes and was taking the class

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on Site Plan Review being held on March 3rd in Belleview and that there is a later class held in Frankenmuth that the Members could sign up for. Mr. Meagher informed the Commission that they could sign up for the classes up to five (5) days before the start of the class. Secretary Plastiras asked if the information could be sent via email to the Commission.

Member Tuckfield inquired as to the possibility of a new appointee to the Planning Commission. Mr. Esordi stated yes, it was on the next Board meeting agenda.

ADJOURNMENT

MOTION by PROVENZANO seconded by HARDY to adjourn the Planning Commission meeting at 7:16 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Juliana Plastiras
Planning Commission Secretary