

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, APRIL 5, 2016
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
JASPER SCIUTO, VICE CHAIRMAN

MICHAEL P. HARDY, MEMBER
NUNZIO PROVENZANO, MEMBER
AARON TUCKFIELD, MEMBER
ROGER KRZEMINSKI, MEMBER

ABSENT: JULIANA PLASTIRAS, SECRETARY – ABSENT - EXCUSED

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.

Chairman Oliver made a statement to the people in attendance that there were a couple of items on the agenda that brought out a lot of people; Chairman Oliver then stated we can't have people from the audience talking. If you want to talk come to the podium and if it's been said once we don't want it repeated again. We want you to speak but we don't want you to repeat everything.

ROLL CALL

1. Member TUCKFIELD (acting secretary in the absence of Secretary Plastiras) called the roll and Secretary Plastiras was absent and excused.

MOTION by SCIUTO seconded by KRZEMINSKI to excuse Secretary Plastiras name from all roll call votes.

MOTION carried.

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 presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on March 15, 2016 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PROVENZANO seconded by HARDY to approve the minutes of the meeting of March 15, 2016 as presented.

MOTION carried.

AGENDA ITEMS:

4. **Site Plan; Quadrate Holdings LLC;** Located on the southeast corner of Quadrate Drive and Leone Drive; Section 18; Quadrate Holdings, LLC, Petitioner. Permanent Parcel 08-18-400-023. (tabled from March 15, 2016).

Patrick Meagher (Planning Consultant) informed the Commission that the applicants request was to build a forty-two thousand square foot industrial building in an industrial park. Mr. Meagher stated it meets all the requirements of the Zoning Ordinance and he had no objection at this time. He also had no objection to an approval. Mr. Meagher stated the Department Heads had issued letters indicating they had no further concerns.

Michael D'Agostini (Applicant/Developer – 17565 Augusta Drive) was there to answer any questions.

Vice Chairman Sciuto inquired as to the turn radius and the trucks traffic in and out of the site. Mr. Meagher stated there is no problem and that it was addressed during the preparation phase.

Member Tuckfield asked Mr. Meagher if details were needed with regards to the gate on the dumpster enclosure, there is details for the wall. Mr. Meagher stated it simply mandated that it be a metal frame with wood over them, and they meet the criteria. Member Tuckfield stated the only details he sees is on the wall and it notes the cap with the correct angle on it. Mr. D'Agostini stated they normally install a chain link with privacy slats in them. Mr. D'Agostini stated they have developed other properties in the park like this. Mr. Meagher stated he thinks that any approval should have a condition placed on it that they should be screened.

MOTION by KRZEMINSKI seconded by PROVENZANO to approve the Site Plan for Quadrate Holdings LLC; Located on the southeast corner of Quadrate Drive

and Leone Drive; Section 18; Quadrata Holdings, LLC, Petitioner; Permanent Parcel 08-18-400-023. (tabled from March 15, 2016)

MOTION carried.

5. **Site Plan; Macomb Township Dog Park;** Located on the south side of 21 Mile Road, ½ mile west of Romeo Plank Road; Section 32; Macomb Township, Petitioner; Permanent Parcel 08-32-201-011.

Patrick Meagher (Planning Consultant) stated the agenda should be clarified to state that this is a special Land use request brought forward by the Township and that it is a dog park located behind Fire Station No. 2. He also informed the Commission that the department heads had reviewed the request and had no objections to the dog park at this location. Mr. Meagher mentioned to clarify on the issue; that this is a dog park, not a kennel for dogs or anything like that. He then stated the dogs have to be with their owners and that Mr. DiCaro the Parks & Rec Director was there to answer any questions.

Sal DiCaro (Parks & Rec Director) was present to answer any questions.

Member Krzeminski mentioned on smaller dogs there is a distance from the gate going into the small dog park, and he looked at Clinton Township's dog park and noticed when they first built it, and it too was some distance away but by the time the bigger dogs got there the smaller dogs were being mauled so they move it closer to the front to where it was a shorter distance to the park. Member Krzeminski notice that the Townships distance of the walk for the small dogs and asked if that could be moved up or be where it's at. Mr. Dicaro stated it wouldn't matter. Member Krzeminski stated he also noticed the water was put in the middle and Clinton Township has theirs in the front where it is much easier and a shorter distance for them as far as laying a water line. Member Krzeminski stated he noticed the Township has a fire hydrant there, so can the Township move it back in closer for maintenance because the shut down for the winter so it doesn't freeze. Mr. Van Tiflin stated the water feature is at the gate, it's near the entrance by the double gate where the pad is and the water in on the pad. Member Krzeminski stated he is one of the directors out of the Friends of Macomb and they have discussed getting involved as to doing something for the park like raising funds and would be more than happy to do something for the dog park should it come up. Mr. DiCaro stated he would accept and appreciate that.

Chairman Oliver asked if he was walking his dog down the street and he decides to walk in there, can it happen? Mr. Dicaro stated that cannot happen, there is a program where they can sign up for. The dogs will have to have their shots, everything will have to be up to date, they will have to register and they will get a key fab to get in. Mr. DiCaro stated it's not just open to the public for free. Chairman Oliver noticed while at his nephew's ball game that there was a dog park next to the

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field. He was surprised at how few dogs there were and how calm it was at the park. Mr. DiCaro mentioned it's sporadic when people come and there isn't a problem. Mr. DiCaro stated you would be hard pressed to find a community that didn't think it was good for their community.

Member Tuckfield inquired as to the hours the park would be open. Mr. DiCaro stated from 8:00 a.m. to 8:00 p.m. and the park would be closed in the winter. Mr. DiCaro stated the signs will be posted on the gate at the park with the times and the rules.

Walter Oehmke (17610 21 Mile Road), Joann Gough (Fox Run), Guy & Robin Minnella (46838 Fox Run), Renay Dutkiewicz (46812 Fox Run) and Chris Grzywna (46760 Fox Run) had questions regarding the noises from the dog park. Mr. DiCaro stated if you spoke with other communities or a Vet they will say a dog will bark more on a leash trying to get to other dogs. That's why you're supposed to unleash you're dog at the dog park. He also mentioned comparing it to other communities, no one has a problem with those kinds of things. Mr. DiCaro stated he understood the concerns of the neighbors adjacent to it, but if you ask Grosse Pointe they would say those concerns are no longer a concern anymore. Ms. Gough stated that was a bunch of bologna that all dogs bark, on a leash or off. The residents questioned the odor from the dog park. Mr. DiCaro informed the residents that they are required to pick up their mess and there will be bags out there. Ms. Gough stated some but not all people pick up after their dogs and who will maintain the park. Mr. DiCaro stated a maintenance person will be at the park once a day. Mr. Oehmke asked if there was a green belt around this for the folks that actually live alongside it. Mr. Van Tiffin stated the closest dimension from the fence line to the property line is approximately eight-four (84) feet away to the west. Mr. Oehmke asked for thousands of dollars, do we really need to blow money on this? The residents had many concerns and had spoken regarding other area dog parks and how there were dog fights, uncleaned, noisy and object to the park due to the fact they will have loss of their privacy with people and pets always at the park from morning to night, the disruption of the wild life and the flooding, and how they would be negatively impacted by the park. The residents also stated if other people were asked if they wanted a dog park, most people would say not in my back yard, even if they have a dog. The Residents also ask to move the four (4) foot fence and relocate the dog park forward and toward the middle of the property.

Chairman Oliver stated he doesn't think it was wasting money. He then stated that Mr. DiCaro has proven since he's been here that he has been very fiscal and he does a lot of home work and a lot of people and other communities have stated it has been a plus. He doesn't think the term of blowing money is really fair to this project. Mr Oehmke stated maybe not, maybe priorities could be the question. Chairman Oliver said it still part of the Macomb Township government to take care of the community. Mr. DiCaro stated there were a lot people that thought the Rec Center was a waste of money and the Rec Center is a jewel in this community.

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Member Tuckfield stated he had walked the site and there is enough room for a green belt but the tradeoff would be sound vs space. If the Township puts in a green belt, it's going to restrict the ability to extend into that area and make it much less useful. Mr. Minnella stated what it comes down to it, do you want it in your back yard? He doesn't want to see a mess or hear the people calling their dogs or hear the whistles blowing. Member Tuckfield mentioned that none of the Commission members comes to the meetings thinking this is a done deal. We don't make the decision, we just make recommendations to the Township Board and we take it very seriously.

Vice Chairman Sciuto stated to Mr. Meagher and Mr. Van Tiflin the biggest concern is sound and screaming, and he said to Mr. DiCaro maybe we need to put more screening to block the sound and block the view. Mr. DiCaro said when they looked at it there were about eight (8) to ten (10) houses affected by the park, three of them have a pine tree in front right now, and if we put up a sound barrier it will be at the lot line and people are using the land for other things and that will be eliminated.

Member Provenzano mentioned the Commission has certain guidelines/rules to follow and if the proposed use meets the ordinance, we normally have to recommend approval and are limited under the law. Member Provenzano mentioned in the past there have been objections but if it met the ordinance the Commission's legal responsibility to recommend approval. This doesn't mean it's over, you still have the Township Board to go before. Member Provenzano inquired as to who would be in charge of enforcement. Mr. Meagher stated there is an Animal Control Ordinance pending that would eventually put the County Animal Control and Sheriff Department in control.

Jeff Spicuzzi (16771 White Plains) and Kyle Langlois (20956 Briar Rose) spoke saying he understands the neighbors living along the dog park but is in favor of the park and it would be good for the community. Eric Racette (46787 Fox Run) mentioned the different prices other areas charge for the use of their dog parks and asked what the Township would be charging. Mr. Racette stated concerns regarding safety factors with the park being by the Fire Station with first responders and with the Edison high voltage overhead lines during inclement weather. He then mentioned maybe instead of building a new park retrofit it with places that already exist and have the benefits and some of the amenities such as bathrooms in the vicinity such as Waldenburg Park or at the Township. It's recognized as a facility for recreation, it would be perfect and as a bonus, everyone can see what their missing.

Ed Gallagher (24110 Darwin) stated the property was given to the Township thirty (30) years ago for recreational purposes. Mr. Gallagher stated the Township is supposed to take care of all its citizens and feels there is a need for the dog park. Mr. Gallagher also mentioned if Mr. DiCaro runs the dog park like he runs the Recreation Center, we won't have anything to worry about.

Member Tuckfield asked Mr. DiCaro with the key fab process would the Township be able to know who has been in and out of the dog park on an individual day. Mr. DiCaro stated yes. Member Tuckfield also asked if we were having problems and someone calls, can we determine based on the time, who was in the park and will the township have the ability to shut off their key fab and the ability to put some sort of fine in place. Mr. DiCaro stated yes and with the tracking they will be able to do that. Member Tuckfield also stated there is a lot of property to the east, and he would like to see some changes to the small dog area and push it to a different location, maybe to the east corner just south of the entrance. Mr. Van Tiflin stated that would be an easy change to make. Mr. Tuckfield spoke regarding the sound barriers and thinks it should be addressed. Vice Chairman Sciuto asked Mr. Van Tiflin if this could be addressed at a later time. Mr. Van Tiflin said yes, trees can be added at any time in the process. Member Tuckfield feels the dog park is good for the Township as a whole.

MOTION by SCIUTO seconded by TUCKFIELD to approve the Site Plan for the Macomb Township Dog Park; Located on the south side of 21 Mile Road, ½ mile west of Romeo Plank Road; Section 32; Macomb Township, Petitioner; Permanent Parcel 08-32-201-011; pursuant to the recommendation by the Planning Consultant.

Vice Chairman Sciuto requested a roll call vote.

Ayes: Scuito, Provenzano, Oliver, Tuckfield, Hardy, Krzeminski
Nays: None
Absent: Plastiras

MOTION accepted and passed.

MOTION carried.

6. **Site Plan; Allied Photochemical;** Located on the south side of Angelo Drive and east of Milano Drive; Section 18; Francis Boji, Petitioner; Permanent Parcel 08-18-400-025.

Patrick Meagher (Planning Consultant) stated the applicants were purposing a thirty-five thousand (35,000) square foot industrial building in a prime industrial subdivision and we find that it meets the requirements of the Zoning Ordinance. Mr. Meagher informed the Commission that the site plan has been recommended for approval by all the Department Heads.

Andy Andre (BUD Design & Engineering 10775 S. Saginaw Street, Grand Blanc, MI 48439) stated the building would be 35,000 to 36,000 square feet on 2.57 acres of land., the building material would be pre-engineered with decorative features and the utilities are subbed out so there an easy connection. Mr. Andre stated this is zoned

M-1 and is a permitted use. He also mentioned for the site lighting they would be incorporating LED lighting so as to minimize any spill over on to the adjacent properties. It has met or exceeded the landscaping area requirements and added the additional as requested in a review by the Planner along the east side of the property as well. Mr. Andre and the applicant feel they have developed a good project that would fit very well in the area.

Member Tuckfield asked Mr. Andre if his client has anticipated for additions in the future. Mr. Andre stated that the property itself has the ability with the building situated there and in looking at the preliminary and the design of the building to accommodate for it to be expandable. Member Tuckfield stated it's not something that affects us tonight but he would be concerned about the maneuvering and other such things with an addition.

Member Krzeminski questioned what exactly does Allied Photochemical do?

Beth Boji Kelly (Boji Developer) informed the Commission that Allied Photochemical is a research and development company, basically a green company. Allied Photochemical Company makes UV cured items. Ms. Kelly stated for example they make coatings for makeup jars and they also put coatings on pipes so when they sit outside for weeks they don't corrode.

MOTION by PROVENZANO seconded by HARDY to approve the Site Plan for Allied Photochemical; Located on the south side of Angelo Drive and east of Milano Drive; Section 18; Francis Boji, Petitioner; Permanent Parcel 08-18-400-025

MOTION carried.

7. **Rezoning Request; Agricultural (AG) to Commercial, Shopping Center (C-3);** Located on the northwest corner of 23 Mile Road and North Avenue (excluding the immediate corner); Section 14; The Boutrous Companies, Petitioner; Permanent Parcel 08-14-400-006 and 08-14-400-009.

Patrick Meagher (Planning Consultant) stated the current zoning is R-1-S and AG the applicant is requesting to change the zoning to C-3 and the overall property consists of thirty-five (35) acres. Mr. Meagher informed the Commission that much of the property is flood plains and wetlands and surrounds the gas station at the corner. Mr. Meagher then stated the Master Plan supports the C-3 zoning. Mr. Meagher stated because of the environmental surroundings, because of the Master Plan showing and because it is consistent with the surrounding uses and there are no objections, they are recommending approval of the rezoning to C-3.

Ed Boutrous & Tom Boutrous (Boutrous Development – 596 North Lapeer Road Lake Orion) informed the Commission that they are the developers of the site and

were the developers of the 21 & Card Road Shoppes which has been a great success. Mr. Boutrous mentioned in looking toward the future they have identified the property as an area where residential growth is occurring. Mr. Boutrous informed the Commission that out of thirty-five (35) acres only twenty-eight (28) acres is above the flood plain and a portion along North Avenue is wetlands. Mr. Boutrous stated he wasn't sure whether or not they need to upset the wetland along North Avenue, but he doubts they will have too. It can easily be mitigated along with the other fifty acres that they are purchasing.

Vice Chairman Sciuto inquired as to whether Boutrous Development owned the gas station at the corner. Mr. Boutrous stated no he didn't own that property.

Member Tuckfield asked Mr. Boutrous if he anticipates a similar use for the shopping center such as grocery and drug store type or are you envisioning more of a clothing and merchandise type. Mr. Boutrous mentioned more of a large neighborhood center to service every day uses, so food would certainly be a part of it along with fast consumer dining and restaurants. Mr. Boutrous stated with the advent of the internet, it has precluded them from getting certain uses. There used to be a dress shop and a shoe store but they've moved on. Mr. Boutrous then said there just neighborhood guys.

Chairman Oliver inquired as to what will happen to the house on the small parcel. Mr. Boutrous stated they will probably rent it out and it will be maintained it won't be an eye sore and if it becomes an issue with keeping a tenant they will tear down the house. Chairman Oliver asked if the house is torn down will the little parcel go into the bigger parcel. Mr. Meagher stated as soon as a site plan comes forward the Township will mandate the parcels be combined.

MOTION by PROVENZANO seconded by SCIUTO to recommend approval of the Rezoning Request from Agricultural (AG) to Commercial, Shopping Center (C-3) to the Township Board of Trustee's based on the discussion and the surrounding uses and patterns support the rezoning and the zoning district is consistent with the Master Plan; Located on the northwest corner of 23 Mile Road and North Avenue (excluding the immediate corner); Section 14; The Boutrous Companies, Petitioner; Permanent Parcel 08-14-400-006 and 08-14-400-009.

MOTION carried.

8. **Preliminary Plan; Brookridge Estates Site Condominiums;** Located on the north side of Hall Road, 1/3 mile east of Romeo Plank Road; Section 33; Brookridge Estates, LLC, Petitioner; Permanent Parcel 08-33-376-012.

Patrick Meagher (Planning Consultant) informed the Commission that this would be a nine (9) lot subdivision. He stated the plan meets the Land Division Ordinances

and the Zoning Ordinance and all the department heads have recommended approval, therefore he was recommending approval of the site condominiums subdivision.

Thomas D'Hondt (3777 Lisa Marie Drive, Sterling Heights – Fazal Khan & Associated) was present to answer questions.

MOTION by SCIUTO seconded by HARDY to recommend approval to the Township Board of Trustees the Preliminary Plan for the Brookridge Estates Site Condominiums; Located on the north side of Hall Road, 1/3 mile east of Romeo Plank Road; Section 33. Brookridge Estates, LLC, Petitioner; Permanent Parcel 08-33-376-012; pursuant to the recommendations of the Planning Consultant

MOTION carried.

9. **Preliminary Plan; Partridge Farms Site Condominiums;** Located on the east side of North Avenue, ¼ mile north of Hall Road; Section 36; North Avenue Development, Inc., Petitioner; Permanent Parcel 08-36-303-023.

Patrick Meagher (Planning Consultant) informed the Commission that this subdivision was previously known as the Battaglia Subdivision and will consist of thirty (30) lots. Mr. Meagher stated it is being converted from a subdivision to site condominiums and it has been recommended for approval by the department heads. Therefore it is being recommended for approval.

Bill Thompson (21133 25 Mile Road – Representative for Mr. Vesper) stated the project received approvals in 2001-2002 and received Extensions of time until Mr. Vesper purchased the property in 2013. At that time he completed the Final preliminary Plat process, resolved problems in the existing properties nearby. Mr. Thompson mentioned the utilities are in except the roads and Mr. Vesper is ready to get going on Partridge Farms.

MOTION by TUCKFIELD seconded by PROVENZANO to recommend approval to the Township Board of Trustees the Preliminary Plan for the Partridge Farms Site Condominiums; Located on the east side of North Avenue, ¼ mile north of Hall Road; Section 36; North Avenue Development, Inc., Petitioner; Permanent Parcel 08-36-303-023; based on the past recommendations, the preferences of our Department Heads and on what we have reviewed hear tonight.

MOTION carried.

10. **Final Plan; Partridge Farms Site Condominiums;** Located on the east side of North Avenue, ¼ mile north of Hall Road; Section 36; North Avenue Development, Inc., Petitioner; Permanent Parcel 08-36-303-023.

Patrick Meagher (Planning Consultant) stated it would be the same report as the Preliminary plan and it's at the stage where it now qualifies for final preliminary plan approval under the site condo standards, the department heads have all recommended approval. Mr. Meagher stated they find it consistent with the Zoning Ordinance and the Land division Ordinance and he also recommends approval of the final plan.

MOTION by TUCKFIELD seconded by SCIUTO to recommend approval to the Township Board of Trustees the Final Plan for the Partridge Farms Site Condominiums; Located on the east side of North Avenue, ¼ mile north of Hall Road; Section 36; North Avenue Development, Inc., Petitioner; Permanent Parcel 08-36-303-023; pursuant to the recommendations of the Planning Consultant, the preferences of the department heads for the change and on what the Commission had reviewed this evening.

MOTION carried.

11. **Extension of Time; Stillwater Crossing Site Condominiums;** Located on the south side of 24 Mile Road, approximately 1 mile east of North Avenue; Section 13; Elro Corporation, Petitioner; Permanent Parcel 08-13-200-029.

Patrick Meagher (Planning Consultant) stated the applicant on the issue did contact him and unfortunately could not make it tonight. I told him if there were any discrepancies we would hold off the decision for two (2) weeks. Mr. Meagher mentioned the department heads have no object to the extension and there are no new ordinances that would impact the development so it is being recommended for approval.

Member Tuckfield inquired as to how many extension Stillwater Crossings has had. Chairman Oliver stated it has had two (2).

MOTION by PROVENZANO seconded by TUCKFIELD pursuant to our discuss and the findings by Mr. Meagher we approve the one year Extension request for the Extension of Time for the Stillwater Crossing Site Condominiums; Located on the south side of 24 Mile Road, approximately 1 mile east of North Avenue; Section 13; Elro Corporation, Petitioner; Permanent Parcel 08-13-200-029. To the Township Board of Trustees; pursuant to the recommendations as made by the Planning Consultant.

MOTION carried.

12. **Extension of Time; Wellington Estates Site Condominiums;** Located on the south side of 24 Mile Road, .87 feet east of Romeo Plank Road; Section 16; Elro Corporation, Petitioner; Permanent Parcel 08-16-100-021.

Patrick Meagher (Planning Consultant) mentioned this development is by Elro Corporation and their representative could not be here this evening. What they indicated with both these subdivisions is that there was new management in the corporation so they are starting to get things settled and they hope to get moving on both these projects fairly soon. Mr. Meagher then stated he had no objections based on fact that no new ordinances had been adopted that would impact the design and the department heads had no objects to the extension request.

MOTION by PROVENZANO seconded by SCIUTO pursuant to our discuss and the findings by Mr. Meagher we approve a one year Extension of Time for the Wellington Estates Site Condominiums; Located on the south side of 24 Mile Road, .87 feet east of Romeo Plank Road; Section 16; Elro Corporation, Petitioner; Permanent Parcel 08-16-100-021; To the Board of Trustees pursuant to the recommendations made by the Planning Consultant.

MOTION carried.

13. **Site Plan; Noodles Restaurant;** Located on the north side of Hall Road, east of Hayes Road; Section 31; Simone Mauro, Petitioner. Permanent Parcel 08-31-352-003.

Patrick Meagher (Planning Consultant) stated the Noodles Restaurant is adjacent to the rear of the Coney Island. Mr. Meagher informed the Commission that the site plan was being finalized out by engineering and was bonded out when it was realized that the site approval had expired. Mr. Meagher stated tonight the request is for re-approval of the already approved plan and he mentioned the department heads have no objections to such an approval.

Chairman Oliver asked when did the site approval lapse. Mr. Van Tiflin stated in July. Mr. Meagher stated the applicant had to file a whole new site plan application and all new plans as a part of this procedure because the time did laps.

Simon Mauro (Mauro Engineering – 48657 Hayes Road – Representative for the Petitioner) was present to answer any questions.

Vice Chairman Sciuto stated this has been with us for many years. He then asked Mr. Mauro if he planned on moving forward with this restaurant now that the Commission is reviewing the site plan? Mr. Mauro stated yes, all the permits have been obtained; the bond is in place and their ready to start construction. Vice Chairman stated Noodles would be in a great location and a benefit to the community. Mr. Mauro informed the Commission if they were to receive the approval

they would be planning their pre-construction meeting for the end of the week and hopefully after that they will start construction and you will see Noodles up in three (3) to four (4) Months.

Tom Gibala (46440 Inverness Circle) mentioned that he lives behind the site and it's a mess. There are already 21 empty store fronts and most have orange tags on them. Mt. Gibala questioned with all that's existing, why is every inch being taken up in that area. He also mentioned that the corner of Hall Road and Hayes Road has the sixth highest accident rate in Macomb County. Mr. Gibala mentioned that all the centers that were built on Hall Road are empty from Card Road to Hayes Road.

Chairman Oliver explained to Mr. Gibala that the reason why he's doing it is because he owns the property and he has the right to develop his property. Chairman Oliver stated the Planner mentioned that he has met all the ordinances and now he is going through the formal process.

Mr. Mauro suggested to Mr. Gibala to review the Noodles website and look at their menu. Mr. Mauro mentioned that they are small restaurants only two thousand seven hundred (2,700) square feet in size, located all over the midwest and have great service and a quality menu.

MOTION by SCIUTO seconded by TUCKFIELD to approve the Site Plan for the Noodles Restaurant; Located on the north side of Hall Road, east of Hayes Road; Section 31; Simone Mauro, Petitioner; Permanent Parcel 08-31-352-003; pursuant to the recommendations of the Planning Consultant.

MOTION carried.

(Open for Public Comments)

None.

PLANNING CONSULTANTS COMMENTS:

Patrick Meagher (Planning Consultant) passed out a new copy of the Administrative revisions that basically moves the Planning operations from the Clerk's Office to the Planning Department, what happened was the Commission forwarded this with a recommendation to the Township Board, the Board had a discussion, a Board member had a concern with some of the language. Mr. Meagher stated there was a meeting with the member, there were concerns with the terminology. Mr. Meagher stated he tried to clarify some of the language. Mr. Meagher mentioned the one of the things the member indicated was if you are going to remove the duties from the Clerk, than you remove the Clerk's Office from all Planning duties. Mr. Meagher stated one thing that was left was the Clerk being the Chairman of the Town Center

Committee; he has to be removed from that particular position. It now reads that the Supervisor will act as the Chair of the Town Center Committee. Mr. Meagher stated the only other changes were making sure we referred to Planning Department and the Township Planner should be referenced, not the Planning Consultant. Mr. Meagher mentioned there were only a few changes and doesn't require a vote. Mr. Meagher mentioned he just wanted to bring it to the Commissions attention, its information only and will now go to the Board.

PLANNING COMMISSION COMMENTS:

Member Krzeminski gave some statistics to Mr. Gibala stating Macomb Township Commercial Vacancies for 2015 are only 8.69 Percent which would be two hundred thirty thousand (230,000) square feet out of two million six hundred forty-eight thousand nine hundred eighty one (2,648,981) of the total commercial square feet in the Township. Mr. Meagher stated the Township is seeing a lot activity with regards to Certificates of Zoning Compliance requests for people wishing to move into some of these vacant spots on Hall Road and the Township is also seeing a lot of industrial activity.

Member Tuckfield spoke regarding the last two Board of Trustee meeting and there have been some comments made regarding the Planning Commission and their ability to have Citizen Planner Certificates. Member Tuckfield mentioned that Chairman Oliver was at the last meeting and had made some comments such as the quantity of Citizen Planners. Member Tuckfield stated he had spoken with Chairman Oliver before the meeting and had given him information. Member Tuckfield then named Members Sciuto, Krzeminski and Tuckfield stating they had a Citizens Planner Certificate, Member Hardy was currently taking the course, and that he himself was working on his Master Citizen Planners Certificate. Member Tuckfield just wanted to make sure the record reflected that the Commission has taken these paths to make sure that they were properly educated in the field that they are working in. Mr. Meagher stated he was happy to see the Commission stand up and defend themselves and the Township has very qualified and exceptional people on the Commission. He then stated there are many communities with zero with a certificate and whether they have their certificate or not; the job as a Citizen Planner is to look at things from a basic level of being a citizen and how it impacts the residents lives.

Member Krzeminski stated that Mr. Gallagher also had a Citizen Planner Certificate.

Vice Chairman Sciuto stated that Mr. Gallagher was instrumental in him being on the Commission, and Mr. Gallagher, Mr. Ausilio and Mr. Koehs were always there for him and answered every question he had. Vice Chairman Sciuto stated when Mr. Gallagher was on the Commission, he never missed a meeting in forty years. Still to this day he is at every meeting and is still a resource.

ADJOURNMENT

MOTION by PROVENZANO seconded by HARDY to adjourn the Planning Commission meeting at 9:03 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Juliana Plastiras
Planning Commission Secretary