

ZONING BOARD OF APPEALS  
MEETING MINUTES  
THURSDAY, JANUARY 6, 2022

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

1. CALL TO ORDER

Meeting was called to order at 6:30 PM by Chair Aaron Tuckfield.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

3. ROLL CALL

Member David Pieper called the roll:

Present: Aaron Tuckfield, David DeCoster, David Pieper, Robert DeBruyn, Melissa Faustich

Absent: Dawn Slosson

4. ADDRESS ANY CONFLICTS OF INTEREST

None.

5. APPROVAL OF AGENDA

MOTION by David Pieper seconded by Robert DeBruyn to approve the agenda as presented.

Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nays - None

Abstain - None

THE MOTION Passed.

6. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Robert DeBruyn seconded by David DeCoster to approve meeting minutes from December 2, 2021 as presented.

Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nays - None

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Abstain - None

THE MOTION Passed.

7. OLD BUSINESS

None

8. NEW BUSINESS

8.A. **Variance Request from Zoning Ordinance**

**Brook Run West Subdivision**

Section 10.0704.A3a to reduce the required minimum lot area from 8,400 square feet lot area to be 7,325 square feet lot area for a reduction of 1,075 square feet.

Section 10.0704.D1 to reduce front yard setback from required 25 feet setback to be 20 feet for a reduction of 5 feet.

Section 10.0704.D3b to reduce rear yard setback from required 35 feet setback to be 30 feet for a reduction of 5 feet.

Located on the west side of Romeo Plank Road and north of 22 Mile Road; Steve Rizzo, Petitioner; Permanent Parcel #08-20-426-027

Chairperson Aaron Tuckfield opened the Public Hearing at 6:43 PM.

Two residents spoke in regards to this item.

Chairperson Aaron Tuckfield closed the Public Hearing at 6:50 PM.

MOTION by David DeCoster seconded by David Pieper to approve variance request for Section 10.0704.A3a to reduce the required minimum lot area from 8,400 square feet lot area to be 7,325 square feet lot area for a reduction of 1,075 square feet; Permanent Parcel #08-20-426-027; Located on the west side of Romeo Plank Road and north of 22 Mile Road; Steve Rizzo, Petitioner

Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by David DeCoster seconded by Robert DeBruyn to approve variance request for Section 10.0704.D1 to reduce the front yard setback from the required 25 feet setback to be 20 feet for a reduction of 5 feet; Permanent Parctl \$08-20-426-027; Located on the west side of Romeo Plank Road and north of 22 Mile Road; Steve Rizzo, Petitioner.

Vote Summary: (5 - 0 - 0)

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Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich  
Nays - None  
Abstain - None

THE MOTION Passed.

MOTION by David DeCoster seconded by Robert DeBruyn to approve variance request for Section 10.0704.D3b to reduce the rear yard setback from the required 35 feet setback to be 30 feet setback for a reduction of 5 feet; Permanent Parcel #08-20-426-027; Located on the west side of Romeo Plank Road and north of 22 Mile Road; Steve Rizzo, Petitioner.

Vote Summary: (4 - 1 - 0)

Ayes - David DeCoster, David Pieper, Robert DeBruyn, Melissa Faustich  
Nays - Aaron Tuckfield  
Abstain - None

THE MOTION Passed.

**8.B. Variance Request from Zoning Ordinance**

**Taco Bell**

Section 10.0323.C.5B to reduce the required parking spaces from 28 spaces to 25 spaces for a reduction of 3 spaces.

Section 10.1603.33A to reduce the call box setback from the required 300 feet setback to be 138 feet from residential property for a reduction of 162 feet.

Located on the north side of 23 Mile Road and 0.3 miles east of Romeo Plank Road; Taco Bell of America, LLC, Petitioner; Permanent Parcel #08-17-451-002

Chairperson Aaron Tuckfield opened the Public Hearing at 7:09 PM.

No residents spoke in regards to this item.

Chairperson Aaron Tuckfield closed the Public Hearing at 7:10 PM.

MOTION by David Pieper seconded by Robert DeBruyn to approve the variance request for Section 10.0323.C.5B to reduce the required parking spaces from 28 spaces to 25 spaced for a reduction of 3 spaces.

Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich  
Nays - None  
Abstain - None

THE MOTION Passed.

MOTION by David Pieper seconded by David DeCoster to approve the variance request for Section 10.1603.33A to reduce the call box setback from the required 300 feet setback to be 138 feet from the residential property for a reduction of 162 feet.

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Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nays - None

Abstain - None

THE MOTION Passed.

**8.C. Variance Request from Zoning Ordinance**

**Allied Photochemical**

Section 10.0323.C.6 to reduce the required parking spaces from 44 spaces to 37 spaces for a reduction of 7 spaces.

Located north of 23 Mile Road and west of Romeo Plank Road; Francis Boji, Petitioner; Permanent Parcel #08-18-400-025

Chairperson Aaron Tuckfield opened the Public Hearing at 7:18 PM.

No residents spoke in regards to this item.

Chairperson Aaron Tuckfield closed the Public Hearing at 7:19 PM.

MOTION by Robert DeBruyn seconded by David Pieper to approve the variance request for Section 10.0323.C.6 to reduce the required parking spaces from 44 spaces to 37 spaces for a reduction of 7 spaces.

Vote Summary: (5 - 0 - 0)

Ayes - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nays - None

Abstain - None

THE MOTION Passed.

**9. PUBLIC COMMENTS (ANY PERSON MAY SPEAK FOR UP TO 4 MINUTES)**

None

**10. ZBA MEMBER COMMENTS**

Chairperson Aaron Tuckfield spoke in regards to the officer elections needing to take place; however, Mr. Bocks and himself decided to hold off on the election until all regular members were present. In the meantime, they will continue with acting positions. He also spoke in regards to Ms. Slosson and himself being reappointed on the ZBA, as well as the two new members of the Planning Commission.

**11. PLANNING DIRECTOR COMMENTS**

Mr. Bocks congratulated Mr. Tuckfield and Ms. Slosson on their reappointment to the ZBA. He also welcomed the two new members of the Planning Commission. Mr. Bocks also spoke in regards to the officer elections and the ZBA by-laws.

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12. ADJOURNMENT

MOTION by David Pieper seconded by David DeCoster to adjourn the January 6, 2022 meeting at 07:24 PM.

Vote Summary: (5 - 0 - 0)

Aye - David DeCoster, David Pieper, Aaron Tuckfield, Robert DeBruyn, Melissa Faustich

Nay - None

Abstain - None

THE MOTION Passed.