

PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, JANUARY 18, 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 Michael Hardy.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

3. ROLL CALL

Vice Chair Tuckfield called the roll:

Present: Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Absent: Richard Bentley

MOTION by Daniel Spatafora seconded by Charles Oliver to remove Secretary Bentley from all roll call votes.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Daniel Spatafora seconded by Charles Oliver to approve meeting minutes from December 20, 2021 with two corrections.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

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5. APPROVAL OF AGENDA

MOTION by Michael Hardy seconded by Aaron Tuckfield to approve the agenda with the addition of item 6B, Election of Officers.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Site Plan; Wolverine Villas**

Permanent Parcel #08-05-301-008; Located east of Romeo Plank and north of 25 Mile Road; Section 5; Section 5 LLC, Petitioner

MOTION by Daniel Spatafora seconded by Richard Maierle to open the Public Hearing at 6:46 PM

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

One resident spoke in regards to this item.

MOTION by Kathy Smith seconded by Richard Maierle to close the Public Hearing at 6:51 PM

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Charles Oliver seconded by Daniel Spatafora to approve the Site Plan for Wolverine Villas with the addition of the roads being made private; Permanent Parcel #08-05-301-008; Located east of Romeo Plank and north of 25 Mile Road; Section 5

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Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

**B. Election of Officers**

MOTION by Michael Hardy seconded by Charles Oliver to renominate Richard Bentley as the Planning Commission Secretary for another term.

Vote Summary: (6 - 0 - 0)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Richard Maierle to renominate Aaron Tuckfield as the Planning Commission Vice Chair for another term.

Vote Summary: (5 - 0 - 1)

Ayes - Michael Hardy, Charles Oliver, Daniel Spatafora, Kathy Smith, Richard Maierle

Nays - None

Abstain - Aaron Tuckfield

THE MOTION Passed.

MOTION by Richard Maierle seconded by Kathy Smith to nominate Michael Hardy as the Planning Commission Chair for another term.

Vote Summary: (5 - 0 - 1)

Ayes - Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nays - None

Abstain - Michael Hardy

THE MOTION Passed.

**7. OLD BUSINESS**

None

**8. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None

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9. COMMISSIONER COMMENTS

New member Kathy Smith spoke about being honored to be part of the Planning Commission board and thanked them for having her.

New member Rich Maierle also spoke about being honored to be appointed to the commission.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Board of Trustee Liaison Charles Oliver spoke about the appointments and reappointments being made. He also mentioned the work being done in the basement of Town Hall to build more office space. Member Oliver talked about the tax abatement being changed from 12 years to 9 years. He also spoke about the grant writer being extended six additional months.

11. ZBA LIAISON UPDATE

ZBA liaison Aaron Tuckfield spoke about Ms. Lawson and himself being reappointed for another term. He also mentioned that now his position in both the Planning Commission and the ZBA will now be aligned together.

12. PLANNING DEPARTMENT ITEMS

Planning Director Josh Bocks spoke in regards to the modifications to the agenda, as well as the annual report, which should be ready to present at the next Planning Commission meeting. Mr. Bocks also spoke about the master plan being in the last days of community comments and he anticipates it will be presented at the second Planning Commission meeting in February.

13. ADJOURNMENT

MOTION by Kathy Smith seconded by Richard Maierle to adjourn the January 18, 2022 meeting at 07:06 PM.

Vote Summary: (6 - 0 - 0)

Aye - Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle

Nay - None

Abstain - None

THE MOTION Passed.