

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 19, 2021
PAGE 1 OF 7

LOCATION: VIRTUAL MEETING

PRESENT: MICHAEL HARDY, CHAIRMAN
AARON TUCKFIELD, VICE-CHAIRMAN
RICHARD BENTLEY, SECRETARY
CHARLES OLIVER, MEMBER
JASPER SCIUTO, MEMBER
DANIEL SPATAFORA, MEMBER

ABSENT: NUNZIO PROVENZANO, MEMBER (EXCUSED)

ALSO PRESENT: Josh Bocks, Planning Director
Jake Howlett, Legal Counsel
(Additional attendance on file at the Clerk's Office)

1. Chairman HARDY called the meeting to order at 7:01 p.m.
2. Pledge of Allegiance was recited.

Chairman HARDY introduced the newest member to the Planning Commission being Daniel Spatafora.

Daniel Spatafora gave a brief presentation of his prior service and involvement within the Township.

3. ROLL CALL

Secretary BENTLEY called the roll. Member PROVENZANO absent and excused.

Chairman HARDY moved agenda item 6 to agenda item 4 and held nominations for officers.

4. ELECTION OF OFFICERS

MOTION by BENTLEY seconded by OLIVER to eliminate Member PROVENZANO'S name from roll call votes.

FOR THIS MOTION

AYES: BENTLEY, OLIVER, SPATAFORA, SCIUTO, TUCKFIELD, HARDY.

NAYS: NONE.

ABSENT: PROVENANO.

MOTION carried.

MOTION by SCIUTO seconded by TUCKFIELD to nominate Member HARDY for Chairman.

Member HARDY accepted the nomination.

FOR THIS MOTION

AYES: SCIUTO, TUCKFIELD, SPATAFORA, OLIVER, BENTLEY, HARDY.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

MOTION by SCIUTO seconded by OLIVER to nominate Member TUCKFIELD as Vice-Chairman.

FOR THIS MOTION

AYES: SCIUTO, OLIVER, SPATAFORA, BENTLEY, HARDY.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

Member TUCKFIELD abstained.

MOTION by SCIUTO seconded by OLIVER to nominate Member Bentley as Secretary.

FOR THIS MOTION

AYES: SCIUTO, OLIVER, SPATAFORA, HARDY, TUCKFIELD, BENTLEY.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on November 23, 2020 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by OLIVER seconded by BENTLEY to approve the minutes of the meeting of November 23, 2020 as presented.

AYES: OLIVER, BENTLEY, HARDY, TUCKFIELD, SCIUTO, SPATAFORA.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

6. APPROVAL OF THE AGENDA

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

FOR THIS MOTION;

AYES: SCIUTO, OLIVER, BENTLEY, TUCKFIELD, HARDY, SPATAFORA.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

7. NEW BUSINESS/PUBLIC HEARINGS

a. REZONING REQUEST; Agricultural (AG) to Residential One Family Urban (R-1)

Permanent Parcel #08-16-100-005; Located on the south side of 24 Mile Road and ¼ mile east of Romeo Plank Road; Sectio16. Salvatore D'Anna, Petitioner.

Josh Bocks, Planning Director, explained the petitioner is asking for a rezoning and that both the Planning Consultant and the Assessing Department are recommending the rezoning.

Salvatore D'Anna, petitioner, stated that he wanted to get the property rezoned to match the Townships Master Plan and the surrounding property and that in future to propose a single family residential development.

Member TUCKFIELD asked if there was a time frame for the future development.

Salvatore D'Anna, petitioner, stated that he would like to submit within the next two months a preliminary plan application.

Public portion opened at 7:12 p.m.

Michael Mocerri, asked where the proposed development would take place with all the other developments north of where he lives.

A resident asked if there any current drawings or plans on file.

Chairman HARDY stated that this was only a hearing for the zoning of the property and that would come in time.

Mr. Camponi, 18875 Pinecone, asked about the drainage and that they have already experienced issues with the development that has taken place.

John Campion asked if there would be a greenbelt that would be continued from the development of Wellington Estates.

Terry Campion stated that the street Ironwood has a t-shape property behind it and inquired if that would be rezoned and acquired by Wellington Estates. She also made reference to Mr. Camponis' comment in regards to the drainage and that other residents in that area have filled in the drain which has changed the level of their property. Lastly, she indicated that she wanted to ensure all the construction requirements would be met.

Mike Bryant, 18987 Pinecone, stated his concerns with flooding that he has already dealt with for the past 20 years.

Vince LaPore, 18819 Newport, and asked if there was anything in place to widen 24 Mile Road.

Curt Camponi, 18875 Pinecone, asked what recourse there would be if there were flooding issues once this development was completed.

Terry Campion, 19095 Pinecone, wanted to advise the petitioner there is also a drain that runs north and south to the drain being discussed that also causes a lot of flooding and wanted to know if DEQ was going to be petitioned for the drains like Wellington Estates had done.

John Bresnahan, 52241 Monaco, asked about the 23 and 24 Mile Road expansion.

MOTION by OLIVER seconded by SCIUTO to close the public hearing at 7:24 p.m.

FOR THIS MOTION

AYES: OLIVER, SCIUTO, HARDY, TUCKFIELD, SPATAFORA, BENTLEY.

NAYS: NONE.

ABSENT: PROVNZANO.

MOTION carried.

Chairman HARDY asked Josh Bocks, Planning Director, to give a step by step procedure of the development process after the rezoning request which is under consideration were to be approved.

Josh Bocks, Planning Director, stated that after the rezoning were to be approved the next step would be to make a preliminary site plan application for a development which will also have a public hearing and the public would be allow to weigh in on and they would also see the layout of the proposed development. He then mentioned the other review agencies that are involved with the development process and that at this time he

was unaware of any plans for the widening of 24 Mile Road from the County and that they were currently working on 23 Mile Road.

Member OLIVER wanted to confirm that when residential lots/homes abut each other that a berm is not required.

Josh Bocks, Planning Director, stated that typically when residential lots abut each other there is no berm.

Member TUCKFIELD questioned Salvatore D'Anna about the strip of land that the Champion family was referring to and if there any plans for development for it or if it would be sold.

Salvatore D'Anna, petitioner, stated he was in the process with the Assessing Department to have a parcel split/combination to be done with Wellington Estates.

MOTION by OLIVER seconded by SCIUTO to recommend approval to the Township Board of Trustees the Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel 08-16-100-005; Located on the south side of 24 Mile Road and ¼ mile east of Romeo Plank Road; Section 16. Salvatore D'Anna, Petitioner.

FOR THIS MOTION

AYES: OLIVER, SCIUTO, BENTLEY, HARDY, TUCKFIELD, SPATAFORA.

NAYS: NONE.

ABSENT: PROVENZANO.

MOTION carried.

8. OLD BUSINESS

None.

9. PUBLIC COMMENTS ON NON-AGNEDA ITEMS

None.

10. COMMISSIONER COMMENTS

Member SCIUTO asked Josh Bocks, Planning Director, about the status of the sign ordinance and also welcomed Mr. Spatafora.

Josh Bocks, Planning Director, stated that there was a solid rough draft that has been prepared by Carisle Wortman and should be distributed in the near future.

Member SCIUTO also congratulated Josh Bocks, Planning Director, on the Master Plan workshop meetings and believed we are on the path to a great Macomb Township.

11. MACOMB TOWNSHIP BOARD OF TRUSTEES LIASION UPDATE

Member OLIVER welcomed Member SPATAFORA to the Planning Commission and noted that he had been a Township Board Trustee under the time that Member SPATAFORA served as Supervisor of the township.

He also gave an update on the actions being taken on by the recently elected Township Board which are to find a new Legal Department, HR Department and a Plan Reviewer within the Planning Department. He also mentioned that the Christmas Event that the Parks and Recreation Department hosted has received a lot of positive feedback.

Chairman HARDY suggested that at our next Planning Commission meeting that each member wear the "Cultivate Macomb" shirts that have been provided to us by the Planning Department. Lastly, he wanted to thank Josh Bocks and Bob Ivanoski from the IT Department to make the meeting virtual.

12. ZBA LIAISON UPDATE

Member TUCKFIELD stated there would be a meeting coming up in February which will be the first meeting since November 2020.

13. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, stated that the search is still on for a Plan Reviewer and that hopefully one will be hired in the near future to help with the back log. He also went on to indicate the various ordinances that need to take place and that the Master Plan draft will be coming to them in the near future for review.

He went on to note that there are some parcels in the Township that have split zones and others that had been left as agricultural but are being used as residential and that the Township will initiate the rezoning's to bring the parcels into conformance.

14. ADJOURNMENT

MOTION by SPATAFORA seconded by OLIVER to adjourn the Planning Commission meeting at 7:41 p.m.

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PAGE 7 OF 7

FOR THIS MOTION

AYES: SPATAFORA, OLIVER, BENTLEY, HARDY, TUCKFIELD, SCIUTO.

NAYS: NONE.

ABSENT: NONE.

MOTION carried.

Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary

Beckie Kavanagh, Recording Secretary