

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 21, 2020
PAGE 1 OF 6

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

PRESENT: MICHAEL HARDY, VICE CHAIRMAN
AARON TUCKFIELD, SECRETARY
NUNZIO PROVENZANO, MEMBER
JASPER SCIUTO, MEMBER
RICHARD BENTLEY, MEMBER

ABSENT: CHARLES OLIVER, CHAIRMAN

ALSO PRESENT: Thomas Esordi, Township Attorney
David Scurto, Planning Consultant
James L. Van Tiflin, Township Engineer
(Additional attendance on file at the Clerk's Office)

1. Vice-Chairman HARDY called the meeting to order at 7:00 p.m.

A moment of silence was held for former Planning Commission Member Roger Krzeminski.

2. Pledge of Allegiance was recited.

ROLL CALL

3. Secretary TUCKFIELD called the roll. Chairman OLIVER was absent and excused.

MOTION by SCIUTO seconded PROVENZANO to eliminate Chairman OLIVER'S name from roll call votes.

MOTION carried.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on November 19, 2019 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCUITO seconded by PROVENZANO to approve the minutes of the meeting of November 19, 2019 as presented.

MOTION carried.

5. APPROVAL OF THE AGENDA

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

MOTION carried.

PUBLIC HEARING

6. AGENDA ITEMS:

A. REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL URBAN-ONE FAMILY (R-1)

Permanent Parcel 08-08-200-009; Located on the south side of 25 Mile Road, east of Romeo Plank Road; Section 8. Robert Vitale, Petitioner.

Vice-Chairman HARDY introduced David Scurto who is now the Planning Consultant.

Roberto Vitale, petitioner, was in attendance.

David Scurto, Planning Consultant, stated that Patrick S. Meagher had prepared findings for this rezoning and upon reviewing them it appears the request matches the surrounding area.

Public Portion:

Fred Tangelder, 54482 Stillwater, wanted to know how the proposal would impact the existing developments with access, the dead-end street in Penzien Estates, the 6 foot wood fence that separates the development and if there would be a separate retention basin or if they would tap into Penzien Farms retention basin.

James Miller, 17743 Kenai Lane, wanted to know about the grade level, the water pressure and the utilities that already have a strain on them. He noted there are too many new homes going in and not enough infrastructure.

Cindy Mastin, 17752 Huron, stated concerns about the existing fence that surrounds Penzien Farms.

Cathy Stress, 17891 Salinas River Way, questioned the traffic with it being located so close to the round-about, the lighting issues, sidewalk connections to be able to access the parks and the flooding issues.

James Van Tiflin, Township Engineer, stated that most of these questions are related to the next step in the process. The hearing tonight is the rezoning of the property. The next step would then be to submit a preliminary plan which would then show access to the site, retention basin, grading which is reviewed during engineering. This is the first step in about a four- step process.

Member SCIUTO asked if the request conforms to the Master Plan.

James Van Tiflin, Township Engineer, stated yes.

MOTION by TUCKFIELD seconded by SCUITO to recommend approval to the Township Board of Trustees the Rezoning Request; Agricultural (AG) to Residential Urban-One Family (R-1); Permanent Parcel 08-08-200-009; Located on the south side of 25 Mile Road, east of Romeo Plank Road; Section 8. Robert Vitale, Petitioner. This is based upon the recommendation from the Master Plan and all the various Departments that have given recommendations along with the similarities in use of this parcel and surrounding parcels.

MOTION carried.

B. SPECIAL LAND USE; SUNNY'S POOL AND MORE

Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road, Section 18; Kevin Zacharski, Petitioner.

David Scurto, Planning Consultant, reviewed the reports from the departments and stated that the Building and Fire Departments still had some outstanding issues that need to be addressed. He recommended approval of the Special Land Use conditioned upon the restrictions being met.

Kevin Zacharski, petitioner, indicated that the Building Departments comments have been addressed and other than the height of the storage boxes they seem fine.

Member PROVENZANO asked Kevin Zacharski when the last time he had spoken to the Fire Department specifically if it had been after the review that took place on December 30, 2019.

Kevin Zacharski stated that was the most recent they had been out there and that an email had been sent to him regarding the deficiencies that needed to be corrected.

Member SCIUTO asked if this location was going to be their headquarters along with having retail available for the customers to purchase.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 21, 2020
PAGE 4 OF 6

Kevin Zacharski stated that was correct.

Member BENTLEY stated it sounds like you are using this space already.

Kevin Zacharski stated they have been in there since March of 2019. If had been noted after moving in that improvements need to be done to correct any violations that had been cited.

Discussion took place regarding the health, safety and welfare issues.

Member SCIUTO asked if there were a number of required handicap parking spaces for this facility since it is retail.

James Van Tiflin, Township Engineer, stated that he would have to get back on that issue since that is something that Patrick Meagher would have researched.

Kevin Zarcharski, petitioner, stated that there were two handicap spaces available.

Member TUCKFIELD stated his concerns about the parking lot, the storage of the materials within the building without having a fire wall and wondered if it wasn't the right thing to do to table the item to allow the petitioner to understand the concerns being discussed.

Member SCIUTO asked with the on-line shopping what is the number that buy on-line to the actual foot traffic.

Kevin Zacharski, petitioner, stated the foot traffic has declined 50 to 70 percent.

Public Portion: None.

MOTION by TUCKFIELD seconded by BENTLEY to table the Special Land Use; Sunny's Pool and More; Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road, Section 18; Kevin Zacharski, Petitioner. This item is tabled to February 4, 2020 to allow the petitioner and staff that they communicated.

FOR THIS MOTION

AYES: TUCKFIELD, BENTLEY, HARDY, PROVENZANO.

NAYS: SCIUTO.

ABSENT: OLIVER.

MOTION carried.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 21, 2020
PAGE 5 OF 6

7. Old Business

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO asked about the postponing the Election of Officers until the next meeting to allow for all members to be present.

He also wanted to thank Roger Krzeminski for all that he had done for the community and highlighted all of the activities that he oversaw.

Members TUCKFIELD, HARDY and PROVENZANO also spoke of Roger Krzeminski and how he will be missed and the pleasure that they had working with him.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

None.

11. ZBA LIAISON UPDATE

None.

12. PLANNING DEPARTMENT ITEMS

Member BENTLEY asked about the updates on the Master Plan and the Zoning Ordinance and if had been scheduled.

James Van Tiflin, Township Engineer, stated that David Scurto would be handling the day-to-day process and that the Township is conducting interviews for a Planning Director and asked if the board could be patient on holding off on the items outline by Member BENTLEY.

13. ADJOURNMENT

MOTION by SCIUTO seconded by BENTLEY to adjourn the Planning Commission meeting at 7:43 p.m.

MOTION carried.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JANUARY 21, 2020
PAGE 6 OF 6

Respectfully submitted,

Michael Hardy, Vice-Chairman

Aaron Tuckfield, Secretary

Beckie Kavanagh, Recording Secretary