

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 5, 2019
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
AARON TUCKFIELD, SECRETARY
RICHARD BENTLEY, MEMBER
MICHAEL HARDY, MEMBER
JASPER SCIUTO, MEMBER
ROGER KRZEMINSKI, MEMBER
NUNZIO PROVENZANO, MEMBER

ABSENT: NONE

ALSO PRESENT: Thomas Esordi, Township Attorney
Patrick Meagher, Planning Director
(Additional attendance on file at the Clerk's Office)

1. Chairman OLIVER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.
2. Pledge of Allegiance was recited.

Chairman OLIVER welcomed the newest Planning Commission member BENTLEY to the board.

ROLL CALL

3. Secretary TUCKFIELD called the roll all members present.
4. APPROVAL OF THE AGENDA

The agenda was reviewed and there were no additions, corrections or deletions.

MOTION by SCIUTO seconded by HARDY to approve the agenda as amended with moving item 6 to Item 4.

MOTION carried

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on January 15, 2019 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by TUCKFIELD seconded by SCIUTO to approve the minutes of the meeting of January 15, 2019 as discussed with Member PROVENZANO indicated as excused.

PUBLIC HEARING

6. AGENDA ITEMS:

A. SPECIAL LAND USE; LITTLE LEARNER

Permanent Parcel 08-23-100-029; Located on the southeast corner of 23 Mile Road and Card Road. Larry Howard, Petitioner.

Patrick S. Meagher, Planning Director, stated the Zoning Ordinance had recently been modified to allow for daycare facilities to be permitted in the C-2 office as well as office districts with the caveat that it is a Special Land Use. This particular daycare is proposed in the Strathmore Shopping Plaza. The petitioners have filed their application and worked through their outdoor play area and if the Commission finds the proposal meets the eight standards for a Special Land Use as stated in the zoning ordinance they may approve the application as presented.

Larry Howard, 51581 Blue Spruce Drive, petitioner was in attendance to answer and questions. He went on to indicate that he has worked with each department and has met all of the 8 requirements.

Member SCIUTO asked Larry Howard if he was comfortable with the requirements and setting up the daycare facility in that area.

Larry Howard responded with a yes.

Member SCIUTO mentioned about drop off signs for parents to have designated drop off areas and appreciated that he added those to the plan.

Member BENTLEY stated his concern was how many people would be with those kids to oversee the crossing of the drives. He also questioned on how the equipment would be transferred daily from storage to the playground area and did not see where the equipment would be stored. Lastly, he made mention of his concern with the gate heights and the gap below the curb and the bottom portion of the fence and wants to make sure that it is minimized to keep the children safe along with at least having one side of the fenced in area open to ensure that the safety of the children is being met.

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Larry Howard, petitioner, stated they plan on placing stop signs and another walk way that would absolutely stop traffic. He stated that all children are supervised at all times especially in the outdoor play area. They are walked by an adult and safety is taken very seriously.

Patrick Meagher, Planning Director, stated they had asked for modifications on the fence that originally stated half solid and opaque. The revisions came back showing solid.

Larry Howard, petitioner, stated they will adjust the fence to how they see it appropriate.

Representative, stated that the maximum number of children for children at this site is 42. However, not all 42 children will be out on the playground at the same time. The caregivers walk out with the class that is out on the playground and stays with them the entire time. She also addressed the security code system that is placed on the doors.

Member TUCKFIELD asked about the number of kids per caregivers and also his concerns with the playground, pedestrian walk and stop signs.

Representative, gave the ratio of students to teachers.

Public Portion: None.

Public Portion closed.

Member TUCKFIELD asked Patrick Meagher if he was comfortable with the parking situation.

Patrick S. Meagher, Planning Director, stated that he did not review the plan directly, but his assistant Henry Plachcinski did and therefore can't assure the parking requirements are met.

Member KRZEMINSKI stated that once the unit is occupied and he believes the traffic will adjust accordingly.

Chairman OLIVER stated that Larry Howard would dedicate six parking spaces for this drop off and if we decided to move forward with the approval and then decide that six are needed how is that to be handled.

Patrick S. Meagher, Planning Director, stated it's more of a convenience item and people are going to occupy whatever spaces are available.

Member PROVENZANO asked what time they open in relation to the other store fronts.

Larry Howard stated they open at 6:30 a.m. and the majority of the center opening at 10:00 a.m.

MOTION by KREMINSKI supported by SCIUTO to approve the subject to 4 to 6 spaces being dedicated, speed bumps and stop signs to be located at each pedestrian crosswalk.

FOR THIS MOTION:

AYES: KRZEMINSKI, SCIUTO, PROVENZANO, OLIVER HARDY.

NAYS: TUCKFIELD, BENTLEY.

ABSENT: NONE.

MOTION carried.

B. CONCEPT REVIEW PLAN; PUD DEERBROOK

Permanent Parcel 08-14-300-013; Located on the north side of 23 Mile Road, ½ mile east of Card Road. 23 Mile Acquisitions, LLC, Pet.

Patrick S. Meagher, Planning Director, stated that the applicant will present his idea and the commission will have an opportunity to ask questions or make comments and then the applicant can take those questions or comments and then address them if they desire and proceed with the application process after receiving said information. This is benefit to all parties to ensure that the ideas are well thought out before site plans being prepared.

He then stated the applicant is looking at the western majority of the property is shown for single family development. The lots would be 70' x 120' with corner lots being 90'. Upon review of the single family development there are not objections to circulation that has been shown or with the layout of the lots. The applicant should look at phasing, architectural themes, access, signing and lighting during the application phase. With regards to the multiple family, not much has been provided other then they are desiring to have assisted living as well as having multiple family dwelling meeting the R-2-L district which is the low density. They have placed a restriction on the multiple dwelling with a height restriction of two stories.

John Dell'Isola, representative, brought a concept plan and stated what he believes them to qualify for a PUD is the public benefit pieces that go with this development. We are extending the collector road and extending the truck sanitary sewer which is a ½ mile. There are several sections of the roads within the development that are not double loaded and many of the lots that abut to regulated wetlands and future floodplain mitigated areas on the east side. We believe that this is a very well thought out plan and are very excited to get this development moving forward.

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Member SCIUTO asked what types of homes the multi units were going to be and voiced his concerns over the split school district within the development and if there was a way to adjust it to help with the bus traffic.

Member KRZEMINSKI asked Patrick S. Meagher, Planning Director, if there were other developments that had a similar situation and most likely schools won't give up their property.

Patrick S. Meagher, Planning Director, stated the ordinance requires that when this occurs the applicant seek a letter from both school superintendents stating their understanding of separation of units and that there would be some coordination.

Member BENTLEY asked when the development is completed will the prospective homeowners know of the school boundary lines. He also raised concerns with the homes that abut a future detention basin.

Patrick S. Meagher, Planning Director, stated that if the slope of the detention basin exceed the 6:1 ratio it will be required to be fenced.

Member TUCKFIELD stated that when a PUD has been presented to the township in the past there is a benefit to the township along with a benefit to the developer.

John Dell'Isola, representative, restated the benefit to the township would be providing an 86' collector road and the construction of the sanitary sewer trunk line and the benefit to the petitioner would be the natural wooded lots.

Member TUCKFIELD asked Patrick S. Meagher, Planning Director, if the benefits that the representative was indicating, if those would not be required to be installed if the development was built per the R-1 standard.

Patrick S. Meagher, Planning Director, stated that those would be required. However, being a PUD the comments come into the Final stages with regards to architectural standards particularly with the assisted and multiple family. But with regard to the layout has enhanced the open space area and will also benefit the values of the home and township as well.

Member TUCKFIELD asked the representative if what he was seeking to gain was additional density in the multiple dwelling and not the R-1.

John Dell'Isola, representative, stated his understanding of the PUD development requirements were they did not have to provide an additional benefit to the township but a benefit to the township. What we are providing to our site also goes beyond our site as well.

Chairman OLIVER stated that this is a PUD Concept Plan being presented and there will not be a vote tonight, but the boards input is needed in order to give direction to the petitioner.

John Dell'Isola, representative, stated the development is a unique opportunity to blend the various housing communities together with some activity.

Discussion took place regarding the PUD agreement and the development of the property.

Public Portion: None.

Member SCIUTO asked why the conceptual picture of the senior living was not placed on this drawing for them to view.

John Dell'Isola, representative, stated the developer is looking to identify a product.

Patrick S. Meagher, Planning Director, stated that would be required on the application phase.

C. SPECIAL LAND USE; KARAH'S CARE

Permanent Parcel 08-30-254-018; Located at 48138 Revere Drive in Jefferson Meadows Subdivision. Karah Kahael, Petitioner.

Patrick S. Meagher, Planning Director, stated the State Act states that you can have up to six kids in your care in a single family home without any authorization from the township. Then the Act stated that from 7-12 you are required to go through some type of special permit process and in the case of Macomb Township that falls under a Special Land Use Permit. The applicant has submitted the application and indicated that they have met all the requirements of the State requirement. He indicated that typically on these requests the complaints received are from the neighbors of the traffic blocking driveways. On this request we have received positive feedback.

Chairman OLIVER asked if this was going to be strictly a daycare.

Lyndsay Ott, representative, stated that this was also a residential home with the homeowners living there as well. She indicated that the State performs a home visit to make sure it passes all points of inspection and lastly, this home has been operating as a daycare for the past 20 years.

Member SCIUTO asked if the home has an egress window in the basement for emergency access.

Lyndsay Ott, representative, stated they do have an egress window

Member BENTLEY asked if there was a need for increase daycare help for 7-12 kids.

Lyndsay Ott, representative, stated that there needs to be 2 daycare providers.

Member TUCKFIELD stated his concern that the gates have an auto hinge closure.

Public Portion:

Lana Raciti, 48160 Revere, stated she appreciates her business in the neighborhood and allowing her the opportunity to expand her business.

Public Portion closed.

MOTION by TUCKFIELD seconded by PROVENZANO to approve the Special Land Use; Karah's Care; Permanent Parcel 08-30-352-003; Located at 48138 Revere Drive in Jefferson Meadows Subdivision. Karah Kahael, Petitioner. The Special Land Use is specific to raise the allowable children of the daycare from 6 up to 12. This motion was based on the fact the petitioner has been a long time resident of the township who has conducted business and not received complaints and believe she is dealing more than adequately with traffic concerns. This approval is contingent upon someone from the Building Department verifying the closing hinges on the fence gates are auto closing hinges on both side of the house.

MOTION carried.

D. EXTENSION OF TIME; CANDLEWOOD SUITES

Permanent Parcel 08-31-352-003; Located on the north side of Hall Road, east of Hayes Road; Innavo Group, Petitioner.

Patrick S. Meagher, Planning Director, stated a site plan is valid for 12 months and they are now asking for an extension. No ordinances have changed to influence the design of the approved plan and all department have responded back that they have no objections to the extension.

Member SCIUTO asked what was the reasoning for the time delay on the hotel.

Simone Mauro, petitioner, stated there have been delays from the water main relocation, easement approvals and some structural engineering delays. He stated he was looking to break ground in the spring.

Public Portion: None

Public Portion closed.

MOTION by KRZEMINSKI seconded by SCIUTO to grant a one year Extension of Time; Candlewood Suites, Permanent Parcel 08-31-352-003; Located on the north side of Hall Road, east of Hayes Road; Innavo Group, Petitioner.

MOTION carried.

E. REVISED SITE PLAN; QUADRATE PARCEL "C" QUADRATE CORPORATE PARK

Permanent Parcel 08-18-400-024; Located on the south side of Leone Drive and approximately 440 feet east of Quadrate Drive; Metropolitan Concrete Corporation, Petitioner.

Patrick S. Meagher, Planning Director, stated this site had been approved with the "Banked Parking" concept which would allow those spaces to remain green until such time that the applicant and/or township felt it was necessary. At this time the applicant has approached the township to activate some of those spaces along with improving some of the truck turning radii on the site by extending the parking outwards. This has gone through a full review and are recommending approval.

Jeff Rizzo, representative, was in attendance to answer any questions.

Member BENTLEY asked what the intent was for into the drain easement.

Jeff Rizzo, representative, stated this would just aid in the truck maneuvering on the site.

Public Portion: None.

Public Portion closed.

MOTION by TUCKFIELD seconded by HARDY to approve the Revised Site Plan; Quadrate Parcel "C" Quadrate Corporate Park; Permanent Parcel 08-18-400-024; Located on the south side of Leone Drive and approximately 440 feet east of Quadrate Drive; Metropolitan Concrete Corporation, Petitioner. The approval is contingent upon the petitioner making sure the strip of concrete on the east side of the property is tapered into the drive, that it is curbed consistent with our typical standards and sloped. Further, that the curb cut radii references be corrected.

MOTION carried.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO asked if at the next meeting an explanation could be provided describing the difference between site plan and Town Center site plan approvals.

Patrick S. Meagher, Planning Director, stated he was not here when the Town Center Committee was established but that he would research the history for the rational.

Tom Esordi, Township Attorney, indicated the members of the committee.

Patrick S. Meagher, Planning Director, stated that they are not an approving body but that they are a recommending body to the Township Board of Trustees.

10. PLANNING DEPARTMENT ITEMS

Light Industrial Amendments Discussion
Rules of Procedure Discussion

Patrick S. Meagher, Planning Director, indicated he will reserve discussion until the next meeting.

Member SCIUTO asked Mr. Meagher to set the Public Hearing for the Industrial changes.

11. ADJOURNMENT

MOTION by SCIUTO seconded by BENTLEY to adjourn the Planning Commission meeting at 8:57 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield,
Planning Commission Secretary