

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 15, 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

Secretary Bentley called the roll:

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

Absent: Kathy Smith (Excused)

Chair Hardy requested a moment of silence for former Planning Consultant Jerry Schmeiser whom passed away.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Richard Bentley seconded by Richard Maierle to approve meeting minutes from February 1, 2022 as presented.

Vote Summary: (5 - 0 - 1)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Aaron Tuckfield, Richard Maierle

Nays - None

Abstain -Daniel Spatafora

THE MOTION Passed.

5. APPROVAL OF AGENDA

MOTION by Aaron Tuckfield seconded by Daniel Spatafora to approve the agenda as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 15, 2022

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Daniel Spatafora to approve the amended agenda with the addition of item 7.B., Annual Review and approval of Annual Report Additions from last meeting.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Preliminary Plan; Stoneridge Site Condominiums**

Permanent Parcel #08-25-427-009 and #08-25-427-010; Located on the east side of Fairchild Road, 1,500 feet north of 21 Mile Road; Section 25; Greg Iacobelli, Petitioner

MOTION by Richard Maierle seconded by Charles Oliver to open the public hearing at 6:46 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

Two residents spoke in regards to this item.

MOTION by Charles Oliver seconded by Richard Maierle to close the public hearing at 6:55 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 15, 2022

MOTION by Daniel Spatafora seconded by Aaron Tuckfield to recommend preliminary plan approval conditioned on the necessary easement that has to be negotiated to satisfy the Fire Department requirements.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

7. OLD BUSINESS

A. Annual Review of Planning Commission By-Laws

Item tabled until the next meeting.

B. Annual Review and approval of Annual Report Additions from last meeting.

MOTION by Aaron Tuckfield seconded by Richard Bentley to approve the annual report as presented, with the assumption of the Planning Department checking the quantities, and changing, if necessary, to approve it and present it to the board at the appropriate time.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

Vice Chair Tuckfield spoke in regards to Mr. Schmeiser about his dedication to Macomb Township over the years and how he will be missed. He also expressed condolences to the family.

Member Oliver also spoke about Mr. Schmeiser in regards to him being a fighter for the township in zoning concerns.

Member Spatafora talked about his experiences with Mr. Schmeiser and thanked him for his service in Macomb Township.

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 15, 2022

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Board of Trustees Liaison, Charles Oliver, spoke about the special meeting that was held on February 4, 2022, where they determined the Federal Covid Grant funds would be used primarily on roads and sidewalks.

Mr. Oliver mentioned that the Fire Station on 23 Mile Road came in \$96,000 under budget. He also spoke in regards to the CDBG Service funds and how that money will be best utilized.

11. ZBA LIAISON UPDATE

ZBA Liaison, Aaron Tuckfield, mentioned there will not be a ZBA meeting next month. He also mentioned the officer elections took place at the last meeting with the same board of officers as they have had for the last three years.

12. PLANNING DEPARTMENT ITEMS

Planning Director Josh Bocks spoke about the Zoning Ordinances being discussed at the Board of Trustees special meeting on February 4, 2022. He mentioned how they are requesting approval to hire a company to start fresh with our Zoning Ordinances to eliminate the conflicts that have arisen over the years.

Mr. Bocks also made mention of the public hearing for the master plan update that will take place at the next Planning Commission meeting.

13. ADJOURNMENT

MOTION by Charles Oliver seconded by Richard Maierle to adjourn the February 15, 2022 meeting at 07:23 PM.

Vote Summary: (6 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.