

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, FEBRUARY 18, 2020
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

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

ABSENT: NONE

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

1. Chairman HARDY called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Secretary BENTLEY called the roll. All members were present.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on February 4, 2020 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 February 4, 2020 as presented.

MOTION carried.

5. APPROVAL OF THE AGENDA

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

MOTION carried.

6. NEW BUSINESS/PUBLIC HEARINGS

A. GROUND SIGN I; BUCKINGHAM VILLAGE SUBDIVISION NO. 2

Permanent Parcel 08-22-130-005; Located on the south side of 23 Mile Road, east of Heydenreich Road, Section 22; Signs and More, Petitioner.

David Scurto, Planning Consultant, stated the items A and B are similar in their request. The signs meet the requirements of the zoning ordinance. Should the Planning Commission decide to grant approval there would be another zoning approval through the Building Department.

Molly Smith, petitioner, was in attendance to answer any questions the Commission may have.

Member BENTLEY stated that upon doing a site inspection it is noted that there is an onsite sign already and asked what would happen with that sign.

Molly Smith, petitioner, noted that it would be removed.

Member BENTLEY asked if there was a dedicated landscape strip and if there was a dedicated landscape strip that the sign would have to be erected within that space.

James VanTiflin, Township Engineer, stated that there was a 20' dedicated landscape area in front of this development.

Member BENTLEY also spoke about the clearance that needs to be maintained with the dedicated landscape areas.

Discussion was held regarding the allotted square footage permitted for the entrance signs depending on where the signs are proposed.

Molly Smith, petitioner, asked if a representative from the township could do a site visit and ensure that the signs were going to be located in right location.

Dave Scurto, Planning Consultant, stated that he would look into the difference of a sign in a dedicated landscape area versus a non-dedicated easement. He also noted that he would be willing to meet with the sign representative on site and would walk through it with her.

Member BENTLEY also spoke of the clarification of the road right of way setback and the setback as measured from the street centerline.

Public Portion: None.

Member TUCKFIELD wanted to know if it would be appropriate to move forward with the application with the concerns that had been brought forward.

Dave Scurto, Planning Consultant, stated it could move forward since building administration will make sure the ordinance is met.

Member BENTLEY asked what type of material was going to be used. Molly Smith, petitioner, stated it would be made out of foam and reviewed the process of how it can be made to look like any type of material.

MOTION by TUCKFIELD seconded by SCIUTO to approve the Ground Sign I; Buckingham Village Subdivision No. 2; Permanent Parcel 08-22-130-005; Located on the south side of 23 Mile Road, east of Heydenreich Road, Section 22; Signs and More, Petitioner. This approval is pursuant to the recommendations of the Department Heads and contingent upon the petitioner following applicable ordinances that are noted during the secondary review process.

MOTION carried

B. GROUND SIGN II; BUCKINGHAM VILLAGE SUBDIVISION NO. 2

Permanent Parcel 08-22-130-005; Located on the south side of 23 Mile Road, east of Heydenreich Road, Section 22; Signs and More, Petitioner.

Member TUCKFIELD asked if the removal of the sign needed to be gone prior to the installation of the second sign.

Dave Scurto, Planning Consultant, stated that demolition will be required prior to the first sign being constructed.

Member BENTLEY stated the same comments and concerns apply for this item.

Public Portion: None

MOTION by TUCKFIELD seconded by SCIUTO to approve the Ground Sign II; Buckingham Village Subdivision No. 2; Permanent Parcel 08-22-130-005; Located on the south side of 23 Mile Road, east of Heydenreich Road, Section 22; Signs and More, Petitioner. This approval is pursuant to the recommendations of the Department Heads and contingent upon the petitioner following applicable ordinances that are noted during the secondary review process.

MOTION carried.

C. DISCUSSION REGARDING PROPOSED TEXT AMENDMENT TO ZONING
ORDINANCE FOR CONDITIONAL REZONINGS

Dave Scurto, Planning Consultant, stated that as the south end of the Township becomes more urbanized, there are a few parcels that are uniquely shaped and/or located that don't necessarily fit the zoning pattern of a general area of a township. In 2006 Michigan Legislation passed a new zoning law that allows the community the ability to look at the unique parcels for design and zoning consideration. He summarized the law and suggested details be discussed at a later meeting. Lastly, he presented a handout that further highlighted the process and compared it to a contract rezoning.

Chairman HARDY stated that this would be further discussed at the March 3, 2020 meeting.

7. OLD BUSINESS

None

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Alex Bogaerts, 2445 Franklin Road, stated his firm had been contacted to look at a commercial/retail center at 21 Mile Road and Hayes Road to see if residential could be constructed where a commercial building had been slated. He indicated that is how retail thrives by having residential around it. He was asking if this would be an option that the township would consider with having an apartment complex brought into a retail/commercial location and if so how would that be applied for.

Mark Abantha, 2445 Franklin Road, stated that they are looking at this type of a proposal as a mixed-use development. When you have both uses it is a perfect fit and becomes a win/win situation.

Jeremy Stradley, 16780 21 Mile Road, owner of HUB Sports Bistro, stated he has a proposed area that he would like to expand for his customers to allow for outdoor activities during the summer. He asked the Commission what their opinion was and how to even go about obtaining approval.

Discussion was had of where the area would be and what surround the area in which they wanted to host the outdoor activities.

9. COMMISSIONER COMMENTS

Member SCIUTO asked James L. Van Tiflin, Township Engineer, if there was any update on the laptop computers.

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James L. Van Tiflin, Township Engineer, stated he has had discussion and that quotes had been obtained for the computer hardware and believed that it would be put before the Township Board in the near future.

Member TUCKFIELD asked what appropriate action would need to be taken in order to address the requests presented.

Dave Scurto, Planning Consultant, stated the best way to handle this would be to go through the Master Plan or to perform a sub area plan.

Member TUCKFIELD then commented on the possible Special Land Use.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

None.

11. ZBA LIAISON UPDATE

None.

12. PLANNING DEPARTMENT ITEMS

David Scurto, Planning Consultant, stated that he has been working on some of the conflicts found in the Zoning Ordinance and seeing how those can be amended.

Member BENTLEY asked for an update on the Planning Director position.

James L. Van Tiflin, Township Engineer, stated the Township Board had on Wednesday night had extended an offer and are now waiting on the candidate to meet all of the post hire requirements.

Member BENTLEY questioned about the vacancy created by the passing of Roger Krzeminski and also the liaison for the Township Board.

James L. Van Tiflin, Township Engineer, stated the liaison is going to be addressed at the next Township Board of Trustees meeting and that he had yet to hear about filling the vacancy.

13. ADJOURNMENT

MOTION by PROVENZANO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 7:50 p.m.

MOTION carried.

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Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary

Beckie Kavanagh, Recording Secretary