



PLANNING COMMISSION
MEETING MINUTES
TUESDAY, MARCH 1, 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: Michael Hardy, Aaron Tuckfield, Richard Maierle, Kathy Smith, Daniel Spatafora, Charles Oliver, Richard Bentley

Absent:

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Richard Bentley seconded by Charles Oliver to approve meeting minutes from February 15, 2022 as presented.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

5. APPROVAL OF AGENDA

MOTION by Aaron Tuckfield seconded by Richard Maierle to approve the agenda as presented.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. NEW BUSINESS / PUBLIC HEARINGS

A. **Rezoning Request; Residential One-Family (R-1) and Local Commercial (C-1) to Residential Multiple Family, High Density (R-2-H)**

Permanent Parcels #08-33-376-008, #08-33-376-010, and #08-33-400-043; Located northside of Hall Road, East of Romeo Plank; Section 33; Sal-Mar Macomb Corporate Center, LLC, Petitioner

MOTION by Charles Oliver seconded by Aaron Tuckfield to open the Public Hearing at 6:43 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

Three residents spoke in regards to this item.

MOTION by Daniel Spatafora seconded by Richard Maierle to close the Public Hearing at 6:51 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to recommend denial to the Board of Trustees based upon consistency with the Master Plan and consistency with the recommendations from the Planning department.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

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THE MOTION Passed.

B. Conditional Rezoning Request; Residential Multiple Family, Low Density (R-2-L) to General Commercial (C-2)

Permanent Parcels #08-17-426-003 and #08-17-402-005; Located on the east side of Romeo Plank, 1/4 mile north of 23 Mile Road; Section 17; Chester Buczynski; Petitioner

MOTION by Michael Hardy seconded by Kathy Smith to postpone the conditional rezoning request due to the petitioner not being ready to proceed.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

C. 2022 Master Plan Public Hearing and Review

MOTION by Michael Hardy seconded by Richard Maierle to open the Public Hearing at 7:26 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Richard Maierle seconded by Daniel Spatafora to close the Public Hearing at 7:27 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Michael Hardy seconded by Charles Oliver to recommend to the Board of Trustees the approval of the 2022 Master Plan, with it being posted on the Township

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website, and clerical mistakes corrected.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

7. OLD BUSINESS

A. **Annual Review of Planning Commission By-Laws, with corrections and modifications.**

MOTION by Richard Bentley seconded by Aaron Tuckfield to approve the By-Laws as amended, with the clerical corrections and the modification of the order of the agenda with old business being addressed before new business.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

Member Spatafora inquired about the status of Matick Auto Planned Unit Development Application as it has been tabled numerous times. Mr. Bocks advised the Commission that their purchase agreement had expired. Therefore, we are waiting for them to resubmit proof of a renewed purchase agreement.

Vice Chair Tuckfield thanked Mr. Bocks and Mr. Scurto for their work on the 2022 Master Plan.

Member Smith concurred with what Vice Chair Tuckfield had said, thanking Mr. Bocks and Mr. Scurto.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

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Macomb Township Board of Trustees Liaison, Mr. Charles S. Oliver, mentioned the BOT approved a couple of promotions for current employees.

He also advised the Planning Commission that the BOT decided to sell the Foss Road property.

Member Oliver informed everyone that they approved Carlisle Wortman to rewrite the Macomb Township Zoning Ordinances.

Lastly, he mentioned that the first meter pit will be installed above ground so there will be escape routes if something was to happen.

11. ZBA LIAISON UPDATE

ZBA Liaison Aaron Tuckfield advised that the Thursday night meeting has been canceled.

12. PLANNING DEPARTMENT ITEMS

Mr. Bocks spoke about the rewriting of the Zoning Ordinance. He also thanked everyone for the kind words about the Master Plan.

13. ADJOURNMENT

MOTION by Charles Oliver seconded by Richard Maierle to adjourn the March 1, 2022 meeting at 08:11 PM.

Vote Summary: (7 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.