

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, MARCH 2, 2021  
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LOCATION: VIRTUAL MEETING

PRESENT: MICHAEL HARDY, CHAIRMAN  
REMOTE, MACOMB TOWNSHIP, MACOMB COUNTY, MI  
AARON TUCKFIELD, VICE-CHAIRMAN  
PRESENT, MACOMB TOWNSHIP, MACOMB COUNTY, MI  
RICHARD BENTLEY, SECRETARY  
PRESENT, MACOMB TOWNSHIP, MACOMB COUNTY, MI  
CHARLES OLIVER, MEMBER  
PRESENT, MACOMB TOWNSHIP, MACOMB COUNTY, MI  
JASPER SCIUTO, MEMBER  
PRESENT, MACOMB TOWNSHIP, MACOMB COUNTY, MI  
DANIEL SPATAFORA, MEMBER  
PRESENT, MACOMB TOWNSHIP, MACOMB COUNTY, MI

ABSENT: NUNZIO PROVENZANO, MEMBER (excused)

ALSO PRESENT: Josh Bocks, Planning Director  
David Scurto, Planning Consultant  
Ben Aloia, Legal Counsel  
(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. Member PROVENZANO was absent and excused.

**MOTION by SCIUTO seconded by OLIVER to eliminate Member PROVENZANO's name from roll call votes.**

**FOR THIS MOTION**

**AYES: SCIUTO, OLIVER, HARDY, TUCKFIELD, BENTLEY, SPATAFORA.**

**NAYS: NONE.**

**ABSENT: PROVENZANO.**

**MOTION carried.**

Chairman HARDY informed the commission that the reason why he was not at Township Hall was that his doctor advised him to stay at home after having water removed from around his heart.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

**MOTION by SPATAFORA seconded by SCIUTO to approve the meeting minutes of February 2, 2021 as amended.**

Member SPATAFORA stated that there were some grammatical errors that needed to be corrected.

**AYES: SPATAFORA, SCIUTO, TUCKFIELD, OLIVER, BENTLEY, HARDY.  
NAYS: NONE.  
ABSENT: PROVENZANO.  
MOTION carried.**

**MOTION by SPATAFORA seconded by TUCKFIELD to approve the meeting minutes of February 16, 2021 as amended.**

Member SPATAFORA and Member TUCKFIELD stated that there were some grammatical errors that needed to be corrected.

**FOR THIS MOTION  
AYES: SPATAFORA, TUCKFIELD, SCIUTO, OLIVER, BENTLEY, HARDY.  
NAYS: NONE.  
ABSENT: PROVENZANO.  
MOTION carried.**

5. APPROVAL OF THE AGENDA

**MOTION by OLIVER seconded by SCIUTO to approve the agenda as presented.**

**FOR THIS MOTION  
AYES: OLIVER, SCIUTO, SPATAFORA, BENTLEY, HARDY, TUCKFIELD.  
NAYS: NONE.  
ABSENT: PROVENZANO.  
MOTION carried.**

6. NEW BUSINESS/PUBLIC HEARINGS

**A. REZONING REQUEST; AG (Agricultural) to R-1 (Residential One Family Urban)**

Permanent Parcel 08-22-200-009 (part of/south of Vesper Drive); Located on the west side of Card Road, approximately ½ mile south of 23 Mile Road; Max Properties, LLC, Petitioner.

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Josh Bocks, Planning Director, reviewed the parcel under consideration and presented a visual of the area and the parcel(s) in question. He indicated that there will be multiple steps in order to achieve the final product that the petitioner is trying to achieve with combining parcels.

Daryl Gapshes, petitioner, was in attendance, and stated his goal was to complete the entire process as a single family residential lot.

Member OLIVER asked about the size of the parcel to the surrounding parcel(s) and where the driveway would be located on the proposed new parcel.

Josh Bocks, Planning Director, stated that it would match the surrounding property and that the driveway would most likely be on Jean Drive but would be determined once we got to that phase.

Member SPATAFORA asked if the intention was to build a single family residence once all approvals have been obtained.

Chairman HARDY asked when the start time might begin.

Daryl Gapshes, petitioner, stated that it would most likely be within six months to a year.

Chairman HARDY opened the public portion at 7:25 p.m.

Amy Mayor, 21677 Phoenix Drive, stated the parcel in question has drainage issues and the neighbors in the area are concerned to how it will impact the surrounding properties.

Chairman HARDY stated to Amy Mayor that the issue before the Planning Commission was strictly the rezoning of the property and that all other issues will be resolved as the petitioner proceeds forward with obtaining final approval.

Josh Bocks, Planning Director, stated that any rezoning does not guarantee that anything can be built it changes the zone of what would be allowed to be built should all other conditions be favorable for such a building.

Chairman HARDY closed the public portion at 7:29 p.m.

**FOR THIS MOTION**

**AYES: OLIVER, BENTLEY, HARDY, TUCKFIELD, SCIUTO, SPATAFORA.**

**NAYS: NONE.**

**ABSENT: PROVENZANO.**

**MOTION carried.**

Discussion took place on school zoning classifications.

**MOTION by TUCKFIELD seconded by BENTLEY to recommend to the Township Board of Trustees approval of the Rezoning Request; AG (Agricultural) to R-1 (Residential One Family Urban); Permanent Parcel 08-22-200-009 (part of/south of Vesper Drive); Located on the west side of Card Road, approximately ½ mile south of 23 Mile Road; Max Properties, LLC, Petitioner. This recommendation is conditioned upon the appropriate variances being granted and the Township Assessor allowing the split. This is based upon the consistency of surrounding uses, recommendation of the department heads and the general development of our land being consistent with this approach.**

**FOR THIS MOTION:**

**AYES: TUCKFIELD, BENTLEY, HARDY, SCIUTO, SPATAFORA, OLIVER.**

**NAYS: NONE.**

**ABSENT: PROVENZANO.**

**MOTION carried.**

#### **B. SITE PLAN; MACOMB INDUSTRIAL UNIT 19**

Permanent Parcel No. 08-18-326-019; Located on the south side of Claire Court, east of Milano Drive; Giovanni Giaimo Petitioner.

Dave Scurto, Planning Consultant, stated there is currently a single building built out at the site. Upon researching the file it appears an approval was given in 2018 to construct one large building that never went through. Then a site plan had previously been approved for this site on May 21, 2019 for two buildings on two separate lots. The current application is based upon the 2019 application.

Giovanni Giaimo, petitioner, was in attendance and stated that he had phased the development and this would be constructing the second building as previously approved.

Member OLIVER asked if these were leased out or if they were specs.

Giovanni Giaimo, petitioner, stated the first building is leased, but this would be a spec.

Chairman HARDY opened the public portion at 7:42 p.m.

**MOTION by OLIVER seconded by SCIUTO to close the public portion at 7:43 p.m.**

**FOR THIS MOTION**

**AYES:** OLIVER, SCIUTO, SPATAFORA, BENTLEY, HARDY, TUCKFIELD.

**NAYS:** NONE.

**ABSENT:** PROVENZANO.

**MOTION carried.**

**MOTION by SPATAFORA seconded by OLIVER to approve the Site Plan; Macomb Industrial Unit 19; Permanent Parcel No. 08-18-326-019; Located on the south side of Claire Court, east of Milano Drive. Giovanni Giaimo Petitioner. This approval is conditioned upon the petitioner complying with the three items that the Fire Inspector has noted in his memo dated January 29, 2021 as follows: 1) The petitioner is to comply with the International Fire Code (2015 edition) and all adopted ordinances, 2) the FDC must be at least 50 feet but no more than 100 feet from a hydrant and 3) Proposed shrubs shall not be located within 36” of the FDC.**

**FOR THIS MOTION**

**AYES:** SPATAFORA, OLIVER, TUCKFIELD, SCIUTO, BENTLEY, HARDY.

**NAYS:** NONE.

**ABSENT:** PROVENZANO.

**MOTION carried.**

**7. OLD BUSINESS**

None.

**8. PUBLIC COMMENTS ON NON-AGNEDA ITEMS**

None.

**9. COMMISSIONER COMMENTS**

Member TUCKFIELD stated his previous conversation that he had with staff members pertaining to spa parlors and was asking if the current staff could glance at the ordinance and see if ordinance needs to be readdressed.

**10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIASION UPDATE**

Member OLIVER stated the Board of Trustees has hired a Plan Review Analyst who will start in approximately two weeks. In addition, the process of the township handling the bonds that the developer is responsible for posting is in the process of being amended.

11. **ZBA LIAISON UPDATE**

None.

12. **PLANNING DEPARTMENT ITEMS**

None.

13. **ADJOURNMENT**

**MOTION by SCIUTO seconded by SPATAFORA to adjourn the Planning Commission meeting at 7:55 p.m.**

**FOR THIS MOTION**

**AYES: SCIUTO, SPATAFORA, HARDY, TUCKFIELD, OLIVER, BENTLEY.**

**NAYS: NONE.**

**ABSENT: PROVENZANO.**

**MOTION carried.**

Respectfully submitted,

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Michael Hardy, Chairman

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Richard Bentley, Secretary

Beckie Kavanagh, Recording Secretary