

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 3, 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: CHARLES OLIVER, MEMBER

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. Member OLIVER was absent and excused

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

MOTION carried.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on February 18, 2020 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PROVENZANO seconded by SCIUTO to approve the minutes of the meeting of February 18, 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; TRIUMPH GEAR

Permanent Parcel 08-18-300-021; Located on the north side of 23 Mile Road, east of Hayes Road, Section 18; Curb Appeal Concepts, Petitioner.

David Scurto, Planning Consultant, stated the request is to add an electronic message board to the top of the existing sign along with adding address numbers. The ordinance has been reviewed and all items are in compliance with the zoning ordinance.

Member TUCKFIELD asked if this would be an approval or a recommendation.

David Scurto, Planning Consultant, stated this would be an approval.

Timothy Muller, petitioner, was in attendance to answer any questions the Commission may have.

Public Portion: None.

Member BENTLEY asked if the small sign that is advertising for employment would remain that was currently exists south of the ground sign.

Timothy Muller, petitioner, indicated that he had told his client that any signs not affiliated with the permanent ground sign would have to be removed and added into the digital reader board.

MOTION by TUCKFIELD seconded by PROVENZANO to approve the Ground Sign; Triumph Gear; Permanent Parcel 08-18-300-021; Located on the north side of 23 Mile Road, east of Hayes Road, Section 218 Curb Appeal Concepts, Petitioner. This approval is pursuant to the recommendations of the Planning Consultant and all other appropriate departments and meeting all required specifications.

MOTION carried

7. OLD BUSINESS

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

Dave Scurto, Planning Consultant, stated conditional rezoning was allowed by state legislature as part of Public Act 110 of 2006. It was put in place to help areas that are

redeveloping or had existing uses that didn't particularly fit the larger zoning pattern. Furthermore, it was included knowing that some uses and lands can develop that didn't fit a zoning pattern. By taking certain design measures a use could fit and be a productive part of the area.

He noted that the ordinance that is presented before them is used by many communities. This draft has been reviewed by the attorney. Lastly, he highlighted the ordinance and indicated that should a recommendation be made to proceed forward, a public hearing would need to be set.

Discussion took place regarding proposed revisions along with the Public Hearing process.

MOTION by TUCKFIELD seconded by BENTLEY to schedule a Public Hearing meeting date for April 7, 2020 for a Text Amendment to the Zoning Ordinance for allow Conditional Rezoning.

MOTION carried.

B. EXTENSION OF TIME; SPECIAL LAND USE; SUNNY'S POOL AND MORE

Permanent Parcel 08-18-326-002; Located on the west side of Industrial Drive, approximately 443 feet north of 23 Mile Road; Section 18; Kevin Zacharski, Petitioner.

Dave Scurto, Planning Consultant, reviewed the approval that had been granted to Sunny's Pool and More and indicated that the expiration date for the 60-day extension approval was April 4, 2020. This date is three (3) days prior to the next meeting date and should the applicant not receive approval then the applicant would have to start over. The Fire Department met with Mr. Zacharski on February 24, 2020 and gave him a list of items that needed to be addressed shortly thereafter. The applicant contacted the office today stating that he would need more time to finish the requirements than allowed by the Planning Commission.

James VanTiflin, Township Engineer, stated that the staff tried to contact the petitioner but was unsuccessful.

Discussion took place amongst the members and the liability of having a business that is operating not within the fire code.

Member BENTLEY asked that representatives from the Fire Department, Building Department and Sunny's Pool and More to be present at the April 7, 2020 Planning Commission meeting to address the issue.

MOTION by TUCKFIELD seconded by SCIUTO to grant an Extension of Time on the Special Land Use to Sunny's Pool and More until the April 7, 2020 Planning Commission meeting.

MOTION carried.

C. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Jack DiGiovanni, 54839 Isle Royal Avenue, questioned the approval process of the new developments being constructed.

Chairman HARDY asked if Mr. Van Tiflin and Mr. Scruto would be available after the meeting to speak to him individually.

D. COMMISSIONER COMMENTS

Member SCIUTO asked how the process was coming along for a Planning Director.

Jim Van Tiflin, Township Engineer, stated an offer that had been made to a potential candidate had been accepted and the post hire requirements are being met. The township is hoping to hear something back within the next week on a starting date.

Member SCIUTO thanked Jim Van Tiflin for his leadership for the past few months.

Member TUCKFIELD also thanked Jim Van Tiflin for his leadership and also wanted to extend a congratulations to Charles Oliver as the board liaison and noted it was great to have him back on board.

E. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

None.

F. ZBA LIAISON UPDATE

Member TUCKFIELD stated there was a meeting scheduled for March 18, 2020.

G. PLANNING DEPARTMENT ITEMS

James L. Van Tiflin, Township Engineer, stated the Township is still pursuing the tablets and the estimate is with the Supervisor's Office.

Member SCIUTO asked for a hard copy of the Master Plan.

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13. ADJOURNMENT

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

MOTION carried.

Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary

Beckie Kavanagh, Recording Secretary