

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, MARCH 5, 2019  
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN  
AARON TUCKFIELD, SECRETARY  
RICHARD BENTLEY, MEMBER  
MICHAEL HARDY, MEMBER  
JASPER SCIUTO, MEMBER  
ROGER KRZEMINSKI, MEMBER  
NUNZIO PROVENZANO, MEMBER

ABSENT: NONE

ALSO PRESENT: Thomas Esordi, Township Attorney  
Patrick Meagher, Planning Director  
*(Additional attendance on file at the Clerk's Office)*

1. Chairman OLIVER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.
2. Pledge of Allegiance was recited.

**ROLL CALL**

3. Secretary TUCKFIELD called the roll all members present.
4. APPROVAL OF THE AGENDA

The agenda was reviewed and there were no additions, corrections or deletions.

**MOTION by HARDY seconded by TUCKFIELD to approve the agenda as presented.**

**MOTION carried**

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on February 19, 2019 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 19, 2019 as discussed and amended.**

## **PUBLIC HEARING**

### **6. AGENDA ITEMS:**

#### **A. REZONING REQUEST; AGRICULTURAL (AG) TO OFFICE LOW RISE (O-1)**

Permanent Parcel 08-22-400-023; Located on the northwest corner of 22 Mile Road and Card Road. EIG 14T KCE 2 MI Macomb, LLC, Petitioner.

Patrick S. Meagher, Planning Director, stated the applicant is requesting that the Planning Commission review the application to have the property rezoned to O-1 was is currently vacant. He indicated that the use itself would take no recommendation against the request, however, since this is a rezoning the Commission needs to look at every potential O-1 uses when considering a request such as this. Furthermore, the Master Plan does not address the office uses as to where they belong appropriately and where they don't belong. In most cases the Master Plan would indicate that it is a good transition use between residential and single family along with and low intensity with impacts to surrounding uses. Currently, the Master Plan does not address office uses and as such our recommendation indicates that it is being turned over to the Commission to determine if the office is appropriate on that corner. However, he believes it meets the goals and objections of the Master Plan for proper development and transitions. Lastly, if we were to follow the Master Plan designation we could end up with R-1 lots and he doesn't believe that is the best interest of the Township.

Reed Fenton, representative, was in attendance to answer any questions the Commission may have. He indicated that the use for the property is childcare and that they have spoken to the Road Commission about the access to the site.

Member HARDY asked about some property to the southwest of 22 Mile Road that indicates it is presently zoned Agricultural and asked if the decision made tonight would impact that property.

Patrick S. Meagher, Planning Director, stated they were only considering the property before them. With regards to a future decision you might want to look into it were to be considered for office as well.

Member KRZEMINSKI asked if the footprint for the daycare would encompass the entire site.

Reed Fenton, petitioner, stated that it would use the entire site.

Member BENTLEY asked what the planned parking requirements.

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Reed Fenton, petitioner, stated that the requirement for a 12,000 square foot building calls for 52 spaces however, they are going for less than that and would be going for a parking variance due to the setback requirements.

Chairman OLIVER stated if the applicant could not proceed forward as desired what might be built instead.

Patrick S. Meagher, Planning Director, stated that the O-1 designation is designed for professional office buildings and gave examples. He then indicated that Special Land Use are available where characteristics can be mandated.

Public Portion: None.

Member TUCKFIELD asked Patrick S. Meagher, Planning Director, to once again summarize the uses permitted in the O-1 district.

Patrick S. Meagher, Planning Director, indicated professional services, real estate insurance and architectural services.

Member Tuckfield stated that the petitioner is indicating that they may have to seek a variance on the use and he was wondering if they were getting into a situation where any use that is allowable would have to obtain a variance.

Patrick S. Meagher, Planning Director, stated that every site needs to be looked at it for its function. Furthermore, any site plan has to meet the ordinance requirements and that he did feel that a situation would arise where there would be a lawsuit.

Member TUCKFIELD asked if a tabling of two weeks would be applicable in this situation.

Patrick S. Meagher, Planning Director, stated that each member needs to answer that for themselves. He indicated that he would be comfortable making a motion on the rezoning.

Member TUCKFIELD stated he would be in favor of the rezoning since he believes it fits in with the area as far as how the township has been handling corners; however a concern would be while approving the rezoning it would be on the merit of the classification and not the proposed daycare use especially if the proposed site plan had to proceed to the Zoning Board of Appeals a granting of a variance was not necessarily secured.

**MOTION by KRZEMINSKI seconded by PROVENZANO to recommend approval of the Rezoning Request; Agricultural (AG) to Office Low Rise (O-1); Permanent**

**Parcel 08-22-400-023; Located on the northwest corner of 22 Mile Road and Card Road; EIG 14T KCE 2 MI Macomb, LLC, Petitioner.**

**MOTION carried.**

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS\*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO thanked Patrick S. Meagher, Planning Director, for completing the Planning Commissioner by-laws and getting them signed.

Member TUCKFIELD stated he had indicated in the beginning of the year that he would report on those meetings, however, there has been no ZBA meetings to report back on. In addition there is a class for Master Planner being hosted by MMPA and he would report back.

10. PLANNING DEPARTMENT ITEMS

None.

11. ADJOURNMENT

**MOTION by SCIUTO seconded by PROVENZANO to adjourn the Planning Commission meeting at 7:27 p.m.**

**MOTION carried.**

Respectfully submitted,

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Charles Oliver, Chairman

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Aaron Tuckfield, Planning Commission Secretary