

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, APRIL 16, 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  
ROGER KRZEMINSKI, MEMBER  
JASPER SCIUTO, MEMBER  
NUNZIO PROVENZANO, MEMBER

ABSENT: NONE.

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

1. Chairman OLIVER called the meeting to order at 7:05 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.

All members present.

4. APPROVAL OF THE AGENDA

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

**MOTION by TUCKFIELD seconded by HARDY to approve the agenda as discussed and amended with Item 7 being moved between Item 6A and Item 6B.**

**MOTION carried**

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on April 2, 2019 were reviewed and any additions, corrections or deletions were discussed and made.

**MOTION by SCIUTO seconded by BENTLEY to approve the minutes of the meeting of April 2, 2019 as amended.**

**Member KRZEMINSKI abstained.  
MOTION carried.**

## **PUBLIC HEARING**

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

#### **A. REVISED SITE PLAN; MISC PRODUCTS, INC**

Permanent Parcels 08-20-104-004; Located on the southeast corner of Enterprise Drive and Corporate Drive; Section 20. William Corbit, Petitioner.

Patrick S. Meagher, Planning Director, stated the applicant is looking for a full expansion of the previously approved Site Plan.

William Corbit, petitioner, was in attendance to answer any questions the Commission may have.

Public Portion: None.

**MOTION by KRZEMINSKI seconded by SCIUTO to approve the Revised Site Plan; MISC Products, Inc.; Permanent Parcel 08-20-104-004; Located on the southeast corner of Enterprise Drive and Corporate Drive. William Corbit, Petitioner.**

**MOTION carried.**

#### **B. TEXT AMENDMENTS TO M-1 AND M-2 ZONING DISTRICTS**

Patrick S. Meagher, Planning Director, stated he had one noted change which deals with the height of stories in the industrial district.

Member BENTLEY asked for some clarifications within the light industrial district.

Member TUCKFIELD asked for some clarification on the rational of the rear yard setback.

Patrick S. Meagher, Planning Director, explained the rear yard setback and the buffer requirements with the industrial districts abutting residential developments.

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Public Portion:

Cliff Bara, 17463 Rocco Drive, stated he had gone through the proposed changes and was wondering what benefits the residents or township would be receiving with the requested changes. He highlighted some of the changes such as office within industrial and what setback will be followed, indoor recreational use under a Special Land Use, Automotive Use and C-2 uses now being permitted as well, height restrictions being increased and setback requirements

James Clos, 17491 Rocco Drive, asked for a clarification on the meaning of a landscape screen.

Member OLIVER asked Patrick Meagher, Planning Director, if he wanted the Commission to postpone the item.

Patrick S Meagher, Planning Director, indicated that he would like some discussion on the comments made which would allow him to make corrections as necessary. He stated the setbacks for Office aren't indicted to be any different then industrial, the automotive repair garages can't be any closer then 100 feet to a residential district and repair garages are usually located near the major road frontage. Introducing commercial into the industrial was to allow some conveniences into the district for those working to allow business within the Township. These uses are all considered under a Special Land Use and they may not all meet the standards to receive approval. Distance between buildings within the industrial is wasted property and since the tax base is higher for industrial it makes up for the residential development and is a necessity for a healthy community. Lastly, he stated that the definition of a greenbelt vs landscape screen infers that there will be a solid screen of landscaping instead of a greenbelt which is a scattering of plantings.

Chairman OLIVER suggested postponing this until some of the items discussed have been cleared up.

Patrick S. Meagher, Planning Director, asked with regard to the 40-foot setback which seems to be one of the principal issues if that is something that the commission wanted to proceed forward with.

Member TUCKFIELD stated that is the amendment he has the most issues with and would like to see more comparisons since it effects people more directly dealing with their residences. He further indicated that there have been many issues that have been clarified and that he was in agreement with the text wording amendments.

Member BENTLEY asked if there was any clarification on the buffer/greenbelt/ or landscape screen as to where that occurs. Between property line and walls, the parcel inside of the wall. He questioned if there needs to be a clarification made within that proposed amendment.

Patrick S. Meagher, Planning Director, stated that in new industrial subdivisions the wall would be on the exterior of the entire development property, so you would have the wall and a 20-foot common area which would be your landscape screen. In the case of the new ordinance you would then have another 10 feet of landscape to that which would probably give you another row of evergreens if so desired. In the current situation where there are a few existing parcels still remaining next to residential that don't have that buffer as part of the subdivision, the wall would fall on the property line and you would then have the 30-foot buffer. Lastly, he indicated that he would look at the two ordinance and make sure that they are working compatibly.

**MOTION by SCUITO seconded by HARDY to postpone the Text Amendment; M-1 and M-2 Zoning District, Comprehensive Amendment to May 21, 2019.**

**MOTION carried.**

C. REZONING REQUEST; RESIDENTIAL ONE FAMILY SUBURBAN (R-1-S) TO COMMUNITY FACILITIES (CF)

Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road; Section 28. M & C Limited of Utica, Petitioner. (Tabled from March 19, 2019)

Mr. Patrick S. Meagher, Planning Director, stated the Community Facilities Uses have been reviewed and that it is intended for community type activities. He then read from the Zoning Ordinance some of the Special Land Use that could be granted under this zoning classification. What the commissioner's will be considering tonight is the zoning of the property and if the CF zone is appropriate for this particular property. The public portion has already been held and is now closed in addition to the developer making his case for the rezoning, not the project. The public provided inside questions and comments during the public hearing and the Commissioners have their comments and it's now time for the developer to close his case and for commissioners to be asking any final questions they may have. The commissioners need to be establishing their findings and facts for the publics value. The members were to have visited the site, review the submission materials and review the Master Plan.

In conclusion, he stated the Planning Department was recommending approval of the rezoning of R-1-S to CF since it is consistent with the limited criteria established in Master Plan for the CF zoning district. Furthermore, the river and tree buffer that exists on the east side of the property provide a substantial separation from the residential. We also find the shopping center, nursery and school and church to be compatible with types of uses permitted in the CF district. There are more intense uses which would require a Special Land Use and there would be more latitude to determine if that would be a suitable use. The utilities and infrastructure are also appropriate for the uses of this district in light of the current improvement programs in place at this time.

Chairman OLIVER stated that there had been a lengthy public hearing at which time the public spoke and they will not speak tonight since the public hearing had already been held. The developer will speak and the board will make a motion to either go forward or deny the rezoning request.

Mario Izzi, petitioner, was in attendance, and indicated that after the last meeting he took of the public and commissioners' comments and prepared individual response to each one keeping it separate from the proposed site plan. This is a straight rezoning request. He indicated that they had submitted a packet to the commissioners tonight and did not get an opportunity to review it but wants to let them know that within the packet each concern was addressed. He indicated a question that he had was that on a traditional rezoning versus a conceptual PUD under the current zone is that they would like to gain some momentum and get the studies underway. He went into a brief overview of the parcels under consideration for the rezoning and providing a buffer between the residential and CF along with the time frame from entering engineering to starting/finishing the last unit in the development. Furthermore, he indicated that a meeting with the Road Commission had been held and that after meeting with them it had been indicated that the improvements along the frontage of their property had already been taken care of.

**MOTION by KRZEMINSKI seconded by SCUITO to recommend to the Township Board of Trustees the Rezoning Request of Residential One Family Suburban (R-1-S) to Community Facilities (CF); Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road; Section 28. M & C Limited of Utica, Petitioner.**

Member TUCKFIELD asked Patrick S. Meagher, Planning Director, the parameters of a special land use for CF and what is the allowable units per acres in CF for elderly persons and the allowable height.

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Patrick S. Meagher, Planning Director, noted the height is permitted up to eight stories per the zoning ordinance which is dictated by how you feel about the location. With regard to the density that would be allowed for the seniors the maximum is 15 units per acre and may not include any assisted living units, nursing home units or medical beds that are contained within housing developments for older persons.

Member TUCKFIELD indicated that after looking at all of the uses for this parcel and particularly the special land uses which there is discretion on and if the property is rezoned CF he could not see a position that he could not vote yes for the rezoning. However, when the next item is taken into consideration and asked if he liked the development the answer would be yes. However, he could not see an eight story building verses having 150 to 200 units and can't see it blending into the area. Based on those reasons he would be voting no on the rezoning.

**FOR THIS MOTION**

**AYES: KRZEMINSKI, SCIUTO, BENTLEY, HARDY, OLIVER, PROVENZANO.**

**NAYS: TUCKFIELD.**

**MOTION carried.**

**D. CONCEPTUAL REVIEW PLAN; WALDEN COMMUNITIES**

Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road; Section 28. M & C Limited of Utica, Petitioner. (Tabled from March 19, 2019)

Patrick S. Meagher, Planning Director, stated this was a return from the developer and indicated that he was hoping that the developer would be sharing how he has addressed the comments for the PUD. This is an informational meeting only so the purpose is to exchange concerns and ideas. After the item has been discussed the developer can indicate that the concerns are overwhelming and doesn't feel confident applying for a PUD or that the thought is welcoming however, there are still some concerns and that he would like to address them before submitting an actual application for the PUD. At the application phase there will be a public hearing in which there will be 300-foot notices mailed out and the submitted plan will be reviewed. This is a conceptual plan only and once the formal submittal is made there will much more detail in terms of dimension, landscape and lighting provided on the plan.

Mario Izzi, petitioner, was in attendance and stated he had taken all of the comments and concerns back to their engineers, designers and architects and have provided some additional information for this meeting. The verbiage that has been supplied such as roads, property values, floodplain, pathways will be left for you to review at your

leisure. This is going to be very complicated project and will be a give and take in a working compromise. The site plan has not changed but have added a berm/buffer to the west side of the Clinton River which will be 5-feet undulating, with 10-foot-tall pine trees which will grow together over time which will help with the screening which will help soften the land use along with providing a 310-foot separation. There would no proposed improvements to the Clinton River itself since they want to stay out of the low flow channel. Their floodplain improvements would be limited to the banks of the floodplain to increase volume, increase storage and increase flow so there would be zero impact to the neighbors. He highlighted the FEMA maps and how they are created and how they are reviewed and amended. The roads are proposed to be private and if the roads fail its up to the developer to make the correction. Further, contact had been made to the property owner which is located on the middle of the proposed development which to date there has been no response. Lastly, the development will tie into the residential surroundings, they do not want any institutional feel to the development.

The architect was in attendance and further described the site plan and indicated their intention was to provide density within clusters which would allow for more open areas, parks, water features and more nature trails. The architecture that is trying to be obtained is very residential with various roof lines, color pallets along with varied materials.

Member BENTLEY asked if the berm and sidewalk would be above the floodplain line.

Mario Izzi, petitioner, stated the elevations would have to be above the floodplain contours.

Member BENTLEY asked questions and voiced his concerns relating to the retention basins.

Mario Izzi, petitioner, stated the retention basins are intended to hold the run off water from the hard surface but those issues are all going to reviewed and resolved during the engineer review phase.

Member BENTLEY complimented on their desire to incorporate a residential façade into the development.

Member KRZEMINSKI asked if they ever contemplated using a floating deck versus concrete for the sidewalks/walkways.

Mario Izzi, petitioner, stated that is something that may need to be looked into.

Chairman OLIVER asked if the height of evergreen trees that were going to be planted within the berm were going to be 10 feet tall at time of planting.

Mario Izzzi, petitioner, stated yes, they would be 10 feet tall.

Member TUCKFIELD stated that he hopes that the PUD will move forward even though he voted against the rezoning.

Chairman OLIVER stated that there was not going to be any motion this evening, but all of the comments have been received and the next step is to address them when submitting the General PUD application.

**MOTION by SCIUTO seconded by KRZEMINSKI to close the public portion of the Conceptual Plan Review; Walden Communities; Permanent Parcels 08-28-101-009, 08-28-151-003, 08-28-151-004, 08-28-151-007, 08-28-301-001, 08-28-301-002, 08-28-301-005, 08-28-301-005, 08-28-301-006, 08-28-301-007, 08-28-301-008, 08-28-301-009, 08-28-301-010, 08-28-301-011, 08-28-351-001, 08-28-351-002 and 08-28-351-003; Located on the east side of Romeo Plank Road, between 21 Mile Road and 22 Mile Road; Section 28. M & C Limited of Utica, Petitioner.**

**MOTION carried.**

A five minutes recess was taken.

#### **E. DISCUSSION OF REMOVAL OF TEMPORARY CONNECTION - 22 MILE ROAD TO MUSTANG DRIVE**

Patrick S. Meagher, Planning Director, stated that there has been a great deal of concern shared with the Township Board as well as staff with regard to what was originally put in as a temporary access to the Legacy Farms Subdivision. This particular assess was put in at the time because 22 Mile Road was anticipated to go through but wasn't immediately programed and ready to go. The township has been working with the Department of Roads to try and get 22 Mile Road through, but the expense for such a short span of 22 Mile Road has not been interesting the Department of Roads at a cost benefit ratio.

The concerns right now are that people are using the subdivision as a through way to get from Fairchild to North Avenue and from North Avenue to Fairchild. When Legacy Farms was built, this was required as a means of secondary access to accommodate the Fire Code and general safety concerns from the Sheriff Department as well.

He presented an overhead projection of the area for those in attendance. He stated that in order for Macomb County Department of Road to extend 22 Mile Road from its current terminuses in Macomb Township over to Fairchild Road a 120 feet of right of way will need to secured in this area. When Legacy Farms was developed the 60 foot from centerline was held back on their development so there would be room to

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accommodate the ½ of frontage for road paving. He highlighted the area where 22 Mile Road had not been established and stated the many areas of concerns that the Department of Roads is facing and therefore is not a priority, however, it is a priority with Township. Lastly, he stated the road is there as a second means of access per the International Fire Code requires a secondary access where there are over 30 single family homes. The Fire Department provided a review that cited the fire code along with the Sheriff Department's report citing response times. The process that is being followed is for the Planning Commission to hold a public hearing and then recommend action to the Township Board, the Road Commission has deferred any action until such time until a formal request is received from the Township Board. The Township Board will then make a recommendation in a form of a letter to the Road Commission who will then make the final decision. The Township does not own roads by law, so the County owns all the roads within the community except Hall Road and Gratiot Avenue which are state roads.

Lastly, he reviewed the two options that were available based upon this meeting. The Planning Commission can recommend removing access after Sheffield Forest and Pinnacle Farms Road and access is complete this would give additional access to Fairchild as well as to 23 Mile Road. The other option is leaving the access open until 22 Mile is connected. There has been lots of input via letters and phone calls. The two developments that are proposed to go north are in the approval process as we speak and then when Pinnacle Woods is developed they will connect and will provide the second access.

Member BENTLEY asked for clarification as to where the access to 23 Mile Road and also the Fairchild Road access would be once the developments were completed. He also spoke of the extra traffic that could be generated through the developments without having 22 Mile Road connect to Fairchild Road.

Patrick Meagher, Planning Director, presented a report that had been created by the Sheriff's Department based upon the equipment that they used to gather and prepare said reports.

Public Portion:

Kristi Paulsell, 49173 Appaloosa, spoke of the radar detector that had been out on the site and that he believes it's been skewed by the position of it on the road along with the response time that would be added on by the emergency personnel should the road be closed.

Ryan Binkowski, 49325 Mustang Drive, stated that at past board meetings it had been advocated the traffic concerns in Legacy Farms and well of the lack of safety and street signs. He indicated the dates of his letters and the responses which were received. He indicated the money that had been deposited by Mr. Rizzo for the continuation of 22

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Mile Road for the frontage of his property. He also spoke of the motions made in September 2018 for the 3 three road improvements with one of those being 22 Mile Road. He closed with stating this is a serious issue.

Glenn Wenz, 49155 Kaylyn Court, stated public safety to the southwest corner of that neighborhood is critical. He believes that Macomb Township had a plan and should follow through with that plan.

Kayla Roggenbuck, 49449 Percheron, stated that emergency response time is very critical issue.

Jim Gammicchia, 49377 Percheron, stated if it was not for the 2 entrances into the subdivision they never would have bought within the subdivision. He mentioned that without having multiple egress/ingress drivers could become infuriated with not being able to get to their destination, which could cause the drives to drive erratically as well. Lastly, he asked for some enforcement such as more stop signs and/or safety signs for disable residents.

Carrie Burger, 49253 Mustang Drive, wondered if there was a comprise that could be made to allow for the road to remain open but for authorized emergency personnel only and if others went through a ticket could be issued since there are cops that sit at the end of the street. She stated her main concern with all of the residents is only having one access.

Jennifer Shalk, 49522 Galino, shared a very emotional story that took place three years ago at her home. She indicated that her three year old daughter had a complex seizure and we called 911 and the Fire Department was the first to arrive on the scene. It took them seven minutes to arrive at which point my daughter had already turned blue. They administered oxygen to her and ready to perform CPR. The EMS arrived five minutes later the Fire Department using the 22 Mile Road entrance. If the emergency personnel would have arrived five minutes later brain damage could have occurred to her daughter. Minutes matter so please don't remove this access.

Dean Lyons, 49038 Wayburn, stated he uses this access to enter into The Retreat and the main concern he had was if it would be closed that the motorist would then be using Wayburn and their development would then be experiencing the traffic flow problem experienced by Legacy Farms. If a traffic light were to be installed at 22 Mile and North Avenue he believed it would reduce the flow of traffic sufficiently.

Michael Lasik, 23308 Astoria, spoke about the response time for any home on Mustang Drive and it currently exists, and then the possible response time should the road be closed. He also handed a letter over for the record from another resident within the development.

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Emily Tocco, 49013 Mustang Drive, stated she lives on the corner of 22 Mile Road and Mustang and spoke of the speeding that takes place on 22 Mile Road along with the safety concerns that needs to be considered for Legacy Farms.

Lloyd Elbinger, 49539 Stillmeadow Court, stated the two biggest issues are safety. Safety for the Fire Department and for the neighbors. He asked about reducing the speed of the subdivision roads to 15 miles per hour until 22 Mile Road is constructed to Fairchild Road.

Pam Loller, 49351 Galino Court, stated that with closing the 22 Mile Road entrance you run the risk should an emergency take place that there would be no other point of entry. She further indicted that a school bus had an accident this school year leaving their subdivision which shut down the only access. It took 25 minutes for another school bus to come into the subdivision to pick her son up by being rerouted.

George McNabbs, 49369 Appaloosa, stated that closing the entrance is not a good idea, however, to place speed bumps which would ruin a car would be a great idea. He indicated that stop signs or something installed to slow the flow of the traffic.

Nicholas Koerner, 24104 Dartmoor, invited every one of the members to watch the traffic that goes through the subdivision. He asked for speed bumps to be placed at the entranceway into the subdivision.

Amber Densmore-Lasik, 23308 Astoria, stated most of the issues of people cutting through has been taking place for the past 10 years since the streets were put in and the property sat vacant. The major concern due to the funding is the need for more stop signs at multiple locations as well as disability signs. Lastly, she stated the 22 Mile Road needs to be opened but it needs to come quicker than later.

Alan Pauly, 48975 Fairchild, stated his concern is that the second phase of Legacy Farms is not to start until 22 Mile Road is constructed per the original agreement. The question now is how far off is the second phase construction from starting. Further, there is no legal access to that property except through the entrance in the front and the rear. There have been trespassers and at times the Sheriff's Department has been called.

Joe Bloom, 24175 Caspian, stated that amount of traffic makes it very unsafe and the neighborhood deserves to be safe.

Kristen Sahleny, 49354 Galino Court, stated the speed monitor was a great thing, however, the location of the monitor was on a corner which probably didn't give an accurate depiction of the speed of which people are driving in the subdivision. She believes that at the corner of 22 Mile Road and North Avenue there needs to be a sign indicating that 22 Mile road does not go through.

Public Portion closed.

Patrick S. Meagher, Planning Director, stated the Township Board has asked the Planning Commission to make a recommendation and commented that the Township has hand carried to the Department of Roads the continuation of 22 Mile Road, Garfield Road, Romeo Plank and Broughton Road. The roads have not been neglected, the township is trying to do everything they can to forward the connection of 22 Mile Road. He further motioned the county owns the roads, the township has no control whatsoever over signage, or any aspects of the roads. The only thing that can be done is to send a formal request and try to talk them into allowing it to happen. He encouraged the residents in attendance at tonight's meeting to attend the Department of Road meetings where the comments would be better received going to the source instead of through the Township.

He noted that the Planning Commission is somewhat handcuffed with regards to closing the access. There are two aspects facing the township with the first one being the Department of Roads saying that they will not limit the access if we are going to utilize 22 Mile Road to enter into the subdivision. The second aspect is that if in fact it gets closed we are in violation of the International Fire Code which then poses other problems in terms of potential litigation. The emergency service providers have advised that the road not be closed. He indicated that Mustang Drive is a collector road and is designed to go from 22 Mile Road to 23 Mile Road and provide a secondary access through that mile. Therefore, it is also designed for higher traffic than a standard local road. Patrick Meagher noted that there were some very good ideas brought up and they could be shared along with a letter asking the Department of Roads to pursue the 22 Mile Road completion. We can certainly recommend that the temporary access remain open but to continue to seek 22 Mile Road completion and request that the county look at 22 Mile Road with less right of way. He indicated that the Road Commission sticks to the standards however, it seems like a reasonable option that could at least be examined by the Department of Roads. The traffic control signs have been requested by the township to the Department of Roads and certainly believe that would be good to be add into a request or a recommendation. The notice of children with disabilities signs are noted throughout the township and that is something that could be requested from the Department of Roads and then coordinate with the residents of the subdivision. He indicated that the speed limit of 25 mile an hour is a limit on local roads and is strictly adhered to. Lastly, he also noted that county does not allow for speed bumps the county has refused on every circumstance and does not believe that will occur.

Member BENTLEY stated that he would like to recommend to the Township Board the 22 Mile Road extension based upon us pursuing the hearing and the urgency of 22 Mile Road being completed at a higher priority and that they seek the implement the entrance into the subdivision at 22 Mile Road that is only for emergency vehicles which

would include and also recommend that the right of way be reduced and expanded later in the future if necessary to execute the completion. That signage be placed for reduced speed that will give some ammunition to police the area along with the signs with placing disability signs where necessary.

Member HARDY stated that he is against the closure but at the same time if a request or recommendation was going to be made that all of the comments that had been made by the public be included along with a copy of the minutes. He indicated that it was very important that the voices be heard.

Member TUCKFIELD asked for clarification if speed bumps are out of the question for being placed within subdivision and with regards to the emergency access can they restrict it with 22 Mile Road being a public road.

Patrick S. Meagher, Planning Director, stated the road would not be restricted but that it would be removed.

Member BENTLEY stated the full scope of this meeting needs to be transferred to the Board and then they need to send it off to the Department of Roads.

Patrick S. Meagher, Planning Director, stated that it is the intention to have every road completed, however, when prices override the cost of the road itself it is taken into consideration and sometimes are not completed.

Member TUCKFIELD asked for clarification on the motion that primarily we recommend that the roads remain open until further access is available either 22 Mile Road or a combination of other roads out to 23 Mile Road and Fairchild Road through the adjoining subdivisions, that we recommend stop signs, curb speed limit signs, road ending warning signs, signs warning of disabilities and signs warning against through traffic be studied and put up if feasible since we think it is highly valuable. Second to that the Road Commission strongly consider restricting the access to 22 Mile Road to emergency access, to install speed bumps as necessary to slow traffic down and to consider accelerating the expansion of 22 Mile Road by limiting the road right of way for the section in question to allow it within the existing right of way. And further that all public comments at this meeting be included in such a request along with our concern that this is urgent and that there are a lot of residents that are affected by this.

Patrick S. Meagher, Planning Director, stated that there was also a suggestion for textured pavement to let people know this is a sensitive area.

Member HARDY stated that this was going to be only a recommendation to either keep the road open or closed and then to recommend to the Road Commission. The final say would be up to the Road Commission.

**MOTION by BENTLEY seconded by SCIUTO to recommend to the Township Board who will recommend to the Department of Roads the following: that the roads remain open until further access is available either 22 Mile Road or a combination of other roads out to 23 Mile Road and Fairchild Road through the adjoining subdivisions, that we recommend stop signs, curb speed limit signs, road ending warning signs, signs warning of disabilities and signs warning against through traffic be studied and put up if feasible since we think it is highly valuable. Second to that the Road Commission strongly consider restricting the access to 22 Mile Road to emergency access, to install speed bumps as necessary to slow traffic down and to consider accelerating the expansion of 22 Mile Road by limiting the road right of way for the section in question to allow it within the existing right of way. And further that all public comments at this meeting be included in such a request along with our concern that this is urgent and that there are a lot of residents that are affected by this.**

**MOTION carried.**

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS\*

None.

9. COMMISSIONER COMMENTS

None.

10. ZBA LIAISON UPDATE

None.

11. PLANNING DEPARTMENT ITEMS

None.

12. ADJOURNMENT

**MOTION by HARDY seconded by BENTLEY to adjourn the Planning Commission meeting at 10:20 p.m.**

**MOTION carried.**

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Respectfully submitted,

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Charles Oliver, Chairman

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Aaron Tuckfield, Planning Commission Secretary