



PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, APRIL 19, 2022

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD, MACOMB MI 48042

1. CALL TO ORDER

Meeting was called to order at 6:32 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: Richard Bentley, Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith

Absent: Richard Maierle

MOTION by Daniel Spatafora seconded by Kathy Smith to exclude Member Maierle from all roll call votes this evening.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Richard Bentley seconded by Kathy Smith to approve meeting minutes from April 5, 2022 as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

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5. APPROVAL OF AGENDA

MOTION by Charles Oliver seconded by Richard Bentley to approve the agenda as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

None

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Site Plan/Special Land Use; Taco Bell Macomb**

Permanent Parcel #08-17-451-002; Located on the north side of 23 Mile Road, 0.3 miles west of Romeo Plank Road, Section 17; Taco Bell of America, LLC, Petitioner

MOTION by Charles Oliver seconded by Aaron Tuckfield to open the Public Hearing at 7:14 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Charles Oliver seconded by Kathy Smith to close the Public Hearing at 7:15 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

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MOTION by Aaron Tuckfield seconded by Richard Bentley to approve the Site Plan contingent on adding landscaping in the gap as indicated by Mr. Bentley and as acknowledged by the petitioners to provide sufficient landscaping to block headlights from shining onto the home east of the property, pursuant to the recommendations of the Planning Department and matching applicable ordinances.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to approve the Special Land Use for permanent parcel #08-17-451-002 for Taco Bell at said location contingent upon the fact that, in the event that the adjacent property to the east is further developed residential, that the petitioner will work with the Planning Department and Building Department to alleviate sound issues around the call box.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

Vice Chair Tuckfield thanked the board for waiting for him to arrive due to the traffic at Hall Road and I-94, which has been fun the last week.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Macomb Township Board of Trustees Liaison, Charles Oliver, informed the commission that he missed the last meeting so he had nothing to report.

11. ZBA LIAISON UPDATE

ZBA Liaison, Aaron Tuckfield, had nothing to comment on.

12. PLANNING DEPARTMENT ITEMS

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Planning Director, Josh Bocks, reported that Mr. Bentley has just completed the Citizen Planner Program and passed, and is actually seeking his Master Citizen Planner Certification. Mr. Bocks congratulated him, as did the rest of the commission.

13. ADJOURNMENT

MOTION by Kathy Smith seconded by Aaron Tuckfield to adjourn the April 19, 2022 meeting at 07:23 PM.

Vote Summary: (6 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.