



# MACOMB TOWNSHIP

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PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, MAY 17, 2022

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

1. CALL TO ORDER

Meeting was called to order at 6:30 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, Richard Maierle

Absent:

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Daniel Spatafora seconded by Kathy Smith to approve meeting minutes from April 19, 2022 as presented.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

5. APPROVAL OF AGENDA

MOTION by Kathy Smith seconded by Richard Maierle to approve the agenda as presented.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

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6. OLD BUSINESS

None

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Rezoning Request of Agricultural (AG) to Commercial, General (C-2); Clinton River Crossings, LLC**

Permanent Parcel #08-14-200-023; Located on the southwest corner of 24 Mile Road and North Avenue, Section 14; Steve Briney, Petitioner

MOTION by Richard Bentley seconded by Daniel Spatafora to open the Public Hearing at 6:40 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

Three residents spoke in regards to this item.

MOTION by Kathy Smith seconded by Richard Maierle to close the Public Hearing at 6:48 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Kathy Smith seconded by Charles Oliver to recommend approval for rezoning from Agricultural (AG) to Commercial, General (C-2) for Clinton River Crossings, LLC.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

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**B. Revised Site Plan; MISC Products, Inc.**

Permanent Parcel #08-20-104-004; Located 1/3 mile south of 23 Mile Road and 3/4 mile west of Romeo Plank, Section 20; William Corbit, Petitioner

MOTION by Charles Oliver seconded by Richard Maierle to open the Public Hearing at 7:04 PM.

Vote Summary: (7 - 0 - 0)

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

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 7:05 PM.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Daniel Spatafora to approve the site plan for permanent parcel 08-20-104-004 pursuant to it being compatible with the zoning ordinance and all appropriate department heads recommending its approval.

Vote Summary: (7 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

**C. Special Land Use/Site Plan; Yatooma Oil**

Permanent Parcel #08-36-452-022; Located on the northwest corner of Hall Road and Gratiot Avenue, Section 36; Michael Yatooma, Petitioner

MOTION by Aaron Tuckfield seconded by Daniel Spatafora to open the Public Hearing at 7:58 PM.

Vote Summary: (7 - 0 - 0)

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Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle  
Nays - None  
Abstain - None

THE MOTION Passed.

Four residents spoke and one letter was received and passed to the committee, in regards to this item.

MOTION by Richard Maierle seconded by Kathy Smith to close the Public Hearing at 8:12 PM.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle  
Nays - None  
Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to approve the special land use for permanent parcel #08-36-452-022 pursuant to the applicable recommendations and based upon the fact that they maintained and matched all of the appropriate criteria.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle  
Nays - None  
Abstain - None

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to approve the site plan for permanent parcel #08-36-452-022 based on the fact that it meets and surpasses all needed ordinances and based on the approval and recommendations of approval by the appropriate department heads.

Vote Summary: (7 - 0 - 0)

Ayes - Richard Bentley, Michael Hardy, Charles Oliver, Daniel Spatafora, Aaron Tuckfield, Kathy Smith, Richard Maierle  
Nays - None  
Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

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One resident spoke.

9. COMMISSIONER COMMENTS

Chair Hardy highlighted and Member Smith responded in regards to being nominated for the Athena Award with 12 other candidates. She mentioned how she was honored to be nominated.

Vice Chair Tuckfield thanked the Township Supervisor and Mr. Bocks for the invitation to the State of the Township last week.

Chair Hardy also mentioned attending the State of the Township last week.

Member Spatafora spoke about being in attendance and walking in at the same time as Ms. Smith, and he thanked the Supervisor for all that he has done in the township over the last year and a half.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Board of Trustees Liaison, Charles Oliver, spoke about not being able to make it to the State of the Township event but heard it was great and is happy that our planning board was able to attend.

He also spoke in regards to filling a vacancy on the library board and hiring a new elections supervisor. Mr. Oliver mentioned that they are close to obtaining a grant for the path, up to an amount of \$250,000, and on August 2nd, they are going to have a vote on a 20-year mileage reduction for the Parks & Rec Department. Lastly, he spoke about De La Salle attending a board meeting because they won the state football championship and now they were back to be recognized as state basketball champions.

11. ZBA LIAISON UPDATE

ZBA Liaison, Aaron Tuckfield, reported that the next ZBA meeting has been canceled so they are not due for one until July.

12. PLANNING DEPARTMENT ITEMS

Planning Director, Josh Bocks, had nothing to report.

13. ADJOURNMENT

MOTION by Daniel Spatafora seconded by Aaron Tuckfield to adjourn the May 17, 2022 meeting at 08:40 PM.

Vote Summary: (7 - 0 - 0)

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

Nay - None

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Abstain - None

THE MOTION Passed.