



MACOMB TOWNSHIP

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 7, 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, Kathy Smith, Richard Maierle

Tardy: Aaron Tuckfield

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Richard Bentley seconded by Kathy Smith to approve meeting minutes from May 17, 2022 as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Richard Maierle to exclude Mr. Tuckfield from roll calls until he arrives

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

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5. APPROVAL OF AGENDA

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

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

None

7. NEW BUSINESS / PUBLIC HEARINGS

Vice Chair Tuckfield arrived at 6:38 PM.

A. **Site Condominium Subdivision Preliminary Plan; Ball Condominiums**

Permanent Parcel #08-22-400-041; Located on the north side of 22 Mile Road, 565' west of Card Road; Section 22; Quality Real Estate, LLC Petitioner

MOTION by Richard Maierle seconded by Daniel Spatafora to open the public hearing at 6:42 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 matter.

MOTION by Charles Oliver seconded by Richard Maierle to close the public hearing at 6:43 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.

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MOTION by Daniel Spatafora seconded by Kathy Smith to recommend Site Condominium Subdivision Preliminary Plan approval for Ball Condominiums based on the department reviews and presentation by our Planning Director for permanent parcel 08-22-400-041.

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.

B. Site Plan; Town Center Village North

Permanent Parcel #08-03-300-008; Located on the northeast corner of 25 Mile Road and Broughton Road; Section 03; NE 25 & Broughton, LLC, Petitioner

MOTION by Daniel Spatafora seconded by Aaron Tuckfield to open the public hearing at 7:07 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 Daniel Spatafora to close the public hearing at 7:07 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 approve the Site Plan for Town Center Village North, permanent parcel #08-03-300-008, located on the northeast corner of 25 Mile Road and Broughton Road, Section 3.

Vote Summary: (7 - 0 - 0)

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

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Nays - None
Abstain - None

THE MOTION Passed.

- C. **Site Condominium Subdivision Preliminary Plan; The Bluffs at Riverside**
Permanent Parcels #08-23-251-003 and #08-23-276-009; Located on the west side of North Avenue, 0.4 miles south of 23 Mile Road; Section 23; Diverse Real Estate, LLC, Petitioner

MOTION by Kathy Smith seconded by Richard Maierle to open the public hearing at 7:27 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.

Six residents spoke in regards to this item.

MOTION by Kathy Smith seconded by Richard Maierle to close the public hearing at 7:38 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 Charles Oliver seconded by Richard Bentley to approve the Site Condominium Subdivision Preliminary Plan for The Bluffs at Riverside, permanent parcel 08-23-251-003 and 08-23-276-009.

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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D. **Site Plan/Special Land Use; The Goddard School**

Permanent Parcels #08-19-160-001 to 08-19-160-008; Located on the east side of Hayes Road, 0.32 miles south of 23 Mile Road; Section 19; Kevin Brandon, Petitioner

Member Spatafora read a statement stating under article 7 of the Macomb Township Planning Commission Bylaws and Rules of Procedure, and in order to avoid any appearance of impropriety, he is declaring a conflict of interest that he has with this agenda item, 7D, as Member Spatafora is an authorized representative of the legal owner of the property on which this application is based on and therefore he does have a business or financial interest in the Site Plan and Special Land Use request, therefore he is abstaining from any discussion or votes relative to this agenda item request and I will leave the room at this time in accordance with our Bylaws and Rules of Procedure.

MOTION by Charles Oliver seconded by Richard Maierle to open the Public Hearing at 8:06PM.

Vote Summary: (6 - 0 - 1)

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

Nays - None

Abstain - Daniel Spatafora

THE MOTION Passed.

No residents spoke in regards to this item.

MOTION by Kathy Smith seconded by Charles Oliver to close the Public Hearing at 8:07 PM.

Vote Summary: (6 - 0 - 1)

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

Nays - None

Abstain - Daniel Spatafora

THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Kathy Smith to approve of the Special Land Use for permanent parcel numbers 08-19-160-001 through 08-19-160-008, pursuant to the findings during the meeting that match the appropriate requirements and also the recommendations of the department heads.

Vote Summary: (6 - 0 - 1)

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

Nays - None

Abstain - Daniel Spatafora

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THE MOTION Passed.

MOTION by Aaron Tuckfield seconded by Michael Hardy to approve the Site Plan for permanent parcel numbers 08-19-160-001 through 08-19-160-008, pursuant to it matching the applicable standards and recommendations from all the department heads.

Vote Summary: (6 - 0 - 1)

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

Nays - None

Abstain - Daniel Spatafora

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

No comments from any commissioners.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Macomb Township Board of Trustees Liaison Charles Oliver mentioned they hired four full-time employees; one new hire for the Parks & Rec department, two firefighters were promoted from part-time employees to full-time employees, and in the Finance Department there was a promotion for an existing employee. He mentioned that the exciting thing about it was that three of them were in-house advancements.

11. ZBA LIAISON UPDATE

ZBA Liaison Aaron Tuckfield had nothing to mentioned.

12. PLANNING DEPARTMENT ITEMS

Planning Director Josh Bocks mentioned that the second Planning Commission meeting in July the boardroom will be set up for training for the elections that are in August, so that meeting will likely be at the Parks & Rec building upstairs. He mentioned that it was possible that there might not be a meeting that evening but it is still too early to make that decision.

13. ADJOURNMENT

MOTION by Daniel Spatafora seconded by Richard Maierle to adjourn the June 7, 2022 meeting at 08:12 PM.

Vote Summary: (7 - 0 - 0)

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

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Nay - None
Abstain - None

THE MOTION Passed.