

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 18, 2019
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

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

ABSENT: NONE.

ALSO PRESENT: Thomas Esordi, Township Attorney
Patrick S. Meagher, Acting Planning Supervisor
James L. VanTiflin, Township, Engineer
(Additional attendance on file at the Clerk's Office)

1. Chairman OLIVER called the meeting to order at 7:01 p.m. and the Pledge of Allegiance was recited.
2. Pledge of Allegiance was recited.

ROLL CALL

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

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

MOTION by TUCKFIELD seconded by SCIUTO to approve the agenda as presented.

MOTION carried

5. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on June 4, 2019 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by SCIUTO seconded by PROVENZANO to approve the minutes of the meeting of June 4, 2019 as presented.

MOTION carried.

PUBLIC HEARING

6. AGENDA ITEMS:

A. EXTENSION OF TIME; SITE PLAN; UNIT 12 OF REGENCY COMMERCE CENTER

Permanent Parcel 08-17-344-012; Located on the southwest corner of Leone Drive and Regency Drive; Section 17. Frank Salamone, Petitioner.

Patrick Meagher, Acting Planning Director, stated that after the necessary departments performed their review the Planning Department was recommending approval.

Member TUCKFIELD asked if the standing debris be cleaned up upon notification of their extension.

Public Portion:

MOTION by KRZEMINSKI seconded by TUCKFIELD to approve the Extension of Time; Site Plan; Unit 12 of Regency Commerce Center; Permanent Parcel 08-17-344-012; Located on the southwest corner of Leone Drive and Regency Drive; Section 17. Frank Salamone, Petitioner. The extension is granted to June 6, 2020.

MOTION carried.

B. EXTENSION OF TIME; BROOKRIDGE ESTATES SITE CONDOMINIUM

Permanent Parcel 08-33-376-012; Located on the north side of Hall Road, ¼ east of Romeo Plank Road; Section 33. Chris Barr, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated that after the necessary departments performed their review the Planning Department was recommending approval.

Public Portion: None.

MOTION by TUCKFIELD seconded by KRZEMINSKI to recommend approval to the Township Board of Trustees the Extension of Time; Brookridge Estates Site Condominiums; Permanent Parcel 08-33-376-012; Located on the north side of Hall Road, east of Romeo Plank Road; Section 33. Chris Barr, Petitioner. The Extension of Time is being recommended to be granted to July 31, 2019.

MOTION carried.

C. EXTENSION OF TIME; MISTWOOD ESTATES SITE CONDOMINIUMS

Permanent Parcel 08-24-201-011; Located on the south side of 23 Mile Road, ¼ mile east of North Avenue; Section 24. Concorde Associates, LLC, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated that after the necessary departments performed their review the Planning Department was recommending approval.

Public Portion:

MOTION by KRZEMINSKI seconded by HARDY to recommend approval to the Township Board of Trustees the Extension of Time; Mistwood Estates; Permanent Parcels 08-24-201-011; Located on the south side of 23 Mile Road, ¼ mile east of North Avenue; Section 24. Concorde Associates, LLC, Petitioner. The Extension of Time is being recommended to be granted to June 14, 2020.

MOTION carried.

D. REZONING REQUEST; AGRICULTURAL (AG) TO RESIDENTIAL ONE FAMILY URBAN (R-1)

Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road, ½ mile north of 25 Mile Road; Section 5. Acadia Development Group, LLC, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the property is surrounded by a general pattern of single family residential. The Master Plan calls for the parcel to be an R-1 use. Lastly, the rezoning is being recommended for approval.

Public Portion:

Karen Frontera, 18615 Player Drive, asked if there would be a street going through Wolverine Country Club into the property in question, asked if there were going to be 30 homes built as had been indicated to her and what would be entailed for the residents in Wolverine Country Club.

Jeff Pyszel, 18647 Player Drive, asked if there would be a construction entrance and if the fence line would remain intact. Also, will the maintenance of the property be taken care of.

Danielle, 18263 Player Drive, asked if the trees that are on the property going to be removed or if some trees would remain. What are the plans for the drain that runs next to her lot and what would be the time frame for this development.

Patrick S. Meagher, Acting Planning Director, stated that at this time we can't assume how many lots are going to be constructed until a plan is submitted. We are currently at the rezoning phase and we don't review a site plan at this time. However, this will give them the right to develop 70 x 120 lots similar to those in Wolverine Country Club and throughout our R-1 developments in the community. There is currently a stub street with Stewart drive and will most likely be required to be connected when the property develops along with Faldo Drive further to the north. Whether there will be a construction entrance we have no development plan in to review, however, the township likes to keep the construction traffic off the subdivision roads is possible, but the roads are public and there are certain rights with the roads. The maintenance of the property if the grass is over 9" a report can be made through the Building Department and with the trees being removed if they are on the property line will most likely be removed. Lastly, until a development plan is submitted the drain issue can't be addressed and the time frame of the construction is a one-year approval, however, extensions can be granted.

MOTION by KRZEMINSKI seconded by SCIUTO to recommend approval of the Township Board of Trustees the Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road, ½ mile north of 25 Mile Road; Section 5. Acadia Development Group, LLC, Petitioner. This recommendation of approval is being made since the request is conducive with the Master Plan and consistent with current zoning trends.

MOTION carried.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Christina Moody, 45624 Chateau Thierry, indicated that she hoped that the grievance issue that was before the Township Board at the last meeting would be addressed at the June 26, 2019.

Terry Champion, 19095 Pine Cone, wanted to follow up on Wellington Estates development that is being built on the north side of 24 Mile Road. The reason for coming before this board is to seek relief on the flooding that has taken place on this property.

Angela Deacon, 55679 Stewart, stated that the phase of the Wolverine Country Club that she lives in has street lighting and was wondering if the current phase that is being built will have lights as well.

Jim Van Tiflin, Township Engineer, indicated that the developer had done what was required of them but somewhere DTE has dropped the ball and that a phone call has been placed to find out why they haven't been installed.

9. COMMISSIONER COMMENTS

Member TUCKFIELD stated his concern with the Master Plan and the need to get it updated and how to help in updating the Master Plan.

10. ZBA LIAISON UPDATE

Member TUCKFIELD indicated that there was a sign ordinance variance recently presented before them which had been tabled, but noted that there may need to be revisions made.

Member SCIUTO agreed that the sign ordinance and the master plan needs to be worked on diligently by the Planning Commission.

11. PLANNING DEPARTMENT ITEMS

Patrick S. Meagher, Acting Planning Director, stated that it would be helpful for the new Planning Director coming in if each of the members could write down their concerns to help with the importance of prioritizing the areas of concerns when updating the Master Plan. Lastly, he indicated that the sign ordinance was being worked on.

12. ADJOURNMENT

MOTION by SCIUTO seconded by HARDY to adjourn the Planning Commission meeting at 7:48 p.m.

MOTION carried.

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Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield, Planning Commission Secretary