



MACOMB TOWNSHIP

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 21, 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 Richard Bentley seconded by Richard Maierle to approve meeting minutes from June 7, 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.

Member Spatafora abstained from item 7D at the last meeting. Therefore, he abstained from approving that section of the previous meeting minutes.

5. APPROVAL OF AGENDA

MOTION by Daniel Spatafora seconded by Kathy Smith 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

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 21, 2022

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

None

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Conditional Rezoning Request; Agricultural (AG) and Residential, One Family Urban (R-1) to Commercial, General (C-2) and Residential, One Family Urban (R-1)**

Permanent Parcels #08-20-300-001 and #08-20-300-015; Located on the northeast corner of 22 Mile Road and Garfield Road, Section 20; Joseph Van Assche III, Petitioner

MOTION by Richard Maierle seconded by Kathy Smith to table item 7A until after the next agenda item and the updated Conditional Rezoning Agreement is received and reviewed by the Planning Commission.

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; APC Towers/North Ave & 22 Mile**

Permanent Parcel #08-23-451-002; Located on the west side of North Avenue, both north and south of 22 Mile Road; Section 23; Jonathan R. Crane, Petitioner

MOTION by Richard Maierle seconded by Daniel Spatafora to open the public hearing at 6:55 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 Richard Maierle seconded by Kathy Smith to close the public hearing at 6:56 PM

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 21, 2022

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 Daniel Spatafora seconded by Charles Oliver to recommend site plan approval for APC Towers at North Ave & 22 Mile Road, permanent parcel #08-23-451-002, for all the reasons set forth on the record by our planning department.

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. **(Item A - Readdressed)**

Conditional Rezoning Request; Agricultural (AG) and Residential, One Family Urban (R-1) to Commercial, General (C-2) and Residential, One Family Urban (R-1)

Permanent Parcels #08-20-300-001 and #08-20-300-015; Located on the northeast corner of 22 Mile Road and Garfield Road, Section 20; Joseph Van Assche III, Petitioner

MOTION by Kathy Smith seconded by Richard Maierle to take a 10 minute recess at 6:58 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 Kathy Smith to reconvene the meeting at 7:08 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.

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 21, 2022

MOTION by Charles Oliver seconded by Richard Maierle to open the public hearing at 7:12 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.

No residents spoke in regards to this item.

MOTION by Charles Oliver seconded by Kathy Smith to close the public hearing at 7:13 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 recommend approval to the Board of Trustees for the Conditional Rezoning Request for permanent parcels 08-20-300-001 and 08-20-300-015 pursuant to the recommendations of the appropriate department heads and applicable to the updated conditional rezoning agreement dated June 15, 2022.

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

None

9. COMMISSIONER COMMENTS

Vice Chair Tuckfield spoke in regards to the conditional rezoning terms and mentioned that he will reread the ordinance as homework. He also requested a copy of the organizational chart so that they can know what departments the reviews are coming from.

Chair Hardy inquired about the Planning Department's process of determining if a request

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 21, 2022

should be a conditional rezoning or a variance request.

Secretary Bentley inquired about the status of the zoning ordinance updates. Planning Director Bocks advised on an upcoming meeting to get the first draft together. Secretary Bentley also requested a copy of the Master Plan be included in the packets when there is a rezoning or conditional rezoning request.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

Macomb Township Board of Trustees Liaison, Charles Oliver, spoke in regards to the finalizing of the 2022/2023 budget, which required a lot of work from the Finance Department and the other departments as well. He also mentioned how the Board approved a Special Assessment District (SAD) for a road, which is something they don't generally do, but it was a good thing to improve the road.

Mr. Oliver also informed the commission that they had promoted a new firefighter, and they would be bringing back an I.T. person in the township.

11. ZBA LIAISON UPDATE

ZBA liaison Aaron Tuckfield had nothing to comment on.

12. PLANNING DEPARTMENT ITEMS

Planning Director Josh Bocks had nothing to comment on.

13. ADJOURNMENT

MOTION by Daniel Spatafora seconded by Richard Maierle to adjourn the June 21, 2022 meeting at 07:25 PM.

Vote Summary: (7 - 0 - 0)

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

Nay - None

Abstain - None

THE MOTION Passed.