

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, July 7, 2020
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LOCATION: VIRTUAL MEETING

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

ABSENT: NONE

ALSO PRESENT: Josh Bocks, Planning Director
David Scurto, Planning Consultant
James L. Van Tiflin, Township Engineer
Michael Badamo, Deputy Building Official
Tom Esordi, Attorney
(Additional attendance on file at the Clerk's Office)

1. Chairman HARDY called the meeting to order at 7:05 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Secretary BENTLEY called the roll. All members were in attendance.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on June 30, 2020 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 30, 2020 as amended.

FOR THIS MOTION:

AYES: PROVENZANO, SCIUTO, OLIVER, TUCKFIELD, HARDY, BENTLEY.

NAYS: NONE.

MOTION carried.

5. APPROVAL OF THE AGENDA

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

FOR THIS MOTION;

AYES: PROVENZANO, TUCKFIELD, SCIUTO, OLIVER, BENTLEY, HARDY.

NAYS: NONE.

MOTION carried.

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6. NEW BUSINESS/PUBLIC HEARINGS

A. **PRELIMINARY PLAN; CHAR ESTATES SITE CONDOMINIUM**

Permanent Parcel 08-16-100-015; Located on the south side of 24 Mile Road, west of Card Road; Section 16. Macomb 24 Development, LLC, Petitioner.

Josh Bock, Planning Director, presented the findings and recommendations and noted that internal departments were recommending approval.

Phil Ruggeri, petitioner, was in attendance and were gearing up for development to start taking place this August.

Public Portion:

Lionel Bashore, 52284 Watkins Glen, asked where this proposal is going to be constructed.

Josh Bocks, Planning Director, stated this development would be exactly west of Harmony Acres Subdivision.

MOTION by SCIUTO seconded by BENTLEY to recommend approval to the Township Board of Trustee the Preliminary Plan; Char Estates Site Condominiums; Permanent Parcel 08-16-100-015; Located on the south side of 24 Mile Road, west of Card Road; Section 16. Macomb 24 Development, LLC, Petitioner.

FOR THIS MOTION

AYES: SCIUTO, BENTLEY, PROVENZANO, OLIVER, HARDY, TUCKFIELD.

NAYS: NONE.

ABSENT: NONE.

MOTION carried.

B. **FINAL PLAN; CHAR ESTATES SITE CONDOMINIUM**

Permanent Parcel 08-16-100-015; Located on the south side of 24 Mile Road, west of Card Road; Section 16. Macomb 24 Development, LLC, Petitioner.

Josh Bocks, Planning Director, reviewed the proposal and the plan review.

Phil Ruggeri, petitioner, was in attendance.

Public Portion:

Marc Frechette, 54322 Bryce Canyon Trail, questioned if the only entrance into this proposed development was through the entrance of Penzien Farms which would use Biscayne to service the proposed development.

Josh Bocks, stated there was an entrance off 24 Mile Road as well as a stub street through Harmony Acres as well as Char Estates.

Member TUCKFIELD wanted to clarify for the resident who referenced Biscayne that it was actually tied into the next item.

MOTION by PROVENZANO seconded by SCIUTO to recommend approval to the Township Board of Trustees the Final Preliminary Plan; Char Estates Site Condominiums; Permanent Parcel 08-16-100-015; Located on the south side of 24 Mile Road, west of Card Road; Section 16. Macomb 24 Development, LLC, Petitioner.

FOR THIS MOTION

AYES: PROVENZANO, SCIUTO, OLIVER, BENTLEY, HARDY, TUCKFIELD.

NAYS: NONE.

ABSENT: NONE.

MOTION carried.

C. PRELIMINARY PLAN; PENZIEN ESTATES SITE CONDOMINIUM

Permanent Parcel 08-08-200-009; Located on the south side of 25 Mile Road, east of Garfield Road, Section 08. Roberto Vitale, Portioner.

Dave Scruto, Planning Director, reviewed the proposed plan and indicated the departments were recommending approval.

Bill Thompson, representative, was in attendance and stated that all utilities are in and ready to proceed forward.

Member BENTLEY asked about utilities, the retention basin and where it would drain along as well as landscaping concerns.

Member OLIVER questioned the design layout of the retention basin and why it could not be changed which would then allow for an entrance into the proposed subdivision rather than accessing it through an abutting subdivision.

Bill Thompson, representative, stated the Road Commission would rather not see a lot of public roads onto 25 Mile Road. In addition, there is not enough room for a retention basin, road and any other lots. The most efficient way to develop is the proposed design layout that is presented.

Member BENTLEY asked about the frontage along 25 Mile Road and how it minimizes the design ability.

Public Portion:

William Smith, 54287 Stillwater, asked if there would be a construction entrance, since it seems it would cause a lot of congestion with the abutting Sumpter Forest subdivision sharing the Penzien Subdivision entrance. Lastly, there is an existing fence on the south and east of this property any questioned what the developer planned on doing for the residents who lived in this area.

Bill Thompson, representative, stated the construction entrance would come directly off 25 Mile Road and that the fence would be removed.

Joseph Koscica, 17761 Huron Drive, questioned if there would be a dedicated construction entrance but when the time comes for individual home construction most likely the traffic will come through the subdivision. He went on to state his frustration with the current condition of the local roads and that adding more traffic would only worsen the problem and that there needs to be a dedicated construction road from start to finish of the development.

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Bill Thompson, representative, stated the roads are public and did not know what could be done.

Marc Frechette, 54322 Bryce Canyon Trail, suggested rotating the retention basin and one lot. There is already too much traffic created at the entranceway to Penzien Farms.

Jack DiGiovanni, 54839 Isle Royal, stated that he would be losing his privacy and was opposed to this development.

Charles Shaw, 54802 Bryce Canyon Trail, stated his frustration with the notification only going to the homeowner's association and what would the developer be doing with the maintenance/repair of the entranceway into Penzien Farms.

Bill Thompson, representative, stated it was a public road and did not know if a subdivision actually pays for the maintenance.

Robert Gaber, 17994 Crystal River, stated the Road Commission does not come in and take care of the roads, that they take care of them and did not see why Bryce Canyon needed to be opened up to a new proposed development.

Dan Stress, 17891 Salinas River Way, stated he echoed the sentiment of the other residents regarding the traffic that will be generated and that opening it open will only be asking for trouble. The safety of the residents needs to be addressed and also wanted to know if the retention basin would be fenced off.

Dave Scruto, Planning Director, stated he would like to take the concerns back to the Township Engineer to discuss and get a response.

Member TUCKFIELD asked about the construction road in relation to the retention basin and if the retention basin could be put off till the end of the development.

Chairman HARDY asked if they had actually talked to the Road Commission about the entranceway or if it was just common knowledge about the curb cuts.

Bill Thompson, representative, stated it was common knowledge but that they spoken to them as well.

Member OLIVER asked if they had been denied by the Road Commission or if they just felt the Road Commission would deny the request.

Bill Thompson, representative, stated they had not been denied but had spoken to them about it.

Member OLIVER asked about the identification for Penzien Estates and how it would work with still having to enter into the development through another development.

Josh Bocks, Planning Director, stated with the concerns brought forward he indicated that he would not be opposed to tabling this until some clarification was provided to the questions from this evening.

MOTION by OLIVER seconded by TUCKFIELD to table until such time as answers are received from the Road Commission about a separate entranceway off 25 Mile Road for Penzien Estates.

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AYES: OLIVER, TUCKFIELD, BENTLEY, HARDY, PROVENZANO, SCIUTO.
NAYS: NONE.
ABSENT: NONE.
MOTION carried.

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Marc Frechette, 54322 Bryce Canyon Trail, stated there was stipe of property owned by Penzien Farms that could be discussed about being sold in order to get the 250 foot of access in order to gain their own access.

9. COMMISSIONER COMMENTS

Chairman HARDY thanked the public for their comments.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

Member OLIVER stated there were no updates.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated they had their first meeting on July 2, 2020. He also brought up the fact that there have been several requests brought before the board for pool setbacks and suggested that the ordinance be revisited.

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, stated that several ordinance amendments will be looked at as well as the fee schedule.

13. ADJOURNMENT

MOTION by SCIUTO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 8:24 p.m.

FOR THIS MOTION

AYES: SCIUTO, TUCKFIELD, BENTLEY, HARDY, PROVENZANO, OLIVER.
NAYS: NONE.
ABSENT: NONE.
MOTION carried.

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Respectfully submitted,

Michael Hardy, Chairman

Richard Bentley, Secretary