



MACOMB TOWNSHIP

PLANNING COMMISSION
MEETING MINUTES
TUESDAY, AUGUST 9, 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

Absent: Rich Maierle (Excused)

MOTION by Daniel Spatafora seconded by Charles Oliver to exclude Rich Maierle from all roll call votes for this meeting.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION by Charles Oliver seconded by Kathy Smith to approve meeting minutes from July 5, 2022 as presented.

Vote Summary: (5 - 0 - 1)

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

Nays - None

Abstain - Richard Bentley

THE MOTION Passed.

5. APPROVAL OF AGENDA

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MOTION by Charles Oliver seconded by Kathy Smith to approve the agenda as presented.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

6. OLD BUSINESS

A. **Special Land Use; Tri-County Golf Carts, Inc.**

Permanent Parcel #08-18-454-001; Located on the north side of 23 Mile Road, 1/2 mile east of Hayes Road; Section 18; Joseph R. Sorrentino, Petitioner

MOTION by Charles Oliver seconded by Daniel Spatafora to open the public hearing at 6:49 PM.

Vote Summary: (6 - 0 - 0)

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

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 6:50 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Kathy Smith seconded by Charles Oliver to approve the Special Land Use with the following conditions: maximum of three golf carts to be displayed; not to be displayed in the parking spots (per ordinance); and allowed to be displayed between the hours of 9:00am and 5:00pm.

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Vote Summary: (5 - 1 - 0)

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

Nays - Richard Bentley

Abstain - None

THE MOTION Passed.

7. NEW BUSINESS / PUBLIC HEARINGS

A. **Rezoning Request from Agricultural (AG) to Residential, One Family Urban (R-1);
Glen Arbor Building, LLC**

Permanent Parcel #08-21-100-016; Located on the south side of 23 Mile Road, 1/4 mile east of Romeo Plank Road, Section 21; Glen Arbor Building, Petitioner

MOTION by Charles Oliver seconded by Daniel Spatafora to open the public hearing at 7:08 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

Five residents spoke in regards to this item.

MOTION by Kathy Smith seconded by Charles Oliver to close the public hearing at 7:20 PM.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

MOTION by Daniel Spatafora seconded by Michael Hardy to approve the rezoning request.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

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THE MOTION Passed.

B. Extension of Time for Preliminary Plan; Penzien Estates

Permanent Parcel #08-08-200-009; Located on the south side of 25 Mile Road, 1/4 mile east of Romeo Plank Road, Section 8; Joshua King, Petitioner

MOTION by Aaron Tuckfield seconded by Richard Bentley to approve the extension of time.

Vote Summary: (6 - 0 - 0)

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

Nays - None

Abstain - None

THE MOTION Passed.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

9. COMMISSIONER COMMENTS

Member Smith congratulated Mr. Bock, his team, and all of those that took part in guiding the development of our Award winning Master Plan for the Township.

10. MACOMB TOWNSHIP BOARD OF TRUSTEES LIAISON UPDATE

11. ZBA LIAISON UPDATE

12. PLANNING DEPARTMENT ITEMS

Mr. Bocks reminded the Commission on next weeks Planning Commission Meeting.

13. ADJOURNMENT

MOTION by Charles Oliver seconded by Kathy Smith to adjourn the August 9, 2022 meeting at 07:51 PM.

Vote Summary: (6 - 0 - 0)

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

Nay - None

Abstain - None

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THE MOTION Passed.