

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, SEPTEMBER 1, 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  
Thomas Esordi, Legal Counsel  
*(Additional attendance on file at the Clerk's Office)*

1. Chairman HARDY called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. ROLL CALL

Secretary BENTLEY called the roll. All members present.

4. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the previous meeting held on August 18, 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 August 5, 2020 as amended.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

5. APPROVAL OF THE AGENDA

**MOTION by TUCKFIELD seconded by BENTLEY to approve the agenda as presented.**

**FOR THIS MOTION;**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

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6. NEW BUSINESS/PUBLIC HEARINGS

A. **SPECIAL LAND USE; RIVERVIEW ESTATES**

Permanent Parcel 08-17-201-010; Located on the east side of Romeo Plank Road, south of 24 Mile Road; Section 17. Riverview Estates, LLC, Petitioner.

Dave Scurto, Planning Consultant, presented the findings and recommendations indicating that this was for a mitigated wetland area and noted that internal departments were recommending approval.

John Thompson, representative, was in attendance.

Member SCIUTO asked if this would have any effect on the St. Peter Cemetery.

John Thompson, representative, stated the mitigation is along the Middle Branch and it has nothing to do with the floodplain. He stated there would be no effect on the cemetery.

Member OLIVER asked if the proposal was expanding the existing wetlands from 1.5 to 2.58 and who would be responsible for the maintenance of the property if it did not take.

John Thompson, representative, stated that there would be a 2.58 acre emergent wetland that is proposed and that the developer would be responsible for the maintenance for the first five (5) years under the permit for the EGLE and then it goes under a conservation easement by EGLE.

Member BENTLEY questioned what EGLE stood for.

John Thompson, representative, stated that it stood for Michigan Environmental Great Lakes and Energy.

Member BENTLEY also asked about the overall volume of mitigated wetland will help or increase the floodplain volume for this area.

John Thompson, representative, stated that this was a two step process and that the mitigation is within the floodplain itself and does increase the floodplain as part of the overall development.

Public Portion: None.

**MOTION by SCIUTO seconded by OLIVER to close the public portion at 7:13 p.m. on September 1, 2020.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

**MOTION by OLIVER seconded by BENTLEY to approve the Special Land Use; Riverview Estates; Permanent Parcel 08-17-201-010; Located on the east side of Romeo Plank Road, south of 24 Mile Road; Section 17. Riverview Estates, LLC, Petitioner.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

**B. REVISED SITE PLAN; MacALLISTER CAT RENTAL**

Permanent Parcel 08-17-300-002; Located on the north side of 23 Mile Road, west of Romeo Plank Road; Section 17. Walcon, Inc., Petitioner.

Dave Scurto, Planning Consultant, reviewed the proposed plan and indicated the departments were recommending approval however, there were dimensions that need to be incorporated into the drawing.

Chad Waller, petitioner, was in attendance.

Sermed, Saif, representative, was in attendance.

Member SCIUTO asked if the building was going to be a pole barn and if was going to have a cement floor.

Sermed Saif, representative, stated there would be a cement floor.

Member SCIUTO noted that according to the drawing Electric Drive was not going to have any parking added and asked if it would cause problems getting the equipment through Electric Drive or would there be an entrance off Leone Drive.

Sermed Saif, representative, indicated that 14 additional parking spots were being added to accommodate the extra parking and free up Electric Drive.

Public Portion:

A representative from MacAllister, 6300 South Eastern Ave, Indianapolis, IN, stated there was one correction to be made and that the intent is not to maneuver equipment in and out of Leone Drive. The only thing being suggested there is to have a gate there for emergency purposes should a piece of equipment need to be taken out. The intention is to have all the equipment come in and out of Electric Drive.

**MOTION by SCIUTO seconded by TUCKFIELD to close the public portion at 7:25 p.m. on September 1, 2020.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

Member TUCKFIELD asked for some clarification on the site plan drawings submitted and asked for where the additional parking spaces are to be located.

Sermed Saif, representative, provided a on-line visual and showed where the proposed parking spots were to be located along with the wash bay and storage expansion.

**MOTION by TUCKFIELD seconded by PROVENZANO to approve the Revised Site Plan; MacAllister CAT Rental; Permanent Parcel(s) 08-17-300-002; Located on the north side of 23 Mile Road, west of Romeo Plank Road; Section 17; Walcon Inc., Petitioner.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

**7. OLD BUSINESS**

None.

**8. PUBLIC COMMENTS ON NON-AGENDA ITEMS\***

None.

9. COMMISSIONER COMMENTS

Member SCIUTO questioned on the status of the Dog Park and when and where the Pickle Ball Courts would be built and hopefully the cost estimates would not be too high. Lastly, he stated the State of Michigan is offering great incentives on the EV charging stations and questioned if the township has thought about this for the future.

Member BENTLEY asked about the background studies on the Master Plan update.

Member TUCKFIELD also asked about potential workshops for the Master Plan.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

Member OLIVER responded to Member SCIUTO'S status update on the Pickle Ball courts and stated that there would be four (4) courts at Whitney Park which is located at Foss and 24 Mile Road. Furthermore, they are hoping that groundbreaking will commence in 2021. He then went on to indicate that he believed the Township Park and Recreation and the Township Board has intentions of the Dog Park being at 23 Mile Road and Romeo Plank where our Facility and Ground office is currently located.

In addition, on August 26, 2020, there was a 120 day moratorium placed on the care giver/grow houses being permitted in the township. This has been established since the township had been having issues with these facilities such as drawing too much power and the odor that is being emitted from the homes.

He also addressed the 22 Mile Road and North Avenue corridor and how it currently terminates into Legacy Farms causing traffic to flow through Legacy Farms to connect to Fairchild Road and the rest of 22 Mile Road. Noting that the Planning Commission does not have any authority over roads but that any time there is an opportunity to help we as Commissioners must try to help.

Member BENTLEY asked how that process could be accomplished.

Member OLIVER stated if the Road Commission were to come before the Board and indicated their desire for the road to be built the Board could authorize for 1/2 of the paving or the County would love for the township to pay for it all.

Chairman HARDY stated that Sara had gotten into the chat room and left a message

Sara Polisei, 53075 North Avenue, commented on a rezoning request on the southwest corner of 24 Mile Road and North Avenue. Her concern was having commercial within a residential area and did not feel having three to four corners of commercial business at each mile road.

11. ZBA LIAISON UPDATE

None.

12. PLANNING DEPARTMENT ITEMS

Josh Bocks, Planning Director, stated the EV stations have been discussed with the Township Supervisor and had been looked into however, he did not know the status of the request at this time.

The Master Plan process has been moving forward with identifying three topic areas for general public to comment on, identified panelists, no dates have been solidified but are looking at dates in September or early October. A draft document of data has been prepared and will be sent out in the upcoming days.

Member TUCKFIELD asked once the draft had been received and additional questions were made could changes still be made.

Dave Scurto, Planning Consultant, stated that amendments could be made.

Josh Bocks, Planning Director, stated the Thorough Fare Plan was also part of the overall Master Plan and we are working with the County to fill in some of the gaps within the road system. In addition, we have also been working with developers so there will be some things coming forward that will help further the development of the township.

Member TUCKFIELD asked what the topics were that the public could comment on.

Dave Scurto, Planning Consultant, stated they are Recreation, Trails and Mobility; Roads, Sidewalks and Utilities and lastly existing land use, policies and trends that are taking place in development.

13. ADJOURNMENT

**MOTION by SCIUTO seconded by TUCKFIELD to adjourn the Planning Commission meeting at 7:57 p.m.**

**FOR THIS MOTION**

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

**NAYS: NONE.**

**ABSENT: NONE.**

**MOTION carried.**

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Respectfully submitted,

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Michael Hardy, Chairman

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Richard Bentley, Secretary