

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, SEPTEMBER 3, 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
ROGER KRZEMINSKI, MEMBER
JASPER SCIUTO, MEMBER
NUNZIO PROVENZANO, MEMBER

ABSENT: RICHARD BENTLEY, MEMBER (excused)

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

1. Chairman OLIVER called the meeting to order at 7:03 p.m.
2. Pledge of Allegiance was recited.

ROLL CALL

3. Secretary TUCKFIELD called the roll. Member BENTLEY was absent and excused.

MOTION by SCIUTO seconded by HARDY to eliminate Member BENTLEY'S name from roll call votes.

MOTION carried.

4. APPROVAL OF THE AGENDA

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

MOTION by KRZEMINSKI 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 July 16, 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 July 16, 2019 as presented.

MOTION carried.

PUBLIC HEARING

6. AGENDA ITEMS:

A. PRELIMINARY PLAN; RIVERVIEW ESTATES SITE CONDOMINIUM

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

Patrick S. Meagher, Acting Planning Director, stated the proposed development meets all of the requirements and the departments are recommending approval.

Member TUCKFIELD questioned if the depth to width ratio for Lot 4 exceeded the limit.

Patrick S. Meagher, Planning Director, and James L. Van Tiflin, Township Engineer, conferenced and agreed that it meets the requirements.

Member TUCKFIELD also commented on a comment made in James L. Van Tiflin's review letter about work being done in the wetland mitigation and asked if they would be coming forward for Site Plan and Special Land Use approval.

James L. Van Tiflin, Township Engineer, stated that would be a question for the developers engineer. The mitigated areas were proposed with the original development of Bridgewater and the Township is not sure at this point if any of that work would be done as part of this development.

Member TUCKFIELD commented on the location of the proposed pump station to residential dwellings and noted his concern about the possible odor that could be emitted.

James L. Van Tiflin, Township Engineer, stated at this time the pump station has not been formally requested by the petitioner, so design work has not been started.

John Thompson, representative, was in attendance, to answer any questions.

Public Portion:

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Deborah Otto, Silver Pines resident, asked where the construction entrance for this development would be located.

James L. Van Tiflin, Township Engineer, stated that would be worked out with the Township and County during engineering plan review.

Chairman OLIVER stated the township has been very successful with the developers working with the public as they build their projects.

MOTION by TUCKFIELD seconded by HARDY to recommend to the Township Board of Trustees the Preliminary Plan; Riverview Estates Site Condominiums; Permanent Parcel 08-17-201-010; Located on the south side of 24 Mile Road, east of Romeo Plank Road; Section 17; Riverview Estates, LLC, Petitioner. This recommendation is based upon all of the pertinent ordinances being met and the reviews done by the appropriate departments.

MOTION carried.

B. GROUND SIGN; MOBIL GAS STATION

Permanent Parcel 08-34-351-002; Located on the northeast corner of Hall Road and Heydenreich Road; Section 34. Andrew Mazer, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the sign meets the Township height requirement of seven feet, the 10 foot setback requirement from Heydenreich Road Right-of-Way and the area requirement of 25 square feet. The site is addressed to Hall Road and he didn't believe that it would be a good idea to require an address on the requested sign. Lastly, he indicated that he was recommending approval.

Andrew Mazur, petitioner, was in attendance to answer any questions.

Member TUCKFIELD asked if this has a message reader board and if so, does it meet our ordinances.

Patrick S. Meagher, Acting Planning Director, stated yes.

Public Portion: None.

MOTION by KRZEMINSKI seconded by SCUITO to approve the Ground Sign; Mobil Gas Station; Permanent Parcel 08-34-351-002; Located on the northeast corner of Hall Road and Heydenreich Road; Section 34. Andrew Mazer, Petitioner.

MOTION carried.

7. OLD BUSINESS

Patrick S. Meagher, Acting Planner Director, stated that we would be working on the sign ordinance and would be forwarding a draft copy for review and comments.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS*

Kerry Dugan, 21530 Armada Center, stated he represented Wind, Surf and Sail and indicated that he was requesting that the impervious percentage requirement be reviewed. Homeowners and contractors are having a hard time meeting the requirement for smaller lots.

Justin Efthemiou, 50205 Nantwich, stated he has a smaller lot and when he moved in they constructed a patio and are now trying to get a pool which places them over the 50% lot coverage. He was hoping that he could plead his case in hopes to have that section of the ordinance revised.

Kim Ceravolo, 55273 Demerit, stated she has an 8,400 square foot lot and is trying to get a pool installed with the associated concrete to access the pool. She asked if the concern is with surface drainage.

9. COMMISSIONER COMMENTS

Member SCIUTO wanted to thank Patrick S. Meagher, Acting Planning Director, for working on the sign ordinance in which he was combining our ordinance with Washington Township ordinance. He believed that it would be a good fit for the Township.

Member TUCKFIELD commented on the impervious surface regulation stating that there should be some process to review the cases where 50% may not be the perfect number. He also talked about the issue of building envelopes being built to the setbacks.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

None.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated that there was a meeting scheduled for September 5, 2019 and highlighted the variance application.

12. PLANNING DEPARTMENT ITEMS

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Patrick S. Meagher, Acting Planning Director, stated he had no comments.

Member PROVENZANO stated he had been under the impression if something meets the ordinance its approved otherwise its denied. Regarding the issue with impervious surfaces, he asked if things can actually be looked at on a case by case basis or is it the ordinance that needs to be amended.

Discussion followed regarding amending ordinance language to allow this possibility using first floor elevation requirement as an example.

Joe Maples, Building Official, stated the issue arises after decks, walkways and patios are applied for.

12. ADJOURNMENT

MOTION by SCIUTO seconded by HARDY to adjourn the Planning Commission meeting at 7:40 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Aaron Tuckfield, Planning Commission Secretary