

MACOMB TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES AND PUBLIC HEARING  
TUESDAY, SEPTEMBER 17, 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 7:00 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.

Chairman OLIVER stated that agenda item 6.c. was going to be tabled at this meeting, since the time for posting in the newspaper had been missed per the state statute.

**MOTION by TUCKFIELD seconded by HARDY 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 TUCKFIELD to approve the minutes of the meeting of July 16, 2019 as presented.**

**MOTION carried.**

**PUBLIC HEARING**

**6. AGENDA ITEMS:**

A. PRELIMINARY PLAN; WOLVERINE ESTATES NORTH SITE CONDOMINIUM

Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road, ½ mile north of 25 Mile Road; Section 5. Acadia Development, Group, LLC, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the proposed development meets all of the requirements and the departments are recommending approval. However, it has been brought to the applicant's attention that units 15 and 16 a building envelop that is very close to a county drain easement n the rear yard of the units. This leaves little room for outside recreation area (decks and patios). This will need to addressed during engineering review.

Chris Cousino, representative, was in attendance, to answer any questions.

Member TUCKFIELD wanted it to be on recorded that he had a discussion with Patrick Meagher prior to the meeting regarding Unit 4 the width to depth ratio and confirmed that it is in conformance with ordinance requirements.

Public Portion:

Jason Boughton, 55762 Stewart, stated the proposed layout is very acceptable. However, he asked if there could be a construction entrance off of Luchtman Road instead of the using the existing stub street to the south and if the landscaping would match the mature landscaping that is along the frontage of Wolverine Country Club. Lastly, he asked about the existing chain link fence that exists on the north side of Wolverine Country Club and will what will become of it.

Jeremy Clark, 55690 Stewart, stated that he had the same concerns as Jason Boughton. He also stated that there are three bus stop along the area that would lead

into the opening of Stewart Drive into the proposed new development and noted his concern with the traffic that would be generated.

Angela Deakin, 55679 Stewart, stated her concerns were the same as the other residents who have spoken and asked that the fence remain along with having a construction entrance due to safety issues.

Chris Cousino, representative, stated it was there intention to use the existing driveway off Luchtman Road as the construction entrance during land development. However, when the streets get paved, the roadway will need to be opened and dedicated to the Road Commission.

Chairman OLIVER asked Patrick Meagher about the fence which is on the property line.

Patrick S. Meagher, Acting Planning Director, stated that it would a decision largely on the developer, but that there would be portions of the fence that would need to come down regardless dues to it's location that are in the front yards of the homes that traverse Stewart Drive and along the retention basin. Lot 27 and Lot 28 will be the lots affected by the existing chain link fence in the front yard.

**MOTION by TUCKFIELD seconded by KRZEMINSKI to recommend to the Township Board of Trustees the Preliminary Plan; Wolverine Estates North Site Condominiums; Permanent Parcel 08-05-400-005; Located on the west side of Luchtman Road, ½ mile north of 25 Mile Road; Section 5; Acadia Development Group, LLC, Petitioner. This recommendation is based upon the reviews from the department heads and that it meets the requirements of the Zoning Ordinance.**

**MOTION carried.**

**B. GROUND SIGN; SYCAMORE GLEN APARTMENTS**

Permanent Parcel 08-25-100-020; Located on the south side of 22 Mile Road, east of North Avenue; Section 25. Redwood Living, Petitioner.

Patrick S. Meagher, Acting Planning Director, stated the request was for three ground signs. With residential developments we only allow signage at the entrances so therefore we have recommended denial of the sign located at the corner. The signs do meet the requirements and are externally lit as required by the ordinance. The two signs being recommended for approval are at the entrances to the development.

Emily Engelhart, petitioner, was in attendance to answer any questions.

Public Portion: None.

**MOTION by HARDY seconded by PROVENZANO to approve the Ground Signs; Sycamore Glen Apartments; Permanent Parcel 08-25-100-020; Located on the south side 22 Mile Road, east of North Avenue; Section 25. Redwood Living, Petitioner. The two signs being approved are at the entrance to the development and the sign to be located at the corner is denied.**

**MOTION carried.**

C. REZONING REQUEST; GENERAL COMMERCIAL (C-2) TO RESIDENTIAL MULTIPLE FAMILY MEDIUM DENSITY (R-2)

Permanent Parcel 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 7; Sal-Mar Center, LLC, Petitioner.

Chairman OLIVER stated that he was looking for a postponement to the October 1, 2019 meeting.

**MOTION by TUCKFIELD seconded by KREMINSKI to postpone the Rezoning Request to the October 1, 2019 meeting; General Commercial (C-2) to Residential Multiple Family Medium Density (R-2); Permanent Parcel 08-07-300-016; Located on the northeast corner of 24 Mile Road and Hayes Road; Section 7; Sal-Mar Center, LLC, Petitioner.**

**MOTION carried.**

7. OLD BUSINESS

None.

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS\*

None.

9. COMMISSIONER COMMENTS

Member SCIUTO stated the commission had received and email copy of the sign ordinance from Washington Township and hoped that it could be printed out along with our current ordinance and hopefully get recommendations to the Planner of what we believe we need to improve our sign ordinance.

Member TUCKFIELD asked Patrick Meagher if he had been able to look into the impervious surface.

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Patrick S. Meagher, Acting Planning Director, stated that he had not had that opportunity but would be getting in contact with James Van Tiflin and the Building Department to get language for the next meeting.

Member TUCKFIELD asked Member KRZEMINSKI if he has heard of any updates on hiring a Planning Director.

Member KRZEMINSKI stated he has not heard anything.

10. MACOMB TOWNSHIP BOARD OF TRUSTEE LIAISON UPDATE

None.

11. ZBA LIAISON UPDATE

Member TUCKFIELD stated that there was a meeting held on September 5, 2019 and highlighted the action that had been taken.

12. PLANNING DEPARTMENT ITEMS

None.

12. ADJOURNMENT

**MOTION by SCIUTO seconded by HARDY to adjourn the Planning Commission meeting at 7:24 p.m.**

**MOTION carried.**

Respectfully submitted,

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Charles Oliver, Chairman

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Aaron Tuckfield, Planning Commission Secretary

Beckie Kavanagh, Recording Secretary