

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION  
February 14, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 14, 2012 at 7:00 p.m. at the Township Hall located at 47275 Sugarbush, Chesterfield MI 48047.

**1. CALL TO ORDER:**

Chairman Miller called the meeting to order at 7:00 p.m.

**2. ROLL CALL:**

Present: Paul Miller	Excused: Joe Stabile
Paula Frame	Ray Saelens
Carl Leonard	
Rick LaBelle	
John Sciarrino	
Linda Hartman	

Others: Brian Wilson, Community Planning & Management

**3. APPROVAL OF THE AGENDA:**

**Motion** by Mr. Miller, supported by Ms. Frame to approve the agenda with the following change: Nolan Plastics & Marketing Proposed New Ground Sign – Sign #2012-22, to become Item “J,” under Reviews.

**All Ayes**

**Motion Carried**

**4. SUBCOMMITTEE REPORT:** (Committee will report items under Reviews)

**5. PUBLIC HEARING:**

**6. REVIEWS:**

**A. PROPOSED NEW GARAGE ON CANAL LOT – SLU #2011-05: Joseph Sowerby 48264 Harbor Dr. Chesterfield, MI 48047. Proposed garage on a canal lot located across from the address above. Tabled 1/10/2012.**

**Motion** by Ms. Hartman, supported by Mr. Leonard to approve Special Land Use #2011-05 at 48255 Harbor Dr. subject to planning, engineering and building concerns for a 20' x 29' detached garage non-residential building with the stipulation that nobody will live in the garage and no business shall operate out of it. A written provision is required stating that the garage and the lakefront property directly across from it at 48254 Harbor Dr. will not be sold separately and this letter must be filed with the Register of Deeds. Additionally, electricity will be the only permitted utility.

**Ayes: Ms. Hartman, Mr. LaBelle, Mr. Leonard, Mr. Sciarrino**

**Nays: Mr. Miller, Ms. Frame**

**Motion Carried**

Ms. Hartman said she has spoken with the assessing and building departments, reviewed the minutes from previous meetings and noticed the applicant agreed to certain provisions; for these reasons, she would make the motion to approve.

Additionally, Mr. Leonard questioned if electrical would be the only utility.

The applicant, Joseph Sowerby, confirmed that the building would have electricity and commissioners clarified that electricity would be the only allowable utility.

Mr. LaBelle asked the applicant if the garage was going to be used just for storage, because in previous discussions its use included a workout area.

Mr. Sowerby, confirmed that the garage would only be used as a storage area and would not be used as a workout area.

In addition, Mr. Sowerby said he would adhere to all of the stipulations set-forth by the commission.

- B. PROPOSED CHECK-N-GOLD STORE – SLU #2011-07: Carl’s L.L.C., 35515 23 Mile Road, Chesterfield, MI., 48047 – Proposed Jewelry/Gold Buying/Check Cashing retail located at 27795 23 Mile Road. Public Hearing Closed, Tabled on 1/24/2012.**

**Motion** by Ms. Frame, supported by Mr. Miller to withdrawal Sign #2011-07, at the applicant’s request.

**All Ayes**

**Motion Carried**

- C. SANTOSHA YOGA PROPOSED WALL SIGN RELOCATION – SIGN #2012-15: Theresa May, 26280 24 Mile Road, Chesterfield 48051. Proposing to relocate sign located at 48724 Gratiot to 48774 in Kingston Plaza both addresses in same plaza.**

**Motion** by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-15.

**All Ayes**

**Motion Carried**

- D. MICHIGAN SCHOOLS & GOVERNMENT C.U. PROPOSED NEW GROUND SIGN – SGN #2012-16: MLS Signs, Inc., 25733 D’Hondt, Chesterfield, MI 48051. Proposed new ground sign located at 34700 23 Mile Road.**

**Motion** by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-16.

**All Ayes**

**Motion Carried**

- E. MICHIGAN SCHOOLS & GOVERNMENT C.U. PROPOSED NEW WALL SIGN – SGN #2012-17: MLS Signs, Inc., 25733 D’Hondt, Chesterfield, MI 48051. Proposed new wall sign wall located at 34700 23 Mile Road.**

**Motion** by Ms. Frame, supported by Mr. Miller to approve a sign on the north side of the building and a sign on the east side of the building not to exceed a combined total of 58 square feet for both signs.

**All Ayes**

**Motion Carried**

Ms. Frame said that the applicant was requesting three wall signs to be placed on the building.



**All Ayes**

**Motion Carried**

**8. COMMUNICATIONS:**

Ms. Frame said that today she received a letter, via email from the Planning Department, indicating that the applicant for Check-N-Gold Store – Special Land Use #2011-07 had withdrawn their application.

Mr. Leonard asked if the commission had anything for him to take to the Zoning Board of Appeals (ZBA).

**9. NEW BUSINESS:**

**10. OLD BUSINESS:**

**11. PLANNER'S REPORT:**

**Sign #2011-25: North Gratiot Crossing Ground Sign: Requesting to relocate the approved ground sign for the complex to the north side of the entrance in lieu of the south side it was approved for.**

**Motion** by Mr. Miller, supported by Ms. Frame to approve moving Sign #2011-25 to the north side of the entrance instead of keeping it on the south side which was approved in July of 2011.

**All Ayes**

**Motion Carried**

**12. COMMENTS FROM THE FLOOR:**

Ms. Frame asked about pre-planning volunteers for the next meeting.  
Both Ms. Hartman and Mr. Sciarrino agreed to participate.

Ms. Frame asked commissioners if there were any changes that need to be made to their personal information on the communications list.

Mr. LaBelle indicated that his email address was incorrect.

**13. PROPOSALS FOR NEXT AGENDA:**

**14. ADJOURNMENT:**

**Motion** by Mr. Miller, supported by Mr. Leonard to adjourn the meeting at 7:17 p.m.

**All Ayes**

**Motion Carried**

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Paula Frame, Secretary

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Amanda Willard, Recording Secretary