

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
April 24, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 24, 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 7:02 p.m.

2. ROLL CALL:

Present: Paul Miller

Joe Stabile

Paula Frame

Carl Leonard

Rick LaBelle

Ray Saelens

John Sciarrino

Excused: Linda Hartman

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. Saelens to approve the agenda as presented.

All Ayes

Motion Carried

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

5. PUBLIC HEARING:

A. SPRING TRAINING PROPOSED OUTDOOR BASEBALL FIELDS – SLU #2012-01:

Jeffrey Damore, 27088 Morelli Drive, Chesterfield, MI., 48051 – Proposed addition of outdoor baseball fields to existing facility located at 27088 Morelli Drive. **Public Hearing set on March 27, 2012.**

Motion by Ms. Frame, supported by Mr. Stabile to open the Public Hearing on Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01 at 7:13 p.m.

All Ayes

Motion Carried

The applicant, Jeffrey Damore, said he is looking to build a high-quality baseball field supporting his business model. He hosts about 25 house and travel Little League teams. The proposed field would be designed for ages 12 and under, measuring 200' from home plate to the left field fence and 227' to center, according to the applicant. Lights are not proposed for the field, where games could be played until 8:30 p.m. Mr. Damore said some overlapping of parking is possible.

Commissioners expressed concerns about parking and safety at the site, which has 37 existing parking spaces. Mr. Damore said he anticipates 24 cars per game, leaving 12 spaces available. He

said he could lease an empty adjacent lot for the sole purpose of parking, but an agreement is currently not in place.

Mr. Meagher said that the site is within an industrial park and the applicant should provide on-site parking. Additionally, street-side parking is not permitted and all parking must be paved, according to Meagher.

The applicant intends to host small tournaments, which commissioners said could place a strain on parking.

Mr. Meagher said the Township ordinance lacks specific criteria for baseball diamonds and that research would be needed to determine a sufficient number of parking spaces.

Mr. Damore said the existing building has large restrooms that can accommodate the public, and that there are no plans for outdoor plumbing.

Mr. Damore said he would be willing to increase the height of the outfield fence to match a 12-foot perimeter fence, after commissioners said that older hitters could easily clear a proposed 4-foot outfield fence.

Mr. Damore said concessions would be sold inside of the existing facility and not outside.

Commissioners told the applicant that if special land use is granted, it would likely be subject to very specific conditions.

Motion by Mr. Miller, supported by Ms. Frame to leave open the Public Hearing on Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01 and table it to the next meeting on May 15, 2012.

All Ayes

Motion Carried

6. REVIEWS:

- A. **PRISM PLASTICS PROPOSED NEW WALL SIGN - #2012-32 SGN**: Phillips Sign & Lighting, Inc. 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 52111 Sierra Drive.

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-32.

All Ayes

Motion Carried

- B. **PRISM PLASTICS PROPOSED NEW GROUND SIGN - #2012-33 SGN**: Phillips Sign & Lighting 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new ground sign located at 52111 Sierra Drive.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-33 subject to the applicant revising the application with clarification on the location of the placement of the sign to make sure that the sign is not in the right of way and that there is a clear view.

All Ayes

Motion Carried

- C. **COPYCAT –SIGNS- BANNERS & SPORTS TEE’S PROPOSED NEW ADD TO PYLON SIGN –**

#2012-34 SGN: Vern VanKehrberg 29015 Bay Pointe Dr., Chesterfield, MI 48047. Proposed panel additions to existing pylon sign located at 30538 23 Mile road.

Motion by Ms. Frame, supported by Mr. Saelens to approve Sign #2012-34.

All Ayes

Motion Carried

- D. MASSAGE THERAPY/ACCUPRESSURE PROPOSED NEW WALL SIGN - #2012-35 SGN:** Jan Signs II, 5395 Cogswell, Wayne, MI 48184. Proposed new wall sign located at 47097 Gratiot.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-35.

All Ayes

Motion Carried

- E. VISCOUNT POOLS PROPOSED NEW WALL SIGN - #2012-36 SGN:** Sign Fabricators 43984 Groesbeck, Clinton Twp., MI 48306. Proposed new wall sign located at 27795 23 Mile Road.

Motion by Ms. Frame, supported by Mr. Miller to table Sign #2012-36. This would allow the applicant time to make revisions to meet the size requirement in the ordinance. This would be tabled for up to six meetings with the deadline being July 24, 2012.

All Ayes

Motion Carried

- F. MOBIL 1 LUBE EXPRESS PROPOSED NEW WALL SIGN - #2012-37 SGN:** Aver Sign Company 359 Livernois Ferndale, MI 48220. Proposed new wall sign located at 50855 Gratiot.

Motion by Ms. Frame, supported by Mr. Stabile to approve Sign #2012-37.

All Ayes

Motion Carried

- G. MOBIL 1 LUBE EXPRESS PROPOSED NEW WALL SIGN - #2012-38 SGN:** Aver Sign Co. 359 Livernois Ferndale, MI 48220. Proposed new wall logo (checkered flag) sign located at 50855 Gratiot.

Motion by Ms. Frame, supported by Mr. Miller to withdraw Sign #2012-38, at the applicant's request.

All Ayes

Motion Carried

- H. MOBIL 1 LUBE EXPRESS PROPOSED NEW WALL SIGN - #2012-39 SGN:** Aver Sign Company 359 Livernois Ferndale, MI 48220. Proposed new wall sign (rear elevation) located at 50855 Gratiot.

Motion by Ms. Frame, supported by Mr. Miller to withdraw Sign #2012-39, at the applicant's request.

All Ayes

Motion Carried

- I. MOBIL 1 LUBE EXPRESS PROPOSED COMPLETE PANEL RESURFACE TO PYLON SIGN – #2012-40 SGN:** Aver Sign Company 359 Livernois Ferndale, MI 48220. Proposed complete panel replacement to existing pylon sign located at 50855 Gratiot.

Motion by Ms. Frame, supported by Mr. Saelens to approve Sign #2012-40, subject to adding an address.

All Ayes

Motion Carried

- J. **SALVATION ARMY PROPOSED NEW WALL SIGN - #2012-41 SGN:** Phillips Sign & Lighting, 40920 Executive Dr. Harrison Twp., MI 48045. Proposed new wall sign located at 33195 23 Mile.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-41.

All Ayes

Motion Carried

- K. **SALVATION ARMY PROPOSED NEW ADD TO EXISTING GROUND SIGN #2012-42 SGN:** Proposed new addition of panel inserts to existing ground sign located at 33195 23 Mile.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-42.

All Ayes

Motion Carried

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. Saelens to approve the minutes from March 27, 2012.

All Ayes

Motion Carried

8. COMMUNICATIONS:

9. NEW BUSINESS:

10. OLD BUSINESS:

11. PLANNER'S REPORT:

A. Administrative Request #74: Mekad III, L.L.C., 22805 Interstate Dr., Clinton Twp., MI., 48035 – Requesting administrative approval for outdoor storage located at 30855 Teton Place. Tabled March 27, 2012.

Motion by Ms. Frame, supported by Mr. Saelens to Approve Administrative Request #74, subject to review by the fire department.

All Ayes

Motion Carried

Mr. Meagher stated that according to the plans, all of the outside storage will be located in bins.

Mr. Meagher also said that the fire department is concerned about the placement of the storage, in particular that the storage bins should not be located within 15 feet of the building.

12. COMMENTS FROM THE FLOOR:

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

13. PROPOSALS FOR NEXT AGENDA:

14. ADJOURNMENT:

Motion by Ms. Frame, supported by Mr. Miller to adjourn the meeting at 7:38 p.m.

All Ayes

Motion Carried

Paula Frame, Secretary

Amanda Willard, Recording Secretary