

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION  
May 29, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, May 29, 2012 at 7:00 p.m. at the Township Hall located at 47275 Sugarbush, Chesterfield MI 48047.

**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

Present: Paul Miller

Joe Stabile

Paula Frame

Carl Leonard

Rick LaBelle

Ray Saelens

Linda Hartman

Excused: John Sciarrino

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. Miller to keep open the Public Hearing on Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01.

**All Ayes**

**Motion Carried**

**Motion** by Ms. Frame, supported by Mr. Miller to table Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01 until June 12, 2012.

**All Ayes**

**Motion Carried**

The new owners of Spring Training, David Morelli and Rob Stevenson, told the board they wish to go ahead with the proposal for a baseball field. Also present was Jeff Rizzo from Fenn & Associates.

Mr. Morelli & Mr. Stevenson discussed the revised site plan that showed 55 parking spaces, which they

said addresses the first concern of parking. Multiple teams currently use the site and there have not been any parking issues to date, they said.

The applicants said one game would be played from 6-8 p.m. daily on weekdays; multiple games would be played on weekends. They said parking is sufficient based on the current building. If another team were to come in, there could be an overlap, but the 55 parking spaces would cover that.

Mr. Stevenson also said 17 additional parking spots are available on the extra wide street, which has light traffic and ends at a cul de sac. The only other business on the street closes at 4:30 p.m.

Mr. Meagher said township ordinance dictates that every use requires off-street parking spaces.

Commissioners expressed concern that parking might not accommodate everyone at the property and off-site parking may compromise individual safety.

Mr. Stevenson said since his involvement at the site beginning in November 2010, there has never been a shortage of parking, even when a special event drew 122 children to the facility.

The existing building has 38 parking spaces, which commissioners said should be indicated on the site plan. The applicants agreed to do this.

The applicants said the lot owner across the street has told them he would provide a written variance to use his parking lot, if necessary. Mr. Morelli said he wants to avoid that option since it would come at a cost. It may be possible to develop an additional eight spaces on site, according to the applicants.

Commissioners expressed concern that more than one lot could be sold in the future and impact traffic and parking, especially if used for manufacturing.

Having children cross the road in order to reach the property would pose more safety problems than allowing parking along the street, the applicants said.

The applicants confirmed they received a copy of engineering concerns. They said it would be possible to install taller poles with netting to contain baseballs; extending the sidewalks along Morelli Drive would also be possible, they said. Another entrance with two gates could be added, if necessary, they said.

Mr. Morelli said the outdoor field is necessary in order for the business to be successful. The outdoor season runs April to October; indoor use would be year-round.

Ms. Frame said she understands the importance of children being involved in recreational opportunities but that the commission needs to ensure their safety. With its location in an industrial zone, the facility does not have enough parking, she said.

Mr. Stabile said that while on-site parking is preferable, if applicants pursue the addition of parking across the street, it should include safety markers, a crosswalk, and additional signage.

Mr. Meagher clarified that the applicant does not have access from Chesterfield Road. He also noted that the additional parking should be shown on the site plan.

Commissioners asked the applicant to provide the additional information so that the commission can make a decision on the request.



City of New Baltimore. It underwent a 4-year review before being approved in 2008, and appears to have had three, one-year extensions. He said extensions can continue indefinitely if the commission wishes, but that the site might be worth revisiting to see if any changes are merited and that approval is still worthy.

Mr. Stabile said the commission is pretty satisfied with the end results and there have not been any ordinance changes that have affected it until this point.

Mr. Meagher confirmed that he does not recall any substantial changes to the ordinance. He said there was a full change to the multi-family section.

Additionally, Mr. Meagher said the applicants indicated in their letter that they are seeking non-traditional finance options to move this development forward and are hoping that in the meantime, the banks will open up their lending. The development has not changed hands and is still under the same builder, D'Anna Building Co., he said.

Mr. Meagher said there have not been any improvements made to the property.

## 11. PLANNER'S REPORT:

Mr. Meagher said one change was made from the previous draft of the Wind Energy Conversion Systems (WECS) Ordinance. While permissible in any zoning district, there is some limitation pertaining to lot width and frontage. He said these limitations can be loosened as time permits and technology changes.

The systems would still be considered a Special Land Use, which allows an applicant to approach the commission at any time, with any design. The commission would have the opportunity to consider each on an individual basis. As the popularity of WECS grows, the ordinance can be revisited and amended to include new standards.

Mr. Meagher suggested that if the ordinance is too loose, applicants may approach the commission expecting their application to be approved based on the limitations set forth.

Commissioners agreed that the ordinance needs be tight so that applicants do not waste their money on an application that may not be approved.

Commissioners agreed that the portion of the WECS ordinance in debate should be written as follows:

***WECS may be permitted in any zoning district only lots greater than three (3) acre with a minimum lot width of 150', subject to Special Land Use Approval Requirements and all applicable laws and ordinances of the Charter Township of Chesterfield, the State and Federal Government.***

Mr. Meagher said that just a small wording change has been made to the Zoning Ordinance Fence Amendment, which would allow for the following:

***Only non-obscuring, decorative aluminum or wrought iron fences (not exceeding 48" in height) shall be permitted in a waterside front yard of Anchor Bay or the Salt River. Walls, hedges, chain link or obscuring fences shall not be permitted in the waterside front yard of lots on Anchor Bay or the Salt River.***

Additionally, it expands the ordinance to include hedges or other vision obstructions among fences that cannot encroach into a clear vision corner triangle of 15 feet measured along the abutting road

right-of-way and driveway to site.

He said the intent is to allow this type of fencing, but it cannot block the entire view of the water and is also supposed to be aesthetic.

**Motion** by Ms. Frame, supported by Mr. Miller to set a Public Hearing for the WECS Ordinance and Zoning Ordinance Fence Amendment. The public hearing should be set for the next available date.

**All Ayes**

**Motion Carried**

Mr. Meagher briefly addressed the issue of transient sales and outdoor vending. Some of the issues discussed with the Planning Commission were Christmas tree sales and whether they are fair to businesses already in the Township. Those who pay taxes within the community get shut out by strip mall owners renting space within their parking lot, and lose business to transient merchants who profit and leave, he said.

A Transient Merchant Ordinance is a regulatory ordinance and is really not within the jurisdiction of the Planning Commission, said Mr. Meagher. He suggested the Planning Commission make a request to the Township Board to look into this issue and consider modifying the ordinance to help the tax-paying businesses.

Ms. Frame said that she believes there should be no transient merchants, including those selling Christmas trees.

**Motion** by Ms. Frame, supported by Mr. Saelens to make a recommendation for the Planning Commission Liaison, Linda Hartman, to approach the Township Board and suggest an amendment to the ordinance that would stipulate no transient merchants.

**All Ayes**

**Motion Carried**

## 12. COMMENTS FROM THE FLOOR:

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

## 13. PROPOSALS FOR NEXT AGENDA:

## 14. ADJOURNMENT:

**Motion** by Mr. Miller, supported by Mr. Saelens to adjourn the meeting at 8:09 p.m.

**All Ayes**

**Motion Carried**

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Paula Frame, Secretary

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Amanda Willard, Recording Secretary