

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
June 26, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, June 26, 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
Joe Stabile
Paula Frame
Carl Leonard
Rick LaBelle
Ray Saelens

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:

6. REVIEWS:

A. CHESTERFIELD CROSSING'S PROPOSED NEW WALL SIGN – SGN #2012-47: Phillips Sign & Lighting, 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 50555 thru 50659 Chesterfield Crossing's Center. **Tabled 5-29-12**

Motion by Mr. Stabile, supported by Mr. Leonard to approve Sign #2012-47 subject to a variance of the length-to-height ratio and a shopping center identification sign.

Ayes: Mr. Leonard, Mr. Miller, Mr. Saelens, Mr. Stabile

Nays: Ms. Frame, Mr. LaBelle

Motion Carried

The applicant, Ed Phillips, was present to request a variance for a wall sign on the Chesterfield Crossing plaza.

Mr. Phillips said that the owner has invested a significant amount of money into the property and has received feedback from his tenants that indicates customers are unaware of where the

Chesterfield Crossing complex is located. He explained that the sign is an exact duplicate of the present one, but with larger, 3/4" lettering. He added that it will remain non-illuminated and will be made of material that will never rust.

Commissioners agreed that this is an atypical request for a shopping center.

Commissioners addressed the issue of this being an advertising sign that does not meet the 8 to 1 ratio requirement.

Should commissioners approve this request, Mr. Meagher recommended modifying the ordinance to allow each shopping center this type of a sign in the future.

Ms. Frame said that without a hardship, she does not see the benefit of granting a variance. She explained that the existing monument sign is much easier to see than the proposed building sign.

Mr. Saelens pointed out that customers are looking for a particular store or business rather than a shopping center once they are inside of the complex.

Mr. Phillips said the sign location is the center focal point of the plaza and therefore the sign has value, but its presence is understated.

Ms. Frame pointed out the importance of avoiding sign clutter.

Mr. Leonard said that the sign could be seen as a stamp on the development. He explained it is made of material that lasts a lifetime and it doesn't look all that bad. It is a signature of the development, he said.

The applicant confirmed for the commission that the Hamlin Pub sign will remain as is.

- B. BEACH BODIES PROPOSED NEW WALL SIGN – SGN #2012-53: Sign Fabricators, 43984 N. Groesbeck, Clinton Twp., MI., 48036 – Proposed new wall sign located at 47181 Gratiot.**

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-53.

All Ayes Motion Carried

- C. ELITE FENCE PRODUCTS PROPOSED GROUND SIGN RESURFACE – SGN #2012-54: Harry Stinson, 6620 Vernmoor, Troy, MI., 48098 – Proposed ground sign resurface located at 50925 Richard W. Blvd.**

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-54.

All Ayes Motion Carried

- D. ASPEN DENTAL PROPOSED NEW WALL SIGN – SGN #2012-55: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed new wall sign located at 50555 Gratiot.**

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-55.

All Ayes Motion Carried

- E. **ASPEN DENTAL PROPOSED GROUND SIGN RESURFACE – SGN #2012-56**: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed ground sign resurface located at 50555 Gratiot.

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-56.

All Ayes **Motion Carried**

- F. **I.S. TATTOOS PROPOSED NEW WALL SIGN – SGN #2012-57**: Michael Jeziak, 52945 Gratiot, Chesterfield, MI., 48051 – Proposed new wall sign located at above address.

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-57.

All Ayes **Motion Carried**

- G. **MANTEUFFEL PROPOSED CHIROPRACTIC OFFICE – SITE PLAN #2012-04**: Ron Manteuffel, 48874 Pte. Lakeview, Chesterfield, MI., 48047- Proposed chiropractic office located at 28800 24 Mile Road.

Motion by Ms. Frame, supported by Mr. Saelens to table Site Plan #2012-04 to allow the applicant time to revise the site plan. This would be tabled for up to six meetings with the deadline being September 25, 2012.

All Ayes **Motion Carried**

Ms. Frame stated that the applicant was present and it was suggested to the applicant that the concrete wall on the east side of the property be eliminated and replaced with deciduous trees to make the development more appealing to residents. Additionally, she said the commission had questions regarding the retention pond.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Ms. Frame to approve the minutes from June 12, 2012.

All Ayes **Motion Carried**

8. COMMUNICATIONS:

Ms. Frame said commissioners whose terms expired this month should submit a letter requesting reappointment to Supervisor Lovelock and the Planning Department, if they had not already submitted one.

Ms. Frame also reminded commissioners that the Election of Officers will take place during their next meeting.

9. NEW BUSINESS:

10. OLD BUSINESS:

- A. **Administrative Request #78**: Thomas Bohland, 23720 Harvest Ct., Novi, MI., 48575 –

Requesting administrative approval for façade update for Lakeview Shopping Center, NE corner of D.W. Seaton and 23 Mile Road.

Motion by Mr. Stabile, supported by Ms. Frame to approve Administrative Request #78 subject to the main EFIS being of earth tones and the colors of the metal façade and trim are also subject to approval by the planning department. In addition, should the planning department have any questions about the colors, this item could be brought back to the Planning Commission for further review.

All Ayes Motion Carried

Mr. Meagher stated that currently this shopping center is in disrepair and that any improvements would be a positive impact on the development. He said, that the only concern would be the EFIS and trim colors which have not yet been decided by the applicant.

Commissioners suggested the colors be of earthen tones and approved by the Planning Department.

The applicant, Thomas Bohland, addressed the commission and agreed to use earth tones.

12. COMMENTS FROM THE FLOOR:

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

13. PROPOSALS FOR NEXT AGENDA:

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Saelens to adjourn the meeting at 7:27 p.m.

All Ayes Motion Carried

Paula Frame, Secretary

Amanda Willard, Recording Secretary