

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

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, July 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 7:00 p.m.

2. ROLL CALL:

Present: Paul Miller
Joe Stabile
Paula Frame
Ray Saelens
Rick LaBelle
Carl Leonard
James Moran
Frank Eckenrode
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: NONE

6. REVIEWS:

- A. SPRING TRAINING PROPOSED OUTDOOR BASEBALL FIELDS – SLU #2012-01:** Rob Stevenson/Dave Morelli, 27088 Morelli Drive, Chesterfield, MI., 48051 – Proposed addition of outdoor baseball fields to existing facility located at 27088 Morelli Drive. **Public Hearing Closed. Tabled 7-10-2012.**

Motion by Ms. Hartman, supported by Mr. Leonard to approve the Spring Training Proposed Outdoor Baseball Fields - Special Land Use #2012-01 subject to all of the requirements and comments of the planning, engineering and fire departments.

Ayes: Ms. Hartman, Mr. Leonard

Nays: Ms. Frame, Mr. LaBelle, Mr. Miller, Mr. Saelens, Mr. Stabile

Abstained: Mr. Moran, Mr. Eckenrode

Motion Failed

Motion by Ms. Frame, supported by Mr. Saelens to deny Spring Training Proposed Outdoor Baseball Fields - Special Land Use #2012-01.

Ayes: Ms. Frame, Mr. LaBelle, Mr. Miller, Mr. Saelens, Mr. Stabile

Nays: Ms. Hartman, Mr. Leonard

Abstained: Mr. Moran, Mr. Eckenrode

Motion Carried

Ms. Frame explained that after careful consideration and the history of a facility of this nature, in this zoning district, she cannot approve this special land use because of what the Township experienced previously in a similar situation.

Mr. Moran said that he abstained because he just returned to the board and this was his first day.

Mr. Miller confirmed for the applicant that the site plan and all legal documents had been submitted.

- B. MANTUEFFEL PROPOSED CHIROPRACTIC OFFICE – SITE PLAN #2012-04:** Ron Mantueffel, 48874 Pte. Lakeview, Chesterfield, MI., 48047- Proposed chiropractic office located at 28800 24 Mile Road. **Tabled 6-26-12.**

Motion by Ms. Frame, supported by Mr. Moran to approve Site Plan #2012-04 subject to the comments in the engineering phase from the planner, engineer and fire departments.

All Ayes

Motion Carried

- C. HITZ BASEBALL PROPOSED NEW WALL SIGN – SGN #2012-58:** Rob Stevenson, 27088 Morelli Drive, Chesterfield, MI 48051. Proposed new wall sign located at above address. **Tabled July 10, 2012.**

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-58.

All Ayes

Motion Carried

- D. SUBWAY/MEIJER PROPOSED NEW WALL SIGN – SGN #2012-59:** Phillips Sign & Lighting, Inc. 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 27255 23 Mile for Subway.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-59 with a variance due to the large façade of this building.

All Ayes

Motion Carried

- E. BACH ENTERPRISES, LLC., PROPOSED NEW GROUND SIGN – SGN #2012-60:** Steve Pierik 648 St. Andrews, St. Clair, MI 48079. Proposed new ground sign located at 50650 E. Russell Schmidt Blvd.

Motion by Ms. Frame, supported by Mr. LaBelle to approve Sign #2012-60.

All Ayes

Motion Carried

- F. PREMIER LANES PROPOSED NEW GROUND SIGN – SGN #2012-61:** Frank Sgroi, 33151

23 Mile, Chesterfield, MI 48047. Proposed new 2nd ground sign located in the Bayside Shopping Center.

Motion by Ms. Frame, supported by Mr. Saelens to table Sign #2012-61 to allow the applicant time to revisit the application, make some adjustments and resubmit. This would be tabled for up to six meetings with the deadline being October 23, 2012.

All Ayes **Motion Carried**

Ms. Frame said that the applicant was not present during the pre-meeting. She said that this sign has a couple of items that need to be addressed. She also stated that it does not meet the variance requirements that were previously granted to this sign.

G. BLUE DOG CONVENIENCE STORE PROPOSED NEW WALL SIGN – SGN #2012-62:

Reliable Sign Service, Inc., 49660 Leona Dr, Chesterfield, MI 48051. Proposed new wall sign located at 49108 Gratiot.

Motion by Ms. Frame, supported by Mr. Stabile to approve Sign #2012-62.

Ms. Frame said that the applicant was advised during the pre-meeting that the window signage needed to be reduced down to 15%.

All Ayes **Motion Carried**

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Ms. Frame to approve the minutes from July 10, 2012.

All Ayes **Motion Carried**

8. COMMUNICATIONS:

9. NEW BUSINESS:

10. OLD BUSINESS:

11. PLANNER’S REPORT:

12. COMMENTS FROM THE FLOOR:

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

Mr. Moran said that he is glad to be returning to the Planning Commission and looks forward to working with the board throughout their tenure. He stated that he left in 2009 for England.

Commissioners welcomed both Mr. Moran and Mr. Eckenrode to the board.

Mr. Saelens commented that he did not feel the proposed outdoor baseball fields were a good fit.

Mr. Eckenrode said he is pleased to be on the board and hopes to serve the Township well.

13. PROPOSALS FOR NEXT AGENDA:

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Moran to adjourn the meeting at 7:13 p.m.

All Ayes

Motion Carried

Paula Frame, Secretary

Amanda Willard, Recording Secretary