

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
August 28, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, August 28, 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 7:03 p.m.

2. ROLL CALL:

Present: Paul Miller

Joe Stabile

Paula Frame

Carl Leonard

Rick LaBelle

Ray Saelens

James Moran

Frank Eckenrode

Linda Hartman

Excused:

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. PREMIER LANES PROPOSED GROUND SIGN – SGN #2012-61: Frank Sgroi 33151 23 Mile Rd., Chesterfield, MI 48047. Proposed new (second) ground sign located at the address above. Tabled 7-24-12.**

Motion by Ms. Frame, supported by Mr. Stabile to table Sign #2012-61 for the applicant to make revisions and clarifications. This would be tabled for up to six meetings with the deadline being November 27, 2012.

All Ayes

Motion Carried

Ms. Frame said the applicant was not present and that the Planning Department would need to notify the applicant of the changes that are required.

- B. AT & T RETAILER PROPOSED NEW WALL SIGN – SGN #2012-67: Intercity Neon P.O. Box**

3762 Centerline, MI 48015. Proposed new wall sign located at 25533 21 Mile Road.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-67 subject to the applicant removing all but 15% of the window signage.

All Ayes Motion Carried

C. McDONALD'S PROPOSED NEW POLE SIGN – SNG #2012-68: Allied Signs, Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new pole sign located at 28320 23 Mile Road.

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-68 subject to the applicant signing an affidavit stating the LED sign will be operated under the Township's LED ordinance. Additionally, the applicant must move the address up to the bottom of the pole sign.

All Ayes Motion Carried

Ms. Frame said that she spoke to the applicant and the applicant had agreed to signing the affidavit as well as moving the address.

D. PET SUPPLIES PLUS PROPOSED NEW WALL SIGN – SGN #2012-69: Allied Sign, Inc. 33650 Giftos, Clinton Twp., MI 48035. Proposed new wall sign located at 50633 Gratiot.

Motion by Ms. Frame, supported by Mr. Miller to table Sign #2012-69. The applicant needs to revise the square footage of the sign to meet the ordinance. This would be tabled for up to six meetings with the deadline being November 27, 2012.

All Ayes Motion Carried

Ms. Frame stated that this sign has items which need to be addressed as far as the square footage of the signage and bringing it to the ordinance, which is 64 square feet.

She also said that the applicant is aware of the changes that need to be made.

E. BAYVIEW MEADOWS PROPOSED NEW GROUND SIGN – SGN #2012-70: John Carron, agent for Bayview Condos 47200 Van Dyke, Shelby Twp., MI 48317. Proposed new ground sign at the entrance for Bayside Meadows Condos on Cotton Rd. & Lizabeth Rd.

Motion by Ms. Frame, supported by Mr. Saelens to approve Sign #2012-70 subject to the applicant confirming the dimensions of the sign and subject to the sign not exceeding 32 square feet.

All Ayes Motion Carried

Ms. Frame said that this sign did not have the dimensions on the application. She said that the applicant has agreed to come to the Township Offices to give the exact dimensions.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. Moran to approve the minutes from August 14, 2012.

All Ayes Motion Carried

8. COMMUNICATIONS:

9. NEW BUSINESS:

10. OLD BUSINESS:

11. PLANNER'S REPORT:

- A. Administrative Request #76: Scott Graham, City Recyclers, 12400 Park Drive, Dearborn, MI 48124. Requesting to place recycling bins in four different locations throughout the Township. Tabled 6-12-12.**

Motion by Mr. Stabile, supported by Mr. Miller to deny Administrative Request #76.

All Ayes Motion Carried

Mr. Meagher said that City Recyclers is requesting to place recycle bins in four different locations throughout the Township. He said that in the past, the Township has taken a stand on these, stating that they are to be treated just like any outdoor storage, which prohibits them in most of the commercial districts. The applicant did bring in some screening details for the bins and in some cases the units are located right in the corner of the property where the roads meet, said Mr. Meagher.

Mr. Meagher recommended denial at this time based on past precedent and on the fact that this request is not consistent with the ordinance.

Additionally, Mr. Meagher suggested that the Township take a look at those bins that are already illegally placed around the Township.

Mr. Miller said that there are four on 23 Mile and one near Walmart

Ms. Hartman said she would talk to the Planning Department and Code Enforcement regarding this issue.

Commissioners agreed that this would be an enforcement issue because these types of requests were never approved.

Scott Graham of City Recyclers said that during a previous Planning Commission meeting, it was his understanding that as long as the bins were enclosed and the boxes were screened that placing them in the four locations would be permitted. He said as far as the location of bins on the property, they do not have to be in the corner, next to a main street or a driveway. Mr. Graham stated that the bins could be placed anywhere the Township wants them.

Mr. Saelens reminded the applicant that the commission's position has been to deny these types of requests. He said there are four currently illegally placed in the Township and they are considered to be eyesores.

Mr. Meagher confirmed for the applicant that while screening may have been previously

suggested, the applicant was also advised, at that same time, that the Township typically does not approve these types of requests.

12. COMMENTS FROM THE FLOOR:

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

13. PROPOSALS FOR NEXT AGENDA:

14. ADJOURNMENT:

Motion by Ms. Frame, supported by Mr. Moran to adjourn the meeting at 7:15 p.m.

All Ayes Motion Carried

Paula Frame, Secretary

Amanda Willard, Recording Secretary