

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
September 11, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 11, 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 7:08 p.m.

2. ROLL CALL:

Present: Frank Eckenrode
Rick LaBelle
Paul Miller
Joe Stabile
Carl Leonard
Linda Hartman

Excused: Paula Frame
James Moran
Ray Saelens

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. LaBelle to approve the agenda with the addition of **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. Tabled 8-28-12.**

All Ayes

Motion Carried

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

5. PUBLIC HEARING: None

6. REVIEWS:

A. PROPOSED NEW RETAIL STORE – SITE PLAN #2012-06: Bayside Plaza, L.L.C., - Michael Gordon, RA, 4351 DELEMERE CT., ROYAL OAK, MI 48073. Proposed new retail shop located in an out lot in the Bayside Shopping Mall.

Motion by Mr. Stabile, supported by Mr. Miller to table Site Plan #2012-06 to allow the applicant time to make revisions. This would be tabled for up to six meetings with the deadline being December 11, 2012.

All Ayes

Motion Carried

B. CLEAR VIEW CAR WASH PROPOSED POLE SIGN RESURFACE-SGN #2012-63: K.D. Electric, 5308 Northlawn Dr., Sterling Heights, MI., 48316 – Proposed pole sign resurface located at 50501 Gratiot. Tabled 8-14-12.

Motion by Mr. Stabile, supported by Mr. Miller to table Sign #2012-63. This would be tabled for up to six meetings with the deadline being December 11, 2012.

All Ayes Motion Carried

The applicant provided commissioners with photographs that illustrated the variety of car wash signs in the area. He said that they all are using neon "OPEN" signs. The applicant also stated that he took ownership of Clear View Car Wash two years ago and that the "OPEN" sign really does help because it allows the passerby to readily notice if his business is open or not.

Mr. Miller and Mr. Meagher confirmed that most of the neon "OPEN" signs in discussion were approved under the old ordinance.

The applicant said he is willing to move the "OPEN" sign, as necessary, to make it work.

Mr. Meagher suggested that the applicant consider moving the "OPEN" sign into the existing sign area. He said that currently the sign is a non-conforming sign that is bigger than what is now allowed and expanding it would not be permitted.

Mr. Miller clarified for the applicant that the "OPEN" sign must be inside of the panel.

The applicant confirmed for commissioners that the "CAR" sign that was painted on the pole has already been removed. Additionally he agreed to keep the address "as is" or to place it on the bottom.

- C. PREMIER LANES PROPOSED GROUND SIGN – SGN #2012-61: Frank Sgroi, 33151 23 Mile Road, Chesterfield, MI 48047. Proposed new (second) ground sign located at the address above. Tabled 8-14-12.**

Motion by Mr. Stabile, supported by Mr. Miller to continue the table that was previously set for Sign #2012-61. This item was most recently tabled on August 28, 2012 at which time, November 27th was set as the deadline date.

All Ayes Motion Carried

Mr. Stabile said that the applicant is in the process of hiring a new sign company.

- D. FLAGSTAR BANK PROPOSED NEW GROUND SIGN – SGN #2012-71: Fairmont Sign Co. 3750 Outer Drive, Detroit, MI 48234. Proposed refurbish of existing ground sign located at 34680 23 Mile Road.**

Motion by Mr. Stabile, supported by Mr. Miller to approve Sign #2012-71 subject to the applicant adding the address in 6-inch numerals.

All Ayes Motion Carried

According to Mr. Stabile, the applicant has agreed to add the 6-inch numbers.

- E. FLAGSTAR BANK PROPOSED NEW GROUND SIGN – SGN #2012-72: Fairmont Sign Co. 3750 Outer Drive, Detroit, MI 48234. Proposed reface of existing wall sign (ATM) located at**

34680 23 Mile Road.

Motion by Mr. Stabile, supported by Mr. Miller to approve Sign #2012-72.

All Ayes Motion Carried

Mr. Meagher stated that this is actually a sign on the ATM machine.

F. FLAGSTAR BANK PROPOSED NEW WALL SIGN – SGN #2012-73: Fairmont Sign Co. 3750 Outer Drive, Detroit, MI 48234. Proposed new wall sign located a 34680 23 Mile Road.

Motion by Mr. Stabile, supported by Mr. Miller to approve Sign #2012-73.

All Ayes Motion Carried

This sign was originally identified as a ground sign, but it is actually a wall sign, said Mr. Meagher.

G. ANYTIME FITNESS PROPOSED NEW WALL SIGN – SGN #2012-74: Reliable Sign Company 49660 Leona Dr, Chesterfield, MI 48051. Proposed new wall sign (east elevation) located at 27665 23 Mile, in the Target Shopping Center.

Motion by Mr. Stabile, supported by Ms. Hartman to approve Sign #2012-74 due to the practical difficulty of this building’s location within the shopping center.

All Ayes Motion Carried

Mr. Stabile said that the applicant is requesting two signs whereas the ordinance allows just one. He noted that in the past, the commission has allowed a second wall sign because of road angles.

Mr. Miller agreed that two wall signs have previously been permitted in this center.

Ms. Hartman explained that one sign will face the “old” Farmer Jack located in the back parking lot while the other sign faces the Belle Tire.

The applicants addressed the commission to confirm that both signs are the same size and that Anytime Fitness currently does not have any sign exposure along Gratiot. They also reminded the commission that Sears Hardware did have a rear sign when it occupied that building. Additionally, they stated that this business does not share a pole sign with Target.

H. ANYTIME FITNESS PROPOSED NEW WALL SIGN – SGN #2012-75: Reliable Sign Company 49660 Leona Dr, Chesterfield, MI 48051. Proposed new wall sign (north elevation) located at 27665 23 Mile, in the Target Shopping Center.

Motion by Mr. Stabile, supported by Ms. Hartman to approve Sign #2012-75 due to the practical difficulty of this building’s location within the shopping center.

All Ayes Motion Carried

- I. **REDEMPTION CHURCH PROPOSED GROUND SIGN RESURFACE – SGN #2012-76:** Bryan of Sign A Rama, 36886 Harper, Clinton Twp., MI 48035. Proposed ground sign resurface located at 46000 Gratiot.

Motion by Mr. Stabile, supported by Mr. Miller to approve Sign #2012-76.

All Ayes Motion Carried

- J. **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. Tabled 8-28-12.

Motion by Mr. Stabile, supported by Mr. Miller to approve Sign #2012-69 based on the revised drawing dated August 30, 2012.

All Ayes Motion Carried

The applicant was present and submitted a revised drawing to commission members.

Mr. Meagher stated that this revised sign does meet the ordinance. He said it is 69.75 square feet. It also meets the 8 to 1 ratio requirement, Meagher said.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. LaBelle to approve the minutes from August 28, 2012.

All Ayes Motion Carried

8. COMMUNICATIONS:

9. NEW BUSINESS:

10. OLD BUSINESS:

11. PLANNER’S REPORT:

- A. **ADMINISTRATIVE REQ. #80:** Anthony Trupiano, 28076 Cotton Creek Circle, Chesterfield, MI., 48047. Requesting administrative approval for shed at the Cotton Creek Condominiums. Tabled 8-14-12.

Motion by Mr. Miller, supported by Mr. Stabile to approve Administrative Request #80.

All Ayes Motion Carried

Mr. Meagher said that when the applicant previously approached the commission, details regarding the size of the shed, materials, and the setbacks were not provided. This information has been submitted, and at this time, Community Planning & Management (CPM) does not have any objections, he said.

- B. **ADMINISTRATIVE REQ. #81:** Adrina Sarti, 15065 32 Mile road, Romeo, MI 48065. Request

to combine lots #16 & #17 in Brandenburg Estates, North side of Jefferson, Altman & Hooker.

Motion by Mr. Miller, supported by Mr. Stabile to approve Administrative Request #81.

All Ayes Motion Carried

Mr. Meagher explained that Brandenburg Estates is asking for a combination of lots #16 & #17. He said there is a large amount of wetlands and easements in that area. Mr. Meagher stated that CPM does not have any objections to this request or to the change in the Master Deed.

C. ADMINISTRATIVE REQ. #82: Jason Witt for proposed Checkers Restaurant 49325 Silver Birch, Shelby Twp., MI 48315. Proposed new Checkers Restaurant located at 29610 23 Mile Road. Previous was Hot 'n Now.

Motion by Mr. Miller, supported by Ms. Hartman to approve Administrative Request #82.

All Ayes Motion Carried

The applicant is requesting to repair the parking lot and trash enclosure to convert the out-of-business Hot 'n Now into a Checkers Restaurant.

Mr. Meagher confirmed for commissioners that there is adequate parking at this site.

The applicant, Jason Witt, confirmed that there will be no indoor seating and that the business will be operated in a manner similar to that of Hot 'n Now. Mr. Witt said that they are hoping to open in late November.

Mr. LaBelle noted that there are currently two separate driveways at this establishment.

Mr. Meagher explained that typically a business owner is asked to convert to a single driveway once they begin making major site modifications.

Mr. Meagher mentioned to the applicant that should this occur, he will probably be made to combine the two driveways into one single drive in and out. He said this change is part of the access management that the County is requesting all of its communities to follow. It makes good sense from a traffic standpoint as well, said Mr. Meagher.

D. ADMINISTRATIVE REQ. #83: Steven T Kiouisis & Associates PC, 1985 W Big Beaver Road Suite 300, Troy, MI 48084. Request is to perform maintenance & upgrades to an existing Sprint wireless tower located at 29430 23 Mile Road.

Motion by Mr. Miller, supported by Mr. LaBelle to approve Administrative Request #83.

All Ayes Motion Carried

Mr. Meagher stated that Sprint Wireless is requesting permission to replace one antenna on each tower and they will also be doing some updates to their maintenance sheds on the ground. He also said that Sprint Wireless is not asking to expand the footprint of their lease space.

E. ADMINISTRATIVE REQ. #84: Steven T Kiouisis & Associates PC, 1985 W Big Beaver Road

Suite 300, Troy, MI 48084. Request is to perform maintenance & upgrades to an existing Sprint wireless tower located at 37230 26 Mile Road.

Motion by Mr. Miller, supported by Mr. LaBelle to approve Administrative Request #84.

All Ayes

Motion Carried

12. COMMENTS FROM THE FLOOR:

Mr. Meagher told commissioners that the public hearings for the ordinance changes have been advertised and should appear on the next agenda.

Mr. Leonard suggested that the commission begin discussing dual signs in an effort to keep continuity within shopping complexes.

Mr. Meagher agreed that the commission is now being forced into decisions regarding dual signage rather than being proactive. He said he would like to see one rule for all of the locations that standardizes these requests with the code. Additionally, he suggested this issue be discussed during the next meeting and offered to put language together to facilitate a discussion.

13. PROPOSALS FOR NEXT AGENDA:

Discussion Item: Dual Signage

Mr. Meagher said he will put language together on this topic for the next meeting.

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Stabile to adjourn the meeting at 7:43 p.m.

All Ayes

Motion Carried

Joe Stabile, Secretary

Amanda Willard, Recording Secretary