

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
October 23, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 23, 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: Frank Eckenrode
Paula Frame
Rick LaBelle
Paul Miller
Jim Moran
Ray Saelens
Joe Stabile
Carl Leonard
Linda Hartman

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. Moran 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. J. CURTIS PROPOSED CAR DEALERSHIP – SLU #2012-07: Eric Heiderer/Poly Arch. Proposed 10 space outdoor car dealership (10 Parking Space) located at 28225 William Rosso Highway. Set Public Hearing for 11-27-12.**

Motion by Ms. Frame, supported by Mr. Miller to set a Public Hearing for J. Curtis Proposed Car Dealership – SLU #2012-07. The Public Hearing will be set for November 27, 2012.

All Ayes **Motion Carried**

- B. ANTHONY MANNINO PROPOSED GARAGE ON A CANAL LOT – SLU #2012-08: Anthony Mannino, 47710 Harbor Dr., Chesterfield, MI 48047. Proposed garage on canal located across from above address. Set Public Hearing for 11-27-12.**

Motion by Ms. Frame, supported by Mr. Stabile to set a Public Hearing for Anthony Mannino

Proposed Garage on a Canal Lot – SLU #2012-08. The Public Hearing will be set for November 27, 2012.

All Ayes Motion Carried

- C. ANTHONY VITALE PROPOSED INDOOR BATTING FACILITY – SLU #2012-09: A. Vitale, 27260 Moran, Harrison Twp., MI 48045. Proposed Indoor Batting Facility located at 25090 Terra Industrial Drive, directly across from Elite Cheer. Set Public Hearing for 11-27-12.**

Motion by Ms. Frame, supported by Mr. Saelens to set a Public Hearing for Anthony Vitale Proposed Indoor Batting Facility – SLU #2012-09. The Public Hearing will be set for November 27, 2012.

All Ayes Motion Carried

- D. CLEAR VIEW AUTO WASH POLE SIGN RESURFACE: SIGN #2012-63: Dany N. Toma for Clear View Auto Wash Proposed pylon resurface. Revised. Tabled 9-11-12.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-63.

All Ayes Motion Carried

- E. WEISS MEATS & DELI PROPOSED NEW WALL SIGN – SIGN #2012-80: Sign-A-Rama 36886 Harper Clinton Twp., MI 48035. Proposed new wall sign located at 51094 D.W. Seaton in the Lakeview Shopping Center.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-80.

All Ayes Motion Carried

- F. J & A INCOME TAX PROPOSED NEW WALL SIGN – SIGN #2012-81: Sign-A-Rama 36886 Harper Clinton Twp., MI 48035. Proposed new wall sign located at 51064 D.W. Seaton in the Lakeview Shopping Center.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-81.

All Ayes Motion Carried

- G. HAIR POZ PROPOSED NEW WALL SIGN– SIGN #2012-82: Sign-A-Rama 36886 Harper Clinton Twp., MI 48035. Proposed new wall sign located at 51112 D.W. Seaton in the Lakeview Shopping Center.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-82.

All Ayes Motion Carried

- H. SHARON’S DOG & CAT GROOMING PROPOSED NEW WALL SIGN – SIGN #2012-83: Sign-A-Rama 36886 Harper Clinton Twp., MI 48035. Proposed new wall sign located at 51118 D.W. Seaton in the Lakeview Shopping Center.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-83.

All Ayes Motion Carried

- I. **TOTAL TOBACCO PROPOSED NEW WALL SIGN – SIGN #2012-84: Sign-A-Rama 36886 Harper Clinton Twp., MI 48035. Proposed new wall sign located at 51124 D.W. Seaton in the Lakeview Shopping Center.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-84.

All Ayes Motion Carried

- J. **MELDRUMS NURSERY PROPOSED NEW PYLON REFACED – SIGN #2012-85: Robert Kluck, Paul McGillivray 38151 Groesbeck, Clinton Twp., MI 48036. Proposed new double sided panel inserts for existing pylon located at 29430 23 Mile Rd.**

Motion by Ms. Frame, supported by Mr. Saelens to deny Sign #2012-85.

All Ayes Motion Carried

Ms. Frame stated that this sign does not meet the ordinance.

- K. **DAGER SYSTEMS-KIMASTLE PROPOSED NEW WALL SIGN – SGN #2012-86: Phillips Sign, 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 28291 Kehrig Drive.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-86.

All Ayes Motion Carried

- L. **POWERHOUSE GYM PROPOSED NEW WALL SIGN – SGN #2012-87: Phillips Sign, 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign located at 33089 23 Mile Rd.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-87.

All Ayes Motion Carried

- M. **CHESTERFIELD VILLAGE “TARGET CENTER” PROPOSED NEW PANEL INSERT – SIGN #2012-88: Phillips Sign & Lighting 40920 Executive Drive, Harrison Twp., MI 48045. Proposed re-arrangement of existing panels to accommodate new insert for Bagger Dave’s & Dunham’s sign. Gratiot Pylon location.**

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-88.

All Ayes Motion Carried

- N. **CHESTERFIELD VILLAGE “TARGET CENTER” PROPOSED NEW PANEL INSERT – SIGN #2012-89: Phillips Sign & Lighting 40920 Executive Drive, Harrison Twp., MI 48045.**

Proposed re-arrangement of existing panels to accommodate new insert for Bagger Dave's and Dunham's inserts. 23 Mile pylon location.

Motion by Ms. Frame, supported by Mr. Moran to approve Sign #2012-89.

All Ayes Motion Carried

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Ms. Frame to approve the minutes from October 9, 2012.

All Ayes Motion Carried

8. COMMUNICATIONS:

Mr. Miller stated that the Planning Commission has received a resignation letter from Paula Frame. He said that tonight would be her last meeting.

9. NEW BUSINESS: None

10. OLD BUSINESS: None

11. PLANNER'S REPORT: Rosseel Farms, L.L.C., 25765 26 Mile, New Haven, MI 48048. Tree Removal Permit located at 29579 23 Mile Rd. on a vacant lot in Multi-Family Zoning. Fee's to be determined.

Motion by Ms. Frame, supported by Mr. Miller to table the request by Rosseel Farms, L.L.C. for a tree removal permit. This will be tabled until the next meeting on November 13, 2012.

All Ayes Motion Carried

Mr. Meagher said that Rosseel Farms is requesting a tree removal permit for one of the vacant lots located across from Meldrum Brothers Nursery. He said that the applicant intends to remove a number of trees on the property and would like the tree tagging requirement to be waived.

The ordinance still requires that the applicant submit a few items and an onsite inspection may need to be done, said Mr. Meagher.

Mr. Meagher stated that while he was out of the office last week, the attorney for Rosseel Farms did try to contact him.

Mr. Meagher recommended that the Planning Commission not take action until he has had an opportunity to meet with Rosseel Farms to determine what additional information they will be providing to supplement their application. Mr. Meagher also said he may need to walk the site.

Mr. Meagher explained that the ordinance requires all trees to be tagged with their species, size and condition prior to removal. He said that Rosseel Farms is asking to waive the tagging of trees, but has yet to identify which trees are going to be removed or if they intend to leave an area of trees.

Mr. Meagher said that the removal of trees may be for agricultural purposes, but the exact reason

for doing the clearing is currently unknown.

12. COMMENTS FROM THE FLOOR:

Commissioners thanked and praised Paula Frame for her dedicated service to the board and offered their well wishes.

Mr. Miller asked about pre-planning volunteers for the next meeting. Both Mr. Eckenrode and Mr. LaBelle agreed to participate.

13. PROPOSALS FOR NEXT AGENDA: None

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Ms. Frame to adjourn the meeting at 7:13 pm.

All Ayes Motion Carried

Paula Frame, Secretary

Amanda Willard, Recording Secretary