

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION  
November 13, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 13, 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  
Rick LaBelle  
Carl Leonard  
Paul Miller  
Joe Stabile  
Linda Hartman

Excused: Jim 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 following revision:

- 1) Under reviews, Item D, was changed to correct the street address of the Marathon Gas Station which is located at 47191 Jefferson.

**All Ayes                      Motion Carried**

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

**5. PUBLIC HEARING:** None

**6. REVIEWS:**

- A. ALLSTATE INSURANCE PROPOSED NEW WALL SIGN – SIGN #2012-90: Northern Sign Company, 101 E. Walton, Pontiac, MI., 48340. Proposed new wall sign located at 52947 Gratiot.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2012-90.

**All Ayes                      Motion Carried**

- B. DUNHAM'S SPORTS PROPOSED NEW WALL SIGN – SIGN #2012-91: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48036. Proposed new wall sign located at 51328 Gratiot.**

**Motion** by Mr. LaBelle, supported by Mr. Leonard to approve Sign #2012-91.

**All Ayes                      Motion Carried**

- C. CASH TODAY PROPOSED NEW WALL SIGN – SIGN #2012-92: MLS Signs, 25733 D’Hondt Ct., Chesterfield, MI., 48051. Proposed new wall sign at 50645 Gratiot. This application is for WALL SIGN ONLY. Tenant Panels have not been applied for.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2012-92 contingent upon the applicant reconfiguring the sign so that “Cash” is over top of “Today” to narrow the sign down so that it does not occupy as much of the front of the building.

**All Ayes                      Motion Carried**

- D. MARATHON GAS STATION PROPOSED GROUND SIGN RESURFACE – SIGN #2012-93: Hardy and Sons Sign, 22340 Harper, St Clair Shores, MI., 48080. Proposed ground sign resurface located at 47191 Jefferson.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2012-93 subject to the applicant removing all of the illegal signage everywhere else on the property.

**All Ayes                      Motion Carried**

- E. MCDONALD’S PROPOSED NEW PYLON – SIGN #2012-94: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed new hi-rise pylon located at 28320 23 Mile Road.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2012-94 for further clarification on the type of sign that is being requested.

**All Ayes                      Motion Carried**

Mr. LaBelle said that the applicant is requesting a resurface of this sign to put a new emblem up on top. He asked the applicant a few more questions.

The applicant, Kim Allard, stated that McDonald’s is not raising the height of the sign. She said that they are only replacing the pole in the foundation and that the sign will remain the same.

Mr. Meagher and Mr. LaBelle explained that this request may not be a resurface and may need to be treated as a new sign.

Mr. Stabile asked if the applicant was trying to resurface and get permission to continue with the tall sign beyond the moratorium.

Ms. Allard stated that the request was only to bring the foundation into current construction code standards.

Mr. Stabile and Mr. Meagher explained that when the new ordinance goes into effect in 2016 all of the high signs in the Township will have to come down.

Ms. Allard asked and commissioners concurred that by 2016 the high sign would have to come down regardless of it being resurfaced today.

With this being said, Ms. Allard asked the commission to table this request.

- F. CHECKERS PROPOSED GROUND SIGN RESURFACE – SIGN #2012-95: Brent Laux, 2301**

**Highfield Rd., Waterford, MI., 48329. Proposed ground sign resurface located at 29610 23 Mile Road.**

**Motion** by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2012-95.

**All Ayes                      Motion Carried**

**G. CHECKERS PROPOSED DIRECTIONAL AND MENU BOARD SIGN RESURFACE – SIGN #2012-96: Brent Laux, 2301 Highfield Rd., Waterford, MI., 48329. Proposed directional and menu board sign resurface located at 29610 23 Mile Road.**

**Motion** by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2012-96.

**All Ayes                      Motion Carried**

**H. CHECKERS PROPOSED NEW WALL SIGN – SIGN #2012-97: Brent Laux, 2301 Highfield Rd., Waterford, MI., 48329. Proposed new wall sign located at 29610 23 Mile Road.**

**Motion** by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2012-97.

**All Ayes                      Motion Carried**

**7. APPROVAL OF MINUTES OF PRIOR MEETINGS:**

**Motion** by Mr. Miller, supported by Mr. LaBelle to approve the minutes from October 23, 2012.

**All Ayes                      Motion Carried**

**8. COMMUNICATIONS: None**

**9. NEW BUSINESS:**

**Motion** by Mr. Miller, supported by Mr. Leonard to appoint Rick LaBelle to replace Paula Frame as secretary.

**All Ayes                      Motion Carried**

**10. OLD BUSINESS: None**

**11. PLANNER’S REPORT:**

**A. ADMINISTRATIVE REQUEST #89: Michael Zalewski, 21718 Grossedale, St Clair Shores, MI., 48082. Request is to add a 10 x 15 shed at Bay Winds Condominiums on 23 Mile Road, east of I-94.**

**Motion** by Mr. Miller, supported by Mr. Stabile to approve Administrative Request #89.

**All Ayes                      Motion Carried**

**B. ADMINISTRATIVE REQUEST #90: Continental Industrial Services, 25732 D’Hondt Ct.,**

**Chesterfield, MI., 48051. Request is to add 35' of fence with at gate at the above property.**

**Motion** by Mr. Miller, supported by Mr. Leonard to approve Administrative Request #90.

**All Ayes                      Motion Carried**

- C. ADMINISTRATIVE REQUEST #91: AT&T Mobbity, 100 E. Big Beaver, Troy, MI., 48083.  
Request to install antennas, radio heads and cables to existing tower at 29410 23 Mile Rd.**

**Motion** by Mr. Miller, supported by Mr. LaBelle to approve Administrative Request #91.

**All Ayes                      Motion Carried**

Mr. Meagher explained that Administrative Requests #91 and #92 are co-locations of antennas for AT&T to be placed on existing towers. He said that because they are co-locations there will also be some accessories installed at these two sites.

Mr. Stabile asked is this addition would improve service around the Township. He said that the commission had previously approved two new locations that were never completed.

Anthony Amine addressed the commission on behalf of AT&T. He said that this upgrade is for AT&T only and includes enhancements for 4G technology and will upgrade the broadcasts that are coming from these two towers. Mr. Amine said that one of the ancillary pieces of equipment does improve the efficiency of the frequency broadcast. He explained that depending on your exact location, this upgrade may improve your reception.

Mr. Amine said that AT& T currently does not have a completion date for this project. He said that he will follow up with the Township to obtain the proper building permits and would provide the Township with a completion date once AT&T establishes one.

Commissioners discussed the previous approval of new AT&T sites within the Township that were never installed and asked what happened to them.

Mr. Amine explained that sometimes they get a site approved and for budgeting reasons, projects are re-assigned or removed all together.

Commissioners agreed that the Township needs better coverage along Jefferson and Lake St. Clair.

- D. ADMINISTRATIVE REQUEST #92: AT&T Mobbity, 100 E. Big Beaver, Troy, MI., 48083.  
Request to install antennas, radio heads and cables to existing tower at 25295 21 Mile Rd.**

**Motion** by Mr. Miller, supported by Mr. LaBelle to approve Administrative Request #92.

**All Ayes                      Motion Carried**

- E. ADMINISTRATIVE REQUEST #93: Krieger Klatt Architects, 1412 E. Eleven Mile, Royal Oak, MI., 48067 – Request for build out of a new Bagger Dave's with outdoor patio located at 27895 23 Mile Road.**

**Motion** by Mr. Miller, supported by Mr. Leonard to approve Administrative Request #93.

**All Ayes                      Motion Carried**

Mr. Meagher stated that this request is for an outdoor patio at the new Bagger Dave's that will be moving into the former Hollywood Video located on the corner in the Target complex. He said that it looks like a beautiful piece of architecture and a nice addition.

**12. COMMENTS FROM THE FLOOR:**

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

Ms. Hartman said that this may be her last meeting serving on this board and that she has enjoyed her time as a member and admires the commissioners for what they do. She said that serving on the Planning Commission can be very time consuming and she appreciates their efforts.

**13. PROPOSALS FOR NEXT AGENDA: None**

**14. ADJOURNMENT:**

**Motion** by Mr. Miller, supported by Mr. Leonard to adjourn the meeting at 7:18 p.m.

**All Ayes                      Motion Carried**

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Rick LaBelle, Secretary

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Amanda Willard, Recording Secretary