

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
November 27, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 27, 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
Jerry Alexie
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. Saelens to approve the agenda as presented.

All Ayes **Motion Carried**

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

5. PUBLIC HEARING: None

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. Public Hearing Set on October 23, 2012.

Motion by Mr. Miller, supported by Mr. LaBelle to open the Public Hearing on J. Curtis Proposed Car Dealership – SLU #2012-07 at 7:03 p.m.

All Ayes **Motion Carried**

The applicant, Jeff Curtis, described for the board his plans to create a used car dealership in front of and on the side of the building at this location. He is requesting a total of 10 parking spaces with four (4) in the front and six (6) on the side. Mr. Curtis stated that he operates a sod company in the back of the building and would like to have the used car dealership in the front. He explained that he would like to utilize this property as much as possible in an effort to generate more revenue to offset the taxes and make the loan payment. He also confirmed for commissioners that although sod and cars are two different things there would be somebody

involved who is knowledgeable in both areas.

Mr. Curtis clarified for commissioners that the six (6) cars would be located on the west side of the building instead of on the east side as submitted on the plan. He stated that this change was made when the engineers pointed out that the concrete on the west side of the building was newer, free of cracks and in an overall better location.

Mr. LaBelle asked the applicant how he would meet the parking space requirement described in the report from Community Planning & Management.

Among the current 25 spaces only about seven (7) are used on a regular basis as parking for his small staff, said Mr. Curtis. He stated the remaining spaces have remained idle for years. He described the workspace as a little workshop with some offices in the front and a landscape division in the back.

Mr. Curtis said a car lot would compensate for some of the remaining spaces that are not being used. He described an area in the back that is 50% gravel and 50% concrete and could accommodate 10 additional parking spaces.

Mr. Saelens and Mr Leonard asked about the piles of dirt and sod located in the back area and inquired about retail sales on the site.

Mr. Curtis said that the piles of dirt and sod in the back are not for sale. He explained that this material is used for the business itself and is hauled away every year. He confirmed that there is no retail lot and no retail operations on site. He further stated that while the sod can be bought by commercial businesses or homeowners, they only sell the service and do not have customers coming in for retail sales.

Mr. Alexie asked if there would be bumper blocks around the whole lot to prevent the cars from being stolen.

Mr. Curtis said the six (6) cars on the west side of the building will be behind the fenced area, but the four (4) cars in the front would remain outside of the gate. He added, that there is adequate lighting in the front and he does not see a need for bumper blocks.

The applicant said that he wants just the 10 parking spaces the state requires and confirmed for commissioners that the maximum number of cars for sale, at any one time, would not exceed 10 and could even be less.

When you walk into the office, the sod company will be on the right and the car dealership will be on the left, said Mr. Curtis. He further explained that both businesses will have their own offices and that he would adhere to the township's ordinance when determining the type of wall sign for the building.

Mr. Curtis stated that there would not be any vehicle repairs on site. He said he intends to use a shop in New Baltimore for repair work, but that he does plan to wash and wax the cars on site.

Mr. Curtis confirmed that he will keep regular business hours as the State of Michigan requires.

Mr. Miller reminded the applicant that with these 10 parking spaces for the car dealership, he is still 10 parking spaces short of what the building itself requires.

allow an accessory garage on the property with the understanding that the height of the peak of the building will not exceed 16' and that it is moved off the road easement by one (1) foot.

Ayes: Mr. Eckenrode, Mr. Alexie, Mr. LaBelle, Mr. Miller, Mr. Moran, Mr. Saelens, Mr. Stabile, Mr. Leonard, Ms. Hartman

Nays: None

Motion Carried

Mr. Mannino was encouraged to modify his drawings and proceed to the building department to apply for his permit.

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. Public Hearing Set on October 23, 2012.

Motion by Mr. Miller, supported by Mr. Moran to open the Public Hearing on Anthony Vitale Proposed Indoor Batting Facility – SLU #2012-09 at 7:33 p.m.

All Ayes

Motion Carried

The applicant, Anthony Vitale, discussed his plans to open an indoor baseball training center for kids. He said he played Minor League Baseball for seven years. Afterwards, he began training kids and it's something he really likes to do, said Mr. Vitale. Additionally, he said he umpires high school baseball and wants to remain involved with the sport.

Mr. Vitale described the facility as a place for teams to train during the winter. He said there will be a turf floor with four (4) indoor batting cages, and a netting structure. Mr. Vitale explained that the facility will be private and 8 of the 14 Anchor Bay Angels teams have committed to using it as their home training facility. He also said that kids ages 8-16 will be using the training facility.

Mr. Vitale said that the warehouse is only 4200 square feet and only one team is permitted entry at any given time. He said the coaches know that when there is a team using the facility, that team will be the only team in the building. Although there is a small lobby, waiting around is not permitted, said Vitale

Mr. Vitale confirmed for commissioners that his lease started one month ago and he has been preparing the facility.

Commissioners voiced their concerns about the parking, because the facility is located across from Elite Cheer and down the street from a cab company. Commissioners agreed that it is located in an area where congestion is already present.

Mr. Vitale said that he is the third building on the right and there are at least 28 spaces around the building. He said somebody has been dropping off debris in the back of the building which is taking up his parking space. Mr. Vitale expects no more than six (6) cars per team due to carpooling.

During the winter months, Mr. Vitale said his hours of operation will be from 5:30-9PM during the week and from 8AM-10PM on Saturday and Sunday. He said he expects the weekends to

be his busiest time.

Mr. Moran asked the applicant about the configuration of restrooms within the facility.

Mr. Vitale said that the building department required separate bathrooms for each gender. He said the women's restroom is in the lobby and the men's is located in the warehouse. Additionally, he said that there would be no locker room facilities.

Mr. Miller confirmed and Mr. Vitale agreed to the facility having a maximum occupancy of 28 people.

Mr. Alexie asked the applicant when he would expect to open.

Mr. Vitale said that he would like to open on December 3rd providing the indoor netting is done.

Mr. Alexie told the applicant that his Certificate of Occupancy was ready for pick up.

Mr. LaBelle asked how the lobby area will be contained so that the children cannot go outside and throw baseballs.

Mr. Vitale said that he uses a straight forward approach with the coaches and assured the commission that it is a private facility and there will only be one team scheduled at a time. When scheduling, there will always be a gap in time to avoid any overlap of teams, said Mr. Vitale.

Mr. Saelens asked what the applicant intends to do with the facility come spring.

Mr. Vitale said he would like to offer other types of training. He said his goal would be to have the facility occupied year-round.

Mr. Meagher said that the ordinance requires indoor recreation to have one parking space for every two people at maximum occupancy. He said that the plan shows 58 parking spaces and the industrial portions of the building require 44 spaces while the batting cages will require 14 spaces for a total of 58.

Mr. Meagher did agree that during peak season there may be some overlapping that could cause a potential problem.

Mr. Meagher said that by setting the maximum occupancy of the Indoor Batting Facility at 28, parking should be okay once the debris is removed from the back parking area.

Mr Vitale stated that most of his parking would be in front of the building or behind the building and would not interfere with what is taking place on the road.

Mr. Meagher said he does not foresee the intensity of this particular use and timing as being anything close to the Elite Cheer situation.

Mr. Moran said he does not see a problem with the batting facility, but he does have concerns about the off-season training Mr. Vitale discussed.

12. COMMENTS FROM THE FLOOR:

Mr. Miller inquired about the sign ordinance changes that commissioners were given during a previous meeting.

Mr. Meagher said discussion of such amendments could be placed on the next agenda.

Commissioners welcomed Mr. Alexie to the board.

Mr. Moran said he needs board members phone numbers.

Commissioners suggested that a new list be distributed, at the next meeting, that will include contact information for all members. Additionally, it was suggested that the Township website be updated to reflect the changes in membership.

13. PROPOSALS FOR NEXT AGENDA:

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

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Leonard to adjourn the meeting at 8:05 p.m.

All Ayes

Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary