

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION  
February 12, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 12, 2013 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  
Joe Stabile  
Carl Leonard  
Brian Scott DeMuyneck

Excused: Jim Moran  
Ray Saelens

Others: Pat Meagher, Community Planning & Management

**3. APPROVAL OF THE AGENDA:**

**Motion** by Mr. Miller, supported by Mr. Alexie to approve the agenda with the following addition:

1) Item K, Jawad Rezoning - Reconsideration of the Denial of the Rezoning

**All Ayes**

**Motion Carried**

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

**5. PUBLIC HEARING:**

**6. REVIEWS:**

- A. FIVE BELOW PROPOSED NEW WALL SIGN – SGN #2013-07: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed new wall sign (front elevation) located at 50579 Waterside Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-07.

**All Ayes**

**Motion Carried**

- B. FIVE BELOW PROPOSED NEW WALL SIGN – SGN #2013-08: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed new wall sign (side elevation on corner) located at 50579 Waterside Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-08.

**All Ayes****Motion Carried**

- C. FIVE BELOW PROPOSED NEW TENANT PANEL – SGN #2013-09: Allied Signs, 33650 Giftos, Clinton Twp., MI., 48035 – Proposed new tenant panel sign located at 50579 Waterside Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-09.

**All Ayes****Motion Carried**

- D. OLIVE GARDEN PROPOSED NEW GROUND SIGN – SGN #2013-10: Site Enhancement Services, 3001 Nimitz Parkway, South Bend, IN., 46628 – Proposed new ground sign located on the south east corner of Gratiot and Vergote Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-10 until a site plan has been submitted. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes****Motion Carried**

Mr. DeMuyneck asked when the Township might expect to see a site plan from the applicant.

Mr. Meagher said he has not seen anything yet, but he did talk to them earlier this week and expects a site plan to be submitted real soon. He said they had some questions with regards to setbacks.

Mr. Miller said that the commission received an email from Olive Garden today.

Mr. Alexie said he hopes that Olive Garden does not change their mind again.

Mr. Meagher said that the applicant has worked out all of the problems they had in terms of negotiating with their neighbors.

- E. OLIVE GARDEN PROPOSED NEW WALL SIGN – SGN #2013-11: Site Enhancement Services, 3001 Nimitz Parkway, South Bend, IN., 46628 – Proposed new wall (front elevation) sign located on the south east corner of Gratiot and Vergote Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-11 until a site plan has been submitted. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes****Motion Carried**

- F. OLIVE GARDEN PROPOSED NEW WALL SIGN – SGN #2013-12: Site Enhancement Services, 3001 Nimitz Parkway, South Bend, IN., 46628 – Proposed new wall (Gratiot elevation) sign located on the south east corner of Gratiot and Vergote Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-12 until a site plan has been submitted. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes****Motion Carried**

- G. OLIVE GARDEN PROPOSED NEW WALL SIGN – SGN #2013-13: Site Enhancement Services,**

**3001Nimt Parkway, South Bend, IN., 46628 – Proposed new wall (Vergote elevation) sign located on the south east corner of Gratiot and Vergote Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-13 until a site plan has been submitted. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes                      Motion Carried**

- H. OLIVE GARDEN PROPOSED NEW DIRECTIONAL SIGN – SGN #2013-14: Site Enhancement Services, 3001 Nimtz Parkway, South Bend, IN., 46628 – Proposed directional wall sign located on the south east corner of Gratiot and Vergote Drive.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-14 until a site plan has been submitted. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes                      Motion Carried**

- I. DOLLY’S PIZZA PROPOSED NEW WALL SIGN – SGN #2013-15: Brent Schadenberg, 51311 Gratiot, Chesterfield, MI., 48051 – Proposed new wall sign located at above address.**

**Motion** by Mr. LaBelle, supported by Mr. DeMuyneck to approve Sign #2013-15 with the following two contingencies:

- 1) The applicant reducing the sign to 50 square feet or less.
- 2) The applicant removing all window signage and only using what the ordinance allows.

**All Ayes                      Motion Carried**

Mr. LaBelle explained that the sign is set 200 feet back from Gratiot so the applicant is allowed to go slightly larger than the store-front they currently occupy, but the sign proposed exceeds the maximum allowable size of 50 square feet. He said the owner of Dolly’s Pizza has agreed to reduce the sign to 50 square feet or below.

Mr. LaBelle also confirmed for commissioners that the owner has agreed to remove the window signage and only use what he is allowed.

- J. PREMIER BOWL PROPOSED NEW GROUND SIGN – SGN #2013-16: Global Signs, 22907 Dequidre, Hazel Park, MI., 48030 – Proposed new ground sign located at 32151 23 Mile Road.**

**Motion** by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-06 to allow the owner to redesign the sign because it exceeds the ordinance. This would be tabled for up to six meetings with the deadline being May 14, 2013.

**All Ayes                      Motion Carried**

- K. JAWAD REZONING – RECONSIDERATION OF THE DENIAL OF REZONING: Request was to rezone property located on the west side of Gratiot, south of 21 Mile Road at 46895 Gratiot from C-1 (Local Commercial) to C-3 (General Commercial).**

**Motion** by Mr. LaBelle, supported by Alexie to reconsider the denial of Jawad Rezoning based

upon updated information. Additionally, the commission is requesting that a representative from Jawad attend the next Planning Commission meeting.

**All Ayes                      Motion Carried**

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

**Motion** by Mr. Miller, supported by Mr. Alexie to approve the minutes from January 29, 2013.

**All Ayes                      Motion Carried**

**8. COMMUNICATIONS:**

Mr. Miller said that the only communication received was regarding Olive Garden and it was passed around to all commissioners at tonight's meeting.

**9. NEW BUSINESS:**

**10. OLD BUSINESS:**

**11. PLANNER'S COMMENTS:**

- A. ROSSEELS FARMS L.L.C. PROPOSED TREE REMOVAL: Rosseel Farms, 25765 26 Mile Road, New Haven, MI., 48048 – Proposed tree removal permit application for property located at 29579 23 Mile Road. Tabled 1-15-13.**

**Motion** by Mr. DeMuyndck, supported by Mr. Alexie to approve Rosseels Farms L.L.C.Tree Removal.

**All Ayes                      Motion Carried**

Mr. Meagher said that he and Chairman Miller went out to the site and met with the applicant. Upon reviewing the trees, it was determined that all were dead, diseased or exempt trees, he said.

Additionally, Mr. Meagher explained that the applicant indicated that if he came across trees that were not exempt he would withhold from cutting them down. Mr. Meagher said that when he and Chairman Miller walked the site, they did not see any trees that were not exempt.

Mr. Miller told the applicant he should be able to pick up the tree removal permit tomorrow.

The applicant addressed the commission and said that the tree removal will probably take place within the next month.

**12. COMMENTS FROM THE FLOOR:**

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

**13. PROPOSALS FOR NEXT AGENDA:**

Mr. Miller suggested discussing the placement of signs on the rear of buildings at the next meeting.

**14. ADJOURNMENT:**

**Motion** by Mr. Miller, supported by Mr. Stabile to adjourn the meeting at 7:08 p.m.

**All Ayes**

**Motion Carried**

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Rick LaBelle, Secretary

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Amanda Willard, Recording Secretary