

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
March 26, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, March 26, 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

Jim Moran

Joe Stabile

Carl Leonard

Brian Scott DeMuynck

Excused: Ray Saelens

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, moved by Mr. Moran, supported by Mr. Stabile to approve the agenda with the following changes:

1) Under Reviews, Item A, POD Drop – The address should be 46534 Gratiot.

2) Under Reviews, the addition of Item F, Mattress Liquidators – New Wall Sign – SGN #2013-17. Tabled from 2-26-13.

All Ayes

Motion Carried

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

5. PUBLIC HEARING: None

6. REVIEWS:

A. POD DROP - NEW WALL SIGN – SGN #2013-19: Mick Kargol, 34837 Gratiot Ave., Clinton Twp., MI 48035 - Proposed new wall sign, located at 46535 Gratiot Ave., Chesterfield MI 48051.

Motion by Mr. LaBelle, supported by Mr. Alexie to approve Sign #2013-19 because the sign does meet the size requirements of the Township.

All Ayes

Motion Carried

B. RICHARDSON AUDIO VISUAL & LIGHTING (MICHAELS PLAZA) - NEW WALL SIGN –

SGN #2013-20: Jonathan Richardson, 50348 Rose Marie Dr., Chesterfield MI 48047 - Proposed new wall sign, located at 30512 23 Mile Rd., Chesterfield, MI 48047.

Motion by Mr. LaBelle, supported by Mr. DeMuyck to approve Sign #2013-20 contingent upon the applicant reducing the window signage to 15% of the total window area.

All Ayes Motion Carried

C. OAKWOOD PLAZA - SIGN RESURFACE – SGN #2013-21: Sam Kizy/Acme All Star Awnings & Signs, LLC., 23404 Sherwood, Warren MI 48091 - Proposed wall sign resurface, located at 46718 Gratiot Ave., Chesterfield MI.

Motion by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2013-21.

All Ayes Motion Carried

D. TEAM REHABILITATION PHYSICAL THERAPY - DOUBLE SIDED TENANT PANEL – SGN #2013-22: MLS Signs, Inc. 25733 D'Hondt, Chesterfield, MI 48051 - Proposed double sided tenant panel, located at 34095 23 Mile Rd., Chesterfield, MI 48047.

Motion by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-22.

All Ayes Motion Carried

E. TEAM REHABILITATION PHYSICAL THERAPY - PROPOSED DOOR VINYL – SGN #2013-23: MLS Signs, Inc. 25733 D' Hondt, Chesterfield, MI 48051-Proposed door vinyl, located at 34095 23 Mile Rd., Chesterfield, MI 48047.

Motion by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-23.

All Ayes Motion Carried

F. MATTRESS LIQUIDATORS – NEW WALL SIGN - SGN #2013-17: Sign-A-Rama/Brian Duquet, 2688 Harper Ave., Clinton Twp., MI 48035 – Proposed new wall sign, located at 46460 Gratiot Ave., Chesterfield MI 48051.

Motion by Mr. Miller, supported by Mr. Alexie to deny the old sign and the variance and to approve the new alternate sign presented this evening.

All Ayes Motion Carried

Brian Duquet of Sign-A-Rama explained that the applicant has occupied the building for 20 years and is taking over additional space to expand his business. He said the expansion will include the sale of furniture as well as mattresses.

He said that the current sign advertises the mattress business, but does not advertise the furniture

business.

Mr. Duquet stated the additional unit is only 17 square feet wide and they designed a furniture sign that was 17 square feet to meet the ordinance. He said that the applicant would like to take the 17 square feet and add it to the existing Mattress Liquidators sign. This would consolidate the two into one location, said Mr. Duquet.

Mr. Duquet explained that the alternate sign presented tonight was an option, if the other one that was discussed at the February 26th meeting could not be approved.

Ideally the applicant would like to use the existing sign and just add the word "furniture" to it, said Mr. Duquet.

Mr. Meagher said that with the additional wording the existing sign would increase to 79.9 square feet.

Mr. Duquet stated that the current sign is 63 square feet and the owner is requesting an additional 17 square feet.

Mr. LaBelle said that he liked the alternate sign and thought the applicant did a wonderful job.

Mr. Moran agreed that he liked the new sign better.

Mr. Duquet said that the new sign is twice as costly as it would be to reuse and add to the old sign. The applicant was trying to be cost conscious when doing the move, he said.

Mr. Miller stated that he also prefers the new sign.

Mr. Duquet clarified for commissioners that the alternate sign is a completely revamped new sign.

Mr. Meagher suggested determining if there is any reason, in this particular case, to grant a variance that would allow the additional 17 square feet.

Mr. Leonard inquired as to how much of the building next door would be taken over by the applicant.

The owner of Mattress Liquidators, Dan Losh, addressed the commission and explained that the neighboring unit, a cleaners, was a double and his business will be taking over one slot amounting to about 32% more space and an additional 17 square feet of frontage.

Mr. Meagher stated that when the original sign was erected there was a straightforward requirement that allowed a 64 square foot sign. He said that the new ordinance allows one square foot, per lineal foot, and when changing the sign the new requirements have to be met.

Additionally, Mr. Meagher said that using the old sign and adding to it would require a variance.

Mr. LaBelle said he was opposed to approving a variance because a practical difficulty had yet to be proven. He said the sign is visible, because the building is close to Gratiot. He invited the applicant to explain a hardship.

Mr. Losh said that he is trying to inform the public that his business now carries furniture. He said that the cost associated with the new sign was the only other hardship.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. Moran to approve the minutes from February 26, 2013.

All Ayes Motion Carried

8. COMMUNICATIONS: None

9. NEW BUSINESS: None

**A. PANERA BREAD - DRIVE THRU ADDITION – SLU #2013-04: ArcVision/Samantha Igou 1950 Craig Rd. #300, St Louis, MO 63146, Requesting Special Land Use for a drive-thru, property located at 51490 Gratiot, Chesterfield, MI 48051.
SET PUBLIC HEARING FOR APRIL 23, 2013**

Motion by Mr. Miller, supported by Mr. Moran to set a Public Hearing for Panera Bread - Drive Thru Addition – SLU #2013-04. The Public Hearing will be set for April 23, 2013.

All Ayes Motion Carried

**B. EMERALD RIDGE FARMS, LLC. - PROPOSED HORSE FARM – SLU #2013-05: Richard Schaller 49495 Gratiot, Chesterfield MI 48051-Requesting Special Land Use for a Horse Farm, property located on the northeast side of New Haven Rd., between 26 Mile & I 94.
SET PUBLIC HEARING FOR APRIL 23, 2013.**

Motion by Mr. Miller, supported by Mr. Moran to set a Public Hearing for Emerald Ridge Farms, LLC. – Proposed Horse Farm – SLU #2013-05. The Public Hearing will be set for April 23, 2013.

All Ayes Motion Carried

10. OLD BUSINESS: None

11. PLANNER’S COMMENTS:

Mr. Meagher suggested that when looking at signs and variances it may help to refer to the sign ordinance. He said that under the variance requirements there are specific criteria and it may help to suggest that the applicant show practical difficulty. If an applicant cannot demonstrate a hardship that meets the criteria in Section 9 of the ordinance, commissioners can then explain that they do not have the legal authority to grant the requested variance, said Mr. Meagher.

Mr. Meagher said that the rules are spelled out in the ordinance and suggested that such criteria may make it easier to deny a request.

Commissioners said that they had returned their ordinance books last year to be redone and updated and that they had not seen them since.

Mr. Moran said he had requested a book upon his return and has yet to receive one.

Mr. Meagher provided commissioners an alternative to using the books when he suggested they visit the website, www.municode.com. He said it is a free site that has ordinances for thousands of municipalities across the country and information can be printed directly from it.

12. COMMENTS FROM THE FLOOR:

Mr. Moran said he went to the police department about three months ago for an I.D. Badge and he still has not received it. He said it is difficult to go to places and explain to people who you are without one.

Commissioners agreed and expressed their desire to obtain I.D. badges.

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

13. PROPOSALS FOR NEXT AGENDA: None

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. DeMuyck to adjourn the meeting at 7:22 p.m.

All Ayes

Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary