





22 square feet allowed.

Mr. Tondo agreed to reduce the sign to 22 square feet if the commission could not approve the larger sign.

Mr. Stabile said that the commission has been firm on sign size unless a practical difficulty can be proven.

Mr. Meagher said that there is a provision in the ordinance that allows for an increase in sign size if a building is setback more than 200 feet from road.

Mr. Tondo asked that his request be tabled for two weeks until he can get the exact measurement from the edge of the road to the building.

- E. PARTY CITY-NEW GROUND MONUMENT SIGN PANEL-SGN#2013-28: New Generation Signs DBA (I Signs & Designs, LLC), 11177 E. 8 Mile Rd., Warren MI 48089- Proposed double sided tenant panel, located at 50523 Waterside dr., Chesterfield MI 48051. (Gratiot Ave. view)**

**Motion** by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-28.

**All Ayes**

**Motion Carried**

- F. CLINTON DENTAL CENTER-NEW TENANT PANEL-SGN#2013-29: Roman Sadikoff. 50475 Gratiot Ave., Chesterfield MI 48051-Proposed new tenant panel located at: 50475 Gratiot Ave., Chesterfield, MI 48051.**

**Motion** by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2013-29.

**All Ayes**

**Motion Carried**

- G. ALLSTATE INSURANCE-NEW WALL SIGN-SGN#2013-30: Lorden Corporation/Embree Sign Company, Inc. 22312 Harper Ave., St Clair Shores, MI 48080-Proposed new wall sign located at: 52947 Gratiot, Chesterfield, MI 48051.**

**Motion** by Mr. LaBelle, supported by Mr. Alexie to table Sign #2013-30. This would be tabled for up to six meetings.

**All Ayes**

**Motion Carried**

Dennis Powers spoke on behalf of Mr. Wagner from Allstate Insurance. He said that currently their franchises are adding the words Life Insurance in plastic letters to the facades of their buildings. It is his understanding that their current sign is under the 30 square foot limit for their frontage.

Mr. Meagher said that the applicant is asking for two separate signs and only one is permitted.

Mr. Miller asked if there was any way that the two signs could be incorporated together and meet size requirement allowed in the ordinance.

Mr. Powers said that he would have to discuss it with Mr. Wagner to see what his tolerance is for investment, because this was a relatively cheap endeavor.

**H. VOX CHURCH-PROPOSED SPECIAL LAND USAGE-SLU#2013-06: Vox Church and Phoenix Contracting, LLC, 26950 23 Mile Rd., Chesterfield, MI 48051. Requesting Special Land Use for a church, property located at 26950 23 Mile Rd., Chesterfield, MI 48051. SET PUBLIC HEARING FOR MAY 14, 2013.**

**Motion** by Mr. Stabile, supported by Mr. Alexie to set a Public Hearing for VOX Church – Proposed Special Land Use #2013-06. The Public Hearing will be set for May 14, 2013.

**All Ayes**

**Motion Carried**

**I. CHESTERFIELD HOTELS, LLC./FAIRFIELD INN & SUITES SITE PLAN-SITE PLAN#2013-07: Chesterfield Hotel, LLC, 1130 E. Square Lake Rd. Bloomfield Hills, MI 48304. Requesting Site Plan for a Hotel, located at parcel #19-31-151-019, Marketplace Blvd., Chesterfield MI.**

**Motion** by Mr. Stabile, supported by Mr. Leonard to approve Site Plan #2013-07 subject to the applicant meeting all planning, engineering and fire department concerns. Also, the applicant must include satisfaction to all of these entities regarding lumination prints and specifications as well as landscape and screening requirements and specifications. Additionally, the applicant must maintain all fencing behind the building.

**All Ayes**

**Motion Carried**

Kevin Jappaya, stated that Chesterfield Hotels, LLC. is looking to develop a hotel on this site and that they currently own the Holiday Inn Express which is located across the street from this parcel on Marketplace Boulevard.

He said that he has reviewed the planner's recommendations and it appears that they are all minor issues that can be easily addressed. According to Mr. Jappaya, the applicants have already met all of the zoning requirements on the site.

Mr. Jappaya explained that the seller of this property is a publicly traded company who has a deadline. Due to this short time line, the applicants are seeking approval tonight, he said.

He described the applicants as quality developers who manage over 12 hotels and are trying to do good business in the township. They are already part of the community and would like to continue to do business in Chesterfield, but if they do not receive approval tonight the applicants may have to go to their second option outside of Chesterfield Township, said Mr. Jappaya.

Mr. DeMuyndck said that the commission would welcome the business, but he noted that in looking at the engineer's report there are some major items that need to be addressed before approval can be considered.

Mr. Stabile explained the commission's normal procedure and said that typically with this many items, they would like to have the revisions on paper. Mr. Stabile also explained that the applicants are facing some unusual circumstances and some of the items on the report were in error. He said the applicants do not need a special land use because it is a planned unit development (PUD).

Mr. Meagher said that he did a basic review because he thought they would be setting a public hearing at tonight's meeting, but the recorded PUD agreement clearly identifies a hotel as a permitted use on lots 6, 7 & 8 and therefore, the commission does not have to set a public hearing.

At this time, the items that have real discretion are the screening of the residential area to the east (Kings Pointe Subdivision) and the lighting plan, said Mr. Meagher. He stated that the applicants are going to have to submit a ground level lighting and photometric plan.

Mr. Meagher pointed out that the floor plan shows two different options: one for an outdoor swimming pool and the other for an indoor one.

Mr. Jappaya said the applicants are going with the indoor pool option for a 91 room hotel.

Mr. Meagher noted that the engineers were in need of parking calculations and suggested they may need clarification on the number of rooms the hotel will have.

There are also some façade issues, said Mr. Meagher. He said the ordinance requires 90% brick on new construction and that both the Holiday Inn Express and Hampton Inn were held to this standard.

Mr. Meagher advised the applicants that the fire department may want access around the entire building.

Mr. Jappaya said they could put a road behind the building.

Mr. DeMuynck reminded the applicants that there must be a buffer from the residents so that lighting does not adversely impact their area.

Mr. Jappaya stated that there is an eight-foot -high berm on an undisturbed 25-foot buffer. He said they could obtain additional height by encroaching on the base of the berm.

Mr. Jappaya confirmed that the grade elevation on the residential property line is pretty much the same as the residents and that he does not anticipate drainage being an issue.

Mr. Meagher said that the grade shown on the plans is 594.5 and the engineers will not allow it to exceed 594.

Mr. Jappaya agreed to lower the grade to the engineers requirement.

Mr. LaBelle inquired about the use of the 20' x 12' shed.

The applicants said it will typically store patio furniture and lawn mowers.

Mr. Jappaya said that the existing white fence would be repaired or fixed to meet the PUD requirements.

Commissioners said that they would rather see more permanent fencing because the vinyl is not durable.

Mr. Miller noted that Menards also has to maintain their portion of the fence.

Screening and lighting remain the big discretionary issues, said Mr. Meagher.

Mr. DeMuyneck said that there are too many signs on the drawings.

Mr. Meagher said that signs are separate and are also addressed in the PUD.

Mr. Jappaya apologized for the time constraint and explained that there was another developer working on this site who did not get franchise approval. He said that the applicants have franchise approval for this market and when the original developer dropped out, Chesterfield Hotels LLC stopped what they were working on to focus on this opportunity.

Mr. Meagher told the applicants that they are pretty much guaranteed a hotel on Lot 8 based on the PUD. It just comes down to the question of how to provide adequate screening and lighting, he said.

Commissioners explained that they have some discretion in screening because each location is unique and residential areas may be affected differently. They also said that they are concerned about protecting the residents.

Mr. LaBelle offered some suggestions in regards to lighting.

Mr. Leonard asked the applicants if they would agree to meet all of the requests on the planner's and engineer's lists.

Mr. Jappaya agreed to meet all of the requests.

Mr. Meagher said that the commission would need to determine if they would want the applicants to return on any discretionary items.

Mr. Jappaya said that if approval could be granted subject to having all of the items addressed to the planner's and engineer's satisfaction, they would move forward on the development.

Mr. Stabile reminded the applicants that the fire department had not provided any comments for this meeting and may require a booster pump for additional water pressure on the third floor or an access around the building.

Mr. Jappaya agreed to address all fire department concerns and would contact the fire department first thing in the morning.

Mr. Jappaya said that they would be able to return to the commission with the revised drawings within six meetings.

Mr. DeMuyneck reminded the applicants that should approval be granted, they must meet all planning, engineering and fire concerns.

Mr. Jappaya said that all concerns would be addressed to the satisfaction of all three entities.

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

**Motion** by Mr. Miller, supported by Mr. LaBelle to approve the minutes from March 26, 2013.

**All Ayes**

**Motion Carried**

8. **COMMUNICATIONS:** None

9. **NEW BUSINESS:** None

10. **OLD BUSINESS:** None

A. **CHESTERFIELD COMMONS PUD-REVISED-PROPOSED (REVISED) PUD#2000-20: Flex Properties, 48455 Diana, Shelby Twp., MI, 48315. Requesting Approval for revised PUD, located on the west side of Chesterfield Road, north of 23 Mile Rd., Chesterfield MI. TABLED ON 12/11/12.**

**Motion** by Mr. Miller, supported by Mr. Alexie to approve PUD #2000-20, subject to the applicant submitting a revised PUD agreement.

**All Ayes**

**Motion Carried**

The applicant, Peter Dinoto, said that he is requesting a revision to a previously approved PUD. He said that the Chesterfield Commons development has changed to single family homes instead of the attached multiples.

11. **PLANNER'S COMMENTS:** Mr. Meagher suggested discussing the wall signs when Mr. Saelens returns.

12. **COMMENTS FROM THE FLOOR:**

Mr. Leonard said that a representative from the police department contacted him to let him know that the machine for making the identification badges had been fixed. He was told that as long as commissioners know their term expiration date they can go to the police department, have their picture taken and receive their badge.

Mr. Eckenrode said that he will be on vacation and will be unable to attend the meeting on April 23<sup>rd</sup>.

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

14. **ADJOURNMENT:**

**Motion** by Mr. Miller, supported by Mr. DeMuyne to adjourn the meeting at 7:59 p.m.

**All Ayes**

**Motion Carried**

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Rick LaBelle, Secretary

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Amanda Willard, Recording Secretary