

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
April 23, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 23, 2013 at 7:00 p.m. at the Township Hall located at 47275 Sugarbush, Chesterfield MI 48047.

1. CALL TO ORDER:

Mr. Miller called the meeting to order at 7:03 p.m.

2. ROLL CALL:

Present: Jerry Alexie	Excused: Frank Eckenrode
Rick LaBelle	Ray Saelens
Paul Miller	
Jim Moran	
Joe Stabile	
Carl Leonard	
Brian Scott DeMuynck	

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 addition of:

- 1) Under Reviews, Item F, **Sportsmen's Barbershop - New Wall Sign – SGN#2013-27**: Radiant Hoisting LLC, 18175 Maryland, Southfield MI 48075-Proposed new wall sign, located at 47677 Gratiot Ave., Chesterfield, MI. Tabled on April 9, 2013.

All Ayes

Motion Carried

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

5. PUBLIC HEARING:

- 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. Public hearing was set on March 26, 2013.**

Motion by Mr. Miller, supported by Mr. Stabile to open the Public Hearing on Panera Bread – Drive Thru Addition – SLU #2013-04 at 7:11 p.m.

All Ayes

Motion Carried

Patrick Bennett, the civil engineer on record for the project from Core States Group spoke on behalf of Panera Bread.

Mr. Bennett explained that this is part of a nationwide program Panera Bread is doing to many of its Cafes, in which they retrofit the existing facility with a new drive thru addition. In this case, they have to add a bump to the existing building to facilitate the drive thru, he said. To accommodate the addition, there will have to be minor adjustments to the adjacent parking areas, Mr. Bennett said.

Mr. Bennett said that he has received a couple sets of comments from AEW and Community Planning and that he intends to address these items before returning to the commission for final approval. Mr. Bennett stated that for the most part he is in agreement with their comments, but that there are a few items to work through, all which are achievable.

Mr. LaBelle inquired as to the intent of the six Dumpsters currently behind the building.

Mr Bennett said that the Dumpsters would be consolidated. He explained that they would be replaced with two individual enclosures and that access would be reversed to coordinate with the one-way drive. Mr. Bennett also said that it would become a matter of coordination between Panera Bread and their adjacent tenants, and if need be, there will be extra pick-ups to facilitate any extra trash.

Mr. Miller asked about the trucks he saw unloading in the areas behind the stores. He also mentioned the potential danger should the trucks be traveling in the opposite direction of the Panera Bread traffic.

Mr. Bennett said he spoke to the café manager this afternoon and she has already begun to make people aware of the coming project. She is speaking with delivery drivers and patrons to get them trained to drive one-way instead of two, he said. According to Mr. Bennett, they will also use free standing directional signs and pavement markings to facilitate a smooth transition.

Mr. Bennett said he anticipates the construction to be complete during the third quarter of this year.

There were no comments from the public.

Motion by Mr. Miller, supported by Mr. DeMuynck to close the Public Hearing on Panera Bread – Drive Thru Addition – SLU #2013-04 at 7:14 p.m.

All Ayes

Motion Carried

Mr. Miller said it is customary for these items to be tabled for up to six meetings to allow the applicant time to get in touch with the engineer and finalize all the data.

- 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. Public hearing was set on March 26, 2013.**

Motion by Mr. Miller, supported by Mr. Alexie to open the Public Hearing on Emerald Ridge Farms,

LLC. – Proposed Horse Farm – SLU #2013-05 at 7:15 p.m.

All Ayes Motion Carried

Bill Thompson, a representative of the applicant, provided the commission with the special land use responses, Zoning Board of Appeals requests for tomorrow night’s ZBA meeting, and indicated that the applicant will also be on the Township Board’s agenda for their first meeting in May.

Mr. Thompson asked what would be needed for the lighting on the horse barn. He explained that there will be lights on the building itself, but that the lights will not be high-intensity, just regular wall packs.

Mr. Meagher said that the applicant would not need an illumination plan for that.

There were no comments from the public.

Motion by Mr. Miller, supported by Mr. Alexie to close the Public Hearing on Emerald Ridge Farms, LLC. – Proposed Horse Farm – SLU #2013-05 at 7:17 p.m.

All Ayes Motion Carried

6. REVIEWS:

- A. **SHALLER CORPORATION-SGN#2013-31: Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield MI 48051-Proposed new ground sign, located at: 29933 Commerce, Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. DeMuyck to approve Sign #2013-31.

All Ayes Motion Carried

- B. **GREAT CLIPS “FRONT” WALL SIGN-SGN#2013-32: Sign-A-Rama G-3322 Miller Rd. Flint MI 48507-Proposed new “front” wall sign, located at 34826 23 Mile Rd, Chesterfield MI 48047.**

Motion by Mr. LaBelle, supported by Mr. Moran to approve Sign #2013-32 contingent upon the owner reducing the size of the sign to 20 square feet.

All Ayes Motion Carried

- C. **GREAT CLIPS “TENANT PANEL” SGN#2013-33: Sign-A-Rama G-3322 Miller Rd., Flint MI 48507- Proposed double sided tenant panel, located at 34826 23 Mile Rd., Chesterfield, MI 48047.**

Motion by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-33.

All Ayes Motion Carried

Mr. Stabile said he spoke to the applicants tonight and explained that they needed to get on the agenda by the deadline so that Mr. Meagher would have time to review the plans and without time to review, the commission would not be prepared to do anything with the plans tonight.

On behalf of Chesterfield Hotels LLC., both Rich VanDever and Asad Malik addressed the commission.

The applicants said they met with the fire department and found out that they did not need a fire lane around the back and would like to show the screening in the best way possible.

Mr. Miller reminded the applicant that the commissioners just received the documents tonight and did not have time to review the updated plans.

Mr. Stabile confirmed that the fire department does not need a road around the back of the building and now the applicant has more room for screening.

The applicants said that since the last Planning Commission meeting, they have met with the engineers and fire chief and are just trying to get Community Planning and Management's comments regarding the screening.

Mr. Stabile said that the applicant knows that the screening is one of the commission's main concerns and they are just trying to determine what direction to go with it.

Mr. Malik, the owner and developer, told commissioners that the closing for the property is scheduled for Friday, April 26th. He said his only concern is the screening piece and he does not want there to be a problem with it.

Commissioners said that they don't necessarily have an issue with the screening, but they have not had time to look at it.

Mr. Malik explained that the leeway the fire department gave in regards to the access road has allowed him to increase the berm and put up more trees.

11. PLANNER'S COMMENTS:

Mr. Meagher suggested discussing the Wall Signs for Out-Lot Buildings at the next meeting because there should be a full commission.

12. COMMENTS FROM THE FLOOR:

Mr. Leonard recommended that commissioners contact Roseanne at the police department to determine the best time for obtaining an identification badge.

13. PROPOSALS FOR NEXT AGENDA:

Mr. LaBelle asked about pre-planning volunteers for the next meeting. Both Mr. Leonard and Mr. Eckenrode will attend.

Mr. Miller suggested that the discussion of Additional Wall Signs for Out-Lot Buildings be placed on the next agenda.

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. DeMuyck to adjourn the meeting at 7:24 p.m.

All Ayes

Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary