

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
May 28, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, May 28, 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: Jerry Alexie	Excused: Brian Scott DeMuynck
Rick LaBelle	Frank Eckenrode
Carl Leonard	
Paul Miller	
Jim Moran	
Ray Saelens	
Joe Stabile	

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. Saelens to approve the agenda as submitted.

All Ayes **Motion Carried**

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

5. PUBLIC HEARING: None

6. REVIEWS:

A. VOX CHURCH-SLU#2013-06: Vox Church, 26950 23 Mile Rd., Chesterfield, MI, 48051, Requesting Special Land Use for a church/place of worship, property located at 26950 23 Mile Rd., Chesterfield, MI 48051. Public hearing held on 5-14-13.

Motion by Mr. LaBelle, supported by Mr. Alexie to approve Special Land Use #2013-06.

Ayes: Mr. Alexie, Mr. LaBelle, Mr. Leonard, Mr. Miller, Mr. Moran, Mr. Saelens

Nays: Mr. Stabile

Motion Carried

B. SPINAL REHAB-NEW GROUND SIGN-SGN#2013-34: Sign Fabricators 43984 Groesbeck Hwy. Clinton Twp., MI 48036-Proposed new ground sign, located at 28880 24 Mile Rd, Chesterfield, MI. Tabled on 04/23/2013,

Mr. LaBelle said that the applicant was informed that in 2016 a new sign ordinance will take effect and the sign will need to change.

- E. JILLIAN'S CONEY & GRILLE-SGN#2013-42: Charles Speekman, 50800 Gratiot Ave., Chesterfield, MI 48051-Proposed new wall sign, located at 50800 Gratiot Ave., Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. Saelens to approve Sign #2013-42.

All Ayes Motion Carried

The applicant, Sal Alasma, said that he expects Jillian's Coney & Grille to open in the next couple of weeks.

- F. JOE'S CAR WASH-SIGN- SGN#2013-43: Kenneth Wink, 48675 Lorenzo Drive, Macomb, MI 48044-Proposed sig reface of a ground/monument sign located at 29600 23 Mile Rd., Chesterfield, MI 48047.**

Motion by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-43.

All Ayes Motion Carried

- G. JEFF HIMANEK-PROPOSED SPECIAL LAND USE-SLU#2013-08: Jeff Himanek, 50126 Van Dyke Ave., Shelby Twp., MI 48317. Requesting a Special Land Use for a proposed garage/ boathouse /storage building at the property located at 48658 Harbor Dr., Chesterfield, MI 48047. SET PUBLIC HEARING FOR JUNE 25, 2013.**

Motion by Mr. Miller, supported by Mr. Moran to set the Public Hearing for Jeff Himanek – Proposed Special Land Use – SLU #2013-08. The Public Hearing will be set for June 25, 2013.

All Ayes Motion Carried

- H. MOTORCITY FIREWORKS-SITE PLAN #2013-09: Elissa Burda, 14500 Laplaisance Rd. #B100, Monroe, MI 48161- Proposed Site Plan for a Fireworks Shop , located at 33075 23 Mile Rd., Chesterfield, MI 48047.**

Motion by Mr. Miller, supported by Mr. Saelens to approve Site Plan #2013-09.

All Ayes Motion Carried

Mr. Meagher said that Community Planning and Management has no objections to this request and would recommend approval of this site plan.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. LaBelle to approve the minutes from May 14, 2013.

All Ayes Motion Carried

8. COMMUNICATIONS: None

9. **NEW BUSINESS:** None

10. **OLD BUSINESS:** None

11. **PLANNER'S COMMENTS:**

A. BLUE DOG LIQUOR SHOP-ADMINISTRATIVE REQUEST #99: Joulia Atieh, 46420 Gratiot Ave., Chesterfield, MI 48051 Proposed installation of T1-11 boards which will be painted the same color of the building, to prevent break-ins. Located at address above.

Motion by Mr. Moran, supported by Mr. Miller to table Administrative Request #99 for up to six meetings to allow the applicant time to look at different avenues and review different materials that would be acceptable not only to the applicant but also to the Planning Commission.

All Ayes

Motion Carried

Mr. Meagher explained that Blue Dog Liquor Shop is seeking administrative approval to allow the installation of T1-11 boards to cover some of the windows, because the applicant has had some trouble with vandalism.

The applicant, Joulia Atieh, said he has had several break-ins during the last few months. On three different occasions, vandals have broken through panes of glass on the south side of the building, Mr. Atieh said.

Mr. Miller asked if they make a type of glass that is break proof.

Mr. Atieh said that he has laminated glass, but it can be pushed to the point where a vandal can get in to rob the store.

Commissioners agreed that the use of T1-11 boards would not improve the appearance of the area.

Mr. Atieh explained that it takes 62 seconds to rob the store. He said, that by the time the alarm company calls him, then calls the police department the vandals are gone. The last three break-ins have not resulted in any arrests, said Mr. Atieh.

Mr. Miller inquired as to the possibility of hiring a private security guard after hours.

Mr. Atieh said that a private security guard would be too expensive.

Mr. Alexie asked about the use of security cameras.

Mr. Atieh said he has 8 total security cameras; two outdoors and six indoors.

Mr. Meagher suggested the applicant may want to seek an architect to give advice on how to make it more decorative.

Commissioners agreed that it would be really hard to approve this request as it looks now.

Mr. Leonard suggested the applicant may want to look into lexan. He said it is like a plexiglass, but lexan can bend while other types of plexiglass will snap.

Mr. Moran suggested tabling this request in order for the applicant to look into other alternatives that might be a better option.

Mr. Meagher recommended the applicant find an alternative that would provide security, but with better aesthetic detail.

Mr. Atieh said he planned to paint the T1-11 boards so that they will be the same color and look just like the existing wall.

Mr. Miller said the Township has an all brick ordinance and the wood would not be allowed.

Mr. Meagher suggested the applicant contact an architect and offered that person to contact him directly to come up with an alternative that would protect the applicant from vandalism and would also be acceptable to the commission.

Mr. Atieh said he leases the unit and has looked at other solutions, but the cost is so great that he cannot afford it.

Mr. Stabile said that he does not see the commission agreeing to the use of T1-11 boards.

Mr. Leonard suggested Laird Plastics, located on Groesbeck and 11 Mile Roads, as a possible resource for obtaining a type of security plastic that might provide a better alternative than T1-11 boards.

12. COMMENTS FROM THE FLOOR: None

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. Moran to adjourn the meeting at 7:25 p.m.

All Ayes

Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary