

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
June 11, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, June 11, 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: Jim Moran
Frank Eckenrode	
Rick LaBelle	
Carl Leonard	
Paul Miller	
Ray Saelens	
Joe Stabile	
Brian Scott DeMuynck	

Others: Larry Dloski, Seibert and Dloski

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:

A. TRIPLE R.D., LLC.-PROPOSED REZONING-PETITION #326: Triple R.D., LLC, 21600 Quinn Rd., Clinton Twp., MI 48035-Requesting to rezone property which is vacant which is located on the south side of 26 Mile Rd. and east of Bates from M-1 (Light Manufacturing) to M-2 (Heavy Industrial).

Motion by Mr. Miller, supported by Mr. Alexie to open the Public Hearing on Triple R.D., LLC – Proposed Rezoning – Petition #326 at 7:04 p.m.

All Ayes **Motion Carried**

John Monte from Project Control Engineering spoke on behalf of Triple R.D. He said their representative, Charles Bussey, who was going to do a presentation and discuss some of the details of the project was unable to attend tonight's meeting. Mr. Monte asked the commission to extend the public hearing until the next meeting to allow Mr. Bussey the opportunity to answer any questions.

Mr. Monte gave an overview of the proposal. He said the site is 99 acres and located on the south side of 26 Mile Road, just east of Bates, between Bates and the railroad tracks. The property borders the railroad tracks, which the applicant hopes to have access to in the future, said Mr. Monte.

Mr. Monte explained that the property is currently zoned M-1 and is surrounded by industrial zoning with the exception of agricultural which borders the west side of the property. He said that Triple R.D. is proposing that the property be rezoned from M-1 to M-2 with a conditional rezoning in that the property would be used for just composting and farming operations and all other uses would fall under the M-1 guidelines. According to Mr. Monte, the reason for this request is because within the M-1 zoning district there is no option for Special Land Use; he said it specifically excludes stockpiling of material which would be needed to compost.

After discussion with the Township's planning consultant, it seemed the only option in pursuit of this activity was to request a rezoning of the property, said Mr. Monte.

Mr. Monte said the applicant felt it was good to offer a conditional zoning so that the Township would still have the majority of M-1 use, as intended for that area, but would allow Triple R.D. an additional use to stockpile material. Additionally he said this would be consistent with the Master Plan, which calls for industrial in the area.

A site plan displaying the intended use for the property has already been submitted, said Mr. Monte.

Mr. Miller asked how many cubic yards of material will be held at the site.

Mr. Monte said he did not have the exact calculation, but could provide it at the next meeting. He stated that a series of wind row stockpiles was shown on the drawings.

Mark Tava addressed the commission and stated that his family owns property adjacent to the site. He noted that a composting operation on North Avenue between 24 and 25 Mile Roads produces a "pretty good smell" and that he is concerned about the potential for such in this area. He also said there is a residential house near the site and he is worried about the impact of compost odor on its property value.

Commissioners confirmed the location of Mr. Tava's property in relation to the proposed rezoning.

Joe Ilowski, who owns property to the east of the site and next to the railroad tracks, addressed the commission. He is concerned about odor, environmental impact and the amount of truck traffic at the site. Mr. Ilowski said he owns a rental home near the site and is concerned for the tenants and worried about his property value.

The location of Mr. Ilowski's property, between Ludeman's and west of the railroad tracks, was confirmed by commissioners.

Joann VanHoeck said that she owns property on Bates Road near where the rezoning is being requested. She asked how the water table levels will be affected with the processes being used for the composting and how it might affect the agricultural farming that is still in the area. She also expressed concern over traffic and odor.

Ms. Van Hoeck clarified for commissioners that she lives in Clinton Township, but owns a farm in Chesterfield Township located next to the proposed rezoning.

A member of the audience asked if they would be notified by mail of the next public hearing.

Mr. Miller and Mr. DeMuyndck said that property owners would not be notified by mail of the next meeting. They stated that the next meeting would be held on June 25, 2013 at 7:00 p.m.

Mr. Monte said that he does not see how this type of activity will affect the water table. He said nobody will be drawing from ground water. There will be some additional farming taking place like the other residents are doing, he added.

Mr. DeMuyndck referenced decomposition of the top part into the soil, and asked about the drainage into the ground for well water.

Mr. Monte said that the intent would be to drain into a retention area that stays on site.

Mr. Dloski asked the applicant if there was a leachate control system.

Mr. Monte said he was not aware of any type of leachate from this material. He said there would be drainage swales from the clay that is there now leading to a retention area so all of that can remain on site.

He confirmed that the leachate will be collected and stored in a retention basin where it will retain the water.

Mr. DeMuyndck asked if the retention basin would have a lining.

Mr. Monte said the basin would probably have a clay lining, but that the final details of design are not yet complete. He explained that the idea was for it to remain on site where the material could be tested to make sure there would not be any issues for anything that could be discharged.

Motion by Mr. Miller, supported by Mr. Saelens to table Triple R.D., LLC – Proposed Rezoning – Petition #326 with the public hearing to remain open until the next meeting on June 25, 2013.

All Ayes **Motion Carried**

6. REVIEWS:

- 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. Updated Site Plans submitted for review. Tabled on May 14, 2013

Motion by Mr. LaBelle, supported by Mr. Alexie to approve Special Land Use # 2013-04 contingent upon compliance with the report from Anderson, Eckstein and Westrick (AEW).

All Ayes **Motion Carried**

- B. **VOX CHURCH-SGN#2013-44:** Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield Twp., MI 48051-Proposed sign resurface for a ground/monument sign, located at 26950 23 Mile Rd., Chesterfield, MI 48051.

Motion by Mr. LaBelle, supported by Mr. Stabile to approve Sign #2013-44.

All Ayes **Motion Carried**

- C. **VOX CHURCH-SGN#2013-45: Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield Twp., MI 48051-Proposed new wall sign, located at 26950 23 Mile Rd., Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. Miller to table Sign #2013-45 because the sign exceeds the 8:1 ratio requirement of the Township ordinance.

All Ayes **Motion Carried**

Mr. LaBelle said that the applicant requested this item be tabled until the next meeting to give them time to adjust the size of the sign.

- D. **VOX CHURCH-SGN#2013-46: Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield Twp., MI 48051-Proposed new directional sign for entrance, located at 26950 23 Mile Rd., Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. Alexie to approve Sign #2013-46.

All Ayes **Motion Carried**

- E. **LEONG'S 21 MILE RESTAURANT-SGN#2013-47: Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield Twp., MI 48051-Proposed new wall sign, located at 46590 Gratiot Ave., Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. Miller to approve Sign #2013-47.

All Ayes **Motion Carried**

- F. **TOM'S CABINETRY-SGN#2013-48: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045-Proposed new wall sign. Located at 53377 Gratiot Ave., Chesterfield, MI 48051.**

Motion by Mr. LaBelle, supported by Mr. Saelens to approve Sign #2013-48.

All Ayes **Motion Carried**

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller supported by Mr. DeMuyneck to approve the minutes from May 28, 2013.

All Ayes **Motion Carried**

8. COMMUNICATIONS:

- A. **D'ANNA BUILDING COMPANY FOR WOODSIDE VILLAGE CONDO'S -SITE PLAN #2004-46: Located south of 24 Mile Road, east of Baker Rd. Letter of extension included for approved**

Site Plan above, the last “one year” extension was granted on May 29, 2012.

Motion by Mr. Miller, supported by Mr. Alexie to deny Site Plan #2004-46 to give the applicant time to submit a new site plan so that the commission may assess the development on the current zoning ordinances.

All Ayes Motion Carried

9. NEW BUSINESS: None

10. OLD BUSINESS: None

11. PLANNER’S COMMENTS:

Mr. Miller stated that Mr. Meagher was excused from attending tonight’s meeting.

12. COMMENTS FROM THE FLOOR:

Mr. LaBelle asked about pre-planning volunteers for the next meeting.
Both Mr. Saelens and Mr. Eckenrode agreed to participate.

13. PROPOSALS FOR NEXT AGENDA:

Mr. Miller said that the commission will probably discuss the item left on the table during tonight’s meeting. He also said that Additional Wall Signs for Out-Lot Buildings may be discussed at the next meeting.

Mr. Dloski said that he will be present at the next meeting.

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Saelens to adjourn the meeting at 7:19 p.m.

All Ayes Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary