

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
July 9, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, July 9, 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
Frank Eckenrode
Rick LaBelle
Carl Leonard
Paul Miller
Jim Moran
Ray Saelens
Joe Stabile
Brian Scott DeMuynck

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. Saelens to approve the agenda with the addition of:

Under Planners Comments, **Chesterfield Township Planning Commission By-Laws**

All Ayes Motion Carried

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

5. PUBLIC HEARING: None

6. REVIEWS:

A. VIP LOGISTICS PROPOSED ADDITION – SITE PLAN #2013-02: ERIK HEIDERER, 44045 GRATIOT, CLINTON TWP., MI 48036 – REQUESTING A PROPOSED ADDITION TO AN EXISTING BUILDING LOCATED AT 29400 25 MILE ROAD. NO PLANS HAVE BEEN SUBMITTED, TABLED 5/14/2013.

Motion by Mr. LaBelle, supported by Mr. Miller to table Site Plan #2013-02, at the applicant's request. This would be tabled for up to three meetings with the deadline being August 27, 2013.

All Ayes Motion Carried

- B. SUBWAY PROPOSED NEW WALL SIGN #2013-03: PHILLIPS SIGN, 40920 EXECUTIVE DR., HARRISON TWP., MI 48045. PROPOSED NEW WALL SIGN LOCATED AT 45400 MARKETPLACE BLVD. NO REVISED PLANS HAVE BEEN SUBMITTED, TABLED ON 1/15/13.**

Motion by Mr. LaBelle, supported by Mr. Alexie to deny Sign #2013-03.

All Ayes Motion Carried

- C. PREMIER BOWL PROPOSED NEW GROUND SIGN #2013-16: GLOBAL SIGNS, 22907 DEQUINDRE, HAZEL PARK, MI 48030. PROPOSED NEW GROUND SIGN LOCATED AT 32151 23 MILE ROAD. NO REVISED PLANS HAVE BEEN SUBMITTED, TABLED ON 2/12/13.**

Motion by Mr. LaBelle, supported by Mr. DeMuyne to deny Sign #2013-16.

All Ayes Motion Carried

- D. LESLIE TIRE PROPOSED NEW WALL SIGN #2013-50: MLS SIGNS, INC., 25733 D'HONDT CT., CHESTERFIELD, MI 48051. PROPOSED NEW WALL SIGN LOCATED AT 53095 GRATIOT.**

Motion by Mr. LaBelle, supported by Mr. Moran to approve Sign #2013-50.

All Ayes Motion Carried

- E. LOTTIEVUE RIVERSIDE PROPOSED NEW GROUND SIGN #2013-51: HAROLD T. YOUNCE, TREASURER FOR LOTTIEVUE RIVERSIDE CONDO ASSOCIATION, 33854 AU SABLE, PROPOSED NEW GROUND ENTRANCE SIGN ON JEFFERSON.**

Motion by Mr. LaBelle, supported by Mr. DeMuyne to approve Sign #2013-51.

All Ayes Motion Carried

- F. BRENTWOOD LIMOUSINE PROPOSED GROUND SIGN RESURFACE #2013-52: BRENTWOOD DISTINGUISHED EXECUTIVE TRANSPORTATION, 50695 CHESTERFIELD ROAD. PROPOSED GROUND SIGN RESURFACE LOCATED AT THE ABOVE ADDRESS.**

Motion by Mr. LaBelle, supported by Mr. Alexie to approve Ground Sign Resurface #2013-52 contingent upon the applicant adding an address to the sign.

All Ayes Motion Carried

- G. SPRINT DIGICOM PROPOSED NEW 2ND WALL SIGN #2013-53: SIGN FRABRICATORS, 43984 GROESBECK, CLINTON TWP., MI 48036. PROPOSED 2ND WALL SIGN (NORTH ELEVATION) LOCATED AT 51313 GRATIOT.**

Motion by Mr. LaBelle, supported by Mr. Alexie to approve 2nd Wall Sign #2013-53.

All Ayes Motion Carried

Mr. Saelens asked if this was a half-size sign.

Commissioners confirmed that it was a half-size sign.

H. DAMICO DEVELOPMENT PROPOSED NEW GROUND SIGN #2013-54: SIGNS & MORE, 1371 SOUTER TROY, MI 48083. PROPOSED COMMERCIAL LEASE SIGN LOCATED AT 51490 GRATIOT.

Mr. LaBelle suggested that the commission not take action on Sign #2013-54. He stated that this sign does not have to come in front of the Planning Commission. It is more of a Building Department issue, he said.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. DeMuynck to approve the minutes from June 25, 2013.

All Ayes Motion Carried

8. COMMUNICATIONS: None

9. NEW BUSINESS: ELECTION OF OFFICERS OF THE COMMISSION

Motion by Mr. LaBelle, supported by Mr. Saelens to elect Paul Miller as **Chairman**.

All Ayes Motion Carried

Motion by Mr. Miller, supported by Mr. LaBelle to elect Joe Stabile as **Vice-Chair**.

All Ayes Motion Carried

Motion by Mr. Miller, supported by Mr. Moran to elect Rick LaBelle as **Secretary**.

All Ayes Motion Carried

Motion by Mr. Miller, supported by Mr. LaBelle to elect Ray Saelens as the **Alternate Secretary**.

All Ayes Motion Carried

10. OLD BUSINESS: None

11. PLANNER'S COMMENTS:

ADMINISTRATIVE REQUEST #101-PLYMOUTH VILLAGE CONDO ASSOCIATION: REQUEST IS TO ALLOW THE 3 SEMI-PERMANENT CHAIN FENCE PANELS TO REMAIN IN THEIR EXISTING LOCATIONS FOR THE ABOVE DEVELOPMENT.

Motion by Mr. Miller, supported by Mr. Saelens to table Administrative Request #101 and send it to the Fire Department for consideration.

All Ayes

Motion Carried

Mr. Meagher said the applicant is requesting that the three semi-permanent chain fence panels remain at the development. He said that there has been some concerns from the residents of people going back there and causing problems.

Mr. Meagher suggested tabling this request and sending it to the Fire Department for consideration. He said that the township engineers, Anderson, Eckstein and Westrick (AEW), recommended denial of this administrative request.

CHESTERFIELD TOWNSHIP PLANNING COMMISSION BY-LAWS

Mr. Meagher said that at tonight's meeting, commissioners received a copy of new by-laws for the Planning Commission. He said that these by-laws reflect the newer state law and explained the procedure for adopting the latest version. The Planning Commission by-laws should be introduced at one meeting and adopted at the next, said Mr. Meagher.

Motion by Mr. Miller, supported by Mr. Saelens to accept the Planning Commission by-laws for review and to have them placed on the agenda for the next Planning Commission meeting.

All Ayes

Motion Carried

12. COMMENTS FROM THE FLOOR:

David Averitt, a representative from Plymouth Village addressed the commission in regards to Administrative Request #101.

Mr. Averitt said that when the fencing went up three years ago, the Fire Department did not have any concerns with it.

He explained that without the fencing, the area was previously being used for drug trafficking, illegal activities and as a drag strip. Since the fencing has been in place, 85-90% of the problems have gone away and calls to police have been reduced, Mr. Averitt said. He stated that the reduction in police presence has been a cost savings to the residents and to the Township.

Mr. DeMuynck suggested the applicant get in touch with Rick Schroeder from the Fire Department to obtain a letter of approval.

Mr. LaBelle said that the Township needs access to all the utilities (gas, electric, water, and sewer).

Mr. Averitt said it is easy to drive around the fence. The Water Department is in the area often and has never complained about the access. The fence has gates that can be opened to allow greater access, he noted.

Mr. Meagher recommended the applicant contact AEW in regards to the engineering concerns. He also suggested the applicant schedule a meeting with AEW and the Water and Sewer Department.

Commissioners thanked their officers for doing a great job during the past year and for accepting their positions for another term.

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

Mr. Leonard and Mr. DeMuynck will not be in attendance at the next meeting.

Mr. Miller will be unable to attend the August 13th meeting.

Mr. Miller raised the issue of fireworks tents. Mr. DeMuynck said he called Code Enforcement on July 2nd regarding one on Market Place Boulevard across from the credit union, which had an extremely large sign. Mr. Miller said he took pictures of the site.

Similarly, Mr. DeMuynck said he received a complaint about a large sign atop Wooden Keg Party Store stating "State Minimum Liquor Prices". Commissioners indicated no approval was given for the sign.

Mr. Miller noted that tent season is almost over. He added that other communities don't seem to have the same problem with tent sales and that there are things that can be done to improve the situation.

Mr. DeMuynck said he has no problem with big box stores holding tent sales because those businesses bring money into the township. Firework vendors and other tent sale operators pay their fee, make their money but do not pay taxes to the township, he said.

Mr. Miller said other communities do not look as blighted as the township in this regard.

Mr. DeMuynck said the township needs an ordinance limiting tent sales to township businesses.

Mr. Miller said Buscemi's at Gratiot and 25 Mile was the nicest of all the tent sales he observed in the township while taking photos of each recently. One recently approved fireworks store on 23 Mile Road had illegal signs on the building, he noted. The township enforces sign restrictions for everyone except firework vendors, he said.

Mr. Meagher said they are violating existing parking and sign ordinances. Township ordinance already requires anyone wanting outdoor sales to come to the Planning Commission for special land use each year. Fireworks are allowed to go in, but nothing guarantees them a tent unless they go through proper approvals with the township, he said.

Mr. Miller said those vendors operate only in their best interests and create blight in the township for the two-and-a-half weeks they are here.

Mr. Leonard asked if any other commissioners have seen Home Depot. Inventory has been placed in front of the building, so much so that it blocks the view of the store, he said. Mr. Saelens said Lowes is the same way.

13. PROPOSALS FOR NEXT AGENDA: None

14. ADJOURNMENT:

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

All Ayes

Motion Carried

Rick LaBelle, Secretary

Amanda Willard, Recording Secretary