

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**September 10, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 10, 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 7:00 P.M.

**2. ROLL CALL:**

Present: Paul Miller  
Joe Stabile  
Rick LaBelle  
Ray Saelens  
Carl Leonard  
Jerry Alexie  
James Moran  
Frank Eckenrode  
Brian-Scott DeMuyck

Others: Pat Meagher, Community Planning & Management

**3. APPROVAL OF THE AGENDA**

**Motion by** Mr. Miller to approve the agenda

**Supported by** Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**

**4. SUB COMMITTEE REPORT** (Committee will report on items under Review)

**5. PUBLIC HEARING: None**

**6. REVIEWS:**

- A. SITE PLAN #2013-02:** Erik Heiderer, 44045 Gratiot, Clinton Twp., MI 48036. Proposed addition to existing building located at 29400 25 Mile Road for VIP Logistics. Tabled July 9, 2013.

Mr. LaBelle stated that the applicant's representatives have asked the Commission to Table it again for the third time.

**Motion** by Mr. LaBelle to Table Site Plan #2013-02 for up to two meetings which would be Tuesday, October 8<sup>th</sup> and he stressed to the applicants representatives very strongly that this would be the last time they would table this site plan and the representative agreed that he would have the information by the October 8<sup>th</sup> meeting.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SIGN # 2013-63:** Sign Fabricators, 43984 Groesbeck, Clinton Township, MI 48036. Proposed relocation of existing wall sign from one store front to another located at 52274 Gratiot for Drop Everything & Dance.

**Motion** by Mr. LaBelle to approve Sign #2013-63 for Drop Everything & Dance - the sign meets the Township ordinances.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. SIGN #2013-64:** Party City, 35901 Veronica, Livonia, MI 48150. Proposed new wall sign located at 51364 Gratiot for Halloween City.

**Motion** by Mr. LaBelle to approve Sign # 2013-64. He stated that the sign exceeds the 8 to 1 ratio and he was proposing to allow them to use the sign this year. However, he stated that next year the applicants will be required to adjust the sign to meet the 8 to 1 ratio as well as make it contingent upon them removing the pylon sign out on Gratiot.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. SITE PLAN # 2013-13:** Stevens Architects, L.L.C., 209 Huron Ave., Suite # 1, Port Huron, MI 48060. Proposed addition to an existing industrial building located at 30301 Commerce Blvd. for Achatz Homemade Pie L.L.C.

Mr. LaBelle stated that Site Plan # 2013-13 is for Achatz Homemade Pies. They are proposing an addition of a freezer at the back of the building.

**Motion** by Mr. LaBelle to approve # Site Plan # 2013-13 the addition of the freezer on to the back of the building.

**Supported** by Mr. Moran

Mr. LaBelle added to his motion that AEW was suggesting that the Commission ask the owner to add parking to the Site Plan. He stated that speaking with the architect representing Achatz Pies that evening he was told that next year Achatz planned to add parking spaces at the back of the building.

Mr. Moran continued support

**Ayes: All**

**Nays: None**

**Motion Carried**

**E. SITE PLAN #2013-14:** Bayview Engineering, 8240 Long Island Ct., Fair Haven, MI 48023. Proposed addition to an existing industrial building located at 50790 Richard W. Blvd., for Profile Manufacturing, L.L.C.

Mr. LaBelle stated that the applicant has requested that the Site Plan # 2013-14 be Tabled up to two meetings up until the 8<sup>th</sup> of October. He stated that there were some items that needed to be addressed such as the report from A.E.W. and also the report from the Fire Department.

**Motion** by Mr. LaBelle to Table Site Plan # 2013-14 up to two meetings.

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

**7. APPROVAL OF MINUTES FROM PRIOR MEETING:**

**Motion** by Mr. Miller to approve the meeting minutes from August 27, 2013 with a few changes. He stated that under the Administrative Request for Sugarbush Tavern the correct date should be September 27<sup>th</sup>, 28<sup>th</sup> and 29<sup>th</sup>. He also stated that under # 11 Mr. Miller made the motion to adjourn.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

**8. COMMUNICATIONS:**

There were no communications.

**9. OLD BUSINESS:**

There was no old business.

**10. NEW BUSINESS**

There was no new business.

**11. PLANNERS COMMENTS:**

- A. ADMINISTRATIVE REQUEST #102:** Pointe Products, 49755 Leona Drive, Chesterfield, MI 48051. Applicant is requesting approval to allow a Prefabricated detached building to remain in its current location. Tabled on August 27, 2031.

Mr. Meagher stated that the Commission will recall that they Tabled this at a previous meeting to confirm approval by the Fire Department and the Building Department. He stated that both of those Departments have confirmed that they are happy with the request and based on that they would look for a motion to approve the Administrative Request # 102.

**Motion** by Mr. Moran to approve Administrative Request # 102.

**Supported** by Mr. Alexie

**Ayes: Moran, Alexie, Miller, Stabile, LaBelle, DeMuyneck, Eckenrode, Leonard**

**Nays: Saelens**

**Motion Carried**

**12. COMMENTS FROM THAT FLOOR PERMITTED BY THE COMMISSION ON AGENDA OR NON-AGENDA MATTERS.**

There were no comments from the floor.

**13. PROPOSAL FOR THE NEXT AGENDA:**

Mr. LaBelle asked for volunteers for the next preplanning meeting.

Mr. Alexie and Mr. Saelens both volunteered to attend the meeting.

**14. ADJOURNMENT:**

**Motion** by Mr. Miller to adjourn at 7:09 PM.

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***