

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**September 24, 2013**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 24, 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  
James Moran  
Frank Eckenrode  
Brian-Scott DeMuyck

Absent: Jerry Alexie, *excused*

Others: Pat Meagher, Community Planning & Management

**3. APPROVAL OF THE AGENDA**

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

**Supported by Mr. Saelens**

**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 #2013-11: PROPOSED NEW COMMERCIAL SITE PLAN # 2013-11: Harvey Weiss, 32820 Woodward Avenue, Royal Oak, MI 48073. Proposed retail in an outlot in the Meijer parking lot at 27255 23 Mile Road. Tabled 8-13-13.**

Mr. LaBelle stated that the applicant was present at the meeting and that they had come to some agreement. He explained that Mr. Meagher put together the Planning Report and there were four items on the report and the applicants agreed to all of the items; one being that the building be constructed of all brick. He mentioned that currently the building was being constructed of stone and masonry block.

Mr. Meagher stated that they had agreed to the use of the stone.

Mr. LaBelle repeated that they did agree with the stone.

Lou Phillips, the representative from Weiss Properties, 32820 Woodward Avenue, Royal Oak, MI addressed the Commission.

Applicant stated that they agreed with the use of brick and he mentioned that they thought the stone would be a nice accent for the building.

Mr. Saelens asked if the building would have two colors of brick, as they were going to use two colors of blocks?

Applicant replied that they would probably be using three colors. He pointed out on the plans that there would be one color here and a darker color in this area and there is a lighter color in this area.

Mr. Saelens stated that on the plan it shows four foot high ground face block.

Applicant replied that they would make that area brick.

Mr. Leonard asked if the vertical lighter color was limestone or brick?

Applicant answered that would be a lighter color brick.

Mr. Eckenrode asked so the applicant got rid of the stone?

Applicant replied no the stone would be right in this area.

Mr. Leonard asked about the size of the signage on the north and south elevations and if they were as they were supposed to be? He stated that he was asking because they look like they are the same size.

Applicant pointed out on the plans and stated that they were just place holders to show how many tenants and they would match the sign ordinances.

Mr. Eckenrode verified with the applicant that the brick would be at the front and back of the building?

Applicant stated correct. The brick would be at the front and back of the building.

Mr. Saelens verified all four sides would be brick.

Applicant stated that he understood all four sides would be constructed of brick.

Mr. Saelens mentioned that he liked the way the applicants made the entrance now to where it is not going to back up the traffic on 23 Mile, the way he thought it would with the original plans.

Mr. Meagher suggested that if they were going to act on the application that evening that they make a motion to approve that it be subject to not only the Planner's comments, but subject to the variance for the setback and for the lot area. He stated that as far as the parking they were going to adjust the calculations and they believe they are going to meet that based on the 1 to 200 standard. He stated that for consistency purposes he thought would be appropriate to be utilized for the site.

Mr. Saelens made a comment that was inaudible?

Mr. Meagher stated if they wished, most of them are redundancies and the ones that deal with parking and lighting aren't really pertinent because they are already addressed in the applicants submittal.

Mr. Miller asked how close were the applicants to starting the project?

Applicant stated that they have to get the variance and they would be ready to start the project. He mentioned that Meijer's is also impatient and is anxious to close.

Mr. Meagher stated that realistically, time wise, he did not think that they would be breaking ground on this until next year, probably in the spring.

**Motion** by Mr. LaBelle to approve Site Plan 2013-11 contingent upon complying to the Planner's Report, the building being constructed of brick instead of block, and also contingent upon the approval of the variance that is being requested tomorrow evening with the ZBA.

**Supported** by Mr. Miller

Mr. Meagher stated that just for clarification would that exclude the parking variance that they discussed.

Mr. LaBelle stated that it would exclude the parking variance as was discussed.

Mr. Miller continued support.

**Ayes: All**

**Nays: None**

**Motion Carried**

**B. SIGN REVIEW # 2013-59:** Intercity Neon, P.P. Box 3762, Centerline, MI 48015. Proposed new wall sign located at 51499 Gratiot for Panera Bread. Tabled 8-27-13.

**Motion** by Mr. LaBelle to approve the resubmitted application

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

**C. SIGN #2013-65:** Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp., MI 48045. Proposed ground sign resurface for Stanley Engineered Fastening, located at the 49201 Gratiot entrance.

**Motion** by Mr. LaBelle to approve Sign # 2013-65 for the resurfacing of a ground sign for Stanley Engineered Fastening located at the Gratiot entrance contingent on the addition of the address to the sign

**Supported** by Mr. DeMuynck

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. SITE PLAN # 2013-66:** Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp., MI 48045. Proposed ground sign resurface for Stanley Engineered Fastening, located at the 50501 E. Russell Schmidt Blvd. entrance.

**Motion** by Mr. LaBelle to approve # Site Plan # 2013-66 65 for the resurfacing of a ground sign for Stanley Engineered Fastening located at the Russell Schmidt entrance contingent on the addition of the address to the sign

**Supported** by Mr. DeMuyck

Mr. Saelens asked if the applicant was present at the meeting.

Mr. DeMuyck replied that the applicant had been present at the meeting.

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from September 10, 2013.

**Supported** by Mr. Saelens

**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:**

Mr. Meagher stated that he had no report that evening.

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

Dan Ross, 30114 Prospect, Chesterfield, MI addressed the board.

Mr. Ross stated that he was vice-president of the Plymouth Village Condo Association and he had heard a rumor that development may start on Plymouth Village South in the near future.

Mr. DeMuyck stated that nothing has been before them or the Township Board concerning the development.

Mr. Miller mentioned that there has been nothing that has come before the Planning Commission about it either.

Mr. Meagher explained that there has not been anything submitted formally; he stated that they may have attended a preliminary engineering meeting.

Mr. Ross stated that he heard a rumor that maybe development may start in the next year.

Mr. DeMuyck asked if they possibly were before the Planning Commission about fences?

Mr. Saelens replied right.

Mr. DeMuyck commented that they were here about the fences and blocking off the driveways.

Mr. Ross reiterated that he heard a rumor that maybe development may start in the next year or so. He stated that the management company mentioned it to their board. He asked if they did develop the property would they have to do a new site plan.

Mr. Meagher stated that they would have to do a new site plan if they were to change anything but they probably would not have to since they already started with the existing site plan. He stated that there was a master deed governing it. He mentioned that he did not know the status of that master deed was at this point.

Mr. Ross asked if they were to develop it would it come back to the Planning Commission.

Mr. Meagher replied yes it will.

Mr. Miller commented that all of their agendas are on the Township website.

Mr. Ross asked if the neighboring residents be advised?

Mr. Meagher stated that he did not remember if Plymouth Village was approved as a PUD or if it was just a standard multi-family development. He explained that if it was a PUD and would be modified, it would have to be advertised. He recommended that Mr. Ross talk to the Planning Department and ask them if he could leave his name and number and see if they would contact him if something is submitted.

Mr. Ross asked what is a PUD?

Mr. Meagher stated that a PUD is a Planned Unit Development. He asked if that was the Lombardo Development originally?

Mr. Ross replied yes originally.

Mr. Meagher stated that he thought it came in under a PUD. He asked Mr. DeMuyneck if he recalled if it was a PUD?

Mr. DeMuyneck replied no. He mentioned that he knew that they had the gates up and waterlines laying on top of the ground for sprinkler systems over there.

Mr. Ross stated that he also understood that there were two separate owners for the development. One fellow owns sixteen lots and someone else owns the balance.

Mr. Meagher stated that his understanding was that the Leone Brothers purchased the remainder of the development from auction or bank conversion, he was not sure which.

Mr. DeMuyneck suggested Mr. Ross check with the Macomb County Registrar of Deeds.

Mr. Ross asked if the new developers decided to do something different from the original plans could they do that?

Mr. Meagher replied that technically they could, however, they would have to come back in and modify the plan.

Mr. Ross stated so the original site plan would have to be adhered to but the other guys that own the 16 lots could do something different.

Mr. Meagher stated that any modification whatsoever would have to come in front of the Planning Commission.

Mr. Ross asked so the only way they would be notified would be by looking at the website.

Mr. Meagher replied yes, or contact the Planning Department and give them your name and number so they can put it in the filing folders, so if something comes up they can notify your Association.

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

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

Mr. Stabile asked the date of the meeting?

Mr. LaBelle replied October 15<sup>th</sup>.

Mr. Leonard and Mr. Moran both volunteered to attend the meeting.

**14. ADJOURNMENT:**

**Motion** by Mr. Miller to adjourn at 7:16 PM.

**Supported** by Mr. DeMuyck

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***