

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

October 29, 2013

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 29, 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
Carl Leonard
Jerry Alexie
James Moran
Frank Eckenrode
Brian-Scott DeMuyndck

Absent: Ray Saelens, *excused*

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda

Supported by Mr. DeMuyndck

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 #2013-14:** Bayview Engineering, 8240 Long Island Court, Fair Haven, MI 48023. Proposed addition to an existing building located at 50790 Richard W. Blvd. Profile Manufacturing L.L.C. Tabled 10-15-13.

Mr. LaBelle stated that the applicant has not come forward with any new information or designs. He mentioned that applicant asked to be tabled on October 15th to this meeting.

Motion by Mr. LaBelle to deny the request.

Supported by Mr. Miller

Mr. Meagher stated for the record that the reason for the motion to deny was that the design does not meet the zoning ordinance at this time.

Mr. LaBelle agreed that Mr. Meagher's statement be added to his motion.

Mr. Miller continued support

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW # 2013-67:** Sign Fabricators. Inc., 43984 N. Groesbeck, Clinton Twp., MI 48036. Proposed new wall sign for Liberty Tax located at 52312 Gratiot in the Woodberry Plaza south of 24, on the east side of Gratiot.

Motion by Mr. LaBelle to approve Sign #2013-67 because it meets all the Township ordinances.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW #2013-68: Allied Signs, Inc. 33650 Giftos "Drive, Clinton Twp., MI 48035. Proposed relocation of existing McDonald's ground sign located at 28320 23 Mile Road.

Mr. LaBelle stated that after looking at the location of their ground sign he understood the hardship and their reasoning for wanting to move the sign closer to the easement on 23 Mile Road.

Motion by Mr. LaBelle to approve Sign # 2013-68 for the relocation of the ground sign

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW # 2013-69: Joseph A. Dakhi, 3731 Ravenswood, Marysville, MI 48040. Proposed new wall sign for I Phone Repair located at 49668 Gratiot, east side of Gratiot between 22 & 23 Mile Road.

Mr. LaBelle stated that after reviewing the application the Commission still had some things they wanted to discuss with the applicant.

Joseph A. Dakhi, 3731 Ravenswood, Marysville, MI 48040 addressed the Commission.

Mr. Miller mentioned to the applicant that he should really have been present for the preplanning meeting.

Applicant apologized for being late.

Mr. LaBelle stated that the physical size of the sign appears to meet the criteria. He mentioned that the only thing he would like to see would be a different placement for the sign. He explained that there was an architectural feature at the front of the building that the applicant would be covering up. He would suggest that the sign be moved between the architectural feature and the keystone over the top of the doorway. He asked the applicant if that was a possibility?

Applicant asked if Mr. LaBelle meant to bring the sign down below the limestone feature?

Mr. LaBelle replied yes. He asked if the applicant would have a problem with that?

Applicant answered that he was not going to drill into that limestone and they were going to go into the brick and have the sign just sit onto that limestone. He stated that he did not think the customer would have an issue with bringing the sign down beneath that limestone.

Mr. Miller mentioned that the Commission would like to keep that limestone feature visible.

Mr. Stabile commented that they were not sure the sign would fit between there though and if that would be the problem.

Applicant stated that it was about 38" at the top of the sign, something like that. He was not really sure because he did not take that measurement.

Mr. Meagher mentioned that the Commission basically would he thought offer the applicant two options. The first one would be to keep the design they currently have and put it between the keystones and the other option would be to change the sign so that I Phone Repair is all in one line and put it between the keystones.

Mr. Leonard mentioned that would match the other two signs because I Phone Repair on them is all on one line.

Applicant agreed that the I Phone Repair is on one line on the other two signs.

Mr. Leonard stated that way the sign on the building would match the other two signs and would fit nicely between.

Mr. Stabile mentioned that the ordinance states that they cannot have more than 8 to 1 ratio and it might be more than that; but the Commission would be willing to give a variance on that part in order to keep the features if in fact it does not fit between the two.

Mr. Leonard stated that the double line doesn't fit and the single line would fit better.

Applicant verified that the options would be to put it on one single raceway or bring it below that architectural feature.

Mr. LaBelle stated that the Commission does not want the architectural feature covered up.

Applicant asked if the Commission would like him to contact the customer and come back in front of them.

Mr. Meagher stated that the Commission would make a motion that evening to approve it subject to the applicant putting the sign between the two keystones and either having it stacked the way it is between the keystones or putting the information on one line.

Applicant stated that would be feasible.

Mr. Leonard stated that if it all ends up on one line that the overall square footage of the sign does not change.

Mr. Meagher verified that the square footage would not change.

Mr. Leonard reiterated that he wanted to make sure the square footage of the sign did not change whether the information was doubled up or on one single line.

Mr. DeMuyne stated that the sign could not be over like 21.4 square feet or something like that.

Mr. Leonard stated that the 3.4 by 7 would be the same square footage as that adds up to.

Motion by Mr. LaBelle to approve the Sign # 2013-69 to subject to the applicant putting the sign between the two keystones and either having it stacked the way it is between the keystones or putting the information on one line and the square footage of the sign would not change.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2013-70: Joseph A. Dakhi, 3731 Ravenswood, Marysville, MI 48040. Proposed panel addition to ground sign for I Phone Repair located at 49668 Gratiot, east side of Gratiot between 22 & 23 Mile Road.

Motion by Mr. LaBelle to approve Sign # 2013-70 for the new ground sign for I Phone Repair.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

F. SITE PLAN REVIEW # 2013-17: Texas Roadhouse, 27050 23 Mile Road, Chesterfield, MI 48051. Proposed addition to the existing restaurant in the Chesterfield Crossings Center.

Mr. LaBelle stated that it appears as though everything they are proposing to do does meet all the Township criteria.

Motion by Mr. LaBelle to approve Site Plan #2013-17 subject to the AEW report so the Township engineers, AEW and the owner all agree upon what AEW has written.

Mr. Meagher asked Mr. LaBelle if he was just referring to that was just the engineering comments portion of the letter.

Mr. Labelle replied yes.

Motion by Mr. LaBelle

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

Mr. Miller asked if the construction would be completed before Christmas?

Applicant replied no and that it would probably be completed sometime in February.

Mr. Miller asked if they would still have the trailer there to purchase gift cards?

Applicant replied yes.

7. APPROVAL OF MINUTES FROM PRIOR MEETING:

Motion by Mr. Miller to approve the meeting minutes from October 15, 2013

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:

Mr. Meagher had nothing to discuss that evening.

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

Mr. Alexie volunteered to attend the next preplanning meeting.

Mr. Leonard also volunteered to attend the preplanning meeting.

13. PROPOSAL FOR THE NEXT AGENDA:

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:12 PM.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary