

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

November 12, 2013

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 12, 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
Ray Saelens
Jerry Alexie
James Moran
Frank Eckenrode

Absent: Brian Scott DeMuyneck, *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)

Note: Planning Commission made a decision to address items out of sequence from the proposed agenda.

5. REVIEWS:

- A. SIGN REVIEW # 2013-71:** Philips Sign & Lighting, 40920 Executive Drive, Harrison Township, MI 48045. Proposed new ground sign for Weiss' Meats & Deli located at 51094 D.W. Seaton and 23 Mile Road in the Lakeview Shopping Center.

Mr. LaBelle stated that the applicant has asked the Commission to Table this until the next meeting.

Motion by Mr. LaBelle to Table Sign #2013-71.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW #2013-72:** The Tax Geeks, L.L.C., 46574 Gratiot Chesterfield, MI 48051. Proposed new wall sign located at the above address for the above business in Fairview Plaza. PLEASE TABLE THIS SIGN APPLICATION FOR THE NEXT MEETING, WRONG DRAWINGS WERE SUBMITTED.

Mr. LaBelle stated that the applicant has asked that it be Tabled to the next meeting.

Motion by Mr. LaBelle to Table Sign # 2013-72 to November 26, 2013 meeting.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW # 2013-73:** M. D. Lighting Service, 3626 Harrison Avenue, Rochester Hills, MI 48037. Proposed ground sign for Battaglia Plaza located north of 22 Mile on the east side of Gratiot at 49532 Gratiot.

Mr. LaBelle stated that the applicant has asked the Commission to Table this sign, as well, to the next meeting.

Motion by Mr. LaBelle to Table Sign # 2013-73 to the next meeting

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2013-74:** Retail Electric, 25510 Mound Road, Sterling Heights, MI 48310. Proposed new wall sign (rear elevation) for New China King Restaurant located at 34822 23 Mile Road.

Mr. LaBelle stated that this is for the wall sign at the rear elevation. He stated that as drawn the sign does not fit the Township's criteria. He explained that the applicant's representatives have stated that they would reduce the sign down to eight square feet which would be well within the 50% size the Township has adopted.

Motion by Mr. LaBelle to approve Sign # 2013-74 for the 50% at eight square feet.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW # 2013-75:** Retail Electric, 25510 Mound Road, Sterling Heights, MI 48310. Proposed new wall sign (front elevation) for New China King Restaurant located at 34822 23 Mile Road.

Mr. LaBelle stated that the sign does meet the square footage requirements but the ratio was off. He explained that the applicant has again changed the size of the sign to meet the Township criteria and the new drawing does meet the Township requirements.

Motion by Mr. LaBelle to approve Sign #2013-75 subject to the new drawing.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

F. SITE PLAN #2013-18: Brian Coons, 27057 Morelli Drive, Chesterfield, MI 48051. Proposed new Industrial building for cold storage, located on lot #3 of the Morelli Industrial Subdivision, 27089 Morelli Drive.

Motion by Mr. LaBelle to approve the addition of this building to the property. He stated that the applicant has changed the size of the building from what was originally submitted; the building has become 10' longer, but is still within the setbacks required by the Township.

Supported by Mr. Alexie

Mr. Saelens asked the applicant if the building would only be used for storage.

Applicant replied correct.

Mr. Saelens verified that there would be no plumbing in the building.

Applicant stated that there would not be any plumbing and that there would be electricity going to the building. The building would be used for storing metals. He mentioned that the smaller area might have a car in there for repairs, but other than that it would just be used for storage.

Mr. Alexie asked about fire protection? Would there be any overhead sprinklers?

Applicant replied no because they would not be required for that size storage building.

Mr. Meagher stated that there is a fire hydrant right behind there and he thought that A.E.W. during the engineering meeting addressed that they wanted them to have access to that.

Mr. LaBelle asked if there would be gas in the building for heat?

Applicant answered that there would not be any gas in the building.

Ayes: All

Nays: None

Motion Carried

6. PUBLIC HEARING:

A. PROPOSED GARAGE ON A CANAL LOT – SLU #2013-16: Mike and Mary Jane Mattera, 46860 Jans Drive, Chesterfield, MI 48047. Proposed new garage on a canal lot located across from above address. Public Hearing set October 15, 2013.

Motion by Mr. Miller to open the Public Hearing on SLU # 2013-16

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Mike Mattera, 46860 Jans Drive, Chesterfield, MI addressed the board.

Applicant stated that he was the property owner and resident at 46860 Jans Drive. He stated that pursuant to an engineering meeting he had a few weeks ago, he revised these drawings and he did not think the commission received the revised plans. He mentioned that he had a copy with him and he brought it up to the board. He stated that he reduced the plans to just a garage. They kept the same building envelope that was there and dropped it down from a one and one-half story project to just a one-story project. He eliminated the bathroom facilities and staying with the same size structure as the existing duplex on the property. They would be matching the façade of the house that they just remodeled. He mentioned that the Township asked them to reduce the utilities in the structure so he was going to eliminate any connections to the sanitary sewer, however, he would like electric and gas so he would have lights and be able to heat the garage and water to be able to wash things.

Mr. Saelens asked the applicant why he lowered the floor by eight inches?

Applicant replied he did not lower the floor and stated that the drawing Mr. Saelens had was not the engineering drawing. He stated that was just the blueprint and he then mentioned that he had the plot plan and showed Mr. Saelens the paperwork.

Mr. Saelens showed the applicant where it showed the floor and a line for the new floor eight inches higher.

Applicant stated that they would actually be going about eight inches above the road and he stated that he did not know why that was on the blueprints. He stated that they are taking the area on the side that is rotted out and they have to do the grade up because of the flood plain elevation and they do not have a choice; besides they do not want water to go in there from the road.

Mr. Saelens stated that this shows the section through the garage.

Applicant explained the he knew why there was a reduction and that was because the first section on there was based on the idea that they would have one area that was a garage floor and another area that would be lifted up as a bar area with a bathroom. He stated now they are taking out all of those two by twelve's that would be a normal

floor and they have a joisted area just going to a poured floor. He stated that was probably why the architect probably made that section changes over there.

Mr. Meagher asked if that would have been above...

Applicant replied yes it would have been 581.

Mr. Saelens stated but when looking at the outside he would assume this was a drive or something.

Applicant stated that was just a line. He stated that the existing grade was 578.22 and they came in at 579 which would be going up from the existing grade from the road.

Mr. Saelens asked if the drawing showed an existing wood joist in there now?

Applicant replied yes and that will be coming out. He explained that currently there was a duplex on the property at the site and they would have a slab poured for the garage floor. He elaborated that the duplex he thought had a floor with a rat wall although he is not really sure what is under there and it will be interesting to see when he takes it all apart.

Mr. Miller asked the applicant if he planned to take it all down?

Applicant replied that under the new plan they would tear it all down to the foundation and then put the garage walls up.

Mr. Leonard asked the applicant if he had any intentions of replacing the sea wall?

Applicant answered that he just got his permit yesterday.

Mr. Leonard commented that there was a time when with the unit on the right, previous owners took the floor out and then they put some dead men and then tied it back.

Applicant stated that it was in bad shape and he applied with Harris Marine to replace the sea wall when they open up the floor. They plan to retie it back correctly, sleeve it correctly, and not tie it into the foundation. He stated that he is very aware of all the foundation issues.

Mr. Leonard stated that he used to live next door and he mentioned that there were hidden surprises in there.

Applicant commented that he thought the same thing and once they get the shovel in the ground he is sure they will find some surprises.

There were no public comments.

Motion by Mr. Miller to close the public hearing

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller to Table SLU #2013-16 up to one month so the Commission can get the corrected drawings and all the members get a chance to look at them and they will make a determination at that time.

Supported by Mr. Moran

Applicant stated that he had the plans ready and asked if he could be on the agenda for the next meeting because he could get the paperwork there tomorrow.

Mr. Meagher explained that it would be for up to two meetings, so whenever the applicant gets the paperwork in it would be put on the agenda.

Ayes: All

Nays: None

Motion Carried

Mr. Leonard asked the applicant if he planned to begin the project right away?

Applicant replied he would like to start this fall and clean it all up.

Mr. Saelens stated that if they get the shovels in the ground before Christmas they would probably be fine.

7. APPROVAL OF MINUTES FROM PRIOR MEETING:

Motion by Mr. Miller to approve the meeting minutes from October 29, 2013

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

There was no old business.

10. NEW BUSINESS

Mr. Miller mentioned the review of four-car garages.

Mr. Meagher stated that he did not bring the information with him and mentioned putting it officially on the agenda for the meeting in two weeks.

Mr. Leonard asked if anyone else noticed that the garage had two-double doors on it.

Mr. Alexie stated that he noticed it.

Mr. Meagher reiterated that it should be put officially on the agenda for the meeting in two weeks.

Motion by Mr. Miller to review the four-car garage Section # 76-33 Provisions applicable for four-car garages at the next meeting

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

11. PLANNERS COMMENTS:

Mr. Meagher asked if anyone had any objections to asking the Township to modify their schedules so that the meetings would be on just the second and fourth Tuesday of the month and not after the first Monday of the month. He mentioned that a few of the members have been thrown off by this and it kind of screws up his schedule because every so often it conflicts with the first and third meeting.

Mr. Leonard verified then they would not have the split weeks any more; he stated that he was good with that.

Mr. Meagher mentioned that someone should make a motion that the schedule be modified starting in January.

Motion by Mr. LaBelle that starting January 2014 that the Planning Commission meetings be scheduled on the second and the fourth Tuesday of the every month.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

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

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

Mr. Eckenrode and Mr. Saelens stated that they would attend the meeting.

13. PROPOSAL FOR THE NEXT AGENDA:

Mr. Miller requested that there be a discussion about second signs at the rear of a building as a proposal for the next agenda.

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:24 PM.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary