

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

February 11, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 11, 2014 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
Frank Eckenrode

Absent: Brian Scott DeMuyndck, *excused*
Ray Saelens, *excused*
James Moran, *excused*

Others: Patrick Meagher, Community Planning & Management
John Palin, 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 HEARINGS:

- A. Plymouth Village Condo Development PUD #2013-19:** Empire Homes, L.L.C., Filippo Leone Jr., 49212 Van Dyke Avenue Shelby Twp., MI 48317. Requesting approval to modify the approved attached condo layout to proposed detached condos located in the Plymouth Village Development, located on the north side of Hickey Road, east side of Gratiot. Public Hearing Tabled 1-14-14.

David Averett, President of Plymouth Village Condo Association addressed the board.

Mr. Averett stated that he came on the advice of his attorney because it was on the agenda and they did not know what the developer was doing because he had not seen him.

Mr. Meagher stated that the developer did submit some additional paperwork and information to the Township and evidently the Association has not received it.

Mr. Averett mentioned that the Association has not received anything and that has kind of been the norm. The developer tells the Association one thing and goes ahead and does another. They are supposed to meet with attorneys tomorrow night and he is supposed to be there.

Mr. Miller gave Mr. Averett a copy of the paperwork that was submitted to the Planning Commission.

Mr. Meagher stated that his review was also included in the paperwork. He explained that he talked to the Planning Director and they both agreed, as do most of the Commission members that this is a major change to the PUD. Therefore, since this is a major change the process will have to start over from the preliminary application phase. He explained that meant a two step process and they are at the first step which involves the public hearing and the concept is that during the public hearing the commission shares their concerns and ideas with the developer and let him know what they expect to be addressed when they file the formal application. He stated that at that moment of time they do not make a motion to approve or deny it only that it would carry through to the application phase for him to produce the documentation and requirements of the PUD. The commission may decide to do that tonight but it does not insinuate any approval; it would only state that they would get the process started because they have had the public input.

Mr. Averett stated that they just want to make sure everything is done right. They want growth in the subdivision. He mentioned that he is one of the original residents and when Lombardo pulled out he left the Association in a disaster which left them \$42,000 in debt and they struggled to get out of it. He mentioned that they finally got things straight. The developer has told the Commission that he is going to build so many of the attached condos, but he has told him that he will never build those.

Mr. Meagher stated that it is important for the Commission to know that so the PUD is structured in such a way that they can be assured that the developer builds what he has agreed to. He told Mr. Averett to keep in mind that Phase 2 of this with the details is going to require another public hearing so there will be notices sent out and everyone will be back in front of the Commission.

Mr. Averett stated that he saw a letter submitted to the Township stating that the Association had agreed with a lot of things that they had not agreed to and it caught him by surprise and he just wants to make sure everything is done right.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller to send Plymouth Village Condo Development PUD #2013-19 to an application phase.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mr. Meagher wanted to make it clear that the PUD #2013-19 was a pre-application Public Hearing

6. REVIEWS:

- A. SIGN REVIEW #2014-08:** Metro Detroit Signs, Inc., 23544 Hoover Road, Warren, MI 48089. Proposed new design of wall sign located at 50870 Gratiot for Petco. (West Elevation)

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-08

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW #2014-09:** Metro Detroit Signs, Inc., 23544 Hoover Road, Warren, MI 48089. Proposed new design of wall sign located at 50870 Gratiot for Petco. (North Elevation)

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-09

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW #2014-10:** Metro Detroit Signs, Inc., 23544 Hoover Road, Warren, MI 48089. Proposed ground sign resurface located at 50870 Gratiot for Petco panel insert on the Gratiot ground sign location.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-10

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2014-11:** Metro Detroit Signs, Inc., 23544 Hoover Road, Warren, MI 48089. Proposed ground sign resurface located at 50870 Gratiot for Petco panel insert on the 23 Mile Road ground sign location.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-11

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2014-12:** Metalbuilt, L.L.C., 50171 East Russel Schmidt Blvd., Chesterfield, MI 48051. Proposed new wall sign located at the above address.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-12

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2014-13:** Allied Sign Inc., 33650 Giftos Drive, Clinton Township, MI 48035. Proposed ground sign resurface located at 29180 23 Mile Road for Taco Bell.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-13

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- G. SIGN REVIEW #2014-14:** Phillips Sign and Lighting, Inc. 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign located at 31255 23 Mile for Rocco's Barber Shop.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-14

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- H. SIGN REVIEW #2014-15:** Sign Fabricators, 43984 Groesbeck, Clinton, MI 48036. Proposed new wall sign located at 46449 Continental Drive for Involute Gears & Machine Company.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-15

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from January 14, 2014.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. NEW BUSINESS:

There was no new business.

10. NEW BUSINESS:

Mr. Miller stated that the Planning Commission probably would not have an agenda for the Tuesday after Easter, so they decided to cancel the meeting.

Motion by Mr. Miller to cancel the Planning Commission meeting for April 22, 2014.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

11. PLANNERS REPORT:

Mr. Meagher stated that they need to get the Master Plan Committee back together because they need to get through that document so he thought they could set something up and reform that Committee. He recalled that the Committee consisted of Chairman Miller, Mr. LaBelle, Mr. Stabile, and Mr. Leonard.

After a short discussion among the members of the Committee it was decided that the Master Plan Committee would get together for few meetings. The first of which would take place on Monday, February 17, 2014 at 6 P.M.

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

Mr. Alexie asked about the Fairfield Hotel and wondered what was going on over there.

Mr. Meagher stated that something just came up and they are in for engineering.

Mr. Miller mentioned that one of the hotel buildings has a nice roof and the other one looks like a box.

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Mr. Meagher stated that the concern was for the residential next door. He thought it was something that came up about some minor changes and landscape screening and he told them if they wanted any changes concerning landscaping screening they would have to come before the Commission.

Mr. LaBelle asked for volunteers for the next preplanning meeting on February 25th.

Mr. Alexie stated that he would attend the preplanning meeting.

Mr. Leonard also agreed to attend the meeting.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:22 PM

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary