

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

March 11, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, March 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: Brian Scott Demuynck
Frank Eckenrode
Carl Leonard
Paul Miller
Rick LaBelle
Joe Stabile
Jerry Alexie

Absent: 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. DeMuyneck

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

6. REVIEWS:

- A. REZONING #328:** Jefferson Venture, L.L.C., c/o Anthony Vittiglio II, 1175 W. Long Lake Road, Troy, MI 48098. Proposed rezoning of 4 contiguous parcels totaling 22.3 acres adjacent to C-3, C-1 and M-1 zoning districts, parcels are located on the northwest corner of W.M. Rosso & Jefferson. Set Public Hearing for 4/8/14.

Motion by Mr. LaBelle to Set the Public Hearing for April 8th 2014

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW #2014-18:** Northern Sign Company, 101 E. Walton Blvd., Pontiac, MI 48340. Proposed new wall sign located at 48875 Gratiot for State Farm Insurance/Kathryn Schram.

Mr. Labelle stated that the sign meets the Township Ordinance

Motion by Mr. LaBelle to approve Sign # 2014-18

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. **SIGN REVIEW #2014-19:** Northern Sign Company, 101 E. Walton Blvd., Pontiac, MI 48340. Proposed pole sign resurface located at 48875 Gratiot for State Farm Insurance/Kathryn Schram.

Mr. LaBelle stated that the sign resurfacing meets the Township Ordinance

Motion by Mr. LaBelle to approve Sign # 2014-19

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2014-20:** Whitcomb & Son's Sign Co., Inc., 315 E. Lafayette, Romeo, MI 48065. Proposed new wall sign located at 49019 Gratiot for Isis the Salon.

Mr. LaBelle stated that the sign meets the Township Ordinance

Motion by Mr. LaBelle to approve Sign # 2014-20

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2014-21:** Whitcomb & Son's Sign Co., Inc., 315 E. Lafayette, Romeo, MI 48065. Proposed pole sign resurface located at 49019 Gratiot for Isis the Salon.

Mr. LaBelle stated that the sign meets the Township Ordinance

Motion by Mr. LaBelle to approve Sign # 2014-21

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2014-22:** Reliable Sign Service, Inc., 49660 Leona Dr., Chesterfield, MI 48051. Proposed new ground sign for Nicolette Professional Building, located on their easement fronting 23 Mile road

Mr. LaBelle stated that the property has a different owner and it would be considered an offsite sign.

Motion by Mr. LaBelle to deny Sign # 2014-22

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from February 25, 2014 with a change on page number five that states motioned by Mr. Miller and Supported by Mr. Miller. Needs to be changed to supported by Mr. Labelle

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. OLD BUSINESS:

There was no old business.

11. PLANNERS REPORT:

Mr. Meagher stated that in past years the commission has always attended various training sessions but with the money being tight in the Township he proposes to make a motion to see if money can be set aside for Commissioner Training.

Motion by Mr. Miller to agree to make a motion to see if money can be set aside for Commissioner Training

Supported by Mr. Labelle

Ayes: All

Nays: None

Motion Carried

Mr. Leonard also commented that it would be a good idea to attend the Commissioner Training due to the amount of time it has been since the last training and with the new members on the board it would be a good opportunity to get everyone up to speed. The economy is getting better and things could start picking up more as time goes on.

Mr. Miller questioned Mr. Leonard if it could be day long/multiple day meetings?

Mr. Leonard stated yes, they had two to three day long training days but it was very informational and worth attending.

Mr. Stabile commented that in the past they only had a few people attend and he feels that it has been awhile since they have attended a training class. Mr. Stabile proposes that anyone who would like to attend the training should go.

Mr. Leonard proposed that in the interest of saving money those who would like to attend could car pool.

Mr. Alexie agreed that it would benefit the Township and all of the Commissioners on the board if they could all attend.

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

Mr. James Hall: 26638 Birchcrest Drive Chesterfield, MI 48051

Mr. Hall stated that he has been working with the Building Department. He would like to put up a patio cover. He was told that there is an ordinance regarding hard roofs needing to have continuous foundations underneath them regardless of any wall structures under the roof. He stated that he had a previous conversation with Mr. Meagher and Mr. Shortt. Per the Building code you can put a roof up as long as it is supported by its structural members which can be piered without a continuous foundation. To put a continuous foundation all the way around the perimeter of the patio would be almost half the cost of the whole project. He also states that he is the president of Temo Sunrooms both him and the owner (Mr. Vitale) reside in the Township. They have many customers who would like to put up patios but choose not to based on the cost. He went to the Building Department and asked to see the ordinance and they were unable to locate it. He also went to the Zoning Department and spoke with Sherri; she suggested that he look on the website. He didn't locate anything in chapter 14 but in chapter 76 referring to porches, terraces, at grade patios, steps, stairs and decks in section B states that they require an attached foundation. He did not see anything on the website that talked about hard roofs. Mr. Hall is asking what he would need to do to have the code reviewed to see why the additional foundation underneath it is needed. He states that it would help him and other residents to be able to put a more permanent shade without having the added cost of the foundation.

Mr. Leonard asked what Mr. Halls interpretation is of a continuous foundation?

Mr. Hall stated that a continuous foundation would be a 10 or 12 inch 42 inch deep continuous poured concrete foundation with a slab or a wood structure for the floor.

Mr. Leonard asked if the objection is from the rat wall, the footing, or from the slab?

Mr. Hall replied No, it's the footing itself. He stated that no other counties in the area that he has worked with, have this kind of restriction.

Mr. Leonard asked Mr. Hall if he elevates the foundations or if he puts them at grade?

Mr. Hall replied that it can be done either way but if they have a paver patio they can't put the foundation underneath it so no hard cover can be put on.

Mr. Meagher stated that they have had internal meetings regarding this. Mr. Shortt indicated that he was not going to allow a permanent awning to go onto a patio that did not have the full footing. He had several conversations with Mr. Hall and spoke with Mr. Shortt and Mr. Shortt does not want to change the code.

Mr. Hall stated that he was under the impression after speaking with Mr. Meagher and Mr. Shortt that they were in agreement that if he got the homeowners or himself to give an affidavit saying that they understand they are not to put walls underneath the awning unless there are structural footings underneath it. The homeowner would sign the affidavit and have it notarized and filed in their records at the township. When this was presented to Mr. Shortt, he denied the request.

Mr. Leonard stated that there is no way for the Township to monitor if the residents are building walls.

Mr. Meagher stated that Mr. Shortt's reasoning was that if the walls were closed in it could become additional living space.

Mr. Miller asked if there is any recourse to this?

Mr. Meagher stated that the only thing we could do is to clarify the ordinance.

Mr. Leonard stated that he didn't think that putting footings in was that big of a cost factor.

Mr. Hall replied that it would probably be \$79 to \$85 dollars per lineal foot.

Mr. Miller asked if this is something that can be discussed in a future meeting?

Mr. Meagher replied that they can bring back the section that deals with porches and patios and see what the board would like to do.

Mr. Demuncyk asked if zoning would need to be involved?

Mr. Meagher replied that it could go to ZBA and they could ask for an interpretation. Mr. Hall would need to file a petition and could ask for an interpretation of the provisions of the zoning ordinance. He then asked if Mr. Shortt was pointing out a provision in the Building code.

Mr. Hall replied that according to Mr. Shortt it's not in the Building code, it's in the

ordinance. Mr. Hall says that he cannot find it in the ordinance or in the Building codes.

Mr. Meagher replied that he will talk with Mr. Shortt and find out which provision he thinks reads that way. They can also work on amending the provision so it can be discussed.

Mr. Hall stated that he can take an interpretation to ZBA and then go before the board.

Mr Meagher replied that he can do that and once ZBA has made the interpretation it will stand with the ordinance.

Mr. Hall asked Mr. Meagher for clarification on which ordinance he should address to the board.

Mr. Meagher replied that he goes by section 4. They agreed that chapter 76 135 B was the only place that seemed to address this matter.

Mr. Hall thanked the board for their time.

12. (continued) Comments from the Commission

Mr. Alexie asked for information in regards to a meeting for tomorrow that was suppose to take place today.

Mr. Meagher replied that there is one rescheduled for tomorrow at 8:30 in his office.

Mr. Labelle asked for volunteers for the next preplanning.

Mr. Leonard and Mr. Alexie both volunteered.

Mr. Eckenrode announced that his last meeting with the commission would be on April 8th 2014. He stated that there is a chance he could stay until June.

Mr. Demuncyk asked Mr. Eckenrode if he put in a resignation letter that was dated April 8th?

Mr. Eckenrode replied yes.

Mr. Demuncyk stated that they have to go by the date of formal resignation, which is April 8th.

Mr. Eckenrode asked what they would like him to do about his resignation letter?

Mr. Demuncyk replied that he could have Mike pull it.

Mr. Eckenrode agreed to the letter being pulled for now.

Mr. Demuncyk expressed the importance of having nine members on the board.

Mr. Stabile wanted to remind everyone about the master plan meeting on Friday at 2:00pm.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:30 PM

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Julie Palimino, Recording Secretary

3-11-14