

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**March 25, 2014**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, March 25, 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  
Brian Scott DeMuynck  
Carl Leonard  
Jerry Alexie  
Frank Eckenrode

Absent: Ray Saelens, *excused*  
James Moran, *excused*

Others: Patrick Meagher, 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: None**

**6. REVIEWS:**

- A. REZONING #329:** Joseph S. Novitsky, 1755 Royal Avenue, Berkley, MI 48072. Proposed rezoning of out lot in the Chesterfield Crossings Site located on the north side of 23 Mile Road, west of Gratiot from C-2 Planned Shopping Center to C-3 General Commercial. Set Public Hearing for May 13, 2014.

**Motion** by Mr. LaBelle to set the Public Hearing for May 13, 2014.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SIGN REVIEW #2014-23:** Allied Signs, Inc., 33650 Giftos, Clinton Township, Proposed new wall sign for Justice & Bros., located at 50495 Waterside Drive. (Front Elevation)

Mr. LaBelle stated that the sign meets the Township criteria.

**Motion** by Mr. LaBelle to approve Sign # 2014-23

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

- C. SIGN REVIEW #2014-24:** Allied Signs, Inc., 33650 Giftos, Clinton Township, Proposed new wall sign for Justice & Bros., located at 50495 Waterside Drive. (Rear Elevation)

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

**Motion** by Mr. LaBelle to approve Sign # 2014-24

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- D. **SIGN REVIEW #2014-25** : Harvey Weiss, 32820 Woodward Avenue, Suite #200, Royal Oak, MI 48073. Proposed new ground sign for Chesterfield Retail Plaza located in the out lot of Meijer parking lot

**Motion** by Mr. LaBelle to approve Sign # 2014-25 as well as a motion for a variance to allow the sign on the out lot and also as a contingency approve with verification of a 10' setback.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. **SIGN REVIEW #2014-26**: Signs by Crannie, 4160 Commerce Drive, Flushing, MI 48433. Proposed new ground sign for Applebee's located at 27851 23 Mile Road.

**Motion** by Mr. LaBelle to approve Sign # 2014-26 as well as a motion for a variance subject to the setback requirements and he asked that the applicant meet with Mr. Meagher prior to the placement of the sign.

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. **SITE PLAN #2014-03**: Goodman Networks, 6400 International Parkway, Suite 1000, Plano, TX 75093. Cingular Wireless proposed collocation to the existing AT&T 12' x 24' fenced compound, located at 50625 Richard W. Blvd.

**Motion** by Mr. LaBelle to approve Site Plan #2014-03

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- G. SITE PLAN #2014-04:** Joseph Novitsky Arch., 1755 Royal Ave., Berkley, MI 48072, 50700 Gratiot (previously K-Mart Building) proposed to section existing building into 3 storefronts located at the above address.

**Motion** by Mr. LaBelle to approve Site Plan # 2014-04 with the addition that he would like to see some landscaping upgrades, the islands repaired, as well as, have the applicants follow the engineers report regarding the rear elevation of the building.

**Supported** by Mr. Leonard

Mr. Stabile commented that he looked at the prints and it looked as though they are painting block and efface. He mentioned that he spent a lot of time on making sure that this thing was done right.

Mr. Meagher stated that he had confidence that everything being done at that center will make it look a million times better.

Mr. Miller asked if the Commission would be addressing the back of the building at all?

Mr. Meagher stated that he thought Mr. LaBelle's motion already addressed that matter when he mentioned it would be subject to the engineers report regarding cleaning up the rear elevation of the building.

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from March 11, 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. OLD BUSINESS:**

There was no old business.

**11. PLANNERS REPORT:**

**A. Administrative Request #111:** Harvey Weiss, 32820 Woodward Ave, Suite #200 Royal Oak, MI 48073. Requesting changes on approved Site Plan # 2013-11 for a commercial strip center in the Meijer out lot. Outside changes only of the proposed building.

Mr. Meagher mentioned that this was again concerning the outbuilding for Meijer's and basically the change to drawings show the requested changes from the Commission when the original plans were approved. The changes show a modification of the dumpster enclosure and they have no objections to the changes and they are confident that the parking meets the requirements of the Township. He stated that they can confirm the parking if that is a concern of the Commission.

**Motion** by Mr. Miller to approve Administrative Request #111.

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**

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

Mr. Leonard stated that he thought he mentioned this before but he wanted to remind the Commissioners that he would not be attending the Planning meeting on April 8<sup>th</sup> because he would be out of town.

Mr. Miller replied that Mr. Leonard had previously mentioned it to him.

Mr. Alexie volunteered to attend the preplanning meeting on April 8, 2014.

Mr. Stabile also agreed to attend that preplanning meeting.

Mr. LaBelle mentioned that he has been noticing a lot more of the book and clothes collection boxes in the Township

Mr. Meagher stated that the Commission has taken an active role in saying no to the boxes. He suggested that if Mr. LaBelle would like to make a motion it would bring the problem to the attention of the Enforcement officer because it is an issue that is contrary to Township policy.

There was a discussion among the board members about the various locations of these boxes in the Township and some where clothes are outside of the box and all over the ground.

Mr. Alexie commented that he thought Mr. John St. Germaine has been on vacation this month.

**Motion** by Mr. LaBelle to attempt to have the illegal book and clothing collection boxes removed from the Township because they are contrary to Township policy.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion**

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

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

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***