

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

April 8, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 8, 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 7:04 P.M.

2. ROLL CALL:

Present: Brian Scott Demuynck
Frank Eckenrode
Paul Miller

Joe Stabile
Jerry Alexie

Absent: Ray Saelens, *excused*
James Moran, *excused*
Carl Leonard, *excused*
Rick LaBelle, *excused*

Others: Patrick Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller

Supported by Mr. Demuncyk

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- 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 was set on 3-11-14.

Joseph DeAngelo, from Jefferson Venture spoke on behave of the project located at the corner of W.M. Rosso & Jefferson.

Mr. DeAngelo Stated that he is very excited about the Freedom Pointe Project. They have met with the officials at Selfridge who are also excited about the project. They have a letter of intent from the Marriot to have a Hotel/Motel on the site. He feels that everyone has given positive input from the people in Chesterfield and Macomb County.

Mr. Demuncyk asked if they had any ideas on what might be going in.

Mr. DeAngelo replied that the hotel would like a sit down restaurant. They are hoping for a Bank or Credit Union. They are also open to any suggestions.

Mr. Demuncyk asked, what size hotel would be going in?

Mr. DeAngelo replied that they met the FAA when they were with Selfridge. The hotel would have ninety rooms and would be four stories high with a swimming pool. They have an email from Selfridge stating that the hotel does meet the criteria as far as the height.

Mr. Demuncyk stated that the height was one of the questions he had because of the flight restrictions with the run way.

Mr. DeAngelo confirmed that all of those issues had been addressed and so far everything was fine.

Mr. Demuncyk stated that he assumes the entrance would be just off of Jefferson?

Mr. DeAngelo replied yes. When Macomb County decides to redo the corner they will only have the one entrance off of Jefferson. So it will not hold up the project.

Motion by Mr. Miller

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Mr. Miller opens it up to the floor for public comments regarding this matter.

Angelo Nickels from Griffon Defense Systems located at 28175 William P Rosso.

Mr. Nickels stated the biggest concern they have is with the traffic in the area.

Mr. Demuncyk replied that they are talking about putting in a roundabout.

Mr. Nickels also voiced his concern about the drainage issues in the area.

Mr. Angelo responded to Mr. Nickels concern about the drainage. He said that They will be doing a drain improvement to the north side of the property. He is hoping This will alleviate the drainage issues they are having.

Jim Bandaloan 45435 Jefferson

Mr. Bandaloan stated that he spoke with one of the Engineers from the Drain Commission last Friday and they were not a where of the development there.

Mr. Meagher responded that right now it's just a rezoning of the property so there wouldn't be any engineering drawings being presented at this time.

Mr. DeAngelo states that in regards to the drain improvement he has a permit application into DEQ and it was approved five years ago. The permit is currently

expired but they are asking for a new permit. They have met with the Macomb County Drain Commissioner and it is currently in DEQs approval stage.

Motion by Mr. Miller, supported by Mr. Demuncyk, to close the Public Hearing on REZONING #328: Jefferson Venture, L.L.C located on the northwest corner of W.M. Rosso & Jefferson

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller, supported by Mr. Alexie to table REZONING #328: Jefferson Venture, L.L.C located on the northwest corner of W.M. Rosso & Jefferson for the May 13, 2014 meeting.

Ayes: All

Nays: None

Motion Carried

6. REVIEWS:

- A. **SITE PLAN #2014-01**: Lehner-Findlan for Sur-Form, 17001 19 Mile Road, Clinton Twp., MI, 48038 – Proposed addition to existing industrial building located at 50320 Russell Schmidt. Variance was granted 3-25-14 to reduce parking to 93 spaces. Tabled 2-26-14.

Mr. Stabile states that the addition meets all of the ordinances.

Motion by Mr. Stabile

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW #2014-27:** Macomb Self Storage, 48535 Gratiot, Chesterfield, MI., 48051 – Proposed ground sign resurface located at above property.

Mr. Stabile states that he spoke with the applicant and he is aware of all requirements and is willing to comply with all of them.

Motion by Mr. Stabile

Supported by Mr. Demuncyk

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW #2014-28:** Reliable Sign, 49660 Leona, Chesterfield, MI., 48051 – Proposed new wall sign (north elevation) for Leong's 21 Restaurant located at 46590 Gratiot.

Mr. Stabile states that the sign meets all ordinances.

Motion by Mr. Stabile

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

D.SIGN REVIEW #2014-29: Copy Kat Sign, 914 Gratiot Blvd, Marysville, MI.,
48040 – Proposed new wall sign located at 28320 23 Mile Road for Mariachi Cantina.

Mr. Stabile said that he spoke with the applicant and his sign was two pieces. He was not counting the distance between the two. He has agreed to make it one sign that meets they sign ordinance.

Motion by Mr. Stabile

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2014-30: Vern VanKehrberg, 914 Gratiot Blvd., Marysville, MI.,
48040 – Proposed new sign located at 33151 23 Mile Road for Hot Tamales Cantina.

Mr. Stabile states that the sign meets all ordinances.

Motion by Mr. Stabile

Supported by Mr. Demuncyk

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2014-31**: MLS Signs, 25733 D'Hondt, Chesterfield, MI., 48051 – Proposed Electronic Message Center sign located at 33991 23 Mile Road for Chesterfield Fire Station #3.

Mr. Stabile states that the sign meets all ordinances.

Motion by Mr. Stabile

Supported 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 March 25, 2014.

Supported by Mr. Demuncyk

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. Ryan Oyster, GPD Group, 520 S. Main Street, Akron, OH., 44311 – Proposed JoAnn Fabric in building “L” of approved PUD plan for Waterside Marketplace.

Mr. Meagher states that the proposal met all of the requirements of the ordinance with the exception of the dumpster needing to be fifteen feet off of the building but because it will eventually be attached to the JcPenny building he thought everyone at pre-planning felt it was appropriate. He would like to motion to approve the development subject to the dumpster being fifteen feet off the building and in a location acceptable to the engineering planner.

Motion by Mr. Miller

Supported Mr. Stabile

Ayes: All

Nays: None

Motion Carried

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

Mr. Alexie wished everyone a happy Easter.

Mr. Miller asked for volunteers for pre-planning

Mr. Alexie volunteered

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

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

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Julie Palimino, Recording Secretary