

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**May 27, 2014**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, May 27, 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  
Frank Eckenrode  
Jerry Alexie  
Ray Saelens

Absent: Carl Leonard, *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. Alexie**

**Ayes: All**

**Nays: None**

**Motion Carried**

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

5. **PUBLIC HEARINGS:**

6. **REVIEWS:**

- A. **SIGN REVIEW #2014-31:** Global Signs, 22907 Dequindre, Hazel Park, MI 48030. Proposed new wall sign located at 34870 23 Mile Road for Dollar Treasure, Tabled 5/13/14.

Mr. LaBelle stated that this sign was tabled from the last meeting for exceeding the 8 to 1 ratio. The applicant has agreed to redo the sign and is requesting that the board Table the sign again.

**Motion** by Mr. LaBelle to Table Sign Review # 2014-31 to the next meeting.

Mr. Miller asked if the sign was already up.

Mr. LaBelle replied that the sign was already up.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

- B. **SIGN REVIEW #2014-32:** Global Signs, 22907 Dequindre, Hazel Park, MI 48030. Proposed ground sign resurface located at 34870 23 Mile Road for Dollar Treasure. Tabled 5/13/14.

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

**Motion** by Mr. LaBelle to approve Sign # 2014-32

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

- C. **SIGN REVIEW #2014-34:** Global Signs, 22907 Dequindre, Hazel Park, MI 48030. Proposed new ground sign located at 29230 23 Mile Road for Buscemis'. Tabled 5/13/14.

Mr. LaBelle stated that this was tabled at the last meeting due to the excessive size. The applicant has agreed to reduce the size of the sign and has asked for it to be tabled again to the next meeting.

**Motion** by Mr. LaBelle to Table Sign Review # 2014-34 to the next meeting.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- D. **SIGN REVIEW #2014-35:** Sign Fabricators, 43984 Groesbeck, Clinton Twp., MI 48036. Proposed new wall sign located at 46916 Gratiot for B.D.T. Smoke Shop. Tabled 5/13/14.

The applicant did not attend the meeting and he would make a motion to Table it one more time.

**Motion** by Mr. LaBelle to Table Sign Review # 2014-35 to the next Planning meeting.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. **SIGN REVIEW #2014-39:** Global Signs and Awnings, 22907 Dequindre, Hazel Park, MI 48030. Proposed new wall sign located at 29230 23 Mile for Buscemis'.

Mr. LaBelle stated that the applicant has requested a sign that exceeds the Township ordinance. The applicant has stated that he would go back and redo the drawing for the sign.

**Motion** by Mr. LaBelle to Table Sign # 2014-39 to the next meeting.

**Supported** by Mr. DeMuyneck

Mr. Miller asked about the other two wall signs that are up. He mentioned they should also be discussed at the next meeting.

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. SIGN REVIEW #2014-40:** Nationwide Sign 4596 Curtis Road, Dearborn, MI 48126. Proposed new wall sign at 33157 23 Mile Road for White Buffalo Tatoos.

Mr. LaBelle stated that the sign does meet the Township ordinance but contingent to the approval of the sign the applicant has agreed to reduce the signage in the windows to less than 15%.

Mr. Saelens asked what the sign was made of? He stated that it looked like as though it is a sheet of plywood.

Sam Haman, Nationwide Sign for White Buffalo addressed the board.

Applicant replied that it is made of aluminum siding with vinyl like a box sign.

Mr. Saelens asked if it would be lit up?

Applicant stated that there would be fluorescent lights inside. It would only be an eight inch projection.

Mr. Saelens agreed that from the drawing it did not look very deep.

Applicant stated that he would make sure that the other signs would be removed from the windows.

**Motion** by Mr. LaBelle to approve Sign #2014-40 with the agreed upon change to signage in the windows.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- G. SIGN REVIEW # 2014-41:** Frank Sgroi, 33151 23 Mile Road, Chesterfield, MI 48047. Proposed new addition to existing ground sign for Premier Lanes and Hot Tamales.

Mr. LaBelle stated that the applicant has already been given a variance on this sign and now he is adding more to the footprint of the signage.

**Motion** by Mr. LaBelle to deny the request.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- H. **SIGN REVIEW # 2014-42:** Allied Signs Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new wall sign located at 50439 Waterside Dr., for Dress Barn.

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

**Motion** by Mr. LaBelle to approve Sign # 2014-42

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- I. **SIGN REVIEW # 2014-43:** Allied Signs Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new front elevation wall sign located at 50439 Waterside Dr., for JoAnn Fabrics and Crafts.

This sign does meet the PUD agreement.

**Motion** by Mr. LaBelle to approve Sign # 2014-43

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- J. **SIGN REVIEW # 2014-44:** Allied Signs Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new side elevation wall sign located at 50439 Waterside Dr., for JoAnn Fabrics and Crafts.

The applicant is asking to put a sign at the rear of the building and it does exceed the allowable square footage for the back of the building. He spoke to the applicant and they are willing to reduce the size of the sign to smaller than 75 square feet allowed by the PUD.

**Motion** by Mr. LaBelle to approve Sign #2014-44 based on reducing to size to smaller than 75 square feet.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- K. **SIGN REVIEW # 2014-45:** Allied Signs Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new panel add to pylon #1, sign located at 50439 Waterside Dr., for JoAnn Fabrics and Crafts.

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

**Motion** by Mr. LaBelle to approve Sign #2014-45

**Supported** by Mr. DeMuyne

**Ayes: All**

**Nays: None**

**Motion Carried**

- L. **SIGN REVIEW # 2014-46:** Allied Signs Inc., 33650 Giftos, Clinton Twp., MI 48035. Proposed new tenant panel add to pylon #2, sign located at 50809 Waterside Drive for JoAnn Fabrics & Crafts.

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

**Motion** by Mr. LaBelle to approve Sign #2014-46

**Supported** by Mr. DeMuyne

**Ayes: All**

**Nays: None**

**Motion Carried**

- M. SIGN REVIEW # 2014-47:** Northern Sign Co., 101 E. Walton Blvd., Pontiac, MI 48340. Proposed new wall sign located at 29930 23 Mile for Allstate Insurance.

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

**Motion** by Mr. LaBelle to approve Sign #2014-47

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- N. SIGN REVIEW # 2014-48:** Northern Sign Co., 101 E. Walton Blvd., Pontiac, MI 48340. Proposed resurface on existing ground sign located at 29930 23 Mile for Allstate Insurance.

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

**Motion** by Mr. LaBelle to approve Sign Review # 2014-48

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- O. SITE PLAN # 2014-08:** Achatz Handmade Pie Co., 30301 Commerce Blvd., Chesterfield, MI 48051. A proposed 5,000 square foot addition to their existing building at above address.

Ron Chiesa, RA Chiesa Architects, 43260 Garfield Rd., Suite 210, Clinton Twp., MI 48038 addressed the board.

Applicant stated that they did get site plan approval about a year ago on a smaller addition with the same concept. He has subsequently met with them and since people are parking on the greenbelt, they have decided to make some additional parking in that area and further expanding the complex.

Mr. Saelens stated that he went out the site today and he remembered that they approved a smaller addition a year ago. At that time, they agreed to clean up the mess back there and they stated that was one of the reasons for the expansion. He mentioned that when he went over there today, it was the same mess. He stated that one of his concerns is that this mess all gets cleaned up and there are no more wires hanging, trailers sitting and diesel fuel cans on the ground, etc.

Applicant stated that he could not comment on what someone else agreed to a year ago, but based on his conversations with them, the intent of this expansion is to bring all of that into the building. They are aware that the Township would like them to clean that up and they understand that. Mr. Achatz has stated that he is very anxious to get this whole process moving and get the building under construction.

Mr. Miller also mentioned that Achatz has three illegal signs; two on Gratiot and one on 26 Mile that should probably be removed because they have never been approved.

Applicant explained that he could not speak on the signs because he is not aware of anything along those lines.

Mr. Alexie and Mr. DeMuynck stated that they did not have any questions.

**Motion** by Saelens to approve Site Plan #2014-08 for Achatz Pie Company.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- P. **SITE PLAN # 2014-09:** Chris Cousion/Acadia Development, 12955 23 Mile Rd. Shelby Township, MI 48315. Proposed Hickey West II Detached Condo Development, 35 detached units on a 13 acre parcel South of Hickey, East of Gratiot.

Mr. LaBelle stated that the applicant has asked the Commission to Table it.

**Motion** by Mr. LaBelle to Table Site Plan #2014-09

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. LaBelle stated that he was not sure of the protocol, but at the last meeting there was a Sign Review #2014-38 for M & M out doors. The applicant was not here and there were questions and he had made the motion to deny the request. The applicant did show up this evening and would like to make the changes to the sign. So he would like to rescind his Motion to deny from the last meeting and would like to Table it to the next meeting.

**Motion** by Mr. LaBelle to Table Sign Review #2014-38 to the next scheduled Planning Meeting.

**Supported** by Mr. Saelens

Mr. Saelens commented that according to the applicant he was not made aware that of the meeting two weeks ago and that he was told the meeting was tonight.

Mr. LaBelle mentioned that the applicants from Buscemi's and Dollar Treasure both stated that they were also told the same thing.

Mr. Saelens stated that the Commission needs to talk to someone in Planning to make sure these people are given the proper information otherwise Mr. LaBelle would not have had to rescind his denial.

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from May 13, 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:**

**D'Anna Building Inc., for Woodside Village Condos #2004-46:** Requesting an extension on their previously approved site plan.

Mr. LaBelle stated that a motion to deny was given on June 11, 2013.

**Motion** by Mr. LaBelle to deny their request.

**Supported** by Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

**11. PLANNERS REPORT:**

- A. ADMINISTRATIVE REQUEST # 114:** Daniel VanThomme, 32385 23 Mile, Chesterfield, MI. Request is to replace 153' of old split rail fence with new for VanThomme's Greenhouse.

Mr. Meagher requested that the Commission Table this request to the next meeting.

**Motion** by Mr. Miller to Table Administrative Request #114 to the next meeting.

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. ADMINISTRATIVE REQUEST # 115:** Filippo Leone, 49212 VanDyke, Shelby Twp. MI 48316. Plymouth Village II, Hickey Road & Gratiot. Requesting to remove lot lines for proposed site condos.

Mr. Meagher stated that this request was currently in a Public Hearing. Basically, the applicant was supposed to be working things out with the residents and was supposed to supply some additional information to the Commission. The applicant thinks he is approved and wants to modify that approval. So, he and the applicant were planning to sit down and meet tomorrow, therefore, he thought maybe the Commission should make a motion to deny the administrative request at this point.

**Motion** by Mr. Miller to deny Administrative Request #115

**Supported** by Mr. Alexie

Mr. DeMuynch stated that he remembered hearing that there were a lot of problems with that development so they need to straighten this out.

Mr. Meagher mentioned that there were a couple of people from their board that were not happy at all. The applicant probably did not even know that this was on the agenda.

Mr. Miller stated that he thought they denied the request the last time the applicant was here.

Mr. Meagher mentioned that he thought it was Tabled the last time, however, he stated that he would have to review the record.

Mr. Miller stated that he was almost sure that the applicant was denied and it had to be resubmitted.

**Ayes: All**

**Nays: None**

**Motion**

- C. ADMINISTRATIVE REQUEST # 116:** AT&T Mobility Wireless, 4916 N. Ravenswood Ave., Suite #301, Chicago, IL 60640. Minor changes to the Existing tower located on the south side of 23 Mile, East of I-94 at 29410 23 Mile.

Mr. Meagher stated that this is something that is being done on many of their towers; they are changing out their antennas and they have no objection to approval at this time. Therefore, if the Commission has no objections they would look for a motion to approve the request.

Vileas Sunleari, 4619 N. Ravenswood. Suite # 301, Chicago, IL 60640 addressed the board.

The applicant stated that he had additional information on the project in case anyone had any questions.

Mr. Stabile understands that they just lease a piece of property down there, but nobody is maintaining the rest of the property. He asked if the applicant knew who owns that?

Applicant stated that the tower is owned by American Tower Corporation and he mentioned that he could get that information for the Commission.

Mr. Miller asked if the access to it was owned by the Meldrum Brothers?

Mr. Meagher stated that it might be an easement.

Mr. Stabile commented that ATT was doing their job, but for some reason that whole lot has been neglected and they are trying to find out how to get it cleaned up.

Applicant stated that he did not have that information, but he could procure it.

Mr. DeMuyne mentioned that Meldrum's owned it and they turned them down when they wanted to put a fireworks down there a number of years ago.

Mr. Miller stated that somebody is also using that property as a parking lot.

**Motion** by Mr. Miller to approve Administrative Request # 116

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion**

Mr. Meagher mentioned that AT&T is also approaching the Planners about putting another tower on the Curtis properties.

Mr. DeMuyne asked how they could put a tower there with the Base?

Mr. Meagher stated that was just shared information and they might see an application on it.

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

Mr. Miller asked who does the agendas for the meetings on the website because they have not been on there since April 22<sup>nd</sup>.

Mr. DeMuyck stated that Eric puts the information on the website by sending it to the webmaster. He stated that he would look into the matter. He mentioned that they have been having some problems and the Township meetings are not even on there right now.

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

Mr. Saelens and Mr. Alexie both volunteered to attend the Preplanning meeting.

Mr. Saelens asked if Mr. DeMuyck would talk to the powers that be about not notifying people correctly because this seems to be a real problem. He stated that they misinformed the M & M guy, the people from Buscemis, and the Dollar Treasure that they would be on the agenda tonight and they were on the agenda two weeks ago. He did not know if that would be Janice or Sherri but somebody is dropping the ball.

Mr. DeMuyck stated that he would take care of it.

Mr. Eckenrode mentioned that he had submitted a letter to Mr. Lovelock in which he resigned from the Planning Commission.

Mr. Miller mentioned that he and Mr. Leonard have been discussing Curtis Sod Farm on Jefferson about them selling cars on that property. He stated that they denied their request last year about selling cars out there. Also, there is a boat under a tarp on Paul Drive that has been there for a few years and no one does anything about it. He suggested that code enforcement go out there and check these things out.

Mr. DeMuyck took the list and stated that he would get in touch with Code Enforcement regarding these matters.

Mr. Stabile asked if there was any formal way to contact Code Enforcement?

Mr. DeMuyck stated that they could just call them or leave a message on their voice mail.

Mr. Saelens stated that he has called over there many times and never gets a call back.

Mr. DeMuyndck explained that Mr. DeMaster is down there and we will wait until he gets settled in then at that time he and Mr. Lovelock will sit down with Gary and Code Enforcement to find out what needs to be done. He stated that there is a lot for them to do; but it seems like they go after little things. However, there are times where there is blight like on Roswell and Jefferson and something has to be done about it.

Mr. Saelens then mentioned the swim shop on 23 and Gratiot behind Walgreens with stuff outside.

Mr. Miller stated that he and Mr. LaBelle drove around one day and made a list of all the illegal clothing and collection bins in the Township

Mr. Miller also mentioned the bins at the schools.

Mr. Meagher stated that the Commission does not really have a site plan per view over the schools; however he explained they can contact the district and let them know they are not happy with them being out and maybe they can be put the bins in an enclosure

Mr. DeMuyndck stated that he wrote down the Commissioner's concerns and reiterated that he would have a discussion about this with Mr. Lovelock and Mr. DeMaster and Code Enforcement.

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 7:47 PM

**Supported** by Mr. DeMuyndck

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***