

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

July 8, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, July 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 7:00 P.M.

2. ROLL CALL:

Present: Paul Miller
Joe Stabile
Rick LaBelle
Jerry Alexie
Frank Eckenrode
Ray Saelens

Absent: Brian Scott DeMuyndck, *excused*
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 with the following correction:
SLU #2014-14 the address is 28225 William P. Rosso Drive.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- A. SLU #2014-10:** Security Vault Works, Inc., 1777 Expo Lane, Indianapolis, IN 46214. Bank of America remote stand alone drive up ATM Kiosk located at 47025 Gratiot in the CVS retail center. P.H. set 6/10/2014.

T.J. Chastain, general contractor for Security Vault Works, Inc. addressed the Commission.

Applicant stated that they were asking to put a drive-up ATM Kiosk at this location.

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Mr. LaBelle stated that he works in that area and he knows how difficult it is to get out of that parking lot. He would like the applicant's thoughts on that. He stated that at the entrance on the east side people can only turn right or south on Gratiot. It is against the law to turn left and go north on Gratiot. He stated that the other entrances are on 21 Mile Road and people can go east or west and he knows it is very difficult to get in and out of the parking lot. He is concerned about the location of the ATM Kiosk because it is in between the two entrances or exits which impedes the flow in the parking lot.

Applicant replied that if there was an issue it would be a stacking one to where 7 or 8 people would get into that line, but he does not know how often that would happen. He mentioned that a few years ago they came to the Township about putting it on the other side of the parking lot and they did not want the Kiosk at that location either.

Mr. Saelens commented that anywhere would be better than right by the entrance. He stated that the applicant mentioned that the traffic goes to the left, but unfortunately the traffic goes in both directions.

Applicant mentioned that there is only one way out of there so the traffic has to go to the west.

Mr. Saelens stated that on the west entrance people can go out and turn east.

Mr. Miller stated that he did not think there was a sign and he thought cars could go east or west out of both entrances and he did not think there was a no left turn sign out of there. He mentioned on 21 Mile even though there is a divider, people could still turn left out of there. He thought it would be pretty dangerous.

Mr. Meagher stated that he recalled that there was a sign on the directional drive closest to the CVS which states right turn only on the eastern most drive on 21. He mentioned that it may have been removed, but at one time there was a sign there.

Mr. Eckenrode asked if there was a site plan for this? He stated that it was not in the packet he received.

Mr. Miller stated that they received the site plan for it last month.

Mr. Alexie asked what about the set-back requirements?

Mr. Meagher replied that the structure does not meet the front yard set-back requirement at this time or if it does, it needs to be demonstrated. He explained that using the existing sidewalk as a point of dimension and to play off of that assuming that was at 70', it would not meet that 110. They have asked on the review that the applicants provide the right-of-way and set-back dimensions.

Mr. Miller asked the applicant if he had received a copy of that review?

Applicant replied yes and their engineers will take these recommendations. He stated that they would have been there that evening, but they missed their flight out of Chicago. He explained that obviously the right-of-way and the underground utilities will be addressed by the engineers along with any other recommendations. He mentioned that as far as the plans, he knew that the Fire Department thought there may be issues with security. He stated that with the bank there is always an issue with putting any plants up; usually shrubs are never more than 18" tall and if any trees are required they have to be trimmed to 6' high for bank security. The banks always work with communities on things of that nature.

Mr. Miller mentioned that there are two trees in that section anyway. He asked where the closest Bank of America is to that location?

Applicant replied on 23 Mile Road. He stated that at this time banks are using a lot of their satellite centers up for customers to just drive up and do their banking in nasty weather or with the kids in the car. The banks are starting to shut down some of their offices and using these drive-up services.

Applicant stated that the reason they are here is to find a location for the ATM Kiosk that is agreeable to the Township and the bank. He stated that they would work with them on the stacking or setbacks and they will figure out what will work between both parties and do it.

Mr. Miller asked if there was security out there? Is there a camera on that?

Applicant replied that there is a transaction camera in every ATM and there are even GPS systems because people at times try to pull them up and take them; he mentioned that it actually happens quite a bit.

Mr. Eckenrode asked if there would be a full carport over this thing or will it just be something out of the weather?

Applicant replied that the canopy would stick out about three feet over, so that in rain or snow it would keep any paper dry between the car window and the face of the ATM dry; it would not be an enclosed structure.

Mr. Eckenrode asked if it would make sense because of their concerns to close off that area between the first two islands and run the traffic back to the left so the cars would not be coming right out of that entrance to the east?

Mr. Miller stated he was concerned with the extra traffic at that site. He asked how many transactions a day would they expect at a typical ATM stand alone place?

Applicant replied that at new locations tend to start off slow. As a rule, at a location if they get 6,000 transactions a month, the bank would look to put in another one somewhere in the area. So, he thought the maximum amount of transactions would be 6,000 in a month which is the key figure for all the banks and obviously that would not be all at one time. He explained that the ATM usage would be 24 hours a day, seven days a week for thirty days.

Mr. Eckenrode stated that the concrete at the apron of the east entrance is all broken up. He asked if the applicant would be taking care of that problem?

Applicant answered no he does not work for the landlord. He only works for the bank.

Mr. Meagher asked if there was currently a Bank of America ATM machine in the CVS right now?

Applicant replied that he thought Bank of America has a contract with CVS to have ATM's in their stores so he might be correct. He mentioned that Chase has a national contract with Walgreens. He reiterated that these ATM Kiosks are mainly for people who do not want to go out in the bad weather or people with children, who do not want to get everybody out of the car to do the banking. He stated that many times people might see someone suspicious hanging around the ATM's and they feel more secure doing the banking from their car. It is more of a security and convenience thing for the customers.

Mr. Miller asked if there is an ATM in CVS, would the bank close that one down?

Applicant replied no because CVS and Bank of America have a national contract.

Mr. Miller asked if there is a need for a second ATM if there is one in the store?

Applicant answered that the ATM's in the stores are really there more for the convenience of that store's customers.

Mr. Miller verified so that is not a drive-thru?

Applicant answered no. The ATM's in stores are not drive-thru they are machines put thru the wall of the business.

Mr. LaBelle asked the applicant if he puts in a lot of ATM's in the wall of businesses?

Applicant replied not too many and usually if they do it is at a bank. The ATM's thru the wall of a business takes up a lot of room in the store because they have to build a secure room for the guard to get into and generally it takes up a lot of square footage.

Motion by Mr. Miller to close the Public Hearing.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller to Table SLU #2014-10 for Security Vault Works, Inc., to the next meeting.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- B. SLU #2014-11:** Joe Gallagher of “The Sports Academy”, 30845 23 Mile Road, Chesterfield, MI 48047. Proposed outdoor soccer field located outside his facility. Public Hearing set 6/10/ 2014.

Joe Gallagher, 30845 23 Mile Road, Chesterfield, MI addressed the Commission.

Applicant stated that he was there to get approval for an outdoor soccer field right outside the indoor facility. He would like to answer any questions the board have and was asking for a vote of approval that evening.

Motion by Mr. Miller to open the Public Hearing for SLU #2014-11

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Mr. Alexie stated that the Commission’s biggest concern was the parking.

Applicant understood concerns about parking on the road for the fields he has far away from the indoor facility. So, he would like to put this field in which is right next to the indoor facility which would take care of all parking issues. He added that this is the perfect set up with the parking lot right next door to the outdoor field. He agrees that there are issues with parking on the road, but the problem will be solved if he is allowed to put in this new outdoor field right next door to a parking lot with 140 parking spaces and 5 handicapped spaces.

Mr. LaBelle asked if the applicant just made a statement that if this field goes thru that all the other parking issues on the road would go away?

Applicant stated that he believes they will. Mr. Alexie brought up the issues of cars on the road and if this field goes where it is at it will be next door to the parking lot and that problem would be taken care of.

Mr. LaBelle stated that he drove through there about 2 weeks ago during a tournament or something and the street was full of cars and there were port-a-johns in the field. He asked if that was part of his business?

Applicant replied yes, but if he had that tournament going on with the new field that would never have happened.

Mr. Saelens stated that before you had the new soccer field and the streets were full of cars so why weren't the people parking in the parking lot instead of on the street.

Applicant explained that the other fields are down the road, far from and not connected to his indoor facility and that is why no one utilizes the parking lot because it is far from the fields. He reiterated that this new field will be located right next to the parking lot.

Mr. Saelens asked if the other fields would be abandoned then?

Applicant replied that he would like to utilize them only for practices, but if it came to a point where he had to agree to abandon the other fields, he certainly would. However, he does not think that would be necessary because there is some parking over there and they would only be for limited use. He explained that those are grass fields and he is proposing a turf soccer field which would be state of the art which would be right next to his indoor facility. The indoor facility is only in operation during the winter from November to April and so there would be no conflict with something going on at the same time and there will be plenty of parking. He stated that the new soccer field will be good for the community and good for the kids. He reiterated that it would be a state of the art turf field that will be really first class.

Mr. Alexie asked if there would be lighting?

Applicant stated that he does not need lights and if down the road, he wanted to do light, he would come back in front of the board.

Mr. LaBelle asked if the parking lot was well lit?

Applicant replied yes in fact it lights most of the area where he plans to put the field.

Mr. LaBelle stated that the reason would be for security and he wants to make sure the parking is well lit so at dusk there is enough light so children going out in the parking lot will not be hit by a car.

Applicant replied that the parking lot is very well lit.

Mr. Stabile stated that he had no knowledge about that type of field, he asked the applicant to explain how they are made?

Applicant stated that he would be using the same material as was used for Ford Field and it is the same thing he has for the indoor facility. Basically, it is a state of the art rubber/plastic field turf; it is fake grass that never has to be watered or cut. The turf costs a lot but in the end it is supposed to save money.

Mr. Miller asked if the field would be built up 12"?

Applicant replied yes.

Mr. Miller asked how they would contain that crushed stone?

Applicant the field would be set with swales on the side and would be contained. Additional comments made were inaudible.

He mentioned that the property is 7 or 8 acres and they were only using 3 acres of it in the center. The lot is not connected to the concrete.

Mr. Alexie verified that they don't roll up this turf in the winter. He asked if they just cover it?

Applicant replied no L'Anse Creuse North High School has it and it just sits out there. He stated that it is weatherproof. Many times because of heavy rain soccer events have to be cancelled because of wet or muddy fields. He stated that this would eliminate that problem

Mr. LaBelle asked if they would be putting drain tile under the stone?

Applicant replied that the water would drain through the turf into the stone.

Mr. Saelens asked if the turf goes right over crushed stone?

Applicant answered yes on 22AA.

Mr. Miller asked if the three soccer fields on Sierra Drive were in use now?

Applicant replied no.

Mr. LaBelle stated that there were comments from AEW about the existing topsoil shall be stripped off the site prior to placing the stone. Placing stone on

organic material will result in decomposition of the top soil underneath the turf. He stated these concerns were with the paperwork from AEW.

Applicant stated that he thought that was already taken care of with the new site plan he submitted.

Mr. LaBelle stated that the paperwork was dated today and that he gave the applicant a copy.

Applicant claimed that he did not get any paperwork from AEW today.

Mr. LaBelle handed the applicant a copy of the letter from AEW.

Applicant asked them to repeat the question?

Mr. Alexie asked about the topsoil being stripped off?

Applicant stated if AEW wants them to strip off the topsoil before putting in the turf that is what they will do. He is willing to do anything Gordy Wilson and AEW want him to do.

Mr. Miller stated that engineering plans have to be submitted to AEW.

Mr. Alexie asked about bathroom facilities?

Applicant replied that the bathroom facilities in the building would be used for the soccer field. The building is always open even though they will not be playing in there in the summer.

Mr. Meagher asked if the applicant would be requesting to put in port-o-johns for the field?

Applicant replied that he was not planning on it, unless the board wanted him to do that.

Mr. Meagher stated no they do not want port-o-johns on the site. He asked if the applicant planned to remove the three existing fields?

Applicant stated only if he is required to remove them.

Mr. Meagher asked otherwise how is the applicant going to resolve the parking problem. He stated that anyone who has driven back there has experienced the problems with the cars parked on the street. He does not understand how

building another soccer field is going to take away the problem of the three existing fields if the applicant is going to leave them and still use them.

Applicant stated that he would be using this field 90% of the time and the grass fields might be used 10% of the time for practice. He explained that the new field would be bigger and better with a large parking lot. He stated that he did not want to get rid of those other fields unless he has to.

Mr. Meagher asked what happens when there is a tournament that requires three fields and there will be parking all over the place. He asked if the applicant would agree he would not be able to facilitate the same tournament on one field?

Applicant stated that he did not understand the question.

Mr. Miller stated that the Commission's concern would be that with a few different teams playing in a tournament and how many teams would be using the other fields. They are concerned that the parking will be inadequate and he thinks that if the other three fields are there; most of the board members will not approve the new field.

Applicant stated that if he has the same tournament as he had last year, with the new soccer field, he would be much better off as far as parking. He would be able to use the parking lot with 140 spaces. He reiterated again that he would get rid of the grass fields if that what it comes down to. He would like to keep them for limited use.

Mr. LaBelle stated that there would still be parking in the street.

Sam Barone, 54266 Corrigan, New Baltimore, MI 48047 addressed the board.

Mr. Barone stated that there is a secondary parking lot in the rear at the location of American Gymnastics and the parking for that building is used for one of those fields and that would alleviate the parking for one field. He asked if the board was aware of the parking lot he was talking about?

Mr. Miller asked why the people were not parking there now?

Mr. Barone stated that they do park there when they use that field.

Applicant blamed himself because he stated that he should have been directing and telling people to park in that parking lot. He mentioned that if he let people know that there is no parking on the roads, more people would use the parking lot. He would be willing to post no parking signs and be tougher telling people to use the parking lots and maybe they would even consider

putting in banked parking. He mentioned that the company he leases the land from has given him permission to use their lots.

Mr. Saelens asked about the locations of the restrooms in the building?

Applicant stated that there are two restrooms at the front of the building and two restrooms at the back of the building.

Mr. Saelens asked if those restrooms would be open for people on the field to use them?

Applicant replied absolutely.

Mr. Saelens asked if someone would be inside keeping an eye on that for safety reasons with children coming and going?

Applicant answered yes. There is always someone in the building working and the office is open.

There were no Public Comments.

Motion by Mr. Miller to close the Public Hearing.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller to Table this for two weeks.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Applicant asked why it was being tabled.

Mr. Miller stated it was normal procedure and the applicant had to address some concerns.

Applicant asked what concerns were they speaking of and how did they want him to address them?

Mr. Meagher stated that the Commission shared some of their concerns about the fields and the applicant stated that he would be just directing people to park in the parking lot. He stated that the applicant also talked about providing banked parking and the applicant can bring in a plan as to what the banked parking agreement is going to say. He stated that he did not know how much leverage the Township would have to force the applicant put in more parking spaces should people continue to park on the street. Those are issues that came from AEW regarding banking parking.

Mr. Stabile commented that generally Public Hearings are not settled or voted on the night they are presented. The board would have to poll everyone and vote to do it today. He explained that the only time they do that is when there are no problems what-so-ever. He stated that this is a normal procedure.

6. REVIEWS:

A. PUD #2013-19 Final Review: Leone Companies 49212 Van Dyke, Shelby Township, MI 48315. Proposed Multi Family development for lots located in Plymouth Village II, located north of Hickey Road, East of Gratiot. Set Public Hearing for 8-12-14.

Motion by Mr. LaBelle to set the Public Hearing for August 12, 2014.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

B. SITE PLAN #2014-09: Chris Cousion of Acadia Development, 12955 23 Mile Road, Shelby Twp. 48315. Proposed Hickey West II, Detached Condo Development, 35 detached units on a 13 acre parcel South of Hickey, East of Gratiot. Tabled 5/27/14.

Mr. LaBelle stated that the applicant was present and a few items were brought up from AEW as well as Community Development Management. He explained that he spoke to the applicant prior to the meeting and he is willing to do whatever is necessary to get this approved. He stated, for instance, the applicant proposed to put in two trees per lot and now he is willing to plant three trees. AEW also had a few comments and the applicant is willing to do everything that AEW has asked.

Mr. Meagher stated that being said they would have no objections to recommending approval of this subject to the applicant addressing the Planning and Engineering concerns unless the Commission has any additional concerns.

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

Supported by Mr. Miller

Mr. Meagher stated that for clarification that approval would be subject to the applicant addressing the Planning and Engineering issues.

Mr. LaBelle agreed with that addition to the Motion.

Mr. Miller continued support.

Ayes: All

Nays: None

Motion Carried

- C. SPECIAL LAND USE #2014-14:** Anthony Amine for AT&T Mobility 200 E. Big Beaver Road Troy, MI 48083. Proposed new wireless communications tower facility located at 28225 William P. Rosso Hwy. Set Public Hearing for 8-12-14.

Motion by Mr. LaBelle to set the Public Hearing for August 12, 2014.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- D. SITE PLAN #2014-15:** Bill Thompson, Lehner, Findlan Assoc., for Metalbuilt L.L.C. 50171 E. Russell Schmidt, Chesterfield, MI 48051. Proposed additional parking spaces& oxygen tank for their existing industrial building located at the above address.

Mr. LaBelle stated that there are some concerns from the engineer as well as Community Planning.

Bill Thompson, 17001 19 Mile, Clinton, MI 48038 addressed the Commission.

Applicant stated that Metalbuilt moved into the building in January and found out they needed a building permit for their use and did not realize they needed to come in front of the Planning Commission. He mentioned item an item from AEW's letter #8 There are three large containers on site, they appear to contain dark liquid. He stated they are moving equipment around and they had oil in a container from the equipment. They do not store any metal or oil outside. He explained that when AEW went on the site, they were in transition and 90% of the items on the letter no longer exist. He mentioned that here is a berm that is in existence between the building and the mobile home park. The owner is proposing to reshape that and landscape it. He stated that Pat talked about the three accesses to the site. He explained that there are two parking lots attached to the site one to the south of the building and another to the east of the structure. Each one of those parking lots has a separate access. He added that the third access is for trucks to get in and out of the truck well. They really think they need all three driveways for the necessary proper function of the property. They could get trucks in but getting them out without a third driveway would be very difficult. The dumpster is shown on the plans and the parking lot will be striped and no parking areas will be identified. At this time they would at least like to get approval to put in the oxygen tank for a new laser cutting machine that the owner needs to put in. The machine needs oxygen and has to be stored outside. There is a pad shown in the northeast area of the building for the oxygen tank and the owner needs to put that pad in now to get the laser cutter in. There is also a pad on the southwest corner of the site for his transformer and they need to upgrade the transformer for the 1600 amp electrical service. Applicant asked to get approval on those items while they work through the other engineering concerns.

Mr. Meagher asked what they were requesting to get immediate approval on?

Applicant replied the oxygen tank pad which is right by the truck well and the electrical pad at the southwest corner of the site.

Ron McCormick, 50171 Russell Schmidt, Chesterfield addressed the Board.

Mr. McCormick stated that he spoke to Gary DeMaster today for the building permit, but there is also a pad that is 12' x 25' inside the building that is 10" thick, that will provide a stabile platform for the laser cutting machine. It is imperative that they get moving on this because the laser is going to be delivered in 30 days.

Mr. Meagher asked the size of the oxygen tank?

Mr. McCormick replied that the pad will be 12' x 30'.

Mr. Meagher stated he was not interested in the size of the pad and asked the height of the tank?

Mr. McCormick stated that it was 500 gallons and he believed it is 9' tall.

Mr. Meagher verified that the pad would not exceed the height of the building?

Mr. McCormick replied no. He stated that they had the Fire Department come out and take a look and they did not have an issue with it, but they stated it had to be submitted to someone else. Mr. McCormick mentioned that at this point they have purchase orders to execute and they need that laser to do that by the end of August.

Mr. Meagher stated so basically the applicant would be willing to accept a Site Plan approval on just the tank and transformer.

Mr. McCormick replied yes. However, there is not anything on the letter from AEW that they would not agree to do other than eliminating that driveway which is critical to the operation of his business.

Mr. Meagher stated that he was looking at that himself. He asked Mr. McCormick if he had any objections to paving the parking lot?

Mr. McCormick replied no and that in time they would pave the parking lot and do all the landscaping.

Mr. Meagher stated so at this time the applicant would accept a conditional approval of the Site Plan subject to these items. He mentioned that the site plan is only good for a year, so if all the criteria is not met in that time, he applicant would have to come back in front of the Planning Commission for an extension.

Mr. McCormick stated that he would be happy with that.

Mr. Meagher explained to the Chairman that he had no objections to that as long as the approval is subject to comments noted on the letter from AEW. He stated that the applicant has already done a great job at cleaning up the site.

Mr. Saelens asked about the two trailers mentioned in the notes from AEW?

Mr. McCormick stated that he would be removing those trailers probably some time next week.

Mr. LaBelle asked if parking was still an issue on the site?

Mr. Meagher replied that the applicant has stated that the approval would be subject to the paving of that parking lot per Township requirements. Even if he doesn't put in the parking at least they have a nicely landscaped cleaned up site with a functional tenant in it.

Mr. LaBelle stated that when he went over there, he could not find a place to park; it was very difficult.

Applicant stated that it was a question of timing and cash flow. They like Chesterfield and want to be good citizens and there is nothing on that site plan that they find objectionable.

Mr. Stabile asked where the laser machine was coming from?

Mr. McCormick answered that it was coming from Japan.

Mr. Stabile stated that he has worked in that industry and he agrees with the gentleman. They have a timetable and they have to meet it. The machine is coming whether they are ready or not. So, he agrees with trying to approve this tonight somehow.

Mr. Alexie commented that he also agreed.

Motion by Mr. LaBelle to approve Site Plan #2014-15 as per Mr. Meagher's statement.

Supported by Mr. Miller

Mr. Saelens asked if six months would be enough time to get everything on the list completed?

Applicant replied that in six months they would be in the winter. He does not know much about asphalt paving, but he was thinking it would probably go into the spring.

Mr. Saelens stated that they can pave to the end of November.

Applicant stated that with the cost and everything he would expect to complete everything in one year.

Mr. Meagher reiterated that if everything is not completed in a year, the applicant could come in front of the Commission again and ask for an extension.

Mr. Saelens stated that he would like to see that added to the motion.

Mr. LaBelle agreed to add to the Motion that all the requirements on the letter from AEW must be completed in one year.

Mr. Miller continued Support.

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2014-56:** Party City (dba) Halloween City, 35901 Veronica, Livonia, MI 48150. Proposed new wall sign for Halloween City located at 51364 Gratiot.

Mr. LaBelle stated that last year they came in front of the Commission with the same sign. The sign does meet the Township's square footage criteria but it exceeds the 8 to 1 ratio. He asked if the board thought they should table it. He does not have a problem with denying the request because the applicants were told last year to modify the sign and they have not done that.

Mr. Alexie commented that he remembered the Commission also discussing the monument sign that they put up last year.

Mr. Saelens stated that he would like to table it for one meeting.

Mr. Alexie agreed and thought the board should table it.

Mr. Meagher stated that they could table it and have the applicant notified that they have to meet the 8 to 1 and if they plan to put up any more signage it has to be approved by the Planning Commission.

Motion by Mr. LaBelle to Table Sign # 2014-56 for one meeting.

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 June 24, 2014 with the following correction. Motion by Mr. Miller to Table up to two meetings, not two weeks.

Supported by Mr. LaBelle

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 he had nothing to report.

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

Brandon Dabish, 50858 Breton, Macomb, MI addressed the Board.

Mr. Dabish stated that he and his business partner own the ATT store in the Field's Plaza. He mentioned that they applied for a Site Plan #2014-13 and they were supposed to be in front of the Commission two weeks ago about an expansion of their store, but couldn't make it because of a family emergency. They reviewed some of the notes the Commission put together. They know that they need drawings but they have done some calculations and the expansion is feasible. They just want to know if it was something that could be approved. He mentioned

that they have had that store for about 15 years now and ATT is requiring them to either expand their store by 5' or move to a different location, possibly a different city. He stated that they would like to stay in Chesterfield.

Mr. Alexie stated that it seemed like a lot of trouble and expense to just add 5'.

Nash Khani, 42819 Shortridge, Sterling Heights addressed the Commission.

Mr. Khani explained that ATT is requiring all of their stores to have a showroom that is 1200 square feet. He stated that their building is 1400 square feet total which includes the restroom, the utility room and space for their merchandise and equipment.

There was a discussion and comments from the board members and Mr. Meagher concerning how the expansion could be done.

Mr. LaBelle asked for volunteers to attend the next pre-planning meeting.

Mr. Saelens and Mr. Alexie both volunteered to attend pre-planning.

Mr. Saelens brought in an article about plans in Harrison Township to improve the waterfront along Lake St. Clair. He stated that he would like to see an initiative to improve the waterfront in Chesterfield.

There was a discussion among the Commissioners on this matter.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 8:18 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary