

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

October 14, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 14, 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
Rick LaBelle
Joe Stabile
Carl Leonard
Brian Scott DeMuyneck
Ray Saelens
Jerry Alexie
Frank Eckenrode

Absent: 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. Saelens

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS:** None

6. **REVIEWS:**

A. **SIGN REVIEW #2014-76:** Allied Signs, Inc., 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed pylon resurface located at 29360 23 Mile Road for Sherwin Williams Paint.

Mr. LaBelle stated that the sign does meet the Township criteria. There are two stipulations: 1. The street address must be added to the pylon sign and 2. The applicant was made aware that he did not sign the sign review affidavit which is the sign ordinance that was adopted on August 21, 2006 with the form that has changed after 10 years. Therefore, he asked the applicant to stop in the Township offices and sign that affidavit.

Motion by Mr. LaBelle to approve Sign #2014-76 with those stipulations.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

B. **SIGN REVIEW #2014-77:** Allied Signs, Inc., 33650 Giftos Drive Clinton Twp., MI 48035. Proposed new wall sign located at 50700 Gratiot for "Hobby Lobby".

Mr. LaBelle stated that the sign exceeds the Township ordinance and the applicant has requested to have the sign Tabled.

Motion by Mr. LaBelle to Table Sign #2014-77

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW #2014-78: Allied Signs, Inc., 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new panel insert to existing ground sign (Gratiot frontage) located at 50700 Gratiot for “Hobby Lobby”.

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

Motion by Mr. LaBelle to approve Sign #2014-78

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW #2014-79: Allied Signs, Inc., 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new panel insert to existing ground sign (23 Mile frontage) located at 50700 Gratiot for “Hobby Lobby”.

Mr. LaBelle stated that the sign panel meets the Township ordinances.

Motion by Mr. LaBelle to approve Sign #2014-79

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2014-80: Zahra Chehab 13218 Michigan Avenue, Dearborn, MI 48126. Proposed new wall sign located at 30534 23 Mile Road, Mike’s Mini Mart

Mr. LaBelle stated that the sign exceeds the 8 to 1 ratio and the applicant has requested the board Table the sign for redesign.

Motion by Mr. LaBelle to Table Sign #2014-80

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

F. SIGN REVIEW #2014-81: Clean View Auto Wash 50501 Gratiot Chesterfield, MI 48051. Proposed resurface to existing pylon sign located at the above address.

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

Motion by Mr. LaBelle to approve Sign #2014-81

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

G. SIGN REVIEW #2014-82: Clean View Auto Wash 50501 Gratiot Chesterfield, MI 48051. Proposed LED addition to existing pylon sign located at the above address.

Mr. LaBelle stated that the sign does meet the Township ordinances. He mentioned that the applicant was made aware of the requirement of Section 52-5R the Township's Changeable Copy Signs Ordinance.

Motion by Mr. LaBelle to approve Sign #2014-82

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

H. SIGN REVIEW #2014-83: Sign-A-Rama-Michael Stephens, 1017 Naughton, Troy, MI 48083. Proposed new ground sign located at 46405 Continental Drive for Saturn - OS-Industries.

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

Motion by Mr. LaBelle to approve Sign #2014-83

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

I. SITE PLAN #2014-18: Joseph D'Angelo, 211 Merril Suite #503, Birmingham, MI 48009. Proposed new road and court for the entrance to the Freedom Pointe (C-3) commercial development located on the N.W. corner of Jefferson & Rosso Hwy.

Mr. LaBelle stated that the applicant has requested that the site plan be Tabled for up to six meetings.

Motion by Mr. LaBelle to Table Site Plan #2014-18 for up to six meetings.

Supported by Mr. Miller

Mr. Meagher stated that there was some discussion on this issue with regard to the southern most access and there were a few concerns brought up prior to the meeting. He will share those concerns with the applicant and perhaps what they can do for the time being is put some type of temporary cul-de-sac with the engineers, so at least until the corner is redesigned and squared off there will be a little bit safer type of access there.

Mr. Saelens asked if the applicant would end up with the property once the redesign is done on the road?

Mr. Meagher replied yes it would remain in the applicant's hands as part of his property. They will end up taking some of his property and giving him other property. He stated that he thought the net would mean that the applicant would probably gain some property, but he will also have to put in some money to get that intersection done and approved.

There was a discussion among the board members as to what would be done with the access

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from September 23, 2014

Supported by Mr. DeMuyneck

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 #126: PANERA, LLC 3630 Geyer Road, Suite #100, St. Louis, MO 63127. AEW requested that an Access Agreement/Easement be shared by both Panera & ABC Warehouse, ABC refused this proposal. This is Panera's request to ratify the Access Agreement/Easement. Petitioner has been working closely with the Fire Department regarding this.**

Mr. Meagher stated that Panera was requesting to close off the rear joint access with ABC and Gordon Foods. He stated that basically they are trying to get some cooperation between the two entities. He explained that there is no joint access easement across the opening at the rear. Basically Gordon Foods objected to Panera Bread utilizing that rear access, so the center owner asked if they could close that off. He stated that the engineers have no objection and they have no objection.

Motion by Mr. Miller to approve Administrative Request #126

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #127: Bayview Medical Center 32743 23 Mile Rd., Chesterfield, MI. Proposed curb work, additional parking Spaces and relocation of the trash receptacle to improve flow at the patient drop off area.

He stated that the Bayview Medical Center is at the corner of 23 Mile and Nicolette and they are proposing some vast improvements to the parking lot and some curb work. There was concern over the lighting location and there are some issues with the landscaping. He stated that if there were no objections from the Commission and they were looking for a motion to approve subject to those two items.

Motion by Mr. Miller to approve Administrative Request #127

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

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

There were no Public Comments.

Mr. Alexie had no comments.

Mr. Stabile that he was glad he was able to attend the Conference at Mackinac Island. He learned some new things and really got a lot of good information at the conference. He was glad that they were allowed to go and wanted to thank the Township trustees for making it happen.

Mr. LaBelle thanks the Commissioners, the Trustees and the citizens of Chesterfield Township for allowing them to attend the Conference. He stated that he came back with a lot of information. He asked for volunteers for the next preplanning meeting on October 28th.

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

Mr. Saelens stated that he was sorry he was unable to attend the conference and hopes that if it is offered again next year, he will be able to go.

Mr. Leonard agreed with Mr. Stabile and Mr. LaBelle. He really enjoyed the conference and got a lot of good information out of it.

Mr. Eckenrode commented that he learned a lot at the conference.

Mr. DeMuynck mentioned that he would be having surgery and would not be attending the Planning meetings for period of time.

Mr. Miller stated that he enjoyed the Planning Conference at Mackinac Island. He hopes that it is a yearly thing because he and the Commissioners really did learn a lot.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:21PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary