

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

October 28, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 28, 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
Ray Saelens
Jerry Alexie

Absent: Frank Eckenrode
Brian Scott DeMuynck, *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. 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. 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”. Tabled October 14, 2014.**

Mr. LaBelle stated that the applicant has asked them to Table it again this evening.

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

Supported by Alexie

Ayes: All

Nays: None

Motion Carried

- B. 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. Tabled October 14, 2014.**

Mr. LaBelle stated that this sign was Tabled at the last meeting in order for the applicant to make adjustments to the sign. The applicant has made adjustments to the sign and it does meet the Township’s ordinance.

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

Supported by Saelens

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from October 14, 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 #128: Frank Toma for Clear View Auto Wash 50501 Gratiot, Chesterfield, MI 48051. Proposed adding of 2 “pay stations” at the entrance of car wash located at the above address.

Mr. Meagher stated that the first Administrative Request #128 is from Frank Toma for Clearview Auto Wash for the addition of two pay stations. He stated that they had no objections as to the Administrative Request. He asked if anyone had noticed any comments by the engineers?

Mr. LaBelle stated that there was nothing from the engineers.

Mr. Saelens commented that the Fire Department stated that they did not take any exceptions to the approval.

Mr. Meagher stated that they would take no exceptions to the approval if the committee finds it consistent with the Township ordinance.

Motion by Miller to approve Administrative Request #128

Supported by Stabile

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #129: Emhart Teknologies, 49201 Gratiot Ave., Chesterfield, MI 48051. Requesting changes to their approved Site Plan #2014-16 located at the address above.

Mr. Meagher stated that the second Administrative Request is for Emhart Teknologies. At the last meeting, they were approved subject to a number of items with regard to adding brick to their building, adding some landscaping, screening and some fencing. He stated that the applicants have added those items and at this point they are recommending approval. He added that the Fire Department is also recommending approval and the engineers questioned whether Fire Department approval is required and if storage at the back obstructed fire emergency access. He thought both of those questions were answered by the Fire Department's review and approval. He explained with that and the building being so far off of Gratiot; they would take no exception to the approval.

There were no questions by the Commissioners

Motion by Mr. Miller to approve Administrative Request #129

Supported by Saelens

Ayes: All

Nays: None

Motion Carried

C. ADMINISTRATIVE REQUEST #130: Joe Novitsky, 1755 Royal Ave., Berkley, MI 48072. Proposed minor changes to the K-Mart White Box site plan. Changes to the Truck Well area and to the front elevation.

Mr. Meagher stated that the next Administrative Request # 130 is for K-Mart. He explained that basically they were asking for changes that involve the front elevation which is being changed to facilitate a Big Lots and the back of the structure is being changed where they are proposing to cover that truck well. He added that the concerns they have at this point are primarily about the façade and the materials for the façade. He mentioned that at this time this would not meet our 90% and he did not think that the proposed efface or synthetic plaster is going to be anywhere near the durability of brick that is typically required by this Commission. He stated with that being said, they would be looking for a Motion to Table this item to the following meeting to give the applicant time to address these changes.

Motion by Mr. Miller to Table Administrative Request # 130

Supported by Saelens

Ayes: All

Nays: None

Motion Carried

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

Joe Novitsky, 1755 Royal Avenue, Berkley, MI 48072 addressed the board.

Mr. Novitsky stated that he was there to comment about the request that was just Tabled. He mentioned that the Commission moved through a meeting quite well; Thank you. He mentioned that it was impressive how well that they move through a meeting. He has done this for many years and he cannot believe how fast you guys go. He stated that the 90% rule was never disclosed to them, he was sorry to understand that. He explained that this is a corporate elevation that they have imposed on many buildings across the landscape. In fact, their engineers and architects that work with these guys; that is all they do is these buildings, these K-Mart redos. This is one of them where they said this is what we want, this is what we need, and this is what we would like to have. He stated that it is going to be tough to go back and tell them they cannot have it because this is the only place where they cannot do their corporate image.

Mr. Meagher informed the applicant that this is one of many communities that would not accept an efface composition of that magnitude. So, he stated that it was up to them if they want to move in or not but he thought Mr. Novitsky should share with them that their ordinance is a 90% brick requirement on the façade. He mentioned that they are not making an attempt to meet that requirement at this point.

Mr. Novitsky stated that there have been an incredible amount of strides in how they actually do that application. He is not really sure if the board is aware of that. He stated that this product is probably in the neighborhood of 60% more durable than it used to be; it is pounds per square inch and durability that quite frankly far exceeds brick in terms of its nonpermeability if it is done correctly. Therefore, in terms of the objection as far as durability, he stated that they could just specify the heavy coat. He added that if they specify the heavy coat, there is not a chance that they could tell him that it would not pass any testing device... He just took a class on this and there has been a substantial uptake on how they have improved this material.

Mr. Meagher stated that the applicant is welcomed to bring in the material in and they can put it through the Pat Meagher brick test.

Mr. Novitsky asked if that was a baseball bat?

Mr. Meagher replied no just a regular old hammer.

Mr. Novitsky stated that if they would like, he could do that.

Mr. Meagher stated fine.

Mr. Novitsky asked if it passes that, do they still have to wait another month?

Mr. Meagher replied that the Commission meets twice a month but in this particular case the next meeting has been cancelled.

Mr. Saelens mentioned that Mr. Meagher should also make the applicant aware that the rule is brick or better, therefore stone would be another option. He stated that this is aesthetics as much as durability. He mentioned that if the applicant looks at the center that they are going into, if he looks at the stores down at the other end; they are all brick. He stated that the facades are all brick.

Mr. Novitsky asked if Hobby Lobby came in front of them as of yet? He stated that they had a proposal to bring their façade substantially out beyond the sidewalk and into the driveline. He backed up and said good luck with that; that is a fire lane. He mentioned that Hobby Lobby does not even have the brick base while they have a stone base on it. He stated that at least they are matching the stone that is there now.

Mr. Meagher commented that if they missed something for Hobby Lobby that is unfortunate, but again...

Mr. Novitsky stated that it is going to be hard for him to sell the same owner that it is okay on that one, but not on this one.

Mr. Meagher told Mr. Novitsky to have the owner come in and they will tell him.

Mr. Novitsky asked from Arizona?

Mr. Meagher replied sure.

Mr. LaBelle mentioned that they also a concern is with the colors. He asked what colors are Swiss Greek Villa and Tiki Hut? They would have to see some type of color palette to see if it would blend in.

Mr. Novitsky replied that they are the same colors they would be using on the rest of the building. He mentioned that if he knew it was going to be this intensive, he would have brought in color samples and boards. He brought them last time and he did not say a word.

Mr. LaBelle stated if he drives down Gratiot would he be able to say that is Swiss Greek Villa; he has no idea.

Mr. Novitsky explained that had he known he would have brought his easel, color boards and everything and he did not say a thing. He thought this would be the same type of agenda and frankly, he has been taken by surprise. He does not know how he can tell the owner that next door it is okay to have efface but 50' down here we have put our foot down and drawn a line in the sand. He is just beside himself.

Mr. Miller stated that what they are going to have to do is Table it to the next meeting.

Mr. Saelens remarked that they already have Tabled it.

Mr. Miller told Mr. Novitsky that they did Table it to the next meeting.

Mr. Meagher stated that it was Tabled to the next meeting, so make a decision; either change it or come back and make an argument that beats the durability.

Mr. Meagher stated that meantime they could take a look at Hobby Lobby and see if they made a mistake.

Mr. Toma, concerning Administrative Request #128, asked if he just needed to pull the permits for his request?

Mr. Saelens stated that Mr. Toma needed to go to the Building Department tomorrow and they will have the paperwork.

Mr. Alexie brought up the fact that there are still a lot a metal bins for clothing around the Township. There are a couple across from Walmart and also a couple of metal bins for books and the one by Walmart if overflowing and there are books all over the ground.

Mr. Stabile asked if the DPW Department could just go over them and throw them away.

Mr. Miller replied that was the suggestion at one meeting.

Mr. Alexie also mentioned a vending machine outside Walgreens on 23 Mile where people rent videos.

Mr. Miller stated it was a Red Box.

Mr. Alexie commented that the Commission did not allow Walgreens to put anything in their windows, but they are allowing them to put this big vending machine on the side of their building.

Mr. Saelens explained that they have been told that enforcement is up to the discretion of the Code Enforcement officer as far as outside sales.

Mr. Alexie mentioned that this past Sunday, there was a tent by Twisted Rooster where they were selling cell phones.

Mr. Stabile stated that he just wanted to comment on the efface stuff and the brick or better. He explained that they spent a lot of years on this and people did not even question it and everything came in right and now that there are fewer projects, they are getting more questions. He commented that he has not changed his mind on it one bit. He did not even like the 90%, but it did define the rule. He stated that with having a define amount of brick in the ordinance, they do not have that problem anymore. He personally does not care if the stuff is durable...

Mr. Meagher stated that he would have to go back to verify and see if they did miss that on Hobby Lobby and he is not sure if they did miss it. However, now do they turn around and say gee this is okay because we missed it on Hobby Lobby.

Mr. Stabile commented that they know they cannot go on past mistakes.

There was a discussion among the board on the matter.

Mr. Saelens agreed with Mr. Stabile, they do not need to go back. He admits that he is prejudiced, but a brick veneer is going to look better today and it will look better ten years from now when they are painting the efface to try to freshen it up.

Mr. Meagher stated that he did not want to be rude to the gentleman but he agreed with them

Mr. Labelle asked for volunteers for the next preplanning meeting.

Mr. Saelens volunteered to attend the meeting.

Mr. Alexie stated that he would also attend preplanning.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:20 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary