

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

November 25, 2014

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 25, 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
Brian Scott DeMuynck
Carl Leonard
Ray Saelens
Jerry Alexie
Frank Eckenrode
James Moran

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 #2014-77: Allied Signs, Inc., 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new wall sign located at 50700 Gratiot for “Hobby Lobby”, variance request submitted. Tabled October 28, 2014.**

Mr. LaBelle stated that applicant requested to have this Tabled to the December 9th, 2014 meeting.

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

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2014-84: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign located at 49680 Gratiot for Bowman Personal Training.**

Mr. LaBelle stated that the square footage of the sign does meet the Township’s ordinance, but it exceeds the 8 to 1 ratio. He stated that speaking with the applicant they agreed to stack the signs on top of each other; so personal will be on top of training, which will reduce the length of the sign and it will meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2014-84 based upon the changes.

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW # 2014-85: Allied Signs, Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign located at 50630 Gratiot for Big Lots in Gratiot Crossing, K-Mart store front.

Mr. LaBelle stated that the allowable square footage of the sign is 64 square feet, but the building is setback more than 200' from Gratiot which allows them to increase the sign to 250%; which would allow a maximum size of 160 square feet. The applicant had requested a sign which is 169.65 square feet. He stated that in speaking with them they agreed to reduce the sign to 160 square feet or less.

Motion by Mr. LaBelle to approve Sign # 2014-85

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW # 2014-86: Allied Signs, Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign located at 50630 Gratiot for Big Lots in Gratiot Crossing, K-Mart store (rear elevation)

Mr. LaBelle stated that this sign is for the rear elevation and the ordinance allows them to have a sign 50% or less at the rear elevation and it does not exceed that.

Motion by Mr. LaBelle to approve Sign # 2014-86

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW # 2014-87: Allied Signs, Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new tenant panel located at 50630 Gratiot for Big Lots in Gratiot Crossing (Gratiot elevation)

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

Motion by Mr. LaBelle to approve Sign # 2014-87

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- F. SIGN REVIEW # 2014-88: Allied Signs, Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new tenant panel located at 50630 Gratiot for Big Lots in Gratiot Crossing (23 Mile Road elevation)**

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

Motion by Mr. LaBelle to approve Sign # 2014-88

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- G. SIGN REVIEW # 2014-89: Curb Appeal Concepts, Timothy Muller, 4040 Montgomery Dr., Shelby Twp., MI 48316. Proposed resurface of existing tenant panel located at 49016 Gratiot for Salon Marilyn.**

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

Motion by Mr. LaBelle to approve Sign # 2014-89

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- H. SIGN REVIEW # 2014-90: Curb Appeal Concepts, Timothy Muller, 4040 Montgomery Dr., Shelby Twp., MI 48316. Proposed resurface of existing wall sign located at 49016 Gratiot for Salon Marilyn.**

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

Motion by Mr. LaBelle to approve Sign # 2014-90

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- I. **SITE PLAN #2014-19: Scott Wortman, One Towne Square, Suite #1600 Southfield, MI 48076. Proposed DSW “Designer Shoe Warehouse” new retail store to be located between J.C. Penney and JoAnn Fabric Store in the Waterside Market Place.**

Mr. LaBelle stated that there were a couple of comments from AEW and the applicant has agreed to abide by those comments. He mentioned that other than that everything else appears to be fine.

Motion by Mr. LaBelle to approve Site Plan #2014-19

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from October 28, 2014

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

- A. **ADMINISTRATIVE REQUEST # 125: Sterling Fence Company, P.O. Box 436. St. Clair Shores, MI 48080. Gary Gendernalik for Bay Winds Townhomes located on the north side of 23 Mile Road, east of I-94. Requesting to install a 6' high decorative privacy fence along their most westerly property line. Tabled 9-9-14.**

Mr. Meagher stated that the petitioner asked for the Request to be Tabled to the December 9th meeting.

Motion by Mr. Miller to Table Administrative Request #125 to the December 9th meeting.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

10. NEW BUSINESS:

There was no new business.

11. PLANNERS REPORT:

- A. ADMINISTRATIVE REQUEST #131: Scott Wortman, One Towne Square, Suite #1600 Southfield, MI 48076. Proposed DSW “Designer Shoe Warehouse” store to be located between J.C. Penney and JoAnn Fabric Store in the Waterside Market Place.**

Mr. Meagher stated that this Administrative Request was to be deleted because it was handled under Reviews I.

- B. ADMINISTRATIVE REQUEST #132: J. P. Bowen, L.L.C., 29939 S. River Road, Harrison Township, 48045. Proposed an addition of vinyl-coated fabric shelters to be attached to entrance and exit doors of the existing carwash building. This will allow patrons to exit and re-enter their vehicles under a weather-protection environment at Dockside Car Wash located at 47391 Jefferson.**

Mr. Meagher stated that basically they wanted to provide canopies at the front and back of the building regardless of intent or use, they have no objections to them doing that. They have recommended approval subject to the two following conditions: Owner will be required as part of the approval to repair or replace canopies should they become torn, damaged, faded or are in disrepair. Owner will be required to remove these canopies if they go out of business.

Mr. LaBelle asked if the canopies were seasonal or would they be up all year around?

Applicant's response was not audible.

Motion by Mr. Miller to approve Administrative Request #132

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

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

Mr. Alexie wished everyone Happy Thanksgiving and reminded everyone not to eat or drink too much. He stated if they do drink a lot; stay off the roads.

Mr. Moran mentioned that he was promoted to Lieutenant Commander for the Navy and stated that if anyone would like to take a tour of Afghanistan, he could recommend some great locations to see. He stated that it was good to be home with his family.

Mr. Stabile stated that it was good to see Jim back.

Mr. Labelle thanked Mr. Moran for doing what he does and welcomed him back. He then asked for volunteers for the next preplanning meeting.

Mr. Leonard and Mr. Eckenrode volunteered to attend the meeting.

Mr. Miller welcomed Mr. Moran back and mentioned that Mr. Saelens would be leaving.

Mr. Saelens stated that he was leaving and he would see everyone in the Spring. He welcomed Mr. Moran back. He then wished everyone Happy Thanksgiving.

Mr. Leonard stated the same.

Mr. Eckenrode welcomed Jim back and wished everyone Happy Thanksgiving.

Mr. DeMuyne welcomed Mr. Moran back and wished everyone Happy Thanksgiving.

Mr. Leonard asked if the 50% of Big Lots on the rear sign was 50% of the 160.

Mr. Meagher stated that was a good question and it is not addressed in the ordinance, but the 80' would be allowed.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:15 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary