

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

January 27, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, January 27, 2015 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
Jerry Alexie
Ray Saelens
James Moran

Absent : Frank Eckenrode, *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 #2015-01: Allied Signs, Inc., 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new ground sign located at 29360 23 Mile Road for Sherwin Williams Paint. Tabled 1/13/15.**

Mr. LaBelle stated that the sign was tabled on 1/13/15 because of lack of representation. He mentioned that the applicant was present that evening and has agreed to lower the sign so it is less than 4' from grade.

Motion by Mr. LaBelle to approve Sign # 2015-01

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2015-04: MLS Signs, Inc., 25733 D-Hondt, Chesterfield, MI 48051. Proposed ground sign reface to add additional panels for Chesterfield Township Fire & Rescue located at 48475 Jefferson.**

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

Motion by Mr. LaBelle to approve Sign # 2015-04

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. **SIGHT PLAN #2015-01: Independent Window Repair, 56308 North Bay Dr., Chesterfield, MI. Proposed 3,500 addition to existing industrial building for additional storage located at the address stated above.**

Mr. Matthew Cipriani, owner of the building addressed the board.

Applicant stated that they were just requesting to add about 3400 to 3500 square feet on to his existing industrial building. He mentioned that he received something from AEW stating that there should be no gravel on the site, but according to the key or legend there is no gravel on the print.

Mr. LaBelle brought up the fact that according to Google Earth and when he visited the site, there appears to be a gravel road on the side of the applicant's building. He asked if the applicant used that road for access to the facility?

Applicant replied that the gravel has been there since before he owned the building. He stated that it does not get used on a regular basis and he does not need to use the road.

Mr. LaBelle stated that if the applicant is planning to use that road, it would need to be paved.

Applicant explained that at this time there are some employees with 4-wheel drive vehicles that put their tire tracks down there and occasionally a garbage truck goes down there. However, he does not need to access that road and it is certainly not a road that is used on a regular basis. He explained that he is not opposed to paving it and if he does decide to use the road, he would be happy to pay for it.

Mr. Saelens stated that he noticed the applicant was using metal siding as opposed to using masonry like the existing building. He asked why?

Applicant replied that the building was just going to be used for storage.

Mr. Saelens asked if the addition would be heated?

Applicant replied no.

Mr. Saelens verified so it would just be inside, covered storage. He mentioned the fact that there was going to be doors on the addition.

Applicant replied that there would be four overhead doors on it for shipping.

Mr. Miller explained that usually the Commission requires brick or better, however when the board members drove around there they noticed buildings across the street that are part metal so he thought the majority of the Commissioners were okay with that.

Motion by Mr. LaBelle to approve Site Plan 2015-01, contingent upon the Community Management/ P C recommendations being met as well as the applicant must adhere to the comments brought up by AEW. He stated that they discussed the gravel road going up by the side of the building; he would like to put in the motion that the applicant must either sod that gravel area and have it turned back into grass or pave it. He stated Community Planning also talked about parking in their comments. He stated that in # 2. Although the plan states there will be no change in parking due to this addition being used for storage, they want to make sure that the applicant does his part as far as submitting parking calculations.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- D. SIGHT PLAN #2015-02: Carleton Equipment, 48132 Gratiot, Chesterfield, MI 48051. Proposed outdoor storage area at their industrial building located at the address between 21 and 22 Mile Roads.**

Mr. LaBelle stated that the applicant was present for the pre-meeting and they gave him some homework. There are some items on his site plan as well as AEW's comments and planning reports that need to be addressed by the applicant. He stated that the applicant has asked them to Table the site plan review.

Motion by Mr. LaBelle to Table Site Plan #2015-02 for up to six meetings.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- E. SIGHT PLAN #2015-03: Laurie Frey Borer for Bagger Dave's Burger Tavern, 1420 Broadway Street, Detroit, MI 48226. Proposed new restaurant located in the existing out lot on the northeast corner of Gratiot and Vergote, south of Huntington Bank in the Chesterfield Crossings site.**

Terrence Thomas, Civil Engineer, 28 W. Adams, Suite 1200, Detroit, MI 48226 addressed the board.

Mr. Thomas stated that his client, Diversified Restaurant Group, are putting up a Bagger Dave's which will be an approximately 4800 square foot restaurant and they are proposing to build the restaurant, make the parking improvements, all site utilities, and landscaping.

Mr. Miller stated that the Commission had some concerns about coming off of Gratiot. They would like that Gratiot entrance closed off and moved to the back. He stated that there was some landscaping out on Gratiot and Vergote with dead yews out there and those trees need to be replaced.

Laurie Frey Borer for Bagger Dave's Burger Tavern, 1420 Broadway Street, Detroit, MI 48226 addressed the board.

Applicant stated that the landscape architect came back with a second landscape plan that eliminated those trees and put in other landscaping, however, she did not bring it with her that evening.

Mr. Meagher stated so there is a secondary landscape plan that kind of brings up the site with updated landscaping.

Mr. LaBelle mentioned that the applicant stated in the preplanning meeting that some of the older trees were distressed and they wanted to replace them.

Mr. Miller asked if all of that would be in the new landscape plan.

Applicant replied correct.

Mr. Thomas asked if there is a minimum distance they need to provide for the new driveway entrance or is that just good engineering judgment in terms of queuing back to Gratiot.

Mr. Meagher stated that he thought their primary concern would be the queuing factor and they want to have them push it back toward to the rear; he thought the logical location would be where the drive aisle sits behind the building. He suggested that they take a look at that. He thought the main concern was to bring it away from the immediate 20' after they turn in; so it would be great if they were able to push that back.

Mr. Saelens asked Mr. Meagher if there would be enough parking with this, the bank and Hobby Lobby?

Mr. Meagher replied that he believed there would be more than enough parking. They went through this with the owners of the center and in fact when they proposed the other larger restaurant they figured there would be enough parking. He related that K-Mart always provided more parking than what was required and he does not feel it will be an issue. However, he will certainly work with the applicants to determine that.

Mr. Saelens noticed in the comments that parking calculations have been provided.

Mr. Meagher stated that he did not see them on the plan.

Mr. Thomas stated that he did not think the parking calculations were on the plan, however, they do have an agreement with the property owner for shared parking, so they would be happy to provide that document with the parking calculations.

Mr. Meagher stated that would help out a great deal.

Mr. Saelens asked the hours of operation?

Applicant replied that she thought they would be open from about 10 AM to Midnight, or somewhere around that.

Mr. Saelens stated that he was looking at if it would conflict with Hobby Lobby.

Applicant stated that she knew they would be serving lunch and dinner.

Mr. Saelens asked if Hobby Lobby was open yet?

Mr. Miller replied no.

Mr. Alexie asked if Bagger Dave's was going to be 4800 square feet?

Applicant replied that it was going to be about 4500 square feet.

Mr. Alexie asked if that was standard size for a Bagger Dave's?

Applicant replied that was the standard size.

Mr. Alexie stated that he had been in a few of them and he was just wondering.

Applicant stated that they changed the size in 2014.

Mr. Meagher mentioned that he had just been in the one on Hall Road and asked if that was a new one?

Applicant replied that she thought that was an older restaurant.

Mr. Alexie remarked that he does not like to waiting for a table.

Applicant stated that they just changed the design of the building, but the seating capacity should be about the same. She made some further comments that were inaudible.

Mr. Saelens commented that it was a very nice looking building.

Mr. Alexie asked if they talked about the dumpsters yet?

Mr. Miller stated that the dumpsters for the restaurant do not seem to be far enough away from the building.

Applicant replied that she thought they were about 10' away.

Mr. Meagher asked the applicant to verify with the Fire Department because they might require a 15' separation since the applicants already have some other work to do, they should verify that.

Mr. DeMuynck asked when they planned to start the project?

Applicant replied that she thought they would like to start the project in May.

Mr. DeMuynck thanked them on behalf of the Township Board for coming in and bringing their business to Chesterfield.

Mr. Miller asked if they Table this for 2 weeks would that be enough time for them to get the landscape plan and all the other work done?

Mr. Saelens stated that if they want to Table to the next meeting the information would have to be submitted by Thursday.

Mr. Stabile mentioned that usually they would Table it for at least two meetings.

Mr. Meagher stated that they could Table them up to two meetings and if they get the information submitted in time that's great, otherwise they can come back to the following meeting. Mr. Meagher stated that he thought everyone liked the plans and think it is a great idea so hopefully they can get everything straightened out and get them moving on the project.

Mr. Miller asked if they would be open by Summer?

Applicant replied that the restaurant should be open by early in August.

Motion by Mr. LaBelle to Table the site plan for up to two meetings and give the applicant time to adjust and make changes to their drawings.

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 January 13, 2014.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

There was no old business.

10. NEW BUSINESS:

There was no new business.

11. PLANNERS REPORT:

- A. Administrative Request #135: Harvey Weiss, 32820 Woodward Ave., Suite #200, Royal Oak, MI 48073. Requesting administrative approval for the relocation of one parking space to maintain the required number of "ADA" parking spaces for the Meijer Retail Strip Center Site.**

Mr. Meagher stated that the applicant had to switch one parking space from the front of the building to the front of the center to accommodate ADA parking requirements. He stated that is the way it is built right now and they do not have any objections.

Mr. LaBelle stated that when he spoke to the applicant they mentioned that they cannot finish paving this year for obvious reasons and everything is an inch and a half low right now. He added that there are still some adjustments that have to be made in order to accomplish what is being asked here. The applicant asked if it would be okay for them to open prior to these adjustments being completed because they cannot pave any way.

Mr. Meagher mentioned that it was his understanding that the Building Department is going to give them a temporary occupancy and certainly, as part of their motion, they could indicate that they have no objections to that temporary occupancy granted by the Building Department to show support.

Motion by Mr. LaBelle to approve Administrative Request #135 for the relocation of one parking space to maintain the required number of “ADA” parking spaces for the Meijer Retail Strip Center Site. He stated that furthermore the Commission has no objection to the temporary occupancy to be granted by the Building Department.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

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

Mr. LaBelle asked for volunteers for the next preplanning meeting on February 10th.

Mr. Alexie and Mr. Leonard both agreed to attend that preplanning meeting.

Mr. Saelens asked Mr. Meagher if they have done anything about their past problem with code enforcement?

Mr. Meagher stated that they have not done and will not be doing anything about that and until they finalize the Master Plan and start the new zoning ordinance. They will have some group workshops and start realistically talking about what they will do about the matter.

Mr. Saelens stated that he was hoping the issue would not just go away because he does not think what is going on right now is fair and he would like to see it remedied.

Mr. Meagher thought the next step would be that the Township needed to move into more of a form based Zoning Code which is fancy for saying a little bit more picturesque zoning. He mentioned that when this is put together they should have some heart to heart meetings as to whether they are putting these codes in for the fun of it or are they putting them in to be enforced.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

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

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary