

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

February 10, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 10, 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
Frank Eckenrode
James Moran

Absent : Ray Saelens, *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. DeMuyneck

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 #2015-05: Four Seasons Roofing, 47212 Jefferson, Chesterfield, MI 48047. Proposed new wall sign located at the above address.**

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

Motion by Mr. LaBelle to approve Sign # 2015-05

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2015-06: Phillips Sign & Lighting, Inc., 40920 Executive Dr., Harrison Township, MI 48045. Proposed new wall sign for Jon's Auto Wash located at 509509 Sass Road.**

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

Motion by Mr. LaBelle to approve Sign # 2015-06

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- C. **SIGN REVIEW #2015-07: ASI Signage, 1119 Wheaton, Troy, MI 48083. Proposed wall sign resurface for Henry Ford Macomb Health Center located at 30795 23 Mile Road.**

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

Motion by Mr. LaBelle to approve Sign # 2015-07

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2015-08: Phillips Sign & Lighting, Inc., 40920 Executive Dr., Harrison Township, MI 48045. Proposed wall sign resurface for Champion Fitness Center located at 33089 23 Mile Road.**

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

Motion by Mr. LaBelle to approve Sign # 2015-08

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- E. **SITE 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.**

Mr. LaBelle stated that had a number of items had to be attended to and the applicant has done so.

Motion by Mr. LaBelle to approve Site Plan #2015-03

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Mr. Miller wished the applicant good luck.

Mr. DeMuyneck welcomed the applicants to Chesterfield.

F. SITE PLAN #2015-04: Thomas Kellogg for Delta Industrial, 51825 Gratiot, Chesterfield, MI 48051. Proposed 4800 square foot addition to the existing industrial building located at the above address.

Motion by Mr. LaBelle to Table Site Plan #2015-04 for up to six meetings so the applicant has some time to make some adjustments to his drawings

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from January 27, 2014.

Supported by Mr. Alexie

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. **REZONING PETITION #330: Michael A. Boggio Association Architects, 30100 Telegraph Road, Suite #216 Bingham Farms, MI 48025. Requesting to rezone property located on the south east corner of 23 Mile Road & Gratiot from C-2, Planned Shopping Center to C-3 General Commercial. Set Public Hearing for March 10, 2015.**

Mr. Miller stated that this property is the old Chesterfield Motor Lodge and the Commissioners agreed that they will be happy to see that go.

Mr. DeMuynck stated that from the Commission's standpoint as well as his own this is a very welcomed rezoning. He is 100% for this and he knows his fellow Commissioners will also approve this because it will be great for the community.

Mr. Alexie agreed with Mr. DeMuynck and Mr. Miller that the Commission would like to have the Motor Lodge gone.

Mr. Stabile asked what kind of zoning will be required?

Mr. Meagher replied that the applicants are requesting C-3 zoning on the corner and it will help with the setback requirements.

Mr. Miller asked if the drawing submitted will pretty much be how it is going to go?

A representative from Michael Boggio Association Architects, 30100 Telegraph, Suite #216, Bingham Farms, MI 48025 addressed the board.

Applicant replied yes.

Mr. Miller asked how fast did the applicant think it would take for the project to get going and tearing the building down?

Applicant replied that they would like to start early this summer.

Motion by Mr. Miller to set the Public Hearing for March 10, 2015

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 stated that he would be unable to attend the next meeting.

Mr. LaBelle asked for volunteers for the next preplanning meeting on February 24.

Mr. Leonard stated that he would attend that preplanning meeting.

Mr. Eckenrode also agreed to attend the meeting.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:06 PM.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary