

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

February 24, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 24, 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 DeMuynck
Frank Eckenrode
James Moran

Absent : Ray Saelens, *excused*
Jerry Alexie, *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. Moran

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 #2015-08: Sign Trek LLC, 46362 Woodall, Shelby Twp., MI 48317. Proposed new wall sign located at 34834 23 Mile Rd. for Verizon Wireless.**

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

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

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2015-09: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (front elevation) located at 27363 23 Mile Rd., for Qdoba Mexican Restaurant in the Meijer out lot retail store.**

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

Motion by Mr. LaBelle to approve Sign # 2015-09

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- C. **SIGN REVIEW #2015-10: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (side elevation) located at 27363 23 Mile Rd., for Qdoba Mexican Restaurant in the Meijer out lot retail store.**

Mr. LaBelle stated that the sign does not meet the Township ordinance and the petitioner requested to Table it up to two meetings.

Motion by Mr. LaBelle to Table Sign # 2015-10 for up to two meetings.

Supported by Mr. DeMuyne

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW #2015-11: Discount Signs, 2230 Kolomyia Ct., W. Bloomfield, MI 48324. Proposed new wall sign located at 27339 23 Mile Road for Lady Jane's - Haircuts for Men.

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

Motion by Mr. LaBelle to approve Sign # 2015-11

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2015-12: Clean View Auto Wash, 50501 Gratiot, Chesterfield, MI 48051. Proposed revision for (2) anchored, 150 watt flood lights atop the previously approved pylon sign to light the front parking lot at the above address.

Mr. LaBelle stated that the flood lights atop sign do not comply with the Township ordinance. He spoke to the petitioner before the meeting and he agreed to remove the lights from the top of the sign.

Motion by Mr. LaBelle to deny the request for the lights.

Supported by Mr. DeMuyne

Ayes: All

Nays: None

Motion Carried

Mr. DeMuynck asked if the applicant was going to put his address on the sign?

Mr. LaBelle replied yes. He then stated that the applicant informed him that the sign was not completed yet and he did agree to put the address on the sign.

Mr. Miller asked if that would need to be part of the Motion?

Mr. Meagher replied no and added that the applicant has already been approved subject to having that address on the sign.

F. SITE PLAN REVIEW #2015-02: Carleton Equipment 48132 Gratiot, Chesterfield, MI 48051. Proposed outdoor storage area at their industrial building, located at the address between 21 & 22 Mile Roads. Tabled 1-27-15.

Mr. LaBelle related that the latest set of drawings was still not complete and the applicant has asked the Commission to Table it to the next meeting.

Motion by Mr. LaBelle to Table Site Plan #2015-02 to the next meeting.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

G. SPECIAL LAND USE #2015-05: Austin Hahn for Calichi Design Group, 1845 S. Michigan Ave., Suite #2003, Chicago, IL 60616. Proposed new Taco Bell Restaurant with a drive-thru facility located at 34646 23 Mile Road, between Flagstar Bank & KFC. Set Public Hearing for March 24, 2015.

Motion by Mr. LaBelle to set the Public Hearing for March 24, 2015 on Special Land Use #2015-05 for the proposed new Taco Bell Restaurant with a drive-thru facility located at 34646 23 Mile Road.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from February 10, 2015.

Supported by Mr. DeMuyneck

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:

None

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 March 10th.

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

Mr. Stabile also agreed to attend the meeting.

Mr. DeMuyneck updated the Commissioners on the status of the Chesterfield Motor Inn site.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:13 PM.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary