

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

March 10, 2015

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

Absent : Jerry Alexie, *excused*
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. LaBelle

Ayes: All

Nays: None

Motion Carried

4. SUB COMMITTEE REPORT (Committee will report on items under Review)

5. PUBLIC HEARINGS:

- 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. Public Hearing was set on January 27, 2015.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

Mr. DeMuynck stated that he was totally in favor of this new development and it would be a great asset for the Township. He mentioned that he received something from the Police Department about the Chesterfield Motor Inn and according to their records just from January 13th through last week, the Chesterfield Police Department was there 51 times. Furthermore, the Macomb County Narcotics team was there on a raid within the last two years. So this is evidence that the place needs to be gone. He stated that these gentlemen are coming in with plans for a great development for Chesterfield.

Mr. Stabile asked if the developer could give them a brief statement of his plans?

Michael A. Boggio Association Architects, 30100 Telegraph Road, Suite #216 Bingham Farms, MI 48025 addressed the Commission.

Applicant stated that they planned to put in a high class shopping center development that will be 27,000 to 30,000 square feet. The center will be constructed of brick, stone and glass. He mentioned, while showing the plans to the Commissioners, that there would be plenty of green belt around the complex and they would comply with all the rights of way, setbacks and so forth. He stated that there will be some drive-thru areas and of course they will have some additional discussions with Mr. Meagher before the actual planning of the center. He added that this center will be a great addition to the area. He explained that currently the property is zoned C-2 so the motel and the whole site is non-conforming and therefore the C-3 zoning will not only improve the area greatly, but also bring the property in conformance with the zoning ordinance. So this change will be a real plus all around on this site.

Mr. LaBelle stated that it might be premature, but he asked if the applicant had approached the other development behind for access into the parking lot?

Applicant replied that there have been some conversations with the developer and there have not been any decisions made as of yet but they are trying to work out some type of cross access.

Mr. LaBelle stated that they can discuss it when they come in for site plan approval and it may be premature at this time.

Mr. Eckenrode asked if because the place will be so visible to the shopping center at the rear if there was any idea of possibly putting a dual face with something in the back with some stores in the rear?

Applicant replied that it would not be dual faced, but there would be glass in back and there would be a finished look all around the entire building. The development will look very good from all sides.

There were no Public Comments.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that the normal wait period on this would be to wait to the next scheduled meeting. However, he decided to poll the Commissioners and asked if they would like to make a decision on this tonight.

Recording Secretary polled the Commissioners:

Mr. Miller stated that he would like to vote on the matter tonight.

Mr. Labelle stated tonight.

Mr. Stabile replied tonight.

Mr. Moran stated tonight.

Mr. Leonard stated tonight.

Mr. Eckenrode stated tonight.

Mr. DeMuyneck replied definitely tonight.

Motion by Mr. DeMuyneck to approve Rezoning Petition # 330 to rezone the property from C-2 to C-3 General Commercial.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

Applicant verified that the next step would get approval from the Township Board.

Mr. Meagher replied yes.

Applicant asked when that would be?

Mr. Meagher replied that it would probably be at the next meeting.

Mr. DeMuyneck remarked that there is a meeting next Monday, but they will probably not make it on the agenda.

Mr. Meagher informed the applicant that the meetings are every two weeks.

6. **REVIEWS:**

A. **SITE PLAN REVIEW #2015-02: Carleton Equipment, 48132 Gratiot, Chesterfield, MI 48051. Proposed outdoor storage area at their industrial building, located at the address. Tabled on 2-24-15.**

Motion by Mr. LaBelle to approve Site Plan #2015-02 subject to the engineer approving the absence of concrete being installed at the site. He stated as they have discussed in the past, because of the heavy equipment being stored and moved around the facility, track vehicles would destroy the concrete where a gravel base or some type of gravel component would be better suited to the site.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW #2015-09: Allied Signs Inc., 36650 Giftos Dr., Clinton Township, MI 48035. Proposed new wall sign (front elevation) located at 27363 23 Mile Road for Qdoba Mexican Restaurant in the Meijer out lot retail. Revision to approved sign.**

Mr. LaBelle stated that the sign was approved previously but the applicant came back and made some changes. The sign did and still does 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., 36650 Giftos Dr., Clinton Township, MI 48035. Proposed new wall sign (side elevation) located at 27363 23 Mile Road for Qdoba Mexican Restaurant in the Meijer out lot retail. Tabled 2-24-15**

Mr. LaBelle stated that the sign is 50% of the allowable front signage and does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-10

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- D. SIGN REVIEW #2015-13: Bill Yim, 16004 Thames Lane, Macomb, MI 48042. Proposed revision to previously applied ground sign, original sign company went out of business w/o completing and now needs to be reviewed. Located at 47170 Jefferson for "Grace Hair Salon & Cleaners.**

Mr. LaBelle stated that the applicant is missing some information on the site plan and has requested that they Table it to the next meeting.

Motion by Mr. LaBelle to Table Sign # 2015-13 for up to two meetings.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2015-14: Metro Detroit Signs, 23544 Hoover, Warren, MI 48089. Proposed ground sign resurface for Simply Self Storage located at 31755 23 Mile Road.**

Mr. LaBelle stated that the sign does meet the Township ordinance. The applicant has been asked to add the address to the sign and he would like to add that as part of the motion.

Motion by Mr. LaBelle to approve Sign #2015-14

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2015-15: Metro Detroit Signs, 23544 Hoover, Warren, MI 48089. Proposed new wall sign for Simply Self Storage located at 31755 23 Mile Road.**

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

Motion by Mr. LaBelle to approve Sign #2015-15

Supported by Mr. Eckenrode

Ayes: All

Nays: None

Motion Carried

G. SIGN REVIEW #2015-16: Earl's Auto Wash, 49720 Gratiot, Chesterfield, MI 48051. Proposed approval of completed resurface of existing ground sign located at the above address.

Mr. LaBelle stated that the sign does meet the Township ordinance. He mentioned that the applicant has been asked to add the address to the sign and has agreed to do so. He stated that he would like to add that to the motion.

Motion by Mr. LaBelle to approve Sign # 2015-16

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

H. SIGN REVIEW #2015-17: MLS Signs, Inc., 25733 D'Hondt, Chesterfield, MI 48051. Proposed directional ground sign for Vox Church located at 26950 23 Mile Road.

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

Motion by Mr. LaBelle to approve Sign # 2015-17

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

I. SIGN REVIEW#2015-18 : MLS Signs, Inc., 25733 D'Hondt, Chesterfield, MI 48051. Proposed complete resurface of existing ground sign for Vox Church located at 26950 23 Mile Road.

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

Motion by Mr. LaBelle to approve Sign # 2015-18

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- J. SIGN REVIEW#2015-19: Allied Signs Inc., 36650 Giftos Dr., Clinton Township, MI 48035. Proposed pole sign review of previously approved application. Sherwin Williams, 29360 23 Mile Road is submitting new drawings conforming to the sign ordinance that goes into effect August 2016.**

Mr. LaBelle stated that the sign does meet the Township ordinance. He added as part of the motion that the applicant has assured him that the sign would be at 12' or lower.

Motion by Mr. LaBelle to approve Sign # 2015-19

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 24, 2015.

Supported by Mr. DeMuyne

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

There was no old business.

10. NEW BUSINESS:

- A. Set Public Hearing for an Ordinance amending the Charter Township of Chesterfield Code of Ordinances, by amending Chapter 76 (Zoning), Article IX (Agricultural and Residential Districts) and Article IV (General Exceptions) to reduce the required setback for detached accessory buildings and prohibit the location of accessory buildings in recorded easements. Set for Public Hearing for April 14, 2015.**

Motion by Mr. Miller to set the Public Hearing for an Ordinance amending the Charter Township of Chesterfield Code of Ordinances, by amending Chapter 76 (Zoning), Article IX (Agricultural and Residential Districts) and Article IV (General Exceptions) to reduce the required setback for detached accessory buildings and prohibit the location of accessory buildings in recorded easements for April 14, 2015

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

11. PLANNERS REPORT: None

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

Mr. Stabile asked what they would be doing with the amendment thing?

Mr. Meagher replied they should probably set up a final committee meeting to finalize the Master Plan and bring it in for the full Commission. He stated that most appropriately there should be a presentation to the commission and if everyone agrees or if someone has any major changes to propose they can address it at that time and then they can set a Public Hearing on it.

Mr. LaBelle asked if they could set a date at this time?

Mr. Meagher answered yes.

After some discussion all the committee members decided to meet on Monday, March 23rd at 7PM.

Mr. Meagher thanked the Commissioners for their support on the rezoning matter and he commented that he was very happy.

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