

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

March 24, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, March 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
Jerry Alexie
Frank Eckenrode

Absent : James Moran, *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. Alexie

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- A. **SPECIAL LAND USE #2015-05: Austin Hahn for Calachi Design Group, 1845 Michigan Avenue, Suite # 2003, Chicago, IL 60616. Proposed new Taco Bell Restaurant with drive-thru facility located at 34646 23 Mile Road, between Flagstar Bank & KFC. Public Hearing was set on February 24, 2015.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Zachary Campbell, 451 W. Wrightwood Avenue, Chicago, IL addressed the board.

Applicant stated that he was representing the engineering firm.

Mr. DeMuyneck asked the applicant to just give the Commission an idea of the plans, like is it going to be like the one already on 23 Mile Rd.

Applicant replied yes and explained that all the Taco Bells are a prototype design and stated that he had visual aids if they would like to see them. He mentioned that they did a site plan with a landscaping plan for the property. He explained that it would be located in an existing shopping center and as he previously mentioned there are other land uses directly adjacent that are drive-up style; the KFC and a bank. This area is an under-utilized portion of the center and it has dedicated access easements running east and west to the site so they will be developing it to where those access easements are fully utilized to improve the interconnectability throughout the shopping center. There will be one interface with the public right away on 23 Mile Road and they will provide access for pedestrians to 23 Mile Road with the sidewalk at the north of the property. He reiterated that he does have the architectural plans for the board to look at to facilitate a decision. He stated that this is for the Special Land Use to make sure the facility is harmonious to the adjacent area, to and help pedestrian and vehicle circulation, and to increase sustainability which are their goals with this site.

Mr. Miller asked if the driveways for the Taco Bell would connect to the bank and to Kentucky Fried Chicken?

Applicant replied yes, there would be one to the south and one to the north and access would go directly through the site. He stated that they have existing access easements dedicated completely through the site and those driveways would be connected to KFC and the bank.

Mr. Miller verified that there would be no truck loading or unloading dock?

Applicant replied that they did not provide a loading and unloading zone and typically they do not because the Yum brand standard truck has been designed not to need a loading and unloading zone. He stated that as far as trash pick-up and fire trucks they provide an auto turn simulation to show how that would work and they do not see any issues with that.

Mr. Stabile asked about the property in back of that area, if it was part of the shopping center property?

Applicant stated that the owner from whom they purchased the property split the lot and they are taking about 1.78 acres of a much larger site. He thought there was still about 4 acres to the south of it that the seller would still retain. He explained that they did not know how he planned to develop it.

Mr. Stabile asked so this property would be in an L-shape?

Applicant answered no. He asked if the Commissioners wanted him to come up with the site plan and explain things.

Mr. Miller replied yes.

The commissioners gathered together and the applicant pointed out the location of the property they purchased and different aspects of the site plan.

Mr. Stabile asked who owns the remaining property?

Mr. Meagher replied the shopping center.

Applicant stated that they developed the access to the property as part of their site plan to make everything work better.

Mr. Stabile asked what the applicant needs in order to do that?

Mr. Meagher replied nothing at this time. He explained that was why they ask them what they are doing. He states that if it is still part of the shopping center, they do not have to do anything.

Mr. DeMuyneck wanted the record to reflect that the Commission had received the correspondence from Mr. Jerome Kaminski at 34769 E. Wilma Court, Chesterfield, MI 48047 and Ms. Pamela Hurley at 34689 Wilma Court, Chesterfield, MI 48047 Both parties voiced in their letters that they did not want this development because they live in the Cricklewood Estates and they were concerned about traffic and some other things.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Mr. Miller explained that normal procedure would be that they wait two weeks before rendering a decision on the matter.

Applicant asked if the Commission would prefer the applicants to be present for that meeting?

Mr. Miller replied that was not necessary.

Mr. DeMuyneck asked the applicant if he would be coming from Chicago?

Applicant replied yes, but he would be there if it was necessary.

His companion in the audience stated that he lived in Cincinnati and he would attend the meeting because he would be in the area anyway on another matter.

Mr. Miller asked Mr. Meagher if they had to have the joint access agreement signed at that time?

Mr. Meagher replied no because that would be done at engineering. He stated that at this time he would recommend approval subject to # 3, 4, 5, 6 and 7 listed on the Community Planning paperwork.

Mr. Miller asked if they should do that for the Public Hearing to go through?

Mr. Meagher replied yes. He asked if the applicant received a copy of that paperwork?

Applicant replied yes and stated that they had no issues with any of the requests.

Mr. LaBelle stated that they did not receive any notes from AEW.

Mr. Meagher gave the applicant his copy of AEW's notes. He mentioned that he had crossed out a couple of the comments because he did not think were appropriate. He did not recommend that the Commission make the applicant adhere to any of those since they are asking for the curb cuts.

Motion by Mr. Miller to Table Special Land Use #2015-05 to April 14, 2015.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **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 still has not given them the information, however, the applicant reassured him that he will have the correct information for the next meeting on April 14th.

Motion by Mr. LaBelle to Table Sign Review # 2015-13 to April 14, 2015.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2015-20: Sam Haddad for Spectrum Neon Co., 3750 East Outer Drive, Detroit, MI 48234. Proposed new wall sign with lighting located at 27375 23 Mile Road for Citizen’s Bank.**

Mr. LaBelle stated that there was some confusion on the application as to the size of the sign. The applicant clarified that it would be as specified in the drawing EO1 which would be 24 square feet.

Motion by Mr. LaBelle to approve Sign # 2015-20

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW #2015-21: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Township, MI 48045. Proposed new ground sign located at 56568 North Bay Drive for Machin-A-Mation.

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

Motion by Mr. LaBelle to approve Sign # 2015-21

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW #2015-22: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Township, MI 48045. Proposed new wall sign located at 50270 E. Russell Schmidt for Tonic, LLC.

Mr. LaBelle stated that they currently have a sign on the building and the applicant has agreed to combine both signs into one sign and it does not exceed the allowable square footage of the ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-22

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2015-23: Vern VanKehrberg for Copy Cat Signs, 914 Gratiot Blvd., Marysville, MI 48040. Proposed new wall sign located at 30512 23 Mile Road for Adrenaline Tattoo Studio.

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

Motion by Mr. LaBelle to approve Sign #2015-23

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

F. SIGN REVIEW #2015-24: Vern VanKehrberg for Copy Cat Signs, 914 Gratiot Blvd., Marysville, MI 48040. Proposed resurface of tenant panel located at 30512 23 Mile Road for Adrenaline Tattoo Studio.

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

Motion by Mr. LaBelle to approve Sign #2015-24

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

G. SIGN REVIEW #2015-25: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Township, MI 48045. Proposed new wall sign located at 33163 23 Mile Road for Cycling Studio.

Mr. LaBelle stated that the sign was approved earlier this year and the applicant was going to call the business Spinning. However, something has transpired since then and the sign was never put up. They are now using the name Cycling Studio and the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-25

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

H. SIGN REVIEW #2015-26: Sign Fabricators, Inc., 43984 North Groesbeck, Clinton Township, MI 48035. Proposed new wall sign located at 49660 Leona for Unriehl Sunstation.

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

Motion by Mr. LaBelle to approve Sign # 2015-26

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 March 10, 2015

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

Mr. Miller stated that the only communication were the two letters opposing the Taco Bell.

9. OLD BUSINESS:

There was no old business.

10. NEW BUSINESS:

There was no new business.

11. PLANNERS REPORT:

Mr. Meagher mentioned that they had to reschedule the meeting of the committee to discuss the Master Plan.

After some discussion among the Commissioners, it was decided that they would meet to discuss the Master Plan following the next Planning meeting on April 14th.

Mr. Meagher mentioned that he was informed by Treasurer Linda Hartman that the Township Board is very interested in the Commission acting on the Ordinance Amendments that were handed out to them at the last Planning Meeting.

Mr. Miller asked if Mr. Meagher would supply him with another copy of the Ordinance Amendments because his was misplaced.

Mr. Meagher stated that he would have a copy emailed to him.

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

Mr. LaBelle stated that he has been reading about the problems occurring because of fracking and oil drilling in Rochester Hills. He asked Mr. Meagher if there were any ordinances in Chesterfield regarding this?

There was a short discussion among the Commissioners on this matter.

Mr. Meagher informed them that the local government has no legal means of stopping fracking, oil drilling, or anything of that nature. He stated that it was all under the State of Michigan's jurisdiction.

Mr. Alexie volunteered to attend the next preplanning meeting on April 14th.

Mr. Eckenrode also volunteered to attend preplanning.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:28 PM.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary