

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**April 14, 2015**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 14, 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:**

- A. Public Hearing for an Ordinance amending of 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. Public Hearing 3-10-15.**

**Motion** by Mr. Miller to open the Public Hearing

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. Meagher stated that basically this concerned detached accessory structures and it changes the setback from what used to be 10' to 6'. In addition, there is a minor word change on the last sentence in paragraph 9 changing it from one foot from a recorded easement to any recorded easement. Basically, that would indicate that a person cannot have an accessory structure over or within any recorded easement. He mentioned that going further with 76-135 d. regarding exceptions for patios and decks, which is taking out that the separation shall not apply to accessory structures again with regard to the 6' from the patio or deck. He remarked that they do want the 6' separation. Furthermore, any additional structures attached to the patio or deck shall be 6' from any structure, therefore, that would also be changed from 10' to 6' as well. He mentioned that previously they wanted 10' in case they had to get an apparatus in an area and that was a concern for the Fire Department.

Mr. LaBelle stated so basically the Commission would be allowing them to move things closer an accessory structure.

Mr. Meagher replied that was correct. He stated that basically a man or two men can get through that six feet area with a hand held apparatus.

Mr. LaBelle asked what about a utility company?

Mr. Meagher explained that technically a utility company is only allowed to travel Inside the easement anyway.

Mr. Miller asked if people would be able to go to ZBA to get a variance on this?

Mr. Meagher stated that they could probably go to ZBA for a variance, but obviously ZBA would probably get input from the Fire Department as to the rationale behind the request before granting it. He stated that as far as placing something in the easement, a petitioner would not be able to go to ZBA unless they got a waiver from whoever owned the easement.

Mr. DeMuyck stated that he thought the reason for this change was because there were a lot of these requests that came in front of the Township board over easements. That was the reason they requested that they be moved closer and at this point they would not grant any easement variances.

There was a short discussion among the board on the matter.

There were no public comments

**Motion** by Mr. Miller to close the Public Hearing

**Supported** by Mr. DeMuyck

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. Meagher suggested voting to waive the standard procedure and vote on the issue tonight as well as to recommend approval of the changes as submitted to the Township Board.

**Motion** by Mr. DeMuyck to waive the standard procedure and vote on the issue tonight.

**Supported by** Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

**Motion** by Mr. DeMuyck to approve the amending of 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.

**Supported by** Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SPECIAL LAND USE #2015-06: Gratiot Chesterfield Properties L.L.C., 27947 Groesbeck Highway, Roseville, MI 48066. Proposed 8,890 Square foot Fast-Food Restaurant w/ drive-thru facility, retail space and restaurant located at 27810 23 Mile Road. Set Public Hearing for May 12, 2015.**

**Motion by Mr. Miller to set the Public Hearing for Special Land Use #2015-06 for May 12, 2015.**

**Supported by Mr. LaBelle**

**Ayes: All**

**Nays: None**

**Motion Carried**

**6. REVIEWS:**

- A. SITE PLAN REVIEW # 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 address above. Tabled 2-10-15.**

Mr. LaBelle stated that this was Tabled on February 10<sup>th</sup> and at that time there were some comments and adjustments that had to be made and the applicant has done what was requested of him.

**Motion by Mr. LaBelle to approve Site Plan # 2015-04**

**Supported by Mr. Alexie**

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SPECIAL LAND USE # 2015-05: Austin Hahn for Calichi Design Group, 1845 S. 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 and KFC. Public Hearing closed and Tabled on March 24, 2015.**

Mr. LaBelle stated that when they had the Public Hearing there were some comments made that the applicant was required to make those changes and the applicant has agreed to do that.

**Motion** by Mr. LaBelle to approve Special Land Use # 2015-05 but it would be subject to the comments that were made at the prior meeting.

Brian Lorenz addressed the board.

Applicant stated that his firm represents the architectural portion of this project and they have no issues with any of the comments that were made at that meeting. They are working through the construction documents and they hope to have them at the Township within the next few days. He reiterated that they had no issues with the comments and he would just like the board to approve the plan with the condition that the requests are signed off on so they can keep their time table moving.

Mr. Alexie asked for the record if they knew what the comments were?

Applicant replied that the comments from Planning and the Engineers were concerning the drive, the brick, a signed access agreement and also some changes with the landscaping out front. He mentioned that when reviewing the minutes it indicated that many of these issues would be satisfied with their engineering drawings. He reiterated that everything will be signed off on before they apply for building permits.

Mr. Miller stated that everything has to be submitted to Mr. Meagher and that would have to be approved before anything is final.

Mr. Meagher stated that he would be happy to bring back the drawings to the Commission if everyone is comfortable with that.

Mr. Stabile asked if the access to the other plaza area was a sure thing?

Mr. Meagher replied that it was already connected and the access drive is currently on the east side and they want it moved to the west side to line up more with the incoming traffic rather than outgoing traffic. He reiterated that he could bring the paperwork and the Commission can look at it. At that point, if there is an oversight or anything the Commission has any problems with, they can certainly put a halt to it. He mentioned that based on the engineers comments and his comments the changes were pretty cut and dry.

**Supported by** Mr. Alexie

**Ayes:** All

**Nays:** None

**Motion Carried**

- C. SITE PLAN REVIEW # 2015-07: D.G. Residential Sales LLC./ Bill Thompson of Lehner Associates, 17001 19 Mile Road, Clinton Twp., MI 48038. Proposed amended site plan for Single & Multi Family Residential for the remaining 63 acres of Lottievue Riverside, west side of Jefferson, south of Hooker Road.**

Mr. LaBelle stated that there was some due diligence and some changes that had to be made to the application and at this time he would like to make a motion to Table it.

**Motion** by Mr. LaBelle to Table Site Plan Review # 2015-07

**Supported by** Mr. Miller

**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. Tabled 3-24-15.**

Mr. LaBelle stated that the sign was still in the right-of-way of the County road and the applicant has asked the Commission to again Table it. The applicant has stated that he is going to go to the County in an attempt to get a letter from the County allowing him to put his sign in the easement.

Mr. Meagher stated that if the County were to give him an easement he supposed they could take a look at granting a variance for it, however, he does not think the County will grant a waiver for the sign.

**Motion** by Mr. LaBelle to Table Sign #2015-13 to the next meeting on April 28, 2015.

**Supported by** DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. SIGN REVIEW #2015-27: GFS Marketplace, 51630 Gratiot, Chesterfield, MI 48051. Universal Sign, 50901 Falcon View SE, Grand Rapids, MI 49512. Proposed new wall sign to replace old located at the above address.**

Mr. LaBelle stated that the sign does exceed the allowable square footage for a sign, but the building is more than 200' back from the road. He explained that the sign they are taking down is 121 square feet and the new sign they are putting up is smaller at 100 square feet.

**Motion** by Mr. LaBelle to approve Sign # 2015-27

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. SIGN REVIEW #2015-28: GFS Marketplace, 51630 Gratiot, Chesterfield, MI 48051. Universal Sign, 50901 Falcon View SE, Grand Rapids, MI 49512. Proposed new panel to pylon sign to replace old located at the above address.**

Mr. LaBelle stated that this sign does meet the Township criteria.

**Motion** by Mr. LaBelle to approve Sign # 2015-28

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- G. SIGN REVIEW #2015-29: Emiri Menswear Alterations, 50625 Waterside Drive, Chesterfield, MI 48051. Signs & Engraving II Inc., 100 West 13 Mile Road, Madison Heights, MI 48071. Proposed new wall sign located at the above address.**

Mr. LaBelle stated that this sign does meet the Township criteria.

**Motion** by Mr. LaBelle to approve Sign # 2015-29

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- H. SIGN REVIEW # 2015-30: Inkslingers of Chesterfield, Inc., 49696 Gratiot, Chesterfield, MI 48051. Michaele Jeziak, 22949 Playview Street, St. Clair Shores, MI 48082. Proposed to move wall sign from previous address to the above address.**

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

**Motion** by Mr. LaBelle to approve Sign # 2015-30

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- I. SIGN REVIEW # 2015-31: Lady Jane's Haircuts for Men, 27339 23 Mile Road, Chesterfield, MI 48051. B-B Sign & Lighting, 1528 E. Eleven Mile, Madison Heights, MI 48071. Proposed new wall logo sign rear elevation located at the above address.**

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

**Motion** by Mr. LaBelle to approve Sign # 2015-31

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

- J. SIGN REVIEW # 2015-32: Dimitris Town & Country Restaurant, 50875 Gratiot Ave., Chesterfield, MI 48051. Copy Cat Signs, 914 Gratiot Blvd, Marysville, MI 48040. Proposed resurface ground sign located at the above address.**

Mr. LaBelle stated that during the pre-meeting the applicant changes the logo and sign two times after a phone call and at that time he suggested that the applicant comes in front of the board with what he plans on doing at the next meeting and the applicant agreed to do that.

Mr. Stabile asked if the changes had anything to do with the size of the sign?

Mr. LaBelle replied no, it was just a resurface of the old sign.

**Motion** by Mr. LaBelle to Table Sign # 2015-32 to the next meeting.

**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 March 24, 2015

**Supported** by Mr. LaBelle

**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:**

Mr. Meagher stated that at the next meeting if everything goes well with the Master Plan Committee, they will come in with a quick presentation and update the Commission on anything new with the Master Plan and they can discuss how to go about bringing these changes to the Township Board. He mentioned that legally they must present the changes to the Township Board after the Commission is comfortable with it. At that time, they ask the Board for the right to distribute the Plan to the surrounding communities at which point they would send it out to the surrounding communities, the County, SEMCOG and as well as to some utility companies. At that point they must wait 65 days and after that they could have a Public Hearing and approve the Master Plan and then send it to the Township Board with a request that they also approve it. If the Township Board does not approve it, they can send it back to the Commission with a specific list of things that they would like to have changed or relate their specific concerns. The Township Board at that point would have to be very specific on what they do not like about the Plan.

Mr. Stabile commented that they are so behind with this Master Plan because it all got political last time. He mentioned that the Committee has a good Master Plan.

Mr. Meagher stated that if the Township Board is unhappy with it to begin with they will send it right back and will not allow it to go out for distribution.

Mr. Stabile asked how many times can they do this and how long can this take?

Mr. Meagher replied as many times as they want and it could go on for years.

Mr. Stabile remarked that the last time it was not approved over petty stuff and this time they have some good ideas there; they have worked very hard on it and have put in a lot of time and effort.

There was a discussion among the Commissioners on presenting the Master Plan to the Township Board.

Mr. DeMuyndck asked who was going to do the presentation to the Township Board?

Mr. Meagher replied that was up for discussion. He mentioned that at the next meeting he would like to present the Master Plan to the Commission and at that time they can discuss whether the Commission would introduce it to the Board or would he introduce it to the Board.

Mr. DeMuyndck suggested that Mr. Meagher introduce the Master Plan to the Board and explain it to everyone preferably at a Special Board Meeting. He mentioned that if it is done at a regular Board Meeting no one knows what will happen. He suggested that it be introduced at a Special Board Meeting with all the Planning Commissioners present and maybe Mr. Meagher could first explain it and then have some of the

Commissioners who worked on the Master Plan get up and speak on behalf of the plan.

Mr. Meagher agreed with Mr. DeMuynck and suggested that he explain the Master Plan to the Board Members and what it means to the community and then turn it over to one, two or three of the Commissioners to talk about the focal points of the plan.

Mr. DeMuynck agreed with Mr. Meagher and remarked that was the best way to handle the situation.

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

Mr. Alexie mentioned that five of the Commissioners have received letters because their terms on the Commission are expiring. The people who are interested in serving another term must get their letter of interest submitted by May 4<sup>th</sup> to be considered for appointment to the Board.

Mr. LaBelle asked who would like to attend the next pre-planning meeting.

Mr. Leonard volunteered to attend the next preplanning meeting on April 28<sup>th</sup>.

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 7:40 PM.

**Supported** by Mr. DeMuynck

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***