

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

April 28, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 28, 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
Ray Saelens
Jerry Alexie
Frank Eckenrode

Absent : James Moran, *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. Saelens

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS:**

None

6. **REVIEWS:**

- A. **AMENDMENT TO PUD #98-28:** Lottivue Riverside Woods, D.G. Residential Sales LLC, Bill Thompson of Lehner Associates, 17001 19 Mile Road, Clinton Twp., MI 48038. Proposed amendment to the original PUD #98-28, for Single & Multiple Family Residential for the remaining 63 acres of Lottievue Riverside, west side of Jefferson, south of Hooker Road, Set Public Hearing for May 26, 2015.

Mr. Labelle stated that he was informed the attorney was unable to attend the meeting on May 26th and therefore they would set the Public Hearing for the following Planning Commission meeting on June 9th.

Motion by Mr. Labelle to Set the Public Hearing for June 9, 2015.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2015-13:** Bill Yim, 16004 Thames Lane, Macomb, MI 48042. Proposed revision to previously approved ground sign, original sign company is out of business w/o completing and now needs to be reviewed located at 47170 Jefferson for Grace Hair Salon & Cleaners. Tabled 4-14-2015.

Mr. LaBelle stated that the applicant has requested that it be Tabled.

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

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- C. **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 to the ground sign located at the above address. Tabled at the request of the petitioner 4-14-2015.**

Mr. LaBelle stated that the applicant made some changes to the sign, but it was not submitted in time for the changes to be reviewed by Planning. The sign does comply with the Township ordinance.

Motion by Mr. LaBelle to approve Sign #2015-32 subject to a review by Planning.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2015-33: Kal Mansour of Sign Emporium, 11035 E. 9 Mile Road, Warren, MI 48089. Proposed new wall sign for Massage Green Spa located at 27923 23 Mile Road.**

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.

Motion by Mr. LaBelle to approve Sign #2015-33

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2015-34: Ron Cusworth, 52650 Gratiot, Chesterfield, MI 48051. Proposed ground sign resurface located at above address for Always Heating & Cooling.**

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

Motion by Mr. LaBelle to approve Sign # 2015-34

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- F. **SLU #2015-08**: Tom Kellog/Lehner for Robert Grucz, 51825 Gratiot, Chesterfield, MI 48051. Proposed new Medical Suite-Dentistry Office in the Industrial District Located at 51723 thru 51821 Gratiot. Set Public Hearing for May 26, 2015.

Motion by Mr. LaBelle to set the Public Hearing on SLU# 2015-08 for May 26, 2015

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- G. **SITE PLAN #2015-09**: MJC Chesterfield, 46600 Romeo Plank, Suite #5, Macomb, MI, 48044. Amending approved site plan for Northpointe Condos requesting to widen garages on each side to allow each unit to have a 2 car garage on remaining 15 acres of undeveloped area.

Mr. LaBelle stated that they have asked the applicant for new elevations and floor plans showing what the actual buildings would look like.

Motion by Mr. LaBelle to Table Site Plan #2015-09 to the next meeting.

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 April 14, 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:

A. ADMINISTRATIVE REQUEST #136: Wendy's of Chesterfield, Wallin-Gomez, 711 S. Dearborn Street, Suite #606, Chicago, IL 60605. Requesting to restripe the Parking lot & allow improvements to the fascia of the existing building located at 50775 Gratiot.

Mr. Meagher stated that Wendy's is requesting to make some improvements to the their parking lot, change the fascia of the existing building and allow some tables at the front of the building. He stated that the new upper fascia will be a vast improvement to the building and they have no objections to the changes.

Mr. LaBelle mentioned that at some point in the past they added some metal work on the front of the building. He brought up the Township ordinance of brick or better, however, he thought the change would be an improvement.

There was a short discussion among the board members about the changes to the front of the building.

Mr. Meagher stated that the board could use their discretion in this matter. He realizes this is a struggle but do they allow the improvement based on the fact that this is an older business in the area and allowing this would vastly improve the site. He commented that it is a toss-up.

Mr. Saelens stated that he did not have any problems with allowing the changes.

Mr. Leonard commented that the changes would improve the curb appeal of the business.

Mr. Miller stated that they did not want to put on too many restrictions because the Wendy's may decide not to make any changes.

Motion by Mr. Miller to approve Administrative Request # 136 for Wendy's of Chesterfield to allow them to restripe the Parking lot make improvements to the fascia of the existing building.

Supported by Mr. Saelens

Mr. Alexie stated that they should put the address in the motion since there are two Wendy's in Chesterfield.

Mr. Miller added to the Motion that the address of the Wendy's is 50775 Gratiot.

Mr. Saelens continued support

Ayes: All

Nays: None

Motion Carried

Mr. Eckenrode verified that if there were any changes made to the signage, they would have to come back to the board.

Mr. Meagher stated that was correct.

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

A lady in the audience complained because she and others from Lottivue had come to the meeting and they were not able to ask questions or make comments.

Mr. Meagher explained that this was originally set up for a site plan and due to the popular interest in the matter; he contacted the Planning Department so that a PUD amendment process would be followed to ensure that the public was notified and a public hearing would be required. He further explained that the Planning Commission must follow procedure and not take comments until the Public Hearing so that they do not violate any due process rights of the developer or the Township residents

Mr. LaBelle asked who would like to attend the next pre-planning meeting on May 12th.

Mr. Saelens volunteered to attend the next preplanning meeting.

Mr. Stabile also volunteered to attend preplanning.

Mr. Miller welcomed Mr. Saelens back from Florida

Mr. DeMuynck stated that he talked to Mr. Lovelock and he agreed that the new Master Plan should be presented to the Township Board at a Special Board Meeting as opposed to a regular meeting. The Commission just had to come up with approximately when and at what time of the day and he would get back to Mike so they can set up the meeting.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda

14. ADJOURNMENT:

Motion by Mr. Miller to adjourn at 7:19 PM.

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary