

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

August 11, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, August 11, 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
Joe Stabile
Rick LaBelle
Brian Scott DeMuynck
Carl Leonard
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:

- A. **SPECIAL LAND USE #98-28: Lottievue Riverside Woods, Bill Thompson for D.G. Residential Sales, 17001 19 Mile road, Clinton Twp., MI 48038. Proposed amendment to allow single family homes for the remaining acreage in Lottievue Riverside Community. Public Hearing open, tabled on 6-9-15. See letter to withdraw application.**

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Miller to withdraw the application for SLU #98-28 per request by letter from Mr. Bill Thompson of Lehner Associates

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SET PUBLIC HEARING TO AMEND CHAPTER 76 - ZONING MAP: This Public Hearing is to initiate changes to the Chesterfield Township Zoning Map. Set for September 22, 2015.**

Motion by Mr. Miller to Set the Public Hearing for September 22, 2015

Supported by Alexie

Mr. DeMuyck stated that he would be out of the country and unable to attend the meeting on September 22nd. He asked if they still wanted him there as the liaison?

Mr. Meagher stated that it was a pressing issue and he would discuss the matter with Mr. DeMuyck prior to him leaving.

Ayes: All

Nays: None

Motion Carried

**B. SET PUBLIC HEARING TO AMEND CHAPTER 76 - ZONING ORDINANCE:
Public Hearing is to adopt a new section in regards to the location and regulations to control yard clipping composting facilities. Set Public Hearing for September 22, 2015.**

Motion by Mr. Miller to Set the Public Hearing for September 22, 2015

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

**C. SIGN REVIEW #2015-68: Brandon Jennings for BJ Construction
46385 Continental Drive, Chesterfield MI 48047. Proposed new ground-monument sign at the above address. Tabled 7-28-15**

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

Motion by Mr. LaBelle to approve Sign # 2015-68

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

**D. SIGN REVIEW #2015-73: David Lau, 15762 Claire Court, Macomb, MI
48042. Proposed Pylon re-surface to an existing sign for Serenity Village
Assisted Living Facility located at 47640 Gratiot behind the Bingo Hall.**

Mr. LaBelle stated that the sign does meet the Township ordinance. However, he stated that the approval is contingent on the address being added to the pylon sign.

Motion by Mr. LaBelle to approve #2015-73

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2015-74: Metro Detroit Signs, 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign (side wall elevation) located at 50570 Gratiot for the Bagger Dave's Burger Tavern.

Mr. LaBelle stated that the sign exceeds the allowable square footage and the applicant has requested that they Table it for up to two meetings.

Motion by Mr. LaBelle to Table Sign # 2015-74 for up to two meetings.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

F. SIGN REVIEW #2015-75: Metro Detroit Signs, 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign (front wall elevation) located at 50570 Gratiot for the Bagger Dave's Burger Tavern.

Mr. LaBelle stated that the sign exceeds the allowable square footage and the applicant has requested that they Table it for up to two meetings.

Motion by Mr. LaBelle to Table Sign # 2015-75 for up to two meetings.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

G. SIGN REVIEW #2015-76: Metro Detroit Signs, 23544 Hoover Rd., Warren, MI 48089. Proposed new monument sign located at 50570 Gratiot for the Bagger Dave's Burger Tavern.

Mr. LaBelle stated that the sign does meet the Township ordinance, however, the address needs to be added to the sign and they did not give the location and setbacks for the sign so they are going to Table it for up to two meetings.

Motion by Mr. LaBelle to Table Sign # 2015-76 for up to two meetings.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from July 28, 2015

Supported by Mr. Saelens

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 #142: CMA Design Services, 8183 Rhode, Suite B, Shelby Township, MI 48317. Requesting administrative approval to repair and parapet the front elevation of the Terra Shopping Center located on the northwest corner at 47665 Gratiot. Tabled 7-14-15.**

Mr. Meagher stated that Tony did a nice job with it in his opinion and they are recommending approval of the request based on the modifications that were indicated.

Motion by Mr. Miller to approve Administrative Request #142

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #143: Torch Development for Bayview Medical Center 32743 23 Mile Road, Chesterfield, MI 48047. Requesting administrative changes to previously approved plans for Bayview Medical Center parking lot at the above address. Tabled 7-14-15.

Mr. Meagher stated that this Administrative Request cannot be approved until the Township Engineer signs off on it. The ordinance is clear that until the Township Engineer, Planner and Building Director signs off on it the request cannot be approved. He explained that at this point, technically and the request should never have been placed on the agenda. He added that the request should be tabled at this time.

Motion by Mr. DeMuyck to Table Administrative Request # 143

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

C. ADMINISTRATIVE REQUEST #144: J. Heible, Progressive, AE 1811 4 Mile Rd. N.E., Grand Rapids, MI 49525. Requesting administrative changes to the Arby's restaurant located at 27960 23 Mile Road for their proposed remodel to upgrade all restaurants to match the corporate branding as well as being brought up to meet the current ADA codes.

Mr. Meagher stated that request is for a remodel of the Arby's near I-94 and Gratiot. He explained that they are requesting a substantial remodel to the existing building they are planning to cover up brick and so forth to reduce what actually meets the requirements in terms of 90%. He mentioned that they were also talking about tearing apart the entire parking lot; he originally thought they were doing a patch and seal at one point. He related that evidently that has expanded according to the plans they submitted. He stated that at this point in time he was requesting that someone make a Motion to Table the Administrative Request for up to two meetings.

Mr. Saelens asked if they were going to let the applicant know what the Commission is looking for?

Mr. Meagher stated that they have indicated at this point in time that this would involve consolidating the access drive.

Mr. Meagher asked Mr. LaBelle if anything else was brought to their attention?

Mr. LaBelle stated that they mentioned not covering up the brick to the efface and bringing the drive down to one entrance. The applicant planned to go back to Arby's and see how far they want to go with it. He stated that the building is brick now and he explained to the petitioner that they cannot cover up the brick.

Motion by Mr. Miller to Table Administrative Request # 144 for up to two weeks.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

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

There was a discussion among the Commissioners concerning the Planner's Conference being held in Detroit from October 7th thru October 9th.

Mr. LaBelle asked for volunteers for the next preplanning meeting on August 25th .

Mr. Saelens and Mr. Stabile both agreed to attend the preplanning meeting.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:18 PM

Supported by Mr. DeMuyck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary

8-11-15