

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

August 25, 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
James Moran

Others: John Palin, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- A. An ordinance amending the Charter Township of Chesterfield Code of Ordinances, Chapter 76 (Zoning), Article IX (Agricultural and Residential Districts), to amend 76-331 (c) to regulate central air conditioning units and permanent stand-by generators, and repealing all ordinances and/or resolutions in conflict therewith. Public Hearing set July 28, 2015.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that the ordinance makes sure that central air-conditioners and generators are put in the back yard. He asked Mr. Palin if that was correct.

Mr. Palin stated that the ordinance would have homeowners put the generators and air-conditioners in the back yard and they may be put in the side yard only if there is an extreme practical difficulty and the criteria is covered in the ordinance as well. He explained that if the Building Official finds it necessary he may give the homeowner written permission to put them in the side yard, but the primary location would be in the rear yard.

Mr. Alexie asked if only the Building Official may give approval for these items to be located in the side yard.

Mr. Palin replied correct.

Mr. Alexie asked if official meant the inspector or just the Building Manager?

Mr. Miller answered that the amendment stated Building Official.

Mr. Palin read "If the Building Official determines that it is not possible or practical for the central air conditioning unit and/or stand-by generator to be located in the rear yard, the Building Official may grant written approval that the air conditioner and/or stand-by generator may be located in the side yard.

Mr. Saelens asked if Official meant any inspector or the head of the Building Department?

Mr. DeMuyneck stated that it should be clarified and should state the Building Department Superintendent and they will have to clarify that language.

Mr. Miller asked if they should just Table this and leave it open?

Mr. DeMuyndck explained that they could just make sure it is changed and clarified to state Building Department Superintendent.

Mr. Saelens asked if they could pass it without having that language in place?

Mr. DeMuyndck stated that he believed they would be able to approve it if they stipulate that in the Motion.

Mr. LaBelle asked if it made any difference if a Township inspector or the Building Supervisor approved it?

Mr. DeMuyndck explained that he thought it should come from the Building Department Superintendent because he oversees all building plans, that way one person is making the decisions and it is not left up to three or four individuals.

There was a further discussion on the matter among the Commissioners.

Mr. Palin stated that he believed that it was the intent of the document to mean the Superintendent, because it states the Building Official and not a building official or building inspector.

Mr. Stabile stated that it was a Public Hearing on the matter so they could just change the wording.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. DeMuyndck

Ayes: All

Nays: None

Motion Carried

Mr. Miller asked the Recording Secretary to Poll the Commissioners to see if they want to vote on this amendment tonight.

Mr. DeMuyndck replied yes tonight.

Mr. Eckenrode answered tonight

Mr. Leonard replied yes.

Mr. Saelens answered yes, tonight

Mr. Miller replied tonight

Mr. LaBelle stated yes.

Mr. Stabile answered yes.

Mr. Moran replied yes.

Mr. Alexie stated tonight.

Motion by Mr. DeMuynck to approve the change to the ordinance for generators and air conditioners with the stipulation in the wording that any variance to the ordinance shall be granted by the Building Department Superintendent.

Supported by Saelens

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SPECIAL LAND USE #2015-10: G & T Auto, 54525 Gratiot Chesterfield, MI 48051. Proposed outdoor storage yard located on the N.W. side of Gratiot & Hickey Road, between 24 & 25 Mile Roads. Set Public Hearing for September 22, 2015.**

Motion by Mr. LaBelle to set the Public Hearing for September 22, 2015

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. **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. Tabled 8-11-2015.**

Mr. LaBelle stated that the sign was tabled on 8-11-2015 and the applicant came back with a second revision dated 8-18-2015 and it does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-74

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- C. 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. Tabled 8-11-2015.**

Mr. LaBelle stated that the sign was also tabled on 8-11-2015 and the applicant came back with a second revision dated 8-18-2015 which does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-75

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- D. SIGN REVIEW #2015-76: Metro Detroit Signs, 23544 Hoover Rd., Warren, MI 48089. Proposed new monument sign located at 50570 Gratiot for Bagger Dave's Burger Tavern. Tabled 8-11-2015.**

Mr. LaBelle stated that when they tabled this sign they asked the applicants for the clear site as well as the set back from the road, they now have that information and the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-76

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2015-77: MLS Signs, Inc., 25733 D'Hondt Ct., Chesterfield, MI 48051. American Brake & Clutch-Superior Waterjet, 50631 Russell Schmidt Road proposed new ground sign located at the above address.**

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

Motion by Mr. LaBelle to approve Sign # 2015-77

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2015-78: Bryan Duquet of Sign-A-Rama, 36886 Harper, Clinton Twp., MI 48035. Proposed new wall sign located at 28098 23 Mile for Total Health Systems.**

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

Motion by Mr. LaBelle to approve Sign # 2015-78

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- G. **SIGN REVIEW #2015-79: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed tenant panel resurface located at 27667 23 Mile for Little Caesar's Pizza.**

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

Motion by Mr. LaBelle to approve Sign # 2015-79

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

H. SIGN REVIEW #2015-80: Phillips Sign & Lighting, Inc. 40920 Executive Drive Harrison Twp., MI 48045. Proposed new wall sign located at 33970 23 Mile for Aitken & Ormond.

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

Motion by Mr. LaBelle to approve Sign # 2015-80

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

I. SIGN REVIEW #2015-81: Phillips Sign & Lighting, Inc. 40920 Executive Drive Harrison Twp., MI 48045. Proposed ground sign resurface located at 33970 23 Mile for Aitken & Ormond.

Mr. LaBelle stated that the sign exceeds the overall height but it is a resurface and the applicant has been made aware that on August 21, 2016, the sign has to be lowered and the applicant understands that fact.

Motion by Mr. LaBelle to approve Sign # 2015-81

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from August 11, 2015

Supported by Mr. Moran

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:

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

Mr. Stabile encouraged all the Commissioners to attend the upcoming Conference.

Mr. LaBelle asked for volunteers for the next preplanning meeting on 9/22/15.

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

Mr. DeMuyneck reminded the Commissioners that the meeting scheduled for 9/8/15 was cancelled and that he would be unable to attend the meeting on 9/22/15.

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. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary