

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

September 22, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 22, 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
Carl Leonard
Ray Saelens
Jerry Alexie
Frank Eckenrode
James Moran

Absent: Brian Scott DeMuyck, excused

Others: 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. PUBLIC HEARING TO AMEND CHAPTER 76-ZONING MAP: This public hearing is to initiate changes to the Chesterfield Township Zoning Map including 8 parcels south of 25 Mile continuing north to 26 Mile along the east side of Bates. Public Hearing set on August 11, 2015

B. 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 located on the east side of Bates Road from south of 25 Mile continuing north to 26 Mile Road. Public Hearing set on August 11, 2015.

Mr. Miller stated that Mr. Dloski, Township attorney will address Public Hearings A & B.

Mr. Lawrence Dloski addressed the board regarding Public Hearings A & B. One is for the rezoning and one is for the yard waste composting ordinance. Last week an issue was raised regarding the adequacy of the notice that went out for the Public Hearing. Rather than debate that with the property owner, who sent the letter in, the appropriate thing to do would re-notice the Public Hearings for October 27th. Notices are being redrafted. Mr. Dloski is recommending that the Planning Commission table Public Hearings A & B until October 27, 2015. Any comments tonight would not be appropriate, except at the end of the agenda in the public comments section.

Motion by Mr. Miller to table Public Hearings A & B until October 27, 2015.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

C. 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. Public Hearing set August 25, 2015.

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mr. Gary Gendernalik, representing G & T Auto, addressed the board. Stated that G & T Auto has been in business for 10 years. They are in the process of purchasing 19 acres adjacent to his existing location to expand the facility. Showed drawing of parcel that owner plans on buying, subject to the Special Land Use being approved. Showed existing operation on drawing. This is an auto recycling center. Mr. Gendernalik explained where the cars are stored, where the fluid is removed. There is inside and outside storage. The westerly portion of this parcel, consisting of approximately 8.16 acres is the area to be developed at this time. Most of the outside storage will be on gravel. Mr. Gendernalik explained the drainage system on the property. Stated owner may add additional ponds for drainage. Discussion was held among members of the commission.

Mr. John Kapousis, owner of G & T Auto, addressed the board. He explained how facility operates. All cars are categorized on a bar code system. There is no ground water contamination. Storage area is a restricted area. They will average approximately 100 cars per acre. Will not store travel trailers or RV's.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that normally they wait two weeks to vote. Asked the Recording Secretary to poll the Commissioners to see if they want to vote on this amendment tonight.

Mr. Miller replied yes

Mr. Stabile replied yes

Mr. LaBelle replied yes

Mr. Moran replied yes

Mr. Alexie replied yes

Mr. Saelens replied yes

Mr. Leonard replied yes

Mr. Eckenrode replied yes

Motion by Mr. LaBelle to approve SLU #2015-10 for G & T Auto, 54525 Gratiot, Chesterfield. Proposed outdoor storage yard located on the N.W. side of Gratiot & Hickey Road, between 24 and 25 Mile Roads.

Supported by Mr. Miller.

Mr. Saelens would like to amend motion to include it will be a combination of the 8.16 acres.

Mr. LaBelle stated that he is also including in his motion the Community Planners letter that was written on September 22, 2015.

Continued support by Mr. Miller.

Ayes: All

Nays: None Motion Carried

6. REVIEWS:

- A. SIGN REVIEW #2015-82:** Silver Pines Medical Group, 43455 Schoenherr Road, Suite #17, Sterling Heights, MI 48313. Proposed new tenant panel resurface to existing pylon sign located at 31225 23 Mile.

Mr. LaBelle stated that the application drawing shows three signs. This approval is just for the resurfacing of the existing pylon sign.

Motion by Mr. LaBelle to approve Sign #2015-82.

Supported by Mr. Moran.

Ayes: All

Nays: None Motion Carried

- B. SIGN REVIEW #2015-83:** Curb Appeal Concepts, Inc. Timothy Muller 4040 Montgomery Dr. Shelby Twp., MI 48316. Proposed resurface to existing sign for Carriage Way Manufactured Home Community at rear of property.

Motion by Mr. LaBelle to approve Sign #2015-83, contingent upon the sign being previously approved at its location and size.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW #2015-84:** Hani Karana, 27925 Berkshire Drive, Southfield, MI 48076. Proposed new wall sign for Mediterranean Bar & Grill located at 46610 Gratiot.

Motion by Mr. LaBelle to approve Sign #2015-84.

Supported by Mr. Moran.

Ayes: All

Nays: None

Motion Carried

- D. SIGN REVIEW #2015-85:** National Illumination & Sign, 6525 Angola Road, Holland, OH 43528. Proposed new front canopy fascia for 7-11 (Mobil Station) located at 33800 23 Mile Road.

Neil from National Illumination addressed the board. Stated that applications were filled out wrong and would like #2015-85, #2015-86, #2015-87 and #2015-88 tabled until he looks over the dimensions of the signs. Stated they need to be corrected. Discussion was held regarding dimensions. He is very sorry for all of the confusion.

Motion by Mr. LaBelle to table Sign #2015-85.

Supported by Mr. Alexie.

Ayes: All

Nays: None

Motion Carried

- E. SIGN REVIEW #2015-86:** National Illumination & Sign, 6525 Angola Road, Holland, OH 43528. Proposed new right canopy fascia for 7-11 (Mobil Station) located at 33800 23 Mile.

Motion by Mr. LaBelle to table Sign #2015-86.

Supported by Mr. Miller.

Ayes: All

Nays: None

Motion Carried

- F. SIGN REVIEW #2015-87:** National Illumination & Sign, 6525 Angola Road, Holland, OH 43528. Proposed new left canopy fascia for 7-11 (Mobil Station) located at 33800 23 Mile.

Motion by Mr. LaBelle to table Sign #2015-87.

Supported by Mr. Miller.

Ayes: All

Nays: None

Motion Carried

- G. SIGN REVIEW #2015-88:** National Illumination & Sign, 6525 Angola Road, Holland, OH 43528. Proposed resurface of existing pylon sign for 7-11 (Mobil Station) located at 33800 23 Mile.

Motion by Mr. LaBelle to approve Sign #2015-88. Resurface does meet Township Ordinance. This is contingent upon adding the address to the signage. Applicant has signed affidavit and understands that after August 2016 sign has to be 12 feet or lower.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- H. SIGN REVIEW #2015-89:** Rafed Gappy, 2482 Hornbeam Drive, Sterling Height MI 48314. Proposed new wall sign located at 30535 23 Mile for Mike's Mini-Mart, next to Leong's.

Motion by Mr. LaBelle to approve Sign #2015-89.

Mr. Alexie stated he would like to see the lights removed from the building, next to where the sign is going. Discussion was held that applicant was told to remove the bright flood lights from the pylon sign and now he has put those lights on his building. They shine out onto 23 Mile Road.

Supported by Mr. Miller, contingent upon lights being removed from the front of the building that shine out onto 23 Mile Road.

Ayes: All

Nays: None

Motion Carried

- I. **SIGN REVIEW #2015-90**: MLS Signs, Inc. 25733 D'Hondt Court, Chesterfield, MI 48051. Proposed new wall sign for Intimate Ideas located at 46484 Gratiot.

Motion by Mr. LaBelle to approve Sign #2015-90

Support by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- J. **SIGN REVIEW #2015-91**: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren MI 48089. Proposed monument sign resurface for Hampton Inn & Suites located at 45725 Market Place Blvd., In Chesterfield Corners.

Motion by Mr. LaBelle to approve Sign 2015-91

Support by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- K. **SIGN REVIEW #2015-92**: MLS Signs, Inc., 25733 D'Hondt Ct. Chesterfield, MI 48051. Proposed resurface of existing insert cabinet for Kawasaki, on a pole sign for Macomb Power Sports located at 46860 Gratiot.

Motion by Mr. LaBelle to approve Sign #2015-92

Support by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- L. **SITE PLAN #2015-11**: Chesterfield Hotel Suites, Inc., 31100 Stephenson Hwy., Madison Heights, MI 48071. Proposed Towne Place Suites Hotel located at 45255 Market Place Blvd.

Motion by Mr. LaBelle to table Site Plan #2015-11 to allow time for the Township Planner to review packet and site plan.

Support by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from August 25, 2015.

Supported by Mr. Moran

Ayes: All

Nays: None

8. COMMUNICATIONS:

There were no communications

9. OLD BUSINESS:

There was no old business

10. NEW BUSINESS

A. JDC PROPOSED REZONING – PETITION #331: Joe Cipriano, JDC Building & Land Development Inc. Joe Cipriano, 41065 Donna, Clinton Twp., MI 48038. Requesting to rezone a parcel of land containing 6.558 acres located on the S.E. corner of Jefferson & Schneider from R1A, (Single Family Residential) to R1C, (Single Family Residential). Set Public Hearing for October 27, 2015.

Motion by Mr. Miller to set the Public Hearing for October 27, 2015.

Support by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

B. PROPOSED AMENDMENT TO 76-ZONING SEC. 76-508, HOME

OCCUPATION: To allow fire arms dealers under the home occupation section of the Township Ordinance. Set Public Hearing for October 27, 2015.

Motion by Mr. Miller to set the Public Hearing for October 27, 2015

Support by Mr. Moran

Ayes: All

Nays: None

Motion Carried

C. PROPOSED AMENDMENT TO 76-ZONING, SEC. 76-377, MULTIUSE

DISTRICT, C-4: To allow Drive-Thru under the Special Land Use application. Set Public hearing for October 27, 2015.

Motion by Mr. Miller to set the Public Hearing for October 27, 2015

Support by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

11. PLANNERS REPORT::

A. ADMINISTRATIVE REQUEST #145: Brandon Garrett w/Haley Law Firm PLC, 10059 Bergin Road Howell, MI 48843. Requesting administrative approval for an AT&T antenna equipment upgrade at an existing telecommunications facility located at 29410 23 Mile Road.

Mr. Palin stated that there is no change to the site. Just an equipment upgrade. Meets all of the Township requirements and state requirements. Recommending approval.

Motion by Mr. Moran to approve.

Support by Mr. Miller

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #146: Roseburg Investments, Inc. 33970 23 Mile Road, Chesterfield, MI 48047. Requesting administrative approval for changes to an existing building, previously a bank w/drive-thru. Proposing to enclose the drive-thru for storage.

Mr. Palin stated this is the old Talmer Bank site. Proposing closing previous drive thru to create garage/storage area. Has no objection other than removal of the curbing for the previous drive thru. Other items are subject to the Township Engineer and Building Department to ensure that they have proper foundation footings for the storage area. Recommending approval.

Motion by Mr. Miller to approve.

Support by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

12. COMMENTS FROM THE FLOOR PERMITTED BY THE COMMISSION ON AGENDA OR NON-AGENDA ITEMS:

Mr. Stabile discussed the Planning Conference in October. Discussion was held regarding the boards right to request to have the lights taken off Mike's Mini Mart. He was told to take lights off the pylon sign and now has put them on the building. Should this board be enforcing these types of things? Some members thought this board should not be in charge of enforcement. Some members felt there may be a breakdown of what needs to be done by the Enforcement Officers.

Mr. LaBelle asked for volunteers for the next preplanning meeting on October 13, 2015

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

Discussion was held by members regarding:

1. Bobcat Dealer on Gratiot, which was allowed to put in equipment but they had to close off one of the opening on Gratiot. The equipment is in but the opening has not been closed.

2. The Old Safie Pickle Factory is demolishing part of the building and bricking. Board has not seen a site plan

3. The retention pond in front of Walmart – Fence does not meet the ordinance, the top rail is off and there is no lock on the access gate.

Mr. Palin passed out the Master Plan Summary to the Committee. Would like committee to review and a meeting will be scheduled to discuss. Once committee reviews this, it will be given to the rest of the Commission.

Building Department will be contacted regarding these issues.

13. PROPOSALS FOR THE NEXT AGENDA

There were no proposals for the next agenda

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:50 p.m.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Stephanie Alexie, Recording Secretary