

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

November 10, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 10, 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: Brian Scott DeMuyndck
Frank Eckenrode
Carl Leonard
Paul Miller
Rick LaBelle
Joe Stabile
Jerry Alexie
Ray Saelens
James Moran

Others: Patrick Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda

Supported by Mr. DeMuyndck

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- 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 of the S.E. corner of Jefferson & Schneider from R1A, (Single Family Residential) to R1C, (Single Family Residential). Public Hearing closed, tabled on 10-27-15.**

Motion by Mr. Miller to table Petition #331 to the December 8, 2015 meeting

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- B. **PUD #2015-14: SALT RIVER FLATS: Salt River Associates, Paul Esposito, 45489 Market St., Shelby Twp., MI 48315. Proposing 163, 80' x 130' Single Family home in the R-1-A zoning located at 33633 23 Mile Rd., property was previously Salt River Golf Course, North side of 23 Mile Rd. West of Baker Rd. Public hearing was set on 10/13/15.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rob Wagner, from Midwestern Consulting, on behalf of Salt River Associates and Paul Esposito, stated that they are proposing 163, 80 x 130' Single Family Homes in the R-1-A zoning district. The property was previously Salt River Golf Course. He provided the board with sketch Plans of the proposed development.

Gary Gendernalik, 52624 Laurel Oak Chesterfield, resident presented images of the site plan for the proposed project. He pointed out where lots 90-92 would be are where a lake currently sits. He explained that the homes in Meadowknoll subdivision use a pipe that runs underneath the ground and dumps into the river. He asked what would happen to their drainage if they

built over it. He explained that part of the golf course is in a floodplain. He showed an aerial image from 2006 that showed the drainage system. He also showed pictures of from a flood that occurred in 2006. He asked about there being no 2nd access to the subdivision. He also expressed his concern about it possibly being an Indian burial ground.

Mr. Gendernalik asked Mr. Meagher if this is going to be a site plan development.

Mr. Meagher replied yes, as far as he knows.

Mr. Gendernalik asked if they are just doing everything south of the bridge.

Mr. Meagher stated that it is something that will need to be looked into during the application process.

Doug Rheume, 52754 Weathervane, resident stated that he has lived on the Golf Course for 16 years and it currently floods at least 2-3 times a year. He stated that all of the subdivisions that were built in the area are adding water to the river, causing more flooding. He is worried if they remove the retention ponds all of the water will back up into their houses.

Anthony Peters, 52758 Weathervane, resident stated that he lives on the south side of Weathervane and when it floods the water goes over the 12 foot retaining wall. He feels if there is more hardscape, it will lead to more water and even more flooding. He is against the project.

Debra Nelson, 52099 Baker, resident stated that she was sold property in a flood plan and it floods 4 times a year. She pointed out that there are houses across from Brandenburg Park that are currently sitting and have not sold. What will happen when they build houses on Salt River and they are not sold?

Richard Meech, 51660 Laurel Oak, resident stated that he has lived here for 30 years and he's not opposed to the project but he is concerned about the flooding.

Dorothy Moore, 51990 Laurel Oak Ln, resident stated that she feels the project will lower home values in the area.

Joe Safie, 51501 Baker, resident stated that he is also concerned about the flooding.

Lynne Wilson, 51357 Baker, resident stated that she is concerned about the width of the emergency exit. She asked if they would consider making it bigger?

Brian Webb, 51177 Baker, resident stated that he lives a few doors down from the emergency exit and he is concerned about the traffic the development will cause.

Karl Emerick, 33830 24 Mile Rd., resident stated that he feels that the plans for the new development need to be based on the actual flood plans verses the maps.

Paul Szymanski, 51285 Baker, resident stated that he feels the egress is not wide enough.

Allan Leitch, 52070 Laurel Oak, resident stated that he is opposed to the project. He feels that it will drop the property values in the area and it will create too much traffic.

Rhonda Larkins, 51930 Baker, resident stated that she is opposed to the development. She believes it will drop the property values in the area. She stated that they bought the property because it overlooked the golf course. She suggested that the County should consider buying it and keeping it as a golf course for the residents to use.

Michalyn Mazur, 52588 Laurel Oak, resident stated that if something happened on the bridge the residents would be trapped.

Mary Hiller, 51357 Baker, resident stated that she is opposed to the development.

Jerry Curl, 52255 Baker, resident stated that he's been there for 50 years and he's opposed to the current plans but he wouldn't be opposed to different plans.

Francis Ender, 3378 Golfview, resident stated when his builder built his home he was told that the ponds that are currently there are retention ponds. He would like to know what they are going to fill those with.

Mr. Wagner stated that they have heard all of the public's comments and they have taken note of their concerns about the drainage and emergency exit. They are aware of the drainage issues and they do plan to move it to a different pond. As far as the emergency exit goes they still need to speak to the fire department but their intent is to have that exit gated off and only giving emergency vehicles access. They are going to go over all of the plans and take into consideration the public's concerns before moving forward.

Paul Esposito stated that he is also a resident of Chesterfield Township and he has completed many projects in the community. His goal with this development is to make it a project that the community will be proud of.

Mr. Alexie had no comment

Mr. Moran stated that he is going to wait to make his comments till the next meeting

Mr. Stabile stated that this is only a preliminary meeting. Nothing is set in stone yet. Things still need to be looked into and worked through.

Mr. Saelens stated that

Mr. Leonard stated that he would like to wait for more information.

Mr. Eckenrode stated that he feels the same

Mr. DeMuynck stated that he understands the public's concerns about the flooding and he feels the engineers need to look at the floodplains before moving forward.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

6. REVIEWS:

- A. **SITE PLAN #2015-12: DSL Real Estate Group 10, LLC., 15762 Claire Ct., Macomb, MI 48042. Serenity Village Assisted Living Facility, 47640 Gratiot, Chesterfield, MI 48051. Proposed addition to existing facility located at the above address. Tabled on 10/13/15.**

Motion by Mr. LaBelle to approve Site Plan #2015-12

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- B. **SPECIAL LAND USE #2015-16: Nicole Goemaere, 52417 Robins Nest, Chesterfield, MI 48047. Proposed child daycare located at the above address. Set the public hearing for December 8, 2015.**

Motion by Mr. Miller to set the public hearing for December 8, 2015

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

- C. **SITE PLAN#2015 (#98-28): Lottievue Riverside Woods, D.G. Residential Sales LLC/Bill Thompson of Lehner Associates, 17001 19 Mile Rd., 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 Rd.**

Motion by Mr. Labelle to table Site Plan #2015 (#98-28) for the December 8, 2015 meeting.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2015-105: Phillips Sign & Lighting, Inc., 40920 Executive Dr., Harrison Twp., MI 48045. Proposed new wall sign at 51130 & 51136 D.W. Seaton (2 Units) for Broadway Bound Again.**

Mr. LaBelle stated that the sign meets the Township Ordinance.

Motion by Mr. LaBelle to approve Sign # 2015-105

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2015-106: Bazo Construction, 8747 Brandt, Dearborn, MI 48126. Proposed canopy change out for BP Gas Station located at 33925 23 Mile Road.**

Mr. LaBelle stated that the sign meets the Township Ordinance

Motion by Mr. LaBelle to approve Sign # 2015-106

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 October 27, 2015

Supported by Mr. DeMuyck

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

There was no old business.

10. PLANNERS REPORT:

- A. ADMINISTRATIVE REQUEST #149: CARite Realty, LLC., 101 W. 14 Mile Rd., Madison Heights, MI 48071. Proposed front elevation to be painted with 3' return on right and left side at 29425 23 Mile Rd.**

All of the members of the planning commission expressed their concern about painting brick on a building. It is something that Chesterfield Township does not allow.

Mr. Moran asked if they could come up with another solution to be meet the needs of the Township and the owner.

The board discussed different types of material that could possibly be used instead of painting the brick.

Motion by Moran to approve the Administrator Request #149 with the stipulation that the new material used on the building would be reviewed and approved by Patrick Meagher and Gary DeMaster prior to being put on the building. They need to remove the existing paint from the brick. They also will be allowed to keep the Lighting on the front of the building and change it from blue to yellow.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- B. ADMINISTRATIVE REQUEST #150: Sero's Restaurant, 48400 Gratiot, Chesterfield, MI 48047. Proposed 10'x10' dumpster enclosure at the address above.**

The board stated that the dumpster enclosure is located over an easement and that it would need to be relocated. Also that it needed to be constructed of brick rather than the chain link proposed.

Motion by Mr. Miller to table the Administrator Request #150

Supported by Stabile

Ayes: All

Nays: None

Motion Carried

- C. ADMINISTRATIVE REQUEST #151: Joe Catalfo, 29600 23 Mile Rd., Chesterfield, MI 48047. Proposed 5'x10' customer shelter for customers at the interior cleaning station for the address above for Joe's Auto Wash.**

The Board stated that the old vacuums needed to be removed and that the petitioner needs to submit drawings on the structure.

Motion by Mr. Miller to table the Administrator Request #151 for up to 2 meetings.

Supported by LaBelle

Ayes: All

Nays: None

Motion Carried

11. NEW BUSINESS:

Mr. Moran stated that he will be out of town February-March.

Mr. LaBelle stated that Mr. Leonard has permanently volunteered for preplanning.

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

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 9:00PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Julie Jones, Recording Secretary