

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

November 24, 2015

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, November 24, 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 DeMuyneck
Frank Eckenrode
Carl Leonard
Paul Miller
Rick LaBelle
Joe Stabile
Jerry Alexie
James Moran

Excused: Ray Saelens

Others: Patrick Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

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

5. PUBLIC HEARINGS:

- A. SLU #2015-15: Jonathan Crane for Briggs Industries, 1126 N. Main St., Rochester, MI 48307. Proposed new Verizon Cellular Communications Tower located at 54145 Bates Rd., south of 25 Mile on the west side of Bates. Public Hearing set 10/27/2015**

Motion by Mr. Miller to open the public hearing

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Granted

Mr. Miller stated that the Planning Commission had just received new plans tonight so the board would not be taking any action. However everyone is allowed to speak regarding the SLU.

Mr. Crane stated that he had extra blue prints and that the residents could take home copies with them if they chose to. He also stated that this is a 173' monopole that is back by the warehouse. It will have a fence and landscaping. It will be unmanned and will be a multiple carrier for other users.

Wayne Nemeth, resident stated that there are a lot of people that will look out their front window and see this tower. He was speaking for the residents in the neighborhood and that more than just the 300 ft area should have been notified.

Motion by Mr. Miller to table SLU #2015-15 till 12/08/2015 with the public hearing open

Support by Mr. Alexie

All Ayes

Motion Granted

6. REVIEWS

- A. 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. Tabled 9/22/2015.**

Jim addressed the board and stated that he just received two letters today from AEW and Community Planning and Consulting and that they were in the process of taking care of all the items.

Mr. Meagher asked is they had time frame in when this would be completed.

Mr. Jim stated that he did not have a time frame but they are definitely working on it.

Mr. Meagher stated that maybe the board should table it up to 6 months. And that the commission can take action on it with in that time period.

Motion by Mr. LaBelle to table for up to 6 Months

Support by Mr. Miller

All Ayes

Motion Passes

B. SIGN REVIEW #2015-95: Illusion Signs & Graphics, 14241 Michigan Ave., Dearborn, MI 48126. Proposed new wall sign located at 49130 Gratiot for 'All Occasion's Events Planners. Tabled 10/13/15.

Mr. LaBelle stated that the proposed sign is 25 square feet and the ordinance only allows 22 square feet. The applicant has agreed to reduce the sign to 22 square feet .

Motion by Mr. LaBelle to approve the sign reduced to 22 square feet.

Support by Mr. Moran

All ayes

Motion Granted

C. SIGN REVIEW #2015-98: Frank Sgroi II, for Premier Lanes, 33151 23 Mile Road, Chesterfield, MI 48047. Proposed new ground sign located at the above address. Tabled 10/27/15.

Mr. Meagher stated that he spoke with the applicant. And that he understands that the variance that is currently granted by the township allows for two - 123 square foot ground signs. He is willing to meet that and is going to scale down the sign was previously submitted. The sign however will be 100% LED and that will be something that the commission will need to grant a variance for. My comments indicate a 3rd sign but I just want to make it clear that Mr. Sgroi is asking for only a 2nd sign.

Mr. DeMuyneck asked if they would be taking down one of the signs

Mr. LaBelle stated that there are a lot of other signs on the building and on the site, there is quite a lot going on there. He wanted to know if this will all be cleaned up and if this sign is approved will it end all of the extra signage on the site.

Mr. Sgroi stated that this would end all that.

Mr. Alexie asked about the portable yellow sign.

Mr. Sgroi stated that it would go as well.

Mr. Alexie stated that the yellow sign was on wheels.

Mr. Sgroi stated that it was only there because the original permanent sign was not owned by them.

Mr. Alexie asked if the only signs on the property would be the one monument sign and this one.

Mr. Sgroi stated that would only be 2 signs total on the whole property.

Mr. Alexie asked if all the other ones would be gone.

Mr. Sgroi stated yes.

Mr. LaBelle asked if Mr. Sgroi was authorized to speak on behalf of Hot Tamales and state that their sign would come down.

Mr. Sgroi stated that he was.

Mr. DeMuyneck asked if Mr. Sgroi was aware that the LED sign can only change every 30 seconds and if he does not follow the ordinance that he will get ticketed.

Mr. Sgroi stated that he understood.

Motion by Mr. Stabile to approve Sign # 2015-98 for premier lanes with them agreeing to take down the temporary signs along the front of the building and anywhere else along the building.

Support by Mr. Alexie

All Ayes

Motion Granted

D. SIGN REVIEW #2015-107: Sign Emporium, 11035 E. 9 Mile Rd., Warren, MI 48089. Proposed new wall sign located at 46542 Gratiot for Metro PCS.

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

Motion by Mr. LaBelle to approve Sign 2015-07

Supported by Mr. Moran

All Ayes

Motion Granted

Nays: None

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from November 10, 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. PLANNERS REPORT:

**A. ADMINISTRATIVE REQUEST #147: Eastside Fence, 22034 Dequindre, Warren, MI 48091. Requesting approval to remove and relocate fence for R.C. Schmidt & Sons Industrial Complex, located at 50700 Russell Schmidt.
Tabled**

Mr. Meagher stated that this was postponed a couple of meeting ago and just for clarification as to the use behind the fence and where exactly the fence was going to go. The applicant has supplied us with a new drawing showing the fence location. The only thing I ask for the record is there was nothing with regard to

any new use or paving in that area. So I would like the applicant to state clear for the record that they do not plan any use behind that fence and if they do they will need to come back to the commission with a site plan.

The applicant stated that he understood.

Mr. Meagher stated that with that being said Mr. Chairman we have no objections to this being approved at this time.

Motion by Miller to approve Administrative Request #147.

Support by Moran

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #152: Stonefield Engineering & Design LLC, 2350 Franklin Road, Suite #210, Bloomfield Hills, MI 48302. Requesting administrative changes to approved Site Plan #2015-06, Retail/Fast Food located at 27810 23 Mile Road

Mr. Meagher stated that the applicant has resubmitted drawings and came back with a smaller building so they could get additional spaces on the site, the same variance is in place for the parking and the drive thru and I think the reconfigure of this site makes it much safer and the building looks nicer than previous submitted. So we are recommending approval.

Motion by Mr. Moran

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

11. NEW BUSINESS:

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

Mr. Stabile asked about the last meeting in December.

There was discussion but none of the members were sure as to what the Townships decided for this year.

Mr. LaBelle asked for volunteers for preplanning. Carl Leonard and Jerry Alexie volunteered.

Mr. Meagher wanted to let everyone know that he is not the new full time planner at Macomb Township despite rumors that have been going around. He is renting space from Macomb Township but he is still Community Planning and Management and is still a consulting firm. Anyone is more than welcome to come and meet with him there at anytime however if you need to contact him please use his old phone number and please do not call Macomb Township Offices.

Mr. DeMuyck stated that he went for a drive through the Township and there were lots of violations in the Township regarding the led signs changing more than every 30 seconds and that code enforcement will be enforcing this ordinance and writing tickets.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:30PM

Supported by Mr. DeMuyck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Jennifer Burden, Recording Secretary