

TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD CHESTERFIELD MICHIGAN

APRIL 14, 2015 7:00 P.M.

The Sub Committee will begin at 6:30 P.M. Petitioners applying for Site Plan, Special Land Use Approval, and Sign

Applications please attend.

1. Call to order.
2. Roll call.
3. Approval of the Agenda.
4. Sub Committee Report. (Committee will report on items under Reviews)
5. **PUBLIC HEARINGS:**
 - A. Public Hearing for an Ordinance amending the Charter Township of Chesterfield Code of Ordinances, by amending Chapter 76 (Zoning), Article IX (Agricultural and Residential Districts) and Article IV (General Exceptions) to reduce the required setback for detached accessory buildings and prohibit the location of accessory buildings in recorded easements. Public Hearing 3-10-15.
 - B. **SPECIAL LAND USE #2015-06:** Gratiot Chesterfield Properties L.L.C., 27947 Groesbeck Hwy., Roseville, MI 48066. Proposed 8,890 Square foot Fast –Food Restaurant w/ drive-thru facility, Retail space & Restaurant located at 27810 23 Mile Road. Set Public Hearing for May 12, 2015.
6. **REVIEWS:**
 - A. **SITE PLAN REVIEW #2015-04:** Thomas Kellogg for Delta Industrial, 51825 Gratiot, Chesterfield, MI 48051. Proposed 4800 square foot addition to the existing industrial building located at the address above. Tabled 2-10-15.
 - B. **SPECIAL LAND USE #2015-05:** Austin Hahn for Calichi Design Group, 1845 S. Michigan Ave., Suite #2003, Chicago, IL 60616. Proposed new Taco Bell Restaurant with drive-thru facility located at 34646 23 Mile Road, between Flagstar Bank & KFC. Public Hearing closed & Tabled on March 24, 2015.
 - C. **SITE PLAN REVIEW #2015-07:** D.G. Residential Sales LLC./Bill Thompson of Lehner Associates, 17001 19 Mile Rd., Clinton Twp., MI 48038. Proposed amended site plan for Single & Multi Family Residential for the remaining 63 acres of Lottievue Riverside, west side of Jefferson, south of Hooker Road.
 - D. **SIGN REVIEW #2015-13:** Bill Yim, 16004 Thames Lane, Macomb, MI 48042. Proposed revision to previously approved ground sign, original sign company went out of business w/o completing and now needs to be reviewed located at 47170 Jefferson for Grace Hair Salon & Cleaners. Tabled 3-24-2015.
 - E. **SIGN REVIEW #2015-27:** GFS Marketplace, 51630 Gratiot, Chesterfield, MI 48051. Universal Sign, 5001 Falcon View SE, Grand Rapids, MI 49512. Proposed new wall sign to replace old located at the above address.
 - F. **SIGN REVIEW #2015-28:** GFS Marketplace, 51630 Gratiot, Chesterfield, MI 48051. Universal Sign, 5001 Falcon View SE, Grand Rapids, MI 49512. Proposed new panel to pylon to replace old located at the above address.
 - G. **SIGN REVIEW #2015-29:** Emiri Menswear Alterations, 50625 Waterside Drive, Chesterfield, MI 48051. Signs & Engraving II Inc., 100 West 13 Mile Road, Madison Heights, MI 48071. Proposed new wall sign located at the above address.
 - H. **SIGN REVIEW #2015-30:** Inkslingers of Chesterfield, Inc., 49696 Gratiot, Chesterfield, MI 48051. Michaele Jeziak, 22949 Playview Street, St. Clair Shores, MI 48082. Proposed to move wall sign from previous address to the above address.
 - I. **SIGN REVIEW #2015-31:** Lady Jane’s Haircuts for Men, 27339 23 Mile Road, Chesterfield, MI 48051. B-B Sign & Lighting, 1528 E. Eleven Mile, Madison Heights, MI 48071 Proposed new wall logo sign rear elevation located at the above address.
 - J. **SIGN REVIEW #2015-32:** Dimitris Town & Country Restaurant, 50875 Gratiot Ave., Chesterfield, MI 48051. Copy Cat Signs, 914 Gratiot Blvd., Marysville, MI 48040. Proposed resurface ground sign located at the above address.
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business.
11. Planners Report.
12. Comments from the floor allowed by the Commission on non-agenda items.
13. Proposals for next agenda.
14. Adjournment.....

THE NEXT REGULAR MEETING OF CHESTERFIELD PLANNING COMMISSION WILL BE HELD APRIL 28, 2015 AT 7:00 P.M. THE AGENDA CLOSSES AT NOON ON APRIL 16, 2015.