

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD CHESTERFIELD, MICHIGAN
SEPTEMBER 22, 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 must attend meetings.

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

- 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.
- 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.
- 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.
- 7. Approval of Minutes of prior Meetings.
- 8. Communications.
- 9. 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 of the S.E. corner of Jefferson & Schneider from R1A, (Single Family Residential) to R1C, (Single Family Residential). Set Public Hearing for October 27, 2015.
 - 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.
 - 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.
- 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.
 - 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.
- 12. Comments from the floor allowed by the Commission on non-agenda items.
- 13. Proposals for next agenda.
- 14. Adjournment.....

THE NEXT MEETING OF CHESTERFIELD PLANNING COMMISSION WILL BE HELD OCTOBER 13, 2015 AT 7:00 P.M. THE AGENDA CLOSSES AT NOON ON OCTOBER 1, 2015