

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD CHESTERFIELD, MICHIGAN
OCTOBER 13, 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 meeting's.

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:**
6. **REVIEWS:**
 - A. **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. Tabled 9-22-15.
 - B. **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. Tabled 9-22-15.
 - C. **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. Tabled 9-22-15.
 - D. **SIGN REVIEW #2015-93:** Galaxy Signs, Larry Worden, 36886 Harper, Clinton Twp., MI 48036. Proposed new wall sign located at 50670 Waterside Dr., for Dave's Pizza Buffet.
 - E. **SIGN REVIEW #2015-94:** MLS Signs, Inc., 25733 D'Hondt Ct., Chesterfield, MI 48051. Proposed new wall sign located at 27327 23 Mile Rd., for Gorgeous Nails.
 - F. **SIGN REVIEW #2015-95:** Illusion Signs & Graphics, 14241 Michigan Ave., Dearborn, MI 48126. Proposed new wall sign located at 49130 Gratiot for DFE Novelty.
 - G. **SIGN REVIEW #2015-96:** Vern Vankehrberg, 29015 Baypointe Dr., Chesterfield, MI 48047. Proposed addition of LED signage to an existing pylon sign located at 50875 Gratiot for Dimitri's.
 - H. **PUD #2013-19:** Final Review: Leone Companies 49212 Van Dyke, Shelby Twp., MI 48315. Proposed Multi Family for lots located in Plymouth Village II, located north of Hickey Rd, East of Gratiot Public Hearing closed & tabled 9-23-14.
 - I. **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.
 - J. **FILL APPLICATION REVIEW #2015-13:** Jesse Berger, 26351 25 Mile Road, Chesterfield, MI 48051. Proposed 3,851 CV of fill at above address in the A-1 zoning district on the northeast corner of 25 Mile & Zuhlke Rd. Set the public hearing for 11/10/15
 - K. **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 homes in the R-1-A zoning located at 33633 23 Mile road property was previously Salt River Golf Course, north side of 23 Mile west of Baker Rd. Set the public hearing for 11/10/15
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business. **ZBA PETITION #2015-13:** Gary Gendernalik for Mark Babich & Curtis Outdoor Inc. 24001 Greater Mack Ave, St. Clair Shores, MI 48080. Request is to appeal the denial made to Special Land Use #2015-09, a request to the Planning Commission to replace existing pylon sign with frontage on I-94, with a Billboard Display sign, also variance for setbacks and zoning District located on the west side of I-94, 1,000 foot south of 23 Mile Road. Referred back to Planning Commission for further review.
10. New Business.
11. 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.
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
OCTOBER 27, 2015 AT 7:00 P.M. AGENDA CLOSSES AT NOON ON OCTOBER 15, 2015.**