

**TOWNSHIP PLANNING COMMISSION MEETING  
47275 SUGARBUSH ROAD CHESTERFIELD, MICHIGAN  
OCTOBER 27, 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. **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 on the S.E. corner of Jefferson & Schneider from R1A, (Single Family Residential) to R1C (Single Family Residential). Public Hearing set on 9/22/2015.
  - B. **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 tabled 9/22/2015.
  - C. **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 tabled on 9/22/2015.
  - D. **PROPOSED AMENDMENT TO 76-ZONING SEC. 76-508, HOME OCCUPATION:** To allow fire arms dealers under the home occupation section of the township ordinance. Public Hearing set on 9/22/2015.
  - E. **PROPOSED AMENDMENT TO 76-ZONING, SEC. 76-377, MULTIUSE DISTRICT, C-4:** To allow Drive-Thru in C-4 zoning district under the Special Land Use application approval. Public hearing set on 9/22/2015.
6. **REVIEWS:**
  - 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 Road, south of 25 Mile on the west side of Bates Set Public Hearing for 11/24/2015.
  - B. **SIGN REVIEW #2105-97:** Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed wall sign resurface located at 50675 Gratiot for MJR Theater.
  - 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.
  - D. **SIGN REVIEW #2015-99:** MJR Sign Co., LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new wall sign located at 29425 23 Mile Road for CARite Inc., of Chesterfield. Formally the Michael Chevrolet location.
  - E. **SIGN REVIEW #2015-100:** MJR Sign Co., LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new wall sign located at 29425 23 Mile Road for CARite Inc., of Chesterfield. Formally the Michael Chevrolet location.
  - F. **SIGN REVIEW #2015-101:** MJR Sign Co., LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new ground sign located at 29425 23 Mile Road for CARite Inc., of Chesterfield. Formally the Michael Chevrolet location.
  - G. **SIGN REVIEW #2015-102:** MJR Sign Co., LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new wall sign (channel lit bars around building) located at 29425 23 Mile Road for CARite Inc., of Chesterfield Formally the Michael Chevrolet location.
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business:
11. **Planners Report:**
  - A. **ADMINISTRATIVE REQUEST #148:** Joerg Hensel, 38700 Van Dyke, Suite 200 Sterling Heights, MI 48312. Semco Operations Center, requesting administrative changes at their 56462 Precision Drive.
12. Comments from the floor allowed by the Commission on non-agenda items.
13. Proposals for next agenda.
14. Adjournment.....

**THE NEXT MEETING OF PLANNING COMMISSION WILL BE NOVEMBER 10, 2015  
AT 7:00 P.M. THE AGENDA CLOSSES AT NOON ON OCTOBER 29, 2015**