

**THE CHARTER TOWNSHIP OF CHESTERFIELD
ZONING BOARD OF APPEALS**

SEPTEMBER 9, 2015

On September 9, 2015, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Chairman Stepnak called the meeting to order at 7:00 P.M.

2. **ROLL CALL:** Present: Marvin Stepnak, Chairman
James Klonowski, Vice-Chairman
Thomas Yaschen, Secretary *excused*
David Joseph, Twp. Board Liaison
Carl Leonard, Planning Comm. Liaison
Wendy Jones
Patrick Militello

Gary DeMaster attended the meeting as the representative from the Building Department.

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2015-12: Catherine Stienke, 25960 Queen, Chesterfield MI 48051.**
Requesting a front yard setback for a proposed addition to existing garage on the southeast corner of Queen and Pat at the above address.
THIS ITEM HAS BEEN WITHDRAWN.

Mr. Stepnak stated that this item was withdrawn

5. 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.

Mr. Stepnak stated that there is a public hearing for this item but after speaking to the Planning Department and the Township attorney Mr. Siebert regarding this matter. They feel it should be tabled for a later date. There was also a letter provided from the Community Planning & Management, P.C.

Mr. Yaschen read the letter from the Community Planning & Management, P.C. which recommended that the ZBA board make a motion to postpone this item to allow the chance for the Planning Commission to reconsider its previous recommendation based on the proper criteria of section 9.00.

Mr. Stepnak stated that he did speak with Mr. Meagher in regards to the letter that was provided and Mr. Meagher stated that he had spoken to Mr. Leonard.

Mr. Leonard stated that he did speak with Mr. Meagher and they agreed that they would take another look at it.

Gary Gendernalik, 52624 Laurel Oak LN, Chesterfield, MI 48047 addressed the board. The petitioner stated that he had spoken with Mr. Siebert the Township attorney they did discuss everything. He said that Mr. Siebert did speak with Mr. Meagher in regards to this matter. The petitioner stated that he is requesting that the Board table his petition till the October 28th meeting so he has time to go back to the Planning Commission Board.

Mr. Yaschen had no comments.

Ms. Jones had no comments

Mr. Militello had no comments

Mr. Klonowski had no comments

Mr. Joseph stated that he did speak to Trustee DeMuynck who is the Board Liaison for the Planning Commission and he did feel that there were some additional issues that he felt needed to be brought back to the planning board.

There were no Public Comments.

Motion by Mr. Klonowski to postpone the ZBA Petition #2015-13 to allow the Planning Commission to reconsider its previous recommendation based on the proper criteria of sections 9.00 and return to the ZBA board on October 28th 2015.

Supported by Mr. Yaschen

Ayes: All

Nays: None

Motion Granted

5. **OLD BUSINESS:**

There was no old business.

6. **NEW BUSINESS:**

There was no new business.

7. **APPROVAL OF MINUTES FROM PRIOR MEETING:**

Motion by Mr. Yaschen to approve the minutes from the August 12, 2015 meeting.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

8. COMMENTS FROM THE FLOOR:

The board discussed the upcoming conference in Detroit.

Mr. Joseph commented that he spoke to Janice and he understands that there are not a lot of spots for the conference. He kindly offered his spot up to anyone who would like to attend.

9. ADJOURNMENT:

Motion by Mr. Yaschen to adjourn at 7:12 PM

Supported by Mr. Stepnak

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Julie Jones, Recording Secretary