

**CHARTER TOWNSHIP OF CHESTERFIELD  
REGULAR BOARD MEETING  
TO BE HELD AT THE MUNICIPAL OFFICES, 47275 SUGARBUSH RD.  
CHESTERFIELD, MI 48047  
586-949-0400**

**April 4, 2016  
7:00 P.M.**

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE-** Anchor Bay High School Junior Air Force ROTC
- 3. ROLL CALL**
- 4. PRESENTATION:**
  - A) Chesterfield Township Police Department Honor Guard.
  - B) Introduction of new Emergency Dispatcher Amanda Vikar.
- 5. CONSENT AGENDA:** All items under the Consent Agenda are considered routine by the Board and will be enacted in one motion. There is no separate discussion of these items. If discussion of any item(s) is required by a Board Member, it will be removed from the Consent Agenda and considered separately. Public comments on the Consent Agenda items are permitted.
  - A) Approval of the Agenda (with Addendum if necessary).
  - B) Approval of the Minutes of the Regular Board Meeting of March 21, 2016.
  - C) Approval of the Payment of Bills as submitted by the Finance Department.
- 6. PROCLAMATIONS:**
  - A) National Volunteer Week: April 10 through April 16, 2016.
  - B) Arbor Day: April 26, 2016.
  - C) Official Game Fish of the Charter Township of Chesterfield.
- 7. REGULAR AGENDA:**
  - A) Approve Art Van Furniture's request for an Outdoor Merchandising Permit variance to conduct two tent sales, May 20-30, 2016 and July 29, August 15, 2016, twenty-nine days total, from a 40' x 80' tent located at 50400 Gratiot.

- B) Approve Cleopatra Mediterranean Grill's request for a new Class C Liquor License located at 27949 23 Mile Rd., Chesterfield, Michigan 48051.
- C) Approve Supervisor Lovelock's request authorizing him to sign a contract with the Macomb County Department of Roads to participate in the Brine Program for county roads in Chesterfield Township and allow the Supervisor to order additional applications if necessary.
- D) Life Handicap Outdoors requests approval to waive entrance and building rental fees at Brandenburg Park on June 4, 2016 for participants of the 22<sup>th</sup> Annual Fishing program.
- E) Approve Supervisor's request to continue with Gateway Consultants as telephone project manager at a cost of \$26,460.00.
- F) Approve the Department of Public Works' request to purchase 2 mowers from Jacobsen at a total cost of \$20,951.96.
- G) Approve the Department of Public Works' request to hire five seasonal employees.
- H) Approve Global Dreams Inc.'s request for a Vending License Permit variance for a 20' x 40' tent at 52050 North Gratiot for the sale of fireworks from June 23, 2016 through July 4, 2016.
- I) Approve the Planning Commission's recommendation to deny the rezoning of .87 acres located at 47361 Jefferson from C-1 to R-1-B.
- J) Approve the Planning Commission's recommendation to approve the rezoning of property on the south side of Cotton Rd. east of Donner from R-2 to R-1-C.

**8. ADDENDUM: (If Necessary)**

**9. PUBLIC COMMENTS: (Five-Minute Time Limits)**

**10. BOARD COMMENT:**

**11. ADJOURNMENT**

**NEXT REGULAR BOARD MEETING IS MONDAY, APRIL 18, 2016 AT 7 P.M. THE DEADLINE FOR THE SUBMITTAL OF ITEMS FOR THE AGENDA IS NOON WEDNESDAY, APRIL 13, 2016. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 949-0400 EXT. 5.**

**The Charter Township of Chesterfield fully embraces the spirit and letter of the law as it pertains to the American with Disabilities Act. In accordance with the law, any individual who needs accommodation is asked to contact the Clerk's Office during normal business hours at 586-949-0400 ext. 5. To provide appropriate accommodation, the Clerk's Office needs two (2) business days notice prior to the meeting.**

**POSTED: March 31, 2016**

# Chesterfield Township Police Department

Memorandum

## Presentation *A*



To: Supervisor Michael E. Lovelock and Township Board Members  
CC:  
From: Chief Bradley A. Kersten  
Date: March 30, 2016  
Re: Honor Guard Presentation

Officer Gary Kirkley would like to present to the board an updated status for the Chesterfield Township Police Department's Honor Guard. He would like to present an update on uniform acquirement, where fundraising is at and how training is progressing.

Officer Kirkley does not require anything for the presentation.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Bradley A. Kersten'.

Bradley A. Kersten

Chief of Police



# Chesterfield Township Police Department

Memorandum

## Presentation *B*



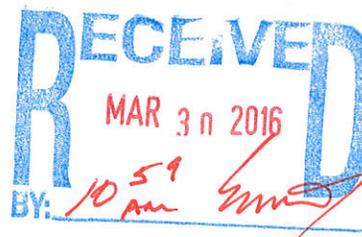
To: Supervisor Michael E. Lovelock and Township Board Members  
CC:  
From: Chief Bradley A. Kersten  
Date: March 30, 2016  
Re: Continue the hiring process for a new dispatcher, Amanda Vikar

We would like to introduce our new dispatcher, Amanda Vikar. She is replacing a previous candidate that resigned. Ms. Vikar is a member of the township and was a reserve officer with the New Baltimore Police Department. She previously worked as a security officer at Somerset Collection. The tentative start date of this employee would be April 8, 2016. Please help us welcome Ms. Vikar to the department.

Respectfully Submitted,

  
Bradley A. Kersten

Chief of Police





NATIONAL VOLUNTER WEEK  
PROCLAMATION

*A regular meeting of the Township Board of the Charter Township of Chesterfield, County of Macomb, Michigan held on April 4, 2016 at 7:00 p.m. Eastern Standard Time, in the Township Offices, located at 47275 Sugarbush Road, Chesterfield, Michigan.*

***Whereas**, the entire community can inspire, equip and mobilize people that changes our Township, and volunteers can connect with our local community service opportunities through the Beautification, Historical and Senior Programs; and*

***Whereas**, individuals and committees are at the center of social change, discovering their power to make a difference during this week all over the nation, service projects will be performed and volunteers recognized for the commitment to service; and*

***Whereas**, the giving of oneself in service to another empowers the giver and the recipient and experience teaches us that government by itself cannot solve all our nation's problems; and*

***Whereas**, our country's volunteer force of over 63 million is a great treasure; and volunteers are vital to our future as a caring and productive nation and in our community; and*

***Whereas**, our fellow citizens are encouraged to volunteer in our community or with one of the aforementioned committees or groups by volunteering and recognizing those who serve, we can replace disconnection with understanding and compassion; and*

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Chesterfield Board of Trustees does hereby proclaim April 10<sup>th</sup> through 16<sup>th</sup> 2016 "**National Volunteer Week.**"

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Michael E. Lovelock, Supervisor

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Cindy Berry, Clerk



*Charter Township of Chesterfield  
County of Macomb  
Arbor Day  
Proclamation*

*A regular meeting of the Township Board of the Charter Township of Chesterfield, County of Macomb, Michigan held on April 4, 2016 at 7:00 p.m. Eastern Standard Time, in the Township Complex, located at 47275 Sugarbush Road, Chesterfield, Michigan.*

*Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and Arbor Day is now observed throughout the nation and the world; and*

*Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and*

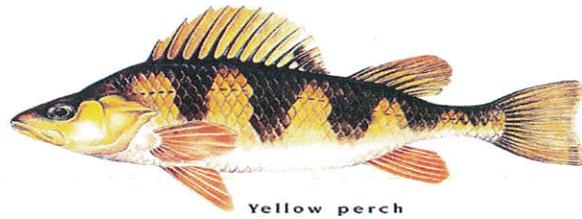
*Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, trees in our township increase property values, enhance the economic vitality of business areas, and beautify our community; and trees, wherever they are planted, are a source of joy and spiritual renewal ;and*

*Whereas, In the Township of Chesterfield, all citizens are encouraged to celebrate Arbor Day and to support efforts to protect our trees and woodlands, therefore all citizens are urged to plant trees to gladden the heart and promote the well-being of this and future generations.*

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Chesterfield Board of Trustees does hereby proclaim April 26<sup>th</sup> 2016 "Arbor Day".

Michael E. Lovelock, Supervisor

Cindy Berry, Clerk



*A regular meeting of the Township Board of the Charter Township of Chesterfield, County of Macomb, Michigan held on April 4, 2016 at 7:00 p.m. Eastern Standard Time, in the Township Offices, located at 47275 Sugarbush Road, Chesterfield, Michigan.*

**Whereas,** The Yellow perch commonly referred to as perch, is a freshwater fish Native to much of North America.

**Whereas,** The Yellow perch are found in all of the Great Lakes and in Lake St Clair and Anchor Bay.

**Whereas,** The Yellow perch has been widely introduced for sport fishing, it is a prized catch of recreational anglers for their delicious, mild flavor.

**Whereas,** The Yellow perch is found in the water of Anchor Bay and Chesterfield being the Gateway to Anchor Bay.

**Whereas,** by the popular vote of the people of the Township of Chesterfield.

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Chesterfield Board of Trustees does hereby proclaim on April 4th 2016, *The Yellow Perch the Official Game Fish of Chesterfield Twp.*

***Dated this 4th Day of April 2016***

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Michael E. Lovelock, Supervisor

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Cindy Berry, Clerk

# Consent Agenda Item # *B*

## Proposed MINUTES OF THE REGULAR BOARD MEETING OF THE CHARTER TOWNSHIP OF CHESTERFIELD

March 21, 2016

The meeting was called to order by Supervisor Lovelock at 7:00 pm in the Charter Township of Chesterfield Municipal Offices at 47275 Sugarbush, Chesterfield, MI 48047.

Present: Supervisor Lovelock, Treasurer Hartman  
Trustees: Anderson, Bell, DeMuynck, Joseph  
Excused: Clerk Berry

Also Present: Deputy Clerk Wurmlinger, Township Attorney Seibert

The Pledge of Allegiance was led by Anchor Bay High School Junior Air Force ROTC. **PLEDGE OF ALLEGIANCE**

Motion by DeMuynck, supported by Anderson to: **4A)** Approve the Agenda as submitted with the withdrawal of item **6C)**. **4B)** Approve the minutes of the Regular Board Meeting of March 7, 2016 and the Special Board Meeting of March 10, 2016. **4C)** Approve the Payment of Bills as submitted by the Finance Department with the exception of Account No. 207-301-976, Police Department, to Total Security Solutions. The corrected amount is \$7,812.00. **CONSENT AGENDA /APPROVED**

Roll Call Vote:

Ayes: DeMuynck, Anderson, Joseph, Bell, Lovelock, Hartman

Nays: None

**MOTION CARRIED**

Motion by Lovelock, supported by DeMuynck, to open the Public Hearing at 7:13pm to hear comments on a proposed Michigan Natural Resources Trust Fund Grant application for the Webber Paddling Park. **MOTION TO OPEN THE PUBLIC HEARING TO HEAR COMMENTS ON A MNRTF GRANT/APPROVED**

Roll Call Vote:

Ayes Lovelock, DeMuynck, Hartman, Joseph, Anderson, Bell

Nays: None

**MOTION CARRIED**

Paul Lafata addressed the board.

Motion by Lovelock supported by Joseph to close the Public Hearing at 7:15pm. **MOTION TO CLOSE THE PUBLIC HEARING/APPROVED**

Roll Call Vote:

Ayes: Lovelock, Joseph, Anderson, Bell, DeMuynck, Hartman

Nays: None

**MOTION CARRIED**

Motion by Lovelock, supported by Hartman to Adopt Resolution No. 2016-02 supporting the submission of a grant application for the Webber Paddling Park.

Roll Call Vote:

Ayes: Lovelock, Hartman, DeMuyneck, Anderson, Bell, Joseph

Nays: None

**MOTION CARRIED**

**MOTION TO ADOPT  
RESOLUTION NO.  
2016-02 SUPPORTING  
THE SUBMISSION OF  
A MNRTF  
GRANT/ADOPTED**

Motion by Joseph, supported by Anderson to postpone to the May 16, 2016 Regular Board meeting the approval of the Supervisor's recommendation to hire Utility Financial Solutions, LLC to complete a water and wastewater financial study at a total cost of \$29,000.00. The Township Clerk would, in that time, post and seek a Request for Proposal on this issue *(Postponed from the Regular Township Board Meeting of March 7, 2016.)*

Roll Call Vote:

Ayes: Joseph, Anderson

Nays: DeMuyneck, Bell, Hartman, Lovelock

**MOTION FAILED**

**MOTION TO  
POSTPONE  
APPROVAL OF A  
WATER AND WASTE  
WATER STUDY BY  
UTILITY FINANCIAL  
SOLUTIONS/MOTION  
FAILED**

No action was taken to approve the Supervisor's recommendation to hire Utility Financial Solutions, LLC to complete a water and wastewater financial study at a total cost of \$29,000.00.

**NO ACTION TAKEN  
ON WATER &  
WASTEWATER  
STUDY**

Motion to approve the Building Department's request to increase base fees, plumbing, mechanical, electrical and fence fees to \$50.00 was withdrawn.

Motion by Hartman, supported by Joseph to approve USA Fireworks Inc.'s request for a Vending License Permit variance for a 30' x 40' tent at 47025 North Gratiot Ave. for the sale of fireworks from 10am to 10pm, June 25, 2016 through July 5, 2016.

Roll Call Vote:

Ayes: Hartman, Joseph, Lovelock

Nays: Anderson, DeMuyneck, Bell

**MOTION CARRIED**

**MOTION TO APPROVE  
USA FIREWORKS  
INC.'S VENDING  
LICENSE PERMIT  
VARIANCE/FAILED**

Motion by Hartman, supported by Joseph to approve USA Fireworks Inc.'s request for a Vending License Permit variance for a 30' x 40' tent at 47025 North Gratiot Ave. for the sale of fireworks from 10am to 10pm, June 25, 2016 through July 5, 2016.

Roll Call Vote:

Ayes: Hartman, Joseph, Bell, Lovelock

Nays: Anderson, DeMuyneck

**MOTION CARRIED**

**MOTION TO APPROVE  
USA FIREWORKS  
INC.'S VENDING  
LICENSE PERMIT  
VARIANCE  
/APPROVED**

Motion by Lovelock, supported by DeMuyneck to approve the Police Department's request to purchase five vehicles at a total cost of \$168,335.05.

Roll Call Vote:

Ayes: Lovelock, DeMuyneck, Bell, Hartman, Joseph, Anderson

Nays: None

**MOTION CARRIED**

**MOTION TO APPROVE  
THE PURCHASE OF 5  
VEHICLES FOR THE  
POLICE DEPT.  
/APPROVED**

Motion by DeMuyneck, supported by Bell to approve the Parks and Recreation Department's request to purchase one pick-up truck at a total cost of \$18,925.00.

Roll Call Vote:

Ayes: DeMuyneck, Bell, Anderson, Joseph, Lovelock, Hartman

Nays: None

**MOTION CARRIED**

**MOTION TO APPROVE  
THE PURCHASE OF A  
TRUCK FOR THE  
PARKS &  
RECREATION  
DEPT./APPROVED**

Motion by Lovelock, supported by Hartman to approve the Building Department's request to purchase one pick-up truck at a total cost of \$18,450.00.

Roll Call Vote:

Ayes: Lovelock, Hartman, Anderson, Joseph, Bell, DeMuyneck

Nays: None

**MOTION CARRIED**

**MOTION TO APPROVE  
THE PURCHASE OF A  
TRUCK FOR THE  
BUILDING  
DEPT./APPROVED**

Motion by Joseph, supported by Hartman to approve TNT Fireworks' request for a Vending License Permit variance for a 30' x 45' tent at 27255 23 Mile Rd. for the sale of fireworks from June 23, 2016 through July 4, 2016.

Roll Call Vote:

Ayes: Joseph, Hartman, Lovelock, Bell

Nays: Anderson, DeMuyneck

**MOTION CARRIED**

**MOTION TO APPROVE  
TNT FIREWORKS'  
VENDING LICENSE  
PERMIT VARIANCE  
/APPROVED**

No action was taken to approve Clerk Berry's request for a Used Car Dealer License for Auto Resale, LLC located at 46457 Continental Dr.

**NO ACTION TAKEN  
ON USED CAR  
LICENSE**

Motion by Lovelock, supported by Anderson to approve the Police Department's request to renew an Information Technology contract with XFX Studio for three years, effective April 1, 2016 at a total cost of \$248,991.96 with payments made monthly.

Roll Call Vote:

Ayes: Lovelock, Anderson, Joseph, Bell, DeMuyneck

Nays: Hartman

**MOTION CARRIED**

**MOTION TO APPROVE  
THE POLICE DEPT.  
CONTRACT WITH XFX  
STUDIO/APPROVED**

Paul Lafata, David Novak, Paul Miller, Joe Stabile, Rick La Belle, and **PUBLIC COMMENTS**  
Carl Leonard addressed the Board.

Motion by Lovelock, supported by DeMuyneck to adjourn the meeting **ADJOURNMENT**  
at 8:21pm.

Ayes: All

Nays: None

**MOTION CARRIED**

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Cindy Berry, Clerk

Michael Lovelock, Supervisor

# Agenda Item # *A*

Wednesday, March 9, 2016

Charter Township of Chesterfield

47275 Sugarbush

Chesterfield Twp., MI 48047

To whom it may concern:

This is to notify you of our intentions. If approved by the Township Board, to hold a "Tent Sale" for the dates of May 20<sup>th</sup> - May 30<sup>th</sup>, and July 29<sup>th</sup> - August 15<sup>th</sup>. *"29 days"*

Our tent size will be 40 x 80 feet. It will be located on our property at 50400 Gratiot (corner of Cotton road and Gratiot, as per the attached form).

The tent will be a commercial grade tent with fire certification. It will not have any electrical service to it, and will contain furniture and patio products. Fire extinguishers will be located in the tent.

I will be attending the Township Board meeting on March 21, 2015, should you have any questions or need any additional information.

Thank you for your attention in this matter.

Regards,

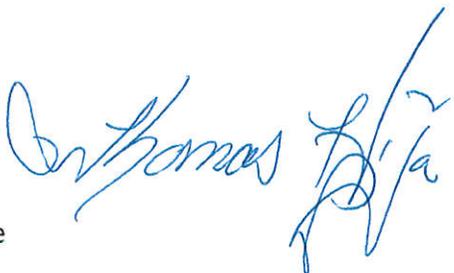
Thomas Hija

Art Van Furniture

50400 Gratiot

586-840-1995

thija@artvan.com



*Notified that will be on 4/4/16 Agenda*





OUTDOOR MERCHANDISING APPLICATION (ZONING ORD. 72-112 SEC. 225)  
NOT TO EXCEED 28 DAYS PER CALENDAR YEAR

DATE: 3-9-2016 NAME OF APPLICANT/ORGANIZATION: Art Van Furniture

PERSON CONDUCTING SALE: Thomas Hija

DRIVER LICENSE #     

BUSINESS ADDRESS: 50400 Gretnot Chesterfield Twp 48051  
ADDRESS CITY STATE ZIP

HOME ADDRESS:     

VENDING MATERIAL PROPOSED: 40x80 Tent

NAMES OF PERSONS PARTICIPATING: Art Van Furniture

GENERAL LOCATION (DRAWING REQUIRED): Front West Parking lot

TIME PERIOD FOR WHICH SALE IS REQUESTED: May 20<sup>th</sup> - May 30<sup>th</sup> and July 29<sup>th</sup> - Aug 15<sup>th</sup>  
11 days + 18 = 29 DAYS

WHO SHOULD WE CONTACT IF THERE ARE ANY QUESTIONS REGARDING YOUR APPLICATION?

NAME: Thomas Hija PHONE # 810-300-0071

ADDRESS:                 
ADDRESS STATE ZIP

OWNER APPLICANT: Thomas Hija APPLICANT:     

**FOR OFFICE USE ONLY:**

**DEPARTMENT APPROVAL-ZONING DEPARTMENT:**

ZONING DISTRICT:      FRONTAGE ON ROAD:       
FT.

VACANT      STRUCTURE     

RECOMMENDATION: APPROVED:      DENIED:      BY:     

REASON FOR DENIAL:     

**CLERK'S DEPARTMENT:**

RECOMMENDATION: APPROVED:      DENIED:      BY:





Michigan Department of Licensing and Regulatory Affairs  
 Liquor Control Commission (MLCC)  
 Constitution Hall - 525W. Allegan, Lansing, MI 48933  
 Mailing Address: PO Box 30005, Lansing, MI 48909  
 Toll Free (866) 813-0011 • [www.michigan.gov/acc](http://www.michigan.gov/acc)

Business ID: \_\_\_\_\_  
 Request ID: \_\_\_\_\_  
 (For MLCC use only)

**Local Government Approval**

(Authorized by MCL 4E671501)

**RESOLUTION 2016-04**

Agenda Item # **B**

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new license application and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution, or provide a resolution, along with certification from the clerk, or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Chesterfield Township council/board  
(regular or special) (township, city, village)

called to order by \_\_\_\_\_ on April 4, 2016 at 7:00 PM  
(date) (time)

the following resolution was offered: \_\_\_\_\_  
 Moved by \_\_\_\_\_ and supported by \_\_\_\_\_  
 that the application from Cleopatra Mediterranean Grill  
(name of applicant)

for the following license(s): New Class C liquor license

to be located at 27949 23 Mile Rd., Chesterfield Township  
 and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**  
 Yeas: \_\_\_\_\_  
 Nays: \_\_\_\_\_  
 Absent: \_\_\_\_\_

RECEIVED  
 MAR 21 2016  
 BY: *[Signature]*

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
 council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_  
(regular or special) (date) (township, city, village)

Name and title of authorized clerk (please print): \_\_\_\_\_

Signature of authorized clerk and date: \_\_\_\_\_

Phone number and e-mail of authorized officer: \_\_\_\_\_

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

PART 1 – Section 3.

BUSINESS DATA

- 1 Is this a New or Existing Business? *New / EXISTING SINCE 8/1/2015*
- 2 Name or Proposed Name of this Business: *Cleopatra Mediterranean Grill*  
Address: *27949 23 Mile Road*  
City, State Zip Code: *Chesterfield, MI 48051*  
Telephone (if in service): *586 -*

Attach copy of Certificate of Persons Conducting Business Under Assumed Name.

- 3 Who owns the real estate upon which business will operate?  
*VIEWL PARTNERS CHESTERFIELD, LLC*  
Full name of person, business or corporation:  
Address: *4901 Hunt Rd, Ste 102,*  
*Cincinnati, Ohio 45242*  
City, State, Zip Code:  
Telephone: *513 - 793-1191*

Attach a Copy of the Purchase Agreement, Mortgage Contract, Deed, or Lease Agreement regarding this above business real estate.

Rent/Mortgage payment, per month: *N/A*

Length of the Lease/Mortgage:

Are there options for extending the lease?

4. Is the building owned by a person, company or corporation that is different than the land owner? *NO*

If so, answer below.

Full name of person, business or corporation owning the building of your proposed business

Address:

# CHESTERFIELD TOWNSHIP POLICE DEPARTMENT

46525 Continental Drive • Chesterfield • MI • 48047  
Phone: 586-949-2112 • Fax: 586-948-1622  
www.chesterfieldpolice.org



March 14, 2016

Michael E. Lovelock, Supervisor  
Charter Township of Chesterfield  
47275 Sugarbush Rd.  
Chesterfield Township, Michigan 48047

RE: Cleopatra Mediterranean Grill 2, LLC  
27949 23 Mile Rd.  
Chesterfield, MI 48051

On March 1, 2016, the CHTP received a package of documents from the Clerk's Office pertaining to an application for a new Class C liquor license. The applicant, Sam Tobia, W/M/37, of Shelby Twp., owns and operates the Cleopatra Mediterranean Grill in the Chesterfield Village Square retail mall on 23 Mile Rd near Colonial Club Dr. The location of the business is suitable for a Class C license. There are others in the vicinity. The investigation was assigned to Detective James Gates as CHTP Case #2016-3831.

On March 4, 2016, Mr. Tobia was interviewed at the restaurant by Detective Gates. The business was found to be in good condition, clean, well-lit and pleasant. Mr. Tobia was helpful and cordial. The applicant and the business place passed inspection. His documents appear to be complete and accurate.

Mr. Tobia came to the USA/MI in 1997 and became a naturalized citizen in 2010. He also has a restaurant by the same name on Mack Avenue at Moross in Detroit with a Class C license which opened in 2011. The detective also did a cursory inspection of that facility and found it in good condition. He has no MLCC license violations, nor does he have a criminal history. He was firm about his request for a Class C license rather than a Tavern License (beer & wine only).

The investigator has found no cause to deny Mr. Tobia his license for the service of alcoholic beverages in his restaurant. The matter is being forwarded with a favorable recommendation.

  
Bradley A. Kersten  
Chief of Police

BAK:jg



## Agenda Item #

April 4, 2016

Dear Honorable Board Members,

Attached is a letter from the Macomb County Department of Roads Maintenance Superintendent Leo Ciavatta, regarding the Brine Program for county roads in Chesterfield Township.

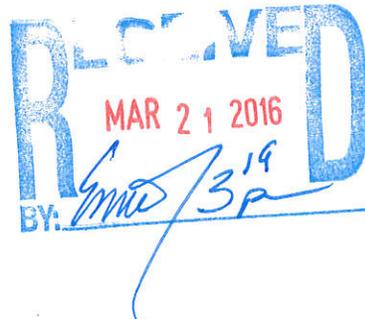
The Department of Roads will be applying two (2) applications of well brine, at no cost to the Township.

I would like authorization to sign the contract from the Department of Roads and authorize additional applications, if needed, without coming back to the board. Additional applications from the county would cost the Township \$9,487.50. The Township can also contact a vendor of their choice.

Yours truly,



Michael E. Lovelock  
Chesterfield Township Supervisor





Mark A. Hackel  
County Executive

## DEPARTMENT OF ROADS

117 South Groesbeck Highway ♦ Mount Clemens, Michigan 48043

Phone: (586) 463-8671

[www.MacombCountyMi.gov/roads](http://www.MacombCountyMi.gov/roads)

Robert P. Hoepfner, P.E.  
Director of Roads

March 7, 2016

Mr. Michael E. Lovelock, Supervisor  
Township of Chesterfield  
47275 Sugarbush Road  
Chesterfield Township, MI 48047

Dear Mr. Lovelock:

The Macomb County Department of Roads is preparing its yearly Dust Control Program.

The Macomb County Department of Roads will be applying two (2) applications of well brine at no cost to your Township. If any additional applications are requested, the Township will be required to pay for 100% of the well brine expense with the Macomb County Department of Roads, providing all labor and equipment for road grading without charge.

Should the Township choose the Macomb County Department of Roads to apply additional applications of well brine, please indicate on the enclosed contract the number of additional applications requested, sign and return promptly with your check payable to the Macomb County Department of Roads.

If the Township so desires they can contact a vendor of their choice and be billed directly by that vendor. All scheduling will be at the sole discretion of the Macomb County Department of Roads.

Please contact me if you have any questions or concerns at (586)463-8671 Ext. 2304.

Sincerely,

---

Leo Ciavatta, Maintenance Superintendent

LC/cn

Cc: Robert Hoepfner, P.E., Director of Roads  
Mary Beth Schenden, Accounting Supervisor

MACOMB COUNTY DEPARTMENT OF ROADS  
 BRINE PROGRAM FOR **2016**

FOR THE TOWNSHIP OF **CHESTERFIELD**

APPROX. LOCAL GRAVEL MILES – 23.00  
 APPLICATIONS RATE: 3,000 GALLONS/MILE  
 COST PER GALLON: 0.1375

The Township Board herewith authorizes the Macomb County Department of Roads to proceed with the Brine Program for the year of **2016** based on **two (2)** applications.  
 (Designate the total number of applications desired – minimum of two).

Estimated at 3,000 gallons X 23.00 Mi = 69,000 gal. per appl.

The estimated cost per application is as follows:

First application (No Charge).....	\$ 9,487.50	Macomb County Department of Roads
Second application (No Charge).....	\$ 9,487.50	Macomb County Department of Roads
Additional Applications .....	\$ 9,487.50	Township

**PLEASE FORWARD A CHECK IN THE AMOUNT OF THE TOWNSHIP’S APPLICATION ONLY, PRIOR TO: MAY 6, 2016**

**NOTE:** The participation of costs shall be as follows:

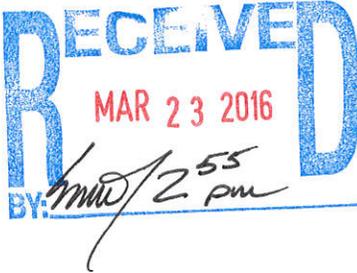
- (a) The material cost for brine solution shall be borne by the Township or the Macomb County Department of Roads as shown above.
- (b) All labor cost, equipment, rental and overhead costs shall be borne by the Macomb County Department of Roads.
- (c) This agreement shall cover the number of applications specified (minimum two applications) and the policy will be considered as a part of the attachment.
- (d) In the event that the low bidder is unable to supply adequate amounts of Brine Solution, the second low bidder will be utilized.
- (e) All Brine applications are estimated at 3,000 gallons per mile. Townships will be billed for actual gallons used. Any surplus dollar amounts will be refunded to Townships.

Approved by: \_\_\_\_\_

Dated: \_\_\_\_\_

Application Dates:

<u>May 2016</u>	First Application – Macomb County Department of Roads
<u>Mid – June 2016</u>	Second Application - Macomb County Department of Roads
_____	Additional Application Requested
_____	Additional Application Requested



# Agenda Item # D

## Chesterfield Township Parks WAIVER OF FEES FOR NON-PROFIT RENTALS

Group Name: Life HANDICAPPED OUTDOORS Non-Profit # \_\_\_\_\_

Contact Person: LOUIS CALOIA Contact Number: 586-4458308

Address: 23319 ROXANA City: EAST PT Zip: 48021

Rental Date: JUNE 4- Day: \_\_\_\_\_ Time: 9AM

Pavilion: \_\_\_\_\_ Tent: \_\_\_\_\_ Building: \_\_\_\_\_

Please explain briefly what your organization represents, and what you will be doing in the park.

I TAKE 200 OR MORE HANDICAPPED  
CHILDREN FISHING + 9 DAY IN NATURE  
I DID THIS HERE FOR 21 YEARS

Signature: Louis Caloia

Fax form to 586-949-4780

The above group has requested and received approval to use Brandenburg Park, or Pollard Park and or one of its dwellings at no cost to their organization.

\_\_\_\_\_  
TOWNSHIP SUPERVISOR

\_\_\_\_\_  
TOWNSHIP CLERK

\_\_\_\_\_  
TOWNSHIP TREASURER

*Left msg 3/23/16 @ 2:56  
Clarification of fees to be  
waived & facility to me.  
[Signature]*

OK to put  
on 3/25/16  
mm



47275 Sugarbush • Chesterfield Twp., MI 48047

# Agenda Item # E

March 29, 2016

Dear Honorable Board Members,

Approval to continue with Gateway Consultants to be project manager for the new telephone system. Below are the three (3) options to consider:

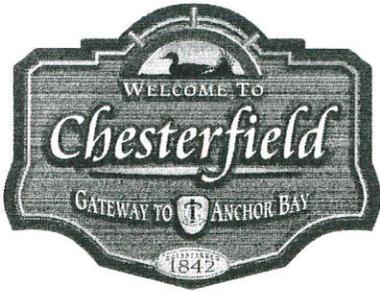
	Days per Month	Months	Day Rate	Ext.	Discount	Ext.
Option One – Full Project management	10	3.5	\$1,400	\$49,000.00	0.15	\$41,650.00
Option Two - Shared Project Management	6	3.5	\$1,400	\$29,400.00	0.1	\$26,460.00
Option Three – coaching & advisory	4	3.5	\$1,400	\$19,600.00	0.05	\$18,620.00

I would like to recommend that option two be approved.

Sincerely,

Michael E. Lovelock  
Chesterfield Township Supervisor

RECEIVED  
MAR 30 2016  
BY:



# Charter Township of Chesterfield Department of Public Works

52216 Sierra Dr., Chesterfield, MI 48047  
Phone 586-949-0400 ext.3 Fax 586-949-3872

## Agenda Item # *F*

March 29, 2016

Dear Board Members:

Enclosed are quotes on a new zero-turn mower for our building grounds and maintenance department. We are looking to upgrade our existing machines, as our current machines are starting to wear out.

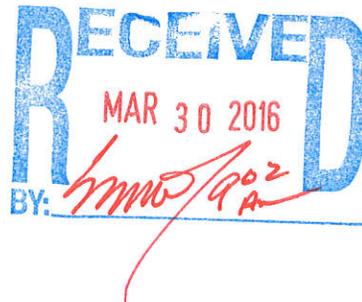
Here are the prices for each Hustler mower:

Jacobsen	Hustler Mower	\$10,475.98
Richmond New Holland	Hustler Mower	\$11,960.59
John Deere	John Deere Mower	\$15,465.70
Weingartz	Lazer Mower	\$11,679.00

We are looking to purchase two Hustler mowers from Jacobsen for a total cost of \$20,951.96 from account #101-265-970 (Capital Outlay).

Sincerely,

Don Coddington  
DPW Superintendent  
Chesterfield Township







**RICHMOND NEW HOLLAND**

68295 Oak Street • Richmond, MI 48062

Phone: (586) 727-3515

Fax: (586) 727-4056

QUOTATION		
QUOTATION DATE 03-22-16	SALESPERSON Dennis	INQUIRY DATE
INQUIRY NO.		0007741

Please indicate No. above when ordering.

TO:

SHIP TO:

Kevin J. Johnson  
DPW Assistant Superintendent  
Chesterfield Township DPW

Chesterfield Township DPW  
52216 Sierra Dr.  
Chesterfield MI 48047

ESTIMATED SHIPPING DATE	SHIPPED VIA	F.O.B.	TERMS	
QUANTITY	DESCRIPTION	PRICE	AMOUNT	
1	Revised Quotation with Mulch Kit Hustler "Super Z Hyper Drive" 72" mower Model 932152, 35 HP engine with 72" wavy blade mulch blades.		\$11,960	59

WE ARE PLEASED TO SUBMIT THE ABOVE QUOTATION FOR YOUR CONSIDERATION. SHOULD YOU PLACE AN ORDER BE ASSURED IT WILL RECEIVE OUR PROMPT ATTENTION.

THIS QUOTATION IS VALID FOR \_\_\_\_\_ DAYS. THEREAFTER IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

BY Dennis G Cooley ACCEPTED \_\_\_\_\_ DATE \_\_\_\_\_

SIGN AND RETURN YELLOW ACCEPTANCE COPY WHEN ORDERING

White Copy: SALES

Canary Copy: CUSTOMER



JOHN DEERE

# Selling Equipment

Quote Id: 12897153

Customer: CHESTERFIELD TOWNSHIP

## JOHN DEERE Z970R Commercial ZTrak

Hours:

Stock Number:

			Selling Price
			\$ 15,465.70
Description	Qty	Unit	Extended
Z970R Commercial ZTrak	2	\$ 14,619.00	\$ 29,238.00
<b>Standard Options - Per Unit</b>			
United States and Canada	2	\$ 0.00	\$ 0.00
24x12x12 Pneumatic Turf Tire for 72	2	\$ 0.00	\$ 0.00
72 In. 7-Iron PRO Side Discharge Mower Deck	2	\$ 0.00	\$ 0.00
Fully Adjustable Suspension Seat with Armrests	2	\$ 475.00	\$ 950.00
<b>Standard Options Total</b>			<b>\$ 950.00</b>
<b>Dealer Attachments</b>			
Mulch Kit (72 In. 7-Iron, 7-Iron II and 7- Iron PRO)	2	\$ 331.70	\$ 663.40
<b>Dealer Attachments Total</b>			<b>\$ 663.40</b>
<b>Other Charges</b>			
EnviroCrate	2	\$ 40.00	\$ 80.00
<b>Other Charges Total</b>			<b>\$ 80.00</b>
<b>Suggested Price</b>			<b>\$ 30,931.40</b>
<b>Customer Discounts</b>			
<b>Customer Discounts Total</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Selling Price</b>			<b>\$ 30,931.40</b>

# WEINGARTZ EVERYTHING FROM LAWN TO SNOW

## QUOTATION

To: **CHESTERFIELD TOWNSHIP**  
 47275 SUGARBUSH ROAD  
 CHESTERFIELD TWP., MI 48047

Quote #: **10115783-00**  
 Date: 03/04/16  
 Exp Date:

Attn:  
 Phone: (586) 949-0400  
 Email:

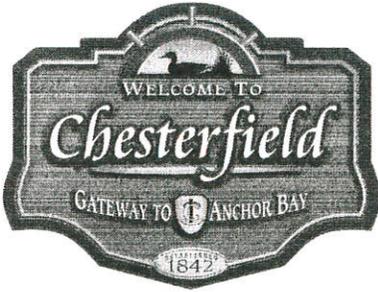
Prepared By: **Bryan Histed - Utica Sales**  
 Phone:  
 Email: bhisted@weingartz.com

Product number	Product and Description	Qty	Sale Price	Total
EXLZX980EKC72600	Lazer X Series 980 KOH EFI 72 List Price: \$16,205.00	1	\$11,679.00	\$11,679.00
PPPPP	Performance Protection Program List Price: \$299.00	1	\$0.00	\$0.00

Total \$11,679.00  
 Invoice Total \$11,679.00

Approved By

Customer \_\_\_\_\_ Date \_\_\_\_\_ Weingartz Representative \_\_\_\_\_ Date \_\_\_\_\_



**Charter Township of Chesterfield  
Department of Public Works**

52216 Sierra Dr., Chesterfield, MI 48047  
Phone 586-949-0400 ext.3 Fax 586-949-3872

*OK to Ruben  
sent  
3-30-16*

March 30, 2016

**Agenda Item # *G***

Honorable Board Members:

We are requesting the approval to hire 5 seasonal workers for the upcoming summer. We are going to utilize 4 of the seasonal workers for building and grounds maintenance and 1 for DPW. All positions will be posted at \$10.00 per hour.

The 4 Building and Grounds Maintenance seasonal workers will come out of account 101-265-707. The 1 DPW seasonal worker will come out of account 591-441-707.

Please advise me of your decision.

Sincerely,

Don Coddington  
DPW Superintendent  
Chesterfield Township

**RECEIVED**  
MAR 30 2016  
BY: *[Signature]*

Agenda Item # H

"Redacted Copy"

**CHARTER TOWNSHIP OF CHESTERFIELD**  
VENDING LICENSE APPLICATION  
"Fireworks"

RECEIVED  
BY: mlh  
after 1pm

DATE: March 14, 2016

LICENSE #: \_\_\_\_\_

Name of Applicant or Organization: Global Dreams, Inc.

Name of Person Responsible: Danny Hirmaz

Driver's License #: \_\_\_\_\_

Business Address: 5249 Sunnycreek Ct. Washington MI 48094 Telephone # 586-322-6270

Home Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Names of Persons Participating: Danny Hirmaz

General Location of Vending: 52050 N Gratiot Chesterfield MI 48094

Parcel Number or Address: 52050 N Gratiot Chesterfield MI 48094

Product(s) Description: Fireworks

Sales Tax License #: \_\_\_\_\_

Dates of Vending: 6-23-2016 to 7-4-2016 > 12 days

Note: Allowed a maximum of four (4) permits per year, per applicant, or location, for a maximum of three (3) days each).

Special seasonal commercial vending permits may be used for the sale of seasonal trees, wreaths and blankets. (USE THE BOX ON THE BACK OF THIS SHEET TO SHOW THE LOT SIZE, PARKING LOCATIONS & THE REQUIRED PERMIT NUMBERS). Permits shall be valid from Thanksgiving Day to December 31.

In the event of questions, the following person is to be contacted and is responsible for the site and vending:

Name: Danny Hirmaz  
Phone #: 586-322-6220

Address: \_\_\_\_\_

The undersigned has read, understands and agrees to comply with Chapter 18, Article III of the Charter Township of Chesterfield municipal code. Violation of any township code or ordinance may result in licenses or permits being suspended or revoked.

APPLICANT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

**\*\*\*NO VEHICLES, MERCHANDISE OR SIGNS ARE ALLOWED IN THE RIGHT OF WAYS\*\*\***

Return completed application and all other required documentation to: Chesterfield Township Clerk  
47275 Sugarbush Rd., Chesterfield Twp. MI 48047 Phone: 586-949-0400 Fax: 586-949-4018

Rev. 4/2014

RECEIVED  
MAR 30 2016  
BY: [Signature]

---

# GLOBAL DREAMS, INC.

Monday, March 14, 2016

Charter Township of Chesterfield  
47275 Sugarbush Road  
Chesterfield Township, MI 48051

Re: Global Dreams, Inc.  
Fireworks Permit  
5249 Suncreek Ct.  
Washington, MI 48094

To Whom It May Concern:

Please consider this an official request to request a variance of the selling area for the roadside vendors permit. We would like to utilize a 20x40 foot tent.

Thank you, \_\_\_\_\_

Danny Hirmaz  
President

5249 Suncreek Ct.  
Washington, MI48094

PHONE 586-322-6220  
FAX 586-816-2424  
EMAIL dannyhirmaz@gmail.com

---

bing maps

Notes

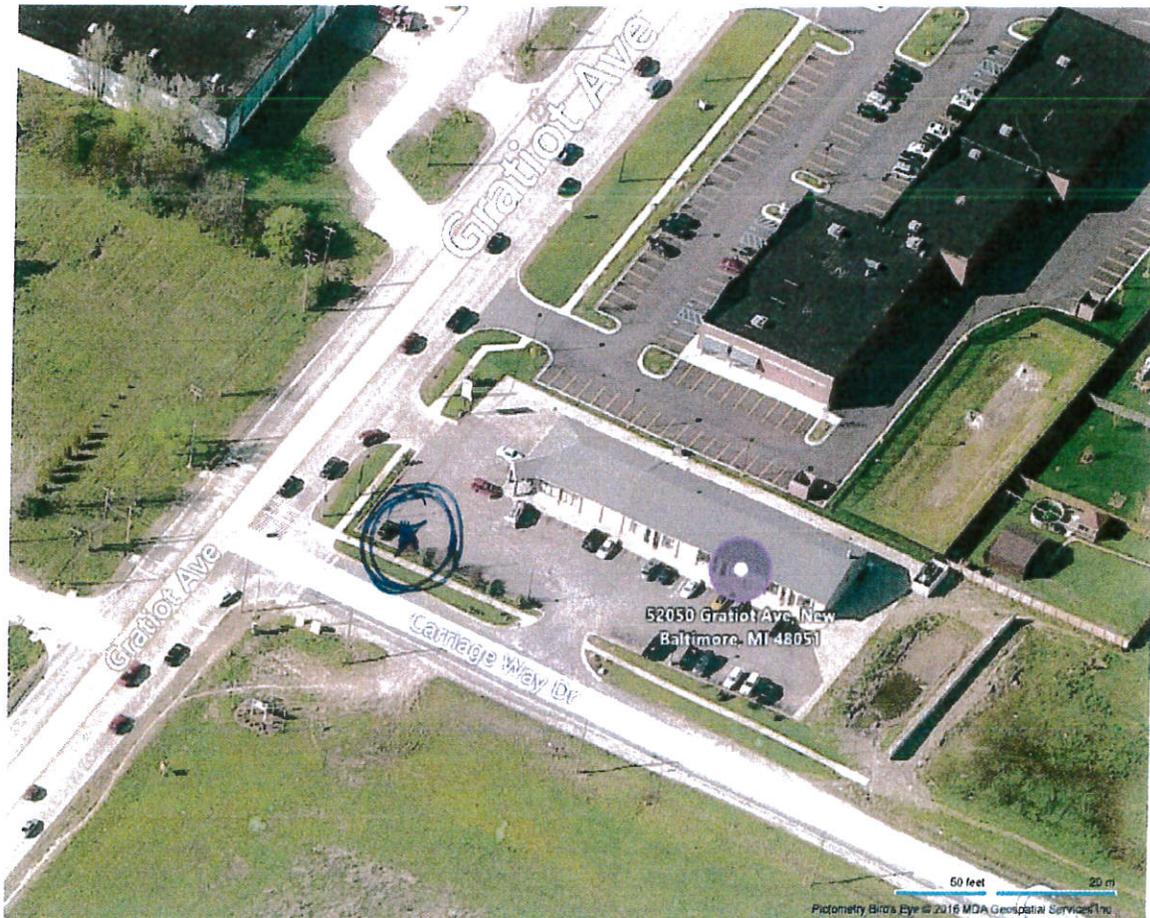
Type your notes here

Below in the photo  
the Blue Star is  
where the text will be.

Safie Dr  
Gratiot Ave  
Carnage Way Dr

bing

© 2016 Microsoft Corporation © 2016 HERE



FOR OFFICE USE ONLY

*file*

**VENDING LICENSE & PERMIT REVIEW REQUEST**

**BUILDING DEPARTMENT**

NAME OF APPLICANT: *Allopad Dreams*

AGENDA DATE: *APRIL 4<sup>th</sup> 2016*

Zoning: *C3* Frontage on Road (ft.): *100*

Check Appropriate Line: Vacant Property: \_\_\_\_\_ Improved Property: *X*

Recommendation: Approved: *X* Denied: \_\_\_\_\_

By: *N. Welch* Date: *3-22-16*

REASON FOR DENIAL: \_\_\_\_\_

PERMITS REQUIRED? YES \_\_\_\_\_ NO \_\_\_\_\_

Date permits applied for if applicable:

Electrical \_\_\_\_\_

Sign \_\_\_\_\_

Tent \_\_\_\_\_

Other/Explain \_\_\_\_\_

**Once completed, please forward to Michelle Nizza at:**  
**[mnizza@chesterfieldtwp.org](mailto:mnizza@chesterfieldtwp.org) in the Clerk's Office, any questions**  
**please call (586)-949-0400 X1103.**

FOR OFFICE USE ONLY

*file*

**VENDING LICENSE/PERMIT REVIEW REQUEST**

**FIRE DEPARTMENT**

**NAME OF APPLICANT:** Global Dreams/Danny

**AGENDA DATE:** April 4, 2016

Meets Fire Safety Regulations: Yes: X No:           

Comments: Shall get Inspection from State Fire Marshal Office before opening  
\_\_\_\_\_

Recommendation: Approved: X Denied:           

By: Richard Schroeder Date: March 28, 2016

REASON FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_

**Once completed, please forward to Michelle Nizza at: mnizza@chesterfieldtwp.org in the Clerk's Office, any questions please call (586)-949-0400 X1103.**

FOR OFFICE USE ONLY

*file*

**VENDING LICENSE/PERMIT REVIEW REQUEST**

**POLICE DEPARTMENT**

**NAME OF APPLICANT:** GLOBAL DREAMS INC. / DANNY HERMAZ

**AGENDA DATE:** \_\_\_\_\_

Property Location from Intersection (ft.): 52050 GRATIOT, Chesterfield, Mi., 48008

Parking: Adequate  Inadequate \_\_\_\_\_

Potential Traffic Hazard: Yes \_\_\_\_\_ No

**Recommendation:** Approved:  Denied: \_\_\_\_\_

Authorized By: D/Sgt. D. Myers  Date: 3-24-16

REASON FOR DENIAL/COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Once completed, please forward to Michelle Nizza at:  
mnizza@chesterfieldtp.org in the Clerk's Office, any  
questions please call (586)-949-0400 X1103.**



## Agenda Item # **I**

March 28, 2016

*Charter Township of Chesterfield Board  
47275 Sugarbush Road  
Chesterfield, Michigan 48047*

*Re: Proposed Rezoning Petition #332*

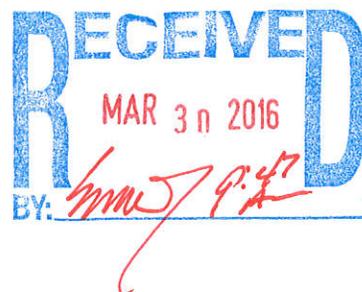
*Dear Honorable Board Members:*

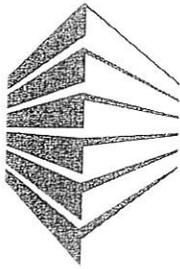
*The Charter Township of Chesterfield Planning Commission reviewed the rezoning request from Luigi Pizzo, 49893 Golden Lake, Shelby Twp., MI 48315 at their regularly scheduled meeting held on March 22, 2016. The request was to rezone a property which contains .87 acres of property which is located at 47361 Jefferson from C-1, (Local Commercial)) to R-1-B (Single Family Residential).*

*The Planning Commission would like to recommend denial of Rezoning Petition #332 it is not consistent with the Master Plan.  
(See Planners attachments)*

*Sincerely,*

*Paul Miller (smg)*  
*Paul Miller,*  
*Planning Commission Chairman*





**Community Planning & Management, P.C.**  
*Planning Communities Since 1973*

March 22, 2016

Charter Township of Chesterfield Planning Commission  
47275 Sugarbush Road  
Chesterfield, MI 48047

**Re: Luigi Pizzo  
47361 Jefferson  
Rezoning #332  
C-1 Local Commercial to R-1-B Single Family Residential**

Dear Commission Members:

The property is approximately .87 acres in size.

**Basic Site Information**

***Existing Zoning Designation:*** C-1 Local Commercial

***Proposed Zoning:*** R-1-B Single Family Residential

***General Master Plan Designation:*** C-1 Local Commercial

**Surrounding Zoning Designations:**

*North:* R-1-B  
*East:* C-1  
*South:* R-1-C  
*West:* C-1

**Surrounding Land Uses:**

*North:* Single Family  
*East:* Car Wash and Vacant Land  
*South:* Single Family  
*West:* Single Family and Day Care

Charter Township of Chesterfield  
Luigi Pizzo #332  
March 22, 2016  
Page Two

A comprehensive review and recommendation will be provided after the public hearing has been held and all information has been collected and analyzed. The following is a list of some of the issues that must be addressed during the public hearing/review phase of a rezoning petition. The Planning Commission should be reminded that this list is not all inclusive and each petition must be reviewed objectively based on its own facts. Further, it should be noted that this list is thorough, but certainly not complete, and should be used only as a guide in your process of "fact-finding".

1. Can the property in question be reasonably developed as currently zoned?
  2. Is the proposed rezoning consistent with or contrary to the Master Plan?
  3. Is the current zoning designation consistent with or contrary to the Master Plan?
  4. Are the current and proposed zoning designations consistent and compatible with the surrounding zoning designations?
  5. What are the land use patterns and characteristics of the surrounding area?
  6. Is there sufficient land set aside within the Township zoned for R-1-B uses?
  7. What is the current availability and adequacy of existing utilities?
  8. What will be the impact on the surrounding infrastructure if the land is developed under the requested zoning designation? Under the current designation?
  9. The Planning Commission must consider every permitted use under the requested rezoning designation as well as their potential impact on the surrounding property and community.
  10. Does the current zoning reasonably advance a legitimate governmental interest, that being the protection of the health, safety and welfare of the general public?
  11. Is there an identifiable public economic need for this rezoning?
-

Charter Township of Chesterfield  
Luigi Pizzo #332  
March 22, 2016  
Page Three

**Planner's Recommendation:** While the Planning Commission should take into account the Master Plan designation, the past development in the area should be taken into account. The area is designated as local commercial ,however, there has been no commercial development. Current land uses and recent development has generally been single family with the exception of the car wash. While these are important factors to consider, the Planning Commission also needs to consider what the long term goal for this area is. Would approving/denying this rezoning have future impacts on development goals for this area. We hope the above comments will assist you in reviewing this rezoning request. If you have any questions, please feel free to contact us.

**Planner's Recommendation:**

Respectfully,

**COMMUNITY PLANNING & MANAGEMENT, P.C.**



Patrick S. Meagher, AICP  
Planning Consultant

**Motion by Mr. LaBelle to approve Sign #2016-21**

**Supported by Mr. Miller**

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. SIGN REVIEW #2016-22: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Township, MI 48045. Proposed new ground sign located at 47170 Jefferson.**

Mr. LaBelle stated that the applicant lacked the drawings on the location of sign with the application.

**Motion by Mr. LaBelle to Table Sign #2016-22 for up to two meetings.**

**Supported by Mr. Miller**

**Ayes: All**

**Nays: None**

**Motion Carried**

- 
- D. REZONING #332: Luigi Pizzo, 49893 Golden Lake, Shelby Twp., MI., 48315. Proposed rezoning located at 47361 Jefferson from C-1 (Local Commercial) to R-1-B (Single Family Residential), Public Hearing closed and tabled on 2/23/16.**

Mr. LaBelle stated that this is the one on Jefferson and the Committee worked very hard on the Master Plan. He stated that a big part of their Master Plan is to have a commercial area along Jefferson with boating and outlet stores and he does not want to change it from commercial to residential to build houses along Jefferson.

Luigi Pizzo, 49893 Golden Lake, Shelby Twp., MI addressed the board.

Applicant stated that it is most residential now and he does not think they will ever get rid of it.

Mr. Eckenrode had no comments.

Mr. DeMuynck stated that he does not know about going from commercial to residential especially after all the work the Planning Committee has done on the Master Plan.

Mr. Leonard stated that the Master Plan will not happen in five or ten years, it is a long term thing and he may not be around to see it done. However, he thinks they have to stick with the Master Plan.

**Motion by Mr. Miller to deny Rezoning #332 because it would conflict with the Master Plan.**

**Supported by Mr. LaBelle**

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. PUD #2013-19 PLYMOUTH VILLAGE: (Final Review) Leone Companies, 49212 Van Dyke, Shelby Twp., MI 48315. Proposed multi Family lots located in Plymouth Village II, located on the East side of Gratiot, North of Hickey. Tabled 2/23/16.

Mr. LaBelle stated that the applicant has again asked them to table this up to two meetings.

**Motion by Mr. LaBelle to Table PUD #2013-19 for up to two meetings**

**Supported by Mr. Alexie**

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. PUD #2015-14 SALT RIVER FLATS: (Preliminary Review) Salt River Associates, Paul Exposito, 45489 Market St., Shelby Twp., MI 48315. Proposing 161 80' x 130' Single Family Residential lot development in the R-1-A zoning district at 33633 23 Mile Road. Property was previously Salt River Golf Club on the north side of 23 Mile Road, west of Baker. Set Public Hearing for April 26, 2016.

R2 #332

digitalfirst  
M E D I A

MICHIGAN GROUP

**AFFIDAVIT OF PUBLICATION**  
48 West Huron Street • Pontiac, MI 48342

**CHARTER TOWNSHIP of CHESTERFIELD**  
47275 SUGARBUSH ROAD

**CHESTERFIELD, MI 48047**  
Attention: Michelle Kemp

STATE OF MICHIGAN,  
COUNTY OF OAKLAND

*Debbie Phillips*  
*Debbie Phillips*

I, the undersigned Debbie Phillips, being duly sworn the  
I am/she is the principal clerk of Voice Zone 1-Bay/Voice, voicenews.com, voicenews.  
com2, published in the English language for the dissemination of local or transmitted  
news and intelligence of a general character, which are duly qualified newspapers, and  
the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**CHARTER TOWNSHIP of CHESTERFIELD**

published in the following edition(s):

voicenews.com	02/03/16
voicenews.com2	02/03/16
Voice Zone 1-Bay Voice	02/03/16

*Debland*

Sworn to the subscribed before me this 5<sup>th</sup> February 2016

*Jira McCrown*

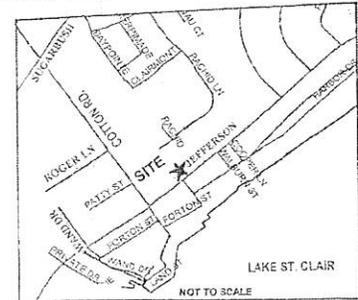
Notary Public, State of Michigan  
Acting in County of Oakland

**NOTICE OF PUBLIC HEARING ON  
FEBRUARY 23, 2016  
CHARTER TOWNSHIP OF  
CHESTERFIELD, MI 48047**

THE CHARTER TOWNSHIP OF CHESTERFIELD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON FEBRUARY 23, 2016 FOR THE MATTER OF REZONING PROPERTY LOCATED NORTH OF COTTON ROAD, ON THE WEST SIDE OF JEFFERSON FROM C-1 (LOCAL COMMERCIAL) TO R-1-B (SINGLE FAMILY RESIDENTIAL).

**LEGAL DESCRIPTION**

AMENDED PLAT OF LOTS 63 & 91 OF S/P NO. 2 (L153, P92-93); ALL THAT PART OF LOT 93 LYING NELY OF A LINE DESC AS: COMM AT THE MOST SLY COR OF LOT 94; TH S45°29'W 170.10 FT TO POB; TH N40°00'W 222.00 FT TO POE; ALSO, S/P NO. 2 (L16, P39); LOT 87 EXC SLOTS 88, 89, & 90, PARCEL #09-28-326-046-00.



PLEASE TAKE NOTICE THAT THE PROPOSAL WILL BE EXPLAINED AT THE HEARING. YOU ARE INVITED TO EXPRESS YOUR VIEWS EITHER BY ATTENDING IN PERSON OR BY WRITING TO THE CHESTERFIELD TOWNSHIP PLANNING COMMISSION. THE ZONING ORDINANCE, MAP AND OTHER RELEVANT DOCUMENTS ARE AVAILABLE FOR INSPECTION AT THE TOWNSHIP OFFICES, 47275 SUGARBUSH, CHESTERFIELD, MICHIGAN, 48047 BETWEEN 8:00 A.M. AND 4:30 P.M., MONDAY THRU FRIDAY.

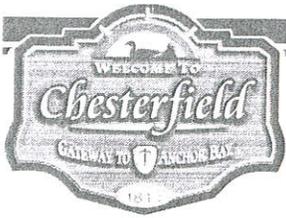
**REZONING #332**  
TIME AND PLACE OF HEARING  
CHESTERFIELD TOWNSHIP HALL  
47275 SUGARBUSH  
CHESTERFIELD, MI 48047  
FEBRUARY 23, 2016 AT 7:00 P.M.

**RICK LABELLE**  
PLANNING COMMISSION SECRETARY  
**CINDY BERRY**  
CHESTERFIELD TOWNSHIP CLERK

Published February 3, 2016

**Advertisement Information**

Client Id: 646613 Ad Id: 898014 PO: Sales Person: 200305



## Agenda Item # **J**

March 28, 2016

*Charter Township of Chesterfield Board  
47275 Sugarbush Road  
Chesterfield, Michigan 48047*

*Re: Proposed Rezoning Petition #334*

*Dear Honorable Board Members:*

*The Charter Township of Chesterfield Planning Commission reviewed the rezoning request from D & P Homes, Inc. 35054 23 Mile Rd. New Baltimore, MI 48047 at their regularly scheduled meeting held on March 22, 2016. The request was to rezone property which is located on the south side of east Cotton Rd., east of Donner from R-2 (Two-Family Residential) to R-1-C (Single Family Residential)*

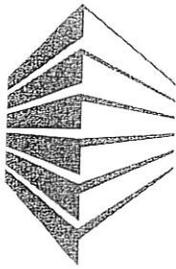
*The Planning Commission would like to recommend approval of Rezoning Petition #334 it is consistent with the Master Plan and with development trends in the area. (See Planners attachments)*

*Sincerely,*

*Paul Miller (Smg)*

*Paul Miller,  
Planning Commission Chairman*





**Community Planning & Management, P.C.**  
*Planning Communities Since 1973*

March 22, 2016

Charter Township of Chesterfield Planning Commission  
47275 Sugarbush Road  
Chesterfield, MI 48047

**Re: D & P Homes**  
**S. Side of Cotton, E. of Donner**  
**Rezoning #334**  
**R2 Two Family Residential to R-1-C Single Family Residential**

Dear Commission Members:

The property is approximately 1.5 acres in size.

**Basic Site Information**

***Existing Zoning Designation:*** R2 Two Family Residential

***Proposed Zoning:*** R-1-C Single Family Residential

***General Master Plan Designation:*** Multi Family Residential Low Density

**Surrounding Zoning Designations:**

*North:* R-1-B  
*East:* R-1-B  
*South:* R-1-C and R-2  
*West:* R-2

**Surrounding Land Uses:**

*North:* Single Family  
*East:* Single Family  
*South:* Multi Family  
*West:* Single Family

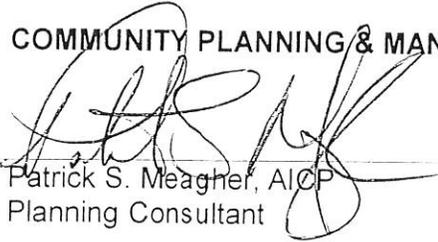
A comprehensive review and recommendation will be provided after the public hearing has been held and all information has been collected and analyzed. The following is a list of some of the issues that must be addressed during the public hearing/review phase of a rezoning petition. The Planning Commission should be reminded that this list is not all inclusive and each petition must be reviewed objectively based on its own facts. Further, it should be noted that this list is thorough, but certainly not complete, and should be used only as a guide in your process of "fact-finding".

1. Can the property in question be reasonably developed as currently zoned?
2. Is the proposed rezoning consistent with or contrary to the Master Plan?
3. Is the current zoning designation consistent with or contrary to the Master Plan?
4. Are the current and proposed zoning designations consistent and compatible with the surrounding zoning designations?
5. What are the land use patterns and characteristics of the surrounding area?
6. Is there sufficient land set aside within the Township zoned for R-1-C uses?
7. What is the current availability and adequacy of existing utilities?
8. What will be the impact on the surrounding infrastructure if the land is developed under the requested zoning designation? Under the current designation?
9. The Planning Commission must consider every permitted use under the requested rezoning designation as well as their potential impact on the surrounding property and community.
10. Does the current zoning reasonably advance a legitimate governmental interest, that being the protection of the health, safety and welfare of the general public?
11. Is there an identifiable public economic need for this rezoning?

**Planner's Recommendation:** We hope the above comments will assist you in reviewing this rezoning request. If you have any questions, please feel free to contact us.

Respectfully,

**COMMUNITY PLANNING & MANAGEMENT, P.C.**



Patrick S. Meagher, AICP  
Planning Consultant

There were no other Public Comments.

Mr. DeMuynck asked Mr. Meagher if this would affect tent sales like outside Art Van or anything like that?

Mr. Meagher stated that it could very well affect that. He stated that again, he did not write this and he will bring the Commissioner's concerns to them.

Mr. DeMuynck asked if this would impact the fireworks tents?

Mr. Meagher replied it would definitely impact that.

**Motion** by Mr. Miller to Table and keep the Public Hearing open

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. Meagher reiterated that he would bring all those concerns to the Township Attorney and the Building Director.

- B. **REZONING #334**: D & P Homes, Inc., 35054 23 Mile Road, New Baltimore, MI 48047. Proposed rezoning located on the South side of Cotton Road, East of Donner from R-2 (Two Family Residential to R-1-C (Single Family Residential) Public Hearing was set on 2/9/16.

**Motion** by Mr. Miller to open the Public Hearing

**Supported** by Mr. DeMuynck

**Ayes: All**

**Nays: None**

**Motion Carried**

Gary Gendernalik, 52624 Laurel Oak Lane, Chesterfield, MI addressed the board.

Applicant stated that he approached the assessor about building some homes on Cotton Road. He explained that the property is zoned R-2 and he pointed out the parcel in question and they would like to rezone it to R-1-C. He stated that they could go and build on the R-2, but the assessor thought it would be

easier to get the property rezoned, so they could get almost equal splits and have individual lots.

Mr. Miller verified that they just want to put four houses in there. Applicant replied correct and they already have a permit to demolish the existing. He was away from the microphone and made other comments that were inaudible. He stated that all the lots would have a 70' to 71' frontage and then the depth which would make them bigger than the typical R-1-C lot.

Mr. Leonard asked the depth on the lots?

Applicant stated that the average depth on the lots would be 211'. He brought up the fact that throughout their submission they answered the 11 inquiries from Mr. Meagher's office.

Mr. Meagher agreed that the applicant has answered all their questions and they find it consistent with the Master Plan and with development trends in the area. He mentioned that they still need to have the Public Hearing, but they are recommending approval at this point.

There were no Public Comments.

**Motion** by Mr. Miller to close the Public Hearing

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

Applicant stated that he was aware that more often rezoning requests are tabled to the next meeting for consideration. However, if they could act on this tonight, so they could move on to the Township board.

Mr. Miller asked the Recording Secretary to poll the board as to whether they wished to make a decision that night.

Mr. Miller, Mr. LaBelle, Mr. DeMuyne, Mr. Leonard, Mr. Alexie and Mr. Eckenrode all agreed to vote on the matter that night.

**Motion** by Mr. LaBelle to approve the Rezoning #334 for D & P Homes for Property located on the South side of Cotton Rd., East of Donner from R-2 (Two Family Residential) to R-1-C (Single Family Residential).

**Supported** by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- C. SPECIAL LAND USE #2016-06: Mr. Derrick Sesi with Culver's, 3715 Hogan Circle, Rochester Hills, 48307. Proposed Culver's restaurant with drive-thru in Chesterfield Corners directly behind Bob Evans & Michigan Schools & Government Credit Union. Public hearing set 2/9/16.

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

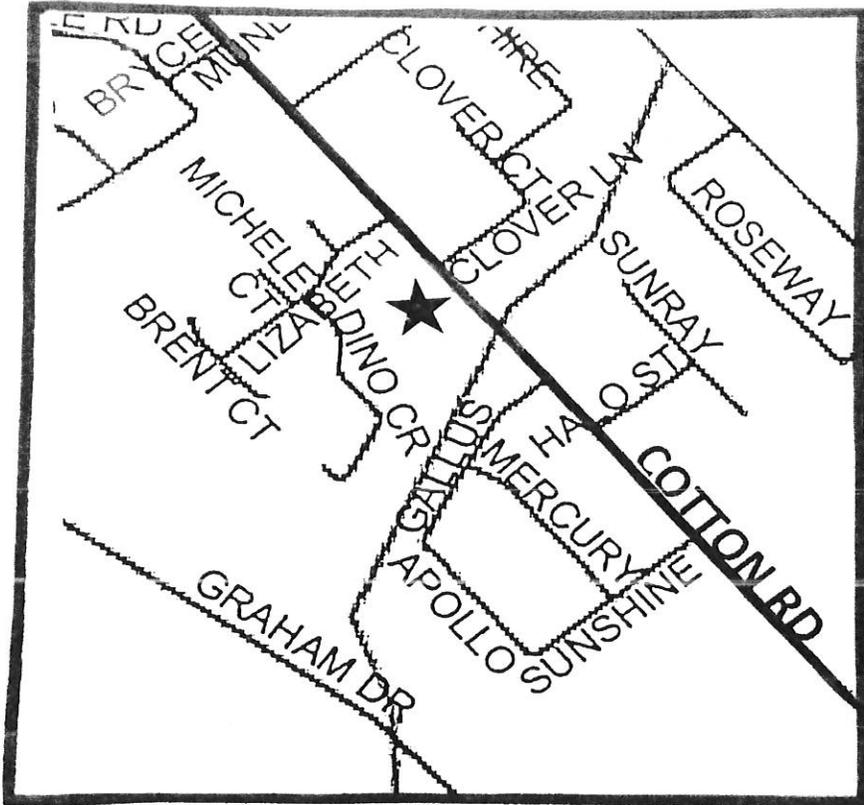
Ken Watkins with Architectural Concepts addressed the board.

Mr. Watkins stated that they were seeking a Special Land Use for Culver's Restaurant with a drive-thru as well as site plan approval. He stated that the Commission is familiar with the site and they have received the recommendations from engineering and the Township Planner. The site is served by all utilities and storm water will run to the existing detention pond to the north and east of the property. He mentioned that they did receive the Township engineers comments and have reviewed them. He explained that they do not see any significant issues at all, so they will be making changes to the site plan and submitting those for review and approval. He mentioned that he was handed the Planners Comments tonight and he stated that items #2 and #3 pertain to parking spaces and they have no problem with either of those. He acknowledged that they understand that the wall mounted and ground signs will come under another permitting application. He stated that on item #5, the striped pavement adjacent to the drive-thru, they are asking for that to be curbed and landscaped. He explained that they do not have an issue with that, but he had a question about the one foot strip immediately adjacent to the drive-thru lane to separate the drive-thru and bypass lane. He stated that they would prefer not to curb that piece.

Mr. Meagher stated that they did not want that piece curbed, so they are on the same page.

**NOTICE OF PUBLIC HEARING ON MARCH 22, 2016  
CHARTER TOWNSHIP OF CHESTERFIELD, MI 48047**

THE CHARTER TOWNSHIP OF CHESTERFIELD PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THE MATTER OF REZONING PROPERTY LOCATED NORTH OF COTTON ROAD, ON THE WEST SIDE OF JEFFERSON FROM R2, (TWO FAMILY RESIDENTIAL) TO R-1-C, (SINGLE FAMILY RESIDENTIAL). LOCATED ON 28570, 28600 AND 28606 COTTON ROAD.



PLEASE TAKE NOTICE THAT THE PROPOSAL WILL BE EXPLAINED AT THE HEARING. YOU ARE INVITED TO EXPRESS YOUR VIEWS EITHER BY ATTENDING IN PERSON OR BY WRITING TO THE CHESTERFIELD TOWNSHIP PLANNING COMMISSION. THE ZONING ORDINANCE, MAP AND OTHER RELEVANT DOCUMENTS ARE AVAILABLE FOR INSPECTION AT THE TOWNSHIP OFFICES, 47275 SUGARBUSH, CHESTERFIELD, MICHIGAN, 48047 BETWEEN 8:00 A.M. AND 4:30 P.M., MONDAY THRU FRIDAY.

**REZONING #334**

TIME AND PLACE OF HEARING  
CHESTERFIELD TOWNSHIP HALL  
47275 SUGARBUSH  
CHESTERFIELD, MI 48047

**MARCH 22, 2016 AT 7:00 P.M.**

PUBLISH MARCH 2, 2016

RICK LABELLE  
PLANNING COMMISSION SECRETARY

CINDY BERRY  
CHESTERFIELD TOWNSHIP CLERK