

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

**November 21, 2016  
7:00 P.M.**

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL**

**4. PRESENTATION:**

North Gratiot Cruise Foundation donation to Chesterfield Township charities.

**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 November 1, 2016.

**C)** Approval of the Payment of Bills as submitted by the Finance Department.

**6. REGULAR AGENDA:**

**A)** Approve an amended agreement between Chesterfield Real Estate Enterprises, LLC and the Charter Township of Chesterfield for property located at 26090 23 Mile Rd.

**B)** Approve the recommendation from the Planning Commission to rezone property located at 27420 21 Mile Rd. from R-!-B, Single Family Residential to M-1, Light Industrial.

**C)** Set a Public Hearing for December 19, 2016 at 7 p.m. to hear comments on the proposed 2017 Township Budget.

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

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

**9. BOARD COMMENTS:**

**10. ADJOURNMENT:**

**NEXT REGULAR BOARD MEETING IS MONDAY DECEMBER 5, 2016 AT 7 P.M. THE DEADLINE FOR THE SUBMITTAL OF ITEMS FOR THE AGENDA IS NOON WEDNESDAY, NOVEMBER 30, 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: November 16, 2016**

# Consent Agenda Item # 13

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

November 1, 2016

The meeting was called to order by Supervisor Lovelock at 7:02 pm in the Charter Township of Chesterfield Municipal Offices at 47275 Sugarbush, Chesterfield, MI 48047.

Present: Supervisor Lovelock, Clerk Berry, Treasurer Hartman  
Trustees Anderson, Bell, Joseph  
Excused: Trustee DeMuyck  
Also Present: Deputy Clerk Wurminger, Township Attorney Seibert

The Pledge of Allegiance was led by Boy Scout Troop 82.

**PLEDGE OF  
ALLEGIANCE**

A proclamation was read by Treasurer Hartman and presented to retiring Library Director, Marion Lusardi recognizing her years of service.

**PROCLAMATION**

Steve Maul from the Chesterfield Township Water and Sewer Rate Advisory Board presented an overview of the Water and Sewer Rate Advisory Board's 2016 White Paper.

**PRESENTATION**

Motion by Lovelock, supported by Joseph to receive and file the report.

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

**MOTION TO RECEIVE  
AND FILE REPORT  
/APPROVED**

Motion by Berry, supported by Anderson to: **6A)** Approve the Agenda as submitted. **6B)** Approve the minutes of the Regular Board Meeting of October 17, 2016. **6C)** Approve the payment of bills as submitted.

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

**CONSENT AGENDA  
/APPROVED**

Motion by Joseph, supported by Anderson to deny the petitioners request for the Salt River Flats, PUD 2015-14 due to concerns regarding ingress and egress.

Roll Call Vote:

Ayes: Joseph, Anderson, Berry

Nays: Bell, Hartman, Lovelock

**MOTION FAILED**

**MOTION TO DENY  
SALT RIVER FLATS  
PUD 2015-14/FAILED**

Approve the recommendation from the Planning Commission to approve the Salt River Flats PUD 2015-14 with requirements stipulated by the Chesterfield Township Fire Department. *(Postponed from the Regular Board Meeting of September 6, 2016 and October 3, 2016).*

**SALT RIVER FLATS  
PUD 2015-14/NO  
ACTION TAKEN**

**No Action Taken**

Motion by Joseph, supported by Lovelock to recess at 8:18pm.

**MOTION TO  
RECESS/APPROVED**

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

Motion by Lovelock, supported by Joseph to return from recess at 8:26pm.

**MOTION TO RESUME  
MEETING/APPROVED**

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

Motion by Lovelock, supported by Hartman to approve a request from Supervisor Lovelock to exempt The Charter Township of Chesterfield from the Publicly Funded Health Insurance Contribution Act for calendar year 2017.

**MOTION TO APPROVE  
THE EXEMPTION  
FROM THE PUBLICLY  
FUNDED  
CONTRIBUTION  
ACT/APPROVED**

Roll Call Vote:

Ayes: Lovelock, Hartman, Bell, Anderson, Joseph

Nays: Berry

**MOTION CARRIED**

Motion by Lovelock, supported by Berry to adopt a Charitable Gaming License, Resolution 2016-15, to be issued to the Chesterfield Township Historical Society.

**MOTION TO APPROVE  
A GAMING LICENSE  
FOR THE HISTORICAL  
SOCIETY/APPROVED**

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

Motion by Berry, supported by Hartman to adopt a Charitable Gaming License, Resolution 2016-16, to be issued to the Macomb Symphony Orchestra.

**MOTION TO APPROVE  
A GAMING LICENSE  
FOR THE MACOMB  
SYMPHONY  
ORCHESTRA  
/APPROVED**

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

Motion by Hartman, supported by Anderson to approve a request from the Senior Center to award a contract to repair and sealcoat the Senior Walking Path to A&R Sealcoating for a total cost of \$18,000.00.

Roll Call Vote:

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

Nays: None

**MOTION CARRIED**

**MOTION TO APPROVE  
CONTRACT TO  
REPAIR SENIOR  
WALKING  
PATH/APPROVED**

Motion by Anderson, supported by Joseph to approve a request from the Clerk's Department to purchase 9 new HP 16.9 Notebooks to serve as back-up Electronic Poll Books from antonline for a total cost of \$4,913.82 with delivery no later than Friday, November 4, 2016.

Roll Call Vote:

Ayes: Anderson, Joseph, Bell, Hartman, Berry

Nays: Lovelock

**MOTION CARRIED**

**MOTION TO APPROVE  
THE PURCHASE OF 9  
HP NOTEBOOKS FOR  
ELECTIONS  
/APPROVED**

Gary Gendernalik, Kathy Noland, Doug Scour, Paul Lafata, Tracy Antrikin, Joe Katich, Joe Mazur, and Ed Vartek addressed the board.

**PUBLIC COMMENTS**

Motion by Lovelock, supported by Joseph to adjourn the meeting at 9:44pm.

Ayes: All

Nays: None

**MOTION CARRIED**

**ADJOURNMENT**

---

Cindy Berry, Clerk

Michael Lovelock, Supervisor

# Agenda Item # A

## FIRST AMENDMENT OF AGREEMENT

This First Amendment of Agreement is made and entered into as of the \_\_\_ day of November, 2016, by and between Chesterfield Real Estate Enterprises, L.L.C., a Michigan limited liability company, the address of which is 2500 Enterprise Drive, Allen Park, Michigan 48101 ("hereinafter the "Owner"), and Chesterfield Township, a Michigan Charter Township, the address of which is 47275 Sugarbush Road, Chesterfield, Michigan 48047 (hereinafter the "Township").

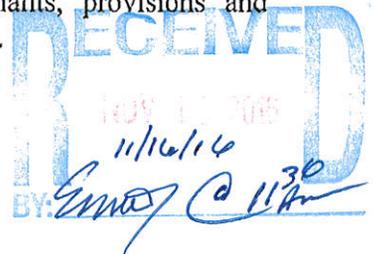
### RECITALS

**WHEREAS**, The Owner and the Township are parties to that certain Agreement dated June 22, 2016 (hereinafter the "Agreement") relating to parking surface repairs to the parcel located in Chesterfield Township and commonly known as 26090 23 Mile Road (hereinafter the "Property") owned by the Owner.

**FURTHER WHEREAS**, the parties desire to amend the Agreement as hereinafter set forth.

**NOW THEREFORE**, in consideration of the mutual covenants, conditions and premises hereinafter set forth, the parties hereto hereby amend the Agreement as follows:

1. **Parking Surface Repairs.** All work relating to the surface of the outdoor portions of the Property under Paragraph 1 of the Agreement shall be substantially completed as per the plans and drawings depicted on Exhibit A attached hereto (which shall be in lieu of the specifications set forth on Exhibit B attached to the original Agreement) no later than June 1, 2017, subject to terms of Paragraph 1 (d) of the Agreement. The parties hereto agree that the Paragraph 5 of the original Agreement shall have no further force or effect.
2. **Binding Nature.** This Agreement shall be binding upon and inure solely to the benefit of the parties hereto, their successors and assigns. Nothing herein shall confer upon any other person or entity or the general public any legal or equitable rights, benefit or remedy of any nature under or by reason of this Agreement.
3. **Interpretation.** Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law.
4. **Entire Agreement.** This instrument constitutes the entire agreement between the parties relating to the subject matter thereof.
5. **Capitalized Terms.** Each capitalized term used in this instrument shall have the same meaning as in ascribed to such capitalized term in the Agreement, unless otherwise provided herein
6. **Ratification.** Except as modified herein, all terms, covenants, provisions and conditions of the Agreement shall remain in full force and effect.



7. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument and shall become binding when or more counterparts have been signed by each of the parties hereto and delivered to the other. Signatures to this Agreement provided by facsimile or email scan shall be deemed original signatures.
8. **Authorization.** Each of the parties hereto represent and warrant that this Agreement had been duly authorized by such party.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment of Agreement as of the date herein above set forth.

**Chesterfield Real Estate Enterprises, LLC,**  
a Michigan limited liability company

By: \_\_\_\_\_  
Curt Felch, President

**Chesterfield Township, a Michigan Charter**  
Township

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Michigan     )  
  )SS  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, personally appeared Curt Felch, the President of Chesterfield Real Estate Enterprises, LLC, a Michigan limited liability company, and acknowledged said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned; and on oath stated that he is duly qualified and acting on behalf of the company and was authorized to executed said instrument on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first written above.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County  
Acting in \_\_\_\_\_  
County  
My Commission Expires:

State of Michigan )  
                                  )SS  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of Chesterfield Township, a Michigan Charter Township, and acknowledged said instrument to be the free and voluntary act and deed of said township for the uses and purposes therein mentioned; and on oath stated that he is duly qualified and acting on behalf of the township and was authorized to executed said instrument on behalf of the township.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first written above.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County  
Acting in \_\_\_\_\_  
County  
My Commission Expires:





PROJECT: Metro Chevrolet Trailer Parking and Screening, 26090 23 Mile Road

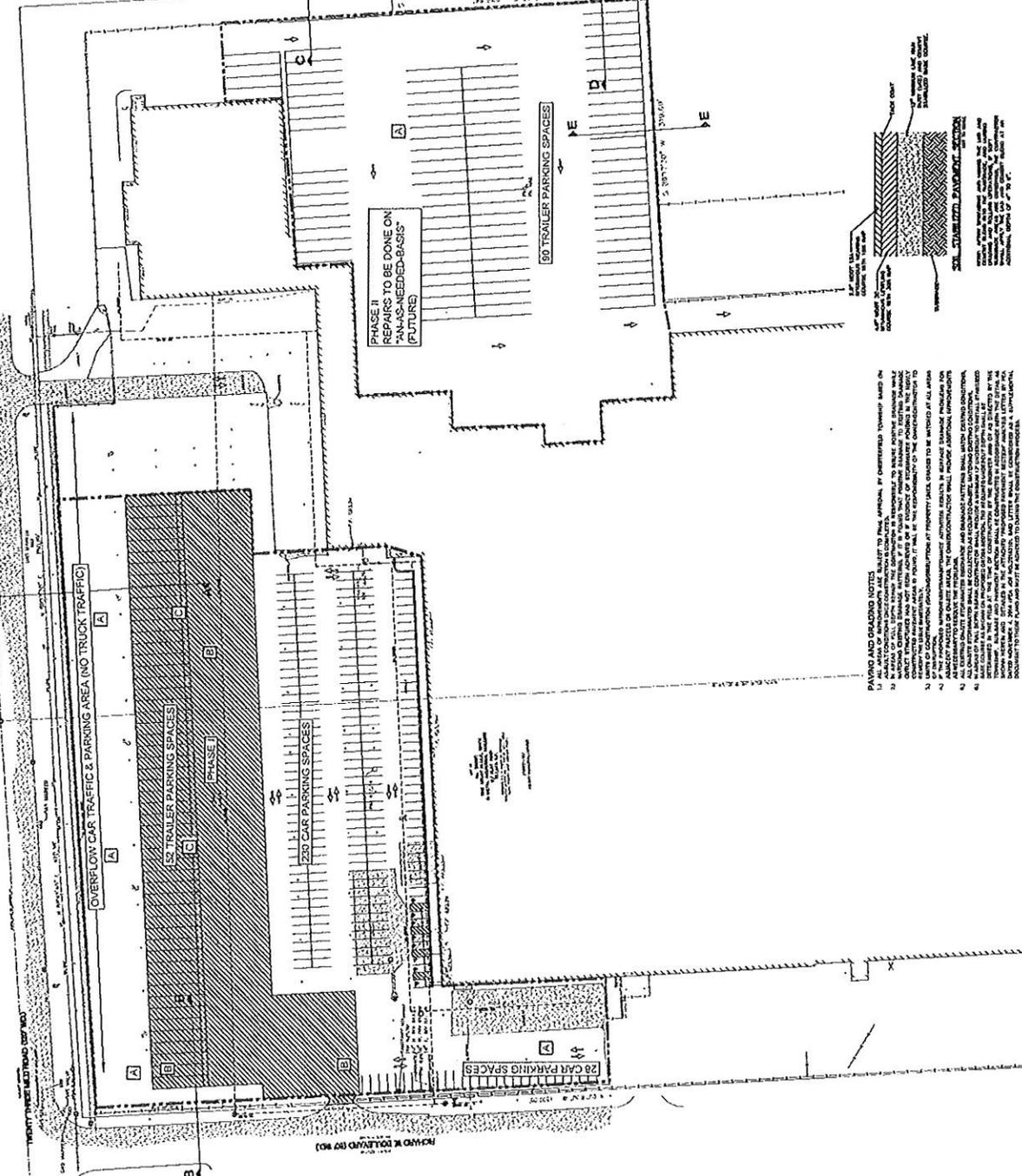
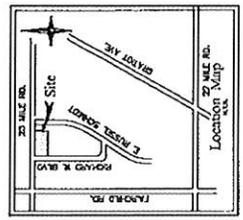
CLIENT: Chevrolet Real Estate Enterprises LLC, Co Metro International Truck Services LLC

PROJECT LOCATION: 26090 23 Mile Road, Chevrolet Township, Xucceos County, Michigan

SHEET: Overall General Plan & Paving Plan



DATE: 05/11/2016	SCALE: 1" = 50'
PROJECT MANAGER: J. WINGO	DATE: 05/11/2016
DESIGNED BY: T. WINGO	DATE: 05/11/2016
CHECKED BY: T. WINGO	DATE: 05/11/2016
APPROVED BY: J. WINGO	DATE: 05/11/2016
DATE: 05/11/2016	SCALE: 1" = 50'
PROJECT NO: P72-02	SHEET NO: SP1



**PAVING LEGEND**

A	PHASE II REPAIRS
B	PHASE I REPAIRS
C	PHASE III REPAIRS

**PHASE II REPAIRS TO BE DONE ON "AS-NEEDED-BASIS" (FUTURE)**

**GENERAL PAVING NOTES:**

1. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
2. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
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**PAVING AND DRAINAGE NOTES:**

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November 4, 2016  
PEA Job No: 2016-310

Mr. Jim Bliss  
Cadillac Asphalt  
Area Manager  
51777 12 Mile  
Wixom, Michigan-48393

**RE: Proposed Pavement Section  
Kroger Distribution Center  
Chesterfield Township, MI**

Dear Mr. Bliss,

PEA, Inc. has performed an analysis of the pavement section proposed by Wadel Stabilization Inc. and Cadillac Asphalt. These results were compared to an analysis performed on the standard pavement section for Chesterfield Township, MI. The following are the results of those analysis.

The proposed design by Wadel Stabilization Inc. and Cadillac Asphalt which we have analysis calls for the existing 7 inches existing asphalt pavement (thickness based on averages from geotechnical report by McDowell & Associates dated August 30, 2016) to be milled or removed. Remaining asphalt and aggregate base will be pulverized and mixed with and sub grade soils. The soil composite will be treated with Lime Kiln Dust (LKD) applied at a minimum rate of 30 lbs per square yard and blended to a depth of 12 inches. Once this blending has occurred, type 1 Portland Cement will be applied at a minimum rate of 30 lbs per square yards and blended to a depth of 12 inches. Cadillac Asphalt will then apply to courses of asphalt totaling 6 inches. These asphalt courses will consist of a 4.0 inch modified 3C leveling course and a 2.0 inch 13A wearing course. To calculate our structural numbers (SN) for this pavement section we estimated a 7 day strength of 700 psi for the stabilized base giving us a layer coefficient of 0.2 based on AASHTO charts. Based on this design we have calculated a SN of 2.40 for the stabilized base and 2.52 for the Asphalt which gives us a total SN of 4.92 for the proposed soil stabilization method.

In June 2016, Chesterfield Township approved a pavement thickness proposed by the owner of 8 inches of hot mix asphalt over 6 inches of MDOT 21AA aggregate base. Based on this cross section, we calculate a SN of 3.36 for the asphalt course of 8 inches which consists of a 2 inch MDOT 13A or LVSP wearing course over 2 inch MDOT 3C leveling course over 4 inch MDOT 2C base course. The base material consists of 6 inches of 21AA aggregate base. We utilized a layer coefficient of 0.14 for the aggregate base which gave us a SN of 0.84 and a total SN of 4.20.

Wadel Stabilization and Cadillac Asphalt		Chesterfield Township Standard Pavement Section	
Stabilized Base (SN)-- 12 inches*0.2	2.40	Base Course (SN)-- 6 inches*0.14	0.84
Asphalt Course (SN)-- 6 inches*0.42	2.52	Asphalt Course (SN)-- 8 inches*0.42	3.36
Total SN	4.92	Total SN	4.20

Based on these calculations it can be concluded that the proposed pavement section of 6 inches of asphalt over 12 inches of stabilized base not only meets, but exceeds the structural requirements of 8 inches of asphalt over 6 inches of aggregate base.

EXHIBIT A - PAGE 8 OF 10

Please note the owner's original pavement detail submitted to the Township in June 2016 indicated that recycled asphalt pavement (RAP) would not be used. Per our attached detail, PEA is proposing 15 percent RAP in the wearing course and 30 percent RAP in the leveling course. The percent RAP is the volume of RAP in the mix. The use of RAP in asphalt pavement is allowed and used by MDOT in their asphalt pavement. Using RAP in asphalt also limits the amount of unnecessary material going into landfills. Unless prohibited by the owner or local agency, PEA specifies 15 to 30 percent of RAP in all their mix designs. It is our engineering opinion that using a combination of RAP and soft asphalt cement such as PG 58-22 will provide a pavement cross section which is durable for the intended use.

If you have any questions regarding this report, or if we may be of further assistance to you in any respect, please feel free to contact us. We appreciate the opportunity to have been of service to you.



Jack Sattelmeier, PE  
Engineer Senior Project Manager

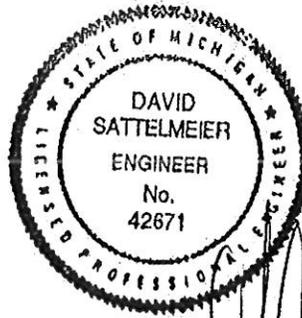
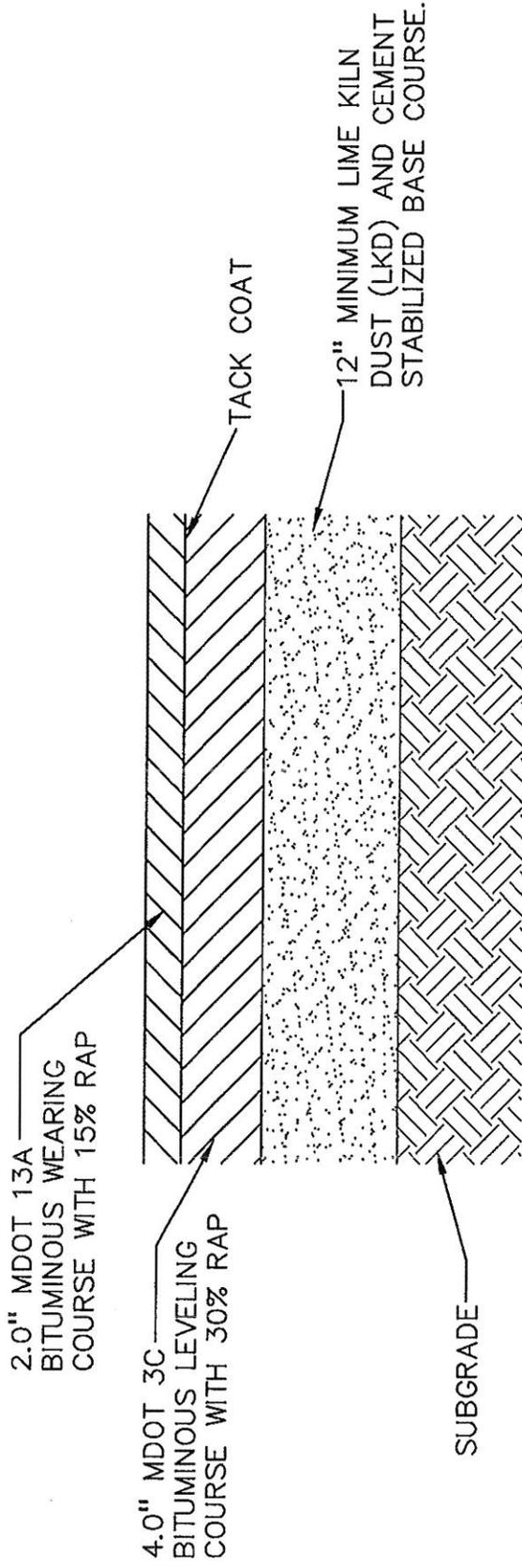


EXHIBIT A - PAGE 9 OF 10



**SOIL STABILIZED PAVEMENT SECTION**

NOT TO SCALE

NOTE: AFTER SPREADING AND MIXING THE LKD AND CEMENT BLEND INTO THE SUBGRADE, AND DURING GRADING AND ROLLING OPERATIONS, IF SOFT SUBGRADE AREAS ARE OBSERVED, THE CONTRACTOR SHALL APPLY THE LKD AND CEMENT BLEND AT AN ADDITIONAL DEPTH OF 4" TO 6".



## Agenda Item # *B*

November 7, 2016

Charter Township of Chesterfield Board of Trustees  
47275 Sugarbush  
Chesterfield, Michigan 48047

**RE: Rezoning #339**

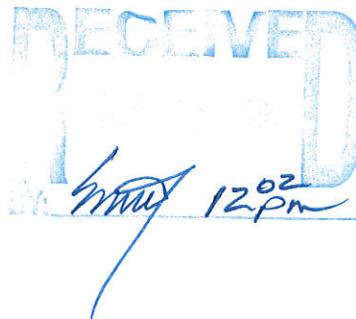
Dear Honorable Board Members:

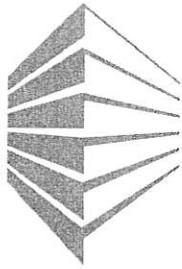
The Planning Commission, at their regularly scheduled meeting of October 25, 2016 reviewed the proposed rezoning located at 27420 21 Mile Road, from R-1-B Single-Family Residential, to M-1 Light Industrial.

The Planning Commission would like to recommend approval of Rezoning #339 as it is consistent with surrounding zoning and the Master Plan.

Sincerely,

*Paul Miller smg*  
Paul Miller  
Planning Commission Chairman





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

October 25, 2016

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

**Re: Tom Lubinski  
RZ #339  
Parcel (ID#'s 09-32-101-005  
From R-1-B (Single Family Residential) to M-1 (Light Industrial)**

Dear Commission Members:

The property in question is approximately 1 acre in size. The parcel is approximately 100' x 415'.

**Basic Site Information**

***Existing Zoning Designation:*** R-1B (Single-Family Residential)  
***Proposed Zoning:*** M-1 (Light Industrial)

***General Master Plan Designation:*** Light Industrial

**Surrounding Zoning Designations:**

*North:* 21 Mile Road  
*East:* R-1B (Single Family Residential)  
*South:* M-1 (Light Industrial)  
*West:* M-1 (Light Industrial)

**Surrounding Land Uses:**

*North:* 21 Mile Road  
*East:* Residential  
*South:* Industrial  
*West:* Industrial

A comprehensive review and recommendation will be provided after the public hearing has been completed and all information has been collected and analyzed. The following is a list of some of the issues that should 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 it should be noted that this list 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 the proposed district?
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:** This is a public hearing. We will defer a recommendation until after the public hearing is held and all facts are considered. If you have any questions, please feel free to contact us.

Respectfully,

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



Patrick S. Meagher, AICP  
Planning Consultant

**NOTICE OF PUBLIC HEARING ON OCTOBER 25, 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 AT 27420 21 MILE ROAD FROM R1-B, (SINGLE FAMILY RESIDENTIAL) TO M1, (LIGHT INDUSTRIAL). PARCEL NUMBER 09-32-101-005.

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 #339**

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

RICK LABELLE  
PLANNING COMMISSION SECRETARY

**OCTOBER 25, 2016 AT 7:00 P.M.**

CINDY BERRY  
CHESTERFIELD TOWNSHIP CLERK

PUBLISH OCTOBER 05, 2016

## 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 MACOMB

*Josh Allport*  
*Josh Allport*

The undersigned \_\_\_\_\_, being duly sworn the he/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

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Sworn to the subscribed before me this 7<sup>th</sup> October 2016

*Tina M. Crown*

Notary Public, State of Michigan  
Acting in County of Macomb

#### Advertisement Information

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#### NOTICE OF PUBLIC HEARING ON OCTOBER 25, 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 AT 27420 21 MILE ROAD FROM R1-B, (SINGLE FAMILY RESIDENTIAL) TO M1, (LIGHT INDUSTRIAL), PARCEL NUMBER 09-32-101-005.

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 #339  
TIME AND PLACE OF HEARING  
CHESTERFIELD TOWNSHIP HALL  
47275 SUGARBUSH  
CHESTERFIELD, MI 48047

OCTOBER 25, 2016 AT 7:00 P.M.

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

Published October 05, 2016

5. PUBLIC HEARINGS:

- A. **REZONING #339: Tom Lubinski, 35441 Edmund Grove, New Baltimore, MI 48047. Requesting to rezone property located at 27420 21 Mile Road from R1B, (Single Family Residential) to M-1, (Light Industrial), parcel #09-32-101-005**

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

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

Tom Lubinski, 35441 Edmund Grove, New Baltimore, MI addressed the board.

Applicant stated that he owned the property next to them and he would like to develop it as light industrial because R1 poses a lot of restrictions for him and the owner of the property on the other side of him.

Mr. Miller asked if the other property was already rezoned?

Mr. Meagher replied yes.

There were no Public Comments.

There were no questions from the Commissioners

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

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. Miller stated that normal procedure is to wait two weeks before rendering a decision, however, he would poll the board to see if they would like to vote on it this evening.

The Recording Secretary polled the Commissioners and all of the Commissioners voted to make the decision that evening.

Mr. Palin reminded the board that this would be a recommendation to the Township Board and they will make the final decision.

**Motion** by Mr. LaBelle to recommend approval by the Township Board on Rezoning #339 of parcel #09-32-101-005 located at 27420 21 Mile Road from R1B, (Single Family Residential) to M-1, (Light Industrial).

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. **PUD #2016-23: JPB Car Wash, 29939 South River Road, Harrison Twp., MI 48045.** Proposal is for a 6259' vehicle detailing facility expansion to the existing Dockside Carwash located on the west side of Jefferson, half mile north of Cotton Road at 47391 Jefferson Avenue (Pre-Application Phase)

**Motion** by Mr. Miller to open the Public Hearing on PUD #2016-23

**Supported** by Mr. DeMuyne

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. Miller stated that the applicant has requested for this to be tabled to the November 22<sup>nd</sup> meeting.

**Motion** by Mr. Miller to Table PUD #2016-23 to November 22, 2016 with the Public Hearing left open

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**