

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

*January 26, 2016*

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, January 26, 2016 at 7:00 P.M. at the Township Hall located at 47275 Sugarbush, Chesterfield MI 48047.

**1. CALL TO ORDER:**

Mr. Miller called the meeting to order at 7:00 P.M.

**2. ROLL CALL:**

Present:        Brian Scott DeMuynck  
                  Frank Eckenrode  
                  Carl Leonard  
                  Paul Miller  
                  Rick LaBelle  
                  Joe Stabile  
                  Jerry Alexie  
                  James Moran

Absent:         Ray Saelens

Others:         Patrick Meagher, Community Planning & Management

**3. APPROVAL OF THE AGENDA**

**Motion** by Mr. Miller to approve the agenda

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

**4. SUB COMMITTEE REPORT** (Committee will report on items under Review)

5. PUBLIC HEARINGS

6. REVIEWS:

- A. **SIGN REVIEW #2016-10: Sign Emporium, 11035 E. 9 Mile Road, Warren, MI 48089. Proposed new wall sign at 46518 Gratiot for Wild Bills Tobacco. (Sign #1) Tabled 1-12-16**

Mr. LaBelle stated that the sign meets the Township Ordinance.

**Motion** by Mr. LaBelle to approve Sign Review #2016-10

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. **SIGN REVIEW #2016-11: Sign Emporium, 11035 E. 9 Mile Road, Warren, MI 48089. Proposed new wall sign at 46518 Gratiot for Mr. Vapor. (Sign #2) Tabled 1-12-16.**

Mr. LaBelle stated that the sign meets the Township Ordinance.

**Motion** by Mr. LaBelle to approve Sign Review #2016-11

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. **SITE PLAN #2015-11: Chesterfield Hotel Suites, Inc., 31100 Stephenson Hwy., Madison Heights, MI 48071. Proposed Towne Place Suites Hotel located at 45255 Market Place Blvd. Set Public Hearing for 2-23-16 for PUD Amendment.**

**Motion** by Mr. Miller to set the Public Hearing for 2-23-16 for a PUD Amendment.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- D. SPECIAL LAND USE #2015-16: Nicole Goemaere, 52417 Robins Nest, Chesterfield, MI 48047. Proposed child daycare located at the above address. Public Hearing closed, tabled on 1-12-16.**

Mr. Gendernalik spoke on behalf of Ms. Goemaere. He stated that at least four other sites in Chesterfield were approved to provide childcare for 6-12 children. Also during the public hearing on January 12<sup>th</sup> none of the residents spoke against the proposal. The neighbor next door had the same type of daycare that had a 6-12 children capacity. He also provided a letter from the state showing a home on Baker Road that was approved by the state for a maximum of 12 children. He stated that the zoning ordinance allows this type of facility in a single family district. The previous letters that were submitted were also single-family districts. Ms. Goemaere meets the requirements of the state. They are asking that the board to approve this special land use.

Mr. Miller stated that out of the letters that were previously submitted none of them had a special land use approval according to the Townships records.

Mr. Gendernalik stated that maybe those people did not get approval from the Township but they were approved by the state.

Mr. DeMuynck stated that the Building Department is currently contacting those individuals for violations. He also stated that he feels this should be a special land use. He is concerned about the amount of traffic it would bring to the neighborhood as well as new people coming in to purchase homes in the area.

Mr. Stabile stated that he is against the proposal mainly because of the traffic and also to take the neighbors into consideration.

Mr. Leonard stated that he thinks safety is always a consideration and the location always has some weight in these decisions.

Ms. Ludwig, 52409 Robins Nest stated that she was for the proposed special land use.

1-26-16

**Motion** by Mr. Stabile to deny Special Land use #2015-16 based on it not fitting into a residential area with 12 children.

**Supported** by Mr. DeMuynck

**Ayes:**

Mr. Miller  
Mr. Stabile  
Mr. Leonard  
Mr. DeMuynck

**Nays:**

Mr. Alexie  
Mr. Moran  
Mr. Labelle  
Mr. Eckenrode

**Motion Denied**

**Motion** by Mr. Miller to table the Special Land Use #2015-16 to the May 10, 2016 meeting.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. SITE PLAN#2015-17- (#98-28): Lottievue Riverside Woods, D.G. Residential Sales LLC/Bill Thompson of Lehner Associates, 17001 19 Mile Rd., Clinton Twp., MI 48038. Proposed amendment to the original PUD #98-28, for Single & Multiple Family Residential for the remaining 63 acres of Lottievue Riverside, West side of Jefferson, South of Hooker Rd. Tabled on 1-12-16.**

Mr. Thompson, for Lottievue Riverside Woods stated that the site plans have not changed. The township and the developer are putting together an agreement that will dictate when everything will be done. He feels that the board should approve the proposal as a first step to getting the project done.

Mr. Meagher stated that he recommends the board approve the site plan subject to the execution of the development agreement that is prepared by the township and subject to the signature of both the associations and the developer for the agreement dated 1-25-16.

Mr. DeMuynck stated that he spoke with Mr. Woods and Mr. Gendernalik and it seems like some of his previous concerns had been worked out. He feels comfortable moving forward with the project.

Mr. Labelle stated concern about a time limit on when the documents would be signed. He is concerned about the residents in Lottievue needing closure on when the project will be done.

Mr. Siebert stated that everything should be signed within the next 30 to 45 days.

**Motion** by Mr. Miller to approve Site Plan #2015-17-(#98-28)

**Supported** by Mr. DeMuynck

**Ayes: All**

**Nays: None**

**Motion Carried**

**F. SIGN REVIEW #2016-12: Macomb County Wastewater Disposal District, 21777 Dunham Road, Clinton Twp., MI, 48036 – Proposed new ground sign located on the south side of 21 Mile Road, east of Sugarbush.**

Mr. Labelle stated that after reviewing the application they feel that there is not enough information to make a decision tonight.

**Motion** by Mr. LaBelle to table Sign #2016-12 to the 2-9-16 meeting

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

**G. SIGN REVIEW #2016-13: Phillips Signs, 40920 Executive Dr., Harrison Twp., MI, 48045 – Proposed new wall sign located at 50850 Gratiot for Painting with a Twist.**

Mr. LaBelle stated that the sign meets the Township Ordinance.

**Motion** by Mr. LaBelle to approve Sign # 2016-13

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- H. SIGN REVIEW #2016-14: Signs by Crannie, 4145 Market Place, Flint, MI., 48507 Proposed ground sign resurface located at 33925 23 Mile Road for Tri Lakes BP.**

Mr. LaBelle stated that the sign meets the Township Ordinance.

**Motion** by Mr. LaBelle to approve Sign # 2016-14

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- I. PUD #2016-03 PRE-APPLICATION FOR THE WOODLANDS: JVC Development, 44250 Garfield, MI., 48036 – Discussion phase for PUD containing 21 single family lots located on the east side of Gratiot, south of 22 Mile Road. Set Public Hearing for February 23, 2016**

**Motion** by Mr. Miller to set the public hearing for February 23, 2016

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- J. SITE PLAN #2016-04: MGM Construction, 29920 Little Mack, Roseville, MI., 48066, - Proposed addition to Applegrove Condos containg 63 units located on the east side of Gratiot, south of 22 Mile Road.**

**Motion** by Mr. LaBelle to table Site Plan #2016-04 for up to two meetings

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from January 12, 2016

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

**8. COMMUNICATIONS:**

There were no communications.

**9. OLD BUSINESS:**

- A. REZONING #331:** JDC, 41065 Donna Ct., Clinton Twp., MI., 48038 – Proposed rezoning located on the east side of Jefferson, south of Schneider Road from R-1-A (Single Family Residential) to R-1-B (Single Family Residential). Tabled 12-8-16..

Mr. Gendernalik on behalf of the petitioner. He stated that his client is requesting to modify his original request from an R1A to an R1C to a R1A to R1B. Since they are downsizing they ask that the board adopt a motion recommending to the Township Board that they rezone this parcel from a R1A to an R1B.

Mr. Meagher stated that the R1B, after looking at the retention requirements from the county; you are getting 60 percent use of the property. That being said you are getting roughly two and a half units per acre which is consistent with what the master plan is looking for in that area. While the master plan in general does look for larger lots we have to weigh out the other factors which are the special land use patterns in the area. For those reasons we are recommending approval of the rezoning as requested.

Mr. DeMuynck asked Mr. Gendernalik if his clients located across the street are okay with this type of rezoning in this area.

Mr. Gendernalik stated that he has never heard any objections.

Mr. Stabile stated that he is against rezoning anything that is an R1A to anything else.

**Motion** by Mr. Moran to approve Rezoning #331

**Supported** by Mr. Miller

**Ayes:**

Mr. Miller  
Mr. Alexie  
Mr. Moran  
Mr. Labelle  
Mr. Eckenrode  
Mr. Leonard  
Mr. DeMuynck

**Nays:**

Mr. Stabile

**Motion Carried**

**10. NEW BUISNESS:**

- A. **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) Set Public Hearing for 2-23-16.

**Motion** by Mr. Miller to set the public hearing for February 23, 2016

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

**11. PLANNERS REPORT:**

- A. **ADMINISTRATIVE REQUEST #155**: Jeff Bianchini, 50413 Central Industrial Drive, Shelby Twp., MI., 48315 – Request approval for two outdoor cooling towers located at 50300-50320 Patricia.

**Motion** by Mr. Labelle to table Administrative Request #155 to the 2-9-16 meeting.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. ADMINISTRATIVE REQUEST #156:** Buffalo Wild Wings, 51431 Gratiot, Chesterfield, MI., 48051 – Requesting approval to enclose existing patio,

Mr. Meagher stated that they do not have any objections to the request. They also proposed a sign as part of the package but that has to come in under a sign application. Everything other than the sign can be approved.

**Motion** by Mr. Miller to approve Administrative Request #156

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

**12. COMMENTS FROM THE FLOOR PERMITTED BY THE COMMISSION ON AGENDA OR NON-AGENDA MATTERS.**

Mr. Moran stated that he will be out of town for work from January 31<sup>st</sup>-March 25<sup>th</sup>.

Mr. LaBelle asked for volunteers for pre-planning.

Mr. Leonard and Mr. Alexie volunteered.

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 8:04PM

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**

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*Rick LaBelle, Secretary*

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*Julie Jones, Recording Secretary*

1-26-16