

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
SPECIAL MEETING**

April 25, 2016

A special meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 25, 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: Paul Miller
Rick LaBelle
Joe Stabile
Brian Scott DeMuynck
Carl Leonard
Jerry Alexie
Frank Eckenrode
Ray Saelens

Absent: James Moran, *excused*

Others: Patrick Meagher, Community Planning & Management
Jonathon Palin, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda as submitted

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

5. PUBLIC HEARINGS:

A. Presentation of the Proposed Master Plan by the Master Plan Committee Members to the full Planning Commission Board.

Presentation by Paul Miller, Planning Commission Chairman:

Hello Honorable Board Members,

I am Paul Miller along with Joe Stabile, Rick LaBelle and Carl Leonard of the Planning Commission with us is Patrick Meagher and Jonathon Palin of Community Planning. If you have any questions we prefer that you wait until the end of our presentation.

Together for the last fourteen months we have driven around the Township and have had numerous meetings. The Planning Commissioners have volunteered their time for the betterment of Chesterfield Township. We have put in many hours. We have discussed all roads in the Township, including Gratiot, 23 Mile Road and Jefferson and have incorporated the County's Access Management Plan whenever possible. We will continue to adopt access management along all major roads throughout the Township. We have discussed widening Jefferson from Hall Road to Altman from two lanes to three. We would also like to raise the bridge over the Salt River to accommodate boating and restaurants from Jefferson to 23 Mile Road. We want to clean up the area and promote new business. Currently by allowing boats too close to the road with no screening it causes blight and it hurts the overall economic development of the area and the potential investment along Jefferson and throughout the Township including areas along Gratiot and 23 Mile Road. With redevelopment of these areas all storage should be behind fences and landscaping should be included.

We have discussed ways to fund all of these projects whether it be DDA or CIA along all of the roads in the Township. We have also discussed improvement of the bike path throughout the Township and Jefferson area.

As with any city or township, the Township must ensure that ordinances and processes are conducive to attracting new development and improvement to the existing buildings.

Now, Rick LaBelle will continue with the Master Plan Presentation.

Presentation by Rick LaBelle, Planning Commission Secretary:

What is a Master Plan?

The Master Plan is a document created by the Chesterfield Township Planning Commission and adopted by the Township Board to guide the future growth and development of the community. A sound master plan helps ensure that Chesterfield Township remains a highly desirable community in which to live, work and visit. This can be accomplished by preserving and enhancing the qualities of the community that the residents, businesses and property owners consider important.

The Master Plan identifies and examines a wide range of physical issues including population, housing, land use, transportation, neighborhoods, community facilities, and natural resources; an example would be our lake. The implications of each are analyzed and translated into a series of goals and policies for the Township. This effort results in the creation of a master plan, which provides recommendations for future land use, natural features, transportation improvements and special strategies for key areas in the Township. Because the plan offers a balance between the interest and rights of private property owners with what is best for the future of Chesterfield Township, this plan should effectively assist Township leaders in making thoughtful decisions for our community's future.

The Plan serves as an aid in daily decision-making. The goals and policies outlines in the plan guide and Planning Commission and Township Board in their deliberations on zoning, subdivisions, capital improvements and other matters relating to land use and development.

This Master Plan provides Township leaders with a framework and basis for decisions in regard to zoning ordinances and enforcement. The variables upon which this Plan is based will likely change over time. However, adherence to the goals and policies will provide a stable, long-term basis for decision making.

The Master Plan is a basis for zoning ordinance which is law.

Examples of zoning ordinances for a subdivision include:

- The width and depth of lots
- The minimum size of a home
- Face brick
- Fence locations

Examples of sign ordinances include:

- The speed of the electronic sign changing
- Physical dimensions

Public utility decision making

The Master Plan provides general direction on the Township's future development pattern. The plan also provides policies and actions for community leaders to consider. Some of the Master Plan recommendations will be implemented through amendments to the zoning ordinance text and map.

Future land use considerations:

- Present and future land use map that illustrates how the Township should develop over time.
- Ensure that as development occurs, the most significant natural features are preserved or enhanced.
- Recommend improvements to the transportation system including roadways that need upgrading, traffic management tools to preserve roadway capacity, access management standards and non-motorized options.
- Balance the desires and needs of the residents, businesses, and property owners to preserve and enhance the community and its natural aesthetics for example the waterfront.
- Provide a pattern for land use which will provide a community with a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide specific design standards for development and redevelopment throughout the community.
- Coordinate land use recommendations with anticipated land use changes, infrastructure improvements and surrounding communities.

Public Involvement:

The Township Board, Planning Commission and the public should continuously strive to ensure effective use of this document and should reference the Master Plan in order to:

- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- Identify and recommend physical improvements to important resources such as roadways, access management, streetscapes, and entryways, non-motorized pathways, parks, and public facilities.
- Review development proposals-to confirm the proposal meets with the goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the Township’s criteria to consider rezoning including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the master plan and potential impacts on the Township.
- Provide a basis for amendments to the zoning ordinance and zoning map to help realize plan goals.

To conclude, the Township Master Plan is the only officially adopted document which sets forth an agenda for an achievement of goals and policies for the entire Township. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township. As such, it provides the basis upon which zoning and land use decisions are made.

Thank you Board members. At this time, I would like to introduce Carl Leonard.

Presentation by Carl Leonard, Planning Commission Members and Liaison to the Zoning Board of Appeals:

Mr. Leonard gave a presentation on the following points:

Community Facilities:

- Consider land acquisitions for park and recreation facilities
- Increase efforts in the creation of recreational facilities and opportunities
- Enhance existing park and recreation programs and facilities
- Continue cooperation between the Township’s recreation department and surrounding school districts and other civic organizations
- Consider the recreation needs of special population groups in the acquisition and development of recreation opportunities
- Continue to expand sidewalk/pathways to connect recreation, municipal and school sites
- Ensure proper maintenance of Township recreation facilities
- Continue to implement recommendations of the Township Recreation Plan

Residential Plan Highlights:

- Protect and promote long-term neighborhood value and quality construction
- Create and maintain living environments that are aesthetically pleasing, as well as functional efficient and practical
- Maintain the physical form and pattern of existing, established residential neighborhoods to the greatest extent possible
- Encourage the formation of neighborhood identity

Commercial and Industrial

- Create a strong retail market, while limiting impacts on the surrounding residential neighborhoods.
- Encourage the redevelopment and improvement of older commercial areas
- Ensure that commercial sites maintain safe traffic circulation and are easily accessible.
- Create an aesthetic vision for development in Chesterfield with a Zoning Ordinance that focuses on form-based standards, is customer service driven, and is visually instructional.
- Create a DDA/CIA along 23 Mile/Gratiot, and Jefferson
- Industrial Aesthetics (Blight Enforcement)

Waterfront Development:

- The waterfront of Chesterfield Township is the communities biggest asset
- New development, redevelopment and ordinance enforcement along the waterfront should be the Township's highest priority in terms of future goals
- Ordinances should be put in place to maintain a clean and aesthetically pleasing atmosphere along Jefferson
- Potential new and redevelopment area
- Currently residential with some commercial uses
- Potential for commercial/waterfront district
- Mixture of commercial, waterfront marina and residential uses
- Canoe and kayak launches, and raising the bridge on Jefferson are ways of promoting Lake St. Clair access via the Salt River

Presentation by Joe Stabile, Planning Commission Vice-Chairman:

Mr. Stabile gave a presentation about the following points:

Adoption of the Master Plan

- Planning Commission completes the Plan and submits it to Board of Trustees
- Township Board approves distribution of the Plan (Current Stage)
- Plan then goes to County / Surrounding Communities / SEMCOG for review
- Planning Commission presents the Plan at a Public Hearing
- Planning Commission adoption
- Township adoption

Five Year Reviews Required

- Required review by Planning Commission
- Planning Commission shall determine whether revision, new plan or no change is necessary
- Make recommendations to the legislative body

Enforcement

- The current Master Plan contains a lot of what is talked about in the new Master Plan
- The new plan contains new policy guidance for new ordinances
- Nothing can be achieved without enforcement
- We need to stop kicking the can down the road
- New mindset towards strict enforcement is needed
- Better place to live, play and visit

Closing Comments by Paul Miller, Planning Commission Chairman:

In closing, we have a vision for this Master Plan to be successful. We have to follow the following doctrine:

- I. Administrators of this Master Plan must separate themselves from the decision-making which is based on the many pressures, both politically and emotionally, applied by various interest groups and individuals.

- II. Administrators of this Master Plan must avoid short-range decisions inconsistent with the long-range strategies herein, which will result in the incremental destruction of this Master Plan.

- III. Administrators of this Master Plan are charged with an ethical and professional responsibility for obtaining a strong working knowledge of this policy document. This entails understanding the Visions, Strategies and Programs of this Master Plan.

- IV. Administrators of this Master Plan must enforce the policies associated with the Plan as incorporated in the Zoning, Land Division, Sign and Engineering Ordinances.

Thank you, now if anyone has any questions we will address them at this time.

Mr. DeMuyndck stated that in regard to the bridge over the Salt River, there have already been discussions with the Highway and Roads Department and there is no way they are going to raise that bridge. He explained that it is a 2017/2018 plan the last time they heard and they are not raising the bridge. He stated that no way, no how and as much as they would like it; they will not raise that bridge.

Mr. Meagher stated that he still did not think they should take it out of their Plan. He added that if the County states that they are not going to raise the bridge, they should still put it in their plan to strengthen their position. He mentioned that obviously they were talking multi millions of dollars and is it going to be done for sure; maybe not this time, but maybe in 20 years.

Mr. Miller stated that if CIA or DDA was incorporated in that area to capture the tax then maybe that would be a possibility to raise that bridge. He commented that the bridge is in pretty bad disrepair.

Mr. DeMuyndck commented that nothing is going to happen this year with the paddle park because they are not getting any grant money. They were told that at the last meeting and it will not get moving until sometime in 2017 or 18.

Mr. Miller stated that this Master Plan is a 20 year vision.

Mr. Meagher stated that this is a long-term 20 or 40 year Plan and if they do not put these things in the Master Plan and talk about it, changes will never happen.

Mr. LaBelle commented that a statement Carl Leonard made when showing pictures from the 1950's showing a clean slate. He stated now they have an

opportunity to change things so hopefully our children or grand-children can have a raised bridge, a paddle park or anything like that.

Mr. Saelens comments maybe a Marina district they can be proud of.

Mr. Leonard stated that if they put these things on a wish list, they may never happen; but they never know what will happen in 20 years. He remarked maybe the whole makeup of Jefferson could change.

There was further discussion among the members on the advantages of raising the Salt River Bridge.

Mr. Stabile asked Mr. Meagher if he would be inserting something into the presentation?

Mr. Meagher stated that if he would try to just let the Committee answer most of the questions, but if he can add something positive to their answers he will insert something.

Mr. Alexie asked when the Township Board will receive a copy of the Plan?

Mr. Miller replied that they already got a copy of the preliminary plan.

Mr. Alexie asked if the Plan would be online for the residents to see?

Mr. Meagher reminded him that this is just a draft stage.

Mr. Stabile stated that part of the process is that they get it in the best draft form and then it goes to the board. He explained then the Township Board sends it to the surrounding communities, SEMCOG, the County and anybody else that has anything to do with infrastructure. Then there will be a Public Hearing and he expects the room to be crowded.

Mr. Miller stated that the whole process would take about 65 days.

Mr. Meagher stated that the completed Master Plan would probably be online and possibly there would be copies at the library for people to read. This stage is only for distribution and there can be many changes before it is complete. He explained that the Planning Commission has been working on this Plan for about 10 years and it has been through individual meetings with business owners, industrial owners, residents, marina owners and they have had joint sessions where they have debated the merits of the Plan with them. People have been asked what the Township can do for them and what they can do to facilitate what the Township needs. This plan was already developed with public input and it still is a working document.

Mr. Meagher commented that he thought the presentation was fine even though with money constraints the Township would not be able to do anything more than about 5% of what they are talking about and they already explained that it is a 20 year plan. However, he has to wonder what good they are doing by going down Jefferson and putting our Marinas out of business by forcing them to have less boats stored and adding improvements when they cannot afford to stay in business as it is and you folks want to chase them out of town. He asked if they could help him out with this?

Mr. Miller replied that they do not want to chase them out of town, but they do want them when they do have the opportunity to invest in the community to use their Master Plan as a guide.

Mr. Meagher stated that if they are not here anymore because the Committee is forcing them to store their boats elsewhere and at this point he does not have any hope for these businesses.

Mr. Miller explained that they do not want them to store the boats in another place; they just want them to be screened with a decorative fence and landscaping. He stated that they want Jefferson to look nice, not like a ghetto.

Mr. Stabile stated that their main goal is to make all of the Salt River area a marina district. He stated that at this point the marina district is small and there is no other place to put their boats, but if land becomes available, the Marinas will be able to expand and it will be better in the long run.

Mr. Miller explained that the Planning Commission does not want to put anyone out of business. He stated that many businesses have improved their properties and have complied with the ordinances.

Mr. Leonard mentioned that they have worked with many businesses. He stated that maybe a business does not have to use 90% brick or better because there are many new products stand up to wear and tear. He stated that the Planning Commission has compromised with businesses and with most of them there was a give and take.

There was a discussion about having sidewalks in our communities.

Mr. Meagher mentioned that there was an evolution in Chesterfield. He stated that the community has gone from a rural atmosphere that did not need sidewalks; landscaping and paved parking lots to a community of 50,000 and most people moving here would like to have sidewalks and other amenities.

6. PUBLIC COMMENTS:

Mark Hothem, 51581 Baker, Chesterfield, MI 48047 addressed the board.

Mr. Hothem made comments supporting the new Master Plan.

7. ADJOURNMENT

Motion by Mr. Miller to adjourn at 8:25 PM

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary