

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**June 14, 2016**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, June 14, 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. DeMuynck

**Ayes: All**

**Nays: None**

**Motion Carried**

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

5. **PUBLIC HEARINGS:**

None

6. **REVIEWS:**

- A. **PUD #2015-14: SALT RIVER FLATS (Preliminary Review)** Salt River Associates Paul Esposito 45489 Market Street, Shelby Twp. MI 48315. Proposing 163, 80' x 130' Single Family Residential lot development in the R-1-A zoning district located at 33633 23 Mile Road property was previously Salt River Golf Course on the North side of 23 Mile Road West of Baker Road. Tabled on May 10, 2016.

Mr. Leonard stated that the applicants have requested that it be tabled up to two meetings.

**Motion by Mr. LaBelle to Table PUD # 2015-14 up to two meetings.**

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. **SITE PLAN #2016-13: Metro International Trade Services, LLC.,** Charles Pace, 4291 Briston Drive, Troy, MI 48085. Proposing to utilize indoor storage and proposal for outdoor as well for existing building at 26090 23 Mile Road.

Curt Felch, 15 Devonshire, Pleasant Ridge, MI 48069 addressed the board.

Applicant stated that he is with Metro International Trade Services who owns the building on 23 and E. Russel Schmidt. He mentioned that they represent the land owner and in this case a major national retail tenant that is coming into Chesterfield. This tenant coming into this property is a big thing for them and the community. He stated that the purpose of this request is for an accessory use under 443B-11 to allow their tenant to store some mostly empty semi- trailers. He mentioned that the tenant wanted to attend the meeting and show their support, however, there is a non-disclosure agreement between the MEDC and the tenant. Therefore, they did not want to divulge the nature of that agreement. He stated that basically they will be storing a few truck. He mentioned that the site is zoned M-2 and it has been that way for years.

Mr. LaBelle asked if the applicant could explain what kind of improvements are going to be done to the site?

Applicant replied that they are spending millions of dollars on the inside of the building including additional lighting, power requirements, fixing floors, new offices, etc. He mentioned that outside the building they are going to extend the 6' fence to 8' and cover that with a mesh to shield the trucks. He stated that they will also be improving the parking lot in the front to be able to handle some of these trailers. The trailers will be for the most part empty so for truck traffic it will be pretty light. He stated that there will also be improvements to the parking lot for cars. He explained that this tenant will actually be bringing in 350 to 400 jobs into the community so there will be a number of cars that will be parked at the facility. He continued, so basically, those will be the major things done to the outside of the site: the fencing/shielding and the asphalt for the parking lot.

Mr. LaBelle stated that he has seen semi-trailers in the past with things running on them. He asked if that would be going on?

Applicant stated no. He believes that for the most part these would be empty trailers in the front that will be staged their waiting for product to be distributed.

Mr. Miller asked if there would be any refrigeration units on the trucks?

Applicant replied no. He stated that this will be a distribution center and the only one in Michigan for this company. He added that right now they are delivering everything into Michigan out of Ohio. He reiterated that this will not be refrigerated stuff and there will be no spoilage of any kind.

Mr. DeMuyne asked if they would be using the railroad spur at all?

Applicant replied no. He stated that, in fact, there are three lines there and they have taken out two of them and have filled them in with a lot of concrete. He explained that after this tenant goes in they do not expect to use the rail at all. He stated that they have a 20,000 square foot building that is an accessory building off to the side that will still have aluminum, but they do not expect that to leave the site by rail; it will go out by truck.

Mr. DeMuyne verified so there will still be some metal storage there.

Applicant replied yes.

Mr. DeMuyne stated so they are cleaning up the place. In his experience when it was Ford Trim, the site was kept up pretty decent and it went down from there.

Applicant mentioned that when Cadence left, they did fix up a lot of things on the inside in terms of lighting and cleaning up. He stated that they did not really need to do a lot on the outside.

Mr. DeMuynck commented that the landscaping kind of went downhill at that time. He knew that because he was the landscaper for almost five years, so he knew how it was and how it is.

Mr. Saelens asked so with the 8' fence would that be added on to the 6'?

Applicant replied yes.

Mr. DeMuynck stated that a lot of that fence is in disrepair in spots.

Applicant explained that any part of the fence that is beaten up they will fix it?

Mr. Saelens asked would they fix it or replace it?

Applicant answered that it would be fixed or replaced depending on the damage.

Mr. DeMuynck asked if the fence would go from the old driveway at 23 all the way to Richard West and then down Richard West to one of the entrances?

Applicant replied that the fence will be raised and turned all the way down to the entrance on Richard W. and then pretty much all along 23 Mile Road. The only exception will be for a couple of gates that will not really be used.

Mr. Saelens asked how many trucks they would be talking about?

Applicant replied that there would be about 150 trucks; about 50 in the front and 100 in the back or at the east side.

Mr. Saelens asked if any of the truck would go inside?

Applicant replied no, they will stay outside. He mentioned that most of the loading docks are at the south side of the building. Therefore, they will be picking up the empty trailers, take them down to the south side, pick up the product and then come out. He mentioned that they have been working with the Township Attorney to craft and agreement as to exactly what they will be doing. He stated that agreement also includes provisions for rush hour from 3 PM to 6 PM. He explained that during that time, they will direct all traffic to the south. He explained that they do not have a problem with the agreement because they want to be on the roads when there is not a lot of traffic.

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He stated that more than 50% of their traffic in and out of the site will be in the wee hours of the morning.

Mr. Saelens asked if there will be any repairs done on the trucks at the site?

Applicant stated that they are not storing trucks outside, it will be mostly empty trailers.

Mr. Saelens stated that there will be tractors that move them around.

Applicant replied that those trailers would be coming from off site. He explained that the tractor will come into the site with a full load, drop it off and take the empty back to the front.

Mr. DeMuynck explained that there was another company that was approved for storage of some trucks and now they are doing brake jobs and oil changes and other stuff at the site and the Commissioners are angry about it.

Applicant stated that there are no plans for or any provisions for a truck repairs being done at the site.

Mr. Leonard stated that there are mobile repair companies that drive around that go to sites and repair trucks, so even though there are no arrangements for in-house repairs.

Applicant stated that he would let them know that if they do anything like that, it would have to be done on the south side of the building and it would not be done in the north lot any way.

Mr. Leonard asked when they planned to be up and ready to go on the site?

Applicant replied that it is scheduled for occupancy on July third. He mentioned that they have been working on the inside of the building for about a month and a half and it has been a very fast pace they are working at on this project.

Mr. Eckenrode asked if they would be coming back in front of them for a sign with the company name?

Applicant replied no, they would rather be quiet about it.

Mr. Saelens asked if the parking lot will be done before occupancy?

Applicant replied that would be part of the agreement. He mentioned that they came to the Township with a major tenant that wants to go in there, but if they cannot get in on their schedule, they will go elsewhere. Therefore, the agreement provides that a certain amount of the parking areas will be repaired or replaced before they go in and that would be in the front parking lot of the site for the cars. He explained then the pavement for the trucks themselves will be done over a two year period in phases. He actually expects it to go quicker than that.

Mr. Alexie remarked that they were under the impression that the whole parking lot would be done because it is in bad shape.

Applicant stated that portions of the parking lot are in very bad shape, but there are other parts that are fine.

Mr. Alexie mentioned that he worked for Cadence for a few years, and they put about \$50,000,000 into that building and there were about 750 people that worked there; but the parking lot is pretty bad.

Applicant replied that he is not disagreeing with that and they will be fixing the parking lot. However, they will not be paving the entire thing. They will be leaving the portions of the parking lots that are in good shape and on the east side and part of the south side there is concrete already. He explained that most of the replacement work that needs to be done is on the front parking lot.

**Motion by** Mr. LaBelle to approve Site Plan #2016-13 for Metro International Trade Services, L.L.C.

**Supported** by Mr. Miller

Mr. Meagher suggested to Mr. LaBelle that he add to the motion that approval be subject to the applicants signing off on the agreement prepared by the Township Attorney.

Mr. LaBelle agreed to add to the Motion that approval is subject to the applicant signing the agreement prepared by the Township attorney and also their compliance with any comments or concerns in AEW's report.

Mr. Miller continued Support.

**Ayes: All**

**Nays: None**

**Motion Carried**

**C. SIGN REVIEW #2016-45: Sign Art, Inc. 5757 E. Cork St., Kalamazoo, MI 49048. Proposed new wall sign at 51400 Gratiot for CVS**

Mr. LaBelle stated that the proposed sign was too large and the applicant has agreed to keep the sign the same size as the existing pharmacy sign.

**Motion by** Mr. LaBelle to approve Sign #2016-45 for the reduced size.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. SIGN REVIEW #2016-46: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign at 31619 23 Mile Road, in the Maple Wood Plaza for Hunter Douglas.**

Mr. LaBelle stated that the applicant Greg is here from Phillips and he was present to discuss what was discovered in the pre planning meeting.

Greg, Phillips Sign & Lighting, Inc. addressed the board.

Applicant stated that Barco has acquired the unit at the location of the Hunter Douglas sign. He explained that the address for this unit is 31613 23 Mile Rd. Therefore, they are proposing that within that area of 18' 3", they be allowed to put a sign there which is 20 square feet because it is a different address from the actual Barco. He stated that there are actually three separate units.

Mr. Saelens verified with the applicant that Barco actually has two units and now there is actually a third unit.

Applicant replied yes.

Mr. LaBelle asked if they will be maintaining that separate address.

Applicant answered yes.

Mr. Meagher commented to Mr. Miller that this would be consistent with the ordinance.

Mr. Alexie asked if it would have a separate entrance?

Applicant replied that the unit already has a separate entrance.

Mr. Alexie asked if there was a doorway in between?

Applicant replied yes.

**Motion by** Mr. LaBelle to approve Sign # 2016-46

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. **SIGN REVIEW #2016-47:** Samantha Thompson, Evident Church, 49235 Gratiot, Chesterfield, MI 48051 is proposing resurface of wall sign in the Gratiot-22 Shopping Center, located just north of 22 Mile Road on the east side of Gratiot.

Mr. LaBelle stated that the sign does meet the Township Ordinance.

**Motion by** Mr. LaBelle to approve Sign #2016-47

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from May 24, 2016

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

8. **COMMUNICATIONS:**

There were no communications.

9. **OLD BUSINESS:**

There was no old business.

10. **NEW BUSINESS:**

There was no new business.

11. **PLANNERS REPORT:**

A. **ADMINISTRATIVE REQUEST #151: Joe Catalfio, 29600 23 Mile Road, Chesterfield, MI 48047. Proposed 5' x 10' customer shelter for customers at the interior cleaning station for the address above for Joe's Auto Wash. Tabled on November 10, 2015.**

Mr. Meagher stated that the applicant was in a while ago for an approval of a new vacuum station for his car wash. He added that one of the conditions for approval was that the applicant removes the old vacuum island from the site and that was not done at this point in time.

Joe Catalfio, 29600 23 Mile Road, Chesterfield, MI 48047 addressed the board.

Applicant stated that the vacuums have been disconnected, the hoses are gone and there are out-of-order signs on them. He mentioned that they need repair and he has been kind of fighting to keep them, but maybe he won't. He remarked that they do not bring in enough income to fight it. They were basically there for customers who cannot afford the \$8 charge for interior cleaning. He stated that if they want them out he will take them out. He asked about the concrete pad that has been there for 25 years would that have to be ripped out or could he just cap it?

Mr. Meagher stated that he would have to work with the engineers on that but he does not see any reason they would not allow him to cap it.

Applicant remarked that it is not in the traffic pattern. He asked who he would speak to?

Mr. Meagher replied Gordon Wilson with AEW.

Applicant mentioned that he was also called into court, since he was here last and he has to go back in July. He asked if there was something that the Planning Commission does about that?

Mr. DeMuynck stated no that would be between Code Enforcement and the Township Attorney.

Applicant stated that he was taken to court over this matter.

Mr. DeMuynck asked the applicant who wrote him the violation?

Applicant replied Nancy Welsch.

Mr. DeMuynck stated that she was from Code Enforcement and he would have to go through Mr. Siebert, the Township Attorney's office because the Commissioners have nothing to do with that.

Mr. Miller asked if the electrical, heating and air-conditioning had been approved?

Applicant claimed that everything else has already been approved ages ago. He mentioned that the only thing that has not been done is the vacuums have not been removed.

Mr. Miller asked if the vacuums is what he was ticketed for?

Applicant replied yes.

Mr. LaBelle asked the applicant again if he was going to remove the vacuums?

Applicant asked if the vacuums have to actually be removed from the cement?

Mr. LaBelle replied yes. He stated that the vacuums need to go, that was what they agreed upon the last time that he made to motion. At that time the applicant agreed to remove the vacuums the next day.

Applicant stated that he would have to get an electrician out there to remove those because he cannot just cut the wires. He guessed he could get that done shortly.

Mr. Miller stated that they really could not do anything until the vacuums are removed, right?

Mr. Meagher replied that the Commissioners had the option to approve subject to the removal, but that did not work the first time. The other option is to postpone until they are removed and then take action.

Mr. Miller stated that he would feel more comfortable waiting.

Applicant asked so he has to come back in front of the Commission?

Mr. LaBelle replied that the applicant could come back once the old vacuums are removed.

Mr. DeMuynck stated that they could table it up to two meetings and if the applicant wanted to come back for the next meeting, he would have to contact Sherri by this Thursday and it could be back on the agenda for the next meeting.

**Motion** by Mr. Labelle to Table Administrative Request #151 for up to two meetings.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. ADMINISTRATIVE REQUEST #158: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode, Suite C., Shelby Twp., MI 48317. Requesting remodel to existing location, no changes to site. Located at 33651 23 Mile Road.**

Mr. Meagher stated that this is for the Wendy's-Tim Horton's and they have made all the changes that have been requested. He stated that there were some concerns at the previous meeting and they agreed to remove the sign on the side of the building. Therefore, they would recommend approval of the Administrative Request subject to that condition.

Mr. Stabile stated that everything looks good except for the two-way on both sides that makes it impossible to comply with the flow of traffic.

Mr. Meagher asked why is that?

Mr. Stabile stated that they have do not enter here, one way here and two ways here and two ways here he stated pointing at the plans.

There was a discussion among the Commissioners and confusion because of different directions and arrows on the plans.

Mike Kalfryan, 8187 Rhode St., Shelby, MI 48317 addressed the board.

Applicant stated that he did not have an explanation. He stated that their intent was to make it a one-way flow and he thought it was an omission on the plans. He understands what they are saying because once a person is in the lot, why would they come back this way, because there would be nowhere to go. So they will change that plan and eliminate those arrows coming back out toward the front. He thinks that the architect and he just missed it and he apologized.

**Motion** by Mr. LaBelle to approve Administrative Request # 158 for administrative changes to the façade of the Wendy's-Tim Horton's located at 33651 23 Mile Road as well as the flow and the site plan contingent upon making changes and removing the two-way arrows in the parking lot.

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

**C. ADMINISTRATIVE REQUEST # 161: Michael Moore, 15206 Mack, Grosse Pointe Park, MI 48230. Requesting to modify dumpster enclosure at 3352 Roselawn.**

Mr. Meagher stated that the request was a bit confusing. He knew there was an existing dumpster enclosure that they are wishing to replace and he would have liked to see a site plan explaining the size and location of it. The ordinance requires that it be brick faced to match the building and they are requesting a wood dumpster, which he would think would require a variance.

Mr. LaBelle stated that he thought it should be brick and they should also work on landscaping and cleaning up the site as well.

Mr. Saelens agreed that the dumpster enclosure should be brick.

**Motion** by Mr. Miller to Table Administrative Request # 161 for up to two meetings.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. ADMINISTRATIVE REQUEST #162: Randy Couture, 12400 Milford Road, Holly, MI 48442. Requesting exterior remodel to comply with corporate design standards at existing Big Boy Restaurant located at 29300 Twenty Three Mile Road.**

Mr. Meagher stated that this Request is for the Big Boy's at 29300 23 Mile Rd. He explained that they seem to be doing a nice job on modernizing the building and really there is just the question as to whether the ordinance provision is still being met with the 90% brick or stone requirement.

Mr. Meagher mentioned that he knew the Planning Commission was not typically in favor of efface being used below 8' on the structure because of the potential for damage of the surface.

Randy Couture, 12400 Milford Road, Holly, MI 48442 addressed the board.

Applicant stated that right now the building is 48% brick, 33% standing seen metal, 15% glass and a little bit of efface on the façade. He explained that part of the brick is panel brick and part of it is an old Detroit clinker. He remarked that what they are trying to do is relate to the new corporate standard. One is the removal of that mansard which is the green part of roof. He stated that behind the mansard is standard concrete block, not brick. In the meeting with the Township Supervisor and some engineers, they were asked if they could add brick to that location. He stated that it would be impossible to add brick without going from the foundation up. Therefore, their idea would be to use efface it is inexpensive, looks much better than the green mansard and brings a modern look to the building. He mentioned to even keep the amount of brick or masonry they have now, which is nowhere near 90%, they would instead cover it with stone and he showed the Commissioners a sample of the stacked stone they would be using.

Mr. Saelens remarked that they could also use the stone in the efface area.

Applicant replied that would not make it look anything close to the corporate standard.

Mr. Saelens stated that the only place he saw then getting rid of the mansard is on the east elevation.

Applicant replied yes that the rest in the back and on the west will only be painted red.

Mr. Leonard asked the reason they are keeping the mansard on the other sides?

Applicant stated that when they met with the Supervisor, they were concerned about any view that would be visible from the road and they cannot get rid of the brick. He reiterated that if they take off the mansard, it would be bare block. He added that also in the rear of the building there is a bump out where the mansard is actually the roof in that portion of the building.

Mr. Leonard mentioned that earlier the applicant made a comment that he did not like the mansard. He asked why they are not getting rid of more of them.

Applicant reiterated that the rear cannot be removed and the west side is not really visible and because of the requirement to keep as much brick as possible and not wanting to get any additional efface, they decided just to leave it.

Mr. Leonard thought why not just leave the east side and just paint all the mansard instead of just removing one side.

Applicant replied that they want it to look more like the corporate standard and he reiterated that the mansard in the rear cannot be removed.

Mr. Saelens asked if the bump out in the rear is the cooler?

Applicant replied yes.

Mr. DeMuyneck asked how old that Big Boy has been there?

George Curis, 29300 23 Mile Road, Chesterfield, MI addressed the board.

Mr. Curis is the owner and stated that the building is 45 years old and he purchased it in 1981 about 35 years ago when the original owner went bankrupt. He mentioned since he has had the privilege and honor of owning the Big Boys, he has put over a million dollars into the building for changes that have been made. Even then, he now has to spend about \$300,000 to 400,000 to remodel again.

Mr. DeMuyneck asked if that is what corporate wants?

Mr. Curis stated that basically corporate is telling them, and they are rightfully justified, that before they renew the franchise, they want owners to invest some time and money into the store. He commented that Big Boy's is an old established name, but they need to keep up with the modern times and changes. He has found that should they approve these changes, and get the remodeling done, they anticipate adding anywhere from 15 to 20 more jobs and sales will increase; so it is a two-way street.

Mr. Leonard asked if they were extending the parapet wall on the east elevation?

Applicant replied no.

Mr. Leonard asked how they are getting the added height?

Applicant replied that they are not changing the height.

Mr. Leonard stated that looking at the view with the awning and the mansard is lower here and steps down then steps down again and it looks as though it has been extended up....

Applicant replied that it was not supposed to be.

Mr. Leonard stated so the look should be just like the old version without the awning, but with efface.

Applicant answered that is correct. The green awning will be removed and replaced with that efface paneling.

Mr. Alexie asked if they would be remodeling the inside of the building?

Mr. Curis replied that they will be completely remodeling the inside with all new tables, chairs, booths, lights and for the first time carpet in a Big Boy. He stated that all the bathrooms are also going to be remodeled with the new ADA approval. At this time, he is looking for a contractor that will guarantee that he will not be closed for 12 days while it is remodeled.

Mr. Miller asked if on the north elevation, would they agree to use the cultured stone on these two columns and 8' on this side.

Mr. Curis stated that he cannot afford it because it would not be in the budget that was based on a certain dollar amount. He explained that his agreement with the bank is based on a cost/dollar amount that was used to renovate the other 15 Big Boy's, so they did what they could to remodel this one.

Mr. Leonard remarked that efface is not much cheaper than cultured stone, so the budget should not vary that much.

Applicant stated that they can do that on those columns and actually there are 3 more columns that are not shown in the picture. He added that putting stone in this area however, would make it look atrocious. We did it to a store in Novi and it looks awful and they would just rather leave the brick.

Mr. Miller asked what about leaving the brick here and just put efface up there, pointing to an area on the plans and then use stone on the five pillars to the 8' 9".

Applicant replied that he could to that.

There was a discussion among the Commissioners, the applicant, the owner and the representative from Big Boy's corporate offices as to what materials they would be using on the building.

**Motion** by Mr. LaBelle to approve Administrative # 162 for the Big Boy’s contingent upon the following: on the east elevation there are going to put the cultured stone on the bottom three feet of the building, they are going to leave the existing brick up to the bottom of where the existing mansard is currently, they are going to remove the mansard and replace with efface with lights on top with the efface coupling on the top and then all of the columns would have the cultured stone to the bottom of the canopy.

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

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

Mr. LaBelle asked for volunteers to attend the next pre-planning meeting on June 28<sup>th</sup>.

Mr. Leonard and Mr. Saelens both agreed to attend that pre-planning meeting.

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 8:05 PM

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

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*Rick LaBelle, Secretary*

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*Grace Mastronardi, Recording Secretary*