

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**June 28, 2016**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, June 28, 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 DeMuyndck  
Frank Eckenrode  
Carl Leonard  
Paul Miller  
Rick LaBelle  
Joe Stabile  
Jerry Alexie  
Ray Saelens  
James Moran

Others: Patrick Meagher, Community Planning & Management  
Jonathan Palin, Planning Administration

**3. APPROVAL OF THE AGENDA**

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

**Supported** by Mr. DeMuyndck

**Ayes: All**

**Nays: None**

**Motion Carried**

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

5. PUBLIC HEARINGS: None

6. REVIEWS:

**A. SPECIAL LAND USE #2016-08: PGA Marine Fiberglass Repair & Refinishing, 32393 Lakepoint Chesterfield, MI 48047 Proposed gravel parking area located on the south east corner of Jefferson and Lakepoint for existing WF use. Tabled 5-24-2016.**

**Motion** by LaBelle to above SLU # 2016-08 subject to Planners & AEW's reports, striking item 1 – there is a note on the drawing that shows the areas will be sodded.

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

**B. SITE PLAN #2016-12: Eric Dietz for Med Express Urgent Care Medical Office, 34875 23 Mile Road Chesterfield, MI 48047. Proposed 4,872 square foot medical building on the north side of 23 Mile, west of Altman Road. Tabled 5-24-2016.**

The petitioner stated that he believes that they have addressed all of the boards concerns.

Mr. Labelle asked about the dumpster enclosure, he stated that on the drawing it looks like some type of fiber panel with a dumpster enclosure – However, the ordinance does require it to be block and that it does state that in the Engineers report.

Mr. Meagher stated that the ordinance requires it to have a brick face to match the building with a metal screening gate and frame.

Mr. Dietz stated that they will update the dumpster enclosure.

**Motion** by Labelle to approve Site plan #2016-12 subject to the dumpster enclosure being addresses and also adhering to the planners report as well as AEW's recommendations.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. SIGN REVIEW #2016-48: John Rubicz 52611 Forest Hill, representing Aspen Park Subdivision Chesterfield, MI 48047. Proposed new subdivision entrance sign at both of the entrances for the Aspen Park Subdivision on the south side of 24 Mile, east side of Baker Rd.**

**Motion** by Mr. Labelle to approve Sign Review #2016-48

**Supported** by Mr. Demunyck

**Ayes: All**

**Nays: None**

**Motion Carried**

- D. SIGN REVIEW #2016-49: John Rubicz 52611 Forest Hill, representing the Aspen Park Subdivision with a proposal new subdivision entrance signs at both entrances for the Aspen Park Subdivision on the south side of 24 Mile, east side of Baker Rd.**

**Motion** by Mr. Labelle to approve Sign Review #2016-49

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. SPECIAL LAND USE #2016-14: Ghassan Azar, 48310 Harbor Dr. Chesterfield, MI 48047. Proposed 18' x 32' square foot garage on a canal lot across from 48310 Harbor Drive. Set public hearing for July 26, 2016.**

**Motion** by Mr. Miller to Set the Public Hearing for SLU #2016-14 for July 26, 2016.

**Supported** by Mr. Saleens

**Ayes: All**

**Nays: None**

**Motion Carried**

**F. PUD #2016-15: Presbyterian Village Senior Living Community, 33875 Kiely Dr., Chesterfield, MI 48047. Proposed addition of dining room & health center to the existing senior living center located on the south side of 23 Mile, east side of Callens Road. Set public hearing for July 26, 2016.**

**Motion** by Mr. Miller to Set the Public Hearing for SLU #2016-15 for July 26, 2016.

**Supported** by Mr. Labelle

**Ayes: All**

**Nays: None**

**Motion Carried**

Gary Gendernalik stated that he wanted to make the board aware that this is just an amendment to the PUD.

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

**Motion** by Mr. Miller to approve the meeting minutes from June 14, 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. PLANNERS REPORT:**

**A. ADMINISTRATIVE REQUEST #151: Joe Catalfo, 29600 23 Mile Road, Chesterfield, MI 48047. Requesting approval for an existing 5'x10' customer shelter for customers at the interior cleaning station for address above for Joe's Auto Wash, tabled 6-14-2016.**

Mr. Meagher explained that there were some questions as to the removal of the vacuum base. They thought the foundation was low to the ground but later found out that the vase was actually higher.

**Motion** by Mr. LaBelle to approve Administrative request #151 contingent on giving him a 30-day window to remove the vacuum foundation, if not the whole site will come under site plan review.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

**11. NEW BUSINESS:**

There was no new business

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

The was discussion from all the members regarding the new billboard sign along I-94 and how nice it looked.

Mr. Labelle asked for volunteers for Preplanning.

Mr. Alexie welcomed Jonathon Palin the new Planning Administrator

There was discussion regarding the Cabela's stonework and that they were on the agenda for the ZBA meeting on July 29, 2016.

Mr. Palin stated that he would was looking to make some changes to some of the procedures - the first being the process for setting the public hearing. He stated

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that he would like to do it administratively so that it speeds up the process for applicants. If it was done administratively, it could save them about 2 weeks time.

The members said we should try it and see how if it works – if it does not work, they could always change it back.

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 7:27PM

**Supported** by Mr. DeMuyne

**Ayes: All**

**Nays: None**

**Motion Carried**

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*Rick LaBelle, Secretary*

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*Jennifer Burden, Recording Secretary*