

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**August 9, 2016**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, August 9, 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  
Jerry Alexie  
Frank Eckenrode  
James Moran  
Ray Saelens

Absent: Carl Leonard, *excused*

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

**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:**

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. Public Hearing tabled 7-12-2016.**

Mr. Miller stated that the Public Hearing was left open and asked if anyone had any more comments.

**Public Comments:**

Gary Gendernalik, 52624 Laurel Oak Lane, Chesterfield Twp., addressed the board.

Mr. Gendernalik stated that he thought there should be some 90' lots at the perimeter of the development. He also shared some concerns about drainage in the area. He then mentioned that Salt River Condominium Association never granted and has no intention of granting an easement for the proposed access drive.

Mr. Saelens stated that anytime a plan is submitted and approved it then goes to engineering and they work on all these issues. Then unless there is a significant change in the site plan it stays as it is. He explained that the engineering is not up to the Planning Commission; they give the site plan approval and then it goes to AEW.

Mr. Meagher verified that was correct.

Mr. Gendernalik insisted that sometimes the Commission approves a plan that they know is going to have problems at the next stage.

Mr. Meagher remarked that is the developer's responsibility and it is the Township's engineer's responsibility after the fact to monitor and review the plans and work through that with the different agencies. He explained that Mr. Gendernalik is getting into water, sewer, and flooding which is not the responsibility whatsoever of the Planning Commission. He stated that they are all valid points but are not things that the Commission would be looking at.

Mr. DeMuynck commented that regarding the bridge access, in this Township there are a few examples such as Edgewater Drive, Private Shore and Harbor Drive that have no emergency entrance. He explained that these streets have been around for years and they have never talked about their emergency access. He mentioned that as long as he has been in this Township, there has never been a failure out there. He stated that this development will still be connected by land and unless there is a national disaster or an aircraft takes it out, this should not be a concern. He mentioned Lake Shore Drive in Harrison Township and once a person goes over that bridge there is no other way out of there. He stated that the same goes for Edgewater, Private Shore and Harbor Drive which are islands in this Township. He added that this property is not landlocked or surrounded by water. He explained that in case of emergency they would have to find a way to get something back there. He remarked that there has been a lot of input as to what if the bridge would fall in and he is sure the bridge will probably be built better than more than half of the bridges in the Township.

Mr. Gendernalik mentioned that he did not doubt that the bridge with modern engineering will probably be built better than the 23 Mile Road bridge over the Salt River, but there will still only be one way in and the ordinance states that once they build more than 65 units, there is supposed to be a second access to the property.

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

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

**Motion** by Mr. Miller to Table PUD # 2015-14 Salt River Flats for up to two meetings.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SLU #2016-17: Double Vision Holdings, 35207 Cricklewood Blvd., New Baltimore, MI 48047. Proposed office with outdoor automobile sales located at 55800 New Haven Road. Public Hearing set on 7-12-2016.**

**Motion** by Mr. Miller to open the Public Hearing on SLU#2016-17

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

Michael Monicatti, 34379 Ivy Court, Chesterfield, MI 48047 addressed the board.

Applicant stated that they have a client who would like to take residency as soon as possible for an automotive dealership. They would like to obtain the SLU at this point to make sure they are allowed to use this property for that purpose. He explained that they have no problem with submitting anything necessary for the site plan.

Mr. Alexie asked if the applicant already owned the property?

Applicant mentioned that they are closing on the property tomorrow.

Mr. Meagher stated that the site needs a lot of work and while the use is permitted as a Special Land Use, there would have to be a commitment to bring the property up to their current standards. He explained that, unfortunately, the way the ordinance is set up the Special Land Use and Site Plan are locked together as one and they cannot get one without the other. So what the applicant is asking for would be allowed in some communities but is not permitted by our ordinance.

Applicant stated so nothing could be done today allowing the Special Land Use and then moving forward for Site Plan approval.

Mr. Meagher stated that the best thing that could happen is that it gets postponed and the applicant gets the plans in as soon as possible so the Commission can take action on it.

Mr. LaBelle stated that this is a Public Hearing tonight so they would typically postpone a decision on this anyway to the next meeting so they can all think about what was submitted and discussed.

Applicant stated that his point is that he is putting money out there and he wants to make sure that the Commission will not be opposed to their plans. He stated that it seemed they were asking them to put a lot of money out there without even knowing the plan will be approved.

Mr. Saelens remarked that they want new businesses in the Township, but they want them to conform to our ordinance.

Applicant reiterated so nothing could be done today allowing the Special Land Use and then submitting plans later to move forward for Site Plan approval.

Mr. DeMuyneck stated that the Commissioners need to see some site plans or prints so they know what they are looking at. He explained that this would not be something they would proceed with by word of mouth. He mentioned many times a business will go through the process with the SLU and Site Plan and then they purchase the property.

Applicant again mentioned couldn't they approve the Special Land Use and state they will not be able to open their doors until the Site Plan is approved. Just so he knew he would be able to get the Special Land Use for this and set up the 12 acres knowing they could do this.

Mr. Stabile stated as long as the applicant knows the usage is allowable.

Applicant asked but we don't know that, isn't that correct?

Mr. Meagher stated that the applicant will not know that until they get approval for the Special Land Use. The applicant is correct, the usage cannot be guaranteed until there is a motion and approval.

Applicant asked isn't that process backwards because they are asking him to commit and spend more money and things without knowing if the process can even be completed.

Mr. Meagher replied that no one is asking the applicant to commit money or anything at this point in time. The applicant evidently got himself into that situation. He understands the applicant's predicament because he has been on both sides of the table. He stated that the process was set up by the Township to protect them legally and in many communities that do it the other way and approve the SLU ahead of time and in many instances they lose their grip on the situation. He stated that they do not have any problem with the use, but they want the applicant to do A, B, And C before approval. In many situations, if the Special Land Use is already granted and the Commission asks the applicant to do A, B, and C; the owner states that is not in the ordinance. In other words, no one is trying to be difficult; this is just the process and it is meant to protect the Township and the business owner.

Mr. Miller asked the applicants if a month would be enough time to get their plans together?

Mr. LaBelle stated that they would have to submit the plans to the Township by September 1<sup>st</sup>.

**Motion** by Mr. Miller to Table SLU#2016-17 to September 13, 2016.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

6. **REVIEWS:**

- A. **SITE PLAN #2016-09: John Kapousis, G&T Auto, 54525 Gratiot, Chesterfield, MI 48051. Engineering modification's to approved SLU #2015-10 for an outdoor storage yard. SLU approved on 9-22-2015.**

Mr. LaBelle stated that they have gone around in the past with changes to the elevations of the building and one of the things that came about recently is that the applicant has a development there with parking spaces out front and the Commission would like to make sure that the vehicles parked in those spaces have license plates on them and are there for use not for storage and that there is no storage of materials in those parking spaces

John Kapousis, G&T Auto, 54525 Gratiot, Chesterfield, MI 48051 addressed the board.

Applicant stated that the parking spots are for vehicles and would not be used for storage. He also agreed with the Planner's Comments that unlicensed vehicles and trailers would not be in those parking spots. He made some additional comments that were inaudible.

Mr. Saelens asked if the façade of the north elevation of the one building, that will be visible when coming down Gratiot, will be all brick.

Applicant replied yes on the north and the south, it will be all brick. He stated that they also added some landscaping on the far south side of the property.

**Motion** by Mr. LaBelle to approve Site Plan 2016-09 based upon the comments from Community Planning and Management as well as comments from AEW

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. SITE PLAN #2016-16: Palazzolo Family LLC, 3737 Cherry Creek Ln. Sterling Heights, MI 48315. Preliminary Site Condo for Hidden Creek Condos, 32 Lot, Single Family Site Condo Development located on the west side of Chesterfield Rd., north of 23 Mile Rd. Tabled 7-12-2016.**

Mr. Meagher stated that they indicated that they realized they had some substantial changes to make and requested to be tabled up to two meetings.

**Motion** by Mr. LaBelle to Table Site Plan # 2016-16 for up to two meetings.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. 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. Public Hearing closed. Tabled 7-26-16.**

Mr. LaBelle stated that there are questions about the building structure overhanging and encroaching on the easement down Harbor Drive. They recently received another drawing changing the dimension from 11' to 12' on the drawing but there is still the soffit and they do not know the dimensions of that overhang.

Ghassan Azar, 48310 Harbor Dr., Chesterfield, MI 48047 addressed the board.

Applicant stated that the soffit is not in the road right of way and they will definitely make sure of that.

Mr. LaBelle stated that they do not want the applicant to put the building up and then they discover something is wrong, which would cost the applicant a lot of money. He asked Mr. Meagher is the applicant made the revisions on the record drawing showing the dimensions of the soffit or overhang off the building.

Mr. Meagher remarked that the Commission could make a motion to approve this subject to a revised drawing being submitted to Mr. Palin and if he confirms it is outside the easement it could then be processed through the Building Department.

Mr. LaBelle asked Mr. Palin if he would be okay with that?

Mr. Palin replied yes.

Applicant stated that he is not an architect but the plans show the structure out of the right of way.

Mr. LaBelle replied that was true, but the plot plan shows the base of the building, but the soffit sticks out and that was what was impeding the easement. He reiterated that they need to know the dimension of the soffit.

Mr. Meagher stated that the Commissioners suggested that they take action to approve this, but the applicant will have to deal with the Township staff in terms of making sure there is a drawing submitted that is correct before the building permit is issued.

Mr. Saelens remarked that the Applicant will have to submit plans that show the overhang is not in the easement because they need something on paper.

**Motion** by Mr. LaBelle to approve Special Land Use #2016-14 for Ghassan Azar contingent upon the applicant meeting with Jonathon Palin with a revised site plan giving them the dimensions of the soffit so they can be assured that the building envelope is not impeding or encroaching into the road easement. He stated furthermore, that this building will not be used for housing in other words no one will be sleeping in there and it will not be used as an apartment. He added that there will be no water, no sewer and nothing going to the building.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. SITE PLAN #2016-18: Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334. Proposed 4 story hotel development at 29325 23 Mile Rd.**

Robert Carmack, 32925 Northwestern Hwy., Farmington Hills, MI 48325 addressed the board.

Applicant stated that they plan to build a four-story Hilton facility on the site and the structure will be all brick or at least 95% brick. He commented that it is a beautiful building that he would like to bring into the Township.

Mr. LaBelle stated that the applicant mentioned brick, but on the drawing it shows the brick is going to be painted.

Applicant replied that it actually will be true brick and would not be painted. He apologized for the information on the drawing, but assured the Commission that the brick would not be painted.

Mr. LaBelle asked the applicant if he had received the notations from Community Planning & Management as well as from AEW?

Applicant replied yes.

Mr. LaBelle asked the applicant for any comments he had on those notations.

Applicant stated that they are planning to get a variance from ZBA on the height and they did not see that as an issue because there are already other hotels in the area that have that issue. He mentioned that he has not checked into the access agreement and they may or may not have that.

Mr. LaBelle asked if the applicant already owned the property all the way to 23 Mile Road?

Applicant replied yes, they own all the property to the easement and all the way to I-94.

Mr. LaBelle asked if they own the property all the way to 23 Mile Road?

Applicant replied no, there is a little easement that goes out to 23 Mile and then there is the car dealership and the Speedway.

Mr. Saelens heard there was talk about more development besides the hotel.

Applicant answered yes. He stated that there is a possibility of another hotel, and possibly some retail out there also.

Mr. Saelens stated that Mr. Meagher thought maybe a PUD would be the way to go on this.

Applicant replied that they talked about that at prior meetings and they were told to go in this direction, but that is something they would be willing to talk about.

Mr. Meagher stated that they could follow up after this for the future.

Mr. LaBelle remarked that they also noticed a parking easement that goes right through the property. He asked what that was all about?

Applicant replied that he did not know and it was something there from the previous owner and it is obviously something they are going to get wiped out.

Mr. Meagher asked if that was owned by him as the property owner right now?

Applicant replied that was correct.

Mr. Miller asked if they should table this until it goes through the ZBA or could they act on this tonight?

Mr. Meagher replied that it was totally up to the Commissioners. He suggested that maybe they would like to see a revised plan that addresses some of the significant issues before making a decision.

Mr. DeMuyne asked the applicant if he was aware from AEW's comments about the high water in that area?

Applicant replied that was something they would have to check into.

**Motion** by Mr. Miller to Table Site Plan #2016-18 for Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334 for up to six meetings.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

**E. SIGN REVIEW #2016-53: Maurice Marshall, 12610 Colorado Dr. Clinton Twp. MI 48036. Proposed new ground sign located at 46000 Gratiot Ave., for Precious Angels Christian Academy. Tabled 7-12-2016.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-53 contingent on the address being added to the sign.

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. SIGN REVIEW #2016-63: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new ground sign with lighting located at 27700 23 Mile Road for Burger King.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-63 contingent on the address being added to the sign.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- G. SIGN REVIEW #2016-64: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new 6' circle wall sign with lighting on east elevation located at 27700 23 Mile Road for Burger King.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-64

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- H. SIGN REVIEW #2016-65: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting, "Home of the Whopper" on east elevation located at 27700 23 Mile Road for Burger King.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-65

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- I. **SIGN REVIEW #2016-66: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new 6' circle wall sign with lighting on north elevation located at 27700 23 Mile Road for Burger King.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-66

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- J. **SIGN REVIEW #2016-67: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on south elevation located at 27700 23 Mile Road for Burger King.**

Mr. LaBelle stated that Township ordinance allows them to approve a sign at 50% of the signage at the front of the building.

**Motion** by Mr. LaBelle to approve Sign #2016-67

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- K. **SIGN REVIEW #2016-68: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on north elevation located at 27810 23 Mile Road for Potbelly Sandwich Shop.**

Mr. LaBelle stated that the sign exceeds the allowable signage of 30 square feet.

Paul Deters, Metro Detroit Signs, 23544 Hoover, Warren, MI 48089 addressed the board.

Applicant stated that they were hoping for some latitude with the size of the sign considering that there are so many other restaurants along that corridor which have a number of much larger signs than this. They are sharing a smaller sign with two other tenants and they would like the sign a little larger for identification especially because the sign on the east elevation is not going to be allowed.

Mr. LaBelle asked if there was any hardship for instance is the building further from the street?

Applicant replied that it is a little farther from the street than most of the other businesses but the biggest reason is that there is a lot going on over there and this would be a very small presence on the road relative to the large pylon signs of Arby's or White Castle.

Mr. Saelens stated that the ordinances are in place to prevent visual over stimulation with bigger and bigger signs.

Mr. DeMuynck remarked that bigger signs are going to be coming down anyway.

Mr. Saelens explained that they are trying to minimize instead of maximize the signage.

Mr. Miller commented that they are entitled to a sign at the back of their place of business.

Mr. Saelens agreed that they could have the sign at the back and stated that as far as he was concerned the applicant needs to follow the ordinance.

Mr. Miller stated that they could have an additional sign at the back facing Lowe's.

Applicant stated that maybe he should just go back to Potbelly to see what they want to do.

Mr. LaBelle replied that the applicant could do that or he could make a motion to approve the sign for 30 square feet because if he comes back they are only going to allow the 30 square feet.

Applicant stated that they would just go with the 30 square feet.

**Motion** by Mr. LaBelle to approve Sign # 2016-68 for a wall sign with lighting for the north elevation for Potbelly Sandwich Shop at 27810 23 Mile Road. The applicant has agreed to reduce the size of the sign to 30 square feet.

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- L. **SIGN REVIEW #2016-69: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on east elevation located at 27810 23 Mile Road for Potbelly Sandwich Shop.**

Mr. LaBelle stated that the Township does not allow the applicant to have signage on that side of the building because there is no road and no hardship in this case.

**Motion** by Mr. LaBelle to deny Sign #2016-69

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- M. **SIGN REVIEW #2016-70: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new drive-thru menu board with lighting located at 27810 23 Mile Road for Potbelly Sandwich Shop.**

Mr. LaBelle stated that the menu board does meet the Township ordinances.

**Motion** by Mr. LaBelle to approve Sign # 2016-70

**Supported** by Mr. Stabile

**Ayes: All**

**Nays: None**

**Motion Carried**

- N. SIGN REVIEW #2016-71: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed 2 drive-thru directional signs lighting located at 27810 23 Mile Road for Potbelly Sandwich Shop.**

Mr. LaBelle stated that the drive-thru directional signs do meet the Township ordinances.

**Motion** by Mr. LaBelle to approve Sign#2016-71

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- O. SIGN REVIEW #2016-72: Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed resurface of tenant panel located at 27810 23 Mile Road for Potbelly Sandwich Shop.**

Mr. LaBelle stated that it does meet the Township ordinance.

**Motion** by Mr. LaBelle to approve Sign #2016-72

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- P. SIGN REVIEW #2016-73: MRJ Sign Company, LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new “service” wall sign at 29425 23 Mile Road for CARite Inc., of Chesterfield.**

Mark Johnson, 256 Narrin St., Ortonville, MI 48462 addressed the board.

Applicant stated that this was kind of an unusual situation for this business to only have a single wall sign. He explained that at this site there will be two different uses, one being the used car sales with their own management and sales staff and the other being the service department with separate management and staff. It is a large building with multiple entrances and public entrances. He explained when going to have a car worked on, the customer would not necessarily even enter the sales area. There were some additional comments were inaudible.

Mr. Alexie asked if they could put the message about service on the digital sign?

Applicant replied that they have been rotating that but looking at the building itself, people can see the overhead doors but they tell them that there were no signs that indicate service, so they just thought they sell cars.

Mr. Saelens asked if they would be willing to shrink the second sign from 3' to 2' in height?

Applicant stated that they could shrink it from 36' to 30' or whatever they can get.

Mr. Stabile remarked that he would be in favor of a second sign if it was maybe 50% of the first sign; like they allow on the back and sides of buildings.

Applicant stated that the CARite sign is almost 115 square feet and the service sign is as proposed is 54.75 square feet so that would be less than 50% of the main sign.

Mr. Meagher stated that the applicant mentioned they could bring it down to 2' x 12' or 2' x 15'.

Applicant replied that he mentioned 2.5' x 15'3" which would take it down to 38 square feet with 30" tall letters versus 36" tall letters and 18'3" in length. So they would be cutting it 6" in height. He explained that basically they would be looking at 38 square feet and the main CARite sign is 115 feet; so the second sign would be about 1/3 the size of the main sign.

Mr. Miller mentioned that the business is set back far from the road.

Mr. Stabile stated that basically the Planning Commission is the ZBA for signs and personally he is okay with this.

**Motion** by Mr. DeMuyneck to approve the 2.5' x 15' 3" Service sign for CARite.

**Supported** by Mr. Miller

**Ayes:** DeMuyneck, Miller, Stabile, Alexie, Eckenrode, Moran & Saelens

**Nays:** LaBelle

**Motion Carried**

- Q. **SIGN REVIEW #2016-74: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed resurface of tenant panel at 31613 23 Mile Road for Hunter Douglas.**

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

**Motion** by Mr. LaBelle to approve Sign#2016-74

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- R. **SIGN REVIEW #2016-75: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign with lighting on east elevation at 51821 Gratiot for Growing Smiles Pediatric Dentistry.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-75

**Supported** by Mr. Saelens

**Ayes: All**

**Nays: None**

**Motion Carried**

- S. **SIGN REVIEW #2016-76: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign with lighting on north elevation at 51821 Gratiot for Growing Smiles Pediatric Dentistry.**

Mr. LaBelle stated that the Township ordinance does not allow a sign on that side of the building

**Motion** by Mr. LaBelle do deny Sign #2016-76

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

**T. SIGN REVIEW #2016-77: Meldrum Brother's Nursery & Supply, 29500 23 Mile Road, Chesterfield MI 48047. Proposed resurface of pylon sign.**

Mr. LaBelle stated that the sign does meet the Township ordinance and the address was added to the sign.

**Motion** by Mr. LaBelle to approve Sign #2016-77

**Supported** by Mr. DeMuyck

**Ayes: All**

**Nays: None**

**Motion Carried**

**U. SIGN REVIEW #2016-78: Rachelle Alexander, 1435 Bellewood Drive, Kimball, MI 48074. Proposed new wall sign at 51364 Gratiot for Spirit Halloween Superstores in Chesterfield Village Square.**

Mr. LaBelle stated that on the application it is mentioned that they want a pylon sign and he believes they actually want a building sign.

Rachelle Alexander, 1435 Bellewood Drive, Kimball, MI addressed the board.

Applicant agreed that was a mistake and they want a building sign.

Mr. LaBelle also remarked that they included on the last page a different design from the submission on the proposed elevation of the building.

Applicant replied that was just a picture.

Mr. LaBelle showed the applicant the design and she stated that the submission was the sign they would be using.

Mr. Meagher asked if that the other one was just an example of materials and color.

Applicant replied yes.

Mr. Miller stated that last year they put up additional signs on the pylon sign and they are not allowed unless they are approved by the Planning Commission.

Applicant replied okay.

**Motion** by Mr. LaBelle to approve Sign #2016-78

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from July 26, 2016

**Supported** by Mr. Moran

**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:**

Mr. Meagher asked if they could move to Administrative Request #164 first since the gentleman representing Strawberry Fields has a another appointment.

**A. ADMINISTRATIVE REQUEST #164: Design & Construction Group, Inc., Ronald Kachman, 291 Elmwood Dr., Troy, MI 48083. Requesting approval for façade change located at 51070 S. Foster Road for Strawberry Fields Restaurant.**

Mr. Meagher stated that the applicants are requesting a façade change and for the most part they do not have any objections. However, they would like some clarification or assurance that the colors that are going to be included on the exterior are not going to be hot pink and fuchsia and that type of stuff.

Ronald Kachman, 291 Elmwood Dr., Troy, MI 48083 addressed the board.

Applicant stated that basically they are stripping everything off and the color will be white and the Hardie panels will be colors like the red and green. So it will be toned down quite a bit; they just want to get the Strawberry Fields red and green colors and the bottom and awnings are going to be brown.

Mr. Saelens asked the color of the brick?

Applicant stated that it would be all white. He mentioned if they would like they could take the sample colors to the Planning Department for their approval.

Mr. LaBelle replied that they would appreciate that, so they know what they are dealing with. He asked if they would be painting the brick on the bottom?

Applicant replied yes.

Mr. Miller asked the applicant if the building was already painted/

Applicant replied yes.

Mr. LaBelle stated that they were asking that because the ordinance does not allow painted brick. He asked the applicant if he received the notes from Mr. Meagher office as well as the notes from AEW.

Applicant replied yes.

**Motion** by Mr. LaBelle to approve Administrative Request #164 contingent upon the applicant providing color samples of the materials and what is being used on the building to Mr. Palin prior to starting any of the construction.

**Supported** by Mr. Saelens. He asked Mr. LaBelle if he would add to the Motion that they are allowing the brick to be painted because they were already painted.

Mr. LaBelle agreed to the addition to his motion.

Mr. Saelens continued support.

**Ayes: All**

**Nays: None**

**Motion Carried**

**B. ADMINISTRATIVE REQUEST #163: Tom Davis, 2100 Riveredge Blvd., Ste#850, Atlanta, GA 30328. Requesting approval to add enclosed playground addition at 27700 23 Mile Road for Burger King.**

Tom Davis, 2100 Riveredge Blvd., Suite 850, Atlanta, GA 31328 addressed the board.

Mr. Meagher stated that this playground addition will not meet the front yard setback. He mentioned that the right-of-way in that area varies and they are also one of the remaining C-2 pieces of property and the setbacks are greater than most of the surrounding setbacks. He stated that they have no objections, however, it would be subject to a variance from the ZBA.

Mr. Saelens stated that the plans indicate that the bricks would be painted.

Applicant replied yes. He mentioned that is just a Burger King prototype, but if it is not allowed, it is not allowed and they would be willing to use natural brick.

Mr. Miller asked if it was painted now.

Applicant replied no.

Mr. Saelens stated that it is a relatively new building about 4 or 5 years old.

Applicant replied that it is 7 years old.

Mr. Miller stated that the applicant is on the agenda for the ZBA on the 24<sup>th</sup>.

**Motion** by Mr. Moran to approve Administrative Request #163 subject to the variance approval by the ZBA.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

**C. ADMINISTRATIVE REQUEST #165: Clean View Auto Wash, Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Requesting approval for façade change.**

Mr. Meagher stated that he was a little bit confused by the application.

Applicant showed the Commissioners the some depictions of what the building looks like now and what it will look like with the changes to the façade. He walked away from the microphone and his comments were inaudible.

Mr. Saelens verified with the applicant that they planned to use porcelain bricks?

Applicant replied yes because he was told they would last longer. He mentioned that they would be adding curbs and landscaping so they can direct traffic flow. He pointed out some self-serve bays and mentioned that they would be adding 13 vacuums on the right hand side. They have the vacuums in the center and what happens when people go in and out of the bay, it is difficult to get back to the center. So instead they put them at a 60% angle on the side. He also pointed out the location of the dumpster on the north side where the landscaping is and that is going to be removed by Chesterfield Road near the wall. He also brought up the fact that they will be redoing all the concrete that is bad.

Mr. Miller asked if the dumpster would be screened?

Applicant replied that now it is in the middle of the property and it would be moved by the Chesterfield Road wall.

Mr. Saelens asked if there would be an enclosure for it?

Applicant replied yes they are going to build two walls.

Mr. Saelens asked what would be used to construct the walls?

Applicant replied the same brick being used on the building.

Mr. Meagher asked if the applicant would be comfortable if they at this time just approved the façade changes and maybe he could give them a full size drawing of the actual site plan.

Applicant stated that he was told to do 11" x 17" drawings and it cost him about \$1,100 to make copies of them at Kinko's.

Mr. Meagher remarked that they do not need color plans, they just want to look at the basic site plans and show how they are going to landscape.

Applicant replied that he does not have anything for the landscaping done yet. He asked if they need a design for the landscaping?

Mr. LaBelle replied absolutely.

Applicant asked what they suggested?

Mr. Meagher replied that he should have his architect design something with some basic landscaping. He stated that the applicant should just resubmit the drawings to scale so they can make sure it is safe for access purposes.

**Motion** by Mr. LaBelle to approve Administrative Request #161 for the façade change only at this point. He stated that the applicant has agreed to come back with a revised site plan as well as a landscape plan. He mentioned that they are not approving any signs at this point because that is a separate permit.

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

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

Mr. Alexie mentioned that Happy Pizza needs painting.

Mr. LaBelle asked for volunteers to attend the next pre-planning meeting on August 23, 2016 .

Mr. Saelens agreed to attend that pre-planning meeting and Mr. LaBelle mentioned that Mr. Leonard would also be attending the meeting.

Mr. Palin mentioned that the owner of the Big Boys call with concerns over the appearance of the new stone and brick because it was a little ugly. He offered to come to the Commission to see what their thoughts were on the situation. He wondered if the Commissioners would be willing to go with the original proposal which would be the stone 3' high with the EFIS above or to leave it the way it is now.

Mr. Saelens agreed that the way it looks right now is not acceptable and he thought they could have picked a stone that was more pleasing to the eye to match the brick. In his opinion, they should do another three feet of stone and take the EFIS from there. He reiterated that they could have picked a stone that went with the brick.

Mr. LaBelle stated that there were brick there and they covered it up and they put the stone on top of it and now he wants to put efface over the stone. He agreed that the owner could have chosen a better color for the stone.

There was a long discussion among the board members on this matter.

Mr. Meagher stated that if everyone agrees on a solution they could all vote on a modification and if he does not accept it, the applicant would have to come back and file again.

**Motion** by Mr. Saelens to make the culture stone go up to a total of 6'.

**Supported** by Mr. Eckenrode

**Ayes: All**

**Nays: None**

**Motion Carried**

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 8:46 PM

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

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*Rick LaBelle, Secretary*

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*Grace Mastronardi, Recording Secretary*