

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

August 23, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, August 23, 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
Carl Leonard
Ray Saelens

Absent: James Moran, *excused*

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

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the revised agenda as submitted

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS:**

- A. **RZ 337: Pilot Travel Centers LLC, 5508 Lonas Rd., Knoxville, TN 37909. Proposed rezoning of two parcels located on the south side of 26 Mile Rd., West of Burdon Road. 09-01-100-005 from C-1 to C-3. 09-01-100-007**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

There were no comments from the public.

Mr. Miller stated that the applicant requested to be tabled.

Motion by Mr. Miller to leave the Public Hearing open and Table RZ #337 to September 27, 2016

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

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. Public Hearing closed and tabled on August 9, 2016.

Mr. LaBelle stated that the Public Hearing was closed and asked for any comments from the applicants.

Motion by Mr. Miller to recommend approval of PUD #2015-14 Salt River Flats for 163 single-family residential lots located at 33633 23 Mile Road which was previously Salt River Golf Course, with the stipulation that if a second emergency access is acquired, the developer will not be required to sprinkle the back homes. He stated that if a second emergency access is not acquired, the homes across the bridge will be sprinkled per the requirements of the Fire Department and a PUD agreement if determined necessary by the Township Attorney.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- B. SITE PLAN APPLICATION #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. LaBelle stated that the applicants and the engineers have made the necessary adjustments to the site plan per the Township ordinance.

Motion by Mr. LaBelle to recommend approval of Site Plan Application #2016-16

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. SITE PLAN APPLICATION #2016-19: Chesterfield Town Properties LLC. 34120 Woodward Ave. Birmingham, MI 48009. Proposed fill of 39,400 cubic yards moved from parcel 09-31-476-003 to 09-31-226-007.**

Mr. LaBelle stated that this came in front of the Commission because there was such a large quantity of earth being moved from one piece of their property to another piece of their property.

Mr. Meagher explained that the engineers because of the quantity wanted the Planning Commission to be aware of what was happening and that they were going to alter grade on these sites.

Mr. Saelens asked if there was any requirement for reporting on any contamination of any of the soil that is there. He stated that if they are moving these piles of dirt, maybe some contamination has dissipated into the air, but when getting down into it...

Mr. Meagher explained that the engineers will require that all the soil be cleaned and that any necessary testing would be taken care of. He thought that was partially why they wanted it in front of the Commission. He stated that the application could be approved subject to their concerns.

Mr. Alexie mentioned that there is an awful lot of dust being brought up when moving that down the road. He stated that today he went by there and he could not even see 21 Mile Road; so that needs to be watered down.

Mr. Meagher mentioned that they might want to put that in the motion.

Mr. DeMuyne stated that when he drove down there the other day, he saw what looked like a water tanker truck over there.

Mr. Miller commented that it was pretty dusty at 7 AM this morning.

Mr. Meagher suggested that a motion for approval could include the engineer's comments as well as maintaining proper dust control measures.

Motion by Mr. LaBelle to approve the proposed fill of 39,400 cubic yards of earth to be moved from one parcel to another contingent upon, as stated earlier, the engineers have proof or data stating that there isn't anything hazardous going on over there as well as they control the dust.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW #2016-79: Phillips Sign & Lighting Inc., 40920 Executive Drive, Harrison Township, MI 48045. Proposed new wall sign at 25923 23 Mile Road for Austin Catholic Academy.

Mr. Leonard stated that Sign Review #2016-79 and 2016-80 are for two different proposed wall signs for the Austin Academy which is located at the location of the old Chesterfield Elementary School. He explained that the school is configured in a diamond shape and when driving west on 23 Mile Road, the one

sign will not be visible and if heading east on 23 Mile Road the other sign would not be visible. Therefore what they are asking for is two signs. He knows the ordinance only allows one sign per building, but in this case is there enough of a hardship. He added that they also have an approved pylon sign on the street. He commented that he is not sure how he feels about this and asked for comments from the other commissioners.

Mr. Saelens stated that if they have the pylon sign out there, that should cover it and they do not really need a second wall sign on the building.

Mr. Meagher explained that for clarification it is a monument or ground sign.

Mr. Leonard asked what if there were two smaller signs?

Rebecca, Godin, 40920 Executive Drive, Harrison Twp., MI 48045 addressed the board.

Applicant showed the Commissioner's where the signs would be located and explained that there is a line of trees on one side and the sign is not visible from that angle.

Mr. Miller asked what if they made the signs smaller.

Applicant stated that the signs were made for the old location at 26 Mile and North Avenue and they wanted to use the same signs to save money.

Mr. DeMuyneck stated that it was located at the old Siefert Elementary.

Mr. Miller asked if that location was closed?

Applicant replied yes.

Mr. Eckenrode asked if they could use only one sign, which side would it be on?

Applicant stated showed the Commissioners a picture of both signs one with just the name and one with the name and school crest. She pointed out that the first would be at one side of the school and the other would one with the school crest would be on the gymnasium.

Mr. Alexie brought up the fact that this is the only building there and people are traveling down the road at 50 miles per hour. He stated that if it were up to him he would approve both signs.

Mr. Leonard stated that if both were approved he is not sure about having two different signs that do not match.

Mr. Miller commented that they would only see one sign at a time.

Mr. Stabile asked what the practical difficulty would be?

Mr. Miller replied that the speed limit on the road is 55 miles and at least one of the signs is blocked by trees.

Motion by Mr. LaBelle to approve Sign Review #2016-79 for the proposed new wall sign at 25923 23 Mile Road for Austin Catholic Academy

Supported by Mr. Miller

Mr. Saelens asked if that was for the sign with the school crest?

Mr. LaBelle replied yes and it was the larger of the two signs.

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW #2016-80: Phillips Sign & Lighting Inc., 40920 Executive Drive, Harrison Township, MI 48045. Proposed new wall sign at 25923 23 Mile Road for Austin Catholic Academy.

Motion by Mr. LaBelle to approve Sign Review #2016-80 for the second proposed new wall sign at 25923 23 Mile Road for Austin Catholic Academy. He stated that the practical difficulty would be the way the building was constructed and the sign is not visible in both directions going down 23 Mile Road.

Supported by Mr. Alexie

Ayes: LaBelle, Alexie, Miller, DeMuynck, Eckenrode, Leonard, Stabile,

Nays: Saelens

Motion Carried

F. SIGN REVIEW #2016-81: Ultimate Signs, 8827 Mark Twain St., Detroit, MI 48228. Proposed new wall sign at 29300 23 Mile Road for Big Boy.

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

Motion by Mr. LaBelle to approve Sign #2016-81

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

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

Motion by Mr. Miller to approve the meeting minutes from August 23, 2016

Supported by Mr. Saelens

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:** None

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

Mr. Alexie asked what was going on with Big Boys?

Mr. Palin stated that the owner was happy to put the stone up six feet high.

Mr. Alexie asked if they cut trees at the front of the property?

Mr. Palin replied that he was not aware of that.

Mr. LaBelle asked for volunteers to attend the next pre-planning meeting on September 13, 2016.

Mr. Leonard and Mr. Saelens both agreed to attend the meeting.

Mr. Alexie commented that it looks as though Ray's car wash is all set now.

Mr. DeMuyneck stated that he would not be attending the first meeting in September.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:24 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary