

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

September 13, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 13, 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
Jerry Alexie
Frank Eckenrode
Carl Leonard
James Moran
Ray Saelens

Absent: Brian Scott DeMuyneck, *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. Saelens

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS:**

- A. **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 open, tabled on August 9, 2016.**

Mr. Miller stated that the applicant has requested that the SLU # 2016-17 be tabled.

Motion by Mr. Miller to Table SLU # 2016-17 to the November 22nd meeting.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SITE PLAN #2016-21: Stahl's Automotive Museum Foundation, 56515 North Bay Drive, Chesterfield, MI 48051. Proposed parking lot expansion for the existing Stahl's Automotive Museum located at the above address.**

Mr. LaBelle asked if the applicant had received the comments from CPM and AEW?

Architect for Stahl's Automotive Museum Foundation addressed the board.

Applicant replied yes.

Mr. LaBelle asked why they were adding or expanding the parking lot on another piece of property?

Applicant replied that they know the owner has to have a combination of the property and make it one taxed parcel. He stated that the owners of Stahl's Museum would like to have more parking for their special events and projects and they gave him the task of coming up with more parking spaces.

Mr. Saelens asked if they only need these parking spaces for special events as opposed to regular museum hours?

Applicant replied that they would use the parking for the Museum and for the many special events that they have through the course of a year.

Mr. Saelens asked what days the Museum was open?

Applicant replied that they are open every day, but are only open to the public on Tuesday and Saturdays.

Mr. Alexie asked if there would be any storage in the parking lot?

Applicant replied no.

Mr. LaBelle asked if the applicant had time to review the comments from Community Planning Management and AEW?

Applicant answered that he received them a few minutes ago and the items are all things that can be cleaned up and will be adhered to, no problem.

Mr. LaBelle stated that he understood that they have an event coming up soon and wondered if they would just be putting in gravel and paving it next year.

Applicant stated that the goal is to pave it and get it done.

Mr. Leonard asked if he was referring to a permanent parking lot or temporary?

Applicant stated that they would like to get at least the first coat of asphalt in and possibly top it off in the spring.

Mr. Leonard asked if the event was November 10th?

Applicant replied that it is the 11th.

Mr. LaBelle asked what guarantee they had that the parking lot would be completed?

Applicant asked if Mr. Stahl has ever disappointed the community?

Mr. LaBelle answered no.

Mr. Meagher explained that the Township Board will probably act on this and they may secure a bond.

Mr. Saelens stated that would be the way to go to make sure it gets completed.

Motion by Mr. LaBelle to approve Site Plan # 2016-21 contingent upon them adhering to all the comments from both Community Planning Management and AEW.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. SITE PLAN APPLICATION #2016-23: Frank Toma of Clean View Auto Wash, 50501 Gratiot, Chesterfield, MI 48051. Proposed aesthetic overall improvements to the existing auto wash. Petitioner is requesting site circulation, landscape and other improvements to the Auto Wash located at the above address.**

Frank Toma of Clean View Auto Wash, 50501 Gratiot, Chesterfield, MI 48051 addressed the board.

Mr. LaBelle stated that he gave the applicant some comments from Community Planning Management and AEW and he assumed he has had a chance to go over them.

Applicant replied yes.

Mr. LaBelle stated that he liked what the applicant did with the landscaping on the site and wondered if they would be doing more landscaping at the front of the building. He mentioned that what they have already done is a great improvement to the property. He just thought there were some areas up front where they could add a little more landscaping.

Applicant replied sure. He asked if Mr. LaBelle was speaking about the area by the sign?

Mr. LaBelle answered that there is an area at the north side of property and at the south side of the property where he thought it could use more landscaping.

Applicant came up and the Commissioners pointed out the areas where they thought they could use more landscaping and the location of the sign.

Mr. LaBelle asked about the dumpster location?

Applicant pointed to two areas on the plans where he and the architect had talked about locating the dumpster.

Mr. LaBelle stated that in case of fire, they do not want the dumpster located too close to the building.

Mr. Saelens asked if there would be a gate for the dumpster area?

Applicant replied yes and the fence around it will match the building.

The commissioners agreed that they wanted the dumpster at an angle as in detail #1.

Mr. Meagher stated that the gate for the dumpster enclosure has to be metal framed.

Applicant mentioned something about underground concerns from AEW.

Mr. Meagher stated that the applicant could work with AEW on that.

Applicant explained that he would have his architect and landscape designer get together and finalize everything.

Mr. Saelens asked if there were sidewalks?

Applicant replied that there were sidewalks in the front on Gratiot and on the side on Chesterfield Road, but not on the other side.

Motion by Mr. LaBelle to approve Site Application #2016-23 for Frank Toma of Clean View Auto Wash, 50501 Gratiot, Chesterfield, MI contingent upon the applicant adhering to the comments from Community Planning Management and AEW, adding more landscaping on Gratiot and relocating the dumpster in the middle of the property rather than the end of the property and they asked that there be a gate on the dumpster enclosure.

Supported by Saelens

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW #2016-82: Lawrence Worden, 36886 Harper Avenue, Clinton Twp., MI 48035. Proposed new wall sign located at 47025 21 Mile Road for Blackfyre Hooka.

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

Motion by Mr. LaBelle to approve Sign # 2016-82

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2016-83: Antwan Koussa, 49486 Callens Road, Chesterfield, MI 48047. Proposed new wall sign located at 49134 Gratiot Ave. for "Epic" Hair Salon.**

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

Motion by Mr. LaBelle to approve Sign # 2016-83

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2016-84: Ralph Daly, 48762 Salt River Drive, Chesterfield, MI 48047. Proposed wall sign resurface located at 31643 23 Mile Road for the Laundry Stop.**

Mr. LaBelle stated that the sign exceeds the 8 to 1 ratio and the applicant did not come to the meeting this evening.

Motion by Mr. LaBelle to deny Sign Review #2016-84

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2016-85: Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Proposed new wall sign located at the above address for Clean View Auto Wash.**

Mr. LaBelle stated that there can only be one sign in front of a business. The applicant chose to use sign #2016-86 for the business.

Motion by Mr. LaBelle to deny Sign #2016-85 because the applicant is only allowed one sign in front of the building.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- G. **SIGN REVIEW #2016-86: Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Proposed new wall sign located at the above address for Clean View Auto Wash.**

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

Motion by Mr. LaBelle to approve Sign #2016-86

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- H. **SIGN REVIEW #2016-87: Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Proposed new wall sign (south elevation) located at the above address for Clean View Auto Wash.**

Mr. LaBelle stated that again there is only one sign allowed at the front of the building.

Applicant asked if this was at the entrance?

Mr. Miller stated no it was the sign that states Car Wash.

Applicant stated that the reason they wanted to put this sign is because the medical building next to them blocks their building and people who are driving north cannot really see the sign because it is inside.

Mr. LaBelle asked if their pylon sign at the street would be blocked by the building?

Applicant replied no, but because of the design of the sidewalk, their sign is not really visible. He mentioned that it was hard to explain without seeing it.

There was a short discussion among the board members and it was decided that the sign should be tabled so the commissioners could go out and take a look at it.

Motion by Mr. LaBelle to Table Sign Review #2016-87 for up to two meetings. He stated that after having conversations with the applicant he would like to give the Commissioners a chance to review the location of the sign.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- I. **SIGN REVIEW #2016-88: Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Proposed new wall sign facing Chesterfield Road located at the above address for Clean View Auto Wash.**

Mr. Meagher explained that this sign is at the back on Chesterfield Road.

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

Motion by Mr. LaBelle to approve Sign #2016-88

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- J. **SIGN REVIEW #2016-89: Greg McIsaac, 19456 Chalk Drive, Macomb, MI 48044. Requesting a new wall sign located at 34720 23 Mile Rd. for Cloverleaf Pizza.**

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

Motion by Mr. LaBelle to approve Sign #2016-89

Supported by Mr. Moran

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. Alexie

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

- A. **SLU #2014-11: Joe Gallagher of “The Sports Academy” 30845 23 Mile Road, Chesterfield, MI 48047. Petitioner is requesting a review of the previously approved Special Land Use for outdoor soccer fields located outside his facility located at the above address.**

Mr. Miller stated that it has been a year since this was originally approved and he has only seen one time when there were people parked on the street.

Mr. Alexie stated that the Supervisor’s secretary told him that there have not been any complaints about the Sports Academy.

Mr. Meagher mentioned that it was discussed at pre-planning and most of the board indicated that they have been out there several times and everything has been fine and it is running smoothly.

Motion by Mr. Miller to approve Joe Gallagher of “The Sports Academy” for one more year on the Special Land Use and they will determine at that date when they will make the Special Land Use permanent.

Supported by Mr. Alexie

Mr. Miller stated that the applicant would have to contact Mr. Jonathon Palin in one year regarding the review.

Joe Gallagher of “The Sports Academy” 30845 23 Mile Road, Chesterfield, MI 48047 addressed the board.

Applicant replied yes.

Ayes: All

Nays: None

Motion Carried

10. NEW BUSINESS:

There was no new business.

11. PLANNERS REPORT:

A. Administrative Request #166: Scott Mulica-Schaller Corp., 52000 Chesterfield Road, Chesterfield, MI 48051. Request to increase the size of previously approved building addition.

Mr. Meagher stated that they had no objections to it because it would basically follow the same architecture. He mentioned that their only concern would be that the turning radius for emergency vehicles as they come around the building would have to be modified. He mentioned that could be done easily, so he is recommending approval subject to the turning radius being modified.

Bill Thompson, 17001 19 Mile, Suite 3. Clinton Twp., MI addressed the board.

Applicant stated that when putting the design together, they decided that they needed extra room for storage. He explained so the parking lot changed from their original proposal and he pointed out they were putting a driveway in another area and are going to concrete it. He pointed out a traffic lane that they are proposing for emergency vehicles on the plans so there should not be any problems at all.

Mr. Saelens asked how many additional square feet would the building be?

Mr. Meagher stated that the size went from 50' to 80', so it would be a 30' extension.

Applicant explained that it would be an additional 3700 square feet.

Motion by Mr. Miller to approve Administrative Request #166 for Scott Mulica-Schaller Corp., 52000 Chesterfield Road, Chesterfield, MI 48051 for the requested increase in size of the previously approved building addition.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

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

Mr. Ralph Daly, 48762 Salt River Drive, Chesterfield, MI 48047 addressed the board.

Mr. Daly wondered how the Commission ruled on his sign. He mentioned that he was out to dinner and figured that they would not get to his sign that quickly.

Mr. Saelens stated that it was denied because it was not at the 8 to 1 ratio.

Mr. Meagher explained that they take the height of the sign versus the length of the sign and according to the ordinance it should be 8 to 1 ratio. He stated that the applicant was given a break on that when he did his original sign they gave him a variance, but now the sign is being extended another 44”.

Applicant stated that he eliminated part of that sign.

Mr. Meagher stated that he understood that, but the sign is still being increased and it not conforming to the 8 to 1 ratio. He mentioned that if the applicant plays around with it, he is sure he can condense the sign down a little bit.

Applicant claimed that a few door down is the Barco paint store with a big awning sign across the whole in front of their building. He mentioned that they even occupy the building next door and have another sign there and he was wondering if they got a variance on that.

Mr. Meagher mentioned that the owners claimed that the building next door is a separate business.

Applicant stated so he would have to reconfigure that sign.

Mr. Meagher replied yes.

Applicant verified so he would have to make it shorter

Mr. Meagher replied yes.

Mr. LaBelle asked Mr. Meagher being he has a 40’ store frontage, how large can the sign be?

Mr. Meagher stated that the sign would meet the requirement size wise; it is just that it does not meet the 8 to 1 ratio.

Mr. Alexie mentioned that the Laundry has the LED lights all around the window and they should consider making him take that out before approving his sign.

Mr. Palin stated that he has talked to Building and Code Enforcement and they are planning on taking an inventory of non-conforming signs and the neon lighting; so it is in the works. Mr. Palin also brought up the Planning Conference in Kalamazoo and stated if anyone would like to attend to let him know and they can work something out.

Mr. Moran asked the date for the conference?

Mr. Miller replied that it is from October 26 thru October 28th.

There was a brief discussion among the board members about the conference.

Mr. LaBelle asked for volunteers to attend the next pre-planning meeting on September 27, 2016.

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

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:47 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary