

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

September 27, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 27, 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
James Moran
Ray Saelens

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. **PUD #2016-20: Michael Simko, Development Officer, 2200 Genoa Business Park Suite #100 Brighton, MI 48114. Proposed Senior Living Community located on the east side of Gratiot north of 23 Mile (Pre-Application Phase)**

Motion by Mr. Miller to open the Public Hearing on PUD #2016-20

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

Mr. Meagher stated that tonight is the concept phase or pre-application phase and the idea is to share the concept with the Planning Commission and the Commissioners can share any concerns or issues they might have with the project. At that point, they would take Public Comment on it and then the Planning Commission will probably make a motion to close the Concept Phase and allow the applicants to proceed with the application phase. He mentioned that they would anticipate that the applicant would take comments from the public and the Commission and perhaps work that into the design of the project if necessary.

Michael Simko, 2200 Genoa Business Park Suite #100 Brighton, MI 48114 addressed the board.

Applicant stated that he was representing Story Point which is a senior living developer, owner and operator and they are bringing their senior living project to Chesterfield. He mentioned that Story Point is based out of Brighton, MI and they operate 12 independent senior living facilities throughout the Midwest; mostly in Michigan and Ohio. He stated that they have two projects under construction in Ohio right now and another in Portage, Michigan. He explained that these facilities are very similar to what they are proposing to put in Chesterfield. He remarked that most of their project is independent living in this area toward Gratiot which would be a three-story facility with 120 units and would be comprised of one and two-bedroom units. He explained that the portion they refer to as enhanced living units would be very similar to independent living units, however there would not be any stoves in their kitchenettes. He mentioned those residents would eat all three meals in their dining room. Whereas, independent living units would contain full kitchens with stoves and a flexible meal plan on what they would like to purchase if they would like to utilize their dining facilities. He stated that they have provided the

basic site plan, elevation drawings and some examples of the building materials they are using on their development in Portage right now and they would anticipate using similar materials on these units in Chesterfield. He showed depictions of the three story independent units with the balconies.

Mr. Miller asked if the back units would also be three-story?

Applicant replied no that area is all one-story. He then showed the elevation drawings of the one-story units.

Mr. Meagher asked if they could show on the site plan the different areas where the three-story and one-story units would be located?

Applicant replied yes and pointed out the areas on the site plan and noted a connection area where there are common services like the kitchen, dining room and where deliveries are made. He noted that all those common areas are part of the one-story structures.

Mr. Miller asked what percentage of the building would be brick?

Applicant replied that he did not have that information in front of him, but he would guess maybe 25%. He stated that they use brick all around the building three feet up and a larger portion of the front of the three-story buildings.

Mr. Saelens asked what they would be using above the brick line?

Applicant replied they would be using vinyl siding. He stated that they typically use beige siding, which tends to go in most developments and match a lot of surrounding residential and commercial buildings. He showed the colors of the siding and brick they would be using and stated that the trim, downspouts, etc. would be white and the roof would be a black architectural shingle.

Mr. Miller asked how many people would be living in the development?

Applicant stated that there would be 120 independent living units which will be a mix of one and two bedroom units. He mentioned that in the back, there will be 42 enhanced living units that will be a mix of one bedroom, two bedrooms and studio units.

Applicant stepped away from the microphone to point out some different areas on the site plan and it was inaudible.

Mr. Miller mentioned the wetlands and asked if they were aware of them?

James Butler (PEA), 2430 Rochester Ct 100, Troy, MI addressed the board.

Mr. Butler stated that he was the engineer for the project and stated that they are aware of the wetlands and they are doing everything that they can do to avoid that area.

Mr. Saelens asked the applicant if he was aware of the Township ordinance of 51% brick or better for multi-family construction?

Applicant stated that he would have to have his architect check the calculations as far as what percentage of brick they are at this point.

Mr. DeMuyne asked if the whole place would be fenced in for security?

Applicant replied no there would not be any fencing.

Mr. LaBelle asked if they would have any tenants in the units with memory loss?

Applicant stated that as a company they do operate memory care facilities, but that is not proposed for Chesterfield. These units would be solely independent and enhanced living.

Mr. Eckenrode stated that the applicant mentioned future development. He asked if he knew what else would be going in there?

Applicant replied that is an out parcel and Story Point has no intention at this point of to develop it. They may just market it for sale at some point.

Mr. Miller asked if they were planning to put in a sidewalk on Gratiot because that would be required?

Applicant replied yes, they would have no problem putting in a sidewalk.

Mr. Alexie asked if residents would be allowed to have dogs?

Applicant replied yes, that the facility is pet friendly.

He asked if they would consider putting in a park down at the bottom next to the retention pond with maybe a gazebo, people would have a place to walk their dogs.

Applicant answered that was something they could certainly consider, but they do have a lot of grass and sidewalks at the interior of the complex and around the entire facility.

Mr. Saelens asked the size of the interior courtyards?

Applicant replied 150' x 100'.

Mr. Saelens replied that was a decent size space.

Mr. Leonard asked if the process for approval runs its course, when do they plan on starting construction and when do they think it will be completed?

Applicant stated that they would like to start construction in the early spring 2017 and construction duration on these projects is about 16 months and that would be a single phase construction.

There were no Public Comments.

Mr. LaBelle thanked them for bringing this into their community and stated that it was something that was needed in the area. He mentioned that the applicant received all the comments from Community Planning Management as well as AEW with the engineer's recommendations. He mentioned that when they do come back with the site plan in the future, they will expect some nice landscaping and sidewalks as they had mentioned. He stated that the applicant should keep in touch with Jonathon Palin because he will certainly be a big help to them.

Motion by Mr. Miller to close the Public Hearing and Table PUD #2016-20

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- B. PUD #2016-22: DG Lottivue Riverside No. #1, LLC, 30201 Orchard Lake Road, Suite #200 Farmington Hills MI 48334 Propose to amend approved site plan Phase III from Duplex to Single Family Site Condos, located on the southwest corner of Jefferson & Hooker Road.**

Motion by Mr. Miller to open the Public Hearing on PUD #2016-22

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

John Monte, PCE, P.O. Box 307, Algonac, MI 48001 addressed the board.

Applicant stated that they were presenting a basic amendment to the PUD. He mentioned that the original plans were pretty much similar to what they are proposing. Over time, he stated, a couple of Phases were developed and when the problems with the economy hit, the development changed hands a few times. He stated that the last group changed Phase 3 to duplexes and the next group that came in decided to switch it back to single family units. He explained so basically they want to put single family units in this area and basically that is the way the utilities were installed anyway. He explained that the road system was not installed, but the sanitary and water was. They plan to do some improvement on the Jefferson shoulder and they plan to remove the two fire lanes. He mentioned that they also added some berms in some common areas and he received comments that the berms were too high.

Mr. Miller mentioned that the applicant did not bring any elevations or views of the houses. He asked if they would be the same architectural style as the other ones.

Applicant replied that they are and they will be happy to provide elevation views.

Harold Younce, 33854 Au Sable, Chesterfield, MI addressed the board.

Mr. Younce stated that he was a resident at the Lottivue condos for 13 years and they are anxious to have this thing developed, but they have some concerns. He was concerned that the homes would be similar to the ones that have already been built in the Banks area. He also mentioned the plan referred to a gravel road on the east side of Jefferson and wondered what that was about.

Applicant stated that they were just going to widen and improve the shoulder on Jefferson per the Macomb County Road Commission.

Mr. Younce made comments about how they all agreed with the plan to remove the two fire lanes.

Mr. Miller asked if the homes would have basements?

Applicant replied yes.

Mr. Younce asked if the new homes would be similar to the ones in the Banks?

Applicant replied yes.

Mr. Miller asked when they would be starting on the project in the spring?

Applicant stated that the developers decided to go ahead at their own risk and they are ready to go now. They submitted engineering and got the DEQ permit so they are pushing forward.

Mr. Miller asked if the vortex is in those plans?

Applicant replied yes.

Mr. Younce stated that according to what was passed last June the vortex had to be completed in six months.

Mr. Miller stated that in preplanning Patrick stated that they already had the money set aside.

Mr. Meagher stated that in his discussion with the engineers, the money has been escrowed and they are 100 % in compliance with the development agreement at this time.

Mr. Younce mentioned that was a concern for the residents. He also shared some concerns about where the cluster of mail boxes for the new development would be placed and would like them placed on Manistee.

Mr. Meagher asked Mr. Monte to possibly find two separate places for mail boxes possibly between 45 and 46 where there is parking and open space. He also suggested between 32 and 72 where there is open space and parking.

Applicant stated that he could see the locations that Mr. Meagher mentioned and they could certainly consider putting them in those spots. There would be plenty of room for that.

Mr. Meagher thought that the parking would be advantageous also for that, where someone could park their cars and get their mail.

Mr. Younce also seemed to be concerned about the Phase 3 residents using the roads that are being maintained by his development and he wanted them to put in a couple of emergency gates in to stop the residents of Phase 3 from using their roads and that would keep their road maintenance costs and traffic down. He also complained about people on Hooker Road, not wanting to travel down the dirt road, so they would use their road as a short cut to Jefferson.

Mr. Miller asked Mr. Meagher if the Fire Department would allow them to put gates up to stop residents from using certain roads.

Mr. Meagher replied no.

Mr. Younce stated that they already have allowed one.

Mr. Meagher stated that was because the area was under construction at this time.

Joan Allen, 49518 Keweenau Ct., Chesterfield addressed the board.

Ms. Allen shared her concerns about what the new homes would look like.

Gary Gendernalik, 52624 Laurel Oak Ln., Chesterfield addressed the board.

Mr. Gendernalik made some comments about plat changes and that the new development should have to contribute to road maintenance of the first two phases.

Mr. Meagher asked why would they be talking about AuSable when they will have the paved Hooker Road that will bring them directly to Jefferson without passing through the residential roads. He understands what they are talking about that possibly some of the smaller units may decide to go down AuSable but he would guess 90% of the traffic of Phase 3 would go down Hooker Road because it is more practical. He stated that they will take a look at the existing agreements and if there is a proper sharing agreement of the associations.

Terry Baumgartner, 33872 Michigamme, Chesterfield addressed the board.

Mr. Baumgartner had concerns about what the size of the new homes, the sewer system, and about the new development contributing to the maintenance of their private road.

Mr. Meagher recommended that they Table this for two meetings to allow the Township attorney to review the condominium documents and that would also allow the applicant time to submit elevations and floor plans of the units that are going to be put into this development as well as look into some of the comments that were made this evening and address those on the site plan.

Motion by Mr. Miller to Table PUD #2016-22 DG Lottivue Riverside No. #1, LLC, 30201 Orchard Lake Road, Suite #200 Farmington Hills MI 48334 for the proposal to amend approved site plan Phase III from Duplex to Single Family Site Condos with the Public Hearing left open for up to two meetings which would be October 25th so the Township attorney has time to review condo association documents and also so they can get floor plans, elevations and square footage of the proposed units.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SIGN REVIEW #2016-90: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp. MI 48045 Proposed new wall sign located at 51821 Gratiot for PGS Dentistry-Orthodontist.**

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

Motion by Mr. LaBelle to approve Sign #2016-90

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2016-91: Allied Signs, Inc. 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new wall sign located at 34626 23 Mile Road for a new Taco Bell.**

Mr. LaBelle stated there is a roadway that goes out of the Kroger parking lot across the back of the properties to the rear elevation of the Taco Bell. They discussed the fact that they could possibly allow the signage instead of at the back to be at 50% of the sign at the front, for the east elevation. He asked if they should allow it at the front of that east elevation or have it put at the back.

Mr. Meagher mentioned it would not really be of any use to Taco Bell to have it at the back of the building.

There was a discussion among the Commissioners as to where to allow the sign.

Motion by Mr. LaBelle to approve Sign #2016-91 to be placed at the east side of the building as far north as they can put it as proposed at the 50% reduced size of the sign at the front of the building.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW #2016-92: Allied Signs, Inc. 33650 Giftos Drive, Clinton Twp., MI 48035. Proposed new wall sign (front elevation) located at 34626 23 Mile Road for a new Taco Bell.**

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

Motion by Mr. LaBelle to approve Sign #2016-92

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- D. SIGN REVIEW #2016-93: Allied Signs, Inc. 33650 Giftos Drive, Clinton Twp., MI 48035 Proposed new wall sign (right side elevation) located at 34626 23 Mile Road for a new Taco Bell.**

Mr. LaBelle stated that the sign does not meet the Township ordinance.

Motion by Mr. LaBelle to deny Sign # 2016-93

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- E. SIGN REVIEW #2016-94: Allied Signs, Inc. 33650 Giftos Drive, Clinton Twp., MI 48035 Proposed new ground/monument sign located at 34626 23 Mile Road for a new Taco Bell.**

Mr. LaBelle stated that the sign does meet the Township ordinance and it does have the address on it.

Motion by Mr. LaBelle to approve Sign # 2016-94

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2016-95:** Terrance Vann 57615 Wood Creek, New Haven, MI 48048 Proposed new wall sign located at 48808 Gratiot for Detroit Barber Shop in the Tiffany Plaza.

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

Motion by Mr. LaBelle to approve Sign # 2016-95

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- G. **SIGN REVIEW #2016-96:** Mark Zacny 46362 Woodall, Shelby Twp., MI 48317. Proposed new wall sign located at 31175 23 Mile Road for “Boost Mobile” phone store.

Mr. LaBelle stated that the applicant was not in attendance at the meeting and he has an issue because they have neon lighting around the front of the window.

Motion by Mr. LaBelle to Table Sign # 2016-96 until the neon lights are removed from the windows.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from September 13, 2016

Supported by Mr. DeMuyndck

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

- A. SITE PLAN #2015-02: Carleton Equipment Company, 48135 Gratiot, Chesterfield, MI 48051. Requesting a 120 day extension to their approved Site Plan #2015-02 on March 10, 2105 to complete improvements set forth in the attached minutes and comments.**

Motion by Mr. Miller to approve Site Plan #2015-02 for a 120 day extension

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

10. NEW BUSINESS:

There was no new business.

11. PLANNERS REPORT:

- A. ADMINISTRATIVE REQUEST #167: Gary Gendernalik for PGA Marine Fiberglass Repair, Inc. 32393 Lakepoint Chesterfield, MI Requesting revisions to the previously approved Special Land Use #2016-08, approved June 8, 2016.**

Gary Gendernalik, 52624 Laurel Oak Ln., Chesterfield addressed the board.

Applicant stated that this was approved after they were granted some variances from the ZBA. He mentioned that originally the retention for this property was going to be in this configuration which he pointed out on some plans. However, they have to detain 2" of water on their site and after there would be gravity outflow into the roadside ditch and that was approved by the Road Commission. He stated that in the engineering review process, the land area that was needed for detention expanded significantly. He explained that because of that it reduced the parking spaces for the recreational vehicles from 22 to 18. He explained that in the previous approved plan the fence was 20' in from the right-of-way with the landscaping between the right-of-way and the fence. He stated that in the revised plan the owner requests that the decorative fence be placed along the Jefferson Avenue right-of-way and then the greenbelt. He mentioned that Mr. Meagher had comments that they would have to seek a variance from the ZBA for the relocation of the fence to the front yard setback. He mentioned that Marina One's fence is right on their property line. He also mentioned that the parking is a storage area for vehicles that are being serviced and it is not like a disinterested party is just letting people park cars there.

Mr. Meagher stated that it was explained to him that the concern is that if the owner of this lot decides to sell this property, it could be sold as a storage unit not affiliated with the principal use so basically they would be looking for some type of condition that attaches that parking to that use; so if it was sold it cannot be transferred to a third party. He stated that is not to say that the property could not be sold, it is just saying that the use would not continue with it.

Mr. Miller asked if there was any intention to put a sidewalk out there?

Applicant stated that they already got a variance from ZBA so they do not have to put a sidewalk out there because no one really walks along that part of the road.

Mr. Stabile asked the applicant if they got a variance for no sidewalk?

Applicant replied yes. He stated that he guessed by Mr. Meagher's and AEW's comments that the Township wants them to go back to the ZBA for a variance with reference to the location of the fence.

Mr. Meagher replied yes because the ordinance requires it.

Applicant replied that he guessed they also need a variance from the Township board to put the detention pond at the front of the property.

Mr. Saelens asked if the applicant gets any credit for absorption for putting gravel in there?

Applicant replied no.

There was a discussion among the Commissioners, Applicant and Mr. Monte, the engineer about the detention area for the property.

Motion by Mr. LaBelle to Approve Administrative Request #167 for PGA Marine Fiberglass Repair, Inc. for the revisions to the previously approved Special Land Use #2016-08 subject to the ZBA variance for the relocation of the fence and the approval would also be subject to comments from AEW and Community Planning Management.

Supported by Mr. Saelens

Ayes: LaBelle, Saelens, DeMuynck, Eckenrode, Leonard, Moran and Alexie

Nays: Miller and Stabile

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 October 11, 2016.

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

There was discussion about when the Township Board would vote on the Master Plan and about putting sidewalks on Gratiot and Jefferson for safety.

13. **PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

14. **ADJOURNMENT**

Motion by Mr. Miller to adjourn at 8:49 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary