

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

October 11, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 11, 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. DeMuynck

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS:**

- A. **REZONING #338:** Frank Richardson 50539 Walpole St., New Baltimore, MI 48047. Proposed rezoning of two parcels located on the northwest corner of Jefferson and Mallard Drive from RM-3 (Multiple Family Residential) to R-2, (Two Family)

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Frank Richardson 50539 Walpole St., New Baltimore, MI 48047 addressed the board.

Applicant stated that he want to rezone the front property on Jefferson so he can put up a duplex making the one lot 100' wide and the other one 80'. He added that he wanted to make the property on Mallard a 90' lot to build a house on it.

Mr. Miller asked if that would be a single family home?

Applicant replied yes a ranch style house for his step-daughter.

There were no Public Comments.

Mr. Alexie had no comments.

Mr. Moran had no questions.

Mr. Stabile asked what size home was proposed for Mallard?

Applicant answered that probably 1200 to 1400 square feet.

Mr. Stabile commented that he thought 1200' was the minimum.

Applicant stated that the house would probably be 1400 square feet.

Mr. Miller asked if there was an association on that street?

Mr. Stabile replied no.

Mr. LaBelle asked if the lot on Mallard was going to be 90' x 180'.

Applicant replied that is correct.

Mr. LaBelle asked if the two lots on Jefferson would be 100' x 160' and the other one would be 80' x 160'?

Applicant replied yes.

Mr. LaBelle verified that the two lots on Jefferson would go from RM3 to R2 and the lot on Mallard would be changed to R1A.

Applicant replied that is correct.

Mr. Miller asked if they would have to combine all of those lots?

Mr. Meagher replied that there would have to be a lot combination done and then a lot split. He stated that he would recommend if the board plans to take action on this tonight, any approval would be subject to the lot splits be made with the description that Mr. LaBelle just made.

Mr. Saelens asked the proposed size of the duplexes being built?

Applicant replied they would be 1200' each for a total of 2400 square feet.

Mr. Saelens asked if they would be one-story?

Applicant replied yes, if that is at all possible with the size of the lot.

Mr. Leonard asked if the corner lot on Jefferson would be one that is 100' wide?

Applicant replied yes and the other one would be 80'.

Mr. Eckenrode had no questions.

Mr. DeMuyneck asked if the lot closest to the apartments would be an 80' lot?

Applicant answered yes.

Mr. DeMuyneck asked if there was any other multiple zoning in that area?

Mr. Meagher replied that there is some multiple zoning west of that apartment building.

Mr. Miller asked Mr. Meagher how this would fit in with the Master Plan?

Mr. Meagher replied that it would be consistent with what is there and moving them closer to the Master Plan designation, so certainly CPM would support this.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that normal procedure is to wait two weeks before rendering a decision, however, he would poll the board to see if they would like to vote on it this evening.

The Recording Secretary polled the Commissioners and the following board members voted to make the decision that evening: Mr. Miller, Mr. LaBelle, Mr. Stabile, Mr. Alexie, Mr. Moran, Mr. Saelens, Mr. Leonard and Mr. Eckenrode

Mr. DeMuyneck voted to wait two weeks to the next scheduled meeting.

Motion by Mr. LaBelle to approve the changing of lots 313 and 314 on Jefferson from RM3 to R2. He stated that the lots will be combined and then split into three separate lots. He added that the first lot would be 80' x 160' and would be changed to R2, the second lot would be 100' x 160' and would also be changed to R2 and the third lot on Mallard would be 90' x 180' and would be R1A.

Supported by Mr. Alexie

Mr. Meagher reminded the board that this would be a recommendation to the Township Board and they will make the final decision.

Mr. Saelen asked if Mr. LaBelle would like to add to the Motion compliance with CPM's recommendations?

Mr. LaBelle stated that he would like to add to his motion the applicant did receive comments from Community Planning Management as well as AEW and approval would be contingent upon following those recommendations.

Support continued by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

6. REVIEWS:

A. SITE PLAN #2016-24: Grillo Management, 50775 Richard W. Blvd. Chesterfield, MI 48051. Proposed 40,000 square foot industrial building to start phase two of B&A Steel located at the above address.

Mr. LaBelle asked if they received the comments from AEW and Community Planning Management?

Frank Hanna, civil engineer, 18832 Rosewood Drive, Macomb, MI addressed the board.

Mr. Hanna replied yes. He stated that they can take care of AEW's comments in the engineering phase, but the comments from CPM they would have to take care of now.

Mr. Meagher stated that most of his comments are fairly minor, but there are enough of them that he really thought they should be cleaned up prior to the approval of the Site Plan. He added that there is nothing in the comments which would make him think it should not eventually get approved with some minor changes.

Mr. LaBelle stated that if the petitioner wanted to be on the next agenda the changes would have to be submitted by this Thursday at noon.

Jerry Grillo, 50774 Richard W. Blvd., Chesterfield, MI addressed the board.

Applicant replied yes they can.

Mr. LaBelle stated that he was going to make a motion to table this for up to two meeting. He explained that the applicant could certainly come to the next meeting; however, just in case they miss the Thursday deadline, this would at least buy them another two weeks.

Motion by Mr. LaBelle to Table Site Plan #2016-24 for up to two meetings

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Mr. Palin just wanted to verify that there is no Planning meeting on November 8th, therefore, it would be on October 25th or November 29th.

B. SIGN REVIEW #2016-97: Sign-A-Rama 1017 Naughton Drive, Troy, MI 48083. Proposed new wall sign located at 30600 Commerce for TI Automotive.

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

Motion by Mr. LaBelle to approve Sign #2016-97

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

C. SIGN REVIEW #2016-98: Miracle Sign, Inc. 2526 Oakwood Blvd., Melvindale, MI 48122. Proposed new wall sign located at 47127 Gratiot for Kabob Hut.

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

Motion by Mr. LaBelle to approve Sign #2016-98

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW #2016-99: Ralph Daley, 48762 Salt River, Chesterfield, MI 48047. Proposed new wall sign located at 31643 23 Mile Road for The Laundry Stop.

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

Motion by Mr. LaBelle to approve Sign #2016-99 contingent upon the applicant removing the lighting around the windows which does not meet the Township ordinance.

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 September 27, 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:

- A. Administrative Request #168: R.J. Logistics, LLC 30860 Sierra Dr., Chesterfield, MI 48047. Requesting parking area & maneuvering lane changes for their day to day operations located at the above address.**

Mr. Meagher stated that this was approved before with 10 trucks for parking. He explained basically at this point in time they have seen that the applicants are not in compliance with the approval that was previously granted. At this point, this appears to be a truck terminal and it is his recommendation, because this could end up in court one day based on the past practice at the site, that they have a full site plan review with full size scaled drawings so they have a good record of what is approved at the site with the dimensions and the layout.

Kcaidi Shytl, 30860 Sierra Drive, Chesterfield, MI addressed the board.

Applicant commented that they really have not had more than 10 vehicles parked there for more than a few days here and there. He stated that it just depends on how busy they are and some days there are no vehicles at all. He realizes now that there is not enough room to park the vehicles and that is why he is proposing to change where the vehicles are parked.

Mr. LaBelle stated that he understands and that is the reason Mr. Meagher suggested that they submit a new full site plan which shows where they will be parking the vehicles. At the last meeting, he asked the applicant if they would be repairing vehicles at the site and the applicant replied no. However, they have pictures of a truck on blocks with all the tires off of it.

Applicant explained that the truck stopped right in the parking lot and the driver could not move it. Before the applicant knew it the driver called the mechanic to the site and they started the repairs. He told them to fix it quick and get it out of there.

Mr. Saelens remarked that is why they have tow trucks.

Mr. DeMuyneck asked how many times Code Enforcement has been out to your site?

Applicant replied that as far as he knows, once and they came to talk to him in the office. He stated that he had to go to court a few weeks ago.

Mr. DeMuyneck commented that it was more than once.

Applicant state that they have a yard that was under construction in Casco Township and that is where they park their vehicles. He explained that they got approval a couple of weeks ago to park over there because they had to put fresh millings over there to get the approval from that Township. So, they can comply with their original plan and they will not have any trailers or trucks parked as in that picture except for the parking lot as existing. He stated that he came in to see if this could be changed to something more practical for their day to day operations, if that is possible. If not he will not park any vehicles except for what is allowed by the first approval.

Mr. LaBelle exclaimed that the applicant had two options either he can go back to the original motion with only ten trucks parked without trailers or have an engineer create a site plan that explains exactly what they are doing, how the flow is going to work, and the parking. He stated that an engineer would be able to do that.

Mr. Miller stated that one day he saw 22 trucks parked on the property and even saw trucks on the side of the building which is not even a parking lot.

Mr. Meagher stated that the applicant was told what he has to do and members of the Planning Commission have driven by there, seen the violations and taken pictures. He stated as the Township Board liaison they call him and he has to call Code Enforcement and the applicant has not been a good tenant. He explained that his next phone call will be to the Schmitz who are the owners of the property and he will advise them as to what is going on.

Mr. LaBelle asked how much time he would need to get the information together?

Applicant replied maybe a couple of weeks.

Mr. Meagher stated that the applicants should get together with Mr. Palin.

Mr. Saelens remarked in the meantime it would be nice if the applicant could comply with the original agreement.

Mr. Stabile stated that with the zoning of that district that the applicant's operations don't fit that particular site.

Applicant stated that they can make it fit within the zoning. He can comply with the first agreement or approval that was done and just have ten trucks parked there without trailers because they now have other places to park their vehicles.

Mr. Stabile remarked that they have heard that before.

Motion by Mr. Miller to Table Administrative Request #168 for up to two meetings and with no meeting on November 8th, the next meeting would be November 22nd. He stated that the applicant would get together with Mr. Palin on the matter.

Supported by Mr. LaBelle

Ayes: All

Nays: None

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 25, 2016.

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

Mr. Leonard brought up the fact that there should be sidewalks and bike paths throughout the community for the safety of the Chesterfield residents.

Mr. Miller mentioned that during the North Gratiot Cruise a gentleman in a wheelchair had to drive into the street to move around because there was no sidewalk.

There was a discussion among the Commissioners on this matter.

Lawrence Heitman, 48371 Mallard, Chesterfield, MI 48047 addressed the board.

Mr. Heitman joined in the conversation as a resident of Chesterfield and shared his concerns about the lack of sidewalks in the community.

Mr. DeMuyneck stated that he did not know what would happen with the election coming up and wanted to express that it had been a pleasure working with all the members of the Planning Commission and the Township staff.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:46 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary