

**TOWNSHIP PLANNING COMMISSION MEETING  
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN  
MARCH 22, 2016 7:00 P.M.**

The Sub Committee will begin at 6:30 P.M. Petitioners applying for Applications must attend meetings.

1. Call to order.
2. Roll call.
3. Approval of the Agenda.
4. Sub Committee Report. (Committee will report on items under Reviews)
  
5. **PUBLIC HEARINGS:**
  - A. **PUBLIC HEARING TO AMEND CHAPTER 76-ZONING ORDINANCE:**  
Public Hearing is to adopt and amend a new Section, #76-99, Temporary Structures. Set on 2/9/16.
  - B. **REZONING #334:** D & P Homes, Inc., 35054 23 Mile Road, New Baltimore, MI 48047. Proposed rezoning located on the South side of Cotton Road, East of Donner from R2 (Two Family Residential) to R-1-C (Single Family Residential). Public Hearing was set on 2/9/16.
  - C. **SPECIAL LAND USE #2016-06:** Mr. Derrick Sesi with Culver's 3715 Hogan Circle, Rochester Hills, MI 48307. Proposed Culver's restaurant with drive-thru in Chesterfield Corners directly behind Bob Evans & Michigan Schools & Government Credit Union. Public Hearing set on 2/9/16.
  - D. **SPECIAL LAND USE #2016-07:** Schostak Family Restaurants, for Del Taco & MOD Pizza, 17800 Laurel Park Drive North Suite #200-C, Livonia, MI 48152. Proposed Restaurant with a drive thru located on the east side of Gratiot, south of 23 Mile Road. Public Hearing set on 2/9/16.
  - E. **SPECIAL LAND USE #2016-08:** PGA Marine Fiberglass Repair & Refinishing, 32393 Lakepoint, Chesterfield, MI 48047. Proposed gravel parking area located on the south east corner of Jefferson and Lakepoint for existing Water-front use. Public Hearing set on 2/9/16.
  - F. **SPECIAL LAND USE #2016-11:** A. Cholagh and M. Boggio, 30150 Telegraph Road, suite #150, Bingham Farms, MI 48025. Proposed new retail-restaurant development with drive thru located at 50900 Gratiot, formally Chesterfield Motor Inn property. Public Hearing set February 23, 2016.
  
6. **REVIEWS:**
  - A. **SIGN REVIEW #2016-20:** Sign Fabricators, 43984 N. Groesbeck, Clinton Twp., MI 48036. Proposed resurface ground sign at 50400 Gratiot for Art Van Pure Sleep.
  - B. **SIGN REVIEW #2016-21:** Samantha Moore, 32159 23 Mile Rd., Chesterfield, MI 48047. Proposed new wall sign located at the above address for Web & Moore.
  - C. **SIGN REVIEW #2016-22:** Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new ground sign located at 47170 Jefferson.
  - D. **REZONING #332:** Luigi Pizzo, 49893 Golden Lake, Shelby Twp., MI 48315. Proposed rezoning located at 47361 Jefferson from C-1 (Local Commercial) to R-1-B (Single Family Residential) tabled on 2/23/16.

- E. **PLYMOUTH VILLAGE PUD #2013-19: (Final Review)** Leone Companies, 49212 Van Dyke, Shelby Twp., MI 48315. Proposed multi Family lots located in Plymouth Village II, located on the East side of Gratiot, North of Hickey. Tabled on 2/23/16.
- F. **PUD #2015-14: SALT RIVER FLATS (Preliminary Review)** Salt River Associates, Paul Esposito, 45489 Market St., 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 Rd. Set Public Hearing for Preliminary Review for April 26, 2016.
- G. **PUD #2016-03 (PRELIMINARY REVIEW) THE WOODLANDS JVC Development,** 44250 Garfield, Clinton Twp., MI 48036 – Preliminary Review for PUD containing 21 single family lots located on the east side of Gratiot, south of 22 Mile Road. Set Public Hearing for the Preliminary Review for April 26, 2016.
- H. **SITE PLAN #2016-04: MGM Construction, 29920 Little Mack, Roseville, MI., 48066.** Proposed addition to Applegrove Condos containing 63 units located on the east side of Gratiot, south of 22 Mile Road tabled on February 23, 2016.
- I. **SITE PLAN #2016-10: Schaller Corporation, Scott Mullica, 45495 Gratiot, Chesterfield, MI 48051.** Proposed 58,628 sq. ft., addition to existing manufacturing facility located at 52000 Chesterfield road.

- 7. Approval of Minutes of prior Meetings.
- 8. Communications.
- 9. Old Business.
- 10. New Business.
  - A. **REZONING PETITION #335: Palazzolo Brothers Construction, 3737 Cherry Creek Lane, Sterling Heights, MI 48314** Proposed rezoning of property located on the west side of Chesterfield Road, north of 23 Mile Rd. Set public hearing for April 26, 2016
- 11. Planners Report:
  - A. **ADMINISTRATIVE REQUEST #154: Menard Inc., 5101 Menard Drive, Eau Claire, WI 54703.** Proposed 4,000 sq. ft., addition to its existing covered storage building at 45500 Market Place Blvd., for Menards. Tabled January 12, 2016.
  - B. **ADMINISTRATIVE REQUEST #157: Mike Gordon, 17901Masonic, Fraser, MI 48026.** Requesting approval to make improvements at Machinery Plaza 52365 Gratiot.
- 12. Comments from the floor allowed by the Commission on non-agenda items.
- 13. Proposals for next agenda.
- 14. Adjournment.....

**THE NEXT MEETING OF CHESTERFIELD PLANNING COMMISSION WILL BE APRIL 12, 2016 AT 7:00 P.M. AGENDA CLOSSES AT NOON MARCH 31, 2016.**