

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN**

JULY 12, 2016 7:00 P.M.

The Sub Committee will begin at 6:30 P.M. Petitioners applying for Site Plan, Special Land Use Approval, And Sign Applications

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. **PLYMOUTH VILLAGE PUD #2013-19:** (Final Review) Leone Companies, 49212 Van Dyke, ShelbyTwp. MI 48315. Proposed multi Family lots located in Plymouth Village II located on the E side of Gratiot, N. of Hickey tabled 5/10/16.
 - B. **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 tabled 6/14/2016.
6. **Reviews:**
 - A. **SITE PLAN APPLICATION #2016-09:** John Kapousis, G&T Auto, 54525 Gratiot Chesterfield, MI 48051. Engineering modification's to approved SLU #2015-10 for an outdoor storage yard. SLU approved on 9/22/2015.
 - B. **SIGN REVIEW #2016-50:** Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp. MI 48045. Proposed new ground sign located at 26160 23 Mile Road for Kroger Warehouse.
 - C. **SIGN REVIEW #2016-51:** Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp. MI 48045. Proposed new ground sign located at 26160 23 Mile Road for Kroger Warehouse.
 - D. **SIGN REVIEW #2016-52:** Sign Fabricators, 43984 North Groesbeck, Clinton Twp. MI 48036. Proposed new wall sign located at 50760 Gratiot in Gratiot Crossings for Stomping Grounds Game Shop.
 - E. **SIGN REVIEW #2016-53:** Maurice Marshall, 12610 Colorado Dr. Clinton Twp. MI 48036. Proposed new ground sign located at 46000 Gratiot Ave., for Precious Angels Christian Academy.
 - F. **SITE PLAN APPLICATION #2016-16:** Palazzolo Family LLC, 3737 Cherry Creek Ln. Sterling Hght, 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.
 - G. **SPECIAL LAND USE #2016-17:** Double Vision Holdings, 35207 Cricklewood, New Baltimore, MI 48047. Proposed office with outdoor auto sales located at the previous Comcast building at 55800 New Haven Rd (Zoned C-3). Set Public Hearing for August 9, 2016.
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business.
 - A. Election of Officers
11. Planners Report:
 - A. **ADMINISTRATIVE REQUEST #161:** Michael Moore, 15206 Mack, Grosse Pointe Park, MI 48230. Requesting to modify and enrich dumpster enclosure at 33526 Roselawn, an existing 4-Family Apt. Tabled June 14, 2016.
12. Comments from the floor allowed by the Commission on non-agenda items.
13. Proposals for next agenda.
14. Adjournment

THE NEXT MEETING OF THE CHESTERFIELD TOWNSHIP PLANNING COMMISSION IS SCHEDULED FOR JULY 26, 2016 AT 7:00 P.M. AGENDA CLOSSES AT NOON JULY 14, 2016.