

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN
AUGUST 9, 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. **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 7-12-2016.
 - B. **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 set on 7-12-2016.
6. **REVIEWS:**
 - A. **SITE PLAN #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. **SITE PLAN #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. Tabled 7-12-2016.
 - C. **SPECIAL LAND USE #2016-14:** Ghassan Azar, 48310 Harbor Dr., Chesterfield, MI 48047. Proposed 18' x 32' square foot garage on a canal lot across from 48310 Harbor Drive. Public Hearing closed, Tabled 7-26-16.
 - D. **SITE PLAN #2016-18:** Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334. Proposed 4 story hotel development at 29325 23 Mile Rd.
 - 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. Tabled 7-12-2016.
 - F. **SIGN REVIEW #2016-63:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new ground sign with lighting located at 27700 23 Mile Road for Burger King.
 - G. **SIGN REVIEW #2016-64:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new 6' circle wall sign with lighting on east elevation located at 27700 23 Mile Road for Burger King.
 - H. **SIGN REVIEW #2016-65:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting, "Home of the Whopper" on east elevation located at 27700 23 Mile Road for Burger King.
 - I. **SIGN REVIEW #2016-66:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new 6' circle wall sign with lighting on north elevation located at 27700 23 Mile Road for Burger King.
 - J. **SIGN REVIEW #2016-67:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on south elevation located at 27700 23 Mile Road for Burger King.
 - K. **SIGN REVIEW #2016-68:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on north elevation located at 27810 23 Mile Road for Potbelly Sandwich Shop.
 - L. **SIGN REVIEW #2016-69:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new wall sign with lighting on east elevation located at 27810 23 Mile Road for Potbelly Sandwich Shop.
 - M. **SIGN REVIEW #2016-70:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed new drive-thru menu board with lighting located at 27810 23 Mile Road for Potbelly Sandwich Shop.
 - N. **SIGN REVIEW #2016-71:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed 2 drive-thru directional signs lighting located at 27810 23 Mile Road for Potbelly Sandwich Shop.
 - O. **SIGN REVIEW #2016-72:** Metro Detroit Signs, Inc. 23544 Hoover Rd., Warren, MI 48089. Proposed resurface of tenant panel located at 27810 23 Mile Road for Potbelly Sandwich Shop.
 - P. **SIGN REVIEW #2016-73:** MRJ Sign Company, LLC., 256 Narrin Street, Ortonville, MI 48462. Proposed new "service" wall sign at 29425 23 Mile Road for CARite Inc., of Chesterfield.

- Q. **SIGN REVIEW #2016-74**: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed resurface of tenant panel at 31613 23 Mile Road for Hunter Douglas.
- R. **SIGN REVIEW #2016-75**: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign with lighting on east elevation at 51821 Gratiot for Growing Smiles Pediatric Dentistry.
- S. **SIGN REVIEW #2016-76**: Phillips Sign & Lighting, Inc., 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new wall sign with lighting on north elevation at 51821 Gratiot for Growing Smiles Pediatric Dentistry.
- T. **SIGN REVIEW #2016-77**: Meldrum Brother's Nursery & Supply, 29500 23 Mile Road, Chesterfield MI 48047. Proposed resurface of pylon sign
- U. **SIGN REVIEW #2016-78**: Rachele Alexander, 1435 Bellewood Drive, Kimball, MI 48074. Proposed new wall sign at 51364 Gratiot for Spirit Halloween Superstores in Chesterfield Village Square.

5. Approval of Minutes of prior Meetings.

6. Communications.

7. Old Business.

8. New Business.

9. Planners Report:

A. **ADMINISTRATIVE REQUEST #163**: Tom Davis, 2100 Riveredge Blvd., Ste#850, Atlanta, GA 303328. Requesting approval to add enclosed playground addition at 27700 23 Mile Road for Burger King.

B. **ADMINISTRATIVE REQUEST #164**: Design & Construction Group, Inc., Ronald Kachman, 291 Elmwood Dr., Troy, MI 48083. Requesting approval for façade change located at 51070 S. Foster Road for Strawberry Fields Restaurant.

C. **ADMINISTRATIVE REQUEST #165**: Clean View Auto Wash, Frank Toma, 50501 Gratiot, Chesterfield, MI 48051. Requesting approval for façade change.

10. Comments from the floor allowed by the Commission on non-agenda items.

11. Proposals for next agenda.

12. Adjournment.

**THE NEXT MEETING OF THE CHESTERFIELD TOWNSHIP PLANNING COMMISSION
IS SCHEDULED FOR AUGUST 23, 2016 AT 7:00 P.M.
AGENDA CLOSSES AT NOON AUGUST 11, 2016**