

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD CHESTERFIELD MICHIGAN 48047
OCTOBER 25, 2016 7:00 P.M.**

The Sub Committee will begin at 6:30 P.M. Petitioners applying for Site Plan and Sign Applications please attend.

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. **REZONING #339:** Tom Lubinski, 35441 Edmund Grove, New Baltimore, MI 48047. Requesting to rezone property located at 27420 21 Mile Road from R-1-B, (Single Family Residential) to M-1, (Light Industrial), parcel #09-32-101-005.
 - B. **PUD #2016-23:** JPB Car Wash, 29939 South River Road, Harrison Twp., MI 48045. Proposal is for a 6259' vehicle detailing facility expansion to the existing Dockside Carwash located on the west side of Jefferson, half mile north of Cotton Road at 47391 Jefferson Avenue. (Pre-Application Phase)
6. **REVIEWS:**
 - A. **SIGN REVIEW #2016-100:** Hardy & Sons Sign Service, Inc. 22340 Harper Avenue St. Clair Shores, MI 48080. Proposed new Ground/Monument sign located at 56995 Gratiot for "Valero" Gas Station. (Gratiot elevation)
 - B. **SIGN REVIEW #2016-101:** Hardy & Sons Sign Service, Inc. 22340 Harper Avenue St. Clair Shores, MI 48080. Proposed 2nd new Ground/Monument sign located at 56995 Gratiot for "Valero" Gas Station. (26 Mile Rd. elevation)
 - C. **SIGN REVIEW #2016-102:** Matthew Neuman, 72 Pinewood Drive, White Lake, MI 48386. Proposed new Ground/Monument sign located at 50900 Gratiot, new Chesterfield Commons Retail Center (formally Chesterfield Motor Inn) Gratiot Avenue location.
 - D. **SIGN REVIEW #2016-103:** Matthew Neuman, 72 Pinewood Drive, White Lake, MI 48386. Proposed new Ground/Monument sign located at 50900 Gratiot, new Chesterfield Commons Retail Center (formally Chesterfield Motor Inn) 23 Mile road sign location.
 - E. **SIGN REVIEW #2016-104:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign located at 27810 23 Mile Road for "Chipotle Mexican Grill".
 - F. **SIGN REVIEW #2016-105:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new ground sign located at 45800 Market Place Blvd. for "Fairfield Inn"
 - G. **SIGN REVIEW #2016-106:** Metro Detroit Signs, 11444 Kaltz Ave. Warren MI 48089 Proposed new ground sign located at 45800 Market Place Blvd. for "Fairfield Inn"
 - H. **SIGN REVIEW #2016-107:** Metro Detroit Signs, 11444 Kaltz Ave. Warren MI 48089 Proposed new wall sign located at 45800 Market Place Blvd. for "Fairfield Inn"
 - I. **SIGN REVIEW #2016-108:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign (front elevation) located at 45800 Market Place Blvd. for "Fairfield Inn"
 - J. **SIGN REVIEW #2016-109:** Copy Cat Signs, Inc. 30538 23 Mile Road Chesterfield, MI 48047. Proposed new ground sign located at 50875 Gratiot for "Dimitri's".
 - K. **SIGN REVIEW #2016-110:** Lawrence Worden, 36886 Harper, Clinton Twp., MI 48035. Proposed new ground sign located at 49755 Leona Drive for "Taravella Properties"
 - L. **SIGN REVIEW #2016-111:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new ground sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.
 - M. **SIGN REVIEW #2016-112:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.
 - N. **SIGN REVIEW #2016-113:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.

- O. **SIGN REVIEW #2016-114:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (A-1 Front Wall)
- P. **SIGN REVIEW #2016-115:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (A-2 Side Wall)
- Q. **SIGN REVIEW #2016-116:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (C3-Speaker Post w/ Canopy)
- R. **SIGN REVIEW #2016-117:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (Directional Sign #1-D1)
- S. **SIGN REVIEW #2016-118:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed (Pre Menu Board) sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.
- T. **SIGN REVIEW #2016-119:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed Drive up (Menu Board) C-2, located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.
- U. **SIGN REVIEW #2016-120:** Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (Directional Sign #2-Drive-Thru)
- V. **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. Tabled on September 27, 2016
- W. **SITE PLAN #2016-18:** Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334. Proposed 4 story hotel development at 29325 23 Mile Rd. Tabled on August 9, 2016.

7. Communications

8. New Business

9. Old Business

- A. **SIGN REVIEW #2016-87:** Clean View Auto Wash, 50501 Gratiot, Chesterfield, MI 48051. Proposed new wall sign (west elevation) located at the above address tabled on September 13, 2016.

10. Planners Report:

- A. **ADMINISTRATIVE REQUEST #169:** David Ditto, 626 Wolverine Drive, Wolverine Lake, MI 48390. Proposed new fence and guard shack located at 26090 23 Mile Road.
- B. **ADMINISTRATIVE REQUEST #169:** Phoenix Contracting, 26950 23 Mile Road, Chesterfield, MI. Proposed new dumpster enclosure at 50410 Patricica.

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

12. Proposals for next agenda.

13. Adjournment.....

THE NEXT REGULAR MEETING OF CHESTERFIELD PLANNING COMMISSION WILL BE HELD NOVEMBER 22th AT 7:00 P.M. THE AGENDA CLOSSES AT NOON NOVEMBER 10, 2016.

REMINDER
PLANNING COMMISSION MEETING FOR
NOVEMBER 8, 2016 HAS BEEN CANCELED