

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN
NOVEMBER 22, 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. **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 open, tabled on August 9, 2016.
 - B. **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 10-25-2016.
 - C. **PUD #2016-25:** JPB Car Wash, 29939 South River Road, Harrison Twp., MI 48045. Proposal is for a 6259' vehicle detailing facility expansion to the existing Dockside Car Wash located on the west side of Jefferson half mile north of Cotton Road at 47391 Jefferson. (Pre-Application Phase) Tabled on 10-25-2016.

6. **REVIEWS:**
 - A. **SITE PLAN #2016-24:** Grillo Management, 50775 Richard West Boulevard Chesterfield MI 48051. Proposed 40,000 square foot industrial building to start phase 2 of B&A Steel located at the above address tabled 10/11/16.
 - B. **SIGN REVIEW #2016-100:** Hardy & Sons Sign Service, Inc. 22340 Harper Avenue St. Clair Shores, MI 48080. Proposed new Ground/Monument sign at 56995 Gratiot for "Valero" Gas. (Gratiot elevation) Tabled 10/25/16.
 - C. **SIGN REVIEW #2016-101:** Hardy & Sons Sign Service, Inc. 22340 Harper Avenue St. Clair Shores, MI 48080. Proposed 2nd new Ground/Monument sign at 56995 Gratiot for "Valero" Gas. (26 Mile Rd. elevation) Tabled 10/25/16.
 - D. **SIGN REVIEW #2016-122:** Johnson Sign Company, 2240 Lansing Avenue, Jackson, MI 49202. Proposed new ground sign located at 34875 23 Mile Road for the Med-Express Medical Building.
 - E. **SIGN REVIEW #2016-123:** Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202. Proposed new wall sign located at 34875 23 Mile Road for the Med-Express Medical Building.
 - F. **SIGN REVIEW #2016-124:** Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202. Proposed new wall sign located at 34875 23 Mile Road for the Med-Express Medical Building.
 - G. **SIGN REVIEW #2016-125:** Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202. Proposed new wall sign located at 34875 23 Mile Road for the Med-Express Medical Building.
 - H. **SIGN REVIEW #2016-126:** Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202. Proposed new wall sign located at 34875 23 Mile Road for the Med-Express Medical Building
 - I. **SIGN REVIEW #2016-127:** Allied Signs, Inc. 33650 Giftos Drive, Clinton Twp. MI 48035. Proposed new wall located at 51520 Gratiot for Payless Shoe Store.
 - J. **SIGN REVIEW #20156-128:** Hassanew El-Akkari, 5819 Windrift Ct, West Bloomfield, MI 48324. Proposed new wall sign located at 33925 23 Mile Road for the BP Station.

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7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business.

11. Planners Report:

- A. Administrative Request #168: R.J. Logistics, LLC 30860 Sierra Drive, Chesterfield, MI 48047. Requesting parking area & maneuvering lane changes for their day to day operations located at the above address. Tabled 10/11/16..
- B. ADMINISTRATIVE REQUEST #171: Scott Earle for Delta Industrial 51825 Gratiot, Chesterfield, MI 48051 Requesting a 15' x 30' addition for a compressor room on the north side of the existing building.
- C. ADMINISTRATIVE REQUEST #172: Gary Gendernalik & Starbest Construction for Fairfield Inn & Suites by Marriott, 24001 Greater Mack Ave. St. Clair Shores, MI 48080. Request to approve roof as constructed located at 45800 Market Pl. Blvd.

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 DECEMBER 13, 2016 AT 7:00 P.M.
AGENDA CLOSSES AT NOON ON DECEMBER 1, 2016.**