

**THE CHARTER TOWNSHIP OF CHESTERFIELD  
ZONING BOARD OF APPEALS**

**June 29, 2016**

On June 29, 2016, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Chairman Stepnak called the meeting to order at 7:05 P.M.

2. **ROLL CALL:** Present: Marvin Stepnak, Chairman  
James Klonowski, Vice-Chairman  
Thomas Yaschen, Secretary  
David Joseph, Twp. Board Liaison  
Carl Leonard, Planning Comm. Liaison  
Wendy Jones  
Brian Carr

Others: Gary DeMaster, Building Department.  
Johnathon Palin, Planning Administrator

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2016-13: Dan Garneau for Cabela's Wholesale, Inc., 1 Cabela Drive, Sidney, NE 69160. Requesting variances for light pole height, building height and other conditions provided to the township for their approvals. Located on the east side of the I-94 expressway between William P. Rosso Highway and 21 Mile on Towne Center Blvd.**

Tom Guastello addressed the board he stated that the drawings have changed quite a bit. This is the largest building Cabela's is currently doing. It has the most decorative stone work on it. We have increased it by a great percentage. It is a beautiful building that will do a lot for our development.

We are asking for the boards support with this development. It will be a larger site than Great Lakes Crossing. Many people are interested in this site. It also seems that the community is very excited as well.

Mr. Leonard stated that the planning commission had a brief meeting that went very well. They are very excited that Cabela's is coming to Chesterfield and everyone likes what they see. We just have a couple of questions, we have noticed the changes in the

columns. The first question is about the painted precast face, does that come pre-stained or does it need to be painted after installed.

Mr. Guastello stated that it will be painted after and the reason is it will get a better intensity of color. Doing this allows a very distinct intense color.

Mr. Leonard asked if it will get a richer color than what you get from a stain impregnated block?

Mr. Guastello answered yes.

Mr. Leonard stated that it was recommended by the Planning Commission that they put a belt line of stone a certain distance around the building, however I see quite a bit was added but it starts and stops and I was wondering if there was a reason it didn't go all the way around.

Mr. Guastello stated that Cabela's Co felt that the vertical lines would be more distinguishable and a nice feature that would add to the attractiveness of the building.

Mr. Leonard asked if painting the surfaces will withstand weathering?

Mr. Guastello stated yes that he owns another site with this and after 19 years it is just had to have some touchups. They really do the proper preparation with this product.

Mr. Leonard asked if this new revised product that is used on the block is the one you have used at other stores? If so is that why you are using it on this project?

Mr. Guastello stated that yes that was the case.

Mr. Joseph expressed his and the Township boards excitement for the Cabela's to come to the Township. He believes that Cabela's will put the Township in a category of a destination place.

Mr. Joseph feels this is exactly what the community needs.

Mr. Guastello stated that they appreciate the support.

Mr. Jones stated that she is looking forward to Cabela's becoming a part of the community.

Mr. Yaschen stated that this is a big project and asked how many jobs Cabela's will bring to Chesterfield.

Mr. Guastello stated that it should bring about 150 jobs.

Mr. Yaschen asked if as far as roadway restrictions with height and crash zone restrictions – will there be any problems from the U.S. Government.

Mr. Guastello stated that they already have the approvals from the U.S. Government.

Mr. Yaschen asked if the wood they are using will all be fire retardant.

Mr. Guastello stated that yes it will be.

Mr. Carr Stated that he understands all the requests and they are very reasonable but, I do have one question in regards to the extra elevations. I know that you made a comment that you will maintain the painted finish – how often will you repaint it and do you have a maintenance plan?

Mr. Guastello stated that it is a little hard to determine. I could say we would paint it every 5 or 10 years, but it really depends on when the need for it is.

Mr. Carr stated that he understands it is a part of your image and that Cabela's will keep the store up. I was just curious as to what the plan was.

Mr. Guastello stated it is the image we are representing to the shoppers so you can feel confident that it will be kept up and well taken care of.

Mr. Klonowski asked to have the conditional rezoning with supporting site plan explained.

Mr. Palin stated that Michigan State law allows for conditional rezoning and proposing conditions. The applicant chose to do that. I think it worked out well it ties the site to volunteer rezoning so that way if they don't meet any of their conditions that they set forth then it would revert back to as it was before. It is not as common as your typical rezoning, SLU or Site plan but is it something that does happen/

Mr. Klonowski asked if it was some sort of fast track procedure.

Mr. Palin stated that it is in a sense that ties a site plan to it. So there wasn't a separate hearing for this rezoning and site plan – it was all in one.

Mr. Klonowski stated that he noticed the light poles and lighting – do we have a variance for the signs as well?

Mr. Palin responded yes.

Mr. Klonowski asked if generally those are handled thru planning? - I see it came to us this time is there a reason for that.

Mr. Stepnak stated that it could have been handled thru a PUD – which I believe was due to the constraint of time. I don't believe that was the best way to approach this.

Mr. Guastello stated that he had a meeting with Mr. Seibert, Mr. Meagher and Mr. Wilson and they all decided this was best way to move forward. It gave us the fast track that Cabela's needed as well as the assurance that the township needed as well.

Cabela's would like to open as soon as possible if they could they would start work tomorrow. We actually just spoke with the engineering consultant and they said as soon as we get the silt fence up they will allow us to start the grading of the site and we have a couple other things we are going do to get a fast track and be ready to open in the spring.

Mr. Klonowski asked Gary DeMaster what the normal height is for light poles.

Mr. DeMaster believes that it is 25 feet. And that the reason they are going up higher is to spread the light.

Mr. Guastello stated that it much better lighting with greater illumination.

Mr. Stepnak stated that this was a public hearing and asked if there were any comments from the public.

No comments from the public.

**Motion** by Mr. Stepnak to approve for the reason we are going to allow it is that it is a destination type of outlet mall which is unique and different and the petitioner did show some practical difficulties that these variances will need to be satisfied before they could move forward on this project. We will allow the height of the poles to be over the normal due to the spread out of the parking lot for the extra safety and concerns of the parking. Also the building signage – we would normally yield to the Planning Commission to determine which would be adequate signage for this project. We will also approve the height variance going along with the recommendation to go along with the aesthetics of the building also the building materials – we will yield to the Planning Commission to determine the type of stone, wood and block that will be appropriate, I know we do brick or better but I believe the Planning Commission can move forward with that. Also any type of outside displays within to be dealing with business due to the fact that this is a destination outdoor mall type of scenario and for people to come to Cabela's not only for the merchandise but for the feel and the design of the building and everything of that nature. So basically my motion is to approve the requirements that we need to render in design.

**Supported** by Mr. Yaschen

**Ayes:** All

**Nays:** None

Motion Carried

Mr Stepnak told the petitioner to make sure he goes back to the Planning Commission to get everything else ironed out.

Mr Joseph asked the petitioner to check with the DPW on some of their procedures.

**6. OLD BUSINESS:**

There was no old business.

**7. NEW BUSINESS:**

Mr Yaschen stated that there were 2 petitions on for the July 13, 2016 meeting.

**8. APPROVAL OF MINUTES FROM PRIOR MEETING:**

**Motion** by Mr. Yaschen to approve the minutes from the June 15, 2016 meeting.

**Supported** by Mr. Joseph

**Ayes: All**

**Nays: None**

**Motion Granted**

**9. COMMENTS FROM THE FLOOR:**

Mr. Joseph just wanted to say to keep up the good work and thank you for all you do.

**10. ADJOURNMENT:**

**Motion** by Mr. Yaschen to adjourn at 7:37PM

**Supported** by Mr. Joseph

**Ayes: All**

**Nays: None**

**Motion Granted**

06-29-2016

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*Thomas Yaschen, Secretary*

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*Jennifer Burden, Recording Secretary*