

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

February 28, 2017

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, February 28, 2017 at 7:00 P.M. at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. CALL TO ORDER:

Mr. Miller called the meeting to order at 7:00 P.M.

2. ROLL CALL:

Present: Paul Miller
Rick LaBelle
Joe Stabile
Carl Leonard
Jerry Alexie
Frank Eckenrode
David Joseph
James Moran

Absent: Ray Saelens, *excused*

Others: Patrick Meagher, Community Planning & Management
Jonathon Palin, Planning & Zoning Administrator

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the revised agenda as submitted

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

4. SUB COMMITTEE REPORT (Committee will report on items under Review)

5 PUBLIC HEARINGS:

- A. SLU #2017-05: Heather Schichtel, 48881 Sugarbush Rd. Chesterfield, MI 48047. Proposed In-home (12) Child Daycare facility located at the above address located in the R-1-B (Single Family Residential) zoning district.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Mr. LaBelle asked the applicant if she had time to review the documents he gave her from AEW, the Planner, and the Fire Department.

Heather Schichtel, 48881 Sugarbush, Chesterfield, MI addressed the board.

Applicant replied yes.

Mr. Miller asked for a brief description of what the applicant planned to do?

She stated that she was applying to expand her in-home daycare from 6 children, which is full and up to capacity at this time, to 12 children. She stated that her day care is organic and all natural. She explained that there is a need for this expanded daycare because more families want their children to go to a green organic daycare.

There were no Public Comments.

Mr. Joseph asked what separated the applicant's daycare from other daycares? He asked about being green and what kind of things does she offer her clients?

Applicant replied that the green aspect of her daycare is that they are certified as eco-healthy which means they use all natural cleaning products, low Voc paints, they recycle, and they garden. She stated that they offer a Montessori curriculum and they offer all organic foods for the children to eat.

Mr. Joseph asked if they have a website?

Applicant replied yes they do and she had a print-out from the website, if he wanted to see it.

Mr. Joseph replied yes he did want to see it. He then asked in terms of licensing with the State of Michigan his assumption would be that was part of the applicant's submission. He asked if the staff per child ratio was compliant with the State of Michigan regulations.

Applicant stated that they are actually under the child ratio per staff member. She explained that with six children, she is not required to have an assistant, however, she actually hired an assistant and they have a 1 to 4 ratio right now. She added that she plans to keep it at a low ratio which is another perk to her in-home daycare.

Mr. Joseph commented that another nice thing about the application was that with the location, she does not have a need throughout the day to worry about pick-up and drop-off. He stated that the location of the home and the horseshoe drive eliminates parking issues. The applicant is in a very unique position to accommodate that concern which is a nice feature of this request.

Mr. Eckenrode thought he went by the wrong house today and needed clarification on the address.

Mr. Miller replied that the wrong address was on the original agenda and the correct address is 48881 Sugarbush.

Mr. Eckenrode commented that the daycare is located on a main road which is a good thing because the previous ones were in a subdivision and parking was more of an issue.

Mr. Leonard stated that there was a comment from Community Planning and the Township Engineer and if those things are adhered to he is okay with it.

Mr. Miller remarked that he had no questions but mentioned the trampoline in the back yard and the cars asked if the State would inspect all that?

Applicant replied that they are licensed for the 6 at this time and there is a note in the paperwork stating that the trampoline is not to be used during the daycare hours and as far as the garage in the back, they do not drive back and forth to that garage.

Mr. Miller asked if the trampoline area would be fenced in?

Applicant replied that it would not be fenced in, but the trampoline is enclosed and all the daycare kids know that they are not allowed on the trampolines.

Mr. LaBelle stated that he did not have any questions.

Mr. Stabile commented that it looked like a pretty good place to have a 12 person daycare.

Mr. Moran stated that basically he agreed with the statement of his colleagues. He commented that the locations of these daycares are usually in a subdivision and this is unique and with the horseshoe drive for parking this location is very suitable, so it is really nice to see that.

Mr. Alexie commented that he thought Mr. Miller was referring to the fact that the place needs to be cleaned up a little bit in the backyard. He thought there were a few things the kids could get into that they had some concerns about. He added that he was sure that the State will take care of all of that.

Motion by Mr. Miller to close the Public Hearing.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mr. Miller explained that the normal procedure is to wait two weeks to render a decision, however, he would ask the board whether they wished to vote on it this evening.

The recording Secretary polled the Commissioners and everyone agreed to make the decision that evening.

Motion by Mr. Joseph to approve SLU # 2017-05 on Ms. Schichtel's request regarding the Lil' Sprouts Daycare located at 48881 Sugarbush Road. The proposed in-home child daycare facility would be allowed to expand from what is currently 6 children to 12 children within the RIB Single Family Residential zoning district.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS: None**

7. **APPROVAL OF MINUTES FROM PRIOR MEETINGS:**

Motion by Mr. Miller to approve the meeting minutes from 2/14/2017.

Supported by LaBelle

Ayes: All

Nays: None

Motion Carried

8. **COMMUNICATIONS:**

There were no communications.

9. **OLD BUSINESS:**

There was no old business.

10. **NEW BUSINESS:**

There was no new business.

11. **PLANNERS REPORT:**

- A. **ADMINISTRATIVE REQUEST #177: NORR LLC/Doris Grose, 150 W. Jefferson Avenue, Ste. 1300 Detroit, MI 48226. Requesting amendment to site plan for Chesterfield Commons Shopping Center at the SE corner of 23 Mile Road and Gratiot, for the construction of a Panda Express.**

Mr. Meagher stated that they only had one Administrative Request #177. He explained that this is a request for Panda Express at the south east corner of 23 Mile and Gratiot in the shopping center. He explained that basically what they are requesting is to do is break off the east end of that building and separate it from the main shopping center and direct the drive-thru traffic between those two buildings. He thought that the change would improve the circulation on the site and the parking situation would actually get 1 ½ more parking spaces than what it was previously and that being said they are recommending approval. Mr. Meagher mentioned that the only thing that they did call out was that the ordinance requires a landscape aisle at the end of all the parking rows and around the dumpster enclosure. So they are asking for an approval subject to that condition.

Motion by Mr. Miller to approve Administrative Request #177 and the approval would include no signage on the site.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

Mr. Meagher stated for clarification that it does not mean no signage would be allowed on the site, it just means that the applicant would have to bring in a separate application for signage.

12. **COMMENTS FROM THAT FLOOR PERMITTED BY THE COMMISSION ON AGENDA OR NON-AGENDA MATTERS.**

Mr. LaBelle asked for volunteers for the next pre-planning meeting.

Mr. Alexie and Mr. Leonard both agreed to attend pre-planning on 3/14/2017.

Mr. Stabile stated that he heard there will be cross access on the 23 and Gratiot corner.

Mr. Meagher stated that it was in negotiations right now and it has not been hammered out as of yet.

Mr. Palin remarked that he understood that they will be providing one access between DelTaco and Mod Pizza. It is now just the matter of getting it into a legal document, bringing it to the Township for review and having the parties sign the agreement.

Mr. Stabile asked why the State approved this without a cross access because that is the worst traffic corner in Chesterfield?

Mr. Meagher stated that they cannot prohibit access to any particular site regardless of how bad it is unless there is an alternative. So unless the Arizona partners had offered immediately to grant joint access, there was no way anybody could say the owners could not have access to the site. He stated there was also the fact that they were eliminating such an eyesore.

Stabile stated that they jumped the gun because they were so excited to get rid of the hotel.

Mr. Meagher agreed no doubt about it. He remarked that he thought they assumed that since there was no general division of the site that they would just be able to cross over there anyway. He stated that now the Township is working out an agreement.

Mr. LaBelle commented Hats off to Jonathon on that one.

Mr. Stabile also thanked Jonathon.

Mr. Alexie stated that he was glad Story Point was pulled off the agenda because they need to do more work on their plans.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 7:18 PM

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary