

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

March 14, 2017

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, March 14, 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
Jerry Alexie
Frank Eckenrode
David Joseph

Absent: Ray Saelens, *excused*
Carl Leonard, *excused*
James Moran, *excused*

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

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda as submitted

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

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

5. **PUBLIC HEARINGS: None**

6. **REVIEWS: None**

A. **PUD #2016-20: Michael Simko Development, 2200 Genoa Business Pk. Ste. #100 Brighton, MI 48114. Proposed Story Point Senior Living Community located on the east side of Gratiot, north of 23 Mile Road. (Application Phase) tabled 2/14/17.**

Mr. LaBelle stated that the applicant had received the comments from CPM and AEW. He asked if they received the paperwork from the Fire Department?

Michael Simko Development, 2200 Genoa Business Pk. Ste. #100 Brighton, MI 48114 addressed the board.

Applicant replied yes.

Mr. LaBelle stated that in the Pre-Planning meeting they discussed the cross access to the retail development next door and talked about the gate. He mentioned that the drawing showed the gate and asked Mr. Simko if he wanted to elaborate on that.

Applicant stated that Greg and he set up a meeting with Richard Schroeder to review the access points. He mentioned that at the last meeting they were not sure if the boulevard access counted as two access points or one. He was informed that the boulevard only counted as one access because if there is an accident on Gratiot, that accident scene could congest both entrances. Therefore, they do need the second access for emergencies. They discussed the matter with Gordon Food Services about using the back side of their parking lot. He explained that currently they have about 20 to 24' hashed out for no parking and their delivery trucks come around the back side of the building and nose into those hashed out no parking areas and then back into their loading dock. They talked with them about adding an access point to that to connect to the Story Point Community. He stated that GFS does not object to it, but they noted that traffic going around the back side of their building might be an issue with cars speeding thru to get to their curb cut on Gratiot. He explained that Gordon's asked if they would provide stop signs here and here indicating areas on the plans and they also asked for signs that state "emergency access only" to deter people from using it as a cut-thru when there are pedestrians walking through the area. He mentioned that Rick Schroeder was asking for four stipulations: The access must be paved and maintained all year around per Chesterfield requirements. He also stated that the access would always stay open instead of a break-away or siren activated gate because either of those could collect ice in the winter and possibly the gate would not open in the winter

and these areas are not places where a plow truck can go through, it does not end up being maintained. The Fire Chief also stated that the turning radius has to meet the fire truck requirements. He explained that they definitely meet the turning radius because they ran the truck through the model. He explained that they are not showing any barricades and they are willing to put in the stop and emergency access signs with the board approval and would comply with all the requirements of the Fire Department.

Mr. Miller commented that he thought they did a beautiful job on the building with all the added brick.

Applicant stated that they were able to meet the 51% brick with three stories of brick in some areas and he thought it helped to highlight the building.

Mr. LaBelle mentioned the piece of property that they would own to the north of the development which is marked for future development. He would like to know their intention for sidewalks along that property?

Applicant replied that they planned to stop the sidewalks at their development. He stated that they have no intention of building on that property. He explained that the seller wanted to sell it along with their property and they were willing to take it off of his hands. He stated that they would hold the property and market it for sale for another development. They were not intending to put in sidewalks because they did not know where curb cuts would go or where it would lead.

Mr. Meagher asked the applicant if he had any objection to an approval subject to the lot split taking place prior to engineering approval?

Applicant asked for a moment to think about that. He stated that they do not own the property as of yet, they have a contract to purchase and technically they would not close until they get all permits in hand.

Mr. Meagher stated that would not stop them from going into the engineering review.

Mr. Palin stated that he was sure he could work something out with the Assessing Department and the Building Department to ensure that the property gets split before any major construction takes place as long as the applicants would be agreeable to that.

Applicant replied that they would be agreeable to that.

Mr. Palin stated that other option, if they don't do the lot split the other alternative is to just put in the sidewalks on the property.

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Applicant replied that they would do the lot split.

Mr. Joseph asked the reason the applicant would be obligated to put sidewalks in an area where they are not intending to put a building or split the property?

Mr. Meagher answered that if it is all one parcel, they require the sidewalk to extend the entire parcel. He stated that if they keep the property, don't divide it and it never gets sold, they will never get a sidewalk on that property.

Mr. Joseph asked so if there is no building on the property and it is not split, the owner is required to put in a sidewalk?

Mr. Meagher replied correct, if it the same parcel.

Mr. Joseph asked if the applicant if that was his understanding?

Applicant replied yes and stated that he understood if it was the full parcel they would need to put in the sidewalks; so they will split the lot. He mentioned that they could also talk to the current owner and get an earlier split.

Mr. Meagher stated that it sounded like a big non-issue and Jonathon is willing to work with them to make sure this does not slow down the process.

Mr. Eckenrode mentioned that at the last meeting, Mr. Leonard brought up the idea of possibly using commercial backed siding. He asked if they had looked into that?

Applicant replied that they had looked into the Styrofoam backed siding and it would double the cost of the material according to his contractor. He mentioned that the Styrofoam backed siding does offer only an R 2.3 and currently what they are going to do with one inch of foam offers an R 5 insulation rating.

Mr. Eckenrode thought Mr. Leonard's concern was that the regular siding tends to buckle over time and so they would just be thinking about aesthetics. He stated that as long as the siding would stay good he would be happy with that.

Applicant commented that the Fire Department wanted to make sure their trucks would clear the canopies on the building with a 13' 6" and their canopies would be at 14' 2" so the clearance would be more than what is required by 8".

Mr. LaBelle stated so they just want to get the Fire Trucks under the canopy.

Applicant replied exactly.

Motion by Mr. LaBelle to approve PUD #2016-20 contingent upon the applicants adherence to the comments from Community Planning and Management, AEW and the Fire Department and also the comment by Mr. Meagher about the splitting of the property and the requirements of a sidewalk on a single piece of property.

Supported by Joseph

Ayes: All

Nays: None

Motion Carried

Mr. Alexie informed the applicant that this approval does not include any signage for the property.

B. SIGN REVIEW #2017-13: Phillips Sign & Lighting 40920 Executive Drive, Harrison Twp. MI 48045 Proposed new wall sign located at 30060 23 Mile Road for PM Environmental.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign #2017-13

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from 2/28/2017.

Supported by Mr. Alexie

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 #175: Tom Lubinski 35441 Edmunds Grove New Baltimore, MI 48047. Requesting approval to move building location and amount of brick located at 27470 21 Mile for J & M Maxi Storage site.**

Mr. Meagher stated that basically all they have done was flip their building that was facing west and now will be facing east. They have no objections to the changes, however, when they were asked to change the location of the dumpster, they were hoping it would be angled so a truck would have easy access to it. He thought right now it would be difficult to pull into the dumpster location. He explained that they may have to move the dumpster and Jonathon during his review would be able to determine that so it is accessible and acceptable. He mentioned that they showed chain-linked fencing at the front and rear of the site and they require decorative aluminum.

Mr. LaBelle stated that he had an opportunity to speak with the owner and he did not know why chain-linked fence ended up on the drawing and he agreed to use the wrought iron decorative fence.

Mr. Meagher remarked he thought that was agreed upon. He stated that he has no objections for approval on the request subject to those comments. He stated that if there are no objections, he was looking for approval on this, subject to the Planning and Engineering comments.

Motion by Mr. Miller to approve Administrative Request #175 subject to the comments by Planning and AEW.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

B. Administrative Request #176: Renzo, 21910 Town Gate Dr., Macomb, MI 48044. Request to build (2) 12' x 24' free standing open wall pavilions located at 29700 Commerce Boulevard.

Mr. Meagher stated that the applicants put up two pavilions on the north side of their building and they have no objections to those structures.

Mr. LaBelle asked if there were any comments from AEW on this?

Mr. Meagher stated that AEW wanted a couple of dimensions added to the drawings and they indicated that they would take no exceptions if the Commission and the Fire Department were satisfied with the plan. He recommended approval of the request subject to the Engineer's comments.

Motion by Mr. Miller to approve Administrative Request #176 subject to the Engineer's comments.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

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

Mr. Joseph updated the Planning Commission members as to what transpired at the Township Board Meeting concerning Dockside Auto Wash.

There was a lengthy discussion about this matter among the Commissioners.

Mr. Stabile brought up the fact that the Master Plan has yet to be approved by the Township Board. He asked when the Planning Commission would be able to present the Master Plan to the Board?

Mr. Joseph stated that he would look into getting it on the agenda.

Mr. LaBelle asked for volunteers for the next Pre-Planning Meeting.

Mr. Alexie agreed to attend the next Pre-Planning Meeting on 3/28/2017.

Mr. Miller stated that Mr. Leonard also planned to attend that meeting.

13. **PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

14. **ADJOURNMENT**

Motion by Mr. Miller to adjourn at 7:48 PM

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary