

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**April 11, 2017**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 11, 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  
David Joseph  
James Moran

Absent: Ray Saelens, *excused*  
Frank Eckenrode, *excused*

Others: Patrick Meagher, Community Planning & Management

**3. APPROVAL OF THE AGENDA**

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

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**5. PUBLIC HEARINGS:**

- A. **SLU #2017-06: Pilot Travel Centers, LLC 5508 Lonas Rd., Knoxville, TN 37909 Sec. #76-376 (c), Ordinance #110. Proposed gasoline service station with drive-thru restaurant located 56770 Burdon at the southeast corner of 26 Mile and Burdon Road, Parcel ID 09-01-200-055.**

**Motion** by Mr. Miller to open the Public Hearing

**Supported** by Mr. Joseph

**Ayes: All**

**Nays: None**

**Motion Carried**

Mr. LaBelle asked if the applicant had received the write-ups from Community Planning Management, AEW and the Fire Department.

Brad Alsup, 5508 Lonas Road, Knoxville, TN 37909 addressed the board.

Applicant replied that he had received them. He stated that he believed everyone had copies of the site plan and he would like to take a few minutes to explain the a little a bit about the Pilot Travel Center. He explained this one would be a little smaller than most of them around the country and would have gas fueling, a convenience store and a fast-food restaurant; this one would be an Arby's with a drive-thru. He stated this center would also have a diesel fueling area and a scale. He mentioned the way the traffic flow would go, everyone would enter off of Burden Road; cars would take the first right in to the car fueling area while trucks would circulate through the site and a stacking area would be on the site and parking if need be. He believes that they meet all the basic requirements for the site and he also believes that they meet the requirements for the special land use for the gasoline fueling station and the restaurant with the drive-thru. He stated that this would be a combined use facility, so people can come off the road to get fuel, use the restroom and get something to eat all at the same place so it reduces the number of in and out trips for various uses. He stated that the site has good access and they have been in discussions with Macomb County and they will be installing a traffic signal at the proposed entrance on 26 Mile Road. He explained that the traffic study has been reviewed and approved by Macomb County and the traffic signal has been approved in principal by them. He stated that now they are down to the detailed design work. He mentioned that they have submitted a preliminary design to the County last week and they had some comments. The engineers have revised a few things and that will go into them for their formal review in short order. He then stated that he would go through the comments from the various agencies. He remarked that the Planning Comments talked about the plantings being continued along the western property line, along Burden, and the south of the development and

they would work with them on that. He mentioned that there was something in the Engineering and Planning notes about the sidewalk along the Burden road frontage. They would request that be waived or amended somehow. He explained that obviously Burden is a gravel road and they would put in a sidewalk up to their developed area, but the going any further would be essentially a sidewalk to nowhere until further development occurs. In addition, the further south they go would further impact the wetlands on the site. Therefore, he was requesting that they be allowed to either just go to the end of their developed property, or post some kind of security, so they can work with the Township on doing that in the future if development further south occurs. Applicant stated that the building materials that they use are a true concrete stucco and cultured stone. They do not use any EFIS on their buildings. He explained that the majority of the front of the building would be cultured stone with stucco and ceramic tile accents and obviously a lot of glass. He stated then on the Arby's side the building would be primarily stucco in accordance with the corporate image that they use. He mentioned that at the rear and side there is also some stone, but it would primarily be stucco. He mentioned a comment that no escape lane has been provided for the drive-thru. He explained when looking at the way the drive-thru functions, it is on the right hand side of the building it is not the normal drive-thru where the cars drive through the loop. The cars would go from the open parking area directly into the mini-board area and to the window; so there would not be a lot of cars stacked and if there are any problems, a car could easily back out of that area. He mentioned that they have designed a lot of these facilities and have never had any issues or concerns about an escape lane. He commented that signage would all be reviewed at the next meeting because he just submitted that information. He stated that as far as meeting the ADA requirements in #4, they will make sure that all ADA requirements are met. He then brought up the comment about parking spaces for semi-trucks being short. He explained that is the standard length for semi parking that they use everywhere they build. He stated that truck tend to back into the parking spaces and the overhang of their trailer is beyond the parking space and with their design there is always ample space behind that curb line for them to overhang. In those parking spaces where a truck is up against the curb, 60' is all the room that is needed, If there are pull through spaces where there is no curb line, they make the spaces longer. He explained that all of these spaces are the back end type so 60' meets their normal usage and does not cause any problems. He brought up #6 about making sure all dimensions of everything are clearly labeled. He stated that they can make sure that they do that. He mentioned that with #7 concerning the wetlands, they are making sure that meet all MDEQ requirements and if the paperwork was not already submitted today, it will be by tomorrow. He mentioned that they are just at one acre of disturbed wetlands at this point. He then stated as far as #8 the intergovernmental agreement between Chesterfield and Lenox for the wastewater connection, he spoke to the Supervisor and Engineer of Lenox

Township this morning and they are still in the process of working through that and that will be submitted to them as soon as that is ready. Applicant then mentioned that as far as #9 and tree preservation, he spoke to the engineer and they will get the preservation percentages on the plans as soon as possible. He stated that they are aware that the Fire Department must approve the internal circulation of the traffic. He mentioned their comment #1 "There shall be two driveways off Burdon Road, the first one shall be an open drive at the passenger vehicle side, and the second shall be an emergency-gated access to the rear of the property near the semi-truck parking area". He stated that obviously Macomb County has jurisdiction over those roads and they have told them that the closest driveway on to Burdon Road will be 455' from the intersection which would put them at the very back of the site. He would have no problem with putting a gated access so emergency vehicles can get in, but if they put a driveway for cars up at the front, they would be going against what Macomb County will accept; that would not be within the County or State's access standards on speeds and distances. He stated that if need be they could put another gated access but he does not think it is physically feasible to comply with that comment. He stated that they do not have any problems complying with and meeting all of the necessary code comments from the Fire Department. He mentioned that as far as #7, per the building code they are not required to equip the building with a fully automatic sprinkler system. He put in a call to the Fire reviewer and they will talk further about that. Lastly, the thought they complied with the dumpster location being 15' from any structure and if not that is not a problem to comply with that.

**Public Comments:**

Paul Cassidy, 51150 Washington, New Baltimore, MI addressed the board.

Mr. Cassidy stated that he was familiar with the location and was in favor of the Commission approving the Special Land Use and he does not think the applicants should be required to put in the sidewalk further than the developed area.

Alice Browap Crcek, 7-11 Franchisee, 26 Mile Rd., Lenox, MI

Ms. Crcek was not in favor of the Commission approving the SLU.

Nick Crcek, 7-11 Franchisee, 26 Mile Rd., Lenox, MI

Mr. Crcek stated that he was not speaking for 7-11 because he is just a franchisee for that company. He was not in favor of the approval of the SLU because in his opinion, the area is already saturated with gas stations there has been no real increase in population.

Mr. Alexie remarked that the site plan shows the entrance to the center on 26 Mile Road and the applicant stated that the entrance would be on Burdon Road.

Applicant replied that he misspoke and the access is off 26 Mile as shown in the site plan and there would be no access on Burdon.

Mr. Moran stated that he is familiar with their centers from traveling around the country. He commented that their developments tend to look more industrial and he suggested that if they use more greenery it would give the centers a warmer look.

Applicant stated that goes with the comment that was made by the Planning consultant about landscaping and they will absolutely comply with the ordinance. He mentioned that he agreed that some of their older facilities have an industrial or tired look about them, but there more recently built facilities, like this one, that have more of a feel of a grocery store; which is a more customer friendly atmosphere. He thought in the past, they concentrated more on the 18-wheel traffic and now they are now concentrating more on the 4-wheel traffic and they want customers to feel more comfortable when they come in their business. He stated that they will look at the landscaping and make sure they are doing what is necessary.

Mr. Moran stated that he wondered about the auto-pay air and vacuum detail. He asked if that was there for the 18-wheelers?

Applicant replied not, that would be for someone going down the road and notices a tire that is a little low on air and they can put in a few quarters and put air in their tire and the vacuum may be for someone whose kids made a mess in their car and they want to clean it up before they go on their way.

Mr. Stabile asked if the applicant could guess of the percentage of 18-wheel vehicle business as opposed to the 4-wheel business they would be doing at the facility.

Applicant replied that he did not have the numbers off the top of his head, but on average he thought their business would probably be 75 to 80% passenger vehicles and 20 to 25% from the trucks. He stated that people see the trucks at these facilities because they are bigger and more visible, but as far as the number of customers that come through the doors, it is by far more passenger vehicles.

Mr. LaBelle asked if they had overnight parking for the semi-trucks that may leave their trucks running for heat because it is 20 degrees outside and they

are trying to stay warm inside their truck? He would be concerned about neighbors complaining about the noise from the engines running. Applicant replied that they have the parking and often times drivers will use the parking overnight. The drivers obviously can only drive so many hours and when they come off the road, they have to park somewhere. He stated that often they will either spend the day or the night parked at the facility depending on when they prefer to drive. He agreed that when it is very cold or hot, the drivers will idle their engines. However, since 2010 there were new EPA standards and they have developed new diesel engines. Now the emission coming out of those trucks is probably cleaner than what is coming out of most cars with the ultra-low sulfur diesel and diesel exhaust fluid, the exhaust is very clean. Furthermore, it has been shown through many studies that idling from a noise standpoint is irrelevant compared to the highway noise around and they are in close proximity to I-94 and 26 Mile Road, so the idling would be negligible compared to the highway traffic noise.

Mr. Meagher asked the applicant to comment on the parking of the trucks. He looked at that when he did his review and looked at some of the other sites around the states. He stated that when looking at the aerials, they do a pretty proficient job of parking at those sites. He did not see problems with overhang or problems that would be caused as far as turning radii getting out of those sites, so he did not comment on it. He stated that even if the trucks would stick out, they have a lot of maneuvering area in front of them.

Applicant stated that they tend to put 70 to 75' between the next row of parking or a curb line to give them ample room to back in and get out. He commented that most of those guys can put their truck in and out of parking spaces with no problems.

Mr. LaBelle stated that they did not hear anything from Selfridge. His concern would be that there is a detention pond and that there is no place for geese to land and migrate.

Applicant replied that they will certainly make sure they comply with that. He stated that typically they do like to have a small pool area literally it could be as big as this lectern as a sump to have their discharge with what is called a turn down 90 to act as a well water separator, just in case there is some kind of big spill on the site and it would go into the storm system and into the pond and since the oil will float on the water, they will be able to get it off before it goes through the system. He mentioned that they can make that as small as they need to; they just want to get a pipe down in there if they need to.

Mr. Miller asked if that was far away enough from the base and maybe that is the reason Selfridge did not comment on that?

Mr. Meagher replied that maybe because they are in site plan stage, they may have not commented on it as of yet. He stated that the engineers have been advised of these concerns from the base and this one may be far enough away that it is not an area of concern. He mentioned typically they are looking at their AQ study and their clear zone. If it is not in the area of clear zone 1 or clear zone 2, they are usually pretty comfortable with it. He stated that they are having a meeting with them next week on how they want to handle some of this stuff. He stated that the engineers will be working very closely with Selfridge on this and there is not a huge amount of concern that is being brought up.

Applicant stated that obviously if they say no way, we can make it a dry pond. This is just an extra safety measure they like to put in and is not a necessity.

Mr. Leonard had no comments.

Mr. Joseph stated that he did not see anything in the traffic study that was a deal breaker. It sounded like the applicant was comfortable with most of the traffic study requests. He would like to see how this works out in some areas as far as the Fire Department's requests. He stated that he was glad that the applicant was here and they arrived in Chesterfield at a unique time considering the project that is taking place at the south end of the Township. He explained that a lot of the market research has been done and is done with the direct appeal to Canadian shoppers who come down from the Blue Water Bridge and down to M-59 and then west from our Township to Partridge Creek and Oakland County. He stated so to have something that begins to draw and having this facility directly in their path is great. He likes the plans and noticed that even the older truck stops are starting to look more appealing as they are updated. There has been some debate among the Commissioners with regard development on the north end of the Township and the need for sidewalks. He stated that he understands the fact that if there are no people, so why build a sidewalk to nowhere and the continued growth with no sidewalk perpetuates the problem. However, he did like the proposal that involved a mechanism should residential have a need and there would be foot traffic, they would put in the sidewalks. He understands that and is not inclined to the strict interpretation of the sidewalk covering the entire length of the property. He likes their proposal in regard to that. He stated that another thing he was confused on and he thought Mr. Meagher brought up the fact about the site and meeting the aesthetics at the front of the building concerning brick materials being used as far as the Township zoning requirements.

Mr. Meagher stated it was not indicated on the plan and that they do need to comply with the Township zoning building material requirements.

Mr. Joseph asked as the proposal was made tonight, if he believed that the applicants were not in compliance with the zoning requirements?

Mr. Meagher stated that he had no idea of the percentages of those building materials are so he will wait until the applicant supplies that information.

Mr. Joseph commented that his concerns is that they have companies that come in with a very good product whether it be an Olive Garden or the Travel Center with facilities that they have duplicated in cities and states all over the country, but when they arrive in Chesterfield they have problems. He saw it with Cabela's when he was on ZBA. These businesses are approved all over the country and they come here and they start taking issue with things like the grade of the loading docks at Cabela's. Many of these companies never heard of these problems until they get here. He does not want to do that. He likes the argument that if something has worked in a number of municipalities, then it works for him. He mentioned that he is curious to know about the escape path and the uniqueness of the drive-thru lends itself to sort of a straight shot through the middle and there is not an abundance of stacking so why would they need to reinvent the wheel. He does not see anything here that causes him anything but encouragement. He is glad the applicants are here and informed them that he sits on the Planning Commission as he is the liaison from the full Township Board and he will take what he has learned tonight to the full Board. He knew that Supervisor Acciavatti spoke with them this morning and has pledged to them commitment on behalf of the entire Township which includes reaching out to Lenox Township of their behalf, which he is happy to do. He reiterated that he is fully committed to their project, he is glad that they are here and he does not see anything that is a deal breaker for him at all.

Mr. Leonard stated that with the drive-thru before it hits the loop, there are some parking spaces on both sides before the cars enter the circle.

Applicant explained that the cars would go in the other way because they want the window on the driver's side.

Mr. Leonard stated so the vehicles would exit in that parking area.

Applicant replied correct.

Mr. Leonard remarked so there would not be a stacking of cars.

Applicant answered yes. The stacking lane or escape lane is unnecessary because if someone has to get out of the line, they just back up and they are done.

Mr. Leonard stated that he had no more questions.

Applicant asked if the ordinance was explicitly 80% brick or is it masonry material?

Mr. Meagher stated that he did not have it open right at this time, but he believed it was 90% brick or better requirement which is for the façade of the building and any side facing residential which would include the north and the south because that is zoned as residential.

Applicant asked about the cultured stone?

Mr. Meagher stated that they accept the cultured stone as a brick substitute.

Applicant replied okay, that helps. He will get together with the architect and send them something as far as building material percentages. He then asked Mr. Meagher if they accept the true concrete stucco as a substitute for brick?

Mr. Meagher stated that he does not think that has ever been proposed before.

Applicant stated so he guessed they could talk about that later. He mentioned that he could send him some photos and he reiterated that it is not EFIS, it is a true concrete stucco.

Mr. Meagher stated that different building materials operate in different fashions, in different environments and certainly stucco could be one of those. He would have to take a look at it and do some research.

Applicant stated that they have used this stucco in many places from southern Florida to northern Alberta and they have had no problems with it.

**Motion** by Mr. Miller to close the Public Hearing

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**

There was a discussion among the Commissioners and the applicant concerning the dates of the upcoming meetings and the deadlines to submit the necessary paperwork.

**Motion** by Mr. Miller to table SLU #2017-06 for the Pilot Travel Centers, LLC, 5508 Lonas Rd., Knoxville, TN 37909 Sec. #76-376 (c), Ordinance #110. Proposed gasoline service station with drive-thru restaurant located at 56770 Burdon at the southeast corner of 26 Mile and Burdon Road, Parcel ID 09-01-200-055 for up to three meetings.

**Supported** by Mr. Joseph

**Ayes: All**

**Nays: None**

**Motion Carried**

6. **REVIEWS:**

- A. **SIGN REVIEW #2017-14:** Jan Sign, LLC, 614 Belmonte Dr. Unit B, Waterford, MI 48328. Proposed new wall sign at 25522 21 Mile Road for AT&T located in the Orchard Plaza Strip Center. Tabled 3/28/17.

Mr. LaBelle stated that the sign does comply with the Township ordinance.

**Motion** by Mr. LaBelle to approve Sign #2017-14

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- B. **SIGN REVIEW #2017-15:** Phillips Sign & Lighting 40920 Executive Drive Harrison Twp. MI 48045 Proposed redesign of existing ground sign using existing footing for "The Fillin' Station Bar & Grill" at 49434 Gratiot.

Mr. LaBelle stated that the applicant has requested that they remove the sign review from the agenda. The applicant decided not to put up the sign.

**Motion** by Mr. LaBelle to remove Sign #2017-15 from the agenda

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

**C. SIGN REVIEW #2017-16: Phillips Sign & Lighting 40920 Executive Drive Harrison Twp. MI 48045 Proposed new wall sign located at 45400 Marketplace Blvd. for Walmart “Pick Up” for pharmacy.**

Mr. LaBelle stated that the applicant has requested that the sign review be tabled for up to two meetings.

**Motion** by Mr. LaBelle to Table Sign #2017-16 for up to two meetings.

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

**D. SIGN REVIEW #2017-17: Phillips Sign & Lighting 40920 Executive Drive Harrison Twp. MI 48045 Proposed new wall sign located at 47665 Gratiot for Subway Sandwich Shop.**

Mr. LaBelle stated that the sign does comply with the Township ordinance.

**Motion** by Mr. LaBelle to approve Sign #2017-17

**Supported** by Mr. Joseph

**Ayes: All**

**Nays: None**

**Motion Carried**

**E. SIGN REVIEW #2017-18: Hunt Sign Company 1724 Coolidge Hwy., Berkley, MI 48072. Proposed residential entrance sign on existing brick wall for Pine Crest Estates located on the south side of 24 Mile, west of I-94.**

Mr. LaBelle stated that the sign does comply with the Township ordinance.

**Motion** by Mr. LaBelle to approve Sign #2017-18

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. **SIGN REVIEW #2017-19:** Hunt Sign Company 1724 Coolidge Hwy., Berkley, MI 48072. Proposed residential entrance sign on existing brick wall for Pine Crest Estates located on the south side of 24 Mile, west of I-94.

Mr. LaBelle stated that the sign does comply with the Township ordinance.

**Motion** by Mr. LaBelle to approve Sign #2017-19

**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 3/28//2017.

**Supported** by Mr. LaBelle

**Ayes:** All

**Nays:** None

**Motion Carried**

8. **COMMUNICATIONS:** None

9. **OLD BUSINESS:**

There was no old business.

10. **NEW BUSINESS:**

There was no new business.

11. **PLANNERS REPORT:**

- A. **ADMINISTRATIVE REQUEST #180:** Michael Boggio, 30150 Telegraph Road, Suite 150k, Bingham Farms, MI. Separation of end cap restaurant, and improve the exterior elevation at same corner.

Mr. Meagher stated that the administrative request was a very minor modification to the Chesterfield Commons site. He explained that they were just squaring off the northeast corner of the building to accommodate the separation of Panda Express and improve the exterior elevation of that corner. He stated that they recommended approval of the request.

**Motion** by Mr. Moran to approve Administrative Request #180.

**Supported** by Mr. Miller

**Ayes:** All

**Nays:** None

**Motion Carried**

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

Mr. Joseph would like some board feedback regarding the ordinance involving window signs. They have had some people come in front of the Township Board about specifically neon signs inside the establishment, other than just an open sign. Recently the Building Department notified the Board that they sent out about 25 notices to businesses that were violating the ordinance as written by putting in signs that move, that exceed the space of the window and neon in general is not allowed under the ordinance. Several board members have gone out to look at these signs and when he spoke to Mr. DeMaster, he was informed that as it is written these people are in violation of the Township ordinance. He stated that the issue that came up was that there was a feeling from the Building Department was that Chesterfield does not want to be another Las Vegas, so if these businesses have neon in the windows and everybody puts neon in the window, aesthetics of the Township as a whole will look trashy. They thought that by enforcing the ordinance, they would improve the aesthetics of the community. While business owners think these signs from an economic standpoint are very valuable because they are relatively inexpensive. He wondered if he could get the boards opinion if they would like to expand or allow some form of window signage which is now 15 % to possibly allow some neon or does the Commission feel the ordinance is great as it sits now and all they need to do is enforce what is on the books.

Mr. Miller stated that if they allow neon light, the next thing they will want is blinking neon lights and that is very distracting when people are driving down the road.

There was a rather long discussion among the board members on this matter.

Mr. Meagher mentioned that one of the most profound statements on signs was done by Dr. Seuss and if everyone gets the chance to go on-line look up "The Civilization of Signs". He stated that while it is a comic it is somewhat funny and really tells the story of signs and quite frankly it really talks about advancing more signage and more signage and more signage and pretty soon no one knows where anything is anymore. It really does a good job in talking about this problem and it has always been a big planning thing. He mentioned that he thought it was written in 1967.

Mr. Leonard stated that businesses need some beautification. He explained that instead of putting up neon signs, people should remodel and update their businesses. He commented that the new businesses look fantastic, but some of the existing businesses look like they are out of the 50's and 60's and are just dated. He understood people trying to get more business, but these neon signs would be a change that would adversely impact the community.

Mr. Joseph also mentioned the Commission presenting the Master Plan to the Township Board for approval and he already discussed the matter with Supervisor Acciavatti.

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

Mr. Alexie agreed to attend the next Pre-Planning Meeting on 4/25/2017.

Mr. Leonard also stated that he 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 8:15 PM

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

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***Rick LaBelle, Secretary***

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***Grace Mastronardi, Recording Secretary***