

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

September 26, 2017

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, September 26, 2017 at 7:00 P.M. at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. CALL TO ORDER:

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

2. ROLL CALL:

Present: Rick LaBelle
Joe Stabile
Carl Leonard
David Joseph
Jerry Alexie
James Moran

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

Others: Jonathon Palin, Planning & Zoning Administrator

3. APPROVAL OF THE AGENDA

Motion by Mr. Stabile 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. SPECIAL LAND USE #2017-16: Meijer Inc., 2929 Walker Ave., N.W., Grand Rapids, MI 49544. Proposed drive-thru pharmacy for the Chesterfield store at 27255 23 Mile Road.

Motion by Mr. Stabile to open the Public Hearing on SLU #2017-16

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mike Johnson, Paradigm Designs, 550 3 Mile Rd. NW, Grand Rapids, MI addressed the board.

Applicant stated that they are looking to do a remodel to interior and exterior of store. He mentioned that on the exterior, which is what they are addressing tonight, basically they are building a new façade for the store, new entrances, new building materials and a drive-thru pharmacy.

Mr. Stabile asked if this SLU was for the façade and the gas station.

Mr. Palin mentioned that the façade of the store was already approved and they are just concerned with drive-thru pharmacy and at the end of the meeting they have the gas station.

Applicant continued that the pharmacy drive-thru involves moving probably the front 1/3 of the garden center and creating a turn-around drive-thru for the pharmacy which includes a new canopy covering the customer service area.

Mr. Stabile stated that in the garden area there is some cement and some other materials and the legend on the print shows all concrete. He just wanted to make sure that would not be used for a garden area. He then asked if they would be putting all concrete in that area?

Applicant asked if he was speaking about the area for the pharmacy turn-around?

Mr. Stabile replied yes.

Applicant stated that area would all be concrete.

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

Applicant stated that he received the paperwork from AEW and CPM but he only had the paperwork from the Fire Department for the gas station, not the pharmacy.

Mr. Palin provided the applicant with that paper.

Mr. LaBelle asked if Meijer planned to do any displays in that concrete area by the pharmacy?

Applicant stated that was considered by Meijer previously, but they have come out and stated that they were not to do any displays in that area.

Mr. Palin asked if the MDOT agreement on the plans was from a previous agreement?

Applicant replied that he saw that comment on the papers and since he just received them he did not have a chance to look at the plans.

Mr. Stabile asked the Recording Secretary to poll the board to see if they wanted to vote on it that evening.

All the Commissioners that were present voted to make their decision that evening.

Motion by Mr. Stabile to close the Public Hearing on SLU #2017-16

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

Motion by Mr. Joseph to approve SLU #2017-16 with the inclusion of the recommendations by the Fire Department, AEW and Community Planning Management.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SPECIAL LAND USE #2017-12: Bill McMachen, 30200 North River Rd., Harrison Twp., MI 48045. Requesting special land use and site plan approval for office, auto shop, and outdoor storage located at the existing facility at 46457 Continental Drive, lot #10. Tabled 7/25/2017.**

Mr. Stabile stated that they had not heard anything from the applicant and suggested that they table it up to six meetings or let it go at this point. He asked Jonathon for his opinion on the matter?

Mr. Palin stated that they had a few concerns but fully intend on going through with the project. So he suggested that the table it for up to six meetings.

Motion by Mr. Stabile to Table SLU #2017-12 for up to six meetings.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- B. **SLU #2017-15: Allison Ludwig, 50867 Seaden Dr., Chesterfield, MI 48047 Proposed Lil' Grads Daycare Facility located on the South side of 23 Mile, West side of Seaden. Tabled on 8/22/2017.**

Allison Ludwig, 50867 Seaden Dr., Chesterfield, MI 48047 addressed the Board.

Applicant stated that their concern the last time was if she had enough room for the playground at 150 square feet per child and the packet shows they will have over 8,000 square feet of playground. However, she has a letter from the State which explains that most large day cares stagger their times outside. The letter explained that staggering play outside avoids injuries, and too many children sharing the equipment. Applicant then mentioned they would never bring all the children outside at once to play.

Mr. LaBelle asked for a copy of the letter from the State for their files.

Applicant gave the letter to Mr. Palin for the records.

Mr. Stabile stated that as he understands it the current play area is smaller and they plan to expand it and some of the children would have to walk across the front of the building to get to the play area. He mentioned that there is a drive way there and that is a concern. He asked her how she could make that a safe passage?

Applicant replied that she could paint white or yellow lines to show it is a crosswalk and she has offered to have a stop sign put in so the parents who are coming and going and patrons from Rosie's will stop so the children can cross. She explained that when they cross there or any street one teacher goes in front and one in back with the children in between. She also remarked that their times to go out would be between 9AM to Noon and 3PM to 5PM, so they would avoid high traffic times.

Motion by Mr. Alexie to approve SLU #2017-15 for Lil' Grads Daycare Facility located on the South side of 23 Mile, west side of Seaden Drive.

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- C. **SIGN REVIEW #2017-88: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign located at 48824 Gratiot for Sentech Services.**

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

Motion by Mr. LaBelle to approve Sign #2017-88

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2017-89: A1 Signs & Graphics, LLC., 15222 Tireman St., Detroit, MI 48228. Proposed new wall sign located at 27929 23 Mile Rd., for Escape Room.**

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

Motion by Mr. LaBelle to approve Sign #2017-89

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2017-90: Dagher Signs & Graphics, 22476 Telegraph Rd., Southfield, MI 48033. Proposed new wall sign located at 34732 23 Mile Rd. for H&R Block.**

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

Motion by Mr. LaBelle to approve Sign #2017-90

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2017-91: Springwise Facility Management, 1822 South Bend Ave., South Bend, IN 46637. Proposed drive-thru digital menu board located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Mr. LaBelle stated that F.G. H and I are all for digital menu boards and all four meet the meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign #2017-91

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- G. **SIGN REVIEW #2017-92: Springwise Facility Management, 1822 South Bend Ave., South Bend, IN 46637. Proposed drive-thru digital menu board located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Motion by Mr. LaBelle to approve Sign #2017-92

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- H. **SIGN REVIEW #2017-93: Springwise Facility Management, 1822 South Bend Ave., South Bend, IN 46637. Proposed drive-thru digital menu board located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Motion by Mr. LaBelle to approve Sign #2017-93

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- I. **SIGN REVIEW #2017-94: Springwise Facility Management, 1822 South Bend Ave., South Bend, IN 46637. Proposed drive-thru digital menu board located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Motion by Mr. LaBelle to approve Sign #2017-94

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- J. **SIGN REVIEW #2017-95: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (front) located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-95

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

K. SIGN REVIEW #2017-96: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp. MI 48035. Proposed new wall sign (east elevation) located at 28320 23 Mile Rd., for McDonald's Restaurant.

Mr. LaBelle stated that they are only allowed one sign on the building. He stated that the applicant would like to make a quick presentation on the east and west elevation signs.

Kim Allard, Allied Signs, 33650 Giftos, Clinton Twp. MI addressed the board.

Applicant asked if the Commission would allow the M logo instead of the McDonald's sign on those elevations.

Mr. LaBelle explained that McDonald's has branding on all their buildings and even though they are exceeding the amount of signs, she is proposing on the east and west elevation if they eliminate the word McDonald's and instead puts the McDonald's M logo, that would make her client happy. He personally feels that is okay because the building is stuck in between the tire repair and the muffler shops; they are at a bit of a disadvantage and they need as much signage as they can possibly get.

Motion by Mr. LaBelle to approve Sign #2017-96 but changing it to the McDonald's M logo.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

L. SIGN REVIEW #2017-97: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (M logo/front) located at 28320 23 Mile Rd., for McDonald's Restaurant.

Mr. LaBelle stated that item J at the front of the building they did not use their allowable sign square footage so he is proposing that they combine J and L for the total square footage which is still under the allowable square footage under the ordinance.

Motion by Mr. LaBelle to approve Sign #2017-97

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- M. SIGN REVIEW #2017-98: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (M logo/west) located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Motion by Mr. LaBelle to approve Sign #2017-98 for the McDonald's M logo.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- N. SIGN REVIEW #2017-99: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (welcome/front) located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-99

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- O. SIGN REVIEW #2017-100: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall (welcome/west) sign located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-100

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- P. **SIGN REVIEW #2017-101: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new directional sign (drive-thru) located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-101

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- Q. **SIGN REVIEW #2017-102: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new directional sign (thank-you) located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-102

Supported by Mr. Joseph

Ayes: All

Nays: None

Motion Carried

- R. **SIGN REVIEW #2017-103: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed ground sign located at 28320 23 Mile Rd., for McDonald's Restaurant.**

Mr. LaBelle stated that they are reusing the ground sign and it does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign #2017-103

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- S. SIGN REVIEW #2017-104: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new order canopy located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-104

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- T. SIGN REVIEW #2017-105: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new order canopy located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-105

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- U. SIGN REVIEW #2017-106: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new clearance bar located at 28320 23 Mile Rd., for McDonald's Restaurant.**

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

Motion by Mr. LaBelle to approve Sign #2017-106

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- V. **SIGN REVIEW #2017-107: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (front) located at 50958 23 Mile Rd., for Supercuts.**

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

Motion by Mr. LaBelle to approve Sign #2017-107

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- W. **SIGN REVIEW #2017-108: Allied Signs Inc., 33650 Giftos Dr., Clinton Twp., MI 48035. Proposed new wall sign (rear) located at 50958 23 Mile Rd., for Supercuts.**

Mr. LaBelle stated that the sign exceeded the allowable square footage. He explained that at the rear of the building is supposed to be ½ the size of the sign at the front of the building. He stated at Pre-Planning the applicant agreed to reduce the sign to 12'.

Motion by Mr. LaBelle to approve Sign #2017-108 at 12 square feet.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

X. **SIGN REVIEW #2017-110: U Tech Signs, 13300 Foley St., Detroit, MI 48227. Proposed new wall sign located at 50780 Gratiot for The Tech**

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

Motion by Mr. LaBelle to approve Sign #2017-110

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

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

Motion by Mr. Stabile to approve the meeting minutes from 9/12/2017.

Supported by Mr. Moran

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. ADMINISTRATION REQUEST #191: Paradigm Design Inc., 550 3 Mile Rd., NW., Grand Rapids, MI 49544. Requesting to remodel the Meijer gas station at 51095 Gratiot.

Mr. Palin stated that this is the remodel of the Meijer gas station. This would have been a candidate for the Administrative Committee, however, they are at the meeting because of a request to paint the exterior materials which requires Planning Commission approval. He stated that they are in favor of this because of the type of material and possible water infiltration and the exterior paint will seal that. He explained that this is their second expansion to the building and with the previous expansion there was a tough time finding the color. He mentioned that currently there are two different colors on the building and with this there is a potential for a third different color; so they think aesthetically it would be better to change it all to one color.

Motion by Mr. Moran to approve Administrative Request 191 and repaint for aesthetic purposes

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. LaBelle stated that Mr. Saelens spoke to him and mentioned that he would like to be part of the next Pre-Planning Meeting; so Mr. Saelens and Mr. Leonard will be attending Pre-Planning. He added that Mr. Saelens has also volunteered to be the liaison to the ZBA, his only concern would be if there would be an issue for the three months that he goes to Florida.

Mr. Palin stated that he would bring it up to the Supervisor to see if that would be an issue.

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

Mr. LaBelle informed the board that this was Grace's last meeting because she is retiring. He stated that she has done a great job and the Planning Commission would miss her.

There was also a discussion among the Commissioners about a scheduling a Special Township Board Meeting for the Planning Commission's Presentation of the new Master Plan.

13. PROPOSALS FOR NEXT AGENDA:

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Stabile to adjourn at 8 PM

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary