

**TOWNSHIP PLANNING COMMISSION MEETING
47275 SUGARBUSH ROAD, CHESTERFIELD, MICHIGAN**

January 10, 2017 7:00 P.M.

**The Sub Committee will begin at 6:30 P.M. Petitioners applying for Site Plan, Special
Land Use Approval, And Sign Applications**

1. Call to order.
2. Roll call.
3. Approval of the Agenda.
4. Sub Committee Report. (Committee will report on items under Reviews)
5. **PUBLIC HEARINGS:**
 - A. **REZONING #340:** Michael DeMil, P.O. Box 480485, New Haven, MI 48048.
Requesting to rezone property located at 53721 Gratiot from R-1-A (Single Family Residential) to M-2 (General Manufacturing) property is located on the west side of Gratiot, north of 24 Mile Road. 12-13-16 P.H. left open, tabled to 1-10-17.
 - B. **REZONING #341: MORELLI INDUSTRIAL SUBDIVISION:**
G. Morelli & Son Const., Inc., 22756 Macomb Industrial Dr. Clinton Twp, MI 48036.
Proposing to rezone 27025, 27056, 27057, 27089, and 27088 Morelli Drive from M-2 Heavy Industrial to M-1 Light Industrial.
6. **REVIEWS:**
 - A. **SITE PLAN APPLICATION #2017-01:** Palazzolo Family LLC, 3737 Cherry Creek Ln. Sterling Hght, MI 48315. Preliminary Site Condo for Hidden Creek Condos, 55 Lot, Single Family Site Condo Development located on the west side of Chesterfield Rd., north of 23 Mile Rd.
 - B. **SITE PLAN APPLICATION #2016-04:** MGM Construction, 29920 Little Mack, Roseville, MI 48066. Proposed revision to approved site plan for Applegrove Condos containing 52 units located on the east side of Gratiot, south of 22 Mile Rd.
 - C. **SIGN REVIEW #2017-01:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for Cabela's on the west elevation.
 - D. **SIGN REVIEW #2017-02:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for Cabela's, "Hunting Fishing" on the south elevation.
 - E. **SIGN REVIEW #2017-03:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for "Cabela's World's Foremost Outfitter" on the south elevation.
 - F. **SIGN REVIEW #2017-04:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for "Cabela's World's Foremost Outfitter" on the north elevation.
 - G. **SIGN REVIEW #2017-05:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for Cabela's, "Outdoor Gear" on the south elevation.
 - H. **SIGN REVIEW #2017-06:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for "Cabela's World's Foremost Outfitter" on the east elevation.
 - I. **SIGN REVIEW #2017-07:** Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign at 45959 Towne Center Blvd. for Cabela's, "Customer Pick-Up on the west elevation.
7. Approval of Minutes of prior Meetings.
8. Communications.
9. Old Business.
10. New Business.
11. Planners Report:
 - A. **ADMINISTRATIVE REQUEST #172:** Gary Gendernalik & Starbest Construction for Fairfield Inn & Suites by Marriott, 24001 Greater Mack Ave. St. Clair Shores, MI 48080. Request to approve roof as constructed located at 45800 Market Pl. Blvd. Tabled on November 22, 2016.
12. Comments from the floor allowed by the Commission on non-agenda items.
13. Proposals for next agenda.
14. Adjournment.

**THE NEXT MEETING OF THE CHESTERFIELD TOWNSHIP PLANNING COMMISSION
IS SCHEDULED FOR JANUARY 24, 2017 AT 7:00 P.M. AGENDA CLOSSES AT NOON
JANUARY 12, 2017.**