

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

January 10, 2017

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, January 10, 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

Absent: Ray Saelens, *excused*
David Joseph, *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. Alexie

Ayes: All

Nays: None

Motion Carried

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

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 Public Hearing left open, tabled to 1-10-17.

Mr. Miller stated that the Public Hearing was left open on 12/13/16.

Jonathan Eadie, 1027 Whittier, Grosse Pte. Park, MI 48230 addressed the board.

Applicant stated that he was the attorney for Mr. DeMil. He explained that they have decided to reconsider their application under the M-1 classification rather than the M-2 that was originally requested. He believes that the M-1 classification fits the Master Plan and the surrounding area.

There were no Public Comments.

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. LaBelle to approve Rezoning #340 for Michael DeMil on the property located at 53721 Gratiot located on the west side of Gratiot, north of 24 Mile Road from R-1-A. He stated that the applicant has agreed to rezone to M-1 instead of M-2. Therefore his motion is to approve the change for the rezoning of the property to M-1.

Supported by Mr. Alexie

Mr. Meagher stated that to clarify the basis for the change recommendation is consistent with the Master Plan and with surrounding development trends.

Mr. LaBelle agreed with the addition to his comments.

Mr. Alexie continued support.

Ayes: All

Nays: None

Motion Carried

- 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.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

David Morelli, 22756 Macomb Industrial Dr. Clinton Twp., MI 48036 addressed the board.

Applicant stated that the reason for the rezoning is that they have been talking with people who are interested in putting businesses on the property and they are all light industrial users; so they would like to change to that zoning to maximize the setbacks and put better buildings on the property.

Mr. Miller asked if that was that property at the front of Chesterfield Road?

Applicant replied yes. He reiterated that the current demand is for light industrial and they might as well change it to get the better setbacks and put a little bit bigger buildings on the properties.

There were no Public Comments.

There were no questions or comments from the Commissioners.

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. Miller to make a recommendation to the Township Board to rezone 27025, 27056, 27057, 27089, and 27088 Morelli Drive from M-2 Heavy Industrial to M-1 Light Industrial.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

6. REVIEWS:

A. SITE PLAN APPLICATION #2017-01: Palazzolo Family LLC, 3737 Cherry Creek Ln. Sterling Heights, 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.

Mr. LaBelle asked if they had received the comments from AEW, Community Planning Management and the Chesterfield Fire Department?

Jeff Rizzo- Fenn & Associates, 14933 Commercial Dr., Shelby, MI 48315 addressed the board.

Applicant stated that he was from Fenn & Associates, the land surveyors and civil engineers on this project. He stated that he had received the paperwork from AEW and Community Planning Management. He explained that the main reason they are requesting the 55 lots for the first Phase is the sanitary sewer depth. He mentioned that they had issues crossing below the drain and to have conventional sanitary sewer discharge, they would have to have hung plumbing. Therefore, they are focusing on staying on the other side of the drain to service these houses effectively. He commented then they will deal with Phase 2 at a later date.

Mr. LaBelle stated that this was only a preliminary site plan review for this evening and when they do come back for the site plan review, they are going to expect a lot more detail with some landscaping and elevations of the condos. At that time they would like as much information as they can give the board.

Applicant replied sure, not a problem.

There were no additional questions or comments from the Commissioners.

Motion by Mr. LaBelle to approve Site Plan #2017-01, 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. He stated that the applicant has received the recommendations and comments from Community Planning Management, AEW, and the Chesterfield Fire Department and that information must be put into consideration.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

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.

Bill Thompson, 17001 19 Mile Road, Suite 3, Clinton, MI 48038 addressed the board.

Mr. LaBelle asked if they had received the comments from AEW and CPM?

Applicant replied yes, and they do not have any problem with any of the comments. He showed a depiction of the proposed site and stated that they modified the area east of Gratiot and north of Knollwood Drive for the detention basin. In doing so they lost about 10 units in these two areas and went from 62 units to 52 units. He mentioned that the recreation area stayed the same and the pond is now large enough to service this site and also the commercial site to the west. So, with that development there will not be any

need for further detention and they will just have one pond instead of two. He mentioned that they are also showing landscaping around the perimeter and through the site.

Mr. LaBelle remarked that there were quite a few comments from AEW that need to be addressed and also notes with recommendations and needs from the Fire Department.

Applicant replied that he had not received the notes from the Fire Department.

Mr. LaBelle handed him a copy of the comments from the Fire Department.

Mr. Eckenrode asked what is zoning on the site?

Applicant replied R M-2

Mr. Eckenrode asked if the commercial property is zoned the same?

Applicant replied yes and there will be a joint use agreement so the commercial property can also use the detention pond and they will financially share in the maintenance.

There were no questions or comments from the Commissioners.

Motion by Mr. LaBelle to approve Site Plan #2016-04 for 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. He added that the motion to approve is taking into consideration that the AEW report, the CPM requests as well as the Fire Department's recommendations are adhered to.

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

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.

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

Motion by Mr. LaBelle to approve Sign #2017-01

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

- 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.**

Mr. LaBelle stated that this is the smaller sign on the south elevation. He mentioned that in the past they have allowed the big box stores to have the smaller signage on the front of their buildings.

Motion by Mr. LaBelle to approve Sign #2017-02

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- 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.**

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

Motion by Mr. LaBelle to approve Sign #2017-03

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

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.

Mr. LaBelle explained that this building is on three streets, I-94, the road leading to the development and also Town Center Boulevard. He explained that this sign would be on what is considered the back of the building and the ordinance does allow them to grant a sign at 50% of the size of the sign at the front of the building. He added that the applicant has agreed to limit the sign to 150 square feet.

Motion by Mr. LaBelle to approve Sign #2017-04

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

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.

Mr. LaBelle stated that this is another smaller sign on the south elevation. He reiterated that in the past they have allowed the big box stores to have the smaller signage on the front of their buildings.

Motion by Mr. LaBelle to approve Sign #2017-05

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

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.

Mr. LaBelle stated that because of the three streets the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign #2017-06

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- 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.**

Mr. LaBelle stated that the sign exceeds the 8 to 1 ratio, so the applicant has agreed to stack the sign so as not to exceed the 8 to 1 ratio and is keeping the lettering and square footage the same size.

Motion by Mr. LaBelle to approve Sign #2017-07

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

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

Motion by Mr. Miller to approve the minutes from 11/22/16 and the minutes from 12/13/16 with the correction that under call to order it was Mr. Stabile not Mr. Miller.

Supported by Mr. 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 #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 Place Blvd. Tabled on November 22, 2016.**

Mr. Meagher stated that they previously had this in front of them for the Fairfield Inn & Suites on Marketplace Blvd. He stated that this was an administrative request and he is recommending approval.

Motion by Mr. Miller to approve Administrative Request #172

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. Alexie just wanted to welcome Mr. David Joseph to the board and wished everyone a Happy New Year.

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

Mr. Alexie and Mr. Leonard agreed to attend that meeting on 1/24/2017.

The Commissioners and Mr. Meagher all wished each other Happy New Year.

1-10-2017

13. **PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

14. **ADJOURNMENT**

Motion by Mr. Miller to adjourn at 7:23 PM

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary