

**THE CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION
July 10, 2012**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, July 10, 2012 at 7:00 p.m. at the Township Hall located at 47275 Sugarbush, Chesterfield MI 48047.

1. CALL TO ORDER:

Chairman Miller called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Paul Miller
Joe Stabile
Paula Frame
Ray Saelens
Rick LaBelle
Carl Leonard
Linda Hartman

Others: Pat Meagher, Community Planning & Management

3. APPROVAL OF THE AGENDA:

Motion by Mr. Miller, supported by Mr. Saelens to approve the agenda as presented.

All Ayes **Motion Carried**

4. SUBCOMMITTEE REPORT: (Committee will report items under Reviews)

5. PUBLIC HEARING:

A. SPRING TRAINING PROPOSED OUTDOOR BASEBALL FIELDS – SLU #2012-01:

Rob Stevenson/Dave Morelli, 27088 Morelli Drive, Chesterfield, MI., 48051 – Proposed addition of outdoor baseball fields to existing facility located at 27088 Morelli Drive. **Public Hearing Open, Tabled 6/12/2012.**

Fenn & Associates representative, Jeff Rizzo, said that parking spaces have been added around the existing building resulting in a total of 57 parking spaces. Commissioners had concerns that the application does not reflect 57 parking spaces. Mr. Rizzo added that there are four parallel parking spaces behind the building on its south side.

Mr. Meagher reminded the applicant that a variance would be needed to obtain parallel parking. Mr. Rizzo agreed to seek a variance for the parallel parking and also said that he has a few other variances to obtain as well.

The applicant, Rob Stevenson, pointed out that the concrete sidewalk was added along Chesterfield Road to Morelli Drive. He also said the netting has been added along Morelli Drive to contain foul balls. Mr. Stevenson stated that netting would also be added in their parking lot to further protect the cars.

Both Mr. Rizzo and Mr. Stevenson said that the Chesterfield Road side would not have netting because of the setback. They said the closest point to the road is 306 feet.

Mr. Stevenson said that a 15-foot net along the back may also be added and confirmed that such netting would be in addition to the six-foot fence previously discussed.

Mr. Stevenson said there would be garbage cans chained at each dugout.

Mr. Rizzo said that the proposed bleacher seating located on the sewer easement would not be permanent. He said the bleachers would not be cemented and would not include 42-inch posts or footings. Mr. Rizzo agreed to discuss this further with Anderson, Eckstein & Westrick.

Ms. Frame reminded the applicants that the parking would need to be completed after one full season of operation. She explained that the parking would need to be finished before opening day of 2014.

Mr. Stevenson said their goal is to have the parking complete by fall of 2013.

Commissioners told the applicant that they still need to obtain a legal document outlining the parking agreement with Brico.

Mr. Rizzo assured the commission that they are committed to providing the necessary legal documents.

Mr. Meagher explained that it needs to be a recordable shared parking agreement to be legal. He said it would need to be irrevocable.

Mr. Stabile said that he was against this project when it was built since it is located in an M-2 district. He said this type of facility does not coincide with this type of zoning and could create future problems.

Mr. Stabile said that he proposed back then and proposes now, that the owner consider rezoning the entire industrial plaza to M-1. The current building actually fits M-1 and he said there could be a greater potential for builders in an M-1 district.

Mr. Stabile stated that should this area become an M-1 district, this Special Land Use would fit, but it does not meet the current M-2 zoning requirements.

Mr. Meagher explained that an M-1 district is a less intense industrial district.

Mr. Stevenson & Mr. Rizzo agreed to discuss the possibility of M-1 zoning with the developer and owner, David Morelli.

There were no additional comments from the public.

Motion by Mr. Miller, supported by Mr. Saelens to close the Public Hearing on Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01 at 7:25 p.m.

All Ayes **Motion Carried**

Motion by Ms. Hartman, supported by Mr. Leonard to take action tonight on the Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01.

Ayes: Mr. LaBelle, Mr. Leonard, Ms. Hartman

Nays: Mr. Stabile, Ms. Frame, Mr. Miller, Mr. Saelens

Motion Failed

Motion by Ms. Frame, supported by Mr. Stabile to table Spring Training Proposed Outdoor Baseball Fields – Special Land Use #2012-01. This would be tabled until the next meeting on July 24, 2012.

All Ayes

Motion Carried

6. REVIEWS:

- A. HALLOWEEN CITY PROPOSED NEW WALL SIGN – SGN #2012-57:** Gag's & Games, 35901 Veronica, Livonia, MI 48150. Proposed new wall sign located at 51364 Gratiot, Chesterfield, MI 48051 in the Village Square Shopping Center.

Motion by Ms. Frame, supported by Mr. Miller to approve Sign #2012-57 subject to the applicant revising the application.

All Ayes

Motion Carried

Ms. Frame said that the sign exceeds the amount of square footage allowed for this building.

She explained that the applicant has agreed to reduce the sign by 20 square feet to meet the ordinance. Ms Frame also stated that the applicant may stack it to meet the 8 to 1 ratio requirement.

She said that the applicant will revise the application and submit it to the planning department.

- B. HITZ BASEBALL PROPOSED NEW WALL SIGN – SGN #2012-58:** Rob Stevenson, 27088 Morelli Drive, Chesterfield, MI 48051. Proposed new wall sign located at above address.

Motion by Ms. Frame, supported by Mr. Miller to table Sign #2012-58 to allow the applicant time to add the frontage and resubmit the application. This would be tabled for up to six meetings with the deadline being October 9, 2012.

All Ayes

Motion Carried

Mr. Meagher said the applicant can include both the side and the angle to determine the frontage.

7. APPROVAL OF MINUTES OF PRIOR MEETINGS:

Motion by Mr. Miller, supported by Mr. LaBelle to approve the minutes from June 26, 2012.

All Ayes

Motion Carried

8. COMMUNICATIONS:

9. NEW BUSINESS: Election of Officers.

Motion by Ms. Frame, supported by Mr. Saelens to elect Paul Miller as Chairman.

All Ayes

Motion Carried

Motion by Mr. Miller, supported by Mr. Saelens to elect Joe Stabile as Vice-Chair.

All Ayes **Motion Carried**

Motion by Mr. Miller, supported by Ms. Hartman to elect Paula Frame as Secretary.

All Ayes **Motion Carried**

Motion by Mr. Miller, supported by Ms. Frame to elect Ray Saelens as the Alternate Secretary.

All Ayes **Motion Carried**

10. OLD BUSINESS:

11. PLANNER'S REPORT:

A. Administrative Request #79: James Butler for Five Below, 2430 Rochester Court., Suite 100, Troy, MI 48083, Requesting to construct & occupy building unit "G" retail at 50579 Waterside Drive in the Marketplace Retail Outlet.

Motion by Ms. Frame, supported by Mr. Miller to approve Administrative Request #79.

All Ayes **Motion Carried**

Mr. Meagher explained that the applicant would like approval for an addition on the south end of the building that is primarily occupied by JCPenney. He said that the applicant, James Butler, is seeking approval for what has already been approved in the PUD. Mr. Meagher also stated that this request has already gone through the parking and landscaping requirements.

The applicant was present and informed commissioners that Five Below is a \$5 and below store.

12. COMMENTS FROM THE FLOOR:

Ms. Frame asked about pre-planning volunteers for the next meeting. Both Mr. LaBelle & Mr. Saelens agreed to participate.

13. PROPOSALS FOR NEXT AGENDA:

14. ADJOURNMENT:

Motion by Mr. Miller, supported by Mr. Saelens to adjourn the meeting at 7:31 p.m.

All Ayes **Motion Carried**

Paula Frame, Secretary

Amanda Willard, Recording Secretary