

**CHARTER TOWNSHIP OF CHESTERFIELD  
PLANNING COMMISSION**

**April 12, 2016**

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, April 12, 2016 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  
Brian Scott DeMuyne  
Carl Leonard  
Jerry Alexie  
Joe Stabile  
James Moran

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

Others: Jonathon Palin, Community Planning & Management

**3. APPROVAL OF THE AGENDA**

**Motion** by Mr. Miller to approve the agenda as submitted with the removal of item A. Sign Review # 2016-20

**Supported** by Mr. Leonard

**Ayes: All**

**Nays: None**

**Motion Carried**

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

5. **PUBLIC HEARINGS: None**

6. **REVIEWS:**

- A. **SIGN REVIEW #2016-20: Sign Fabricators Inc., 43984 N. Groesbeck, Clinton Twp., MI 48036 Proposed ground sign resurface for Art Van located at 50400 Gratiot. Applicant is seeking approval to remove Paul's TV and replace with Art Van Pure Sleep at the above address. Tabled on March 22, 2016.**

**Removed from the Agenda**

- B. **SIGN REVIEW #2016-22: Phillips Sign & Lighting, 40920 Executive Drive, Harrison Twp., MI 48045. Proposed new ground sign located at 47170 Jefferson Tabled on March 22, 2016.**

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

**Motion** by Mr. LaBelle to approve Sign #2016-22

**Supported** by Mr. DeMuyne

**Ayes: All**

**Nays: None**

**Motion Carried**

- C. **SIGN REVIEW #2016-23: Brian Keleman for Wendy's & Tim Horton's, 8181 Rhode Suite C, Shelby Twp. 48317 Proposed new ground sign for Wendy's/ Tim Horton's located at 33651 23 Mile.**

Mr. LaBelle stated that the new ground sign does meet the Township ordinance. However, the applicant must add the address to the sign and the applicant has agreed to remove the old ground sign prior to the new one being installed.

**Motion by** Mr. LaBelle to approve Sign #2016-23

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- D. SIGN REVIEW #2016-24: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode Suite C, Shelby Twp., MI 48317. Proposed new wall sign for "Wendy's w/ Logo, located at 33651 23 Mile Road.**

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

**Motion by** Mr. LaBelle to approve Sign #2016-24

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- E. SIGN REVIEW #2016-25: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode Suite C, Shelby Twp., MI 48317. Proposed new wall sign for "Tim Horton's located at 33651 23 Mile Road.**

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

**Motion by** Mr. LaBelle to approve Sign #2016-25

**Supported** by Mr. Miller

**Ayes: All**

**Nays: None**

**Motion Carried**

- F. SIGN REVIEW #2016-26: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode Suite C, Shelby Twp., MI 48317 Proposed new wall sign (side elevation) 30.78 sq. ft. For "Quality.....Is Our Recipe" located at 33651 23 Mile Road.**

Mr. LaBelle stated that this was a proposed sign elevation for Quality is our Recipe. The sign would exceed the allowable signage on the building.

**Motion by Mr. LaBelle to deny Sign #2016-26**

**Supported** by Mr. Alexie

**Ayes: All**

**Nays: None**

**Motion Carried**

- G. SIGN REVIEW #2016-27: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode Suite C, Shelby Twp., 48317 Proposed new wall sign (side elevation) "Thank You" at The Drive-Thru window located at 33651 23 Mile road.**

Mr. LaBelle stated that this does not exceed two feet and would be considered a directional sign.

**Motion by Mr. LaBelle to approve Sign #2016-27**

**Supported** by Mr. Moran

**Ayes: All**

**Nays: None**

**Motion Carried**

- H. SIGN REVIEW #2016-28: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode Suite C, Shelby Twp., MI 48317 Proposed new directional signs for Wendy's & Tim Horton's located at 33651 23 Mile Road.**

Mr. LaBelle stated that the signs do meet the Township ordinance.

**Motion by Mr. LaBelle to approve Sign #2016-28**

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

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

**Motion** by Mr. Miller to approve the meeting minutes from March 29, 2016.

**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 #158: Brian Keleman for Wendy's-Tim Horton's, 8181 Rhode, Suite C, Shelby Twp., MI 48317 Requesting minor changes to the façade of Wendy's/Tim Horton's located at 33651 23 Mile Road**

Mr. Palin stated that the request was for drive-thru window canopies, adding vinyl to the windows on the building and some work on the parking lot. He explained that the plan that was provided to them was deficient in some areas. He added that they have spoken to the applicants, asked them to clear up a few things and resubmit the plans. Therefore, at this time they would recommend that the administrative request be tabled.

**Motion by** Mr. Miller to Table Administrative Request #158

**Supported** by Mr. LaBelle

**Ayes: All**

**Nays: None**

**Motion Carried**

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

Mr. Miller mentioned that they have set a specific meeting to submit the Master Plan to the Planning Commission on April 25th. He stated that Mr. Meagher has confirmed that he would be available on that day.

Mr. Alexie reminded the representative from Wendy's that they could not paint the brick.

Mr. Stabile asked if they had discussed anything about the misdirection of the drive-thru this time. He stated that that place is a nightmare and when it was approved, customers were supposed to drive all the way around the building and the Township Board in their great wisdom allowed two ways in front and now people keep trying to turn around into the drive-thru in the front.

Michael Kalfayail, 8187 Rhode, Shelby Township, MI addressed the board.

Applicant stated that issue was already brought up at the pre-review and he stated that they would look in to that on the site.

Mr. Stabile stated that he would like to see the problem solved. He goes to Wendy's all the time and they totally missed the fact that there is no safe way to walk into the building because there was never supposed to be two-way traffic in that area.

Mr. LaBelle stated that he did mention people coming in the exit and mentioned putting a curb that would come around so people could not do that.

There was a discussion among a few of the Commissioners and the applicant concerning this matter.

Applicant stated that he understood where they were coming from, but he personally cannot make that decision. He must speak to the owner.

Mr. Palin asked if the applicant received their review letter?

Applicant replied yes.

4-12-16

Mr. Palin stated that their number is on the letter. He asked the applicant to call their office to set up an appointment and they will discuss solutions to the problem.

Mr. LaBelle asked for volunteers to attend the next preplanning meeting on April 26, 2016

Mr. Leonard stated that he would attend the preplanning meeting.

Mr. Alexie also agreed to attend the preplanning meeting.

**13. PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

**14. ADJOURNMENT**

**Motion** by Mr. Miller to adjourn at 7:18 PM

**Supported** by Mr. DeMuyneck

**Ayes: All**

**Nays: None**

**Motion Carried**

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*Rick LaBelle, Secretary*

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*Grace Mastronardi, Recording Secretary*