

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD FEBRUARY 25, 2016

Agenda

**PUBLIC HEARING: SPECIAL EXCEPTION USE – OLD NATIONAL BANK
CONSIDERATION OF THE APPLICATION OF CORNER@DRAKE D, LLC FOR A
SPECIAL EXCEPTION USE AND SITE PLAN REVIEW TO CONSTRUCT AN OLD
NATIONAL BANK WITH DRIVE-THROUGH LANES, PURSUANT TO SECTION
30.407, AS PART OF A PLANNED UNIT DEVELOPMENT, PURSUANT TO
SECTION 60.420. THE SUBJECT PROPERTY IS VACANT LAND AT 5003 OF
CENTURY AVENUE, KALAMAZOO, MI, WITHIN THE C: LOCAL BUSINESS
DISTRICT. PARCEL NO. 3905-25-240-009**

**SPECIAL EXCEPTION USE EXTENSION – STARBUCK'S COFFEE
CONSIDERATION OF THE APPLICATION OF STARBUCK'S COFFEE TO
EXTEND THE SPECIAL EXCEPTION USE APPROVED BY THE PLANNING
COMMISSION ON JANUARY 14, 2016 FOR THE PLACEMENT OF A
TEMPORARY TRAILER TO SERVE COFFEE, BEVERAGES AND LIMITED PRE-
PACKAGED PASTRIES WHILE THE STORE IS BEING RENOVATED. THE
SPECIAL EXCEPTION USE WAS ORIGINALLY APPROVED THROUGH
FEBRUARY 29, 2016. THE SUBJECT PROPERTY IS LOCATED AT 5370 WEST
MAIN STREET, KALAMAZOO, MI, WITHIN THE C: LOCAL BUSINESS DISTRICT.
PARCEL NUMBER 3905-13-255-060.**

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, February 25, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Millard Loy, Chair
Fred Antosz
Kimberly Avery
Wiley Boulding Sr.
Dusty Farmer
Pam Jackson

MEMBERS ABSENT: Mary Smith

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. Four other persons were in attendance.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

Agenda

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda. Hearing no changes, he called for a motion to approve the Agenda as presented.

Mr. Antosz made a motion to approve the agenda as presented. Mr. Boulding, Sr. supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy called for public comment on non-agenda items. Hearing none, he moved to the next item on the agenda.

Approval of the Minutes of February 11, 2016

The Chairperson asked if there were any additions, deletions or corrections to the minutes of February 11, 2016. Hearing none, he asked for a motion to approve the minutes.

Ms. Jackson made a motion to approve the minutes of February 11, 2016 as presented. Mr. Antosz supported the motion. The motion was approved unanimously.

PUBLIC HEARING: SPECIAL EXCEPTION USE – OLD NATIONAL BANK CONSIDERATION OF THE APPLICATION OF CORNER@DRAKE D, LLC FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW TO CONSTRUCT AN OLD NATIONAL BANK WITH DRIVE-THROUGH LANES, PURSUANT TO SECTION 30.407, AS PART OF A PLANNED UNIT DEVELOPMENT, PURSUANT TO SECTION 60.420. THE SUBJECT PROPERTY IS VACANT LAND AT 5003 OF CENTURY AVENUE, KALAMAZOO, MI, WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-25-240-009

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the application for a special exception use and site plan review for construction of an Old National Bank with drive-through lanes.

Ms. Johnston explained the applicant is seeking site plan approval and Special Exception Use permission for a new bank with drive-through accommodations, to be located at 5003 Century Avenue within the Corner @ Drake commercial PUD in Oshtemo Township.

She said the proposed Old National Bank will be situated on the southwest corner of Drake Road and Century Avenue, immediately south of Consumers Credit Union, and will be two stories tall with approximately 15,500 square feet of floor space. The drive-through lanes, rather than being appended to the side of the structure as is typically done with financial institutions, will be located beneath the second floor, essentially passing through the center of the building. The structure's shape, size, and overall aesthetics are intended to help prominently define the entrance to the Corner @ Drake development, complementing

the similarly multi-storied CCU which lies on the other side of Century Drive. Along with serving patrons' personal banking needs, this facility will also function as Old National's regional office.

Ms. Johnston noted the proposed project is in compliance with all relevant sections of Oshtemo Township's Zoning Ordinance, including building setbacks, site lighting photometrics, parking area layout & dimensions, and landscaping. The site plan has also been developed in accordance with the overall concept plan for the Corner @ Drake commercial PUD, which was approved by the Planning Commission at its February 11th, 2016 meeting. The proposal also meets criteria from Section 60.100 of the Zoning Ordinance regarding Special Exception Use requests.

While the Township's Engineer did not identify any significant concerns during his review of this project, he did note that the drains located in the drive-through lanes are shown as connecting to the sanitary sewer, but Staff prefers that they instead empty into the stormwater system. The engineering firm responsible for creating and managing the site plan for this project is aware of this issue, and has indicated to the Township Engineer that they intend to change the drains so that they empty into the stormwater system. If the applicant prefers that the drains remain connected to the sanitary system, then the runoff must be treated in compliance with all relevant standards.

She concluded by recommending approval of the site plan and Special Exception Use request for Old National Bank. Staff suggested the following conditions, to be administratively evaluated prior to the issuance of a building permit if the Planning Commission approves the project.

1. A revised site plan be submitted to the Township, showing the two unmarked pedestrian paths—one at the site's vehicle entrance and the other across the entry point to the drive-through facilities—striped as crosswalks and the aforementioned ADA ramp near the southwest corner of the building.
2. Either the drains in the drive-through area are to be connected to the stormwater system, to be shown on a revised site plan, or, if they are to continue to empty into the sanitary sewer, then the appropriate treatment mechanisms are to be illustrated on said plan.
3. The erroneous spot elevation found during engineering review be corrected.
4. The Fire Marshal is to be presented with a satisfactory plan to include all necessary hydrants, also to be included on a revised site plan.

Mr. Loy thanked Ms. Johnston for her review and asked if there were any questions from the Board.

Mr. Antosz wanted to be sure if drains are emptied into the sanitary sewer that there would be assurance the water would be treated.

Ms. Johnston said that would be the case but that the applicant has indicated the drains will be fed into the stormwater system rather than the sanitary sewer.

There were no further questions; Chairperson Loy asked if the applicant wished to speak.

Mr. Curt Aardema, 4200 W. Centre Ave., Portage, Corner@Drake D LLC, said they are excited about this project, which fits with the first class profile they have intended for the overall Corner@Drake project from inception. The two-story building design will provide a nice gateway for both the development and the community. He confirmed the drain issue has been resolved and that the applicant has no issues with the staff report conditions.

There were no questions for Mr. Aardema from the Board, nor were there any comments from the public.

The Board was in consensus this would be a nice addition to the overall project.

Mr. Loy asked if there was a motion for approval.

Ms. Jackson made a motion to approve the application for special exception use as part of the PUD and site plan for Old National Bank as presented to include the four staff recommendations and the stipulation that the drains be connected to the stormwater system. Mr. Boulding, Sr. supported the motion. The motion passed unanimously.

**SPECIAL EXCEPTION USE EXTENSION – STARBUCK’S COFFEE
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JANUARY 14, 2016 FOR THE PLACEMENT OF A TEMPORARY TRAILER TO SERVE
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STORE IS BEING RENOVATED. THE SPECIAL EXCEPTION USE WAS ORIGINALLY
APPROVED THROUGH FEBRUARY 29, 2016. THE SUBJECT PROPERTY IS LOCATED
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DISTRICT. PARCEL NUMBER 3905-13-255-060.**

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to walk through the application for the special use extension requested by Starbuck’s Coffee.

Ms. Johnston said at its January 14th, 2016 meeting, the Planning Commission granted Special Exception Use permission to the applicant, allowing a trailer to be kept on site at 5370 W. Main Street, to serve patrons while the main restaurant underwent renovations. While the initial approval was set to expire on February 29th, 2016, the applicant has encountered difficulties with their project, and is requesting that the Planning Commission grant an extension.

Based on feedback from the applicant as well as site visits made by Township Staff, she said the temporary site layout, as approved by the Planning Commission, appears to be functioning well. Taking that into account, along with the fact that the applicant has encountered problems with the renovation project, Staff recommended the Planning Commission grant an extension to the Special Exception Use, allowing the trailer to stay on-site until March 31st, 2016.

Mr. Antosz made a motion to extend approval for the onsite trailer until March 31, 2016. Ms. Jackson supported the motion. The motion carried unanimously.

Old Business

Proposed Site Plan Review Ordinance Amendments

Ms. Johnston said the last discussion about the proposed Ordinance amendments took place at the January 28, 2016 Planning Commission meeting and that changes as a result of that discussion were incorporated into the amended Site Plan Review ordinance language. Her hope was this would be the final look at them before being presented at a public hearing.

After some discussion and clarification of several items, it was the consensus of the Board to move forward with the suggested amendments as presented for public hearing at the March 24, 2016 meeting.

Attorney Porter commented the amendments add to the clarity of the Ordinance and make it easier for developers to check off boxes during the process.

There was no further old business; Chairperson Loy moved to the next item.

Any Other Business

Historic Preservation Overlay and the Drake Farmstead

Ms. Johnston said there were two issues she would like to address regarding the Drake Farmstead and the Overlay Zone:

- Community Farming is not allowed on the Drake Farmstead in the underlying zoning district, which is zoned C: Commercial and R-3: Residential.
- The Overlay Zone does not cover the entire farm.

In order to be able to do community farming on the Drake Farmstead, changes need to be made for the Township to be in compliance with its own rules. She would like to bring this issue back to the Planning Commission with a likely recommendation to include wording for the Farmstead that would allow uses historically significant to the site. Additionally she would like a public hearing regarding extending the Overlay Zone around the entire property.

After some discussion, it was the consensus of the group that this would be appropriate to consider and in a timely way before spring planting begins.

Ms. Johnston will bring a recommendation for consideration to the March 10 meeting and include a public hearing on the agenda for March 24.

Attorney Porter said he appreciated Ms. Johnston's desire to take care of this inconsistency so the Township can follow its own Ordinance.

Mr. Boulding Sr. and Ms. Jackson both noted they would be absent from the March 24 meeting.

PLANNING COMMISSIONER COMMENTS

Mr. Loy told the Board of a number of improvements in process at the Drake House and noted they would be receiving invitations to an open house on April 10.

Ms. Farmer told the Commission the Township Board has committed \$150,000 to the capital campaign for the Drake Farmstead over and above the amount already allocated for 2017 and 2018; the gift will be presented to the general membership March 3. She noted it was important to support the Farmstead as part of the entire Township Parks program and said Ms. High has done an outstanding job searching for park funds.

Attorney Porter noted the gift would allow leverage for matching gifts.

Mr. Loy said a number of community people have been interviewed regarding the capital campaign and as a result for now, the project has been set at half a million dollars; some pledges have already been received.

At the suggestion of Mr. Boulding, Sr., a moment of silence was offered for the Kalamazoo residents who were victims of the February 20 mass shooting.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting..

The Planning Commission meeting was adjourned at approximately 7:47 p.m.

Minutes prepared:
February 28, 2016

Minutes approved:
March 10, 2016