

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD APRIL 14, 2016

Agenda

**PUBLIC HEARING: SPECIAL EXCEPTION USE – FLAGSTAR BANK
CONSIDERATION OF THE APPLICATION MADE BY MBA ARCHITECTS, ON
BEHALF OF MEIJER FOR A SPECIAL EXCEPTION USE AND SITE PLAN
REVIEW TO CONSTRUCT A FLAGSTAR BANK WITH DRIVE-THROUGH
SERVICE AT 6660 WEST MAIN STREET PURSUANT TO SECTION 30.407.
PARCEL # 3905-14-185-036.**

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, April 14, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

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

MEMBERS ABSENT: Kimberly Avery

Also present were Ben Clark, Zoning Administrator, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. Two 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 none, he asked for a motion for approval.

Mr. Antosz made a motion to approve the agenda as presented. Ms. Farmer supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy asked if anyone from the audience cared to comment on non-agenda items. Hearing no one, he moved to the next item on the agenda.

Approval of the Minutes of March 24, 2016

The Chairperson asked if there were any additions, deletions or corrections to the minutes of March 24, 2016.

Hearing none, Chairperson Loy asked for a motion to approve the minutes as presented.

Mr. Boulding, Sr. made a motion to approve the minutes of March 24, 2016. Mr. Antosz supported the motion. The motion was approved unanimously.

PUBLIC HEARING: SPECIAL EXCEPTION USE – FLAGSTAR BANK CONSIDERATION OF THE APPLICATION MADE BY MBA ARCHITECTS, ON BEHALF OF MEIJER FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW TO CONSTRUCT A FLAGSTAR BANK WITH DRIVE-THROUGH SERVICE AT 6660 WEST MAIN STREET PURSUANT TO SECTION 30.407. PARCEL # 3905-14-185- 036.

Chairperson Loy moved to the next item on the agenda and asked Mr. Clark to review the special exception use request and site plan for the Board.

Mr. Clark said the applicant was seeking Special Exception Use (SEU) permission and site plan approval for a new bank, to be located on the last remaining vacant Meijer outlot on West Main Street. The inclusion of drive-through facilities necessitated the SEU approval process. Proposed to be located between the existing Arby's restaurant and the soon-to-be built AutoZone, which received ZBA approval in early Autumn of 2015, the new Flagstar bank will occupy what is currently the only Meijer outlot that isn't already developed or slated for construction. Approximately 1.6 acres in size, the commercially zoned parcel will be served by public water and sewer and will have a driveway connecting to Meijer's parking lot—no direct vehicle access to West Main Street is planned. 2,840 square feet in size, the structure itself will include three drive-through lanes and be oriented to face West Main.

He said the proposed project fully complies with all relevant sections of Oshtemo Township's Zoning Ordinance, including but not limited to building setbacks, number of parking spaces, landscaping, drive aisle circulation width, fire access lanes and photometrics.

Mr. Clark noted the only motorized connection will be to the Meijer parking lot to the north, and ingress and egress to the site will be handled by one two-way aisle,

running to the south and west of the building. The drive-through and bypass lanes will be one way, terminating into the two-way aisle north of the building. The applicant is proposing a non-motorized connection to the West Main shared use path and also intends to link to the Arby's path to the west, completing that property's non-motorized connection as well.

The project's site plan is in full compliance with section 75.000 of the Zoning Ordinance. The applicant plans to preserve numerous mature trees present on the property. Both the Township's Engineer and Fire Marshal reviewed the site plan; neither has any concerns at this time. All issues noted in the Engineer's initial feedback to the applicant were addressed in the revised site plan.

In summary, Mr. Clark said since the proposal satisfies all relevant sections of Oshtemo Township's Zoning Ordinance and any other applicable development requirements, Staff recommends the Planning Commission approve the proposed Flagstar Bank site plan and Special Exception Use request, free of any conditions.

Chairperson Loy asked if there were questions for Mr. Clark.

Mr. Antosz asked about plantings and light poles given last October's Planning Commission visits to area businesses and the plan to change the Ordinance. He also wondered whether the central lane, discussed at the time the AutoZone application was reviewed by the ZBA, was incorporated.

Mr. Clark said the plan was developed according to current landscape requirements; planned changes have not yet been incorporated, and don't affect this proposal or the AutoZone plan. He said Meijer had been approached regarding re-striping the drive aisle, but there is nothing binding to require that work and Meijer was not interested.

In answer to a question from Ms. Farmer regarding who owns the property lines in front of the outlots, Mr. Clark said MDOT owns the right of way and Attorney Porter said the lines were put there by the state.

Ms. Farmer also asked whether the drive-throughs provide enough stacking.

Mr. Clark said Staff was not concerned with interference; no one will have to go east to exit. If any concern develops, Staff will ask the applicant to address it.

Chairperson Loy determined there were no further questions from the Board and asked if the applicant wished to speak.

Mr. Mike Boggio, MBA Architects, 30100 Telegraph Road, Bingham Farms, MI, explained the drive-through lanes each have room for four cars to stack, which is felt to be plenty. He also noted they were careful to respect the trees between their site and

Arby's – the building was placed with retention of the trees in mind. He felt it should be a beautiful site when completed.

There were no members of the public to address the Board; Chairperson Loy closed the Public Hearing and moved to Board Deliberations.

Mr. Antosz expressed concern about left hand turns into Auto Zone, Arby's and Flagstar and complimented the effort to keep existing trees.

Ms. Farmer also was pleased with the effort to keep all the existing trees and commented that with the addition of two businesses the Meijer parking lot will need to be treated more like a road. She thought signs similar to what are in the Menard's parking lot might be appropriate.

Attorney Porter suggested looking at the original approval to be sure there is compliance regarding that issue and also suggested having the traffic officer observe traffic in the parking lot to see what might need to be addressed.

Ms. Smith noted the area was a kind of gateway and the retained trees will be beneficial to shield Meijer. She felt the parking was ok.

Hearing no further comments, Chairperson Loy asked if there was a motion to approve the special exception use and site plan as presented.

Mr. Antosz made a motion to approve the special exception use and site plan for construction of a Flagstar Bank with drive-through service at 6660 West Main Street as proposed. Ms. Jackson supported the motion. The motion was approved unanimously.

Old Business

Since there was no old business to consider, Chairperson Loy moved to the next agenda item.

Any Other Business

Ms. Jackson said she will be absent from the May 26 meeting. Ms. Smith said she may also be absent from that meeting.

PLANNING COMMISSIONER COMMENTS

Chairperson Loy reminded Commissioners of the Drake House Open House from 2:00 – 4:00 p.m. Sunday April 17.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting at approximately 7:20 p.m.

Minutes prepared:
April 16, 2016

Minutes approved:
April 28, 2016