



Rochester Hills

Minutes

Planning Commission

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Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper
Members: Susan Bowyer, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Marvie Neubauer, Scott Struzik and Ben Weaver
Youth Representative: Siddh Sheth

Tuesday, October 18, 2022

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Brnabic called the October 18, 2022 Planning Commission meeting to order at 7:00 p.m., Michigan Time.

ROLL CALL

Present 7 - Deborah Brnabic, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Greg Hooper, Marvie Neubauer and Scott Struzik
Excused 2 - Susan M. Bowyer and Ben Weaver

Others Present:

Sara Roediger, Director of Planning and Economic Dev.
Chris McLeod, Planning Manager
Siddh Sheth, Rochester Hills Government Youth Council Representative
Jennifer MacDonald, Recording Secretary

Chairperson Brnabic welcomed attendees to the October 18, 2022 Planning Commission meeting. She noted that if anyone would like to speak on an agenda item tonight or during Public Comment for non-agenda items to fill out a comment card, and hand that card to Ms. MacDonald. Members of the public may also comment on an item by sending an email to planning@rochesterhills.org prior to the discussion of that item. She noted that all comments and questions would be limited to three minutes per person, and all questions would be answered together after each speaker had the opportunity to speak on the same agenda item.

Chairperson Brnabic welcomed Youth Council Representative Sidd Sheth, and offered him the opportunity to introduce himself.

Mr. Sheth indicated that he is a Freshman at Stoney Creek High School and was excited to be attending the Planning Commission and learning about the City's zoning issues.

APPROVAL OF MINUTES

[2022-0450](#) September 20, 2022 Minutes

A motion was made by Hooper, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:

Aye 7 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer and Struzik

Excused 2 - Bowyer and Weaver

COMMUNICATIONS

Commissioners received the Third Quarter Road Commission Report.

PUBLIC COMMENT

Seeing no speakers cards submitted and no one wishing to speak, Chairperson Brnabic closed Public Comment at 7:03 p.m.

NEW BUSINESS

2022-0448

Public Hearing and Request for Conditional Use Recommendation - File No. PCU2021-0008 - to construct a drive-through associated with a new building for Huntington Bank on approximately 1.1 acres located on the south side of Walton Rd., east of Adams Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Laura Trendler, McBride Dale Clinton, Applicant *(Staff report dated 10-18-22, Reviewed Plans, Floor Plans and Elevations, Project Description and Conditional Use Justification, Purchase Agreement, Drafted O&M Document, Landscape Cost Estimate, EIS, WRC letter of 8-13-21 and RCOC email of 6-25-21 had been placed on file and by reference became a part of the record thereof).*

Chairperson Brnabic introduced the public hearing request for a conditional use for a drive-through and site plan approval for a proposed Huntington Bank at 2975 Walton Boulevard, Rochester Hills, Michigan, on approximately 1.1 acres located on the south side of Walton Blvd., east of Adams Road, zoned B-2 General Business District, with an FB Flexible Business Overlay. She invited the applicants to the table.

Present for the applicant were Laura Trendler, McBride Dale Clinton, representative for Huntington Bank, Brian Emrich, Allegro Civil Engineers, and Craig Heitger, Vocon - Architecture.

Chris McLeod noted that this is a Public Hearing for a conditional use and a site plan application for the renovation and redevelopment of the former Burger King site which is located east of Adams on the south side of Walton. The site has served its time and Huntington Bank has seen this as an opportunity to redevelop the site with a brand new facility. He displayed an aerial photograph noting the adjacent uses of a McDonald's and gas station to the west, the Village of Rochester Hills across the street on the north side of Walton, a shopping center plaza to the east, and residential housing directly to the south. He noted that he would discuss the relationship and screening requirements and any potential screening modification being requested as a part of the application process this

evening. He displayed the proposed elevations submitted, showing the building constructed primarily of brick with some metal paneling within the building itself.

He explained that the site plan becomes nearly fully compliant with all City zoning regulations in terms of landscaping and maneuverability as well as stormwater collection at the south portion of the site. He noted that this facility is a 2,500 square foot financial building. The drive-through at the rear of the building will be a three-lane drive-through, and that is what is prompting the conditional use request this evening that would result in a recommendation to City Council. In terms of landscaping, the one modification being requested is relative to the screening all the way to the south end of the site against Meadowbrook Drive. He explained that technically a Type C landscaping screen is required along that end as it abuts residential. The applicants have indicated that due to the distance of the building itself from the residential to the south as well as the existing hedgerow and two rows of fencing, one against Meadowbrook Drive and a decorative fencing along the parking lot abutting the stormwater facility, the modification is warranted in this instance for the Type C to be limited in terms of its application on this particular site.

He noted that the applicant is also requesting a modification in terms of the total number of parking spaces.. The ordinance allows up to 125% of the normal parking allowance to be permitted, and for this particular site the building square footage allows for 10 parking spaces.. The applicant is requesting 26 spaces. He explained that they provided backup material in the packet that indicates their rationale for such a request, as they looked at their current employees, the number of customers expected, as well as other financial institutions in the city and their surrounding area and their traffic patterns. He commented that in their minds it justifies the 26 parking spaces that are being requested.

Ms. Trendler expressed her appreciation to Mr. McLeod for the background information and commented that it was a good introduction to their presentation. She stated that Huntington National Bank is requesting site plan approval and recommendation of the conditional use associated with the redevelopment. They are proposing to redevelop the former Burger King site which is sitting vacant and build a new retail bank branch with drive-up service. She explained that they started working with City staff on this project in June of 2021 when they met virtually for their concept plan meeting, and tonight's presentation is the product of many discussions with staff and a design that Huntington is excited to develop.

She noted that the building itself has been sitting vacant for quite a while. The property is made up of mostly pavement, unmaintained landscaping, and a detention basin area to the rear. Most of those plantings along the southern property line are just low-lying plantings. No trees need to be preserved.

She explained that Huntington is proposing to raze the existing structure and develop a 2,300 square foot bank branch building; the attached canopy over three drive-up service lanes is proposed on the southern elevation. The canopy provides two video automated tellers and one ATM. A total of 26 parking spaces are proposed, 24 of those are standard, and two are ADA-accessible spaces. She stated that the redevelopment proposes to maintain the existing

driveway configuration along Walton Blvd. The driveways currently function as one-way directional drives and a continuous drive lane is proposed circulating the building. A 7-1/2 foot wide sidewalk is proposed around the building itself, and a pedestrian connection is proposed from the entrance of the building to the sidewalk on Walton Blvd.

Ms. Trendler noted that with respect to the landscape plan, Huntington is proposing approximately a 5,200 square foot decrease in impervious surface area. Proposed landscaping is a combination of shade trees, ornamental trees, perennials, shrubs and grasses. She noted that there are 15 shade trees, four ornamental trees, 119 shrubs and grasses, and 122 perennials. She explained that any areas on site that are not paved or occupied by the structure will be seeded and covered with hardwood mulch. She noted that in addition, significant improvements are proposed to the detention basin along the rear property line to bring that back into conformance with what was originally approved for the former development. She stated that Huntington is requesting to forego the Type C landscape buffer. They feel that with the detention pond requirements that are needed from the City's engineering standpoint, with the expansion and the way that it continues into the property to the east, the required volume grading and pond's location will not allow a Type C buffer of eight to 20 feet; however, just on the opposite side of the property there is a continuous hedge and a continuous fence that is provided on the City's land. She commented that she believes it is a Type D buffer that is provided, and additionally Huntington is providing a decorative fence around the perimeter of that detention area. She explained that the detention area itself is about 83 feet of green buffer so they feel that it provides sufficient spatial separation from Meadowbrook Drive to the rear. Additionally the double fencing and continuous hedge should provide effective visual screening as well.

She explained that in addition to that request, Huntington is proposing to exceed the maximum amount of parking from 10 to 26. She displayed the existing conditions, noting that 47 spaces currently exist on site; and a graphic showed the number of parking spaces for surrounding uses. She stated that Huntington is proposing 26 spaces and they feel that it is more comparable with the surrounding uses. She commented that it is cutting the existing number in half and is more comparable with the Citizens Bank and Chase Bank to the north.

She noted that the building itself is approximately an 18 foot tall building made up with mostly all masonry products in a cream and dark grey color. There are some metal panel accents throughout the elevations; rooftop mechanical equipment is to be screened by cream louvered material; and the utility equipment and secure waste bin are proposed toward the southwest corner of the building, screened in a matching material. She pointed out that Huntington does not propose any dumpster enclosures as all of their waste is picked up by a private company.

She stated that they feel that the project is going to significantly improve the site, replacing a vacant fast food restaurant with drive-through service with a modern bank branch with drive-up service. She stated that they have had significant coordination with the City Planning and Engineering departments and feel that with the significant landscaping and detention basin improvements they

will bring the property back to life. They also have had Huntington review the conditions identified in the staff report and they do agree to those.

Chairperson Brnabic questioned when the projected starting date of the project will be, noting that the EIS listed 10-1-21 as a projected date.

Ms. Trendler responded that she could not say for certain but as soon as they get through the site plan approvals and land development permit and building permits. She stated that they plan to do that consecutively and start whenever that process is complete.

Chairperson Brnabic questioned how long to complete the project.

Mr. Emrich responded at least three to four months, especially with winter approaching and delays due to weather.

Chairperson Brnabic suggested that a projected starting date be incorporated into a revised EIS prior to going to City Council.

Ms. Trendler responded that she will make a note of that.

Chairperson Brnabic stated that she did not have a problem with the extra parking spaces requested. She pointed out that it is being cut down by 21 spaces over what is currently there for Burger King, and noted that they have done that for other banks in the past. She commented that she did notice the existing arborvitae that is 10 to 15 feet tall and she would think that it serves as an adequate buffer.

Mr. Dettloff commented that this is a great plan and a nice addition to Walton. He asked if this was Huntington's second or third branch in Rochester Hills and questioned whether any other locations would be closing.

Ms. Trendler responded that she actually was not sure. She stated that no branches were closing that she knew of and did not believe this was replacing anything.

Mr. McLeod stated that it looks like this would be the third Rochester Hills location, fourth in the Rochester/Rochester Hills area.

Mr. Dettloff questioned where the ATM would be located.

Ms. Trendler responded it was on the exterior and would be the first drive-up service lane on the building.

Mr. Struzik stated that he would echo the previous comments and liked the pedestrian connection. He noted that too often they have businesses where they do not have dedicated space for that. He added that he liked the reduction in parking spaces; and he commented that he did not see an issue with the proposed screening in the plan.

Mr. Hooper stated that he would echo his fellow commissioners and did not see

an issue with this at all. He stated that he would like to move the recommendation for the conditional use approval in the packet.

Chairperson Brnabic stated that she would first open the Public Hearing at 7:21 p.m. Seeing no speakers cards nor any hands raised, she closed the Public Hearing.

Mr. Hooper moved the recommendation for the conditional use approval with the seven findings and two conditions in the packet. The motion was seconded by Ms. Neubauer.

After the roll call vote, Chairperson Brnabic announced that the motion passed unanimously.

Mr. Hooper questioned whether the two modifications for the parking and the Type C landscape buffer needed to be added to the proposed motion for the site plan approval.

Mr. McLeod responded that they should be added.

Mr. Hooper moved the motion for the site plan approval, with the five findings and four pre-printed conditions, and added a fifth condition that the Planning Commission approves the modification of the parking for the increase in parking required by the Ordinance to the requested 26 parking spaces, and a sixth condition is a waiver of Type C landscape buffer. The motion was seconded by Ms. Neubauer.

After a voice vote, Chairperson Brnabic announced that the motion passed unanimously. She congratulated the applicant. She stated that she would like to compliment them on everything submitted and along with their explanations, it made it very clear. She noted that it will move on to City Council for the conditional use for the drive-through.

Ms. Roediger stated that the next Council meeting would be November 14, 2022.

Ms. Trendler thanked everyone for their time tonight.

A motion was made by Hooper, seconded by Neubauer, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 7 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer and Struzik

Excused 2 - Bowyer and Weaver

Resolved, in the matter of City File No. PCU2021-0008 (Huntington National Bank), the Planning Commission recommends to City Council Approval of the Conditional Use to allow a drive-through at a proposed bank on site at 2975 Walton Blvd., based on plans dated received by the Planning Department on August 22, 2022, with the following findings:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
7. The site has traditionally been utilized as a drive through fast food restaurant and the proposed drive through bank will be less impactful.

Conditions

1. City Council approval of the Conditional Use.
2. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

2022-0449

Request for Site Plan Approval - File No. PCU2021-0008 - Huntington Bank - a new bank building on approximately 1.1 acres located on the south side of Walton Rd., east of Adams Rd., zoned B-2 General Business District with an FB Flexible Business Overlay, Laura Trendler, McBride Dale Clinton, Applicant **(See discussion under Legislative File 2022-0449).**

A motion was made by Hooper, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:

Aye 7 - Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer and Struzik

Excused 2 - Bowyer and Weaver

Resolved, in the matter of City File No. PSP2021-0028 (Huntington National Bank), the Planning Commission approves the Site Plan, based on plans dated received by the Planning Department on August 22, 2022, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of

the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.

2. The proposed project will be accessed from Walton Blvd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.

3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.

4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

2. Provide the required stormwater management pond landscaping pursuant to Section 138-12.303.

3. Screen the transformer and all ground mounted appliances.

4. Provide an updated landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff and posting of bond prior to temporary grade certification being issued by Engineering.

5. The Planning Commission approves the modification of the parking for the increase in parking required by the Ordinance to the requested 26 parking spaces.

6. The Planning Commission approves a waiver of Type C landscape buffer.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- November 15, 2022

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Ms. Neubauer, seconded by Ms. Denstaedt, Chairperson Brnabic adjourned the Regular Meeting at 7:26 p.m.

*Deborah Brnabic, Chairperson
Rochester Hills Planning Commission*

