

*Chairperson Brnabic opened Public Comment at 7:05 p.m. Seeing no one come forward, she closed Public Comment.*

## UNFINISHED BUSINESS

**2019-0214** Request for Conditional Use Recommendation - City File No. 18-002 - to add a drive-through to a new 8,154 s.f. retail/restaurant outlot building at Hampton Plaza, located at the southeast corner of Rochester Rd. and Hamlin Rd., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-26-100-007, Kevin Biddison, Biddison Architecture + Design, Applicant  
*(Reference: Staff Report prepared by Kristen Kapelanski, dated July 12, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant were Kevin Biddison, Biddison Architecture + Design, 320 Martin St., Suite 10, Birmingham, MI 48009 and Stuart Frankel, Hampton Plaza, 1334 Maplelawn, Troy, MI 48084.*

*Ms. Roediger outlined that the request for a new outlot building at Hampton Plaza had been tabled at the May meeting. There had been concerns about the access to the drive-through and stacking spaces. The Planning Commission asked the applicants to consider flipping the building to allow the stacking to occur on the north side, thereby alleviating concerns that it could extend out onto Rochester Rd. The applicant had revised the plans per the request; other than that, the site plan was essentially the same as previously presented. The island at the southern driveway had been extended so there could not be direct left turns into the site from the southern entrance. She noted that there was another drive to the north of the proposed building. As a conditional use, she advised that it was a request for a recommendation to City Council, and that the site plan was also under review. She said that she would be happy to answer any questions.*

*Mr. Biddison indicated that they had heard the comments from the last meeting, and he believed that they had come up with a solution that answered the concerns about the drive and circulation for stacking. He agreed that the building was otherwise the same. He thought that how the traffic could flow around the building was fairly self-explanatory, and he felt that it would be a cleaner and safer entry from Rochester Rd.*

*Mr. Kaltsounis thanked the applicants for hearing the Commissioners. He commented that they had a good and a bad day at the last meeting. He felt that the changes recommended and accepted would definitely make the corner of the property much safer, and he commented that every time he drove by, he would make sure it was. Hearing no further discussion, he moved the following:*

***MOTION*** by Kaltsounis, seconded by Hooper, in the matter of City File No. 18-002 (New Outlot Building at Hampton Plaza) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through in the B-3 district, based on plans dated received by the Planning Department on June 21, 2019, with the following seven (7) findings.

Findings

1. *The proposed drive-through and other necessary site improvements meet or exceed the standards of the zoning ordinance.*
2. *The expanded use will promote the intent and purpose of the zoning ordinance and Master Plan.*
3. *The proposed drive-through has been designed and is proposed to be constructed, 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.*
4. *The proposal should have a positive impact on the community as a whole and the surrounding area by offering other dining experiences as well as supplying jobs.*
5. *The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
6. *The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
7. *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.*

**A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion PASSED by an unanimous vote.**

2019-0215

Request for Site Plan Approval - City File No. 18-002 - a new, 8,154 s.f. retail/restaurant outlot building at Hampton Plaza, Kevin Biddison, Biddison Architecture + Design, Applicant

**MOTION** by Kaltsounis, seconded by Hooper, in the matter of City File No. 18-002 (New Outlot Building at Hampton Plaza), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on June 21, 2019, with the following six (6) findings and subject to the following three (3) 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 Rochester or Hamlin Roads., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths and bike racks have been incorporated to promote safety and convenience of pedestrian traffic.*
3. *Off-street parking areas have been designed to avoid common traffic problems and promote customer safety*
4. *The parking setback in the rear and side yards are modified based upon the*

*Planning Commission's determination that it is compatible with a comprehensive parking plan.*

5. *The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the vicinity.*
6. *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 a landscape bond for landscaping and irrigation in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.*
3. *Payment into the City's Tree Fund for any trees that are not replaced onsite in the amount of \$216.75 per tree.*

*Chairperson Brnabic asked the applicants if they had considered some color variation to break up the building façade. Mr. Biddison said that they had looked at some additional things, but they felt that with the brick and the other three or four colors and materials that it would be sufficient to break up the façade. Chairperson Brnabic clarified that no changes had been made since the last meeting. Chairperson Brnabic asked if staff found that acceptable, and Ms. Roediger said that they were fine with that.*

*Mr. Kaltsounis said that when he first saw the revised plans, he had the same thought. He had observed the applicant's development on Livernois (Campus Corners) which was similar, and he felt that it brought the inside out.*

*Chairperson Brnabic said that she had no doubt that the other comments by staff that had not been addressed would be before final approval. She was a little surprised that the handicap parking spaces were not relocated. There had been more than one comment that it had not been properly addressed. Mr. Biddison said that because they were adding double rows of parking across from the new drive-through, they thought that it made sense to try to center the spaces on the parking areas. They were willing to flip those to the other side of the center island if staff felt that was a better location. It would not affect the property either way. Chairperson Brnabic agreed that she thought that it was. Ms. Roediger noted that the Building Code required ADA spaces to be as close to the doors as possible, and staff would make sure they were relocated.*

**A motion was made by Kaltsounis, seconded by Hooper, that this matter be Approved . The motion PASSED by an unanimous vote.**

*After each motion, Chairperson Brnabic stated for the record that the motion had passed unanimously, and she congratulated the applicants. Mr. Hooper thanked the applicants for their investment.*