

2. Address any applicable comments from other city departments and outside agency review letters, prior to final approval by staff.

Mr. Kaltsounis commented that with all the site plan details, the space around the drive-through and all the trees, it was an easy one for the Commissioners. He cautioned that they had to think about the next one and the one after that. He was sure that if this Program was successful, that they would see another store proposing the same thing, and they had to think about that next step.

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

After each motion, Chairperson Boswell stated for the record that the motion had passed unanimously. Ms. Roediger informed the applicant that the matter would be scheduled on the September 28, 2015 City Council meeting.

Ms. Brnabic asked if the matter would come back before the Planning Commission if Meijer wished to expand the hours of operation or if it would be handled administratively. Ms. Roediger advised that it would have to come back to the Planning Commission and City Council.

2015-0349

Public Hearing and request for Conditional Use Recommendation - City File No. 00-001.2 - for a used car display accessory to an existing Audi dealership. The proposed display is for Parcel Nos. 15-36-426-002 & -003, located at 45545 and 45555 Dequindre, at the northwest corner of Dequindre and Melville, north of the Audi dealership and north of M-59, zoned B-2, General Business, David Hanoute, Applicant

(Reference: Staff Report prepared by Sara Roediger, dated September 11, 2015 and site plan had been placed on file and by reference became part of the record thereof.)

Present for the applicant was David Hanoute, CHMP, Inc. 5198 Territorial Rd., Grand Blanc, MI 48439, and Chris Consiglio, General Manager of the adjacent Audi dealership.

Ms. Roediger recapped that the display would be an extension of the existing Audi dealership located on Dequindre north of both Melville Dr. and M-59. There were two parcels with residential homes, which the applicant would demolish and redevelop to house a pre-owned car sales area. The parcels were zoned B-2, General Business, which permitted

outdoor sales of used cars as a Conditional Use with a recommendation to City Council. As part of the project, 12 trees would be removed, and it was subject to the City's Tree Conservation Ordinance. There were no structures proposed. Staff had worked with the applicant to ensure that the site would be landscaped heavily. There was an existing berm along the north and west property lines which was heavily screened from the adjacent apartment complex. The applicant would enhance the buffers to create a solid, mature, landscaped buffer along the north and west perimeter, in addition to adding required street trees. Staff also worked with the applicant to create better connectivity between the main office and the proposed site, and the median in Melville would be redeveloped with a crosswalk and sidewalk. The plans had been recommended for approval by all staff, and she said she would be happy to answer any questions.

Chairperson Boswell asked the applicants if they wished to add anything. Mr. Hanoute said that Ms. Roediger had done a wonderful job.

Ms. Brnabic asked Ms. Roediger if she had any idea when the properties were zoned B-2, General Business since they had homes. Ms. Roediger did not have knowledge of that. She had not heard of any anecdotal stories of it being rezoned in the recent past. It was master planned for multiple-family, which she thought was because of the property to the north and west which was multiple-family. The City recognized that the viability of isolated, single, detached residential houses on a major road was not very desirable in the long term. The easiest transition would have been multiple-family at that location. The zoning allowed for business, so the applicant did have a right to develop that way. She did not know if historically, the zoning had been changed.

Ms. Brnabic asked the applicants when the properties were purchased. Mr. Consiglio said it had been a year or so. Ms. Brnabic asked if the homes had been occupied when the property was purchased and if they were now vacant because Audi purchased the property, which Mr. Consiglio confirmed. Ms. Brnabic asked if anyone on the Commission knew about the B-2 zoning. She said that it made sense that the future land use would be multiple-family, but she was curious when it was zoned B-2, especially since there were two single-family homes on the parcels.

Mr. Schroeder asked if the extension of the pathway was part of the project. Ms. Roediger said that it was not shown on the plans, because it was planned as part of the Road Commission's improvements to Dequindre. Mr. Schroeder asked if the applicant would pay for that. Ms.

Roediger believed that it was included in the project already planned. When the City's Engineers reviewed the project, they determined that it would be more appropriate to put the pathway in when the road was improved. Mr. Schroeder reminded that the City always required applicants to put in a pathway in front of their property, and he thought that would be correct for this situation. Ms. Roediger explained that currently there was an open swale, and the Engineers thought that it could proceed as part of the Road Commission project. Mr. Schroeder said that he did not agree, but he would go along with the program.

Mr. Schroeder asked if there would be a need for any type of security fencing or a gate at the driveway. Mr. Hanoute advised that there would be neither. Mr. Schroeder asked if they felt that would be secure enough. Mr. Consiglio said that they felt it would be adequate. Mr. Schroeder asked if the applicants would have to come back if a fence was proposed. Ms. Roediger said they would not have to if it met zoning requirements.

Mr. Hooper said that he could shed some light on Ms. Brnabic's question about the zoning. He recalled that in the late 1980's, McDonald's owned the property. When they built the McDonald's at Crooks and M-59, they also owned the subject parcels, but they decided not to build at the subject location. It had been zoned that way almost 30 years. When the dealership was approved in 2001, Chairperson Boswell and he were both on the Commission, and that was what he recalled.

Mr. Hanoute added that the Road Commission indicated that there would be a realignment of Melville Dr. with Utica Rd. directly to the east. That would take place in 2016. At that time, Dequindre Rd. improvements would take place, and the swale would be filled in, the storm sewer would be extended, and that was why it was suggested to not do anything with the pathway yet.

Mr. Reece believed that the BMW dealership across Dequindre expanded to the north recently. He thought that what Audi was proposing was much better than what BMW had done in terms of additional landscaping.

Mr. Hanoute explained that additional landscaping was proposed for the BMW location; it just had not been installed yet. There would be several trees along the road frontage and landscaping for the north and east property lines.

Mr. Reece asked if Audi had any conversation with the apartment

ownership team, and if they had expressed any opposition or concern, particularly for the two adjacent units. Mr. Consiglio advised that they had not. He said that the residences on the parcels were quite run down, and the properties were not well maintained. What they were proposing would be an improvement to the area. Mr. Reece said that the Commission always suggested to owners to coordinate with their neighbors so there were not issues later. It appeared that there would be a fair amount of landscaping, and he thought that it would be more than adequate, and he did not think they would want a wall. Overall, he thought it was a pretty good plan.

Chairperson Boswell opened the Public Hearing at 7:36 p.m. Seeing no one come forward, he closed the Public Hearing.

Mr. Kaltsounis asked if they should add a finding as to why the sidewalk was not being added because the applicants were waiting for the pending redevelopment of Dequindre. Ms. Roediger said they could add that so there was no confusion in the future as to why the City did not require it.

Hearing no further discussion, Mr. Kaltsounis moved the following, seconded by Mr. Schroeder:

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a pre-owned car display, based on plans dated received by the Planning Department on August 12, 2015 with the following six (6) findings.

Findings

1. The proposed 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.
3. The proposed lot 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 proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.*
5. *The proposed development should 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.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2000-0269

Public Notice Request for Tree Removal Permit - City File No. 00-001.2 - for the removal and replacement of as many as 12 trees for a Pre-Owned Car Display for the Audi dealership on two parcels at the northeast corner of Dequindre and Melville Dr., north of M-59, Parcel Nos. 15-36-426-002 & -003, zoned B-2, General Business, David Hanoute, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 00-001.2 (Audi Pre- Owned Car Display), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on August 12, 2015, with the following two (2) findings and subject to the following One (1) condition.

Findings

1. *The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.*
2. *The applicant is proposing to replace 12 regulated trees with 12 tree replacement credits, as required by the Tree Conservation Ordinance.*

Condition

1. *Tree protective and silt fencing, as reviewed and approved by the City's Landscape Architect, shall be installed prior to issuance of the Land Improvement Permit.*

A motion was made by Kaltsounis, seconded by Yukon, that this matter be Granted. The motion carried by the following vote:

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

2000-0268

Request for Site Plan Approval - City File No. 00-001.2, for a pre-owned car display proposed at 45545 and 45555 Dequindre, north of M-59, accessory to an existing Audi dealership, zoned B-2, General Business, Parcel Nos. 15-36-426-002 & -003, David Hanoute, applicant.

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on August 12, 2015, with the following nine (9) findings and subject to the following five(5) 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 plantings, combined with the existing mature evergreen trees and berm located on the adjacent residential site meet the intent of the buffer screen in lieu of an obscuring wall or fence.*
3. *The Planning Commission waives the interior parking requirements due to the extensive perimeter landscape requirements, which are more prominently visible from adjacent properties.*
4. *A sidewalk and crosswalk will be constructed to provide safe access between the Audi dealership and the proposed used car lot.*
5. *The proposed ingress and egress to the outdoor sales area will be from Melville and will be at least 60 feet from the intersection of Melville and Dequindre, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.*
6. *Off-street parking areas have been designed to avoid common traffic problems and promote safety.*
7. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as*

existing development in the adjacent vicinity.

8. *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.*
9. *The pathway will not be constructed until the Road Commission makes upcoming improvements to Dequindre.*

Conditions

1. *City Council approval of the conditional use.*
2. *Provide a landscape bond for landscaping and replacement trees in the amount of \$24,717, as adjusted by staff if necessary, prior to issuance of a Land Improvement Permit for this development.*
3. *Provide an irrigation plan and cost estimate, prior to final approval by staff.*
4. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff*
5. *Applicant shall pay into the City's Pathway Fund an amount determined by staff based on the linear footage of the property frontage in lieu of constructing the pathway.*

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

Aye 9 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Chairperson Boswell stated for the record that the motions had passed unanimously. Ms. Roediger informed that the matter would be on the September 28, 2015 CC meeting.

ANY OTHER BUSINESS

Ms. Roediger announced that the City sent out a request for proposals for the sub area plan for Auburn Rd., including the Olde Towne area. Rather than limit it just to Olde Towne, and the focus was on Olde Town, they also wanted to look at the Auburn Rd. corridor in general. There were some tired sections, such as at major road intersections that could be looked at. Mr. Dettloff asked the timeframe for that, and Ms. Roediger said that the RFP was due back at the end of September. They hoped to get someone