

UNFINISHED BUSINESS

2019-0070 Request for Conditional Use Recommendation - City File No. 19-003 - to add a pharmacy with drive-through at the existing Meijer store located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-35-100-056, Craig Armstrong, Elevatus Architecture, Applicant

(Reference: Staff Report prepared by Kristen Kapelanski, dated March 15, 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 Craig Armstrong, Elevatus Architecture, 111 E. Wayne St., Fort Wayne, IN 46802 and Matt Levitt, Meijer, 2929 Walker Ave., Grand Rapids, MI.

Ms. Kapelanski noted that the matter had been postponed at the previous meeting. The applicant proposed to add a pharmacy drive-through to the west side of the existing Meijer store at the southeast corner of Rochester and Auburn. Also proposed were some façade modifications and minor site changes. She advised that the property was zoned B-3 with an FB-3 Overlay, and that drive-throughs were a conditional use in the B-3 district. The applicant was asking for Planning Commission recommendation for the conditional use and approval of the site plan. Since the last meeting, the applicant had made several changes to address the Planning Commission's concerns. The pickup window was moved farther south, and the entrance to the drive-through had been shifted so that patrons entered directly from the main drive aisle. Previously, they would enter from the side access aisle. The main drive aisle in the front of the store would now be the entrance, which would allow for more direct access from the main site area. With those modifications, staff recommended approval.

Mr. Armstrong asked if anyone had a question. He agreed that the window was moved. They were going to have to remove the existing pharmacy in its entirety and rebuild it brand new. They aligned the front sidewalk island with the existing front sidewalk and made it clear as to where the entry point was. They had all the cars required by Ordinance cleared of the crosswalks.

Mr. Kaltsounis thanked the applicants for taking the Commissioners' advice and making changes. Hearing no further discussion, he moved the following:

MOTION by Kaltsounis, seconded by Hooper, in the matter of City File No. 19-003 (Meijer Pharmacy and Façade Renovations), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed pharmacy on site at the Meijer at 3175 S. Rochester Rd., based on documents dated received by the Planning Department on March 13, 2019, with the following six (6) 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 a convenient pick-up for pharmacy needs.
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 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 Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion PASSED by an unanimous vote.

2019-0071

Request for Site Plan Approval - City File No. 19-003 - to add a drive-through pharmacy, update the facade, improve entries and the garden center at the existing Meijer located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-35-100-056, Craig Armstrong, Elevatus Architecture, Applicant

MOTION by Kaltsounis, seconded by Schultz, in the matter of City File

No. 19-003 (Meijer Pharmacy and Façade Renovations), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 13, 2019, with the following five (5) 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 Auburn and Rochester Rds., 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.

Condition

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. If additional landscaping is proposed as recommended, provide a 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.
3. Clarification that landscape requirements have been met with existing vegetation and if applicable, payment into the City's Tree Fund for any trees that are not replaced onsite in the amount of \$216.75 per tree.

Mr. Kaltsounis said that after the last meeting, he tried to get his truck to

make some of the movements, but it could not happen. He appreciated the effort put in, and he was looking forward to the new façade of the building.

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

Chairperson Brnabic stated for the record that the motions had passed unanimously, and she congratulated the applicants.

NEW BUSINESS

2018-0282 Request for Final Site Condominium Plan Recommendation - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Parcel No. 15-25-351-045, Francesco Bartolotta, Applicant
(Reference: Staff Report prepared by Kristen Kapelanski, dated March 15, 2019 and site condo plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant was Bob Lind, Urban Land Consultants, 8800 23 Mile Rd., Shelby Township, MI 48316.

Ms. Kapelanski advised that that the applicant was proposing to construct a 13-unit site condo development on the east side of John R, north of Auburn. The property was zoned R-4 One Family Residential. The Planning Commission recommended approval of and the City Council approved the Preliminary Site Condo Plan in September 2018. In the beginning of the project, there had been a few resident concerns. They were opposed to the connection of the road through to Gravel Ridge, and they requested a gate. They also requested the removal of the proposed sidewalk on Gravel Ridge. Lastly, a resident along the southern property line was concerned about the trees. Prior to the September City Council meeting, staff, residents and the applicant worked together to come to an amicable solution for most of those items. A gate was being added to the end of Berkshire Rd. to prohibit through traffic. Staff and the applicant's team also walked the southern property line with the homeowner and came up with an agreeable plan for tree pruning. Staff continued to support the need for a sidewalk along Gravel Ridge, but City Council had asked the Planning Commission to reconsider that item at the request of the residents on Gravel Ridge. She stated that staff had all recommended approval, as the plans were in compliance with the approved Preliminary Plan and other applicable Ordinance provisions.