



Rochester Hills

Minutes - Draft

Planning Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Chairperson William Boswell, Vice Chairperson Deborah Brnabic
Members: Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas O. Kaltsounis,
David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, September 15, 2015

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson William Boswell called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 9 - William Boswell, Deborah Brnabic, Gerard Dettloff, Julie Granthen, Greg Hooper, Nicholas Kaltsounis, David Reece, C. Neall Schroeder and Emmet Yukon

Quorum present.

Also present: Sara Roediger, Manager of Planning
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

2015-0350 August 18, 2015 Regular Meeting

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

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

COMMUNICATIONS

- A) *Planning & Zoning News dated August 2015*
- B) *Charter Township of Orion Master Plan Documentation*
- C) *Downtown Birmingham-Bloomfield Magazine prototype*

NEW BUSINESS

2000-1135 Public Hearing and request for Conditional Use Recommendation - City File No. 85-528.8 - to construct a drive-through accessory to Meijer's Curbside Pickup

Program, located at the Meijer store at Rochester and Auburn, Parcel No. 15-35-100-048, zoned B-3, Shopping Center Business, WD Partners, 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 Seth Dorman, WD Partners, 7007 Discovery Blvd., Dublin, OH 43017.

Ms. Roediger stated the requests and noted that the site was zoned B-3, Shopping Center Business, which allowed accessory drive-through uses. She indicated that what they wanted to do was relatively simple. They would cut into the landscaped island and install a stacking and drive-through lane. There would not be a lot of structural changes to the building - just adding windows and a lighted canopy. Two trees would have to come down, which would be replaced with two new trees. She showed a colored picture of the elevation and explained the route of the drive-through. The service would allow people to shop online, drive up and pick up their order with no need to get out of a vehicle. She commented that it would be very convenient, and she said she would be happy to answer any questions.

Chairperson Boswell asked Mr. Dorman if he had anything to add. Mr. Dorman said that he felt Ms. Roediger did a great job of introducing the project, and that he could answer any questions in terms of operations.

Mr. Yukon asked what the process inside the store was once the order was placed online. He asked if employees would retrieve items from the shelves, bag them and have them waiting for a customer.

Mr. Dorman said that was correct. Meijer told him they would have their top 20,000 skus available for purchase online, including grocery and non-grocery. There would be a staging area with shelving, a walk-in cooler, a freezer and a hot holding unit. There would be an associate who got the items, bagged them and put them in the appropriate place. The customer would have a scheduled pickup time, and it took about a minute at the call box to check in. People could either pre-pay for items online or a transaction would be run at the pickup window.

Mr. Yukon asked if someone would give a name or a number when they picked up. Mr. Dorman believed that there would be a camera at the call box, and people would say who they were. Mr. Yukon clarified that an order was placed by last name, and Mr. Dorman also believed people would have an order number for reference.

Mr. Yukon asked if there was a minimum time between ordering and picking up. Mr. Dorman thought so. He added that the website would give times to select from to pick up items.

Mr. Schroeder asked if returns would be taken at the window or if it would be strictly for pickups. Mr. Dorman did not believe they would accept returns. He also noted that if someone placed an order, they did not have to go through the drive-through; they could still go inside.

Mr. Dettloff asked if the Program was a concept Meijer would be doing at other locations. Mr. Dorman said that they had a couple others open currently. They started with a list of 40-50 stores, including outside of Michigan, but they decided that for the first round to only select Michigan stores. As it grew and evolved, and he thought it was a great idea, it would expand nationally.

Mr. Kaltsounis remarked that he thought the Commissioners had seen every kind of drive-through until he saw the proposed. He said that it was another drive-through concept, and the Planning Commission sometimes had concerns with drive-throughs. He asked if Meijer also had a pharmacy drive-through or if there were plans for one. Mr. Dorman did not believe so. He knew that they had put pharmacy drive-throughs in a number of other stores, but he did not know if one was scheduled at this location.

Mr. Kaltsounis asked the hours of operation, and Mr. Dorman said it would be 7:00 a.m. to 9:00 p.m. Mr. Kaltsounis asked if Mr. Dorman would agree to that as a condition. Mr. Dorman thought that timeframe was acceptable, however, Meijer had said that they would like to have some flexibility as the Program grew to expand the hours. Mr. Kaltsounis thought that 7:00 a.m. was a little early, but he would wait to hear from other Commissioners. When he reviewed a drive-through, the first thing he considered was its surroundings, how many neighbors would have to hear the voice box, what kind of screening it had, etc. He was not much of a fan of how the island stuck out and asked if a potential fire lane would be lost because of cars stacking.

Mr. Dorman did not think so. He showed six cars stacking, but he did not know if there would often be six cars in line because of the way pickup times would be scheduled. He claimed that if he saw six cars in line, he would probably just park and walk in. He did not really see an issue. Mr. Kaltsounis said that he was concerned about it. The call box was at the

end, and there was no stacking shown there. Mr. Dorman said that a whole transaction would take about five minutes. He felt that it was designed for a maximum of nine transactions per 15 minutes, so it would not be high volume. The traffic would not be similar to that at a fast food drive-through. Mr. Kaltsounis was just considering the worst case situation and where all the cars would really go. He asked if the concept could be turned 90 degrees. Mr. Dorman could not decide if that it would be acceptable to Meijer. Meijer had studied it, and it was a layout Mr. Dorman was directed to follow. If the Commission felt strongly enough about it, he would have to go back to Meijer and ask about a re-orientation. Mr. Kaltsounis wondered why a representative who could make that decision was not in front of the Planning Commission. He noted that McDonald's always sent people who could. Mr. Kaltsounis felt that if it were turned 90 degrees, the issues with flow could be less intrusive on the entire parking lot, and blocking the fire lane would not be an issue. He said that he would like to hear from the other Commissioners.

Mr. Hooper advised that it could not be turned 90 degrees, because there was a loading dock. It had been purposefully designed, and the dock was immediately south of the curbed island.

Mr. Schroeder noted that Meijer would control the timing as to when people would pick up, so Meijer could expand or contract the timing to accommodate a situation. Mr. Dorman agreed.

Mr. Reece stated that he was fine with the layout, in light of what Mr. Schroeder said. It would not be a Starbucks type of drive-through where at 6:00 a.m. there were 20 people in line for coffee. He thought that the hours of operation were fine as well, and it might be very convenient for people going to work or school to stop on their way. He felt that 9:00 p.m. was more than reasonable. He thought that the layout was well thought out, and he agreed that the project could not be turned 90 degrees because of the loading dock. In the rare instance that there might be a backup, cars would stack at the entry just like at any other drive-through in town. Chairperson Boswell agreed with Mr. Reece that the layout looked fine.

Chairperson Boswell opened the Public Hearing at 8:20 p.m. Seeing no one come forward, he closed the Public Hearing.

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

MOTION by Schroeder, seconded by Brnabic, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program) the Planning Commission **recommends** to City Council **Approval of the Conditional Use** to construct a drive-through, based on plans dated received by the Planning Department on August 19, 2015, with the following seven (7) findings and subject to the following one (1) condition:

Findings

1. *The proposed drive-through and 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 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 further offering a convenient shopping method and enhanced customer service.*
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.*

Condition:

1. *The hours of operation shall be from 7:00 a.m. to 9:00 p.m.*

A motion was made by Schroeder, seconded by Brnabic, 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

2015-0351

Request for Site Plan Approval - City File No. 85-528.8 - for a proposed Meijer Curbside Pickup Program with drive-through at the northeast end of the Meijer store at Rochester and Auburn, zoned B-3, Shopping Center Business, Parcel No. 15-35-100-048, WD Partners, Applicant

MOTION by Kaltsounis, seconded by Yukon, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on August 19, 2015, with the following five (5) findings and subject to the following two (2) conditions.

Findings

- 1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other city requirements, can be met subject to the conditions noted below.*
- 2. The proposed drive-through will be accessed by an existing driveway and promotes 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.*
- 3. The existing vegetation meets the intent of the Type D Buffer along the east property line.*
- 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. City Council approval of the conditional use.*

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