

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION MINUTES  
MARCH 28, 2012**

Chairperson Thompson called the meeting to order at 7:29 p.m. Present: McKenna, Budd, Kelley, Boynton, Johnson, Guenther and Thompson. Excused: None. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. There were 7 people in the audience.

**APPROVAL OF AGENDA:**

**Motion McKenna, Boynton second to approve the agenda of March 28, 2012 as presented.  
Motion carried.**

**MINUTES:**

**Motion McKenna, Boynton second to approve the minutes from February 22, 2012 with noted spelling correction. Motion carried.**

**Motion Boynton, Johnson second to approve the work study minutes from February 29, 2012 as presented. Motion carried.**

**Motion Budd, McKenna second to approve the work study minutes from March 14, 2012 as presented. Motion carried.**

**PUBLIC HEARING:**

**ITEM #1**

**TITLE: THE APPLICANT IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT AND OPERATE A DRIVE-IN RESTAURANT AS REGULATED BY ARTICLE XIII-C2, GENERAL, AND SECTION 13.02 (A) OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: PARCEL NUMBER V125-83-064-99-0003-005 ALSO KNOWN AS 10760 BELLEVILLE ROAD, AN APPROXIMATELY ONE AND A HALF (1.5) ACRE SITE. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN NORTH I-94 SERVICE DRIVE AND TYLER ROAD. (MCDONALD'S)**

**Motion Boynton, Johnson second to open the Public Hearing. Motion carried.**

Presentation was given by the applicant, Kenneth Van Tine providing explanation of the renovation to the existing exterior and interior of the building with the addition of a side by side drive thru. The side by side drive thru is designed to alleviate stacking or backup of cars in the entrance on Belleville Road and increase efficiency of operation. The design may provide future access to the rear of the property eliminating one of the front approaches on Belleville Road. An awning design is utilized instead of a straight line canopy. The applicant displayed the actual colors for exterior renovation to Commission members and the audience.

No comment from the audience.

Director Carroll informed Commission members and the audience that he received an email from Trustee Denise Partridge who supports rear entry onto the site. Director Carroll would like to enter her email as public comment.

Director Carroll explained that the proposal for the side by side drive thru will eliminate stacking on Belleville Road predominantly in the morning. The drive thru will consist of two lanes that will come back down to one lane. The design is within special land use in minimizing the curb cuts on Belleville Road. Once everything is in place the island in back and the southernmost drive approach will be removed and a circulation lane will be in place similar to that of Tim Horton's. Hodges of McKenna Associates stated that they would need to come back for approval of the circulation loop. The applicant has worked well in staff meetings and has addressed most concerns. The exterior appearance discussed is up to the Planning Commission to determine what is consistent with the Belleville Road Corridor.

Commissioner Boynton would like to see the paint color for the brick in the same color pallet as existing buildings being more brown than red. He also would like to see the pylon sign coincide with the remainder of the Belleville Road Corridor which have all been changed to monument signs. Van Tine stated when the approach is redone the sign could be readdressed. They are unable to address this until they know what is going on with the rear approach and circulation loop.

Commissioner Johnson inquired when the commissioners will have the opportunity to look at the circulation/traffic flow. Michael Kazarian the Area Construction Manager for McDonalds does not have a concept of the traffic flow at this time, he will put one together before the next meeting for the commissioners to review. Commissioners expressed concerns with the nonconforming high rise sign and the desire to see it removed. Van Tine stated that overall signage is being decreased with the proposal.

Resident has no problem with the sign and feels it is beneficial for interconnecting people who travel through the area.

Commissioner Thompson inquired about the landscaping and DDA amenities in the front of the building. Kazarian has a landscape plan in which a bike rack has been added. There is not a bench at this time, but something could be worked into the plan. Commissioner Thompson encouraged Kazarian to take a look at other amenities along the Belleville Road Corridor. There are concerns with placement of such amenities due to the potential bypass lane. Thompson also inquired about the photometrics at the property line. Van Tine and Kazarian stated that cutoff shields were not included in the plan submitted and they will have photometrics available at the next meeting.

**Motion Boynton, Budd second to close the Public Hearing. Motion carried.**

**GENERAL DISCUSSION:**

Resident informed the Planning Commission of his concerns of credibility with the Hoosier Cogeneration facility and the attorney they utilize. He also inquired who is putting the agenda on the website. Director Carroll will make sure agenda's are on the website prior to the meetings.

**Motion Kelley, McKenna second to adjourn at 8:10 p.m.**

**Motion carried.**

Respectfully Submitted,

Christina Harman,  
Recording Secretary