

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

Chairperson Thompson called the meeting to order at 7:30 p.m. Present: Boynton, McKenna, Budd, Johnson, Guenther and Thompson. Excused: Kelley. Staff Present: Director Carroll and Secretary Harman. McKenna Associate present: Sally Hodges. Wade Trim Associate present: David Nummer. There were 6 people in the audience.

APPROVAL OF AGENDA:

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

MINUTES:

**Motion Budd, Boynton second to approve the minutes of November 14, 2012 as presented.
Motion carried.**

OLD BUSINESS:

**ITEM #1 CASE # 12-005 SPR & SPU
TITLE: THE APPLICANT McDONALDS USA, LLC IS REQUESTING SPECIAL USE
 APPROVAL TO EXPAND, CONSTRUCT AND OPERATE A DRIVE-IN
 RESTAURANT ON PARCEL NUMBER V125-83-074-0001-008 ALSO KNOWN AS
 2193 RAWSONVILLE ROAD AS REGULATED BY ARTICLE XIII – C-1,
 GENERAL BUSINESS AND SECTION 13.02 (a) OF THE TOWNSHIP ZONING
 ORDINANCE 06-02-92, AS AMENDED.**

**LOCATION: THIS PROPERTY IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD,
 BETWEEN SOUTH I-94 DRIVE AND WEST HURON RIVER DRIVE.**

Presentation for the Applicant by Michelle, supervisor of the Rawsonville Road McDonalds, she explained the proposal is for a double drive-thru and plans have been submitted. The architect for the project was not present.

Director Carroll noted that there was a mistake and the project falls under C-1 general business not C-2. The C-1 district does require special land use approval from the Township Board.

Sally Hodges of McKenna Associates review letter dated 11-28-12 notes the purpose generally meets the criteria for special approval. Therefore, subject to site plan approval, McKenna Associates recommends the Planning Commission recommend special approval to the Township Board.

Sally Hodges of McKenna Associates review letter dated 11-20-12 recommends the Planning Commission grant preliminary site plan approval, subject to:

1. Addition of a bike rack structure to the plans, prior to final site plan approval.
2. Planning Commission approval of the canopy signs at the drive-thru area.
3. Special use approval by the Township Board.

David Nummer of Wade Trim noted there were not a lot of engineering details for review. They are working on water quality at the site by utilizing catch basin inserts. McDonalds has a rigorous maintenance schedule to check the inserts. All ramps at the site were checked for ADA accessibility. Wade Trim letter dated November 20, 2012 recommends the Planning Commission grant preliminary site plan approval.

Commissioner Johnson inquired to Hodges of McKenna Associates what subset letter H, number 5 in the special use letter means. Hodges noted that it means that site is consistent with the aspects of land use authority and jurisdiction. Commissioner Johnson also inquired to Nummer of Wade Trim how the Township will study the performance of the catch basin inserts. Nummer noted they do not intend to do a

report. They are interested in how long they will last with the maintenance schedule provided by McDonald's. Wade Trim will also go through and check on them.

No comments from the audience.

Motion McKenna, Budd second to approve preliminary site plan for McDonald's USA, LLC to expand, construct and operate a drive-in restaurant on parcel number V125-83-074-01-0001-008 referencing McKenna Associate's letter dated November 20, 2012 and Wade Trim letter dated November 20, 2012. Motion Carried.

Motion Boynton, Johnson second to recommend to the Township Board Special Use Approval for the proposed drive-thru improvements at McDonald's on Rawsonville Road.

Roll Call:

YEAS: McKenna, Budd, Boynton, Johnson, Guenther and Thompson.

NAYS: None.

ABSENT: Kelley.

Motion Carried.

NEW BUSINESS:

ITEM #1 ELECTION OF OFFICERS

Motion McKenna, Johnson second to open nominations for officers. Motion Carried.

Motion McKenna, Budd second to nominate the existing slate: Chairperson Carol Thompson, Vice-Chairperson Donald Boynton and Secretary Bryon Kelley. Motion Carried.

Motion Boynton, McKenna second to close nominations. Motion Carried.

The officers were elected by acclimation.

ITEM #2 ESTABLISH 2013 MEETING DATES

Director Carroll presented the 2013 meeting schedule maintaining the current schedule of the 2nd and 4th Wednesday's of each month at 7:30 p.m. Commission members agreed to the 2013 schedule.

GENERAL DISCUSSION:

Resident inquired if the Planning Commission has control to enforce the ordinances they have created. Chairperson Thompson explained that Township Staff is responsible for enforcement of ordinances. Hodges of McKenna Associates also noted that the Planning Commission is a recommending body to the Township Board in reference to ordinances and staff is responsible for ordinance enforcement.

Motion Boynton, Johnson second to adjourn at 7:50 p.m.

Motion carried.

Respectfully Submitted,

Christina Harman,
Recording Secretary