

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
October 22, 2014
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: McKenna, Budd, Kelley, Boynton, Johnson, Franzoi and Thompson.

Excused: None.

Staff: Secretary Harman.

Planning Representatives: McKenna Associates, Sally Hodges and Patrick Sloan.

Audience: Two.

APPROVAL OF AGENDA:

Motion McKenna, Boynton second to approve the agenda of October 22, 2014 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Johnson, Kelley second to approve minutes from October 8, 2014 as presented.

Motion Carried.

NEW BUSINESS:

ITEM # 1

CASE# SPR 14-021

TITLE:

THE OWNER, SCOTT POWLUS (MCDONALDS USA, LLC), IS REQUESTING FINAL SITE APPROVAL FOR THE CONSTRUCTION OF AN ADDITIONAL DRIVE-THROUGH LANE AND OTHER SITE CHANGES.

LOCATION:

PARCEL NUMBER V125-83-074-01-0001-008, ALSO KNOWN AS 2193 RAWSONVILLE ROAD (MCDONALDS). THE SITE IS APPROXIMATELY 2.7 ACRES AND IS LOCATED IN THE C-1, GENERAL BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF RAWSONVILLE ROAD, SOUTH OF I-94.

Attorney Paul Langstrom of Dykema Gossett Law Firm gave the presentation for the applicant. The applicant has received special use approval and engineering approval. The final plans due to a computer error noted 28 trees instead of 31 trees on the site plan. The tree count will be corrected to 31 trees on the final plans and all light fixtures will be locked in the straight down position as required.

Sally Hodges of McKenna Associates presented final site review letter dated 10-16-14 recommending final site approval subject to the conditions in the letter.

Commissioner Johnson presented the WadeTrim review letter dated 10-16-14 recommending final site plan approval.

Motion Kelley, Boynton second to grant final site plan approval to McDonalds located at 2193 Rawsonville road subject to conditions in the McKenna Associates review letter dated 10-16-14, the

Commission's approval of the drive-thru structures and signs and the WadeTrim review letter dated 10-16-14. (letters attached)

Motion Carried.

ITEM # 2 ZONING ORDINANCE UPDATE – TECHNICAL REVIEW

Patrick Sloan of McKenna Associates gave the technical review of the zoning ordinance update. The review touched on areas of the zoning ordinance in need of improvement.

Commissioners Boynton, Franzoi and Kelley will work along with Mr. Sloan and Mrs. Hodges as a subcommittee and will report to the Planning Commission periodically with overviews of work done. Mr. Sloan asked commissioners to notify him of areas that they would like to work on, to involve all members in the process. Mr. Sloan will coordinate the days and times to meet for the committee.

GENERAL DISCUSSION:

Commissioner Boynton gave an update on the Michigan Association of Planning Conference he attended in October on Mackinac Island and encouraged fellow commissioners to attend the conference next year.

Resident inquired when Menards will return to the Planning Commission.

Motion McKenna, Boynton second to adjourn at 8:36 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

October 16, 2014

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

**Subject: VBT-14-021 SPR; Rawsonville McDonald's, 2193 Rawsonville Road; Site Plan Review #2;
Plans Dated 10/8/14 and 10/16/14**

Dear Commissioners:

On October 8, 2014, the Commission granted preliminary site plan approval for the above-referenced application to add a second drive-through lane and order station at the existing McDonald's, subject to special approval by the Township Board and several conditions. As you recall, the applicant received Township approval in early 2013 for these changes, but did not proceed with construction and the approvals expired. The special approval application is on the agenda for the October 20th Township Board's work study meeting, and in light of the unusual circumstances, if the Board concurs the item could be placed on the October 21st Township Board agenda for action. Subject to the Township Board granting special approval, the final site plan will be presented for your consideration at the Planning Commission meeting the following night, October 22nd.

The applicant has revised and resubmitted the site plan to comply with the preliminary site plan approval conditions, as follows:

COMMENTS

1. *The parking calculation chart on Sheet C1 must be corrected since it says that 45 spaces are provided. The chart has been corrected to correctly state that 44 spaces are provided. This condition has been met.*
2. *The large note on Sheet C5 must be revised to reflect that 31 trees in the existing wooded area are remaining to satisfy the vehicular surface landscaping requirement, not 28 trees. The note has not been revised on the plan sheet received most recently; this condition remains to be met.*
3. *Cut sheets for the light fixtures must be provided. The cut sheets submitted are for a "fully adjustable and directional lighting system." The plan must note that all light fixtures will be locked in a straight down position so as to comply with the Township's requirement for shielded and concealed source lighting. This condition has not been met.*

4. *The plan must note that the bike rack will be installed in the "bike parking" area. Sheet C5 notes 3 bicycle parking spaces. Sheet C1 notes that the bike rack will be in the bike parking area. This condition has been met.*
5. *The bench and pavement for the sitting area next to the Rawsonville Rd. must be included on the Site Plan, Sheet C1, and details of the bench must be submitted with the plans. The required information has been added to the plan, Sheet C1, and the bench details have been submitted. This requirement has been met.*
6. *Details and elevations of the proposed new drive-through structures and signs must be provided and are subject to approval by the Planning Commission. The sign elevations have been submitted and match those approved in 2013. As was required when the building was renovated in 1998, there are no wall signs permitted on the building. We recommend the Commission approve the signs as submitted.*
7. *Special approval by the Township Board. We will report on the status at your meeting.*
8. *Approval of the Township Engineer. This condition remains to be met.*

RECOMMENDATION

Subject to the following, we recommend Final Site Plan approval:

- a. Correction of the tree note cited in item 2. above;
- b. Notation on the plan that all light fixtures will be locked in a straight down position to comply with the Township's requirement for shielded and concealed source lighting;
- c. Commission approval of the drive-thru structures and sign signs;
- d. Special approval by the Township Board; and
- e. Approval of the Township Engineer

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President

cc: URS Corporation, 27777 Franklin Road, Suite 2000, Southfield, MI 48034



WADE TRIM

October 16, 2014

Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Attention: Ms. Carol Thompson, Chair
Van Buren Planning Commission

Re: McDonald's
Rawsonville Road
Final Site Plan Approval

Dear Ms. Thompson:

The final site plan package for this project was approved at the January 9, 2013 Planning Commission meeting. That approval has expired and the applicant is again requesting final site plan approval for this site. We have reviewed the plans and find them to be identical to those we reviewed in 2013 and, therefore, we have approved these plans on behalf of the Township.

As a refresher, you will recall that this site plan does not include any changes to the existing sanitary sewer, water main, or storm sewer facilities on this property. As is typical for these redevelopment projects, we have asked the applicant to provide some form of storm water quality improvement. In this case, the applicant is proposing the use of catch basin inserts that filter the runoff before it enters Belleville Lake. A note on the plans indicates that the performance of the catch basin inserts will be evaluated at 90 and 120 days to determine an appropriate maintenance schedule. This is the first project that has proposed the use of the catch basin inserts and we are very interested to see how they perform over time.

We are recommending that the Planning Commission grant final site plan approval at this time. If you have any questions on this review, please contact me directly at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.


David M. Nummer, PE

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