

7:03 o'clock p.m. Chairperson Buechler calls the meeting of the Planning Commission to order and opens any Public Hearings on the agenda, then continues with the regular agenda.

1. **ROLL CALL**

PRESENT: Buechler, Hilton, Koob, Wurmlinger

ABSENT: Mills, Muir, Oprita

VISITORS Peter Zingas
Jane Hilton
Jorja Baldwin, Zoning Consultant
Courtney Reckker, Recording Secretary

2. **APPROVAL OF AGENDA: May 09, 2023**

Motion by Wurmlinger, supported by Hilton, to approve the agenda as printed and posted.

Voice Vote, 4/0. Motion Carried.

3. **APPROVAL OF MINUTES: January 10, 2023**

Motion by Buechler, supported by Wurmlinger, to approve the minutes as presented.

Voice Vote, 4/0. Motion Carried.

4. **REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler**

- Supervisor Crawford has been applying for many grants for funding for the Parker Road project
- Discussed how scoring of grants works
- Connecting trails and highlighting resources are some of the goals for grant usage
- Preparing for Cruise Weekend coming up – last weekend in June
- Car wash updates – the proposed development by Meijer is canceled and the one start by Godwin's is on hold due to problems at a different site

5. **REPORT FROM ZBA REPRESENTATIVE: None**

6. **PUBLIC COMMENT: None**

7. **PUBLIC HEARINGS: None**

8. **UNFINISHED BUSINESS: None**

9. **NEW BUSINESS:**

Item 9-1: SITE PLAN APPROVAL FOR RETAIL BUILDING, 24TH AVENUE 74-20-022-1001-010

APPLICANT: TDG Architects, 79 Oakland Avenue, Pontiac, Michigan 48342

REQUEST: Site Plan Approval for proposed 3,500 square foot retail building

LOCATION: 4290 24th Avenue (will require new address)

PARCEL#: 74-20-022-1001-010

APPLICANT PRESENTATION:

Mr. Zingas presented a print of the proposed color for the outside of the building along with a physical brick to show the material. It will be tan beige color. Another issue that he was presented with was since the property is a pie shape, they need a service drive for the north end of the property. One corner will have the dumpster and the other have a curb cut for access to the mall. Due to needed approval from the mall, Mr. Zingas proposed a mounted curb with an easement to ensure nothing will ever be built on that section of the property. He is hoping the mall may work with him to do a curb cut on their end also.

Mr. Zingas is excited for the new addition and it will benefit Panera's traffic. Between the Coronavirus and border closures, their business has been affected. Now Panera sharing the lot will benefit them in their taxes, grass cutting and other costs which will be split between the two businesses. It will be a nice building and first-class construction which is required by the mall.

BOARD DISCUSSION:

Koob asked about the property line going through the new proposed building shown on the prints and it is not shown in the legal description. Zingas said he does not know of any lot splits that happened to create that line or where it may have developed from. Koob commented on west setback-required and proposed.

Hilton clarified that due to Mr. Zingas owning the whole parcel that some of the Panera parking will be designated for the new building. Baldwin stated that the overall parking shown for both businesses is sufficient based on 80% of the current square footage, as we do not have a specific floor plan for the new building. With the proposed spots and excess Panera spots they meet the parking requirements.

Wurmlinger asked if the lease needs to be amended for the new building. Baldwin stated that is not something we have to deal with. If they were splitting the lot, that would happen before the building permit but since they are allowed to put multiple buildings on one parcel we do not need to do anything.

Hilton and Baldwin asked if the mounted curb would be satisfactory for emergency vehicles. For fire purposes the hydrants are on the 24th avenue side of the building so they would access from that side. Mr. Zingas has stated that he is willing to do anything needed. He plans to do the curb cut but they cannot force the mall into doing it also. They will do what they can on this property and enact on the easement stating they will not build in that section of the property.

Koob asked if the front door was facing the south. Zingas said Lenscrafters and Panera's doors will face each other. The goal of having the doors there is if Lenscrafters ever leaves they could split the building into two store fronts. It was also mentioned that the sidewalk on the north end of the parcel just ends. It was not required for the mall to connect all the sidewalks when created and that it would just put you onto the service drive, not ending at a certain point/intersection. Discussion was had regarding past and current sidewalk requirements.

Mr. Zingas brought in a picture of what the building exterior will look like regarding color and product. Materials meet the ordinance based on the products shown during the meeting. Mr. Zingas stated he is still held to the mall standards on building and material standards.

Motion by Buechler, supported by Wurmlinger, to approve with the condition that an easement for an approach from the Birchwood Mall service drive be provided on the north near the dumpster enclosure, in addition to the existing approach to the south of the proposed building for the site plan for 4290 24th Avenue, 74-20-022-1001-010. **Voice Vote, 4/0. Motion Carried.**

10. COMMISSIONER UPDATES:

Ms. Jane Hilton asked why Fort Gratiot does not have any signs. Buechler stated we previously had a sign but due to a car accident it was taken down. They are currently discussing new places for a sign.

11. ADJOURNMENT

Motion by Buechler, supported by Koob, to adjourn. Voice Vote, 4/0. Time, 7:43 P.M.