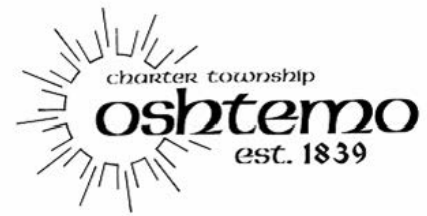


June 6th, 2018



Meeting Date: June 14th, 2018

To: Oshtemo Township Planning Commission

From: Ben Clark, Zoning Administrator

Applicant: John Fick, Progressive AE

Owner: Archland II, LP

Property: 6820 West Main Street, parcel number 05-14-155-055

Zoning: C: Local Business District

Request: Special exception use permission and site plan approval for drive-through modifications

Section(s): 30.407: Drive-in service window or drive-through services for businesses; 60.200: Special Exception Procedure

Project Name: McDonald's Drive-Through Expansion

OVERVIEW

The applicant, representing the owners of the McDonald's restaurant, located at 6820 West Main Street in Oshtemo Township, is requesting approval from the Planning Commission to convert the existing single ordering lane drive-through arrangement to a parallel ordering point system, as can be found at numerous other establishments in the area. Historically, this particular restaurant has experienced significant amounts of vehicle stacking as patrons line up for the drive-through—especially during peak hours—and the proprietors would like to increase capacity, with the intent of alleviating site congestion. Any expansion of a drive-through in this zoning district is subject to special exception use review, per section 30.407 of the Oshtemo Township Zoning Ordinance.

In July of 2014, the Planning Commission did grant special exception use permission to make similar site modifications, but the project was not activated within one year of the hearing, which means that the approval has since lapsed, per section 60.200 of the Zoning Ordinance.

GENERAL ZONING COMPLIANCE

As no changes are being made to the location of the structure or the site layout in general, very few general zoning considerations fall within the scope of this review—the use is allowed in the subject zoning district, and the extant structure is in compliance with any and all applicable setbacks. Although not explicitly part of this project, the property owner did recently install new site lighting that is not in compliance with the applicable standards of the Zoning Ordinance, and staff are treating such as an issue that shall be resolved along with the other requested site improvements.

SITE ACCESS AND CIRCULATION

Although no changes are being proposed regarding site access, staff would like to comment that both the ingress and egress drives for the subject property connect to a circulation drive that abuts the Menards parking lot to the north—patrons of the restaurant do not have direct access to West Main Street. Once on site, the property's traffic flow will not be significantly altered, as motorists will enter via the west drive, circulate south around the building, either parking along the way or entering the drive-through queue, eventually exiting via the east drive.

The stacking area, leading to a single ordering point, is where problems have arisen in the past. Located on a busy commuter route, numerous motorists visit this location during typical meal times, and cars in the drive-through often back up towards the entry drive, often blocking parking spaces on site. With the requested changes, staff is hopeful that the added stacking capacity, facilitated by installing a second ordering point, will indeed alleviate site congestion.

During the review process, staff noted that the applicant has illustrated a surplus of stacking spaces leading to the order point, but also that the site plan falls short of the minimum number of parking spaces by one stall. To correct this, staff has recommended that the applicant remove one stacking spot and add one parking space adjacent to the west side of the restaurant.

LANDSCAPING

In anticipation of the site plan review process for the expanded drive-through area, the applicant in May of 2014 sought, and was granted, a variance by the Township Zoning Board of Appeals to expand the paved portion of the site up to 9.5 feet into the required 20-foot wide landscape buffer that abuts West Main Street. In order to accommodate the added ordering lane, yet still provide adequate room for through-traffic as well as emergency vehicles, the circulation path adjacent to the drive-through lane had to be moved south, into the landscaped area.

Although the 2014 drive-through expansion never commenced, the variance exists in perpetuity, and is being utilized for this latest proposed site plan. Some existing plantings will need to be removed in order to accommodate the added pavement, but trees and shrubs will be replaced elsewhere in the buffer area, in compliance with the landscaping requirements of the Zoning Ordinance. A landscape plan has been submitted to the Township, but some additional notation is needed before it can be completely accepted.

ENGINEERING

As no material changes are being applied to the site, the Township Engineer has no concerns regarding this project.

FIRE DEPARTMENT

The Township Fire Marshal has reviewed the project site plan and is satisfied that adequate room is being provided for emergency vehicle access and circulation.

OTHER CONSIDERATIONS

Section 60.100 of the Zoning Ordinance provides additional review criteria for consideration when deliberating a Special Exception Use request.

A. Is the proposed use compatible with the other uses expressly permitted within the C: Local Business zoning district?

The Township's general commercial zoning category, the C: Local Business District designation permits relatively intense uses, such as big-box retail stores. A drive-through restaurant is appropriate in this district.

B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?

The subject use is adjacent to large retail operations, vehicle service facilities, and other restaurants. The planned site modifications will not be detrimental or injurious to adjacent properties or the general public.

C. Will the proposed use promote the public health, safety, and welfare of the community?

The intent of the desired changes is to facilitate better traffic flow on the subject property, and also to make parking more accessible to patrons who wish to enter the restaurant. It is anticipated that this project should actively benefit public health, safety and welfare.

D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

Given the nature of the West Main Street corridor, as well as the fact that the use in question is pre-existing, staff determine that the subject use is very much in accordance with its character and adaptability.

RECOMMENDATION

Township staff find the project site plan to be generally acceptable and feel that the planned improvements will benefit patrons of the restaurant. Therefore, staff recommend approval of the site plan and special exception use request. If the Planning Commission is inclined to grant approval, staff ask that the following conditions be attached and administratively resolved:

1. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with an updated landscape plan, indicating the species of the intended plantings, in compliance with any applicable requirements of the Zoning Ordinance.
2. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with an amended site plan, indicating the omission of one stacking space leading up to the ordering area and the addition of one parking spaces adjacent to the west side of the structure.

3. Prior to the issuance of a final certificate of occupancy, the Township shall be presented with a complete photometric and light fixture plan, in full accordance with any applicable requirements of the Zoning Ordinance.

Respectfully Submitted,



Ben Clark
Zoning Administrator

Attachments:

- Application
- Site plan excerpt
- Aerial map
- July 10th, 2014 PC minutes

LEGAL DESCRIPTION OF PROPERTY *(Use Attachments if Necessary):*

SEC 14-2-12 COM W 1/4 POST TH E ALG E & W 1/4 LI 403 FT TH N 01 DEG 01 MIN 25 SEC E 99.17FT TO NLY LI HWY M-43 TH S 89 DEG 52 MIN 54 SEC E 450.05 FT TO BEG TH N 01 DEG 01 MIN 25 SEC E 238.03 FT TH S 89 DEG 52 MIN 4 SEC E 201.20 FT S 01 DEG 02 MIN 04 SEC W 238.03 FT TO NLY LI HWY M-43 TH N 89 DEG 52 MIN 54 SEC W THEREON 201.16 FT TO BEG *** SPLIT FROM 14-155-026 AND 14-155-062 ***

PARCEL NUMBER: 3905- 14-155-050

ADDRESS OF PROPERTY: 6820 West Main Street

PRESENT USE OF THE PROPERTY: Quick Serve - Commercial

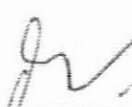
PRESENT ZONING C COMM **SIZE OF PROPERTY** 1.099 ACRES

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
_____	_____
_____	_____

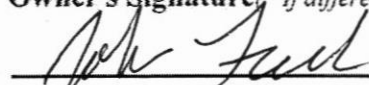
SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.


 Lorian Lounsbury McDonald
 Corporation, Attorney in Fact of Appleland II LP
 _____ 5/2/18

Owner's Signature *(* If different from Applicant)*

Date



Applicant's Signature

05/02/18
Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney -1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS McDonald's 6820 West Main Street

PLANNING & ZONING APPLICATION

Applicant Name : John Fick
Company Progressive AE
Address 1811 4 Mile Road North East
Grand Rapids, MI 49525
E-mail Fickj@progressiveae.com
Telephone 616.365.8562 Fax _____
Interest in Property Architect

Oshtemo Charter Township
7275 W MAIN ST
KALAMAZOO, MI 49009
Phone : 269-375-4260
OSHEMOTOWNSHIP.ORG

Received From: FICK
Date: 05/03/2018 Time: 2:34:49 PM
Receipt: 141294
Cashier: LPOTOK

OWNER*:

Name Archland II LP
LP Archland II
Address US Realty Advisors LLC, 1370 Avenue of the Americas
21st Floor, New York, NY 10019
Email _____
Phone & Fax 212-581-4540 212-581-4950

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$350.00
1085 SPECIAL EXCEPTION USE	
SPECIAL EXCEPTION USE	\$400.00

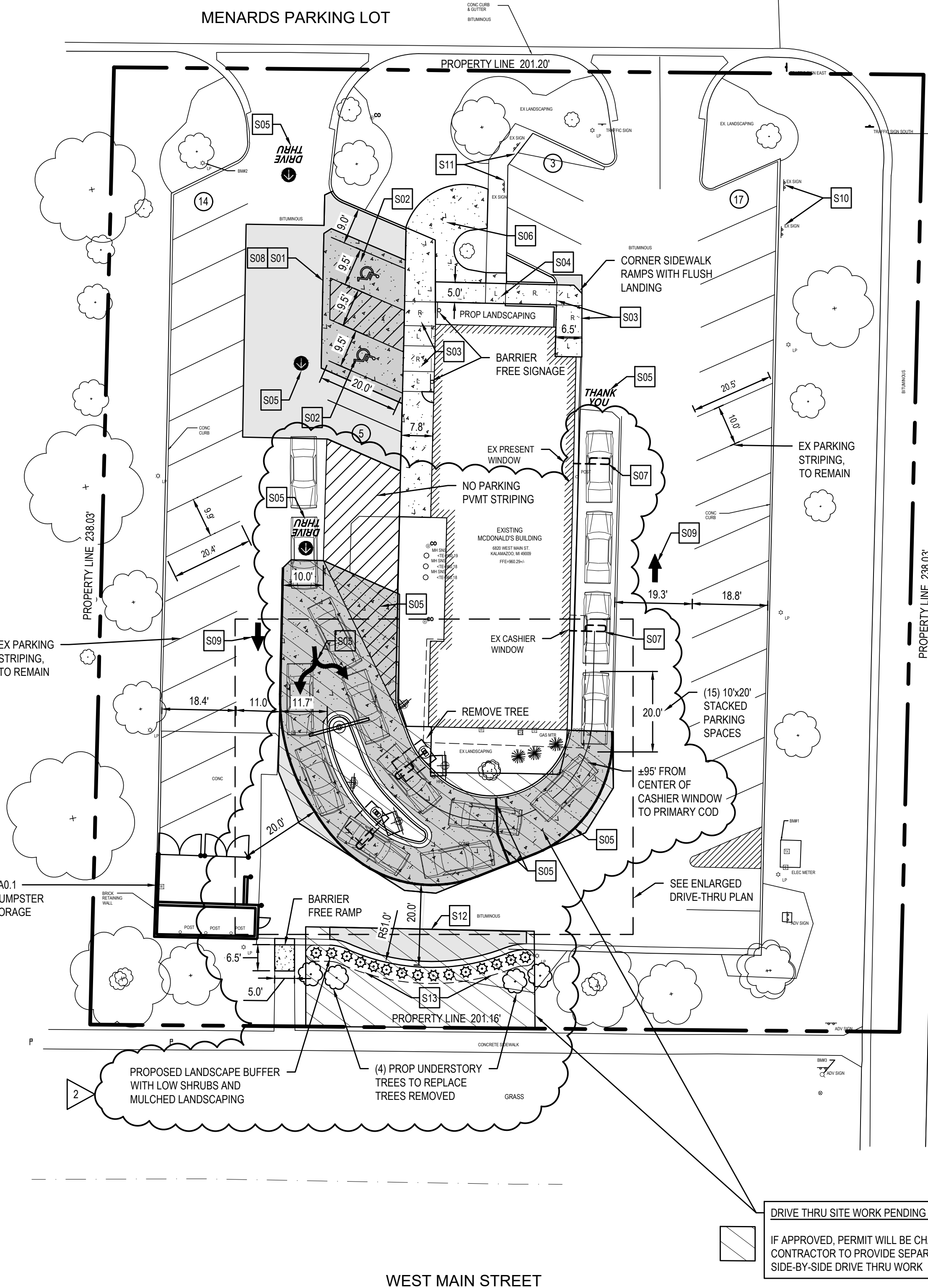
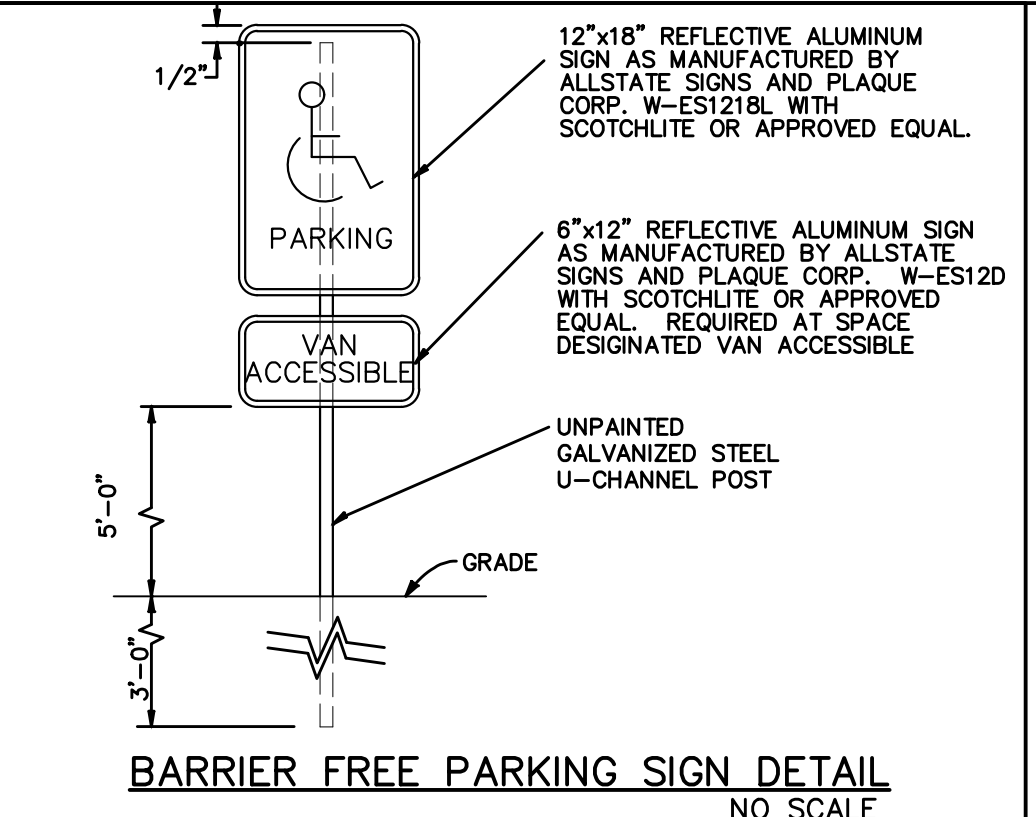
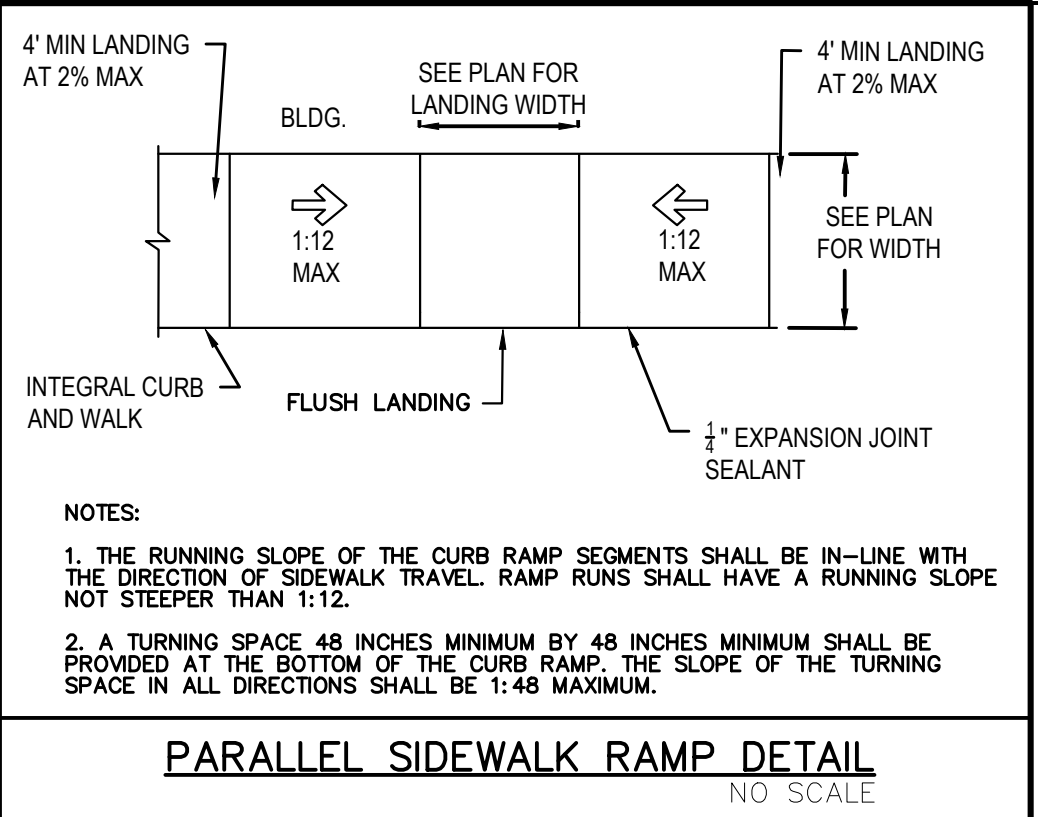
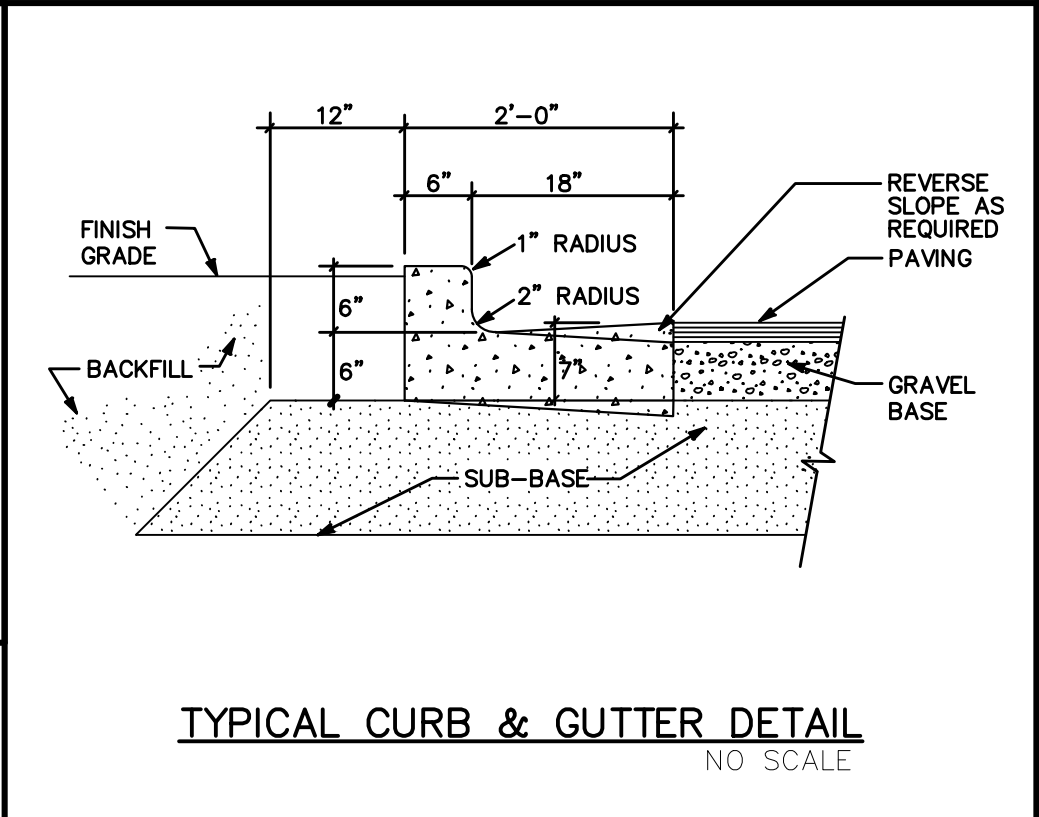
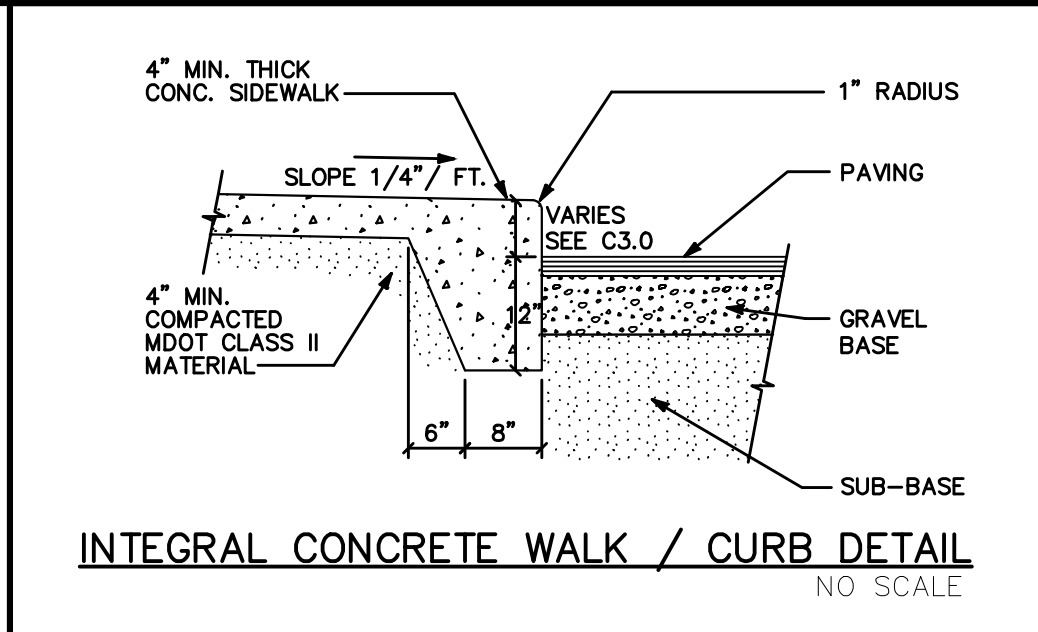
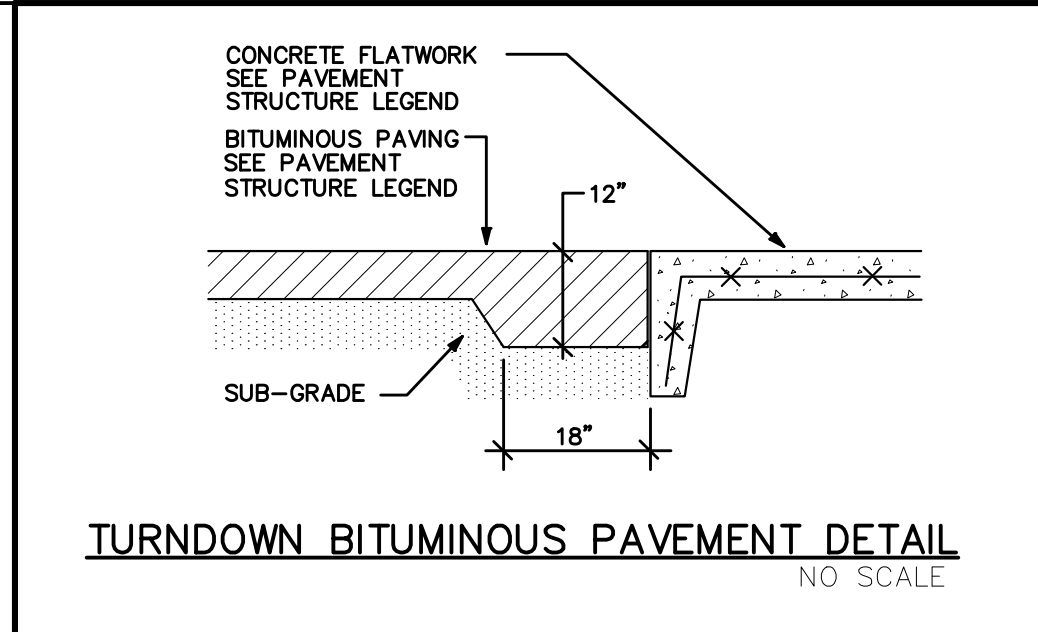
TOTAL	\$1,750.00
CHECK 71526	\$1,750.00
Total Tendered:	\$1,750.00
Change:	\$0.00

NATURE OF THE REQUEST: (Please check the appropriate item)

- Planning Escrow-1042 \$1,000
- Site Plan Review-1088 \$350
- Administrative Site Plan Review-1086
- Special Exception Use-1085 \$400
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): Reapplying for Special exception use. Granted in 2001 for the presence of a Drive-Through Facility. In may 2014 McDonald's applied for 3 Variances, and all 3 Variances were approved. In June they reappplied for the special exception permit, and was granted approval. That has lapsed, and we are reapplying for the special exception permit. Please see the Attached meeting minute notes for a more detailed explanation.

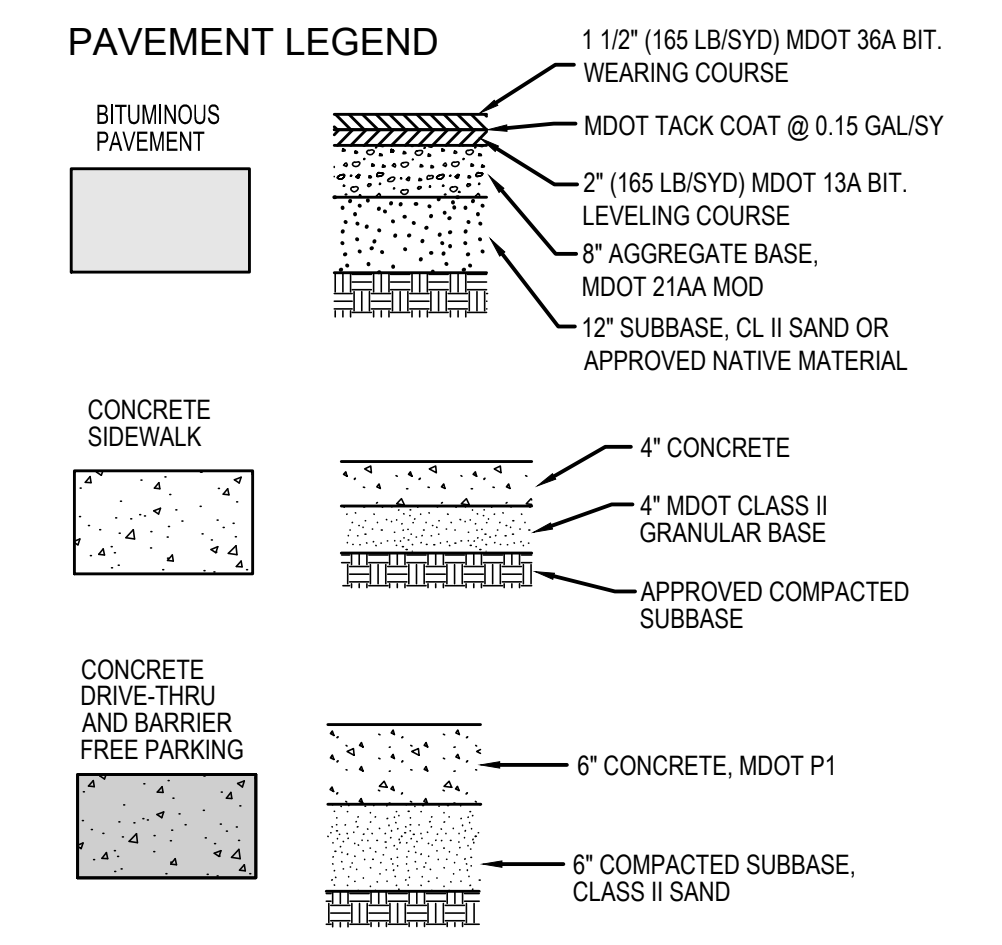
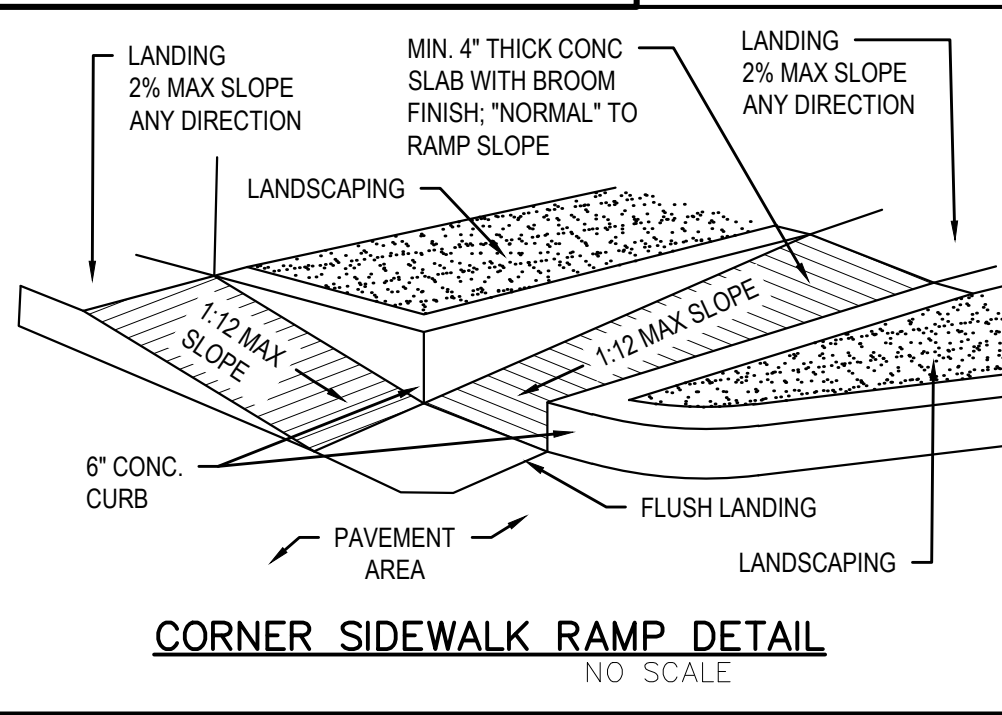
CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811
 SERVICE AT LEAST 3 WORKING
 DAYS PRIOR TO CONSTRUCTION.
 TO CONFIRM LOCATION OF
 EXISTING UTILITIES. DIAL 811.
 www.CALL811.com



SITE LAYOUT PLAN
 NORTH
 1"=20'

- KEYNOTES**
- S01 REMOVE EXISTING ASPHALT PAVING AND RELOCATE BARRIER FREE PARKING PAVEMENT AREA WITH 6" CONCRETE SLAB (RE-GRADE AS REQUIRED) SO AS NOT TO EXCEED A 2% SLOPE IN ANY DIRECTION. STRIPE AND MARK BARRIER FREE PARKING SIGNAGE PER ACCESSIBILITY CODE REQUIREMENTS. REFER TO BARRIER FREE NOTES FOR ADDITIONAL INFORMATION.
 - S02 VAN ACCESSIBLE PARKING SPACE. REFER TO KEYNOTE #1 AND BARRIER FREE NOTES.
 - S03 PROVIDE NEW CONCRETE BARRIER FREE RAMP AND LANDINGS. REFER TO BARRIER FREE NOTES.
 - S04 PROVIDE BARRIER FREE ROUTE TO OPPOSITE ENTRANCE.
 - S05 RE-PAINT DRIVE-THRU PAVEMENT MARKINGS AS REQUIRED PER MCDONALD'S SITE AND DRIVE-THRU STANDARDS - TYPICAL THROUGH-OUT THE SITE. SEE GENERAL NOTES.
 - S06 REMOVE BRICK PAVERS AND REPAVE WITH CONCRETE, 2% MAX SLOPE ANY DIRECTION.
 - S07 VERIFY EXISTENCE OF DETECTOR LOOP IN FIELD. SEE GENERAL NOTES AND REFER TO MCDONALD'S STANDARD DRIVE-THRU DETAIL SHEET DT-1.
 - S08 REMOVE EXISTING ASPHALT PAVING AND PROVIDE NEW 6" CONC. SLAB (RE-GRADE AS REQUIRED) SO THAT SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION.
 - S09 NEW STRIPING AS REQUIRED.
 - S10 EXISTING DRIVE-THRU PULL FORWARD SPACES TO REMAIN; RE-STRIP AS REQUIRED.
 - S11 EXISTING MOBILE ORDER CURBSIDE PICK-UP SPACES WITH SIGNAGE TO REMAIN.
 - S12 SAWCUT AND REMOVE CURB AND PAVEMENT TO PROVIDE WIDER BYPASS LANE.
 - S13 REMOVE EXISTING TREES AND PROVIDE NEW, LOW SHRUBS AND MULCHED LANDSCAPING.

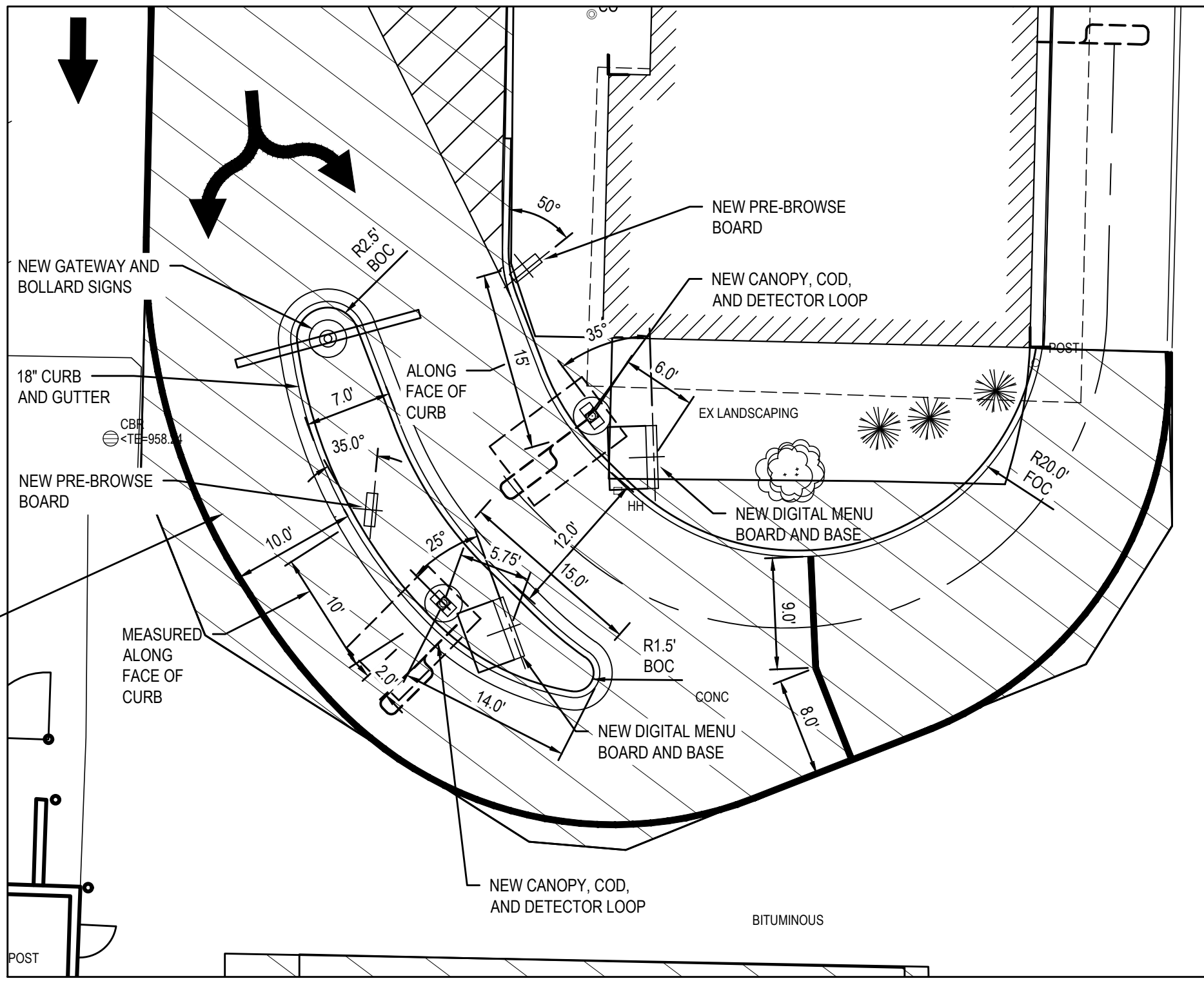
- LANDSCAPING**
- NOTE: ALL NEW LANDSCAPING SHALL MATCH THE TYPE / SPECIES OF THE EXISTING ADJACENT MATERIALS, WHERE POSSIBLE. EXISTING TREES / SHRUBS SHALL BE RELOCATED. ALL LANDSCAPING AREAS OUTSIDE THE PROPOSED AREA OF CONSTRUCTION ARE TO REMAIN.
- PARKING REQUIRED: 35 SPACES**
 1 SPACE PER EACH 3 PERSONS ALLOWED WITHIN THE MAXIMUM OCCUPANCY LOAD AS ESTABLISHED BY THE TOWNSHIP BUILDING CODE, PLUS 1 PER EACH EMPLOYEE ON THE LARGEST SHIFT.
- EXISTING PARKING: 42 SPACES**
- | | |
|--------------------------------|----|
| STANDARD: | 35 |
| BARRIER FREE: | 2 |
| DRIVE-THRU AND MOBILE PICK-UP: | 5 |
- PROPOSED PARKING: 39 SPACES**
- | | |
|--------------------------------|----|
| STANDARD: | 32 |
| BARRIER FREE: | 2 |
| DRIVE-THRU AND MOBILE PICK-UP: | 5 |



- GENERAL NOTES**
- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
 - ALL MATERIAL SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
 - RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
 - CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
 - ALL SITE WORK SHALL BE ACCORDING TO MCDONALD'S STANDARDS.
 - ALL LOT LIGHTING FIXTURES, BASES, POLES, CONDUIT AND WIRING ARE EXISTING. IF OTHERWISE NOTED AS NEW OR RELOCATED, LOT LIGHTING SHALL MATCH EXISTING AND BE INSTALLED BY GENERAL CONTRACTOR AND PAID FOR BY OWNER/OPERATOR.
 - EACH DRIVE-THRU WINDOW TO BE PROVIDED WITH DETECTOR LOOP. VERIFY IN FIELD THE EXISTENCE OF THE DETECTOR LOOPS. SAWCUT EXISTING SLAB AND REPLACE OR PROVIDE NEW WHERE NECESSARY. TIE INTO EXISTING ELECTRICAL LOOP DETECTION SYSTEM.
 - PAINTED SITE DIRECTIONAL ARROWS, LINES, AND SYMBOLS TO BE PAINTED WHITE; BARRIER FREE LINES AND SYMBOLS TO BE PAINTED BLUE #123; DRIVE-THRU DOUBLE STRIPING AND CIRCLE DIRECTIONAL ARROWS TO BE PAINTED YELLOW. LOT PAINTING TO BE PROVIDED BY OPERATOR AND PLACED PER PLANS AND MCDONALD'S BRANDING SPECIFICATIONS.

- BARRIER FREE NOTES**
- BARRIER FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 2% MAXIMUM CROSS SLOPE ON ACCESSIBLE ROUTE(S)
 - 5% MAXIMUM LONGITUDINAL SLOPE (DIRECTION OF TRAVEL) UNLESS AT BARRIER FREE RAMP
 - 2% MAXIMUM SLOPE LONGITUDINAL AND TRANSVERSE SLOPES AT BARRIER FREE PARKING SPACES AND ASSOCIATED ACCESS AISLES
 - ACCESSIBLE ENTRIES - 2% MAXIMUM SLOPE IN ANY DIRECTION FOR THE FIRST 5' FROM ENTRY DOOR
 - 1:12 MAXIMUM LONGITUDINAL SLOPE ON BARRIER FREE RAMP(S).
 - CONTACT ENGINEER PRIOR TO PAVING IF BARRIER FREE SLOPES DO NOT COMPLY OR FOR CLARIFICATION OF ANY DISCREPANCIES.

- DRIVE-THRU NOTES**
- DRIVE-THRU ELEMENTS: COD, DRIVE-THRU, Pylon CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS. OTHER DESIGNS MAY NOT BE USED.
 - CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, MCDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THE SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
 - CONTACT MCDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS AND TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
 - CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER, AND THE SIGN SUPPLIER.
 - CONTRACTOR TO INSTALL PREFORMED, PRE-WIRED VEHICLE DETECTION LOOP.
 - CONTRACTOR TO VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.
 - MENU BOARDS SHALL BE PLACED TO ALLOW FRONT ACCESS CLEARANCE: 100% ACCESS IS REQUIRED.



ENLARGED DRIVE-THRU PLAN
 NORTH
 1"=10'

NO.	DATE	REVISION	DESCRIPTION
1	05/23/18	REVISION 2	
2	04/26/18	BIDS AND PERMITS	

DATE: 04/26/18
 REV: 2

PREPARED BY: **progressive**
 1811 4 Mile Rd N.E., Grand Rapids, MI 49525
 616 361 2664 OFFICE 616 361 1493 FAX
 www.progressive.com

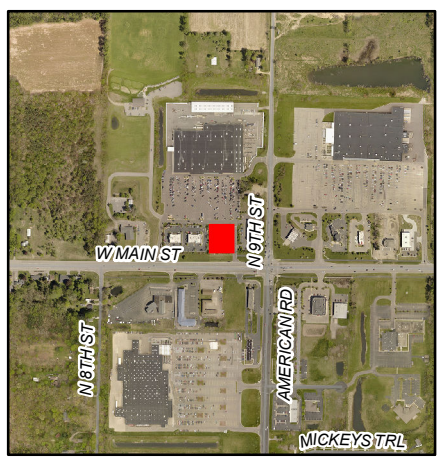
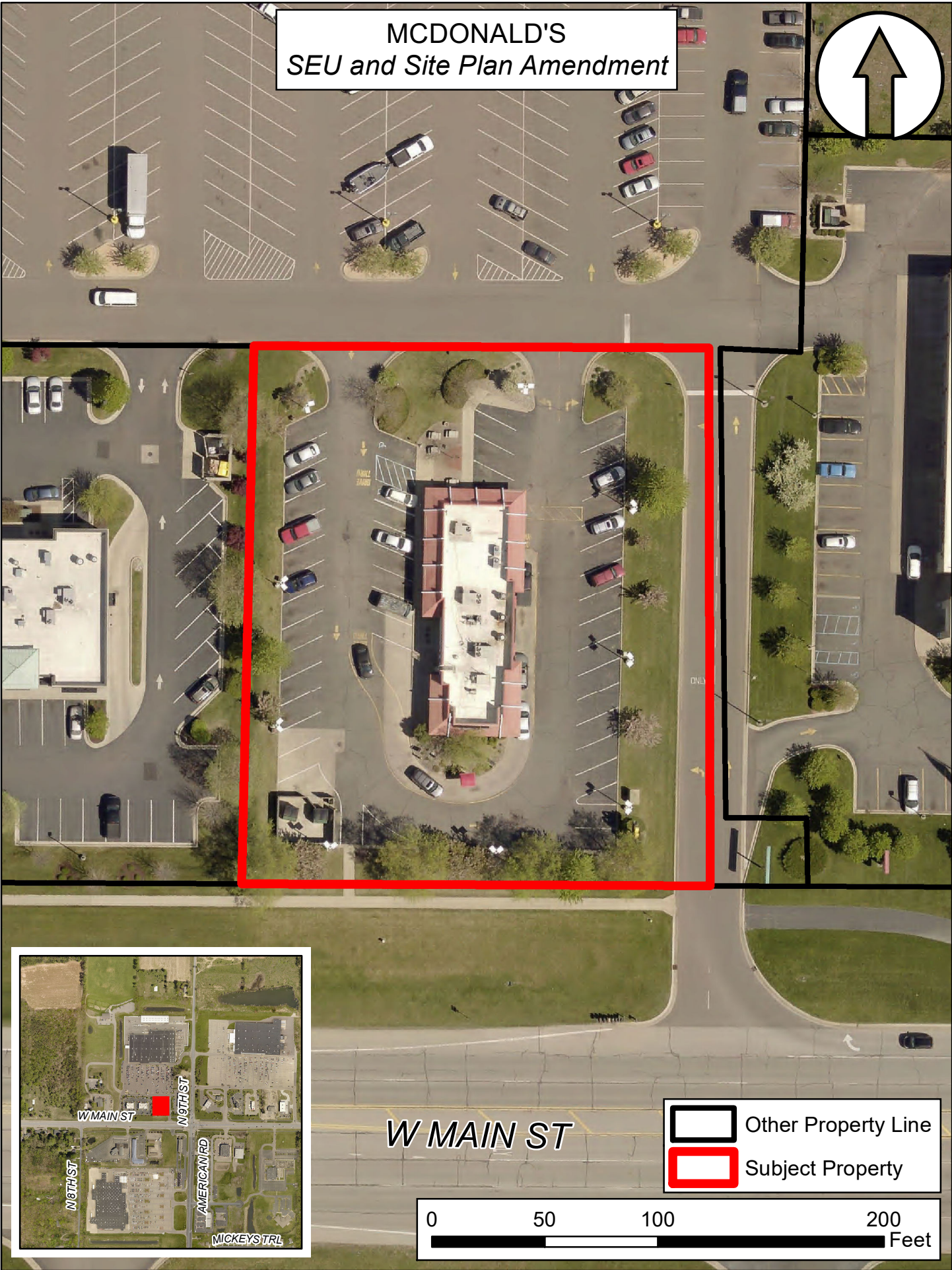
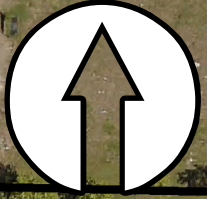
PREPARED FOR: **McDonald's USA, LLC**
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contractor acknowledges that these drawings are not suitable for use on a different site or at a later date. Use of these drawings for reference or example on another project requires the contractor to obtain written permission from McDonald's USA, LLC. The contractor documents for reuse on another project is not authorized.

DRAWN BY: JRS
 STD ISSUE DATE: 04/16/2018
 REVIEWED BY: JPM
 DATE ISSUED: 04/16/2018



TITLE: **McDonald's BUILDING MODIFICATIONS**
 DESCRIPTION: **SIDE-BY-SIDE DRIVE THROUGH AND ADA PARKING IMPROVEMENTS**
 SITE ID: 021-1723
 SITE ADDRESS: 8820 W. Main St., Kalamazoo, MI 49009
 P&E PROJECT NO.: 74320035

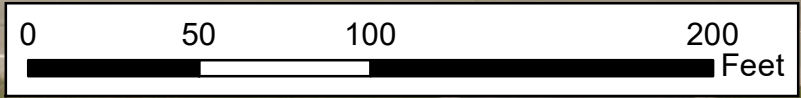
SHEET NO. **C2.1**
 SITE LAYOUT PLAN

MCDONALD'S SEU and Site Plan Amendment



W MAIN ST

-  Other Property Line
-  Subject Property



**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JULY 10, 2014

Agenda

PUBLIC HEARING: SPECIAL EXCEPTION USE AND SITE PLAN REVIEW OF THE APPLICATION OF MCDONALDS USA, LLC TO AMEND A SPECIAL EXCEPTION USE AND SITE PLAN FOR AN EXISTING RESTAURANT WITH DRIVE-THROUGH SERVICE TO ADD A SECOND DRIVE-THROUGH LANE, ADD AN ACCESSORY STRUCTURE, MAKE AESTHETIC IMPROVEMENTS, AND INCLUDE ADDITIONAL SITE IMPROVEMENTS. THE SUBJECT PROPERTY IS LOCATED AT 6820 WEST MAIN STREET (PARCEL # 3905-14-155-050).

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, July 10, 2014, commencing at approximately 7:05 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairperson
Fred Antosz
Wiley Boulding Sr.
Dusty Farmer
Pam Jackson
Millard Loy

MEMBERS ABSENT: Richard Skalski

Also present were Greg Milliken, Planning Director; James Porter, Attorney; and Martha Coash, Meeting Transcriptionist. There was one other person in attendance.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chairperson Schley at approximately 7:05 p.m. and the "Pledge of Allegiance" was recited.

AGENDA

The Chairperson asked for a motion to approve the agenda.

Mr. Boulding, Sr. made a motion to accept the agenda as presented. Mr. Loy seconded the motion. The motion passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairperson Schley asked if anyone in attendance wished to comment on non-agenda items.

There were no public comments on non-agenda items. Chairperson Schley moved to the next item on the agenda.

APPROVAL OF THE MINUTES OF JUNE 26, 2014

The Chairperson asked if there were any additions, deletions or corrections to the minutes of the Meeting of June 26, 2014. Hearing none, he asked for a motion to approve the minutes.

Mr. Loy made a motion to approve the minutes of the June 26, 2014 meeting. Mr. Antosz seconded the motion. The motion was approved unanimously.

Chairperson Schley moved to the next item on the agenda.

PUBLIC HEARING: SPECIAL EXCEPTION USE AND SITE PLAN REVIEW OF THE APPLICATION OF MCDONALDS USA, LLC TO AMEND A SPECIAL EXCEPTION USE AND SITE PLAN FOR AN EXISTING RESTAURANT WITH DRIVE-THROUGH SERVICE TO ADD A SECOND DRIVE-THROUGH LANE, ADD AN ACCESSORY STRUCTURE, MAKE AESTHETIC IMPROVEMENTS, AND INCLUDE ADDITIONAL SITE IMPROVEMENTS. THE SUBJECT PROPERTY IS LOCATED AT 6820 WEST MAIN STREET (PARCEL #3905-14-155-050).

Chairperson Schley said the next item on the agenda was the public hearing for review of the special exception use and site plan review for McDonalds USA, LLC. He asked Mr. Milliken to present the staff report.

Mr. Milliken said the McDonalds at 6820 West Main Street at the northwest corner of 9th Street and West Main Street in the C-Local Business District wishes to make a series of updates and renovations to the facility to improve the aesthetics, traffic flow, and efficiency of operations. Proposed improvements include façade improvements, interior renovations, construction of a storage shed, and installation of a dual drive-through.

He said the facility was granted a special exception use in 2001 due to the presence of the drive through facility. As a special exception use, any amendment to

that use requires approval of the Planning Commission at a public hearing. The proposed improvements also required three variances. The ZBA heard those requests at their May meeting and granted the necessary variances for the proposed plan.

Mr. Milliken explained one of the improvements is the addition of a second drive-through ordering lane, an improvement that can be seen at other McDonald's throughout the region, including the other Oshtemo location on West Main Street in front of Target. This addition will extend the circulation area and paved surface further to the south and closer to West Main Street. There is no setback for parking / circulation drives, but there is a required greenspace area along arterials. The minimum width of the required greenspace area is 20 feet. The proposed expansion of the circulation system would extend into that greenspace area reducing the width of the greenspace area to 10.5 feet at its narrowest. Three trees would also be removed as a result of the expansion and would be replaced by three new trees. This required a variance, and it was granted by the ZBA at their last meeting.

He said the applicant is also proposing to make improvements to the dumpster storage corral located in the southwest corner of the property. These include the addition of new doors and creation of an enclosed, covered storage shed at the back (south) end of the existing dumpster corral. The work will involve increasing the height of the screening wall by approximately three feet using matching block to a peak height of about 9.5 feet and installation of a flat metal roof. This 216 square foot covered, enclosed area qualifies as an accessory structure and therefore must satisfy the setback requirements of the C district at this location.

Mr. Milliken noted there are no specific setback requirements for dumpster pads or screening devices in the Ordinance. The dumpster storage area was permitted to be built in its current location on the original site plan. However, by enclosing a portion of it and creating an accessory structure, it would be subject to the setback requirements for an accessory structure. The setback for all structures along West Main Street is 170 feet from the centerline of the road (Section 64.100). The right of way is 200 feet for this portion of M-43, so practically speaking, the setback from the property line at the subject property is 70 feet. The dumpster storage area is currently located 22 feet from the front property line, 48 feet less than required. The side yard setback for accessory structures is 20 feet. The proposed covered, enclosed storage shed is located 15 feet from the west property line, five feet less than required. The ZBA granted variances for both of these encroachments at their May meeting.

Mr. Milliken said additional site improvements include accessibility improvements such as new curb ramps and sidewalks. A new concrete patio and outdoor patio seating area is proposed on the north side of the building. The exterior façade is proposed to be updated as well to reflect the modern brand of the corporation. The project will maintain the same parking and access. Any landscaping materials relocated or damaged during construction will be relocated or restored.

Mr. Milliken indicated both the Fire Department and Township Engineer have reviewed the proposed plans and have no concerns with the proposed improvements.

Next, Mr. Milliken reviewed the standards for approval. He noted it is not anticipated that the alteration of the existing use or amendment of the previous plans will be detrimental or injurious to the adjacent properties or the general public. An accessory structure will be located in the required front and side yards, but variances were granted for this location. The ZBA noted that West Main Street has an oversized setback, and the structure is located on a hill above the road. They also noted that the site plan was designed so that the front of the structure faces the internal service road and the rear of the site faces West Main Street although this is really the required "front yard."

In addition, he said circulation and access are a critical component of the proposed improvements. Currently, the stacking at the single drive through lane gets so deep that on-site circulation is impacted and several parking spaces on the west side of the building are left unusable. The proposed addition of a second drive through lane will improve efficiency and provide increased capacity for stacked vehicles thus reducing the impact on circulation, access, and parking on the site.

Mr. Milliken concluded by saying If the Planning Commission is inclined to approve the amendments to the special exception use and site plan review, staff recommends it be done with the following conditions:

1. Site plan approval is contingent upon the terms and conditions of the approval of the Zoning Board of Appeals decision of May 27, 2014.
2. All landscape material shall remain as located, shall be relocated, and/or shall be replaced as applicable.
3. A sign permit is required for any signage that may be erected on the site.
4. Site plan approval is subject to approval of the Fire Department, pursuant to adopted codes.
5. Site plan approval is subject to review and approval of the Township Engineer, as appropriate.

Chairperson Schley asked if there were questions from Commissioners.

In response to a question from Mr. Loy, there was some discussion of the signage height and lighting. It was determined, in consultation with Mr. Iggy Pipitone, Area Construction Manager for McDonalds USA, that the site plan is in compliance with Township requirements for sign height and building heights.

Mr. Pipitone explained the mansard roofline will be removed to modernize and improve the look of the building and that the two drive through lanes are designed to increase efficiency during peak hours. McDonalds estimates that their capacity will increase from 90 cars served in an hour to 140-160. As a result, there will be a continuous, smooth flow; stacking of vehicles will be significantly reduced.

Ms. Jackson was concerned about pedestrian safety along the adjacent pathway due to the reduced depth of the greenspace barrier, 11 feet, between the drive through and the walkway.

Mr. Milliken said that point had been raised by the Zoning Board of Appeals and that the driving will be slow through the lanes, which are curved, and the drive will be curbed. Therefore, he is comfortable with the plan safety-wise.

Mr. Boulding, Sr. asked for and Mr. Pipitone provided clarification regarding the configuration of the menu and order boards and confirmed there will continue to be only one window for transactions.

There were no further questions or comments. Chairperson Schley pointed out that there was no one in attendance for public comment and moved to commissioner comments.

Chairperson Schley noted most of the decision making for the project had already been done by the Zoning Board Authority and that action precluded most opportunity for comment by the Planning Commission.

Mr. Antosz said he was pleased to see a green zone maintained.

The Chairperson asked if there was a motion to approve the application.

Mr. Loy made a motion to approve the request from McDonalds USA, LLC, with the following conditions:

1. Site plan approval is contingent upon the terms and conditions of the approval of the Zoning Board of Appeals decision of May 27, 2014.
2. All landscape material shall remain as located, shall be relocated, and/or shall be replaced as applicable.
3. A sign permit is required for any signage that may be erected on the site.
4. Site plan approval is subject to approval of the Fire Department, pursuant to adopted codes.
5. Site plan approval is subject to review and approval of the Township Engineer, as appropriate.

Mr. Boulding, Sr. seconded the motion. The motion passed unanimously.

OLD BUSINESS

Chairperson Schley asked if there was old business to come before the Commission. There was none and the Chair moved to the next item on the agenda.