

Approved 02/09/2023

**REGULAR MEETING
PLANNING COMMISSION
MINUTES**

January 12, 2023

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00PM., ON THURSDAY, JANUARY 12, 2023, BY CHAIRMAN ZINK

ROLL CALL

Present: Frank, Kaminski, Misch, Misko, Moore, Rix, Weinert, Zink

Absent: None

Others: City Planner Jeschke, City Clerk McCallister

Visitors: Rob Drewek (Lenox Square Storage LLC), Robert Eisenhart, Pastor Mark Haller (St. Peter's Lutheran Church), Vern Houston and Steve Schlehiber

APPROVAL OF MINUTES

Motion by **Rix**, seconded by **Misch**, to approve the minutes of the November 10, 2022, regular meeting as presented

All yeas

Motion passes

AUDIENCE PARTICIPATION

None

CORRESPONDENCE

City Council Quarterly Meeting Minutes of October 17, 2022
City Council Regular Meeting Minutes of October 17, 2022
City Council Quarterly Meeting Minutes of November 7, 2022
City Council Regular Meeting Minutes of December 5, 2022
City Council Special Meeting Minutes of December 5, 2022
City Council Regular Meeting Minutes of December 19, 2022

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Motion by **Frank**, seconded by **Kaminski**, to receive and file correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Moore**, seconded by **Kaminski**, to adopt the agenda as presented:

All yeas

Motion passes

PUBLIC HEARING

A-1. SCU-01-2023 – PLRM LLC. – Request for a Special Condition Use and a Conceptual Site Plan Review for a proposed drive-thru facility located at 66981 Gratiot Avenue (APN: 50-07-06-12-226-003)

Motion by **Moore**, seconded by **Weinert**, to open the public hearing at 7:03pm.

All yeas

Motion passes

City Planner Jeschke informed the Commission that the applicant was requesting a special conditional use for a proposed drive-thru restaurant at the southwest corner of Gratiot Avenue and 31 Mile Road. The property is flat and is completely paved.

Applicant, Rob Drewek, Lenox Square owner, indicated he will be the landlord, operator and franchise owner of the proposed facility (Biggby Coffee). The unit is a completely prefabricated pod, approximately 400 square feet in size. If approved, the site will be developed with a U-shape drive thru (no walk up or/dine in services) that will accommodate ten (10) cars in the loop and three (3) to four (4) in the entryway. It will be designed where all traffic must enter from 31 Mile and will have tentative hours of 6:00am to 8:00pm. The intention is that customers will be served within three (3) to five (5) minutes. This will allow for continuous flow of traffic.

Pastor Mark Haller, St. Peter's Lutheran Church, indicated that the church has a non-exclusive Easement Agreement with Lenox Partners to utilize a portion of the parking area at Lenox Square for overflow from events at the church. (Provided a copy of agreement to Commissioners). He is not opposed but is concerned with traffic cutting through their parking lot, especially during the morning and afternoon hours when children are being dropped off and picked up at the Lutheran School.

Vern Houston, St. Peter's Lutheran Church, echoed some of the same concerns as Pastor Haller as well as noting that exiting the parking lot may be difficult.

Motion by **Rix**, seconded by **Frank**, to close the public hearing at 7:15pm.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. SCU-01-2023 – PLRM LLC.- Request for a Special Condition Use and a Conceptual Site Plan Review for a proposed drive-thru facility located at 66981 Gratiot Avenue (APN: 50-07-06-12-226-003).

City Planner Jeschke informed the Commission that the applicant was requesting conditional use to allow for a dual drive-thru facility. Furthermore it was explained that the property is flat, completely paved and that section B3 – General Business, supports restaurant usage. Many other details still need approval (i.e. lighting, landscaping, access, etc.) but recommends approval of this request.

Applicant Drewek agreed that there is an Easement Agreement with the church that was signed in 1984 but feels confident they can continue to accommodate the church.

Motion by **Frank**, seconded by **Kaminski** to approve the requested Special Condition Use Permit and Conceptual Site Plan review for a proposed restaurant with a drive-through on property located at 66981 Gratiot Avenue (APN: 50-07-06-12-226-003), subject to the condition listed:

1. The Applicant shall come back to the Planning Commission for a final site plan review at which time considerations such as parking, landscaping and lighting will be addressed.

Discussion on Motion:

Frank – Great idea for new businesses to come to the City

Weinert – Inquired of restroom facilities for employees

Kaminski - Disappointed in the design of the business; conceptually unappealing.

Moore – Feels that entry to the facility via 31 Mile Road is a much safer option

Misko – Would like to see the drive-thru “curbed-up” to discourage any parking lot cut-thru.

Misch – Noted concern for traffic back-up

Rix – Requested that the easement agreement between both parties be settled before

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coming back to the commission. Lastly, Rix would like the esthetics of the facility to be toned down.

Zink – Questioned if the zoning of the property will continue as special drive-thru usage.

All yeas

Motion passes

B-2. Golden Pond Condominium Association request for a privacy fence in lieu of Arborvitae.

City Planner Jeschke informed the Commission that the applicant would like to remove ten (10) to fifteen (15) arborvitae bushes (approximately 40 feet in length) on the east side of the entrance into Lake Angela Estates. The arborvitae are in various degrees of dying due to the salt exposure from the TSC. The applicant would like to replace with vinyl privacy fencing. Jeschke feels that this type of fencing will not impact the sight visibility, would like to see decorative fencing but is open to recommendations of the commissioners.

Applicant, Robert Eisenhart, explained why he did not favor wrought iron fencing. Although he has architectural control he indicated he will talk with the association to come up with a mutually agreed upon option.

Motion made by **Moore**, seconded by **Misko** to approve the request removal of 10-15 arborvitae bushes and replace with a 6 foot tall vinyl privacy fence, subject to the condition listed:

1. The Golden Pond Condominium Association will still be responsible for maintenance of the planter area as well as the new fence.

Discussion on motion:

Motion by **Rix**, seconded by **Frank** to amend the first motion to include that the approval will be subject to 10-15 arborvitae bushes or at the administrations discretion to the length they feel needs to be replaced with fence.

Some discussion on the type of fencing and decorative options took place.

A second motion to amend was made by **Kaminski**, seconded by **Zink** to specifically require the 50-60 feet of fencing be made of hybrid material.

A discussion was held on the motion and amendments

Vote on second amendment to the motion:

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One yea (Kaminski)

Seven nay (Frank, Misch, Misko, Moore, Rix, Weinert, Zink)

Motion denied

Vote on first amendment to the motion:

Seven yeas (Frank, Misch, Misko, Moore, Rix, Weinert, Zink)

One nay (Kaminski)

Motion passes

The vote on the amended main motion reads as follows:

Motion by **Moore**, seconded by **Misko**, to approve the requested removal of 10-15 arborvitae bushes or at the administrations discretion to the length and replace with a 6 foot tall vinyl privacy fence, subject to the following conditions:

1. The Golden Pond Condominium Association will still be responsible for maintenance of the planter area as well as the new fence.

Seven yeas (Frank, Misch, Misko, Moore, Rix, Weinert, Zink)

One nay (Kaminski)

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

Jeschke – Happy to work with the owners of Lenox Square

CHAIRMAN AND COMMISSION MEMBERS

Kaminski – Disappointed with the vote regarding Item B-2

Rix – The Aud roof replacement is complete

Moore – Installation of the Aud windows will be complete next week, commitment from basketball equipment provider should be in place by March 3rd and is planning for a Grand Opening in March.

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ADJOURNMENT

Motion by **Frank**, supported by **Misch**, to adjourn the Planning Commission Regular Meeting at 8:31 p.m.

All yeas

Motion passes

Respectfully submitted:
Heather L. McCallister
City Clerk