



**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
FEBRUARY 28, 2019, 7:30 p.m.  
CITY HALL**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. PUBLIC COMMENT**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
  - A. January 9, 2019 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. Request from Randy Neelis, R & B Espresso LLC, for a restaurant with drive-through facilities in the HC (Highway Commercial) zoning district, for the property located at 503 E. Chicago Street.
    1. Public Hearing
    2. Action on Request
- 6. NEW BUSINESS**
  - A. Electronic Message Signs – Ordinance Subcommittee **[Action Item]**
- 7. OTHER BUSINESS**
  - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, March 13, 2019 at 7:00 pm**



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager  
Date: February 22, 2019  
Re: Manager Report and Recommendations – February 28, 2019 Planning Commission Meeting

**5. A. 1. Public Hearing – Special Land Use Request for 503 E. Chicago Street**

This is the time reserved on the agenda to hear public comments on the request for a Special Land Use to allow a restaurant with drive-through facilities on the property located at 503 E. Chicago Street. The property was previously a used car lot. The applicant has been completing extensive improvements to the existing building, with the intention of using it as a Biggby Coffee with a drive-through.

**5. A. 2. Action on Request – Special Land Use for 503 E. Chicago Street**

The property is located on E. Chicago Street, between Bailey and Hodshire and Company and the Coney Hut. The property is just under an acre with a 1,640 square foot building and extensive pavement, due to the previous use. The property location is illustrated on the aerial photograph, below.

Property Location



Zoning and land use on the property and surrounding properties is as follows:

	Zoning	Land Use
Subject Property	HC (Highway Commercial)	Vacant
North	R-1 (Residential)	Undeveloped
South	R-2 (Residential)	Sunset View Cemetery
East	HC (Highway Commercial)	Coney Hut
West	HC (Highway Commercial)	Bailey, Hodshire, and Company

### **Special Land Use**

Restaurants with drive through facilities are subject to meeting the requirements listed in Section 14.09 LL of the Zoning Ordinance. A copy of these requirements is attached for reference. In short, the proposed plan complies with ordinance requirements. Staff would note the following comments:

- The Michigan Department of Transportation (MDOT) will not permit the installation of an additional driveway on the property. The applicant has designed the plan to use the existing driveway and has planned for sufficient stacking of vehicles, and for vehicle circulation using the existing property.
- The existing asphalt extends into the public right-of-way at the front of the property. The applicant will be removing sections of this asphalt and adding landscaping to improve the street appearance of the property.
- Although the property to the north is zoned residential, it is currently undeveloped and there is sufficient existing mature landscaping to provide an adequate buffer to the neighborhood; the drive-through is not anticipated to have an adverse impact on the neighborhood.

### **Additional Site Plan Requirements**

There is sufficient paved area to provide necessary parking for the proposed restaurant. A minimum of eight parking spaces is required; 22 spaces will be provided. In addition to the removal of asphalt at the street, the applicant will be removing some of the asphalt at the rear of the building to add a small landscaped area and to define the drive-through lane.

The design of building and freestanding signs have not been finalized at this time. The applicant will be required to obtain a separate Zoning Permit from the City once the design is available for review.

In addition to the requirements of the ordinance, the applicant is proposing other welcome improvements to the property. The flat roof has been replaced with a pitched roof. The exterior of the building will be improved with new windows, siding and stone. A conceptual elevation is included with this report. With the removal of the asphalt at the front of the building, the applicant is proposing a short sidewalk extension to maintain pedestrian access between the building and the public sidewalk. Staff anticipates that a building floor plan will be available for review at the time of the meeting.

### **Recommended Action**

In order to approve a request for Special Land Use, the Planning Commission must find that the standards listed in Section 14.04 of the Zoning Ordinance have been met. A copy of these standards is attached. Staff would recommend a finding that the proposed use is designed to be harmonious with the uses in the area, and that this re-use of a long vacant property will be a significant improvement. In addition, the site can be served adequately with all public services; the reduction of paved surface will reduce drainage impacts over the previous use. Lastly, the use complies with the requirements for restaurants with drive-through facilities listed in Section 14.09 LL.

Based on the analysis above, staff would recommend that the Planning Commission consider the following motion:

A motion to approve the Special Land Use request from Randy Neelis, R & B Espresso, for a restaurant with drive-through facilities on the property located at 503 E. Chicago Street. Approval is based on the plans prepared by AE Design Solutions for R & B Espresso, LLC (project # 2018-00209), dated December 12, 2018, with a finding that the plan meets the Standards for Approval listed in Section 14.04 of the Zoning Ordinance. Approval is subject to the following conditions:

1. The applicant shall obtain a Zoning Permit from the City prior to installation of wall or freestanding signs.
2. The applicant shall obtain any necessary approvals from the Michigan Department of Transportation (MDOT) prior to work within the right-of-way of Chicago Street/US-12.

*Please refer to the enclosed application materials, site plan and building elevation; Sections 14.09 LL and 14.04 of the Zoning Ordinance; and notice of the public hearing.*

**6. A. Electronic Message Signs – Ordinance Subcommittee** **[Action]**

The Planning Commission approved its work plan at the January meeting. At that time, the ordinance review and amendment for electronic message signs as identified as a lower priority “as time allows” goal. When City Council accepted the work program, Mayor Arno asked that the Planning Commission consider moving this to a higher priority.

If the Planning Commission intends to move forward with this request, it will be necessary to fill a vacancy on the Ordinance Amendment Subcommittee that Commissioners Bowman and Sands currently serve on. A motion to appoint a Planning Commission member to fill the vacancy is necessary. *Please refer to the minutes of the January 16, 2019 City Council meeting.*

**7. A. Project Updates**

This section of the agenda is reserved for an update on current and pending projects in the City.