

Brunswick City Planning Commission

December 16, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Hobbs Valley, Inform Studio, 235 East Main Street, Suite 102b,
Northville, Mi
Ken Vantine, Inform Studio, same as above
Chuck Pugno, 361 South Street, Suite F, Rochester, MI

Chairman Joe Shirilla called the meeting to order at 6:41 p.m.

The first item was the review of the public hearing for the text amendment regarding the location of small box discount stores (Ordinance No. 107-2021). Ms. Plavecski provided background on the proposed legislation. Mr. Aungst explained small box discount stores (dollar stores) can produce food deserts and noted convenience stores are not considered a small box discount store. At Chairman Shirilla's request, Ms. Plavecski read the definition of a small box discount store as stated in Section 1242.02(76.1) of the Zoning Code. Mr. Saeger inquired if this type of store would be conditionally permitted if they are located less than two miles apart; Mr. Aungst replied no.

The second item was the discussion concerning the site plan review for the Chick-fil-A temporary drive-thru enclosure, 3470 Center Road (Brunswick Town Center SPD-2 Main Street District). Mr. Hasan commented he doesn't like the temporary canopy, but he doesn't want employees freezing outside while taking customers' orders. He noted Chick-fil-A needs to start working on a permanent solution immediately, to which Mr. Shirilla agreed.

Mr. Shirilla adjourned the meeting at 7:02 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

December 16, 2021

7:08 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
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Item 1

Chairman Joe Shirilla called the meeting to order at 7:08 p.m.

Ms. Plavecski called the roll: 5 Present 0 Absent.

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF DECEMBER 2, 2021.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(a)

Concerning the public hearing for the text amendment regarding the location of small box discount stores (Ordinance No. 107-2021), as they discussed it during the caucus meeting, the Planning Commission had no further comments on this item.

Mr. Shirilla declared the public hearing open; no one appeared, so he declared it closed.

MR. ARONA MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF ORDINANCE NO. 107-2021 PERTAINING TO THE LOCATION OF SMALL BOX DISCOUNT STORES.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(b)

Concerning the site plan review for the Chick-fil-A temporary drive-thru canopy, 3470 Center Road, Mr. Chuck Pugno, canopy installer; and Mr. Hobbs Valley and Mr. Ken Vantine, of Inform Studio, were present.

The Staff Review Comments were addressed as follows:

1. On the north side of the canopy, Mr. Jones explained if the sides are installed, there is a potential for snow and ice build-up, along with blocking the flow of surface drainage. Mr. Valley and Mr. Vantine stated they will monitor the area to ensure there is no build-up.
2. Final site plan approval is subject to engineering approval.
3. Necessary permits and inspections shall be obtained from the Division of Building. Provide stamped drawings for snow and wind load for building plan review, to which the applicant agreed.

Mr. Shirilla asked if the canopy will be anchored into the grass; Mr. Vantine replied no, it will be anchored either in the curb or in the concrete. Mr. Shirilla noted the canopy seems to be short of the order board. Mr. Vantine explained the employees are outside taking orders three or four cars behind the order board. Mr. Shirilla asked if sides are installed on the canopy, will it be a rigid material, such as plexiglass; Mr. Vantine answered yes.

Mr. Hasan inquired how many employees will be taking orders outside under the canopy; Mr. Vantine replied two to four people. Mr. Shirilla asked if there is a specific time frame when a permanent structure will be installed; Mr. Pugno responded he doesn't know. He stated there was some initial push back from the city regarding the canopy. Mr. Shirilla explained the original plan didn't meet the Brunswick Town Center SPD-2 requirements. Mr. Pugno said he will check with the Chick-fil-A corporate office regarding a time frame for a permanent canopy structure.

Mr. Vantine commented that due to COVID-19, customers are not permitted to eat inside the restaurant; therefore, there is a great need for the proposed drive-thru canopy. Mr. Pugno asked if they could have four months from the temporary canopy completion date to leave it up. Mr. Hasan suggested the canopy could remain up four months after completion of the installation, or by May 15, 2022, whichever comes first. Mr. Jones commented the Administration would like a firm date, as it is easier to enforce. The Planning Commission and the applicant agreed that the canopy must be removed by May 15, 2022.

MR. SAEGER MOTIONED TO APPROVE THE CHICK-FIL-A TEMPORARY DRIVE-THRU CANOPY, 3470 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. THE TEMPORARY DRIVE-THRU CANOPY SHALL BE REMOVED ON OR BEFORE MAY 15, 2022. APPROVAL FOR THE CANOPY INCLUDES THE OPTIONS OF HAVING NO SIDES; ONE SIDE; OR TWO SIDES. IF SIDES ARE ADDED TO THE CANOPY, A CLEAR RIGID MATERIAL SHALL BE USED.
2. ON THE NORTH SIDE OF THE CANOPY, ANY SNOW AND/OR ICE BUILD-UP SHALL BE REMOVED AS PART OF GENERAL MAINTENANCE, SO AS NOT TO BLOCK THE FLOW OF SURFACE DRAINAGE.
3. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.
4. NECESSARY PERMITS AND INSPECTIONS SHALL BE OBTAINED FROM THE DIVISION OF BUILDING. PROVIDE STAMPED DRAWINGS FOR SNOW AND WIND LOAD FOR BUILDING PLAN REVIEW.

Mr. Hasan seconded the motion. The vote was 5 Ayes 0 Nays.

Mr. Hasan commented he is not in favor of multiple applications for temporary canopies and said a permanent solution should be in place by next winter.

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He stated there will be three new City Council members for 2022 and he will not know the committee assignments until January.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 7:43 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

December 16, 2021

Small box discount stores text amendment

(Public hearing – Ordinance No. 107-2021)

Proposed Use & Background:

In order to regulate the location of small box discount stores, Ordinance No. 107-2021 is proposed to establish Section 1260.04(x) of the Codified Ordinances of the City of Brunswick, which states “Small box discount stores, as defined in Codified Ordinance Section 1242.02(76.1), subject to a minimum distance of 10,560 feet between each small box discount store.” This will allow the above type of store as a conditionally permitted use only in the C-G General Commercial District.

The proposed legislation is in accordance with recommendations of the Advance Brunswick 2020 Comprehensive Plan Update.

City Council held their first reading on the proposed ordinance on November 8, 2021.

Staff Recommendations:

Staff recommends approval to City Council of Ordinance No. 107-2021.

Chick-fil-A temporary drive-thru canopy

(Site plan review)

Location: 3470 Center Road
Brunswick Town Center SPD-2
Main Street District

Proposed Use & Background:

A temporary heated outdoor canopy measuring 40' long by 26' wide by 13.3' high at the peak and 10' high at the side walls is proposed over the two existing drive-thru lanes on the north side of the Chick-fil-A site facing Center Road. The canopy is being constructed to protect employees that are stationed outside from cold weather during the winter months. The structure will be in place from approximately December 30, 2021 through April 30, 2022. The canopy will be located 15' from the main building.

The canopy roof will be constructed using 26-gauge or 29-gauge black steel with 18-gauge galvanized roof purlins (supports the weight of the roof deck) spaced 4'-3-1/4" on-center. The frame will use 2" x 3" 14-gauge galvanized tubing. The canopy is designed to meet or exceed 25 pounds of roof snow load and 25 pounds of ground snow load, and can sustain a 90 mile per hour wind load. The framing of the structure weighs 2,384 pounds and will be attached to the concrete slab using 1/2" x 7" long wedge anchor bolts. The base bid for the

canopy will consist of open framing on the sides with no covering; the alternate bid will include clear panels covering the framing on both sides of the canopy.

Staff Review Comments:

1. On the north side of the canopy, there is a potential for snow and ice build-up, along with blocking the flow of surface drainage, which shall be monitored. Final site plan approval is subject to engineering approval.
2. Necessary permits and inspections shall be obtained from the Division of Building. Provide stamped drawings for snow and wind load for building plan review.

Staff Recommendations:

Staff recommends approval of the temporary drive-thru canopy, provided the above items are addressed.

