1. PSUP16-010
STD Holdings LLC

SPECIAL USE PERMIT
Drive-Thru
Site Plan Review – Retail & Restaurant
1099 N US 31 Hwy
Section 33
Bear Creek Township
Location Map
Elevation Plans
Elevations
The property is zoned B-2 General Business and P-T Parking Transition.

The property is approximately 0.86 acres (150’x100’).

The current use is a sit-down restaurant. A site plan was approved in 1974 which included a drive-in feature (A&W).

The proposed use is a drive-thru attached to the existing restaurant and a retail space along the east of the existing building. The Drive-Thru is a Special Land Use; the retail and restaurant uses are permitted uses within the Zoning District.

Proposal is to add onto the existing building (13’6”x4’ along the westerly side of the building) to create the drive-thru and to alter the roof and create a new façade.

The parking exists in the front and side setback and is proposed to remain. Parking spaces are short by 1 space for all of the proposed uses restaurant and retail (adequate area for additional parking is available on the site – could defer 1 site). Spaces required = 22; spaces provided = 21. Parking required for the drive-thru use is met (5 spaces required + 1 at the service window; 6 spaces provided).
The Special Land Use standards for a drive-thru are not met based on the current plan utilizing the existing accesses from US-31 (See Section 26.14.A).

Proposal to use existing accesses from US-31 and Kent St.

Four existing deciduous trees to remain to satisfy landscaping requirements.

The P-T standard for screening along the residential district across Old Tannery Creek has been satisfied with a 6’ wood fence.

The dumpster screening standard has been satisfied with the new concrete block enclosure.

Additional paved surface is proposed along the back of the building to accommodate the drive-thru, existing gravel is proposed to remain. No drainage plan has been provided, the applicant is proposing that this standard be waived as no new impervious surface is proposed.

Proposed height of altered roof is 18’8” (30’ maximum allowed).

The 15’ setback standard for parking from Old Tannery Creek Rd. is met (90’).

Number of signs shown in the graphic exceed sign allowance. Additional review required.
Public Comment
Other Business

- Right to Farm – Ordinance
- Baker’s Acres – Case #203B-98
- 2017 Meeting dates and times
- Resolutions of Appreciation
  - Bert Notestine
  - Dan Plasencia
  - Shawn Wonnacott
- Enforcement Report
September 29, 2006

Mr. Sidney Baker
2169 Miller Road
Alanson, MI 49706

Dear Mr. Baker:

The purpose of this letter is to bring to your attention the zoning requirements which are necessary as conditions of the approval of your residential development accessed from Miller Road in Section 13 of Littlefield Township.

A copy of the minutes approving the development is enclosed. The specific requirements, prior to issuing zoning permits within the development include the following:

1. An affidavit stipulating an accessory building without a main use,
2. An affidavit showing the parcel as a zoning lot with the residence across Miller Road (as stated in the motion),
3. An affidavit that use of the building is for personal storage only,
4. Screening installed to the north of Robin Lane with 4 ft. trees, and
5. Paving to the “Y” in the road (and after 12 lots are sold, the rest of the roads are to be paved).

Again, this letter is meant to be a reminder to prevent delays when you or a new property owner within Baker’s Acres is ready to proceed with a zoning permit.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Tammy Doerenburg
Assistant Director