



Planning Commission Meeting
Thursday, March 2, 2023 – 7:00 PM
15915 Southfield Road Allen Park, MI 48101

MINUTES

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL ATTENDANCE

First	Last	Present	Absent	Excused
Luke J.	Brithinee			x
Mike	Muszynski	x		
Jasmine	Sheffield			x
Charles	Blevins	x		
Paul	Carnarvon			x
Nick	Darin	x		
Timothy	Estheimer	x		
Fred	Frank	x		
Dennis	Randt	x		
Natalya	Porras (Student Rep.)	x		

IV. READING AND APPROVAL OF AGENDA

1. Approval of the agenda for the Planning Commission Meeting of March 2, 2023.

Motion by Commissioner Frank, seconded by Commissioner Darin to approve the meeting agenda as presented.

Unanimous voice vote of approval with Commissioners Brithinee, Sheffield, Carnarvon absent.

V. READING AND APPROVAL OF MINUTES

1. Approval of the minutes from the Planning Commission Meeting of February 2, 2023.

Motion by Commissioner Muszynski, seconded by Commissioner Darin to approve the February 2, 2023 meeting minutes as presented.

Unanimous voice vote of approval with Commissioners Brithinee, Sheffield, Carnarvon absent.

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VI. COMMUNICATIONS AND PETITIONS

1. None.

VII. PUBLIC HEARINGS

1. **Preliminary Site Plan/Regulated Land Use - 16006 Southfield Road (30-008-02-0088-000).**
The property is zoned C-5, Central Business and is currently vacant. The applicant is proposing to construct a coffee shop with a drive through on the property. Pursuant to Sec. Sec. 52-386 of the City of Allen Park Zoning Ordinance, coffee shops with drive-through facilities are a regulated use in the C-5 District.

Chairperson Estheimer opened the public hearing at 7:15 PM.

Planner Auerbach presented the preliminary site plan/regulated use request and the staff review that was provided in the meeting packet. Planner Auerbach also provided the following updates:

- The property owner has contacted staff and indicated that they are withdrawing the previously-submitted alternate layout sketch and are proceeding with their original site plan, dated January 13, 2023.
- The applicant has indicated that no digital signs are proposed.

The applicant, Jeffery Parker of Jeffery Parker Architects, presented the proposal to the Commission and provided the following information:

- Caribou Coffee plans to bring approximately fifty-five (55) coffee shops to Michigan, and this will be one of the first.
- The building design is based on the Caribou brand, which is intended to have a cabin appearance.
- No interior customer service is proposed.
- Caribou Coffee does not authorize an alternate layout that eliminates access from Jane Avenue due to vehicle speeds on Southfield Road.
- Based on observations from another Caribou location in Minnesota, approximately ten (10) vehicles are anticipated in the drive-through during a peak demand period.
- Peak hours are generally 6:45 AM until 8:00 PM
- Walk-up window service is proposed.

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- It takes approximately two (2) minutes for vehicles to circulate through the drive-through.
- Jeffery Parker Architects intends to apply for a variance for the proposed sign area.

Peter Zingas, the owner of 16006 Southfield Road, made the following comments:

- "...I've been pushing Caribou [to open a location at this site] for a while...we haven't been able to find a developer for the property. We understand it's [currently] an eye sore, and we hope you'll approve this project..."

Planner Auerbach responded to questions from the Commission and provided the following information:

- The primary concern in the planning review letter is that the current layout does not accommodate parking next to the building, which creates a potential pedestrian/vehicle conflict at the center of the site.
- Potentially increasing vehicle traffic on adjacent streets [Kim Ave. and Jane Ave] is another concern.

Chairperson Estheimer closed the public hearing at 8:05 PM

After the public hearing and discussion, the Commission made the following motion:

Motion by Commissioner Randt, seconded by Commissioner Muszynski to approve the preliminary site plan with the building materials as proposed and recommend that the City Council approve the regulated use subject to items 6 through 10 and 12 in the February 24, 2023 Carlisle/Wortman review.

Unanimous voice vote of approval with Commissioners Brithinee, Sheffield, and Carnarvon absent.

VIII. NEW BUSINESS

1. **Final Site Plan Review - 1000 Enterprise Drive (30-001-99-0007-701)** The property is zoned M-2, Medium Industrial. The applicant is proposing to construct an 84,000 s.f. addition to the existing warehouse facility on the property, as well as a new access drive to Enterprise Drive at the northwest corner of the site, additional truck wells, and various site improvements.

Motion by Commissioner Darin, seconded by Commissioner Blevins to approve the final site plan subject to the conditions listed in the February 23, 2023 Carlisle/Wortman review.

Unanimous voice vote of approval with Commissioners Brithinee, Sheffield, and Carnarvon absent.

IX. OLD BUSINESS

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X. PUBLIC COMMENT (non-case specific items)

XI. ADJOURNMENT

Motion by Commissioner Framl, seconded by Commissioner Darin at 8:19pm.

Unanimous voice vote of approval with Commissioners Brithinee, Sheffield, and Carnarvon absent.

DRAFT