

Pennfield Charter Township

Planning Commission Meeting

Minutes of February 2, 2009

Chairman Paul Anderson called the Planning Commission meeting to order at 6:30 pm. Additional members present were: Jack Pooler, Joseph Weiss, Elaine Walter, Brad Messenger and Curtis Whitaker. Jon Bartlett was excused. A quorum was met.

Others present: Mr. Rob Behnke, Zoning Administrator for Pennfield Township, Mr. Don Langlois and Mr. David Buda, representatives of Spartan Stores, Sandra Cummings, Recording Secretary, a representative of Access Vision, and one resident.

Meeting opened with the Pledge of Allegiance.

Additions/Deletions to the Agenda

No additions or deletions to the agenda.

Approval of January 5, 2009 Meeting Minutes

It was moved by Brad Messenger, seconded by Jay Weiss to approve the January 5, 2009 Planning Commission meeting minutes. Motion carried.

New Business

a) Public Hearing on Spartan Stores Special Land Use Permit for a Drive-through Pharmacy at 1603 Capital Avenue NE.

Mr. Don Langlois represented Spartan/Family Fare Stores, and presented the request for a Special Land Use Permit to operate a drive-through pharmacy window to be located at the existing site of the former drive-through grocery pick-up canopy. He provided an overview of the intent of the project, and addressed the six requirements related to the Special Use as covered under Appendix B, Section 17.07, Item I, of the Pennfield Township Zoning Ordinance.

The intent of the Spartan Stores project at 1603 Capital Avenue is to add a pharmacy service, including a drive-through drop-off and pick-up window, along with interior and exterior renovations to match the décor

of the rest of the "Family Fare" stores. The name of the store will change to "Family Fare Supermarket." Mr. Langlois addressed the six requirements as follows:

1) Stacking of vehicles: It is anticipated that there will be approximately 2 to 3 vehicles per hour through the drop-off/pick-up line, and that the existing canopy should accommodate this volume without a problem. If there are too many vehicles lining up at

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the same time, some customers may be asked to park their vehicles and enter the building for customer assistance.

2) Designated parking areas: at least three parking spaces will be marked for Pharmacy Customers Only, and they will be located in close proximity to the entrance of the building. They will not interfere with the handicapped parking areas.

3) Parking area setbacks: there will be no changes made to the parking lot layout. It already meets the setback requirements. No curbs or islands will be added.

4) Access Driveways: there are no plans to change the access driveway. The existing parking lot has sufficient access driveways.

5) Outdoor Speakers: there is already a speaker located under the drive-through canopy, and will be replaced by a new 4-inch speaker system. There will be a bullet proof plexiglass window installed with a microphone for corresponding with customers. The noise level will be minimal, as privacy will need to be maintained during prescription transactions. The drive-through will face the parking lot, and will not be close enough to any neighborhood to have an adverse effect.

6) Greenbelt/Buffer: There is already sufficient landscaping so no changes will be made to the existing greenbelt.

Questions asked by the board members involved the following: Anticipated wait time for prescriptions; the hours of operation; interference of drive-through traffic with public right-of-way and vehicular circulation; and the possibility of using a "tube-system" instead of a "speaker system" for corresponding with the customers. These questions were addressed as follows:

Wait time should not exceed 5-10 minutes. Most patrons will be either dropping off their prescriptions, or picking them up with the knowledge that they should already be ready for pick-up. If a customer has to wait

an excessive length of time, he/she will be asked to park and enter the building. This will prevent excessive stacking.

Hours of operation will coincide with the hours of the store, which will be 6 am to 12 am. This may change depending on how much need there is to be open certain hours. The busiest time will be between the hours of 4 pm and 6 pm.

The drive-through traffic should not interfere with pedestrian traffic or parking lot traffic. There is sufficient area to enter and exit the drive-through canopy, and there will be designated parking spaces for pharmacy customers. The traffic flow will be self-regulating, in that customers who have to wait too long to either park or drive through will stop patronizing the store. Traffic flow will not interfere with any other business in the area, as they are all located at the other end of the plaza.

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The use of a "tube system" for corresponding with customers is not desirable in this situation. Mr. Langlois has not found them to be reliable, and prefers a more "face-to-face" interaction with pharmacy customers.

One resident commented on the Spartan Special Use request: Alice Godde, of 8631 Gorsline Road, felt that the drive-through traffic may be dangerous to pedestrian traffic.

No written comments were received prior to the public hearing. One phone call was received prior to the meeting, asking the location of the proposed drive-through pharmacy.

Chairman Paul Anderson closed the public hearing. A motion was made by Brad Messenger, seconded by Elaine Walter, to approve the Special Use Request submitted by Spartan Stores. Motion carried to approve the request. Roll call vote follows:

Paul Anderson yes Jon Bartlett excused

Jack Pooler yes Curtis Whitaker yes

Elaine Walter yes Joseph Weiss no

Public Comment

Alice Godde, of 8631 Gorsline Road, feels there should be a traffic control light at the corner of Capital Avenue and Sunset Blvd.

Commissioner's Comments

Paul Anderson feels it would be a good idea to schedule a public "strategic growth" seminar to help educate citizens about economic development. Pennfield Basketball is in full swing, and he hopes we all help support our school teams.

Curtis Whitaker made a motion to adjourn the meeting at 7:10 pm, seconded by Elaine Walter. Motion carried.

Sandra Cummings

Recording Secretary