
AGENDA

The City of Buchanan Planning Commission, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.

** Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at rmurphy@cityofbuchanan.com*

** Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week’s prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.*

I. Regular Meeting - Call to Order**II. Pledge of Allegiance****III. Roll Call****IV. Approve Agenda****V. Public Comments - Agenda Items****VI. Approve Minutes**

A. *Consider approving minutes from June 13, 2023, Regular Meeting.*

VII. Old Business

A. *Final Site Plan Review for the Taco Bell Project at 708 E. Front St*

B. *Continued Discussion on the Zoning Update Project.*

VIII. New Business**IX. Public Comment - Non-Agenda Items Only****X. Community Development Director Comments****XI. Commissioner Comments****XII. Adjournment**



CITY OF BUCHANAN PLANNING COMMISSION

TUESDAY, JUNE 13, 2023 – 7:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

I. *The City of Buchanan Planning Commission, in compliance with Michigan's Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.*

II. ** Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at rmurphy@cityofbuchanan.com*

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III. Regular Meeting - Call to Order

The meeting was called to order by Chairperson Jason Lietz at 7:00 P.M.

IV. Pledge of Allegiance

Lietz led in the pledge of allegiance.

V. Roll Call

Present: Chairperson Jason Lietz, Vice Chair Kevin Barker, Secretary Ralph McDonald, Planning Commissioner, Tony Houser, Mayor Sean Denison

Absent: Planning Commissioner Richard Martin

City Staff: Director of Community Development/ Zoning Administrator, Rich Murphy & City Clerk, Kalla Langston

VI. Approve Agenda

Motion made by Barker, supported by Denison to approve the agenda as presented. Voice vote carries unanimously.

VII. Public Comments - Agenda Items

None

VIII. Approve Minutes

A. *Consider approving minutes from April 11, 2023.*

Motion made by Barker, supported by Houser to approve the minutes from April 11, 2023. Voice vote carries unanimously.

IX. Old Business

A. *Continued Discussion of Zoning Update Draft*

1) *Parking Requirments*

2) *Building Height*

X. New Business

A. *Update on Redevelopment Projects.*

B. Planning Commission Officers: Chairperson, Vice Chair, and Secretary

C. Updates from other committees and boards.

- XI. Public Comment - Non-Agenda Items Only**
- XII. Community Development Director Comments**
- XIII. Commissioner Comments**
- XIV. Adjournment**

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

General Information Application
For Land Development
(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s)

Principle Contact:

Name Flynn Restaurant Group

Address 6200 Oak Tree Blvd, Suite 250

City Independence

State Ohio Zip 44131

Telephone (317) 507-3881

Secondary Contact:

Name _____

Address _____

City _____

State _____ Zip _____

Agent or Attorney:

Name Patrick J. Eulburg

Address 6200 Oak Tree Blvd, Suite 250

City Independence

State Ohio Zip 44131

Is this property held in a trust? No

Name of trust _____

Address _____ City _____

Property Owner(s)

Principal Contact:

Name _____

Address _____

City _____

State _____ Zip _____

Telephone _____

Architect (if applicable):

Name Jeanne Armando

Address 5105 Tollview Dr., Suite 20

City _____

State _____ Zip _____

Engineer (if applicable):

Name Civil and Environmental Consultants

Address 11 Municipal Drive, Suite 300

City Fishers

State Indiana Zip 46037

Yes Note – for all trusts–Provide, as an attachment, a statement from the trustee verifying the names of all owners

Address _____ City _____ State _____ Zip _____

3. Site and Surrounding Property Information

a. Common address or property location of subject property:

708 East Front Street, Buchanan, MI 49107

b. Legal Description (Attach additional sheet if necessary):

the east 132 feet of lot(s) 18, "barton acres", being a subdivision of the part of the northwest quarter of section 36, town 7 south, range 18 west, according to the plat thereof recorded in liber 10 of plats, page(s) 49 of berrien county records.

c. Permanent Real Estate Tax Identification Number: 11-58- 0800-0018-01-6

d. Parcel Size: 32,874 square feet

0.755 acres

132' dimension of lot frontage

249' dimension of lot depth

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site	<u>C-2, Commercial District</u>	<u>Restaurant</u>
Property Abutting – North of Site	<u>C-2</u>	<u>Gas Station</u>
Property Abutting – South of Site	<u>R-3</u>	<u>Senior Housing</u>
Property Abutting – East of Site	<u>C-2</u>	<u>Retail</u>
Property Abutting – West of Site	<u>C-2</u>	<u>Retail</u>

f. Describe any existing structures and the physical attributes of the site:

The site is completely developed with an existing one story building with parking and pavement on both sides of the building.

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

The proposed project will be a Quick Service Restaurant with a drive through.

b. What is the proposed time frame for the build – out of the proposed development? _____

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	_____	_____	_____	_____
Multi Family	_____	_____	_____	_____
Retail	<u>1</u>	<u>328</u>	<u>2,400</u>	<u>7</u>
Office	_____	_____	_____	_____
Industrial	_____	_____	_____	_____
Other	_____	_____	_____	_____

Other please specify type of use _____

Totals _____

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	_____	_____
Multi – Family	_____	_____
Retail	<u>1.5"</u>	<u>6"</u>
Office	_____	_____
Industrial	_____	_____
Other	_____	_____

Other please specify type of use _____

Totals _____

e. Will the building within this proposed development house any hazardous materials at occupancy?

No

Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans:

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief's office.

Approval Date: _____

Conditions Attached

By: _____

Yes

No

Title: _____

5. Required and Requested Attachments

a. _____ Plat of survey with legal description.

b. _____ Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions.

c. _____ Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).

d. Please include any additional comments or pertinent information below or on separate attachment to this application.

6. Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

The proposed use of the property is consistent with the intended use of the associated zoning district.

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

a. Declaratory Statement: I _____, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: June 22, 2023

c. Applicant Signature: [Signature] Patrick J. Eulberg
Vice President - Real Estate

d. Notary Public Certification Statement

I Jessica Mecklenburg, Notary Public in and for the State of Ohio

hereby state that on the 22nd day of June, 2003, the above

captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Application for Land Development are true.

[Signature]
Notary Public

My commission expires 02/07/2026



JESSICA MECKLENBURG
Notary Public, State of Ohio
My Commission Expires:
February 07, 2026

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

Date _____
Zoning Administrator

Meeting date for initial review: _____

CITY OF BUCHANAN, MICHIGAN
SITE PLAN CHECKLIST
ITEMS REQUIRED ON SITE PLAN

1. Site Plan Drawn to scale – 1” = 100’ or larger (example: 1” = 60’, 1” = 50’, 1” =40’ etc.)
2. Name of Project Noted.
3. Owner’s and/or Developer’s Name and Address Noted
4. Architect and or Engineer’s Name and Address Noted
5. Date
6. Scales of Drawing Noted on Plan
7. Existing Topography Shown at Intervals Not Less than Two (2) Feet
8. Building Coverage Noted (percentage of total size and total square footage to be shown)
9. Total Number of Parking Spaces Noted and Shown on Drawing
10. Building Dimensions Shown
11. Indicate Height of Buildings
12. Street Names Indicated (Existing and Proposed)
13. Indicate Existing and Proposed Right-of-Ways
14. North Arrow Shown
15. Locate Existing and Proposed Sanitary Sewers, Storm Sewers and Water Mains (Note for purposes of site plan review the proposed utilities need only be shown roughly)
16. Locate any Existing and Proposed Storm Water Detention / Retention Areas
17. Locate Existing Trees and Plantings
18. Note Location of Proposed Plantings
19. Note Location of all Sidewalks
20. Rough Sketches Showing Architectural intent.

04-11-03
REV12-08-2009

