

October 6, 2017

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

**Subject: Site Plan Review #3; Bobber Down / 8475 Main Street; Plans dated September 2, 2017
Original application received by Township on March 31, 2017**

Dear Commissioners:

We have reviewed the revised site plan documents submitted by Kristen Delaney for an addition to the Bobber Down restaurant at 8745 Main Street. The original site plan was dated March 2, 2017, and the plan was updated on June 13, 2017 and September 2, 2017 to incorporate input from our first site plan review letter dated April 25, 2017.

The existing first floor is 1,979 square feet with a proposed addition of 217 square feet, and the existing second floor is 441 square feet with a proposed addition of 174 square feet. The site is 0.6 acres and is zoned GC – General Commercial.



Aerial of Bobber Down site. Source: Washtenaw County GIS

COMMENTS

Our comments that follow are based on the requirements of the Northfield Township Zoning Ordinance, observation of the site, and sound planning and zoning principles.

1. **Zoning District and Land Use.** Bobber Down is a restaurant and bar located in the GC – General Commercial district. Restaurants serving alcoholic beverages are permitted by right per Section 36-390(9) of the Zoning Ordinance, provided the gross receipts thereof derived from the sale of food and other goods and services exceed 50% of the total gross receipts. Bars or other similar establishments principally used for the sale of beer, wine, or intoxicating liquor for consumption on the premises, subject to the requirements of Section 36-710, are permitted as a Conditional Land Use per Section 36-391. A letter from Debra Hatfield dated June 27, 2017 states that the total gross receipts at Bobber Down are approximately 60% as food and merchandise, and 40% as beer, wine, and liquor. Therefore, Bobber Down qualifies as a restaurant.

2. **Future Land Use.** In the Northfield Township Master Plan, the future land use for this area is classified as Mixed Use – North. The intent of the Mixed Use North designation is to provide areas where local service, commercial, office, and residential activities can all take place. The current use is compatible with the future land use designation.
3. **Dimensional Requirements.** The minimum lot area in the GC district is one acre, and the site is 0.6 acres. However, the use of a nonconforming lot is permitted, provided all of the setback, lot coverage, and height standards are met.

The minimum rear and side yard setbacks of the GC district are 20 feet, and the minimum front yard setback is 35 feet. The existing building encroaches approximately 9 feet in the side yard setback on the north side of the lot, which is an existing nonconformity that may continue. The building addition in Phase 1 is proposed to encroach into this setback even though the addition will not protrude further north of the existing northern elevation of the building. Our previous review letter suggested applying for a side yard setback variance as one option for dealing with this issue. The Zoning Board of Appeals granted a side yard setback variance at the meeting on August 21, 2017, so this issue is resolved.

The building is shorter than the maximum permitted height of 45 feet.

4. **Access and Circulation.** The site is accessed from Main Street. There is an existing parking lot behind the building with a two-way maneuvering lane that is 24 feet wide at the perpendicular spaces but only 17-19 feet wide next to parallel spaces near the entrance and exit. Section 36-762(12) of the Zoning Ordinance requires a 22-foot wide maneuvering lane for perpendicular spaces, but does not have a minimum width for maneuvering lanes adjacent to parallel spaces. If there are no objections from the Fire Department, we recommend the current maneuvering lane width is maintained.
5. **Parking and Loading.**

- a. **Parking Calculations.** Parking calculations are shown on the site plan. Based upon our calculations, the parking requirements are described in the following table:

Use	Ordinance Standard	Number of Parking Spaces Required	Number of Parking Spaces Provided
Restaurants, cocktail lounges, taverns and night clubs	One space for each two patrons of maximum seating capacity, plus	Max. occupancy = 70 patrons $(70/2) = 35$ spaces	40 spaces
	One space for each two employees	$5/2 = 2.5$ spaces	
	Total	38 spaces	

The existing parking lot has 40 spaces which meets and exceeds the 38 spaces required by the Zoning Ordinance. Most spaces are behind the building, with parallel spaces on the south lot line and 4 spaces accessed directly off Main Street in front of the building.

- b. Under Section 36-762(b) (1) off-street parking spaces and driveways shall be setback at least 10 feet to any lot line, unless a wall, screen, or compact planting strip is provided as a parking barrier along that lot line. The only parking space within 10 feet of any lot line is the existing northernmost parking space in front of the building.

- c. Under Section 36-762(b) (2), off-street parking spaces shall not be located in the front yard setback. The 4 spaces in front of the building are all in the front yard setback, and this was an existing condition prior to this site plan review. Thus, these parking spaces may continue as currently configured.
 - d. Under Section 36-762(b) (12), all off-street parking spaces shall be at least 10 feet wide and at least 200 square feet in area. The spaces are 9 feet wide, which was an existing condition of the site. The parallel spaces are marked as 23 feet long, and the spaces in the back of the building are marked as 20 feet long, still leaving 24 feet of width for the maneuvering lane behind the building.
 - e. There is a 10 foot by 55 foot loading space shown in the middle of the parking lot in the back of the building. The size meets the minimum requirement of Section 36-766(a) (2). The plan states no loading or unloading will take place during regular business hours, so there is no conflict with the parking spaces located here.
6. **Dumpster Enclosure and Screening.** Section 36-701(3) requires that dumpsters are located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. Phase 2 of the proposed construction on the site will include a new dumpster enclosure. The plan states that the enclosure will be a wood fence on 3 sides of the dumpster, and a concrete pad would be constructed as well per Section 36-701(3). An elevation photo of the dumpster enclosure is indicated on Sheet C1.0, and is proposed to be installed in Phase 1. The dumpster pad is approximately 10 feet by 20 feet.
7. **Stormwater Management.** The site is an existing development, and no changes to the existing paving or grading are proposed, besides the new building additions. We defer to the Township Engineer regarding any potential issues with stormwater management.
8. **Landscaping.** The site includes some existing landscaping, including two deciduous trees and a shrub row along the southern edge of the parking lot. Because the site is only 0.6 acres and is almost entirely covered by the building or by paved surfaces, there is little opportunity for any comprehensive landscaping on the site. On September 20, 2017, Planning Commission Approved the site plan subject to the condition that the applicant would provide improved landscaping on the west side of the site.
- The applicant submitted a photo image of the westside of the site dated 9/25/2017 and a proposal for ornamental grass, evergreen shrubs, ground cover, and mulch. We find that this proposal will be a substantial improvement to the site consistent with the recommendation of Planning Commission.*
9. **Architecture and Building.** Floor plans were included with the site plan, along with the section view of part of the building. Elevation drawings are shown on Sheet A1.1. The building addition will match the materials and style of the existing building.
10. **Lighting.** Section 36-728 of the Zoning Ordinance requires site plans to include the light fixture specifications and cut sheets, as well as a photometric plan. The plan includes information on a new light fixture to match the existing, as well as locations and a photometric plan. No changes to the style or locations of lighting on the site are proposed.

11. **Signage.** No new signs are proposed on the site plan. There is an existing wall sign facing Main Street. Any changes to the signage must be noted on the plans.

APPROVAL

Planning Commission approved the site with the condition that landscaping would be planted in unpaved areas on the site to help meet requirements of the Zoning Ordinance.

1. We find the proposed landscaping with image dated 9/25/17 to substantively address the condition of Planning Commission. At this time, we recommend this letter and attached landscaping plan be kept on file as record of the landscape plan for Bobber Down, site plan dated 9/2/17. The site plan is approved.

If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Senior Principal Planner

cc: Marlene Chockley, Township Supervisor
Kathleen Manley, Township Clerk
Tim Hardesty, Township Wastewater Superintendent
William Wagner, Township Public Safety Director
Kurt Weiland, Building Official
Jacob Rushlow, P.E., Township Engineer, OHM
Marcus J. McNamara, OHM
Vidya Krishnan, Senior Planner, McKenna Associates
Debra Hatfield, Owner, Bobber Down
Kristen Delaney, Applicant

Landscape Materials for Bobber Down Bar & Grill
11' x 60' Area Along Western Edge of Property

Image of Area Dated 9/25/2017



Ornamental Grass



Karl Foester Grass: Mature height 48-60" tall
Will be planted along fence, staggered with Mugho Pine.

Large Evergreen Shrubs



Mugho Pine: 24-inch spread

Will be planted along fence, staggered with Karl Foester Grass.

Ground Cover



Euonymous varieties: Two-inch peat pot at three plants/square foot

Will be planted in front of Mugho pine.

*Landscaped area will be mulched a minimum of 4" deep with shredded hardwood bark.
Plantings will done in accordance with Sec. 36-722 of Northfield Township Ordinance.*