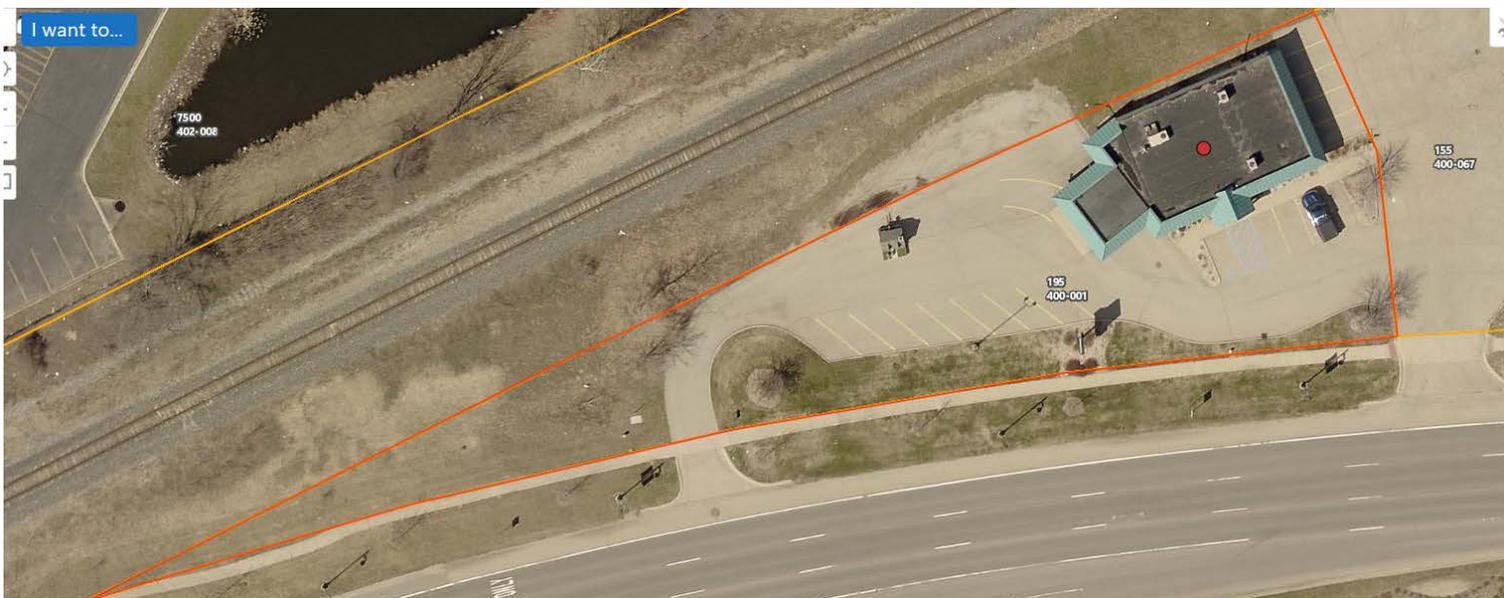
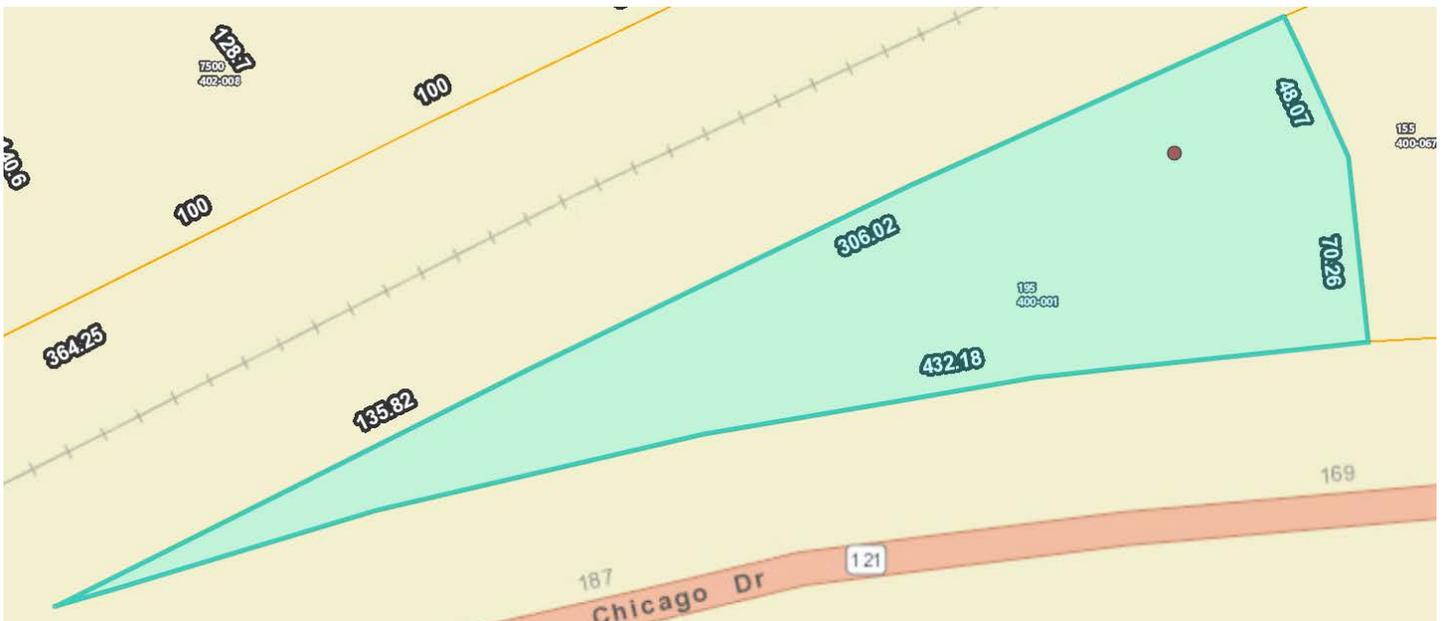


**REQUEST – site plan review**

(ST1914) **The Redmond Company, for Members First Credit Union, 195 Chicago Drive**, is requesting site plan approval to remodel a site with an existing 2,717 square foot building for the use of a credit union with a drive-in bank, allowed under Sec.14.2(G) and Sec. 15.2(A), in a (CS) Community Service Commercial district. P.P. # 70-14-13-400-001.

The request is for site plan approval to revise the site as follows: extend the drive-up canopy, reconfigure the drive-up area to have three lanes, add one parking space, control traffic flow, and add landscaping. There will be no dumpster.



## SUMMARY

a. **Setbacks are required as follows:**

**Front – 30 feet** from the property line. **The 30 foot front yard setback for parking and structures is met based on the variance granted.** Footnote (L) is applicable (see below) and requires that the front yard shall not be used for parking and shall be used only for landscaping as per the stipulations in Sec. 3.11. One tree is required for each 25 foot or fraction thereof of frontage. **The frontage is  $432.18/25 = 185.20/25 = 17.28$ ; therefore, 18 trees are required. Deciduous trees shall be a minimum of a 2 inch caliper at the time of planting and the evergreens shall be a minimum of 5 feet tall at the time of planting.**

**Sides – 0** (as long as not adjacent to a residential district). **Met.**

**Rear – 4 feet** required. **Met.**

**Footnotes:**

**Chapter 24 footnote (L).** For all uses in the residential districts, and in the OS, NS and CS commercial districts, except for necessary drives and walks the required front yard setback shall be landscaped and shall not be used for parking (other than for single and two family dwellings), loading, or accessory structures.

**At the May 22, 2019 ZBA meeting, the following variances were granted:**

- 1. A four foot rear yard setback to correct the variance to reflect what currently exists, a variance of 36 feet from the 40 feet required in Chapter 24;**
- 2. A front yard setback of 5 feet and to have parking and drives within the required front yard setback (not within the 5 feet setback), a variance of 25 feet from the 30 feet required in Chapter 24,**
- 3. To have 3 stacking spaces for each of the three drive-up lanes, a variance of 1 stacking space for each drive-up lane from the 4 stacking spaces required in Sec. 26.8;**
- 4. To approve allowing the existing trees in the right-of-way to count toward the total landscaping requirement with the condition that the applicant either replaces those trees or comes in for another variance if those trees are ever removed;**

b. Sign permits are required for any new signs.

c. **Are there any teller windows in the building? If yes, provide correct parking calculations.** Two spaces required for each teller window.

d. **A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) is required to be submitted prior to the time a building permit application is submitted. If none is required, provide evidence from the Water Resources Commission.**

## APPROVAL

*No revision dates were added to any pages of the plans, including those pages that were revised based on the staff report. Therefore, in order to avoid confusion based on the fact that two different sets of plans have the same date, the approval will be based on the date signed by the Zoning Administrator.*

The site plan for (ST1914) The Redmond Company (for Members First Credit Union), is approved to renovate an existing site with a 2,717 square foot building for the use of a credit union with a drive-in, allowed under Sec.14.2(G) and Sec. 15.2(A), in a (CS) Community Service Commercial district. P.P. # 70-14-13-400-001, as shown on the site plan signed by the Zoning Administrator on 08-20-19, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. Approved sign permits shall be obtained prior to any sign construction and all signs must meet ordinance standards.
2. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) is required to be submitted to the Township prior to the time a building permit application is submitted.
3. Utilities shall be coordinated with the DPW.
4. The number of teller windows is provided and parking is determined to meet ordinance standards.
5. One electronic copy of the site plan package is provided.
6. Three additional paper copies are provided of the site plan package.
7. All three sets are to be signed by the applicant.
8. The building permit submittal package shall include the revised site plan as signed by the Zoning Administrator (since no revision dates were added to the revised site plans).

|           |                              |                |                                   |
|-----------|------------------------------|----------------|-----------------------------------|
| ID number | ST1914                       | Date 7/26/2019 |                                   |
| Name      | Member's First Credit Union  |                |                                   |
| Address   | 195 Chicago Dr.              |                |                                   |
| Use       | Credit Union with drive-thru | SUP required   | No. Allowed Sec. 14.2(G), 15.2(A) |

| REQUIREMENT  | PROVIDED | Needs or Comments |
|--|----------|-------------------|
| Date, north arrow, scale   | X        |                   |
| Name, address of preparer  | X        |                   |
| Name, address of property owner or petitioner                                    | X        |                   |
| Location sketch  | X        |                   |
| Legal description  | X        |                   |
| Size in acres of the property  | X        |                   |
| Property lines and required setbacks shown and dimensioned                       | X        | a. met            |
| Location of existing structures, drives, parking areas within 100 ft of boundary | X        |                   |
| Location and dimensions of existing and proposed structures                      | X        |                   |
| Location of existing and proposed drives (dimensions and radii), circulation     | X        |                   |
| Sidewalks, non-motorized paths-select streets, accel, decel lanes                | X        |                   |
| Signs, exterior lighting   | X        | b. permits        |
| Curbing, parking areas, dimensions of typical space, number of parking spaces    |          |                   |
| Calculations of parking spaces, unloading areas                                  |          | c. teller windows |
| Location, pavement width, ROW of all abutting roads, easements                   | X        |                   |
| Existing zoning, and zoning and use of abutting property                         | X        |                   |
| Location of existing vegetation-parkway association                              | X        |                   |
| Location, type, size of proposed landscaping, streetscape, greenbelt             | X        |                   |
| Location, height, type of existing and proposed fences and walls                 | X        |                   |
| Size, location of proposed, existing utilities, connections to water/sewer       | X        |                   |
| Location, size of surface water drainage facilities                              |          | d. Storm Permit   |
| Existing, proposed topo contours, max 5 ft intervals                             | X        |                   |
| Rec/common areas, floodplain areas   | X        |                   |
| Special Use Standards, general and specific                                      | NA       |                   |
| Residential development extra requirements-attached garages                      | NA       |                   |