

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
VIRTUAL (ZOOM) MEETING AVAILABLE FOR GENERAL PUBLIC
TUESDAY, MAY 6, 2024, 7:00 P.M.
CALL TO ORDER:**

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Binder, Branoff, Campbell, Grimes, Henry, Krueger, Melen, Sturgess, Wyatt

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. CORRESPONDENCE:

- A. Resolutions
- B. Minutes: February 4, 2025
- C. Meeting Letter
- D. Meijer Site Plan Application
- E. CIB Review Letter

6. MEETING OPENED TO PUBLIC (NON-PUBLIC HEARING ITEMS):

7. BUSINESS:

- A. Meijer Site Plan Review

8. MEETING OPENED TO THE PUBLIC:

9. REMARKS BY PLANNING COMMISSION MEMBERS:

10. ADJOURNMENT:

**RESOLUTIONS
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, MAY 6, 2025, 7:00 P.M.**

Resolution No. 250506-01

AGENDA OF MAY 6, 2025

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the May 6, 2025 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250506-02

MINUTES OF FEBRUARY 4, 2024

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the Minutes for the February 4, 2024 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250506-03

**RESOLUTION TO APPROVE A SITE PLAN FOR 4141 &
4155 MORRISH ROAD (MEIJER STORE AND GAS
STATION)**

Motion by Planning Commission Member: _____

WHEREAS, the city received a proposal to update commercial exteriors located at 4141 and 4155 Morrish Road (General Business District with a Planned Unit Development Overlay), and;

WHEREAS, the project has been found to warrant full site plan review by the planning commission due to its status as an approved Planned Unit Development project, and;

WHEREAS, the planning commission, in reviewing the application materials and review criteria in Zoning Ordinance Section 7.13, among other sections, finds the proposed site plan for exterior renovations meets the intent of the zoning ordinance, and;

WHEREAS, the planning commission finds that the site plan meets all other general and specific standards applicable zoning standards if the following conditions are met:

1. _____

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby approves the site plan, dated February 11, 2025, subject to the conditions in this resolution.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 250506-04

ADJOURN

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the May 6, 2025 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL PLANNING COMMISSION BOARD MEETING
ACCESS INSTRUCTIONS
TUESDAY, MAY 6, 7:00 P.M.**

The Planning Commission meeting of May 6, 2025 at 7:00 p.m. will be conducted as a hybrid meeting, with commissioners, staff, consultants, petitioners, and public attending in-person. The meeting will also be held virtually (online and/or by phone) to non-commissioners.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft at 810.635.4464 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Topic: City of Swartz Creek Planning Commission Meeting
Time: May 6, 2025, 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

If you have any further questions or concern, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org. A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the Zoom application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR Commission

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
February 4, 2025**

Meeting called to order at 7:00 p.m. by Commissioner Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Binder, Campbell, Sturgess, Grimes, Krueger, Henry, Wyatt.

Commissioners absent: Branoff, Melen

Staff present: Adam Zettel, City Manager.

Others present: James Barclay

Others Virtually Present: Lania Rocha

APPROVAL OF AGENDA:

Resolution No. 250204-01

(Carried)

Motion by Planning Commission Member Binder
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the agenda for the February 4, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF NOVEMBER 6, 2024

Resolution No. 250204-02

(Carried)

Motion by Planning Commission Member Krueger
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission approves the Minutes for the December 3, 2024, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

BUSINESS:

SELECTION OF CHAIRPERSON, VICE CHAIRPERSON AND SECRETARY:

Resolution No. 250204-03

(Carried)

Motion by Planning Commission Member Krueger
Second by Planning Commission Member Grimes

I Move the Swartz Creek Planning Commission approves the re-election of the current officers: Tom Wyatt as Chairperson, Nate Henry as Vice Chairperson and Betty Binder as Secretary.

YES: Grimes, Krueger, Henry, Wyatt, Binder, Sturgess, Campbell

NO: None. Motion Declared Carried.

RESOLUTION TO APPROVE THE 2024 ANNUAL REPORT:

Resolution No. 250204-04

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Grimes

I Move the Swartz Creek Planning Commission approves the 2024 Annual Report as submitted.

Unanimous Voice Vote
Motion Declared Carried

HOLLAND SQUARE AND OLD METHODIST CHURCH UPDATES:

The DDA has taken the lead on these projects. Holland Square needs to be cleaned up. Discussion ensued. City Council owns the old Methodist Church and must approve the updates before we can proceed, but they would like the input of Planning Commission to make that decision. Depending on fund-raising, construction is planned for late summer, early fall of 2025 as the best-case scenario, with Spring of 2026 the certainty. Funding will start in April.

MEETING OPENED TO THE PUBLIC:

Lania Rocha: Regarding Social District - City has to have two-three businesses that sell alcohol within the district.

REMARKS BY PLANNING COMMISSION:

Commissioner Binder stated that a house was built on the property of one of the ponds on Miller Road and it is very nice looking.

Commissioner Krueger: We have six more weeks of winter.

Commissioner Sturgess stated she doesn't believe we need EV charging stations at Holland Square.

Commissioner Grimes requested an update on Miller and Elms. They have one owner and they are thinking about doing some retail there, but they are moving slow.

Commissioner Wyatt: Discussed the Mega-site in Mundy Township.

Adjourn

Resolution No. 250204-04

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Campbell

I Move the Swartz Creek Planning Commission adjourns the February 4, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 8:14 p.m.

Betty Binder, Secretary



Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: May 1, 2025

To: Planning Commissioners
From: Adam Zettel, AICP
RE: May 6, 2025 Planning Commission

Hello everyone,

We will be meeting at 7:00 p.m. on Tuesday, May 6 2025. Commissioners MUST attend in-person. However, we shall be conducting the meeting using the Zoom application for the benefit of the public. If you cannot attend, please let me know.

The purpose of this meeting will be to review a site plan for the Meijer site. They propose to update the exterior of their store and gas station. Meijer seeks approve to paint the exterior of the buildings, including fencing, and facia, as well as to place new signage. Note that this remodel includes interior updates, which are not subject to additional zoning review. In addition, the applicant is agreeable to combining the applications for both parcels into a single application, review, and approval process.

Because I had concerns about the painting of the brick, I opted to have the site plan go before the planning commission. I also requested a review by our planner. Our planning firm, CIB Planning, concurs that the painting of the brick constitutes a significant change to the site, warranting a full site plan review by the commission. However, they do not feel the change is significant enough to merit a change to the Planned Unit Development District, which includes a zoning review and hearing. Carmine notes that, should Meijer remove the brick painting from the scope, the change could be reviewed and potentially approved administratively.

As of writing, Meijer is continuing with their proposal to paint the brick. I am including Carmine's review as the basis for our recommendation. In short, Carmine finds that the painting of the brick is detrimental to the brick material and compromises its ability to serve as a long term, durable material as required under the ordinance. In addition, the application of paint is found to be inconsistent with the aesthetic goals of the entire district as approved.

8083 Civic Drive

Swartz Creek Michigan 48473

Phone: (810)-635-4464

Fax: (810)-635-2887

www.cityofswartzcreek.org

ftp://cityofswartzcreek.org

May 6, 2025
Planning Commission

He recommends the commission deny the site plan as applied for. I support this conclusion. In line with past practice, I am writing a resolution in the affirmative to approve the site plan. If appropriate, and at the direction of the planner, we may need to craft an additional resolution that delivers findings for a potential denial.

If you have any comments or questions, please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Zettel", with a stylized flourish at the end.

Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org



Where Friendships Last Forever

APPLICATION FOR SITE PLAN REVIEW

City of Swartz Creek

(An Equal Opportunity Employer)

8083 Civic Drive

Swartz Creek, MI 48473

810-635-4464

Date: ____/____/____

File No: _____

Fee Received: _____ Receipt No: _____

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for site plan review shall be filed at least twenty (20) days before the scheduled meeting date.

Applicant should be familiar with all aspects of the City's Zoning Appendix A pertinent to the site plan application, including but not limited to: the appropriate level of site plan review, the site plan process, review standards, performance guarantees, use restrictions, landscaping, parking, design standards, fees, and enforcement.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to recommend approval of the attached site plan as hereinafter requested, and in support of this application, the following facts are shown.

Furthermore, I (We) have attached proof of ownership, information regarding the number of peak employees anticipated to accompany the site plan uses, and the names, addresses, and telephone/fax numbers of any and all engineers, attorneys, architects, and other professionals associated with this project.

The property is located and described, as follows:

Assessment Roll Description No. 58- 36 - 100 - 014 ,

Address: 4155 Morrish Road, Swartz Creek MI, 48473

Other description: Meijer Gas Station

It has a frontage of: _____ feet and a depth of: _____ feet. Total acreage is: _____

PRESENT ZONING: _____

If the property is in acreage, and is not therefore a part of a recorded plat: The subject property is located and described as follows: (indicate total acreage also).

Assessment Roll Description No. 58-____-____-____,

SITE PLAN APPLICANT INFORMATION:

Name: Brian Bracht

Address: 111 E Wayne Street, Suite 555, Fort Wayne IN, 46802

Phone Number: (260)299-3964 Email Address: bbracht@elevatus.com

SUBJECT PROPERTY IS OWNED BY:

Name: Meijer, Inc. (Joe Perrin)

Address: 2350 Three Mile Road NW, Grand Rapids MI, 49544


Phone Number: (616)249-6580

It is proposed that the property will be put to the following use:
The property shall remain as a Meijer Gas Station. It will be receiving a full interior remodel
as well as exterior painting.

It is proposed that the following building(s) will be constructed (note gross sq. ft of each):
No new buildings will be constructed.

Signature of Applicant:  Phone Number: (260)299-3964

Email Address: bbracht@elevatus.com

Signature of Owner:  Phone Number: (616)249-6580

Level of review required (Circle one): Full Limited Administrative

A. Action Taken by the Planning Commission:

1. Date application: ____/____/____
2. Date of Public Hearing: ____/____/____
3. Findings of Planning Commission:

4. Recommendation:

B. Action Taken by the City Council:

1. Date of Public Hearing: ____/____/____
2. Findings of the City Council:

3. Action of the City Council:

By: _____
City Clerk

Date: ____/____/____



Where Friendships Last Forever

APPLICATION FOR SITE PLAN REVIEW

City of Swartz Creek

(An Equal Opportunity Employer)

8083 Civic Drive

Swartz Creek, MI 48473

810-635-4464

Date: ____/____/____

File No: _____

Fee Received: _____ Receipt No: _____

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for site plan review shall be filed at least twenty (20) days before the scheduled meeting date.

Applicant should be familiar with all aspects of the City's Zoning Appendix A pertinent to the site plan application, including but not limited to: the appropriate level of site plan review, the site plan process, review standards, performance guarantees, use restrictions, landscaping, parking, design standards, fees, and enforcement.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to recommend approval of the attached site plan as hereinafter requested, and in support of this application, the following facts are shown.

Furthermore, I (We) have attached proof of ownership, information regarding the number of peak employees anticipated to accompany the site plan uses, and the names, addresses, and telephone/fax numbers of any and all engineers, attorneys, architects, and other professionals associated with this project.

The property is located and described, as follows:

Assessment Roll Description No. 58- 36 - 100 - 014 ,

Address: 4141 Morrish Road, Swartz Creek MI, 48473

Other description: Meijer Superstore

It has a frontage of: _____ feet and a depth of: _____ feet. Total acreage is: _____

PRESENT ZONING: _____

If the property is in acreage, and is not therefore a part of a recorded plat: The subject property is located and described as follows: (indicate total acreage also).

Assessment Roll Description No. 58-____-____-____,

SITE PLAN APPLICANT INFORMATION:

Name: Brian Bracht

Address: 111 E Wayne Street, Suite 555, Fort Wayne IN, 46802

Phone Number: (260)299-3964 Email Address: bbracht@elevatus.com

SUBJECT PROPERTY IS OWNED BY:

Name: Meijer, Inc. (Joe Perrin)

Address: 2350 Three Mile Road NW, Grand Rapids MI, 49544


Phone Number: (616)249-6580

It is proposed that the property will be put to the following use:
The property shall remain as a Meijer Superstore. It will be receiving a full interior remodel
as well as exterior painting.

It is proposed that the following building(s) will be constructed (note gross sq. ft of each):
No new buildings will be constructed.

Signature of Applicant:  Phone Number: (260)299-3964

Email Address: bbracht@elevatus.com

Signature of Owner:  Phone Number: (616)249-6580

Level of review required (Circle one): Full Limited Administrative

A. Action Taken by the Planning Commission:

1. Date application: ____/____/____
2. Date of Public Hearing: ____/____/____
3. Findings of Planning Commission:

4. Recommendation:

B. Action Taken by the City Council:

1. Date of Public Hearing: ____/____/____
2. Findings of the City Council:

3. Action of the City Council:

By: _____
City Clerk

Date: ____/____/____

NEW COLOR PALETTE

PAINT: SW 7018
'DOVETAIL'

PAINT: SW 7015
'REPOSE GRAY'

FASCIA PANEL: PAC-CLAD DARK BRONZE.
COLOR MATCH SW 7020: 'BLACK FOX'



MEIJER 259
SWARTZ CREEK, MI
20250211

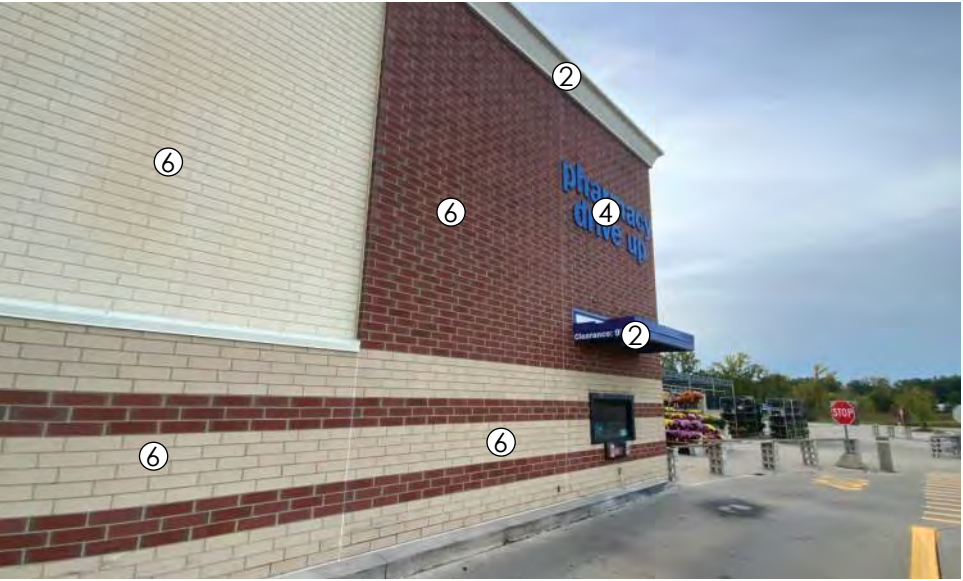


ELEVATUS
architectural

May 6, 2025

Existing Conditions Images:

- ① EXISTING PRECAST TO BE PAINTED
- ② EXISTING ROOF & FASCIA SYSTEM TO BE PAINTED
- ③ EXISTING DOOR TO BE PAINTED
- ④ REPLACING EXISTING SIGNAGE WITH NEW
- ⑤ EXISTING FENCE TO REMAIN
- ⑥ EXISTING BRICK TO BE PAINTED
- ⑦ EXISTING EIFS TO BE PAINTED



Keynotes:

- ① PAINT EXISTING STAMPED PRECAST SW7015 'REPOSE GRAY'
- ② PAINT EXISTING STAMPED PRECAST SW7018 'DOVETAIL'
- ③ PAINT EXISTING METAL ROOF & FASCIA SW7020 'BLACK FOX'
- ④ PAINT EXISTING COLUMNS SW7020 'BLACK FOX'
- ⑤ PAINT EXISTING DOOR SW7015 'REPOSE GRAY'
- ⑥ PAINT EXISTING DOOR SW7018 'DOVETAIL'
- ⑦ NEW SIGNAGE (BY OTHERS)
- ⑧ EXISTING FENCE TO REMAIN
- ⑨ PAINT EXISTING BRICK SW7015 'REPOSE GRAY'
- ⑩ PAINT EXISTING BRICK SW7018 'DOVETAIL'
- ⑪ PAINT EXISTING EIFS SW7015 'REPOSE GRAY'
- ⑫ PAINT EXISTING COOLER SW7018 'DOVETAIL'

Pharmacy Drive Up / Garden Center:



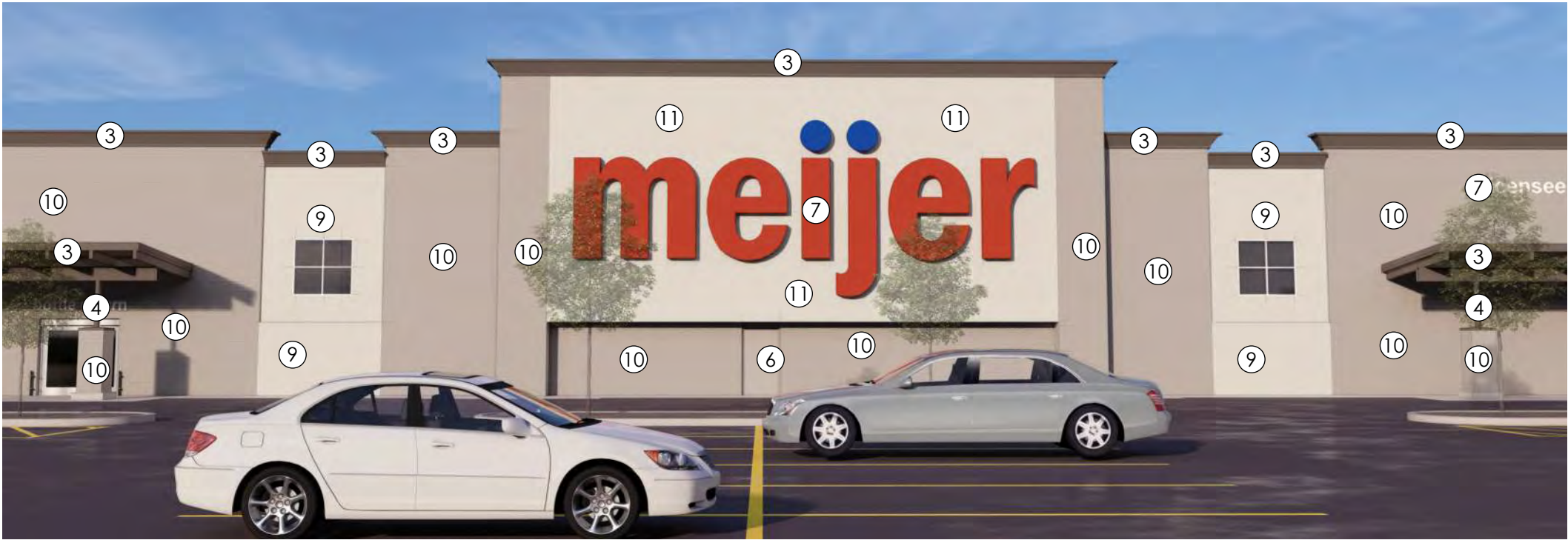
'Home' Entrance:



Keynotes:

- ① PAINT EXISTING STAMPED PRECAST SW7015 'REPOSE GRAY'
- ② PAINT EXISTING STAMPED PRECAST SW7018 'DOVETAIL'
- ③ PAINT EXISTING METAL ROOF & FASCIA SW7020 'BLACK FOX'
- ④ PAINT EXISTING COLUMNS SW7020 'BLACK FOX'
- ⑤ PAINT EXISTING DOOR SW7015 'REPOSE GRAY'
- ⑥ PAINT EXISTING DOOR SW7018 'DOVETAIL'
- ⑦ NEW SIGNAGE (BY OTHERS)
- ⑧ EXISTING FENCE TO REMAIN
- ⑨ PAINT EXISTING BRICK SW7015 'REPOSE GRAY'
- ⑩ PAINT EXISTING BRICK SW7018 'DOVETAIL'
- ⑪ PAINT EXISTING EIFS SW7015 'REPOSE GRAY'
- ⑫ PAINT EXISTING COOLER SW7018 'DOVETAIL'

Store Center:



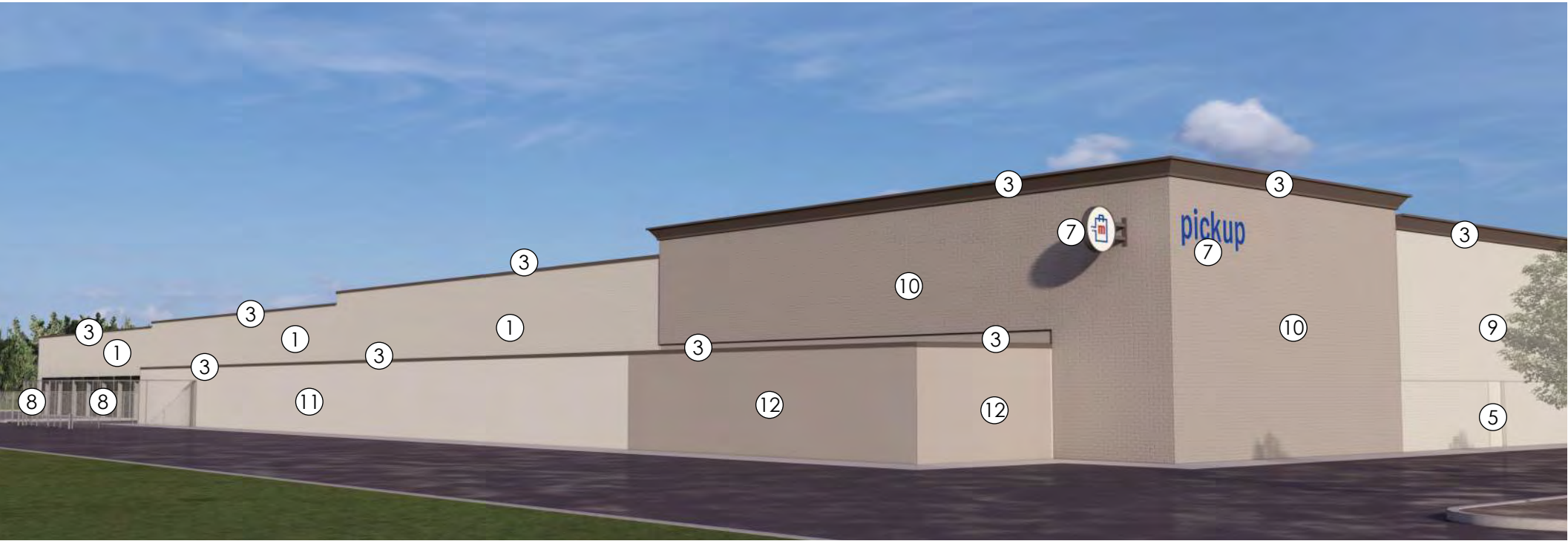
'Fresh' Entrance:



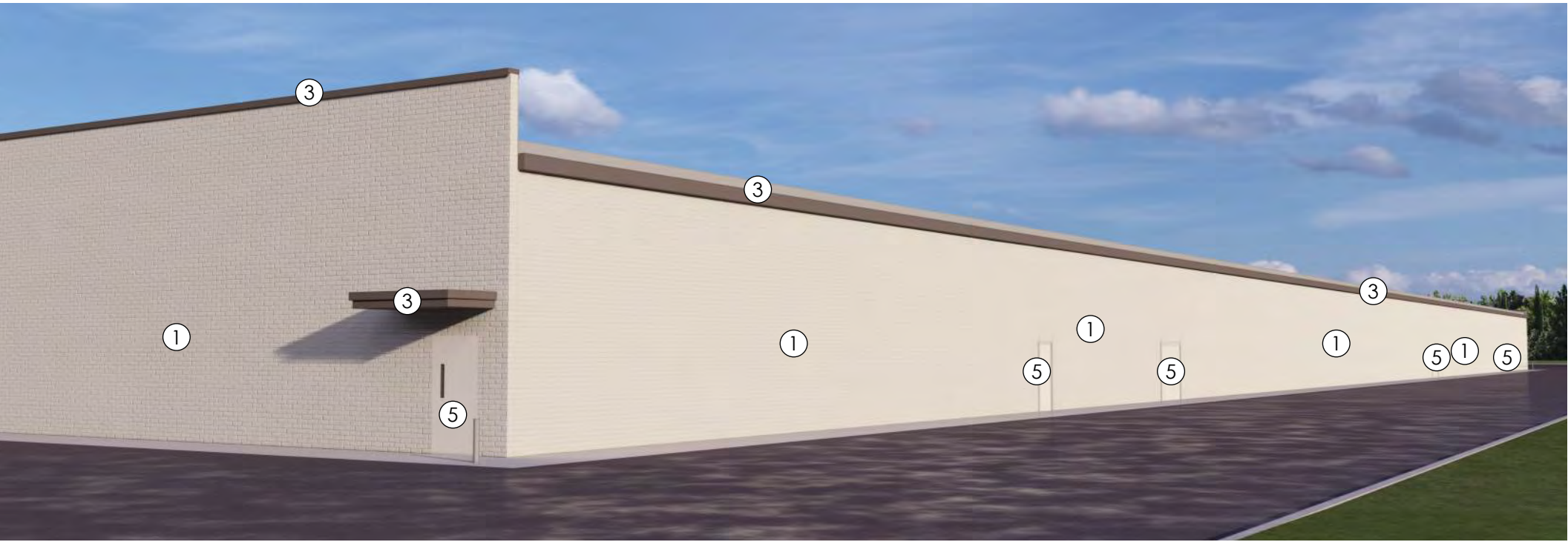
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- ⑪ PAINT EXISITNG COOLER SW7015 'REPOSE GRAY'
- ⑫ PAINT EXISITNG COOLER SW7018 'DOVETAIL'

'Fresh' Front Corner:



'Fresh' Rear Corner:



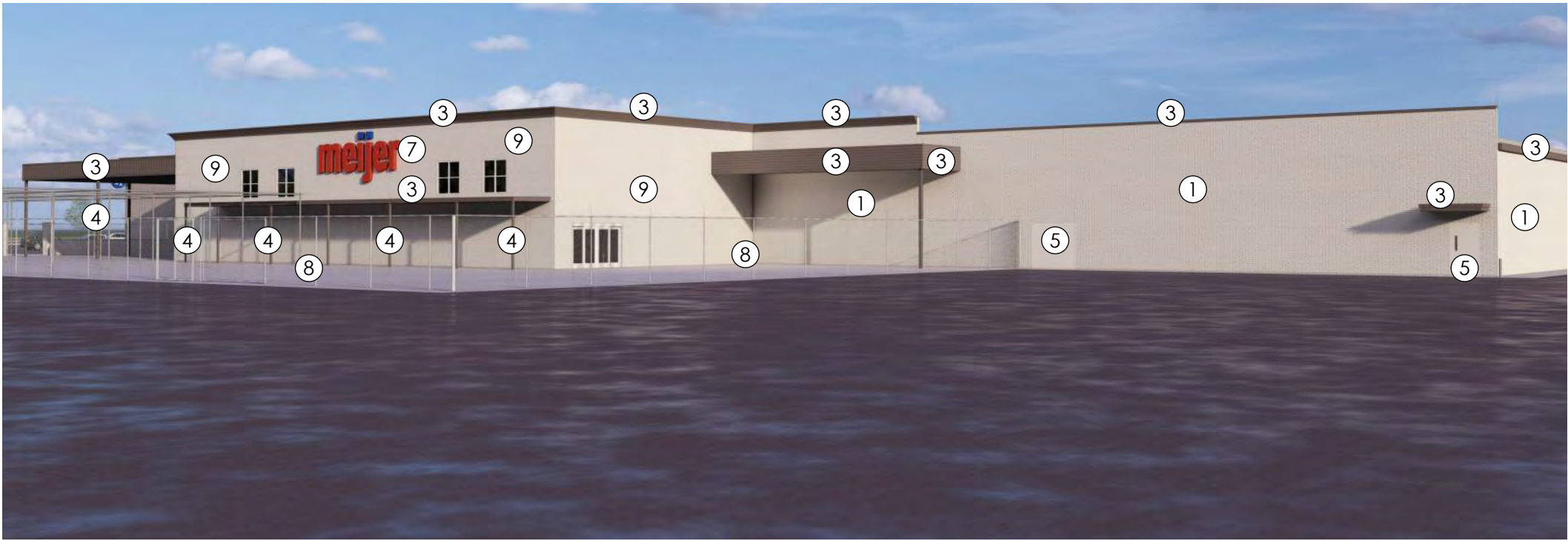
Keynotes:

- ① PAINT EXISTING STAMPED PRECAST SW7015 'REPOSE GRAY'
- ② PAINT EXISTING STAMPED PRECAST SW7018 'DOVETAIL'
- ③ PAINT EXISTING METAL ROOF & FASCIA SW7020 'BLACK FOX'
- ④ PAINT EXISTING COLUMNS SW7020 'BLACK FOX'
- ⑤ PAINT EXISTING DOOR SW7015 'REPOSE GRAY'
- ⑥ PAINT EXISTING DOOR SW7018 'DOVETAIL'
- ⑦ NEW SIGNAGE (BY OTHERS)
- ⑧ EXISTING FENCE TO REMAIN
- ⑨ PAINT EXISITNG BRICK SW7015 'REPOSE GRAY'
- ⑩ PAINT EXISTING BRICK SW7018 'DOVETAIL'
- ⑪ PAINT EXISITNG COOLER SW7015 'REPOSE GRAY'
- ⑫ PAINT EXISITNG COOLER SW7018 'DOVETAIL'

Store Rear Dumpster Enclosure:



Garden Center Rear Corner:



NEW COLOR PALETTE

 <p>PAINT: SW 7018 'DOVETAIL'</p>	 <p>PAINT: SW 7015 'REPOSE GRAY'</p>	 <p>FASCIA PANEL: PAC-CLAD DARK BRONZE. COLOR MATCH SW 7020: 'BLACK FOX'</p>	 <p>CANOPY FIELD: ALPOLIC SOG GREY.</p>	 <p>CANOPY ACCENT: 3M SHADOW BLUE COLOR MATCH: SW 6510 'LOYAL BLUE'</p>
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MEIJER 259
SWARTZ CREEK, MI
20250211

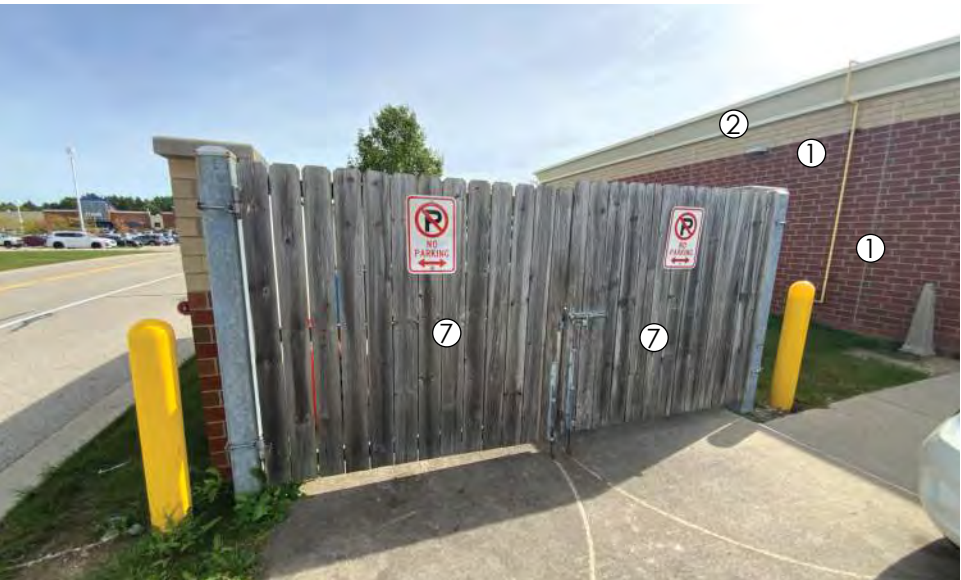


ELEVATUS
ARCHITECTURE

May 6, 2025

Existing Conditions Images:

- ① EXISTING PRECAST TO BE PAINTED
- ② EXISTING ROOF & FASCIA SYSTEM TO BE PAINTED
- ③ EXISTING WINDOW/ENTRY SYSTEM TO REMAIN
- ④ EXISTING SIGNAGE TO BE REPLACED WITH NEW
- ⑤ EXISTING COLUMNS TO BE PAINTED
- ⑥ EXISTING CANOPY TO BE PAINTED
- ⑦ EXISTING GATE TO BE PAINTED



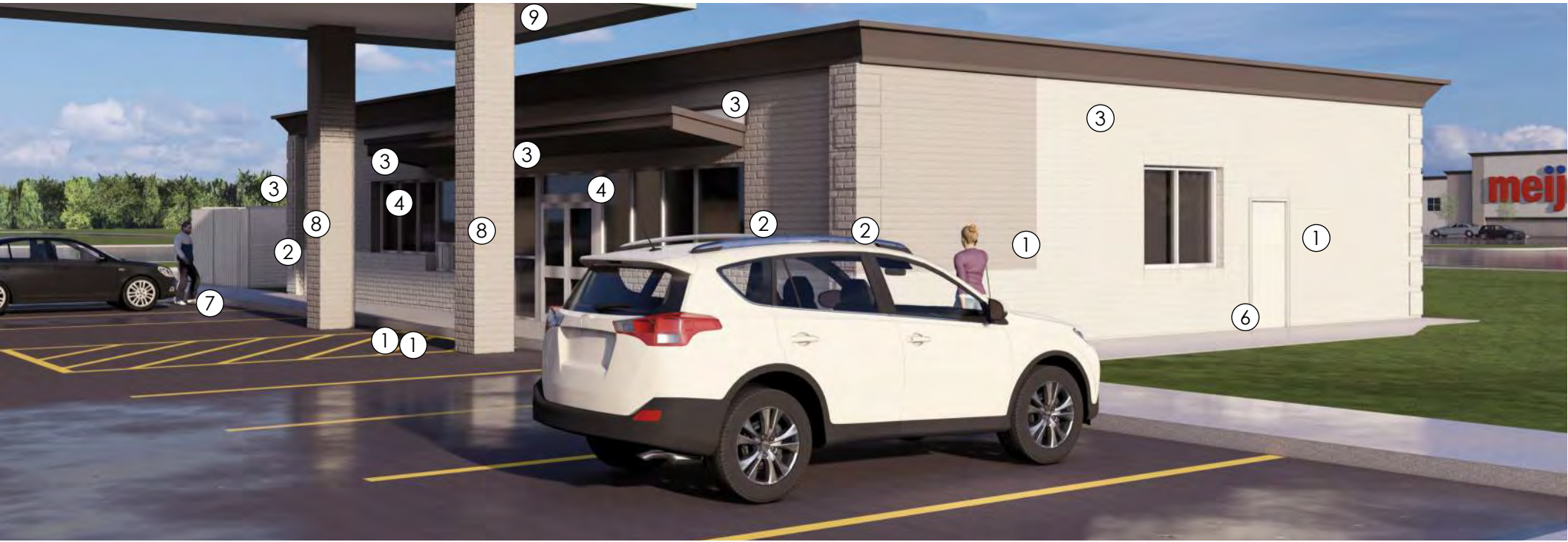
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- ③ PAINT EXISTING METAL COPING SW7020 'BLACK FOX'
- ④ PAINT EXISTING FASCIA SW7020 'BLACK FOX'
- ⑤ NEW SIGNAGE (BY OTHERS)
- ⑥ PAINT EXISTING DOOR SW7015 'REPOSE GRAY'
- ⑦ PAINT EXISTING GATE SW7015 'REPOSE GRAY'
- ⑧ PAINT EXISTING COLUMNS TO MATCH SW7018 'DOVETAIL'
- ⑨ NEW CANOPY PANELS TO BE ALPOLIC SOG GREY WITH ACCENT BAND: SHADOW BLUE

Gas Station SW:



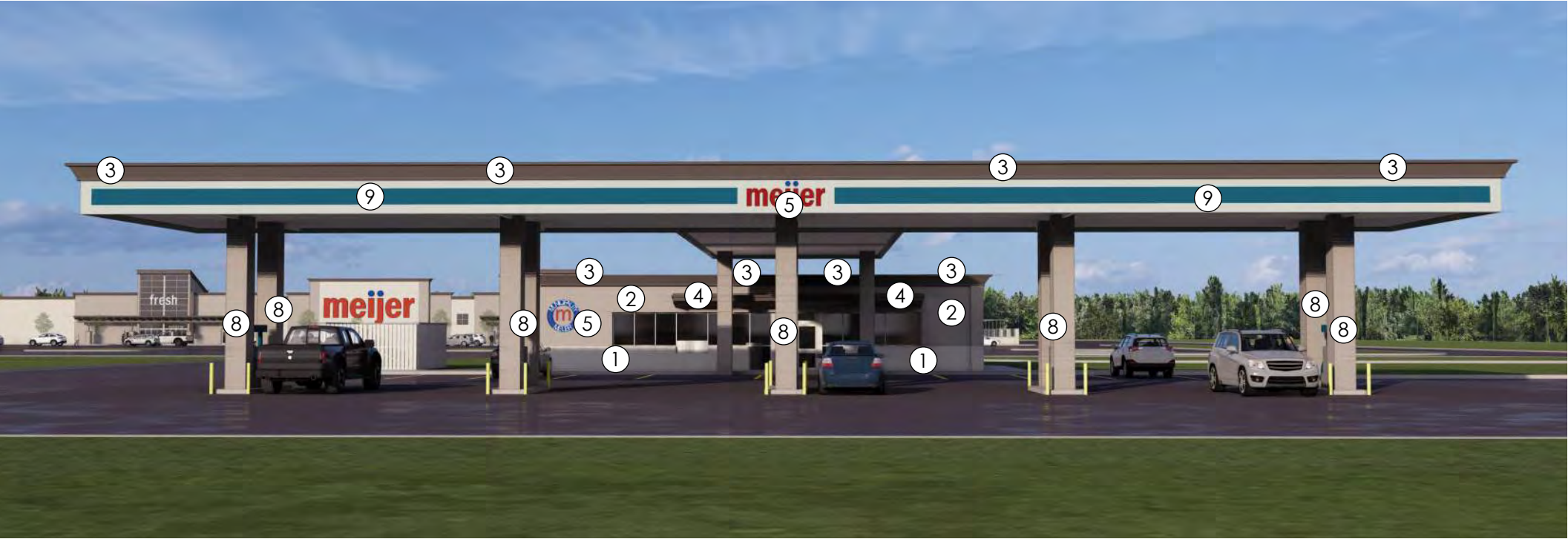
Gas Station SE:



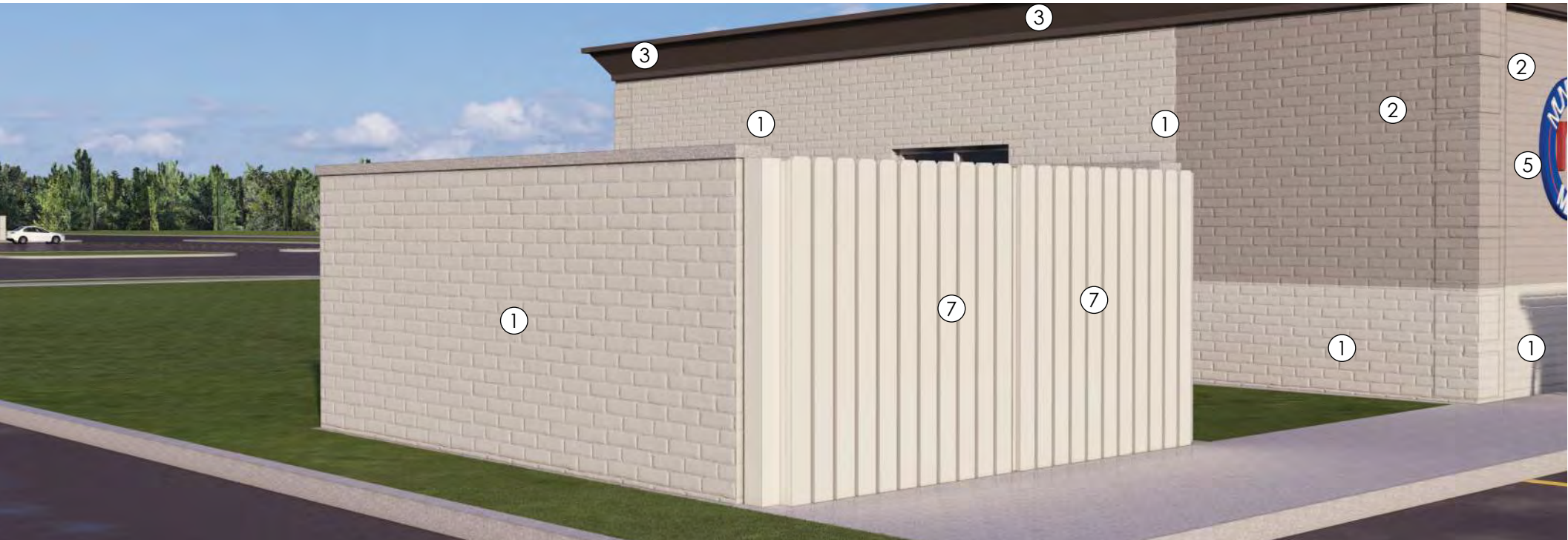
Keynotes:

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- ③ PAINT EXISTING METAL COPING SW7020 'BLACK FOX'
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- ⑨ NEW CANOPY PANELS TO BE ALPOLIC SOG GREY WITH ACCENT BAND: SHADOW BLUE

Gas Station Canopy:



Dumpster Enclosure:



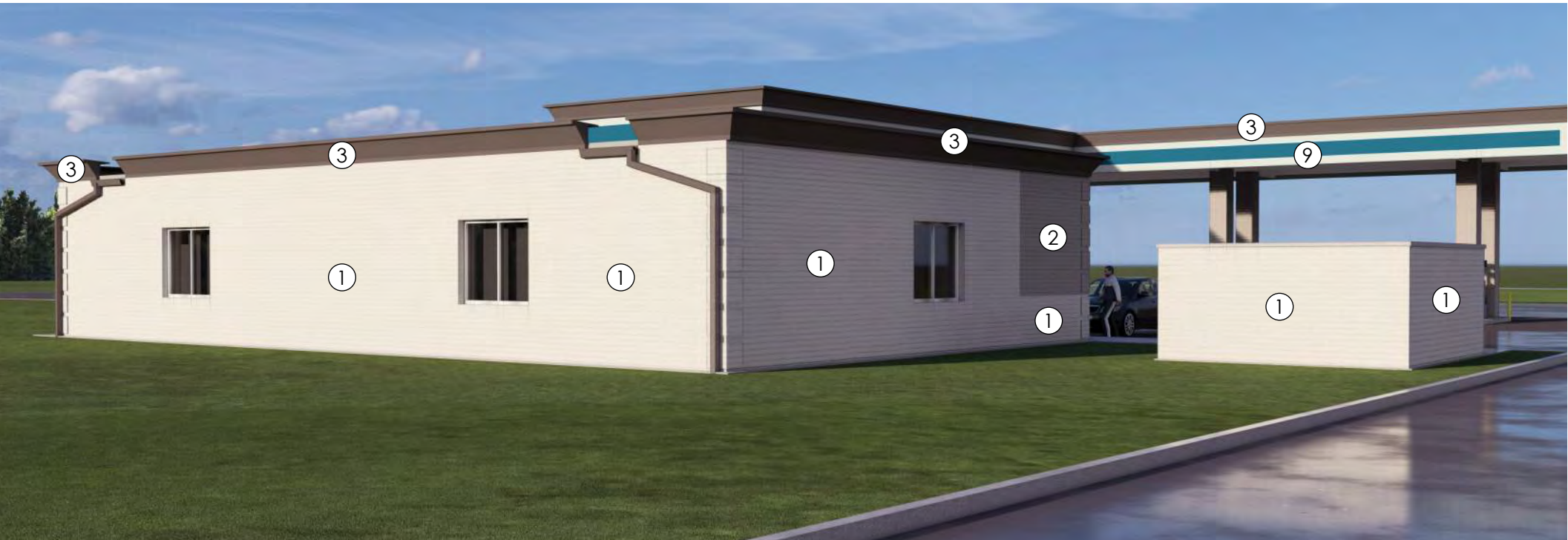
Keynotes:

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- ⑨ NEW CANOPY PANELS TO BE ALPOLIC SOG GREY WITH ACCENT BAND: SHADOW BLUE

Rear NE:



Rear NW:



March 26, 2025

Planning Commission
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473

Attention: Mr. Adam Zettel, City Manager

Subject	4141 Morrish Road, Meijer Site Plan Review Request
Description of Application	Site Plan Review for exterior renovations to the existing Meijer Superstore
Applicant	Brian Bracht, 111 E Wayne Street, Suite 555, Fort Wayne IN, 46802
Property Owner	Meijer, 2350 Three Mile Road NW, Grand Rapids MI, 49544
Zoning	GBD, General Business District/PUD, Planned Unit Development
Application/Plan Date	February 11, 2025

Dear Planning Commissioners:

We have reviewed the above site plan application for the exterior remodel of the Meijer Superstore, located at the northeast corner of the Morrish Road/I-69 interchange. Proposed is the painting of the entire Superstore building and the Meijer mini mart building and pillars. The property is zoned GBD, General Business District/PUD, Planned Unit Development where retail uses are permitted and exterior renovations are subject to site plan review.

The opinions in this report are based on a review of the proposed revised site plan, conditions of Planning Commission approval meetings, and conformance to City ordinance standards. Key review item points in this letter are underlined for the benefit of the applicant. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

REVIEW COMMENTS

Section 21.06, Application for full site plan review, of the ordinance, requires the submission of a site plan meeting the requirements of the City of Swartz Creek Zoning Ordinance. Some site plan details and information are missing, however, and can be provided for administrative review.

1. **Informational Data.** The applicant is still missing the following information and site plan data that should be included on a revised site plan:
 - a. The application needs to be dated;
 - b. Recognizing that only exterior improvements are proposed, at least one sheet of the building renderings should be signed and sealed by the architect; and

c. Color samples need to be submitted for Planning Commission review.

2. **Exterior Painting.** The application proposes painting the entire building and the mini mart with a color combination of Dovetail, Repose Gray, and Pac Clad Dark Bronze. The entire property is located in a Planned Unit Development (PUD) where the intent is to "Permit flexibility in the regulation of land development allowing for higher quality of design through innovation in land use, variety in design, layout, and type of structures constructed." In addition, when the building was originally reviewed, *Section 21.10(b)(2), Building Materials*, stated that "*New structure exteriors shall be predominantly (75 percent or more) constructed from quality materials such as earth-toned brick, native stone, and/or glass products.*" The building was approved with tilt up concrete panels because the predominant building material had a brick-like appearance. In addition, the mini mart and credit union out lot buildings also have the same earth toned brick appearance. This creates a unified appearance for the entire development.

While we find a change in colors for the accent portions of the building to be acceptable, we are of the opinion that painting the brick portions of the buildings would be contrary to the intent of the originally approved PUD. Nor would painting the brick portion of the building enhance the appearance of the development. The intent of including brick on buildings is to maintain a long-term quality appearance over time. We typically recommend against painting brick in all site plan reviews, except under extenuating circumstances like previously painted brick.

3. **Other Department and Agency Reviews:** Site plan approval must be conditioned upon review and approval from all applicable consultants, departments, and agencies.

RECOMMENDATION

We recommend that the brick material on the buildings and dumpster enclosures should not be painted and that the remainder of the building be painted, as proposed. This recommendation is conditioned upon submission of the information items listed above along with review and approval from all applicable consultants, departments, and agencies.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB PLANNING



Carmine P. Avantini, AICP
President