

9859 N. Main Street

Applicant: Peoples Express (owner: Whitmore Lake Properties, LLC)
Request: Construction of new buildings on site *
Zoning: WLD-W (Whitmore Lake Downtown - Waterfront) District
Action: Transportation hub/yard - **Approved** (Site Plan and Conditional Use approval required)
Maintenance facility – **Denied** (use is not allowed in the district)

Comments:

The applicant, Peoples Express is requesting approval to construct new buildings on an existing site to be used as an office, transportation hub and vehicle maintenance facility for their fleet of service vehicles. It is our understanding the applicant has an option to purchase the property and the proposed use is a new use. The Zoning Compliance application should have been for the proposed use, which is step 1. Approval of any structures would be a subsequent step. *At this time, we have reviewed the application submitted to determine the permissibility of the use only.

Per a document submitted by the applicant dated 9/22/17, the existing building on the site will be used as an office, while the remaining site will be used mostly as a gravel parking lot for the applicant's fleet of 24 vehicles ranging from senior services buses to pick-up trucks and minivans. Parking will be provided for 6-8 employees. The site will act as a transportation yard/hub for the service vehicles used by the business. The new garages to be built will be used to store vehicles and provide maintenance and repair services for them. The site is located in the WLD-W district which is the Township's downtown waterfront district.

Per Section 36-340 (b), the proposed use would be classified as a "bus, truck, taxi and rail terminal". It is the only use description in the Zoning Ordinance the proposed use can be classified as. The use is permitted as a conditional use in the district and requires site plan approval from Planning Commission and recommendation for conditional use approval from the Planning Commission with final approval by the Township Board of Trustees. Any construction of new structures or improvements on the site will be reviewed as part of the site plan application, not with Zoning Compliance.

The proposal to construct a garage/structure to allow for repair and maintenance of fleet vehicles is not permitted in the WLD-W district. Such use is classified as vehicle repair and permissible only in the General Commercial (GC) and Light Industrial (LI) district. Therefore, this portion of the use is denied.

To proceed with the approved portion of the use, the applicant must file for site plan and conditional use approval with the Township. This review is not in any way an approval of any structures or improvements on the site.

Zoning Administrator

9-28-17
