

Vienna Charter Township
Gas Station Addition, 4465 West Vienna Rd
Site Plan Date 2/10/2025

General Standards for Approval of Site Plans (Section 2810.2)			
Standards		Does Site Meet Requirements	
		Yes	No
a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, to nearby driveways of other property and in relation to pedestrian traffic;			
COMMENTS/FINDINGS OF FACT: • The proposed development will have a two-way drive. The applicant is not proposing any changes to the ingress/egress of the site.			
Applicant's Comments: N/A	Planning Consultant Comments: The applicant is not proposing any new changes to the existing driveway.	Planning Commission Comments:	
b. The traffic circulation features within the site and the location of automobile parking areas			
COMMENTS/FINDINGS OF FACT: • Section 1910 Off Street Loading and Unloading.			
Applicant's Comments: N/A	Planning Consultant Comments: Applicant has provided two loading zone spaces. A 60 X 10 space is located in the rear of the property and a second space of 50 X 10 required for convenience goods is located in the side yard. A side yard loading zone requires planning commission approval provided that such location necessitated by the site conditions. In addition, there are concerns of two way traffic flow in the rear of the property when the loading/unloading space is occupied.	Planning Commission Comments:	
c. The planning commission may make such requirements with respect to any matters as will ensure: (1) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets; and (2) Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and of adjacent neighborhoods;			

COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The proposed development will utilize the existing two-way driveway. Section 1910 Off Street Loading and Unloading. 			
Applicant's Comments: N/A	Planning Consultant Comments: The applicant is not proposing any changes to the access of the ingress/egress and has provided canopy details. The site appears to be harmonious with the surrounding area.	Planning Commission Comments:	
d. The planning commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.			
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The applicant proposed a diversity of trees and shrubs on the site. District Dimensional Requirements (Section 18) - Minimum Landscaped Area of Lot 			
Applicant's Comments: N/A	Planning Consultant Comments: The site has existing trees and natural buffer with woodlot lot in the rear to remain however, the proposed minimum landscape area of lot standard is not met.	Planning Commission Comments:	

Sample Motion to Approve:

I make a motion to approve the requested site plan for an Gas Station Addition located at 4465 West Vienna Road based on the following findings of fact:

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Further, in order to ensure compliance with these standards, the following conditions are part of my motion to approve: (Sample conditions)

- Revises the site plan to address all outstanding items listed in the ROWE review letter.

Sample motion to disapprove:

I make a motion to deny the requested site plan for a Gas Station Addition located at 4465 West Vienna Road based on the following findings of fact:

- It does not comply with _____ based on
- It does not comply with _____ based on

Sample motion to postpone:

I make a motion to postpone the approval of the site plan until the next regular meeting to provide the applicant with the opportunity to provide the following information.

- Information on _____ to verify compliance with _____
- Information on _____ to verify compliance with _____

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