

**AGENDA # K.2**  
**Scio Township Board of Trustees**  
**Scio Retail Management (Panera) FSP 23015 - Revised Final Site Plan**

**FOR MEETING DATE OF:** November 28, 2023

**PREPARED ON:** 11/14/23

**PREPARED BY:** Laura Kreps

**SUBMITTED BY:** Planning

**ITEM TYPE:** Possible Action

**BACKGROUND:** If approved by the Board of Trustees, the proposed EV parking spaces approved for the new Panera site on Zeeb Road would be relocated to the “Scio Outlots” site at the corner of Zeeb and Jackson Road (north of the Panera site).

The problem with the EV parking spaces surfaced during a final zoning inspection of the Panera site early this summer. It was discovered that the EV charging stations that were agreed to by the developer in exchange for allowing additional parking on site had not been installed. The developer indicated that this was an oversight on their part.

After the discovery the developer agreed to fix the omission but then discovered some difficulties in adding the charging stations to the existing site after the fact. To try to rectify this omission the developer requests to amend the site plan by removing the EV stations from the Panera site and adding them to the Scio Outlots site at the corner of Jackson and Zeeb. The same developer completed both developments and has an opportunity to add the EV stations to the Outlots site as they will be constructing the final building of this development later this year and into the Spring. This swap of location will still provide the required EV spaces as approved as a part of the Panera site, but at a different (nearby) location.

**RECOMMENDATION:** The Planning Commission voted on 9/25/23 to recommend approval of the site plan amendment with stipulations and conditions.

**MODEL MOTION:** To allow Scio Retail Management II LLC to amend Site Plan 23015, to remove the EV charging stations from the Panera Bread location as previously approved, and instead require Scio Retail Management II LLC to replace the EV charging stations as recommended by the Planning Commission, reflected in its 9/25/23 minutes, with the following stipulations and conditions:

- 1) The applicant shall install three EV charging stations at the Meijer Outlot location as depicted on the 09/25/23 presentation to the Planning Commission.
- 2) At least two of the EV charging stations will be dual chargers.
- 3) One of the EV charging stations shall be van accessible and meet ADA compliance for EV charging

stations, if possible.

4) The applicant shall provide a surety bond, letter of credit, or other performance guarantee as recommended by the Township Planning Consultant and reviewed by the Scio Township Attorney.

5) The applicant shall make best efforts to provide nearby public seating.

**ATTACHMENTS:**

Scio Retail amendment application

Scio Retail amendment review planner 1

Scio Retail amendment review planner 2

Scio Retail amendment review engineer

Scio Retail amendment review fire

Scio Retail amendment pc minutes 2023-09-25

Scio Retail amendment plans

**QUESTION:** Shall this Motion be APPROVED?