

AGENDA # K.3
Scio Township Board of Trustees
Honey Creek Business Park (CU#22002)

FOR MEETING DATE OF: April 23, 2024

PREPARED ON: 04-11-2024

PREPARED BY: Laura Kreps

SUBMITTED BY: Planning

ITEM TYPE: Possible Action

BACKGROUND: The applicant has requested conditional use approval for a mixed-use development to construct a 74,555 s.f. (99 room) hotel; 13,500 s.f. office building; 21,000 s.f. flex office/light industrial building; and 8,000 s.f. multi-tenant retail building with drive-through located at 5411 Jackson Road. The existing manufacturing building fronting Jackson Road will remain along with all existing built site improvements. The vacant southern portion of the site accessed from Zeeb Road is the proposed location for the listed improvements. We note this is a modified concept than what was originally proposed and reviewed by the Planning Commission based on a 4-story hotel not being granted the required height variance.

The site is zoned I-2, General Industrial and is located in the Jackson Road Overlay District (JROD). Mixed use developments may be considered in the JROD district as either a PUD or a conditional use. The applicant for conditional use consideration in October of 2022. The Planning Commission held a public hearing and recommended conditional use approval at their October 24, 2022 meeting with the following conditions:

- The properties be combined.
- A height variance be obtained for a 4-story / 45-foot tall hotel building.

Based on the need for a height variance, the applicant decided to apply for a PUD rezoning/preliminary site plan in 2023. The Planning Commission held a public hearing on the PUD rezoning/preliminary site plan application on August 14, 2023. On October 23, 2023, the Planning Commission tabled further discussion on the PUD application to give the applicants an opportunity to address concerns outlined in OHM and CWA reports and brought out in their discussion.

After further meeting with OHM and CWA, the applicant returned to the conditional use option for review. The ZBA denied the proposed variance for the 4-story/45-foot-tall hotel at their May 18, 2023 regular meeting. The applicant then revised the site plan and their request for a 3-story/36-foot-tall hotel which was approved by the ZBA at their March 21, 2024 regular meeting.

The consideration of this conditional use request is based on the revised information presented demonstrating a 3-story/36-foot-tall hotel and minor adjustments to the concept plan to accommodate the larger hotel footprint. Full site plan review will be conducted after approval of the conditional use.

RECOMMENDATION: Planning recommends conditional use approval.

MODEL MOTION: To approve CU#22002, Honey Creek Business Park Conditional Use to allow a mixed-use development containing a 74,555 s.f. (99 room) hotel; 13,500 s.f. office building; 21,000 s.f. flex office/light industrial building; and 8,000 s.f. multi-tenant retail building with drive-through located at 5411 Jackson Road.

ATTACHMENTS:

[HCBP CU application 202404](#)

[HCBP CU plans](#)

[PC minutes 20221024](#)

[ZBA minutes 20230518](#)

[PC minutes 20230814](#)

[PC minutes 20231023](#)

[ZBA minutes 20240321 draft](#)

[HCBP CUP 10-21-2022 CWA review](#)

[HCBP CU-PSP 2022-10-04 OHM review](#)

[HCBP CU Permit 04-23-2024](#)

QUESTION: Shall this Motion be APPROVED?