

7:00 o'clock p.m. Chairperson Wurminger called the meeting of the Planning Commission to order and opens any Public Hearings on the agenda, then continues with the regular agenda.

**1. ROLL CALL**

PRESENT: Buechler, Hilton, Koob, Muir, Oprita, Wurminger ABSENT: Mills  
 ALSO PRESENT: Sharon Wilton, Community Development Director  
 Bradley Bagens, SCS Contracting

**2. APPROVAL OF AGENDA: September 13, 2022**

Motion by Buechler, supported by Hilton, to approve the agenda as printed and posted.  
**Voice Vote, 6/0. Motion Carried.**

**3. APPROVAL OF MINUTES: July 12, 2022**

Motion by Wurminger, supported by Oprita, to approve the minutes as printed and posted.  
**Voice Vote, 6/0. Motion Carried.**

**APPROVAL OF MINUTES: May 10, 2022**

Motion by Buechler, supported by Hilton, to approve the minutes with the correction of adding the omitted Item 7-3.  
**Voice Vote, 6/0. Motion Carried.**

**4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Buechler**

Scarecrow Saturday is September 24. There will be pony rides, a petting zoo, magic show, pumpkin patch and food trucks. A culvert is being replaced west on M-136, around Campbell Road. The detour is around to Krafft. Plans to resurface Krafft between M-136 and 24<sup>th</sup> Ave, should only be a weekend closure. Shouldn't cause too much disturbance for residents.

**5. REPORT FROM ZBA REPRESENTATIVE: Oprita**

Missed last meeting, so no updates. Previously the members discussed updating the ordinance to add an overlay district for non-conforming parcels to reflect commonly approved setbacks. This would help reduce the need for residences to come before the ZBA.

**6. PUBLIC COMMENT: None**

**7. PUBLIC HEARINGS: None**

**8. OLD BUSINESS: None**

**9. NEW BUSINESS:**

**ITEM 9-1: Site Plan Approval, Speedy Q, 3786 Pine Grove Avenue**

**APPLICANT:** SCA Global Contracting; 32032 28 Mile Road, Lenox, MI 48048

**OWNER:** Wadhams Development Co.; 2855 Wadhams Road, Kimball, MI 48074

**PROJECT:** Service Station Updates and Retail Store Expansion

**ZONING:** C-2 General Business

**PARCEL#:** 74-20-695-0014-004 **LOCATION:** 3786 Pine Grove Road

**Applicant Presentation: *Speedy Q Development - Bradley Bagens, General Contractor with SCS Contracting***

Owners would like to remove the old kiosk and canopy and replace. Retail would consist of a brand new 8,000 sq ft store with all the standard conveniences. Tunnel car wash will be upgraded. New waiting lane and auto gate for monthly pay customers. New vacuums will be added. Want to keep up with other car washes. There will be entrances on both sides.

The three issues on BMJ's report are all minor and will be addressed in the engineering plans. The A-5 approach – drawing shows a vestibule, they will change when they update drawings showing proper width of the sidewalk. F-1 traffic parking - they own behind the auto store, easily open up land behind so no problem with parking will be done in the engineering phase. F3 - Parking spots should be 19" instead of 18". AW is one of the best in the state, they work well with BMJ

Oprita asked if Bagens also did the Wadhams Rd. No, he didn't. The company hired a consultant out of CA to review all the renovations of the stores.

Buechler asked if the underground tanks would be disturbed. They are removing and upgrading all new tanks.

Oprita asked when the project will start. Goal is this Spring, but the economy will dictate. For example, electrical panels have a 6 month wait.

Wurmlinger asked if there is a plan for an overhang. Company is moving away from that design and following what the Pilots and Loves truck stops are doing.

Hilton asked about parking. There is space to add, due to property next door.

Wurmlinger asked about back fencing. Fencing runs along property and continues half way behind the car lot property. No driveways change.

Buecher asked if any EV car chargers would be added. Not at this time. Shell oil is reimbursing the EVs 15K each. There is a green push for stations. Koob mentioned target just put some EV spots in lot

Wilton stated the exterior elevations meet requirements with stone coming up and around entrances, similar to the township offices. The fence requirement is a 6' residential wall but not our property, it is Port Huron. Buechler said the lane going back is so much closer to the property line. Oprita agrees. Wurmlinger said if parking had to be pushed back it would also be a nicer finish.

Koob asked about the food prep area plans and how big it is compared to the Wadhams location. The Mexican restaurant is out, may be replaced with a Subway. Wadhams is 5,000 square feet, Pine Grove is 8,000 square feet. Mexican food is gone and replaced with a Subway.

Wilton asked about landscaping being shown on the plans. Bagens said they will include it in plans when they redo the engineering.

Wurmlinger asked if there were any conditions or recommendations from the fire dept. There are not. Asked if new pumps would be closer to the road. They will be located on the outside of the columns shown on plans.

Koob asked about plans for the sidewalk in front. They are proposing 8' bike path width. Not sure what other sidewalks widths are, if there is, they are not 10ft. Less concerned with sidewalk since so much pavement there already.

Oprita says the Lawrence family lives and works in Fort Gratiot, they always seem to do things first class. I have no issues.

Koob said traffic should not be a problem, due to traffic lights. Easy in and out.

Hilton said she doesn't have any issue with it. Like the idea of the retaining wall in back and front sidewalks. Bagens will make sure to add a block wall in the next drawing.

#### **COMMISSIONER DISCUSSION:**

Conditions for approval, per staff and consultant letters of review, should include:

1. Review and approval of drainage and grading plans by BMJ Engineering.
2. Administrative approval of landscaping.
3. Signage information must be submitted with building permit application for approval and be in accordance with the Zoning Ordinance.
4. Lighting plans to be approved at the time of building permit application.
5. Replace existing 5' wood fence on east side with a 6' cement wall, or repair the existing 5' wood fence.

**Motion by, Buechler, supported by Hilton, to grant site plan approval with conditions above and outlined in review letters, for Speedy Q, 3786 Pine Grove Avenue. Voice Vote, 6/0. Motion Carried.**

**10. COMMISSIONER UPDATES:**

New ordinances for discussion:

- Marijuana

Wurmlinger said other townships up north regarding the marijuana retail ordinances are going through similar issues.

- Solar

Buechler said a new solar and wind ordinance will be ready to go. There are 11 easements for people that will allow wind and solar on their property, usually large rural areas.

Wurmlinger has a friend with property who signed a solar agreement that put a lien on the property. Some companies will allow you to take out a loan on the panels. Commercial setting companies look for easements that exist and rent the property from the owners.

Oprita wondered how much of the cost they actually recoup. All for clean energy, but not sure on the trade-offs.

Buechler said there is a company looking at properties in Clyde and Burtchville. They build large farms and then sell to power companies but they are interested in large scale projects. Changes based on regulations, how much they are allowed to sell back to utilities. Looking at a minimum 500-600 acre site for a solar farm. They have been reaching out to local municipalities regarding ordinances. Don't expect a big push for more turbines, unless new technological advancements in reduction of size. Think it will be more solar going forward.

Wilton mentioned that there will be a rezoning proposal on the agenda next month. Please plan on an October meeting.

**11. ADJOURNMENT**

Motion by Wurmlinger, supported by Buechler, to adjourn. Voice Vote, 6/0. Time, 7:00 P.M.