

7:09 o'clock p.m. Chairperson Buechler calls the meeting of the Planning Commission to order.

**1. ROLL CALL**

PRESENT: Buechler (C), Hilton (VC), Garand, Muir (S)

ABSENT: Koob, Oprita, Gerstenberger

ALSO PRESENT: Courtney Landreville, Recording Secretary  
Jorja Baldwin, Zoning/Planning Consultant  
Connie Neese, Parks Commission  
David Norris, Fort Gratiot  
Joe Dudas, Fort Gratiot  
Angela Defrain, Fort Gratiot  
Dion & Melissa Schlager, Fort Gratiot  
Nayab Virk, Clinton Township  
Tim Edie, Shink Engineering, Capac  
F. Shah, Clinton Township  
Dave & Sandy Heyboer, Fort Gratiot  
Lori Shink, Shink Engineering, Fort Gratiot

**2. APPROVAL OF AGENDA: April 8, 2025**

Motion by Muir, supported by Garand, to approve the agenda as printed and posted.  
Vote, 4/0. Motion Passed.

**3. APPROVAL OF MINUTES: March 11, 2025**

Motion by Garand, supported by Buechler, to approve the minutes as presented.  
Vote, 4/0. Motion Passed.

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

- Construction beginning on Krafft Road
- Annual Audit

**5. REPORT FROM ZBA REPRESENTATIVE: Michaela Garand**

- Organization Meeting last month

**6. PUBLIC COMMENT**

- Angie Defrain – Health department meeting regarding solar energy on 4/16

**7. PUBLIC HEARING:**

**ITEM 7-1 SPECIAL LAND USE REQUEST – Hampton Manor**

Property Owner Grab, Inc 333 Fort Street, Port Huron, MI 48060	Applicant (If Not Owner) Hampton Manor Premier Assisted Living & Memory Care LLC
Current Zoning of Property R-2 – Two Family Residential	Parcel Identification Number(s) 74-20-016-2004-000 & 74-20-016-2005-000
Fort Gratiot Master Plan Zoning Designation High Density Residential	Street Address or Location: South of Carrigan Road, West of M-25, East of Parker Road
Total Acreage of Site: 10 acres	Proposed Use: 80 unit senior housing – mix of assisted living & memory care per 38-527

**APPLICANT PRESENTATION:** *Nayab Virk spoke on the proposed facility for assisted living and memory care. There will be 20 memory care unit and the rest will be independent and assisted living. They currently have 10 active projects in the state of Michigan and have been designing them for the last 10 years.*

**Motion by Buechler, supported by Garand, to open the public hearing for Item 7-1 at 7:22 P.M.**  
**Voice Vote, 4/0. Public Hearing Open.**

**PUBLIC HEARING CITIZEN COMMENT:**

- Angie Defrain – lack of coverage for emergency services for senior housing
- Sandra Richardson – lack of coverage for emergency services, township board vote on fire services, cost of living at new facility
- David Norris – emergency personnel coverage, utility access, fire department access
- Vance Richardson – emergency service coverage
- Resident at Lake Huron Woods – calls are typically not fire related, false non-emergent calls happen often

**Motion by Buechler, supported by Garand, to close the public hearing for Item 7-1 at 7:33 P.M.**  
**Voice Vote, 4/0. Public Hearing Closed.**

**BOARD DISCUSSION:** *Virk spoke on public comment concerns of lack of fire coverage, their facility is there to help avoid many of the emergencies such as falls in the home that happen often. For the residents in their facility they are cared for by 24/7 staff who are there to avoid emergency's from happening and give immediate relief.*

*Garand had questions on emergency service requests, Virk said very infrequently do they need to send residents out. They have staff on site to handle medical needs, possibly two calls per month. Garand asked on future use for the proposed building, discussion was has on easily converting them to single apartments. Garand spoke on the existing drive connecting to Carrigan Road currently, Priest said they are planning to keep that existing drive. Eligible use for emergency services.*

*Hilton spoke on the current access, Priest responded that they are open to doing what is needed for the road. Hilton asked on parking requirements – they meet the requirements per ordinance but space is available for future parking additions if needed.*

*Priest spoke that he was given a list of concerns from the fire department that they are going to comply with. The concerns from the BMJ Engineering review they do not have any concerns with not being able to meet. They fully plan to comply with all concerns given at this point from each department.*

**Motion by Garand, supported by Muir, to approve with conditions --- the special land use of Hampton Manor Premier Assisted Living and Memory Care at 74-20-016-2004-000 & 74-20-016-2005-000 for the proposed 80 unit senior housing.**

Reasons for decision: Compliant with ordinance 38-486

Conditions: Attached BMJ Engineering review dated April 2, 2025

Roll Call Vote, 4/0. Motion Passed.

**8. UNFINISHED BUSINESS:****ITEM 8-1 PUD UPDATE – Fayes Wine & Spirits**

Property Owner Wafa Dado, 3832 Keewahdin Rd, Fort Gratiot, MI	Applicant (If Not Owner) Thomas Dado, 3854 Arlington Ave, Fort Gratiot, MI
Current Zoning of Property R1B – Single & two family residential	Parcel Identification Number(s) 74-20-326-0010-001
Fort Gratiot Master Plan Zoning Designation Low density residential	Street Address or Location: 3832 Keewahdin Road
Total Acreage of Site: 1.47 acres	Proposed Use: Fayes Wine & Spirits expansion, gas pumps & housing

**APPLICANT PRESENTATION:** *Thomas Dado presented the updated preliminary site plan. The Dado family has owned and operated Faye's for the last 20 years and plan to continue for the next 20 years. They are planning to construct a new store front further from the road, with gas pumps in front. There will be affordable housing in the back of the property abutting the walking trail. Each home will have their own driveway for parking, along with the plans for individual septic fields. Plans may change for one community septic but that will be determined during the full site plan.*

**BOARD DISCUSSION:** *Buechler asked if the house to the east of the current Faye's will stay existing, Dado will keep that house. The home behind the store currently, 3836 Keewahdin Road, will be removed. Discussion was had on the two drives that are proposed and who would access it between the store and proposed housing in the back. The official drives will be regulated by the St Clair County Road Commission, the store and residents will be able to access both proposed drives ideally.*

*Baldwin explained the process of PUD that we are in, this is just updating the original preliminary concept plan, and fully engineered drawings are the next step after this plan is approved. PUD's are beneficial for smaller concept housing to be approved, no Mobile Homes are allowed as that is a different type of zoning. Phase 1 plans were given including the new store, gas pumps and three housing units. The Dado family plans to start with that and develop into phase 2.*

**Motion by Buechler, supported by Hilton, to approve the updated Planned Unit Development of Faye's Wine & Spirits for 3134 Keewahdin Road, 74-20-326-0010-001.**

Reasons for decision: Previously approved PUD in 2022, this plan is an improvement.

Conditions: Full engineered site plan review

Roll Call Vote, 4/0. Motion Passed.

## **9. NEW BUSINESS:**

### **ITEM 9-1 SITE PLAN REQUEST – Smart Storage Solutions**

Property Owner Dion Schlager, 3001 N River Rd, Fort Gratiot, MI	Applicant (If Not Owner) Lori M. Shink, Shink Engineering, 4146 Pine Grove Rd, Fort Gratiot
Current Zoning of Property C-2 – General Business	Parcel Identification Number(s) 74-20-016-3015-000
Fort Gratiot Master Plan Zoning Designation Uptown Business District	Street Address or Location: 3134 Keewahdin Road
Total Acreage of Site: 8.03 acres	Proposed Use: Self-storage facilities per 38-352 (35)

**APPLICANT PRESENTATION:** *Dion Schlager who is a lifetime Fort Gratiot resident is proposing a self-storage facility. There is ample space on the 8 acres for the storage buildings. Well landscaped and lit facility to be a good addition for the township. They plan to construct the site in phases.*

**BOARD DISCUSSION:** *Garand asked on parking functionality within the storage facility. Tim Edie with Shink Engineering responded that they are built to just stop in front of their own unit to load and unload their storage items.*

*Hilton asked if the surrounding homes are non-conforming. Baldwin explained to the west is all non-conforming residential homes. They can stay homes until the house is eliminated and commercial is required there then. The existing self-storage units in Fort Gratiot are all near residential properties similar to this request. Baldwin mentioned the BMJ Engineering report is more designed for fully engineered building plans, not the site plan side of things.*

*Muir clarified only storage will happen, not business will be run out of the units. Buechler clarified it is all self-serve, no employees will be on-site.*

**Motion by Garand, supported by Muir, to approve with conditions the site plan for 3134 Keewahdin Road, 74-20-016-3015-000.**

Reasons for decision: Complies with relevant ordinances.

Conditions: Attached BMJ Engineering review dated March 27, 2025.

Roll Call Vote, 4/0. Motion Passed.

**ITEM 9-2 SITE PLAN REQUEST – Hampton Manor**

Property Owner Grab, Inc 333 Fort Street, Port Huron, MI 48060	Applicant (If Not Owner) Hampton Manor Premier Assisted Living & Memory Care LLC
Current Zoning of Property R-2 – Two Family Residential	Parcel Identification Number(s) 74-20-016-2004-000 & 74-20-016-2005-000
Fort Gratiot Master Plan Zoning Designation High Density Residential	Street Address or Location: South of Carrigan Road, West of M-25, East of Parker Road
Total Acreage of Site: 10 acres	Proposed Use: 80 unit senior housing – mix of assisted living & memory care per 38-527

**APPLICANT PRESENTATION:** See item 7-1 Special Land Use request.

**BOARD DISCUSSION:** Hilton had comments during Special Land Use section of roads, easements and the retention pond. Edie mentioned they are willing and planning to do all the updates that have been requested.

Baldwin mentioned the Kettlewell Audubon was required due to the parcel behind Walmart being landlocked without it. The road was built to county road standards to ensure any commercial build up in the area would be supported by the Kettlewell Audubon instead of Carrigan Road.

Discussion was had about additional parking if future use was to change is available on the south side of the property closer to the Kettlewell Audubon drive. Questions were asked of any other memory care facilities in the area, few have memory care options.

**Motion by Muir, supported by Garand, to approve with conditions the site plan for 74-20-016-2004-000 & 74-20-016-2005-000.**

Reasons for decision: Complies with ordinances.

Conditions: Attached BMJ Engineering review dated April 2, 2025 and any significant changes to the plan.

Roll Call Vote, 4/0. Motion Passed.

**10. COMMISSIONER UPDATES:** None

**11. ADJOURNMENT**

Motion by Buechler, supported by Hilton, to adjourn. Voice Vote, 4/0. Time, 8:31 P.M.