

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Public Hearing
February 5, 2024

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, February 5, 2024 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Tony Korican, Marc Florian, Charlie Olszewski, Glenn Youngstedt, Chris Miller, Andy Barbott and Mike Freehling.
Absent: None.
Also present: Jim Pheifer, Building Official and Recorder, Jacqueline Ross.

ADJOURNMENT TO THE PUBLIC HEARING

PURPOSE OF THE PUBLIC HEARING

To consider a Special Use permit submitted by DEV 5000 Red Arrow Highway, LLC. The applicant is seeking a Special Land Use Permit to operate a Car Wash and Lube center at a property located at 5000 Red Arrow Hwy, Stevensville, Michigan on parcel number 11-12-0021-0004-36-8 with approximately 3.759 acres. The property is located east of I-94 between Ridge Road and St. Joseph Ave. The site is located in the HC- Highway Commercial district which allows for Car washes and Gasoline Stations (which may include a lube center), subject to special land use approval. The application will be reviewed pursuant to Article 9 of the Lincoln Charter Township Zoning Ordinance, including Section 230.912 (related to car washes) and Section 230.930 (related to gasoline stations).

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Andrew Rosell, AR Engineering representing **DEV 5000 Red Arrow Highway, LLC** made a presentation covering the layout and design of the proposed site plan for the Special Use request for a car wash and lube center. He said that they had addressed the traffic pattern concerns from the township's planner at **Williams & Works** by adding a bail out lane around the lube center.

PUBLIC COMMENTS

Gerald Berzins, 5020 S. Roosevelt Rd. Had a question about the entrance and whether a traffic light will be going in at some point. He made mention of the increase traffic flow near Aldi which may cause a similar issue with the car wash.

Tom Norby, 6124 Washington Ave. Asked about the entrance location.

CLOSE PUBLIC COMMENTS SESSION

CORRESPONDENCE -none.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION

Korican asked if a waiting room was available in the lube center or car wash.

Rosell noted that the Vacuum area has rest rooms and offices, but that the majority of customers would be remaining in their vehicle during services making additional waiting areas unnecessary.

Freehling referenced the previous meeting that took place in August 14, 2023 when **Haji Tehrani** noted that the self-vacuums would be enclosed but on the site plan dated January 18, 2024 there were outdoor vacuums.

Rosell pointed out that the outdoor vacuums were just separate from the large Vacuum area and that they were still enclosed in a smaller building to reduce noise.

Youngstedt inquired about the number of cars that **Drive and Shine** projected to serve and whether or not they thought of looking into applying for a traffic light.

Rosell said that they predicted about 600 cars on their busiest day and were unsure of a traffic light at this time.

Freehling pointed out the landscape plan and the comment from the **Williams & Works Planner** for a request for an updated landscape plan and sign design that was in-line with the **Lincoln Charter Township Sign Ordinance**.

Florian pointed out that the **Planning Commission** had some latitude with parking, landscaping, but not with signage and that their sign design would have to conform with the sign ordinance.

ADJOURNMENT TO THE REGULAR MEETING

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Youngstedt, seconded by **Oslzewski** motioned to approve the minutes of the regular meeting of January 8, 2024 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, for the month of January 2024, there were 0 permits issued for single family dwellings. For the month of January 2023, there were also 0 permits issued for single family dwellings.

This year, house construction values alone totaled \$0. At this time last year, they were also at \$0.

In 2024, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$540,620. In 2023, total construction values were at \$399,188.

In the month of January, there were 138 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

- A. To consider a Special Use permit submitted by DEV 5000 Red Arrow Highway, LLC. The applicant is seeking a Special Land Use Permit to operate a Car Wash and Lube center at a property located at 5000 Red Arrow Hwy, Stevensville, Michigan on parcel number 11-12-0021-0004-36-8 with approximately 3.759 acres. The property is located east of I-94 between Ridge Road and St. Joseph Ave. The site is located in the HC- Highway Commercial district which allows for Car washes and Gasoline Stations (which may include a lube center), subject to special land use approval. The application will be reviewed pursuant to Article 9 of the Lincoln Charter Township Zoning Ordinance, including Section 230.912 (related to car washes) and Section 230.930 (related to gasoline stations).

Freehling reviewed the requirements for the Special Land Use and how application request measured up to the criteria. All items were in-line with the ordinance. **Freehling** did inquire about the water usage and litter and debris for the site. **Rosell** noted that approx. 80% of the water used was reclaimed for reuse.

Florian moved to grant a Special Use permit, seconded by **Youngstedt**, with the stipulations that they would be in compliance concerning the seven items pointed out by the **Williams & Works Planner**:

1. Prior to the issuance of any permits, the applicant shall have paid all application, permit and other fees related to this request.
2. The applicant shall obtain all necessary local, county, state, or federal permits and approvals.
3. The applicant shall obtain site plan approval from the Zoning Administrator pursuant to Article 10 of the Zoning Ordinance.
4. Any stipulations of the Township Engineer, Township Fire Department, or other applicable Township or County reviewing agencies shall be met.
5. The applicant shall submit a supporting narrative addressing the standard for a special use permit as required in Section 230.900 B93), unless specifically waived by the Zoning Administrator.
6. Noise generated on-site from any source shall not exceed 60 decibels measured at any property line.
7. No litter or debris will travel off of the site.

and the following items noted by the Planning Commission:

1. Revised landscaping plan in conjunction with the utility plan.
2. Compliance with the sign ordinance.
3. Approval from other applicable Township or County agency reviews.
4. Cut sheets on lighting proposed.

No discussion, all ayes, motioned approved.

- B. Review Planning Commission Annual Report.

Oslzewski motioned to accept the Planning Commission Annual Report as written and send to the Board of Trustees, seconded by **Miller**.

No discussion, all ayes, motion approved.

UNFINISHED BUSINESS

a. Master Plan

Florian noted that the community engagement survey would be going live in about two weeks.

A short discussion followed.

PUBLIC COMMENTS

Gerald Berzins, 5020 S. Roosevelt Rd, made mention about a petition that was circulating to help give local authority back to the municipalities rather than the State in regards to solar placement.

CORRESPONDENCE – none.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:47 p.m. The next regularly scheduled planning commission meeting will be held on March 4, 2024 at 6:00 p.m.