

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday, March 25, 2013

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183 on Monday, March 25, 2013. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Bober, Chapman, Knappmann and Walters. Also present was Economic Development Manager DiSanto.

ABSENT: None

AGENDA APPROVAL:

Motion by Chapman, supported by Bober, to approve the Planning Commission Agenda of March 25, 2013, as submitted. All voting aye.

MINUTE APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Minutes of January 28, 2013 as submitted. Ayes: Allen, Armatis, Bober, Chapman, Walters, Zurawski
Abstain: Knappmann, motion carried.

Site plan review for a Self-Service Gas Station in a B-2 zoning district at 20645 Gibraltar Road, Brownstown, Michigan 48183.

Chairman Zurawski reviewed the conditions that were approved by the Township Board at the February 4, 2013 meeting. Members discussed the conditions and the LSL review, paying careful attention to the fuel delivery truck entrance/exit plan, lighting and screening of the roof-top units.

Motion by Chapman, supported by Bober to approve the site plan for the self service gas station in a B-2 zoning district for Kroger at 20645 Gibraltar Road, as submitted with the inclusion of the following conditions as approved by the Township Board: limited hours of operation between 7:00 a.m. to 10:00 p.m.; limited diesel sales to two (2) pumps only; a maximum of five(5) pump islands; decorative landscaping fencing to extend across the entire developed site area; no additional curb cuts to Gibraltar Road; no outdoor sales of oils, washer fluids, salts, etc. unless located between the two building wing walls and between the decorative columns, in other words, out of sight; no PA system shall be used other than the system which is integrated into the pumps; Kroger cannot sell or lease the fuel center to another operator that is not fully owned and operated by Kroger; and Kroger shall provide a letter of credit for the removal of the fueling station and tanks and to ensure the environmental integrity of the area should Kroger vacate the existing retail center. All voting aye. Motion carried.

Staff Report: DiSanto explained that the sketch plan included in the packet would be coming for site plan review in the near future. Also within the next few months will be housing project for the Town Center area

March 25, 2013
Page 2

Administrative Review: None.

Public Forum:

Adjournment: Motion by Chapman, supported by Armatis, to adjourn meeting at 7:30 P.M.
All voting aye.

David G. Zurawski Sr., Chairman

lap