



Meeting Agenda Coversheet

MEETING DATE:		June 2, 2026	Submitted By: Lorraine Peterson- Planning & Zoning Department	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		DISCUSSION & ACTION, SITE DEVELOPMENT PLAN APPROVAL FOR WAWA AND BIG DAN'S CARWASH.		
STAFF RECOMMENDATION: (MOTION READY)		I move approval of the Site Development Plan for Wawa and Big Dan's Car Wash by the applicant Matthew Dundee Investments, LLC.		
SUMMARY and/or JUSTIFICATION:		<p>The Applicant, Matthew Dundee Investments, LLC is requesting approval of a site development plan for the construction of a Wawa Gas Station and Big Dan's Carwash. The proposed site is located at the northeast corner of Highway 27 and Dundee Road on 2.86 +/- acres in the Town of Dundee in Section 29, Township 28, Range 27, further described as parcels:</p> <p>272829-848000-001430, 272829-848000-001060, 272829-848000-001082, 272829-848000-001080, 272829-848000-001102, 272829-848000-001101, 272829-848000-001121, 272829-848000-001122, 272829-848000-001142, 272829-848000-001141, 272829-848000-001371, 272829-848000-001372, 272829-848000-001390</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Staff Report Location Map Aerial Map Site Development Plan			
SELECT, if applicable	RESOLUTION: N/A		ORDINANCE: N/A	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>				
FISCAL IMPACT (if any):	This Ordinance will not produce any fiscal impacts to the Town.			\$0.00