Hamburg Township
a great place to grow

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Supervisor Pat Hohl **Clerk** Mike Dolan **Treasurer** Jason Negri **Trustees** Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

PLANNING COMMISSION MEETING

Wednesday, September 16, 2026, at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Commissioner Muck called the meeting to order at 6:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) **PRESENT:**
   John Hamlin
   Patricia Hughes, Trustee
   Victor Leabu Jr
   Deborah Mariani
   Ron Muir, Vice Chair
   Jeff Muck, Chair
   Mark Venuto

2) ABSENT:

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve the agenda as presented.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve August 19, 2026, Planning Commission Meeting Minutes as presented.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC- No public response

OLD BUSINESS
None

NEW BUSINESS

1. **Conceptual Site Plan Review: Village Party Store Fuel Station.**

Chair Muck invited David Rohr to present to the Planning Commission members regarding his memo about this proposed Village Party Store Fuel Station located at 5589 E. M-36. This proposed fuel station would be located across from Chilson Commons Plaza, adjacent to the existing S &G gas station. The applicant asked for a conceptual site plan review. The planning commission is permitted to review this proposal. No formal action will be taken, and no formal decisions will need to be made. But this is an opportunity for the PC to provide some feedback and give some comments to the applicant. Also, it will help the PC understand this project a bit more. This fuel station would access the existing parking lot in the Village Party development. It would be located in the Southeast corner, closest to M-36.

Chair Muck invited the applicant to the podium before he opened the meeting up to the PC members. The applicant stated that he wanted to create this fuel station to provide fuel to the community through this plaza. He was very brief. No architecture or engineer was present at the meeting.

Chair Muck then opened the meeting to the PC members for questions and feedback. Commissioner Mariani asked the applicant where the kiosk would be located for customers to pay for their gas. The applicant said the customer would have to walk into the party store to pay for fuel. Mariani asked him to clarify if he was proposing that this gas station customer would be required to walk across an active parking lot in order to pay for fueling at this new station. The applicant said yes. Trustee Hughes said as

an elder, she would have an issue with using such a fueling station. She asked the applicant if he would consider putting in a phone to allow customers to talk directly to the Village Party Store staff. Hughes asked the applicant if the ATM machine would stay where it is currently. He said yes. She mentioned that the ATM machine is currently out of commission, so she wondered about its presence in this proposed plan. Hughes asked the applicant what type of fuel he would sell through this proposed station. He said he didn't know yet.
Commissioner Venuto asked how many parking spaces would be removed from the plaza to build this new proposed fueling station. The applicant stated that about 18 spaces would be removed. Then Venuto asked the applicant to clarify how many gallons of gas would be stored underground for this proposed station. He stated 2100 gallons (2 tanks) were being proposed here. Venuto asked the applicant if he has evaluated the traffic for this parking lot in relation to M-36 traffic. The applicant said not yet.

Commissioner Hamlin stated there are already two gas stations in close proximity to this proposed gas station. Hamlin said does it make sense to propose a third one in this area? Hamlin clarified if the vehicles would be allowed to travel in and out, going north and south through this station. The applicant said yes. Commissioner Venuto asked David to clarify if there are two addresses for this gas station (5589 and 5889 E. M-36). David said he believed it was just 5589 E. M-36. David said he wasn't sure if the fuel station would have a separate address than the plaza itself. Hamlin asked the applicant if there was a proposed landscaping island on the east side of the fuel station. The applicant said the engineer would know but he wasn't there. David clarified that the landscaped area is on the smaller drawings but not the larger set of drawings. Mariani restated Hamlin's comment about having so many gas stations in the same area. The applicant said he understood their concern but that he has a different service to sell such fueling station customers. The applicant said that he had a list of residents who signed his proposal for this new gas station. These customers came in and filled out their name, address and phone numbers to state their support for this new fuel station. Commissioner Muir also stated his concern for a third gas station in so close approximation to the others. The applicant said that these customers stated that they do not get the products that he sells at the Village Party Store, at the other local gas stations. Muir stated that it is a long walk to access the cashier in the Party Store when purchasing fuel and his other merchandise from the proposed gas station. The applicant said other stores that sell this type of merchandise are over 100 ft away from the other gas stations. Muir reminded the applicant that adding a third gas station would increase the gas price competition between the businesses. Muir continued to state that this design for these 6 pumps in a parking lot needed to be designed with traffic in mind. This proposal needs more traffic studies, especially with the new car wash being built across the street, and with access of a fuel truck entering the plaza. Muir said that people might park over the fuel tanks making it difficult for the tanker trucks to access the tanks and block the flow of traffic in and out of the plaza. The applicant said that the fuel trucks could come and fuel their gas station at night.

Hamlin said that the traffic flow, with the landscape island jetting out on the east side, is very concerning. You will have cars coming in and going out quickly. Venuto said the traffic study needs to be done. Venuto said they will look at how the fuel tank trucks will block traffic flow in the parking lot and on M-36 and Chilson Rd. Commissioner Leabu asked if these 6 fuel pumps will be double sided? The applicant said yes. Leabu said he understood the applicant's desire to get more customers into his plaza, but he wasn't sure if this was the best way to do this. Leabu said he didn't think double sized pumps were necessary here. Leabu said that would be a lot of fuel pumps. He said the existing S & G gas station on the corner doesn't get a lot of traffic right now. Currently, customers can safely drive around inside

the two existing gas stations; enabling them to find an open pump and orient their vehicle so their gas door is close to the pump hose. Driving around in the Village Party Plaza will present a problem since the whole area is a parking lot.

Chair Muck stated that they needed to address the issuance of a special land use permit for this gas station in Community Service (CS) zoned district. Muck said we currently have heard of this applicant's hardship of needing a fuel station to bring in more customers to his Village Party establishment business. Muck said the PC members needed to discuss how to determine if this use would be compatible with the existing businesses in the area. Muck read The Special Use Permits Section 36-36 (c.) (2.) of the Hamburg Township Ordinance. One of the activities is to consider how vehicle circulation and parking area will be impacted. We talked a lot about that. We all have significant concern about this issue. Most of us are not in favor of a long walk to the Village Party store, so this is an important issue. Traffic internally and on M-36, are big problems. Section 36-36 (c.) (2.) (f.) "impacts on adjacent property values" are also concerns that the PC members have. Muck said we understand that the applicant has been a long-time business owner but so have the adjacent business owners who exist within 300 feet of this project. This proposed fuel station will impact them. It could impact the property values in this area. Many residents on social media were up in arms about us approving the gas station on Pettysville Road a few years ago. Muck said he couldn't imagine what they would say about this proposal being approved within feet of two other gas stations. Muck wanted to let the applicant know that this is a big concern. Muck continued to state that the applicant hasn't meet the Special Use Permit "Basis of Determinations" standards for this proposed fuel station here. Muck let the applicant know that if he wants to continue with this project, that it will not be easy.

Trustee Hughes reminded the applicant that if he adds a gas station to his property, his assessed property taxes might go up considerably. She recommended that the applicant might want to see how much the tax value would increase verses the taxes he would pay annually on such an improvement. She continued to speak about the underground fuel tanks which could possibly leak overtime. She mentioned that he would need to do an environmental assessment for this project moving forward. She stated that the PC might need a property agreement condition to provide assurance that if this new business failed and closed, the owner would need to remove the tanks, and address leaking tanks. Chair Muck asked David what could be done to address this issue. David said that if this project reached a preliminary or final site plan review, then one of the conditions would have to be a promissory note (a bond), so if the tanks needed to be removed and this business was closed, then the township would have a means to remove leaking underground fuel tanks. This is common when dealing with fuel gas stations. Trustee Hughes also mentioned that this area has gas prices that are higher than average for Livingston County. She said the applicant needs to understand that Kroger provides a discount on their gas purchase when their customers spend a certain amount on their groceries. S & G gas station gives a percent off a gallon when you use cash to purchase. Chair Muck reminded the PC members that all of these "Basis of Determinations" standards need to be met before they can issue a special land use permit for a gas station in CS zoned district. Commissioner Leabu reminded the applicant that it would be difficult for the PC to issue a special land use permit for a gas station at this location. Leabu stated that this gas station would be competing against larger companies. Leabu agreed that the PC couldn't justify issuing the applicant a special land use permit here. These larger corporations might have their lawyer representatives come to the township, if they approve this special land use permit, and say you shouldn't have issued this permit here since it is determinantal to all local businesses that exist nearby. Kroger put a great deal of money into their landscaping to build their gas station. He asked how the

applicant will be able to meet Hamburg Township's landscaping requirements here for his proposed gas station?

Chair Muck let the applicant know that if he should want to pursue this project, he will want to ensure that his architect will look closer at traffic flow, landscaping, the layout with the parking lot inside the plaza parking area, the architecture of the canopy and lighting, and how they will set up the 6 pumps (double-sided) for safe access to all. David stated for the applicant to meet the Special Use Permit requirements, the planning commission needs to be able to confidently say that this kind of project is meeting the special use requirements. This will be a challenge for this project. Muck said that the PC appreciates the applicant coming in with this proposal and what he is trying to do for his business. Muck said that there are a lot of hoops that he will have to meet before he can get to the next step with the PC. The applicant said he had already applied for his State of Michigan gas station license, and they have already approved it. The applicant said his underground fuel tanks would be double walled tanks.

2. **Zoning Administrator's Report.**

- Nothing for October's PC meeting.
- For November's PC Meeting- there will be a rezoning, and a few text amendment changes regarding accessory structures. David will prepare these text amendments for discussion for accessory structure heights and one other component that we see a lot regarding accessory structures.
- The crematorium went to the Planning Commission at Livingston County for comment. Once it is returned, then it will go before the Township Board in October. The Board will make their determinations based on the recommendations from the two planning commissions.
- Trustee Hughes asked about the old gas station down on Pettysville Road. David let her know that the old building is being boarded up right now. David has scheduled a meeting with the business owners for next Tuesday. Leabu asked if the new gas station owners own the old gas station building. David said yes. David clarified that the underground tanks had been removed from this old gas station building once it closed.
- Hamlin asked David about Freedom River Vets Park. David let the PC members know that Freedom River has had issues with water limitations. They have been working with the Drain Commissioner and the Livingston County Health Department on these issues. Leabu said that they are open now.
- The Apartments are slowly moving forward. The interest rates went up today. David said he will keep them informed about this project.

ADJOURNMENT

Approval motion made by Commissioner Hamlin, seconded by Trustee Hughes to adjourn at 6:35pm.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

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Commissioner Jeff Muck, Chairperson