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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, May 20, 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 Muir, 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 Muir, to approve February 18, 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. Final Site Plan Review -White Water Express Car Wash (PSPA 26-0001)

Chair Muck opened the public hearing for the public comment, but no one came up to speak so he closed the public comment portion.

Chair Muck then invited the applicant's representative from Stonefield Engineering and Design, Erin McMackin to come up to the podium. She stated she was representing the developer ERAP. She appeared before the PC in February 2026 for special land use and preliminary site plan approval. She said that their group did take the board's recommendations on a few items and revised their plans. One of the changes was utilizing two existing mature trees that could be saved along the road. Second was lighting and how to reduce the light levels onsite. They removed half of the vacuum-mounted lights. The lighting will be turned off onsite within 1 hour of their closing time daily at 8pm. White Water Car Wash doesn't use bright colors for their lighting scheme, but they will use more neutral tones. The vacuum stations will be black in color. In March, they had returned to present to the Township Board. The Township Board did approve the preliminary site plan. TB did speak about the sanitary system discharge, so their development group met with EGLE to see what their sanitary requirements were for car washes. Their group confirmed that EGLE doesn't have any jurisdiction over this sanitary discharge, but the township does. White Water Car Wash does need to enter into an agreement with the township for their sanitary use. They have worked through this agreement with the DPW. The agreement has been finalized but hasn't been signed yet. It will need to be signed before construction. The group will have to pay a large sum of fees to utilize that township sanitary system. The group is also coordinating with DTE to reduce the size of the utility electrical line easement in front of their site, which has been finalized. Third, they have addressed all the remaining engineering comments from IMEG, with the except of storm water which they will work through during the construction plan review process, which comes after the final site plan review. MDOT and Livingston County Soil Erosion have granted their approvals of the car wash. She said she could answer any other questions that the PC board may have.

Chair Muck invited David Rohr, the Planning and Zoning Director, to present any other significant information for this site plan review. David stated that the developer has worked diligently to address many issues with many agencies and that staff support this project. Chair Muck opened the meeting to the PC board members for questions and comments.

Commissioner Muir asked Erin to identify which two existing mature trees they would be saving. Erin stated that Bill Watch requested that their group propose to keep all the trees on the east front corner at the shopping center's entrance. On the west side of the entrance, Erin said there are two mature trees that they will keep but she couldn't identify the species of those trees. The two trees will be close to the car wash tunnel entrance, halfway between the building and M-36. Erin stated that the demolition plan shows which trees will be removed. Muir asked about the group of evergreens. Erin said all those trees will stay. Erin went up to the planning commissioner's table to show him which trees were going to be saved. Muir asked why the future grading would impact some of the trees in the area. She stated that site's elevation was going to be raised which would impact many of the trees onsite. Muir asked about the asphalt cutting proposal for the walking path in front of the shopping center. Erin said they weren't planning to do that portion since Consumers was going to install the gas line. They will not be cutting the sidewalk. They plan to go underneath it. Muir stated there were two spots where the developer was planning to cut the sidewalk. Erin said she doubted that the electrical utility company would cut the sidewalk for their installation. Erin said they can add a note to the plans to make sure it will not be cut.

Commissioner Leabu stated that he would like to see a couple more proposed evergreens on the west side like the PC had the gas station do further down when it was developed. He said he didn't think there were enough trees to screen the car wash building from M-36. Trustee Hughes stated that she would like to see more vegetative screening across all the outlets in the shopping center. Hughes stated that the architecture drawings for the building were not being portrayed accurately. She would like better visuals to understand what the car wash building will look like once it is installed. Commissioner Venuto said the site was going up 4 ft. in elevation. Erin stated that the car wash will still be 6 ft lower than M-36. Since people will be driving by on M-36 at a faster speed, the building needs more visual appearance so people can spot it as they drive by. She stated that they are proposing a monument sign at the entrance to help with this visibility, but since it will be lower and screening in front with trees, their sign might not get noticed well. Their building is their signage and identification to the travelers on the road. Erin said that a forest screen would make it difficult for any commercial use coming into the site.

Chair Muck stated that with the Kroger Expansion, there had been a big discussion about tree screening. The PC allowed Kroger to cut back on a lot of the tree vegetation along M-36 for this exact reason. Muck said he was a little concerned about the PC going backwards on something that was agreed to when Kroger did its expansion. Commissioner Hamlin stated that this process was called trimming and it would be done with our zoning administrator's oversight so ensure the screening wouldn't be too sparse. Muck clarified that he didn't want the PC to force these commercial properties to replant the front of this plaza. The discussion came back to the elevation of the car wash site. Hughes asked if the development would meet the same elevation as the plaza shopping center. Erin said it would be, except for the building site which would be slightly higher. Hamlin stated that the intention of the whole Kroger Shopping Center development was to have some protection from M-36, and that's why there was so much vegetation. All this vegetation has overgrown over the years, which is why the PC allowed some

trimming. Our ordinance would require a minimum of four canopy trees. Two are shown as green belt trees, but they are without any identification of size or species. Fifty percent could be evergreen or white pine trees. This is a minimum of what is required. This is what was envisioned so long ago when Kroger came in. Erin responded that the site does require eight green belt trees along M-36. Hamlin stated that these trees should be dispersed equally across the whole plaza, and not in one corner of the site. Commissioner Leabu said he would like to see two more trees for their site. He reiterated that the PC is not trying to hide the car wash building. Chair Muck said that the PC needed to settle on what the development conditions needed to be for the final site plan review. Trustee Hughes said that when the PUD development was first proposed, it had a great deal of wetlands and that was the reason for the screening of the PUD. There has been a lot of give and take between Bill Watch and Hamburg Township. Commissioner Venuto said he agrees that more vegetation is desirable here but, in the winter, when trees are leafless, the plaza is not screen from M-36. The discussion returned to the trees at the west entrance. Erin clarified that the reason that there are no trees there is because that area has a sanitary easement that runs for 60 ft. to M-36, north to south. Commissioner Leabu asked Erin to show him where the sanitary easement was. She walked up to the table to show him. She stated that you are allowed to have pavement there but not allowed to have trees. So Leabu stated that he now understood why that area was bare. Erin then went over to Commissioner Hamlin to show him where the sanitary easement was located on the site plan. He clarified about where two trees could be planted, and Erin agreed with him if the DPW would allow it, they would plant them. Erin said if it wasn't allowed, then they could look at planting two trees in the secondary location. Hamlin, Leabu and Venuto sounded like they agreed with this plan since it would meet the ordinance requirements. Trustee Hughes asked about the 30 ft setback from M-36. Erin said that MDOT has a large right of way easement from the road, which is 66 ft and it gets larger as you go to the west. Erin said on their site, they have an additional 20 to 30 feet of greenbelt. She said that they were quite a distance from M-36. Trustee Hughes asked Erin to come to the table to clarify and explain the elevation drawings.

Chair Muck clarified that Bill Watch, the owner, must address the traffic pattern of Chilson Commons and its future tenants, especially regarding the roundabout circle to avoid possible future issues with increased traffic flow. Muck told Erin directly that it is not her issue, but she might notice problems as they move forward with their project. Trustee Hughes said the Township Board had told Bill Watch that he needed to build up that traffic round-about circle to help better control the traffic flow at that spot. She clarified further that it was unknown how the Kroger fuel trucks entered and exited the gas station. Muck said that this is on record so when this project goes before the Township Board, that David might want to address that at that Final Site Plan as an agenda item. Hughes said David could do some research to see how the fuel trucks enter the gas station site. David can say that was already supposed to be done.

Approval motion made by Commissioner Muir, seconded by Commissioner Hamlin, to approve the final site plan for the White Water Car Wash located at 5580 E. M-36 in Hamburg, parcel TID# 4715-22-400-023 & 4715-22-402-900 subject to the conditions that are outline and statements in the resolution, with the addition of two 6 ft. evergreen trees listed on the Hamburg Township landscaping list. Muck asked Erin when their opening would be scheduled for. She said after next month's Township Board Meeting, then they would work thorough the construction plan review. They have all their permit approvals, so hopefully within two months they will break ground in August 2026.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

2. Accessory Dwelling Unit at 4467 Cornwell Ln (ADU 26-0001)

Chair Muck explained that this case went before the ZBA last week and was approved. He stated that David had included a few things as reference materials for the PC to review. Chair Muck opened the meeting to David Rohr, the Planning and Zoning Director, to summarize this case to the board. The applicant is turning their existing garage into an accessory dwelling unit for an elderly relative. The reason that they needed a ZBA variance was because they needed to raise the roof so they could raise the grade of the garage for mechanicals. The existing house is nonconforming because it sits eight and ½ feet from the parcel line instead of the required 10 ft. Technically they would be expanding their non-conformity. The actual footprint of the house is not changing. The reason it is being presented to the PC is because the ADU section of our zoning ordinance requires anything in Waterfront Residential that is less than 2 acres, must come to the PC. There are three criteria that were laid out that are included in the staff report. If those three criteria are met, then the PC can grant their approval for this attached dwelling unit. The applicant provided a rendering of what the house looks like. It will not look any different than what the house looks like at present since the footprint of the home will not change.

Chair Muck invited the applicant and builder to the podium to talk to the PC board. They said they didn't have anything to add. Muck then stated they could stand by for any questions that the board members had. Chair Muck then opened the meeting to the PC board members. Commissioner Leabu asked what the current side yard setbacks were for this house. David stated that the northeast side yard is 8.2 ft from garage. The other side yard is to the southwest is about 25 ft. Leabu was asking if this parcel qualified for the 5 ft side yard reduction. David stated that this parcel was a lot wider than 60 ft. Commissioner Hamlin asked David if this case would need to go to the Township Board. David said no, it did not. He continued to say that technically it's not a special land use either. Hamlin asked if the PC's decision is a done deal. David assured him that it would be.

Approval motion made by Commissioner Hamlin, seconded by Commissioner Muir, that the Planning Commission approve the proposed accessory dwelling unit at 4467 Cornwell Lane and that it has met Section 36-170.2 (Accessory dwelling units): subsection (n) standards and requirements one through three for approving this ADU. The footprint will not be changing; only the height of the ADU will increase vertically by 2 ft.

3. ZONING ADMINISTRATOR'S REPORT

David reported that he spoke with the architect for the DeMaria Property on M-36 of which we saw the conceptual site plan review for, about a year ago. They are planning on submitting and hope will be put on the July Planning Commission agenda. Commissioner Hamlin asked if it was like what they had presented. David said yes. There are going to be around 80 single-family homes and around 30 to 40 town homes. Commissioner Leabu asked about the wetlands. David said that they were working on making some connections to the parcel in the east and the west. Leabu asked if they would be hooking into the existing sewer. David said it would access water with onsite wells, and it would hook up to the existing sewer system.

Chair Muck asked David if there would be a June PC Meeting. David said nothing right now. Hamlin asked David about the apartments. David let the group know that the development agreement with the apartments had just

been finalized. David said he is in the process of getting a permit and setting up their pre-construction meeting to help them move towards their soil erosion permit. David said he is confident that they will start but they have started and then stopped in the past, so they are not always moving forward necessarily. Commissioner Muir asked David about the progress of the gas station on M-36. David said that the progress there seems to have slowed down.

Chair Muck welcomed the new PC member Mark Venuto to the board. The rest of the members welcomed him as well.

ADJOURNMENT

Approval motion made by Trustee Hughes, second by Commissioner Hamlin, to adjourn at 6:45 pm.

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: _____

Commissioner Jeff Muck, Chairperson