Hamburg Township
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TO: Hamburg Township Planning Commission

FROM: Planning & Zoning Department

DATE: September 16, 2026

AGENDA ITEM TOPIC: Conceptual Review:
Village Party Store Fuel Station
5589 E. M-36
Tax Code #: 4715-22-200-043
Hamburg, MI 48139

Conceptual Review

Sec. 36-445. - Conceptual review.

The applicant may submit a draft site plan for the optional conceptual review by the planning commission. The draft site plan shall include as much detailed information as needed for the applicant to convey to the planning commission how the applicant would like to utilize the site. Information should include potential building locations, vehicular parking areas, types of uses, road layouts, if applicable, and setbacks from property lines.
The conceptual review allows the applicant to present the proposed project to the planning commission, at an early stage in the development process, prior to formal submittal of the project. This process allows the developer to receive comments and feedback from the planning commission based on the information submitted. No formal action is taken by the planning commission at this time.

Project Proposal

The proposed fueling station will utilize the existing parking lot of the Village Plazza development located at 5889 E. M-36. The site plan calls for a fueling station with six pumps and covered by a canopy. The fueling station will be located in the southeast corner of the parking lot near E. M-36.

The parcel is 4.12 acres and is zoned Community Service(CS). Gasoline Service Stations require a Special Use Permit in the CS distruct. The Planning Commission should consider the specific and general Special Use requirments. (Attached).