

WALES TOWNSHIP PLANNING COMMISSION
SPECIAL SITE PLAN REVIEW MEETING
GOODELS BTS RETAIL, LLC
JUNE 28, 2021

The meeting was called to order at 7:03p.m.

Meeting was opened with the Pledge of Allegiance.

Roll call taken: Perry, present; Watkins, present; Minor, present; Jewell, present; Downey, present; Basnaw, present. Six members present.

Approval of Agenda: **Motion** by Watkins, second by Minor, to approve the agenda as presented. All ayes, motion carried.

Presentation of proposed Site Plan by Applicant:

Mark Zawadski, applicant, with Zarembra Group, a site development company, and Whitney Pazzala, of AR Engineering, introduced themselves, and Pazzala explained the plans which had been submitted. She explained that the Road Commission has already approved their road plan, the storm water detention basin was shown, the Drain Commission is reviewing that plan. Well and septic plans have already been approved by the Health Department. They have added a berm and shrubbery to the foundation plantings, after the comments from the public at the rezoning meeting. She asked if the Board wished to go through all of the comments on the comment page. Perry asked her to do that. They addressed all thirteen of the items which were brought up at the first meeting. They have either made accommodations which were of concern at the original meeting, or explained why they thought their original plan was acceptable. They have not heard from the local fire department. They are asking the Township to allow the items which were questioned at the first meeting, and not changed by the applicant. Watkins questioned the placement of the curbing. Pazzala explained the drainage use, and keeping customers within parking areas. He also asked about the number of parking spaces. She said that it is based on average usage. He also asked about wheel blocks. That again depends on traffic. Minor asked the Chair if the floor is open for discussion and questions? She said yes. He said he appreciated their concerns concerning drainage. He asked about the number of parking spaces. They are based on the minimum required by the Ordinance, and by estimates of similar use buildings. He asked if they have any written or verbal communication with the fire service? Not yet. He was pleased with the shrubbery instead of fencing. He said that this use is considered to be a buffering agent from the industrial zoning adjacent to them. Jewell asked about the dumpster area. They have not commented on the request that the area be covered with like material as the rest of the building. That can be accommodated. Perry asked if anyone has any other questions on the Planner's report, and the petitioner's responses. Minor commented that the whole presentation was very well presented, from both entities. The applicant's presentation was closed.

Planner's report. Minor said that he is pleased with the report. Having the issues stated clearly is a help. The Planner's report was completely covered as part of the Applicant's report.

Zoning Administrator's report. Waddy asked about the sign. He understood that will be done by a different entity. The other question was on the retention pond. Could that cause a change requirement to the elevation of the building. Pazzala said that it would be very costly if that happened, but extremely unlikely, so she would say no.

Comments from the Public. Mr. Minor read from the Guidebook a brief explanation of public participation in a formal meeting.

Mike Martin, 9180 Hill Rd. stated that with the berm being two feet tall, when the shrubbery grows, it will be too high for comfort. He asked when the trucks will come? Once a week, during business hours.

Arline Theut, 2951 Wales Center Rd., asked the applicants if they are buying or leasing the land? They replied they are buying it. His company will buy the land, develop it, and lease it to Company.

Susan Martin, 9180 Hill Rd., Are there marketing surveys done? Answer: not for each store, just general. There are marketing companies that do that.

Noreen Waun, 765 Parks Rd. How is Wales Township going to profit from this? Asked how many vehicles could be expected at the store on a given day? Two to three hundred, during the course of the day.

Susan Beznig, 401 Nolan Rd., What is the population of Wales Township? Approximately 3300. Will the road support this population? Mr. Zawadski said the Road Commission has okayed that point.

Andy Flood, 2036 Goodells Rd., What is the zoning classification of the property? B2 Commercial. And from what prior classification? Light Industrial. When did it become that classification? March of this year. And what body approved the change? The Board of Trustees. Then that's where the blame lies.

Arline Theut, She is concerned about traffic.

Susan Martin, Why is the drive placed on Wales Center Road, rather than Lapeer Rd. Zawadski explained that the traffic on Wales Center Road must stop at the intersection; Lapeer Road traffic does not. It is the safest location for a driveway.

Son Douglas, 1545 Emerson Rd., Is this store going to have fresh products? They are looking at having some of those things in the newer stores, but are not grocery stores, they are convenience stores.

Adam Agotesku, 380 Palms Rd., asked how big the site is, what size is the septic field, and where is the permit coming from? The site is about 2.2 acres, the septic field is 50 x 60 feet, elevated, with a 1500 gallon tank. The County approved the size of project, since it is Commercial.

Arline Theut, asked if it is the duty of this Board to approve this site plan? Yes. Then she asked if that is the case, then why are we (the audience) here? Minor explained that it is the duty of the Planning Commission to review and approve site plans. It does not go to the Board of Trustees.

Adam Agotesku, asked if there was feedback from the public on the initial meeting? Yes, there was.

Basnaw tried to explain why the plan has been accepted. If an applicant comes to a Hearing with all of the proper papers, showing that they meet all of the requirements, they must not be refused. Mr.

Agotesku asked if the Zoning map on the wall is current? He was told it is, although the very recent rezoning of the parcel being discussed hasn't been placed there yet. Agotesku said he believes there is a discrepancy in it, and will be looking into it. He was advised to call or come to the Hall during regular business hours.

Geraldine Sedick, 2930 Goodells Rd., said she feels like the people were left out. Felt that having meetings by ZOOM is unfair to older people.

Bruce Sedick, 2930 Goodells Rd., wants to know how many Dollar General stores are in the United States? He feels that we are oversaturated with these things.

Liz Masters, Wales Township Supervisor, said that on the report, item number 3, the suggestion from the Planner is 6" curbs, while the applicant is proposing 3". She has concerns about that. The applicant has proposed wheel stops. I have seen problems with tripping hazard, snow-plowing, etc.

Adam Agotesku, asked how the concerns brought up in the report will be addressed? Perry told him that they will be addressed here tonight after everyone has their chance to speak.

Chair closes the Public Comments portion of the Meeting at 8:07.

Chair opens the Planning Commission discussion and action portion of the Meeting.

Minor suggested following the checklist of Ordinance requirements. Section 18.06. Perry agreed.

1. Will be in accordance with objectives, intent, and purposes of this Ordinance. Yes
2. Dimensional arrangements; height, set-backs, etc., are presented by applicants at minimum or above minimum standards. Consider Planner's comments. Yes
3. Design provisions meet the standards of the Zoning Ordinances for specified uses. Yes.
4. There is clear indication that the site meets Road Commission standards. The site is on the corner of two County roads. Yes.
5. Proposed building structure, lighting, are compatible with the requirements. Curbing, berming might need to be discussed further.
6. This property is adjacent to Industrial property, and can be considered a buffering agent. Yes.
7. The adverse effects of this site on its neighbors has been addressed. Yes.
8. Accessibility to emergency vehicles. Needs to be discussed further.
9. The project is consistent with the intent of the Zoning Ordinance. Yes.

These are the general areas of concern and discussion. Basnaw wants to have open discussion among ourselves. Perry asked if anyone else has any issues. Jewell asked if the loading area is going to interfere with the trucks backing out? Zawadski said that the parking spaces referred to would most likely only be used by employees, and that the trucks are only there once a week, and for only about an hour. Minor asked if the loading area could be pushed back further from the road. Pazzala said just a little. He is also concerned with the curbing being pushed around; was reassured that it is fastened with rebar. Minor stated that his degree in college is fire science, so he is very conscious of possible fire threats. He pointed out that they will have propane tank availability. He would like to see the proper fire department brought up to date with this proposed project, so they will be aware of what is on site. Basnaw asked if the applicants received a copy of the Planner's report to the Commission. Yes, they did, and changed some of their plans to conform with his wishes. (About half of the audience left at this time.) Basnaw asked how many changes they made to their plan after receiving the Planner's report. They changed two. Basnaw noted that they did not change the curbing item. The Planner's remarks are suggestions; not commands. Minor proposed to the Chair that the Commission members go through the list of suggestion from the Planner, and the list of Applicant's replies, just furnished to the Commission members, one by one. Perry agreed.

1. Applicant to provide a copy of the geotechnical report. Satisfied.
2. Applicant to consider redesigning the seven (7) northern most parking spaces on the west side of the parking area to lessen the possibility of safety issues. Jewell said they are within the requirements. Zawadski asked what the danger is in having the parking spaces the way they are? Basnaw asked what would happen if all of the parking spaces are filled. Zawadski said that has never happened. Perry agreed with him. Minor said let's move on, we're on number 4.
3. Skipped. Zawadski caught the error. The Planning Commission to determine if a six (6) inch high concrete curb installed around the entire perimeter of the paved parking area is required. Zawadski explained exactly how the parking area is laid out. Basnaw asked if the curbing is used to direct rain runoff. Pazzala said It can be with a concrete spillway. Watson suggests we require the curbing. Basnaw agrees. Perry asked if we want to vote on this now. Minor would prefer to wait until all of the items have been discussed. At this point, Perry asked, Do we have a consensus on requiring the curbing? Watson, yes; Perry, yes; Basnaw, yes; Minor, yes; Jewell, yes.
4. The applicant to properly identify the location of the loading/unloading zone. Satisfied.
5. Prior to performing any site access work, the applicant is responsible to secure all appropriate permits and approvals from the St. Clair County Road Commission. A statement stating "Satisfactory signoff

- contingent upon building permit approval.” might be acceptable. Satisfied.
6. We refer additional review and comment regarding site access and circulation to the Township Police and Fire Services. Satisfied.
 7. The applicant is to provide documentation from the Health Department confirming approval of the proposed septic field location and well. Satisfied.
 8. We defer further review regarding utilities and stormwater management to the Township Engineering Consultant. Zoning Administrator Waddy said that is being handled right now by the County Drain Commission. Satisfied.
 9. Planning Commission to review the standards of Section 20.15 2 to determine if the proposed berm, 2 feet high with a 2 foot plane at the top, is a suitable replacement to a six (6) foot masonry wall. It has been discussed.
 10. The applicant is to amend the landscape plan to not exceed the maximum thirty (30) foot spacing distance for deciduous trees.
 11. We suggest the applicant install additional landscape along the north and east bank of the detention basin, along the southern edge of the access drive and parking area, and at the perimeter of the dumpster enclosure. The applicants are planning on removing the brush and trees growing in the drain north of the site, with the blessings of the Drain and Road Commissions. They will plant four deciduous trees along the north side of the building.
 12. Applicant to confirm that all proposed lighting is shielded. Satisfied.
 13. The applicant is required to submit a sign permit application to the Township prior to installation. It is agreed that the applicant have a sign permit issued by the Zoning Administrator before installation. The Planning Commission would like to see the plans, also. Satisfied.
 14. Recommendation suggesting the material used for the left elevation and rear elevation be identical to the material and color pattern of the right elevation and front elevation, as presented on Sheet A02 submitted with the site plan dated April 13, 2021. The applicants have discussed this, and explained their plans. Minor told the applicants that he appreciated their efforts to make this a more pleasing site than the normal.

Minor suggested that now that the 14 points listed have been covered, we go back to some of the areas of deviation. He said that we are going to do something with the curbing issue, and the building façade. Zawadski said they showed the original plans for the façade, and then showed the changes made. Minor then reviewed the 14 points previously discussed, siting those already resolved, and listing those remaining to be settled. During that review, Perry brought up #3, curbing, and #9, replacing a masonry wall with a berm. Minor went through those already settled. Basnaw asked about a building permit, and was informed that it was in progress. Watkins **moved** that #3, concerning wheel blocks, be changed to allow 6” curbing. Basnaw supported. Before the motion could be called, Minor asked for clarification. He asked if the motion included all 14 points? Perry said no, just item No. 3, curbing. Minor wants to have a motion to include all 14 points in one Motion. Watkins then asked to **amend his motion** to address the recommendations of all 14 points the Planner has included in his report. Basnaw seconded the changes. Zawadski asked just what that means. Jewell said “That’s just what I wanted to ask. No. 11 talked about the applicant planting 4 deciduous trees along the north wall”. Perry said yes, that is number 11. Minor said but now we are going to have concurrence with you, and with you. Zawadski asked, Is that different? Does that include the modifications that were discussed? Or, Not as written? Jewell: Yes, the curbing was already included, and number 11, the four deciduous trees. Perry: We didn’t clarify those two. All of the others were taken care of. Minor said: So we understand the motion: We

are going to approve the Planner's recommendations, with some modifications to #3 and #14. Perry said #11, not 14. Jewell said the Planner wanted the south side and rear of the building sided like the front and east side. That is #14. Minor asked what is it that we want changed on #14? Downey said the Planner suggested this change, which Downey feels is not really necessary. Minor said the motion as it stands is to approve with the 14 Planner's suggestions, with slight changes to 3 and 11. If we want to amend the motion, what do we want to do with 14? The one who made the motion, and the one who seconded it, are the ones to amend it, if that is what is desired. Zawadski stated that they have already agreed to modifications beyond what is required by Wales Twsp, and they don't have the budget to do all four sides of the building in cement. Therefore they are asking this body to approve the drawings in front of them. Supervisor Masters stated that she had a phone conversation with the Planner, and it was his thought that the decorative upscale façade was recommended. Watkins amended his **motion** to agree that we accept the building façade that the applicant is submitting here tonight, and also to amend item number 11 to agree that the applicant provide four deciduous trees to the north side of the site. Watkins asked if that was in addition to the site plan shown. Zawadski said yes, Basnaw seconded. **Motion** by Watkins, second by Basnaw, to approve all amendments above. Amendments were read before calling vote. Roll call taken: Watkins, aye; Basnaw, aye; Downey, aye; Jewell, aye; Perry, aye; Minor, aye. All ayes, motion carried.

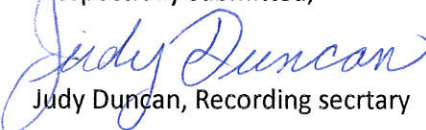
Motion by Watkins, second by Basnaw, to have Planner's item #2 agreed to by applicants. Zawadski asked if we couldn't just refer to an item by its number, and not "Planner's number"? Minor reminded him that wasn't the motion. He agreed, but thought it might be better. After discussion, when applicants found out that Planning Commission was only asking for an angle change, so shoppers would not have to back out of those spaces, applicants had no problem with that. Motion was called. Roll call taken: Watkins, aye; Basnaw, aye; Perry, aye; Downey, aye; Jewell, aye; Minor, aye. Motion carried.

Motion by Watkins, second by Basnaw; Approval of original Motion: To agree with our Planner's report on all 14 points, with previous amendments above. Roll call vote taken: Watkins, aye; Basnaw, aye; Minor, aye; Jewell, aye; Downey, aye; Perry, aye. All ayes; motion carried.

Watkins spoke to the public, explaining why the Commission members were so particular to get everything right. We must be specific about what we vote on. Also, the records of the meetings must be accurate. I'm a twenty year resident. I moved out here to get away from the city, But if we don't grow, we're left behind. Other locations which have been here for years, if they die, the new store didn't kill them. You put them out of business if you stop going to them. It's important that you people come to these meetings. Minor also stated the importance of the people attending these meetings.

Adjournment: **Motion** by Basnaw, second by Watkins, to adjourn. All in favor; meeting closed at 9:20 p.m. Next Planning Commission Meeting – July 19.

Respectfully submitted,



Judy Duncan, Recording secretary