

**ST. CLAIR TOWNSHIP**  
1539 S. Bartlett Rd. St. Clair, MI 48079  
Phone (810) 329-9042 Fax (810) 329-1198

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ST. CLAIR TOWNSHIP PLANNING COMMISSION

May 12, 2016

7:00 P.M.

Meeting called to order at 7:00 p.m.

Pledge of Allegiance to the Flag

Roll Call: Short, M. Boulier, Westrick, Acciavatti, Hunter, Ameel, D. Boulier

Absent: Dembinski, Karadimas

Motion by M. Boulier to approve agenda as presented. Seconded by Hunter. Motion carried unanimously.

Motion by Acciavatti to approve January 14, 2016 minutes as submitted. Seconded by Hunter. Motion carried unanimously.

Public Hearing opened at 7:02 p.m.

Proposed Rezoning 1336 Wadhams Rd. and 74-30-016-3001-000 Vacant Wadhams Rd.  
The current zoning is mixed RU-Rural, RM Multiple Family and B-1 Neighborhood Business. The proposed zoning is B-2 General Business.

- a) S. Kilby 1633 Mayer: questioned lack of infrastructure & policing of area. Commented about condition of old gas station at 1480 Wadhams and lack of ordinance enforcement.
- b) D. Benincasa 1250 Wadhams – questioned what zoning would be on the property area that ran along side her location.

Public Hearing for Rezoning closed at 7:08 p.m.

Public Hearing opened at 7:08 p.m.

Special Use Approval – 1336 Wadhams Rd. and 74-30-016-3001-000  
Vacant Wadhams Rd. to construct an Automobile Fueling Station and Restaurant with Drive-thru

- a) D. Izworks 6166 Hyslop – ask to hear proposal first and then be allowed to ask questions. M. Boulier stated that they would allow questions after the proposals were given.

Public Hearing for Special Use closed at 7:10 p.m.

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Correspondence/Communications - None

New Business:

Land Split – 1875 River Rd., 74-30-800-0022-000

Mr. & Mrs. Stephens made presentation about proposed lot split located at 1875 River Road. They proposed the existing home be split off and that the new lot would be for an owner occupied dwelling.

Hunter stated that under the State Land Division Act a lot could only be split into 4 parcels and this particular lot had already met this maximum. B. Bayly stated this split would leave a garage on a vacant lot, not allowed by ordinance. This split would need to be reviewed by the Township Attorney.

Consensus of Planning Commission that Mr. & Mrs. Stephens come back when he has all required paperwork for review.

Consideration of Public Hearings:

F. Ille of Love's Truck Stop stated that the two parcels are being purchased because 1) Owner would not split acreage up and 2) 30 acre parcel was needed for driveway. B-2 was being requested as that is zoning required for a truck stop.

Short questioned if construction was going north of the Neuman Drain. Ille stated that it was not.

Motion by Acciavatti to recommend to Township Board to approve rezoning of 1336 Wadhams and 74-30-016-3001-000 Vacant from RU-Rural, RM Multiple Family & B-1 Neighborhood business to B-2 General Business. Seconded by Ameel. Roll Call: Yes-Short, D. Boulier, Ameel, Westrick, Accivatti & Hunter. No-M. Boulier. Motion Carried.

F. Ille made presentation for Special Use Approval to construct an automobile fueling station and restaurant with drive thru. He stated that it appears at this time McDonalds & Subway will be placed in location. There would also be a large convenience store with a gift shop and section for truck drivers and 4 to 5 showers. Fueling areas will be separated between cars & trucks with 16 spots for cars and 9 for trucks. There would also be a tire & light mechanical shop on location. Project to create approximately 60 jobs. Truck Stop will be open 24 hours a day/365 days per year.

R. Matco of Love's continued presentation. He stated that Love's met with MDOT for approval for placement of a traffic signal. They are awaiting an answer from MDOT at this time. He also state that Love's is proposing a northbound left hand turning lane into site and aligning entrance with I-94 ramp due to over majority of traffic into location coming from I-94. Traffic study was submitted to MDOT and they are awaiting approval.

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Westrick questioned hours of operation of tire shop and noise issues. Ille stated it was a 24 hours shop and that trucks can pulled completely into building with doors shut.

Water consumption was questioned. Ille answered that usage would be about 9000 gallons per day through well usage and that study is in process as to how it would affect wells in the area. Engineers familiar with St Clair County Drain & Health Department requirements are reviewing information currently for study. Ille stated that St Clair County Drain Commission & Health Department will not approve the plan if it does not work. Detailed engineering will determine if a water storage tank will need to be put in or if a pump would need to be put into well. This will all be looked at in final engineering.

D. Izworski 6166 Hyslop questioned diesel fuel odors, lighting & noise. Feels truck stop brought out of greed than need.

Motion by Acciavatti to approve Special Use for 1336 Wadhams Rd and 74-30-016-3001-000 Vacant. Seconded by Hunter. Roll Call: Yes-Short, D. Boulier, Ameel, Hunter & Acciavatti. No- M. Boulier & Westrick. Motion carried.

Old Business: None

Call from the Floor: None

Reports

Township Board – Mike Boulier: None  
BZA – Frank Short: None

Call from the Table: None

Next meeting scheduled for June 9, 2016 - 7:00 p.m.

Meeting Adjourned at 8:15 p.m.

Respectively submitted,

Mike Boulier, Secretary