

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

ST. CLAIR TOWNSHIP PLANNING COMMISSION

June 8, 2017

7:00 P.M.

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

Pledge of Allegiance to the Flag

Roll Call: Short, Hunter, Chopp, Howard & Boeck

Absent: (Excused) Colantuono, Acciavatti & Ameal

Also in attendance: Township Attorney Janal Mossett, Building Inspector Brian Bayly, Phil Porte & Kim Harmer of BMJ and John Lamb of McDowell & Associates. Frank Illes of Loves, Robert Matco, Civil Engineer from Ceso, Bob Masters & Kim Rothschnieder from Peerless Midwest & Brent LaVanway from Boss Engineering.

Motion by Hunter to approve agenda as submitted. Seconded by Chopp. Motion carried unanimously.

Motion by Howard to approve the May 11, 2017 meeting minutes as presented. Seconded by Boeck. Motion carried unanimously.

Brief Public Comments: None

Correspondence/Communications: None

New Business: Love's Travel Stops and Country Stores Site Plan Review
1336 Wadhams 74-30-016-3006-0000 & Vacant Wadhams 74-30-016-3001-000

Frank Illes started presentation stating Love's would not develop 40 of the nearly 90 acres to the north that are wet and wooded. They would at minimum turn it into a conservation easement so it could not be developed. They were also in discussion with DEQ to possibly donate the land to them, which would then make it State owned.

Robert Matco continued presentation with explanation of the setup of the site. He explained the proposed site driveway would align with the I-94 westbound off ramp and would candy cane down into site because of Neuman Drain located on the north of the site. Love's submitted plans for entrance way to MDOT & St. Clair County Road Commission for an impact study. It was approved with recommendations centered around widening Wadhams Road to create a turn pocket into the site driveway. A traffic signal was not warranted at this time, with MDOT taking

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a wait and see approach. Should it become necessary at a later date, a signal could be considered by the site driveway.

In regards to buffering of the Site, he explained that Neuman Drain runs across the site to the north and snakes down south and then back to the west. The retention basin would run along the west and north side of the site. Placement was designed to distance the project as much as possible from the north & push it as close as possible to the interstate.

Love's would have 16 fueling positions for passenger cars and 9 fueling positions for semi-trucks. The site would have a tire shop to the west. The sign would be located near the interstate on the southeast side of the site. Water storage tanks would be located on the southwest side of the site. They have been in contact with the MDEQ, the St Clair County Health Department and St. Clair Township with regards to the proposed water tank and waste water.

Howard asked if there was any provision made in the event of a leak from the tanks or pumps? Matco responded that there are many safety measures in place with examples of some of them being: All nozzles are set up to breakaway if a vehicle were to drive off still connected, emergency shut off valves set up in the parking lot as well as the store, under each diesel bay there are oil water separators which are tested monthly & completely cleaned out once a year as required by the State of Michigan, big berm rolls, equipment in store with all maintenance personal trained in the event of a spill, tanks double walled and fiber glassed and a sensor system to detect for leaks.

Hunter asked for further clarification of the onsite water system. Robert Masters stated extensive testing was done at the site. A test well was driven with the health department, a pump test ran discharging 60 gallons of water per minute, testing the amount of drawdown in well. Extensive research on how far out the drawdown would reach from the site was also conducted and determined that the drawdown will not reach off of the Love's Site.

Boeck questioned time of day well testing was done and the Township's water study.

John Lamb from Mc Dowell & Associates who conducted the water study for the Township reviewed his results as well as the study done by Love's. He stated he has a high degree of confidence that the proposed well system with the yield that has been presented will be safe and sustainable and that the neighbors will not be affected.

Boeck & Hunter questioned fencing on site plan. Matco replied they would install a six foot block wall instead of the proposed chain link fence.

Brief Public Comments:

- 1) G. Hovis-questioned traffic/traffic light

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- 2) C. Jones- questioned if decision was going to be made tonight, DEQ permits
- 3) A. Jones-questioned sections of ordinance, buffers.

Old Business: None

Call from the Floor:

- 1) Chopp questioned why there was not a direct on/off the highway entrance/exit way? Are there other sites that have a direct on/off from interstate? Matco stated that is not allowed on an Interstate.
- 2) H. Stewart, Township Assessor questioned loss of tax revenue if property is donated to DEQ.

Reports

Township Board- none
BZA- none

Call from the Table: None

Motion by Chopp to approve site plan review pending Love's meeting all permit requirements, 40 acres of wetland remain undeveloped and prefer ownership be kept under Love's to allow tax base to remain, placement of 6 foot wall on west end, water pump will not be put in that is greater than 60 gallons per minute and not exceed 12,000 gallons per day, and contingent on all requirements met from our Engineers, Building Department and Fire Department. Seconded by Boeck. Roll Call-Yes- Boeck, Howard, Chopp, Hunter, Short. Motion carried unanimously.

Next meeting scheduled for July 13, 2017 – 7:00 p.m.

Meeting Adjourned at 8:04 p.m.

Respectively submitted,
Frank Short, Chairperson

