Hamburg Township
a great place to grow

10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Jason Negri **Clerk** Mike Dolan **Treasurer** Jennifer Daniels **Trustees** Chuck Menzies, Patricia Hughes, Nick Miller, Joanna Hardesty

PLANNING COMMISSION MEETING

Wednesday, September 16, 2026 at 6:00 PM
Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

1. Approval of the August 19, 2026 Planning Commission meeting minutes.

CALL TO THE PUBLIC

OLD BUSINESS

NEW BUSINESS

2. Conceptual Site Plan Review: Village Party Store Fuel Station

ZONING ADMINISTRATOR'S REPORT

3. **ADJOURNMENT**

EnterTextHere

4. **Adjournment**

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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, August 19, 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:**

Patricia Hughes, Trustee
Deborah Mariani
Ron Muir, Vice Chair
Jeff Muck, Chair
Mark Venuto

2) ABSENT:

John Hamlin
Victor Leabu Jr

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve the agenda as presented.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve July 15, 2026, Planning Commission Meeting Minutes as presented.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

CALL TO THE PUBLIC-

1. Dennis Down at 4710 Shan-gri-la Dr came up to the podium to discuss the fence that is going to be installed on the east of his home parcel. He asked if the fence would be installed on the property line at 9704 Kress Road business. He also asked about their garbage dumpster placement onsite, and if it would be 45 ft from his home. Mr. Down said he had lived at this home for 20 years and the dumpster was in front of the location. Muck let Mr. Down know that they might address these questions during the comment period during the meeting.
2. No other public comments.

OLD BUSINESS
None

NEW BUSINESS

1. **PZBA 26-0004 Combined Site Plan-Restaurant/ Golf Simulator at 9704 Kress Rd.**

Chair Muck opened the public hearing to David Rohr, the Planning & Zoning Director, for his brief on the staff report. David said that this was the same proposal that was presented three weeks ago before the ZBA board. David said that this plan has been reviewed by the Township Engineer and other departments that were required. David said staff supports this site plan proposal. Chair Muck asked David if he could address the fence question that Mr. Down had asked about earlier. David stated that fences are requested to be 6-inches to 1- foot off the property line to avoid potential conflict between properties. David said the fence is being proposed on the south and west side of 9704 Kress Rd parcel.

Chair Muck opened the hearing to the applicant, Mr. Wood. He stated that they can accommodate Mr. Down's request to move the dumpster enclosure to meet everyone's request. Muck then asked Mr. Wood to be seated while he opened the meeting to the Planning Commission members. Commissioner Muir asked if the sidewalk would remain. Mr. Wood stated that they were planning on replacing the

whole sidewalk along Kress Rd, and the asphalt will get ripped out. That asphalt area will be a new greenbelt area with perennial plants and that an area of 3 ft would consist of architecture gravel along the road. Muir asked if the sidewalk would exist along Shan-gri-la. Mr. Wood said that there was no sidewalk currently there. Muir clarified if there would be parking on the west side of the building. Mr. Wood said there would be no parking there.
Commissioner Mariani asked if the golf simulators were a good use for this property. Mr. Wood said that he hired a research firm that confirmed it was a very good use. April Wood came up to explain that many residents are all year-round residents on Zukey Lake and inside golf simulators would be an indoor sport that nearby residents would utilize during the winter. Mr. Wood clarified to Mariani that the roof would be removed, and a layer of block would level out the roof line towards the south and then the roof would be replaced. Then trusses would be added (front to back) to help the building blend in with the marina across the street. He explained that there will be scissor trusses on the inside of the building roof line. This alteration would provide 10 ft of indoor space in the building, but it will be taller in the middle. Mariani asked Mr. Wood if he had the building renderings so the commission members could better visualize what the upgrades would look like. He said he did have those renderings at home, and he would make sure to get them to David. April said she wanted a white building with a green roof. The restaurant will be open to the whole community and will not just be for the golf simulator customers. Mariani asked how many seats they could serve. They said they could have 31 customers who would be served lunch and dinner. The food will stop being served around 9pm. Commissioner Venuto said he had nothing to add.

Trustee Hughes explained that she had concerns about the local neighbors. Hughes said she reviewed the PC's 2023 approval for this site. She asked how large of a trash dumpster they were going to utilize for this business. Mr. Wood said the trash dumpster enclosure would be 6 ft tall. The dumpster would be about a 3 cubic yard but not a 6 cubic yard. She expressed her concern about a bioswale on the south side of this business and its impact on the existing neighbor's arborvitaes. Mr. Wood clarified that the bioswale was going to be 10 ft wide and 2 ft deep. The bioswale would help them detain water from their parking lot at their southern boundary. The edge of the bioswale will be 15 ft from the line of arborvitaes at the property line. Commissioner Muir stated that there is a natural water flow drainage area near that area so if the lakes overflow during a rain event, then the bioswale will help to hold water in that area. Trustee Hughes also asked for the building renderings and material samples so the commissioners could visualize the building as it was proposed. David stated that this building's renderings are not as important as if they were in the business or the Village Center zoning districts. David reminded Trustee Hughes that the PC members can place a condition on this site plan review that asks for color, material samples, and drawing renderings to ensure that the building will blend in with the surrounding homes and marina on Kress Rd.

Chair Muck asked David if there was anything in our ordinance that required a commercial dumpster to be setback from residential areas. David said that there was nothing in our ordinance. Muck said that the trash company truck needs to access the dumpster so it will be assessable for service. He said that is his only concern, so he asked the applicants to work with David on this issue. There will be 18 parking spaces for this business, two of which are for handicapped accessibility. Trustee Hughes requested that the applicants review their site plan description to ensure that their directional cues were correct.

Approval motion made by Commissioner Venuto, seconded by Commissioner Mariani, that the planning commission recommends approval of the Combined site plan (PZBA 26-0004) at 9704 Kress Rd. (TID#

4715-21-405-016) to the Township Board with the following conditions; because as conditioned the project meets the site plan review standards A-L in section 36-73 (7) and the additional approval standards of the Neighborhood Service District under section 36-187 as discussed at tonight's meeting and as presented in the Staff Report.

Condition 1: The applicant works with planning staff to find an alternative location for dumpster stall.

Condition 2: The applicant submits building architecture renderings, color samples and materials for the proposed building to the architectural subcommittee so they can be reviewed prior to this case going before the Township Board.

Condition 3: A 6-foot-tall solid fence along the west and south property boundary to lessen the impact from this project on the residential use to the west shall be installed, with the required shrubs planted on the east side of the fence. Trees and shrubs shall be installed in the west yard adjacent to the building. Fence details have been provided.

Condition 4: All lighting shall be turned off between 11:00 PM and Sunrise. Lighting used for security between 11:00 PM and sunrise shall be controlled by a motion sensor.

Condition 5: All signage shall conform to Article XIII (Signs) and land use permits shall be issued prior to installation of signage.

Condition 6: Prior to issuance of a land use permit *for either site improvements or construction,* the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering, and Public Works Departments, Livingston County Drain Commissioner, Livingston County Road Commission, and Health Department.

Roll Call Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: <u>MOTION CARRIED</u>

2. PZTA 26-0001 Zoning Ordinance Text Amendment: Human Crematorium.

Chair Muck opened the meeting up to David to talk about his draft text amendment. David said he put together a hybrid of other municipalities text amendments regarding these human crematorium units. David said after he talked to John Hamlin that he decided that this should be a special land use in the General Industrial (GI) zoning district. This type of use will need to come before the Planning Commission no matter what. David said that he was open to having a discussion with the planning commission members regarding changes or additions to this text amendment. If this text amendment is approved, then David will send it to the Livingston County Planning Commission for recommendations, and then it will go to the Township Board for approval.

Chair Muck opened the meeting to Mr. Borek and asked him what he thought about the text amendment language for Human Crematoriums. He expressed concern about item B in the text amendment, since the amendment limits the location of such crematorium units to existing funeral home buildings. Mr. Borek said that the other funeral homes that he had visited, who had purchased these units, needed to relocate them into another building on the existing funeral home's property, since these units require additional building space. Chair Muck asked David if he wanted to address Mr. Borek's concerns about this unit. David said the language was used to avoid stand-alone crematoriums at an existing funeral home site. Borek asked if he wanted to create an additional building to house a stand-alone crematorium, wouldn't he need to come back to the planning commission? David said yes. Borek agreed that this procedure made sense. Borek asked if such a building addition was needed to house the crematorium unit, could they propose to connect it with a breezeway, so it is not a stand-along building. David said yes.

Approval motion made by Commissioner Muir, seconded by Commissioner Venuto, that the planning commission approve this text amendment **Section 36-170.38 -Human Crematoriums** so it can be sent to the Livingston County Planning Commission for review, and then to the Township Board for approval.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

3. **Zoning Administrator's Report.**

We will have a PC meeting next month for a conceptional site plan review for an additional gas station proposed in the Village Plaza parking lot located at 5589 E. M-36. The applicant wants the PC's recommendations. And we might have an amendment to a site plan. Chair Muck asked Commissioner Muir if he was going to be at the September 2026 Planning Commission Meeting because he didn't think he would be.

ADJOURNMENT

Approval motion was made by Commissioner Venuto, seconded by Commissioner Mariani, to adjourn at 6:38 pm.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

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

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P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

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).

Redacted App.

Conceptional Meeting
No fee

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FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.
In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☐ Apartments ☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD

2. **TYPE OF APPLICATION:**
☐ Preliminary Site Plan
☒ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan
☐ Combined – Preliminary/Final Site Plan
☐ Minor Site Plan
☐ Site Plan Amendment (less than 25% area of site being changed)
☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** VILLAGE PARTY STORE Submittal Date: 8-10-26

4. **PROJECT ADDRES:** 5589 M36

Tax Code Numbers: 15 - _____ 15 - _____ 15 _____
15 - _____ 15 - _____ 15 - _____

○ Metes & Bounds Parcel ○ Subdivision _____ Lot Numbers: _____

Zoning District Classification: C2 Floodplain Classification: See plan

Number of Lots Proposed: _____ Acreage of Project: See plan

5. **PROJECT DESCRIPTION:** ADD FUELING STATION TO VILLAGE PARTY STORE.

RECEIVED
AUG 10 2026
Hamburg Township
Planning and Zoning Department

6. **OWNER/PROPRIETOR INFORMATION:**

Name: ABROS OF PINCKNEY Phone Number(s):

Email: Address: 9589 M36

City: PINCKNEY State: MI. Zip: 48169

7. **APPLICANT:**

Name: Hatem Hannawa Phone Number(s):

Email

City: FARMINGTON HILLS State: MI. Zip: 48334

8. **DESIGNER INFORMATION:**

Name: Alexandor Orman Phone Number(s):

Email: Address:

City: Farmington Hills State: MI. Zip: 48334

9. **SPECIAL USE PERMIT:**
Is a Special Use Permit required for this project? ○ No ☒ Yes
IF YES, Attach Special Use Permit Application Form with this site plan review application form

---

APPLICANT CERTIFICATION:
I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: DATE: 8/10/26

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

✓ A. **General Information**

☐ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.

☐ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').

☐ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.

☐ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.

☐ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

✓ B. **Physical Information**

☐ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.

☐ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.

☐ 3. Existing and proposed structure information including the following:

a. Footprint location, dimensions and setbacks.
b. Finished floor and grade line elevations.
c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.

☐ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.

☐ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

☑ 6. Location of existing and proposed service facilities above and below ground, including:

a. Well sites.
b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
c. Chemical and fuel storage tanks and containers.
d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
f. Sanitary sewers and pumping stations.
g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
h. Location of all easements.

☐ 7. Any other pertinent physical features.

☑ C. **Natural Features**

☐ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.

☐ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."

☐ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.

☐ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.

☐ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.

☐ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).

☐ 7. Location of the required 50 foot natural features setback.

☐ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.

☐ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.

☐ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

✓ D. **Natural Features Impact Statement**. The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

☐ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.

☐ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.

☐ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

☐ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.

☐ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)

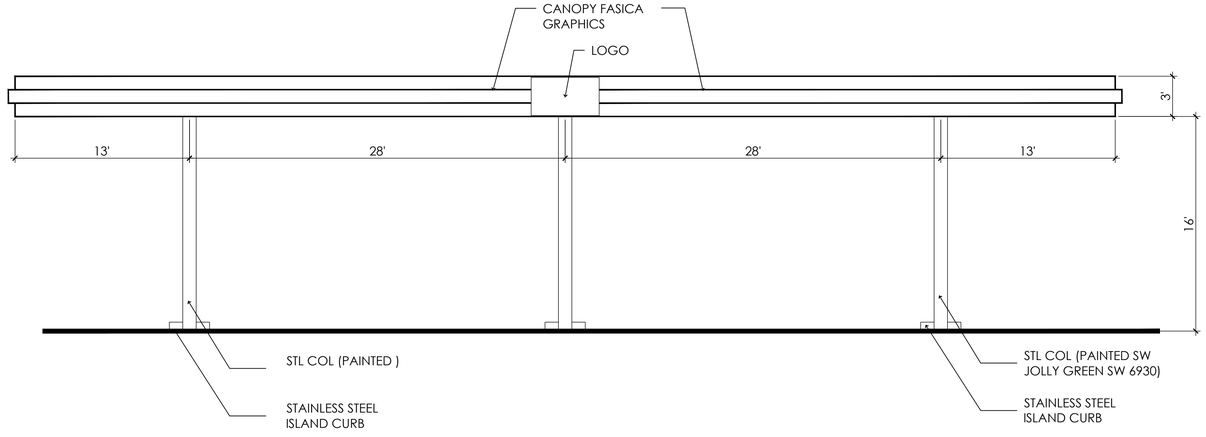
☐ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water

management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

☐ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan

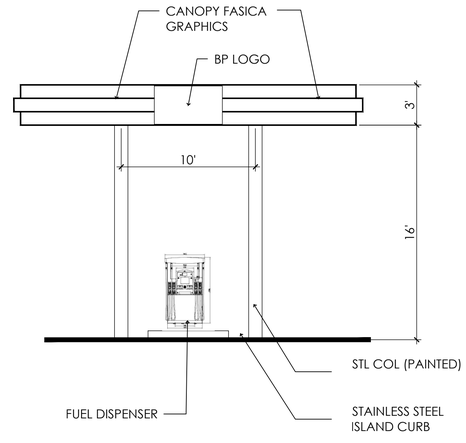
☐ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.

☐ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.



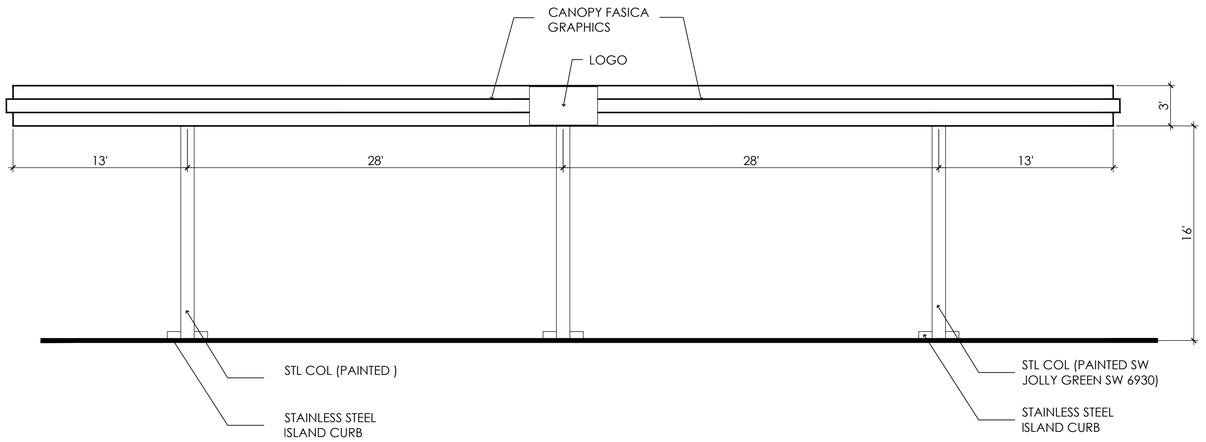
CANOPY NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'



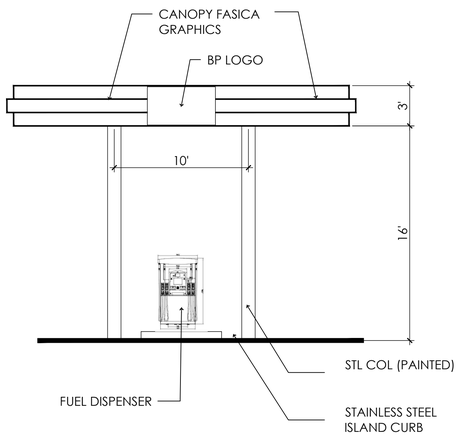
CANOPY EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'



CANOPY SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'



CANOPY WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'

BD & E GROUP

BUILDING DESIGN & ENGINEERING

28124 ORCHARDLAKE ROAD
(SUITE 102)
FARMINGTON HILLS, MI 48334
TEL: (248) 508-9255
EMAIL: bdandegroup@gmail.com

CLIENT INFORMATION

ABROS OF PINCKNEY, INC

MARVIN ZOMA

248-3034152

5589 E. M36

PINCKNEY, MI.

PROJECT INFORMATION

FUELING STATION

5589 E. M36

PINCKNEY, MI.

SHEET TITLE

CANOPY ELEVATIONS

SUBMITTALS

PROJECT #

1068-26

SHEET NO.

A200

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS

FLOOD HAZARD NOTE:

THE PROPERTY DESCRIBED ON THIS SURVEY, ACCORDING TO THE FLOOD MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP #26093C0454D, EFFECTIVE DATE SEP. 17, 2008, THE IMPROVED PORTION OF THE SUBJECT SITE IS SITUATED IN THE AREA CLASSIFIED AS "ZONE X", WHICH IS DEFINED AS " AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN". THE NORTHERN PORTION OF THE SUBJECT SITE WHICH IS UNDEVELOPED, APPEARS TO BE SITUATED IN AN AREA CLASSIFIED AS "ZONE AE", WHICH IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD"

CERTIFIED TO:

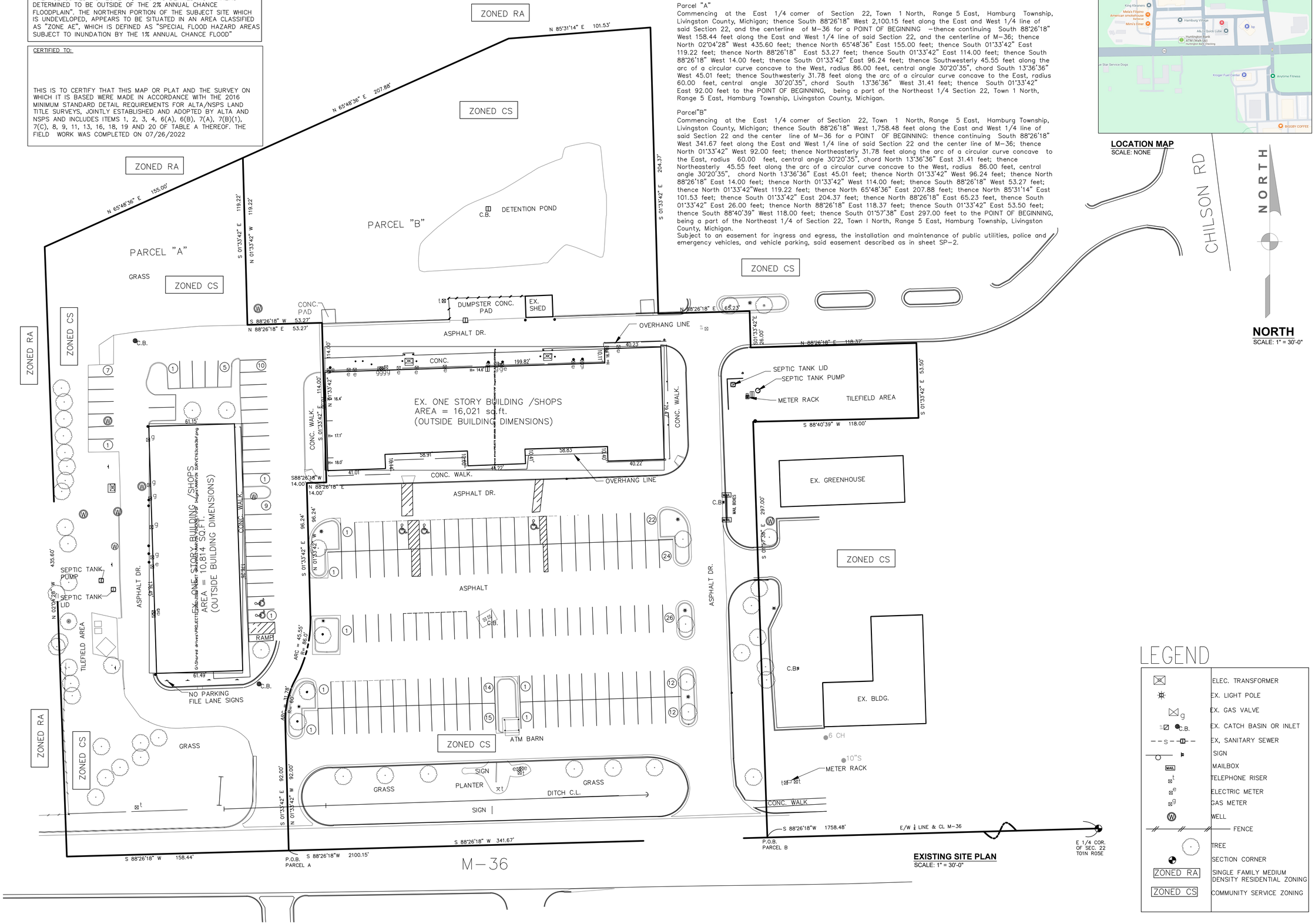
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/26/2022

NOTE:
ACCORDING TO THE DOCUMENT FURNISHED BY THE PROPERTY OWNER, THERE ARE EASEMENTS IN THE PROPERTY AS SPECIFIED IN SHEET SP-2

PROPERTY DESCRIPTION:
The land referred to in this Title Search is described as follows:
Land in the Township of Hamburg, County of Livingston, Michigan, described as:

Parcel "A"
Commencing at the East 1/4 comer of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 2,100.15 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36 for a POINT OF BEGINNING -thence continuing South 88°26'18" West 158.44 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36; thence North 02°04'28" West 435.60 feet; thence North 65°48'36" East 155.00 feet; thence North 01°33'42" East 119.22 feet; thence North 88°26'18" East 53.27 feet; thence South 01°33'42" East 114.00 feet; thence South 88°26'18" West 14.00 feet; thence South 01°33'42" East 96.24 feet; thence Southwesterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord South 13°36'36" West 45.01 feet; thence Southwesterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord South 13°36'36" West 31.41 feet; thence South 01°33'42" East 92.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan.

Parcel"B"
Commencing at the East 1/4 comer of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 1,758.48 feet along the East and West 1/4 line of said Section 22 and the center line of M-36 for a POINT OF BEGINNING: thence continuing South 88°26'18" West 341.67 feet along the East and West 1/4 line of said Section 22 and the center line of M-36; thence North 01°33'42" West 92.00 feet; thence Northeasterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord North 13°36'36" East 31.41 feet; thence Northeasterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord North 13°36'36" East 45.01 feet; thence North 01°33'42" West 96.24 feet; thence North 88°26'18" East 14.00 feet; thence North 01°33'42" West 114.00 feet; thence South 88°26'18" West 53.27 feet; thence North 01°33'42"West 119.22 feet; thence North 65°48'36" East 207.88 feet; thence North 85°31'14" East 101.53 feet; thence South 01°33'42" East 204.37 feet; thence North 88°26'18" East 65.23 feet, thence South 01°33'42" East 26.00 feet; thence North 88°26'18" East 118.37 feet; thence South 01°33'42" East 53.50 feet; thence South 88°40'39" West 118.00 feet; thence South 01°57'38" East 297.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 of Section 22, Town I North, Range 5 East, Hamburg Township, Livingston County, Michigan.
Subject to an easement for ingress and egress, the installation and maintenance of public utilities, police and emergency vehicles, and vehicle parking, said easement described as in sheet SP-2.



LOCATION MAP
SCALE: NONE

NORTH
SCALE: 1" = 30'-0"

EXISTING SITE PLAN
SCALE: 1" = 30'-0"

LEGEND

	ELEC. TRANSFORMER
	EX. LIGHT POLE
g	EX. GAS VALVE
C.B.	EX. CATCH BASIN OR INLET
S	EX. SANITARY SEWER
	SIGN
MAIL	MAILBOX
t	TELEPHONE RISER
e	ELECTRIC METER
g	GAS METER
W	WELL
	FENCE
	TREE
	SECTION CORNER
ZONED RA	SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL ZONING
ZONED CS	COMMUNITY SERVICE ZONING

BD & E GROUP
BUILDING DESIGN & ENGINEERING
28124 ORCHARDLAKE ROAD
(SUITE 102)
FARMINGTON HILLS, MI 48334
TEL: (248) 508-9255
EMAIL: bdandegroup@gmail.com

Item 2.

CLIENT INFORMATION

ABROS OF PINCKNEY, INC
MARVIN ZOMA
248-3034152
5589 E. M36
PINCKNEY, MI.

PROJECT INFORMATION

FUELING STATION
5589 E. M36
PINCKNEY, MI.

SHEET TITLE

EXISTING SITE PLAN

STATE OF MICHIGAN
ALEXANDER ORMAN
ENGINEER
NO. 48878
LICENSED PROFESSIONAL ENGINEER

SUBMITTALS

PROJECT #
1068-26

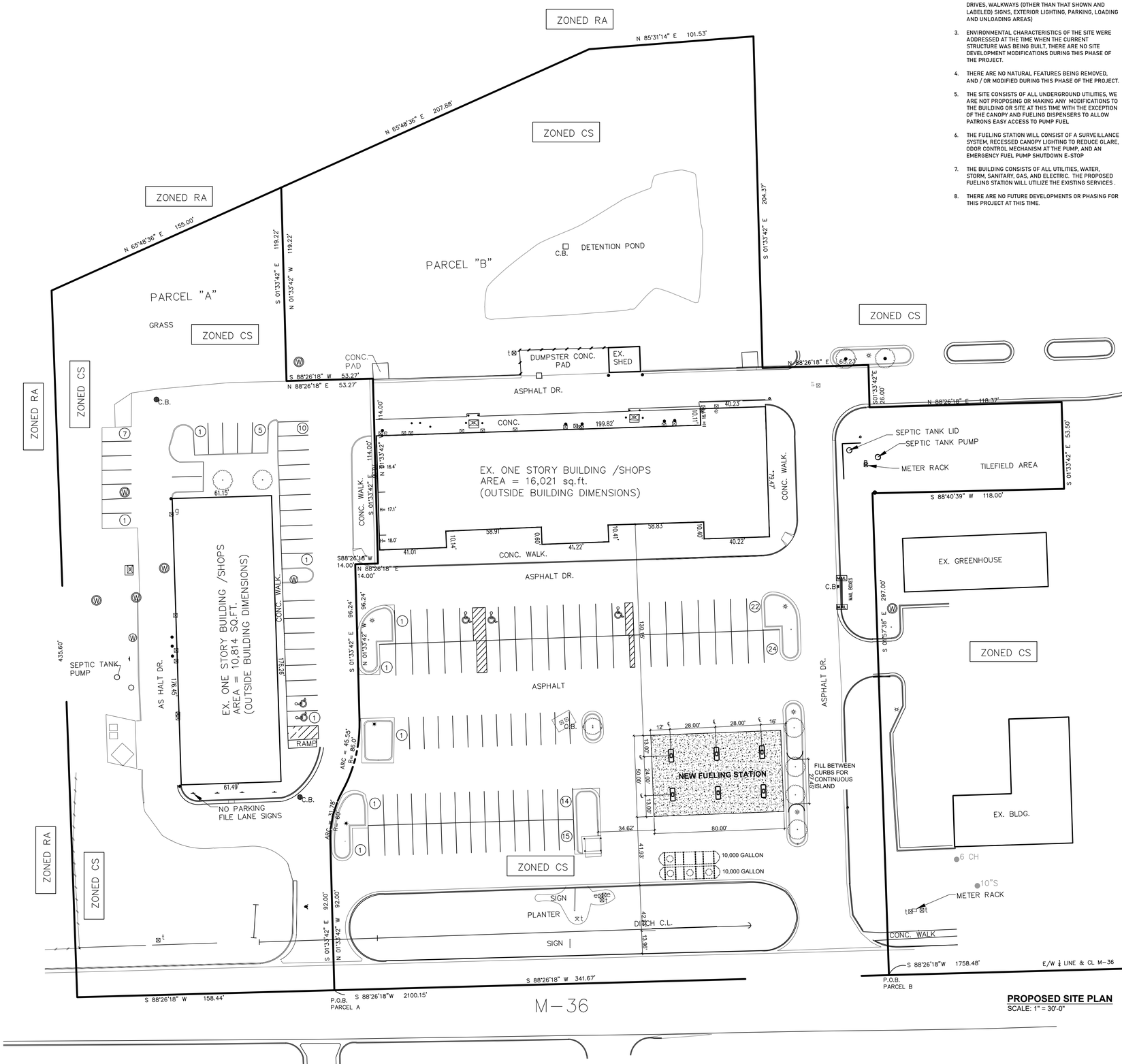
SHEET NO.
SP100

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS

SITE NARRATIVE
THE SITE CONSISTS OF EXISTING AND CONSIST OF THE FOLLOWING
EMERGENCY SERVICES
STORM SEWER
WATER SYSTEM

SITE NARRATIVES - EXISTING BUILDING

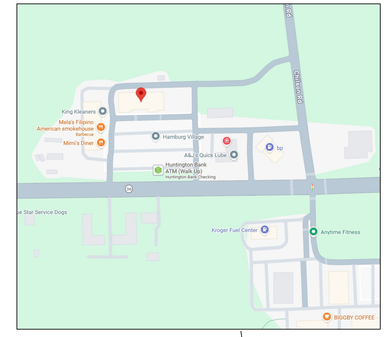
1. THE STRUCTURE IS EXISTING, A PROPOSED FUELING STATION WILL OCCUPY THE VACANT AREAS OF HTE PARKING LOT TO MAKE BETTER USE OF THE PROPERTY. NO ADDITIONAL STRUCTURES PROPOSED FOR THIS DEVELOPMENT.
2. ALL SITE FEATURES ARE EXISTING AS SHOWN ON THE SURVEY DATED 07-15-2022 - SEE ATTACHED. EXISTING DRIVES, WALKWAYS (OTHER THAN THAT SHOWN AND LABELED) SIGNS, EXTERIOR LIGHTING, PARKING, LOADING AND UNLOADING AREAS)
3. ENVIRONMENTAL CHARACTERISTICS OF THE SITE WERE ADDRESSED AT THE TIME WHEN THE CURRENT STRUCTURE WAS BEING BUILT, THERE ARE NO SITE DEVELOPMENT MODIFICATIONS DURING THIS PHASE OF THE PROJECT.
4. THERE ARE NO NATURAL FEATURES BEING REMOVED, AND / OR MODIFIED DURING THIS PHASE OF THE PROJECT.
5. THE SITE CONSISTS OF ALL UNDERGROUND UTILITIES, WE ARE NOT PROPOSING OR MAKING ANY MODIFICATIONS TO THE BUILDING OR SITE AT THIS TIME WITH THE EXCEPTION OF THE CANOPY AND FUELING DISPENSERS TO ALLOW PATRONS EASY ACCESS TO PUMP FUEL
6. THE FUELING STATION WILL CONSIST OF A SURVEILLANCE SYSTEM, RECESSED CANOPY LIGHTING TO REDUCE GLARE, ODOR CONTROL MECHANISM AT THE PUMP, AND AN EMERGENCY FUEL PUMP SHUTDOWN E-STOP
7. THE BUILDING CONSISTS OF ALL UTILITIES, WATER, STORM, SANITARY, GAS, AND ELECTRIC. THE PROPOSED FUELING STATION WILL UTILIZE THE EXISTING SERVICES .
8. THERE ARE NO FUTURE DEVELOPMENTS OR PHASING FOR THIS PROJECT AT THIS TIME.



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

NORTH

NORTH
SCALE: 1" = 30'-0"



LOCATION MAP
SCALE: NONE

PROPERTY DESCRIPTION:
The land referred to in this Title Search is described as follows:
Land in the Township of Hamburg, County of Livingston, Michigan, described as:

Parcel "A"
Commencing at the East 1/4 corner of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 2,100.15 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36 for a POINT OF BEGINNING —thence continuing South 88°26'18" West 158.44 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36; thence North 02°04'28" West 435.60 feet; thence North 65°48'36" East 155.00 feet; thence South 01°33'42" East 119.22 feet; thence North 88°26'18" East 53.27 feet; thence South 01°33'42" East 114.00 feet; thence South 88°26'18" West 14.00 feet; thence South 01°33'42" East 96.24 feet; thence Southwesterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord South 13°36'36" West 45.01 feet; thence Southwesterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord South 13°36'36" West 31.41 feet; thence South 01°33'42" East 92.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan.

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Commencing at the East 1/4 corner of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 1,758.48 feet along the East and West 1/4 line of said Section 22 and the center line of M-36 for a POINT OF BEGINNING: thence continuing South 88°26'18" West 341.67 feet along the East and West 1/4 line of said Section 22 and the center line of M-36; thence North 01°33'42" West 92.00 feet; thence Northeasterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord North 13°36'36" East 31.41 feet; thence Northeasterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord North 13°36'36" East 45.01 feet; thence North 01°33'42" West 96.24 feet; thence North 88°26'18" East 14.00 feet; thence North 01°33'42" West 114.00 feet; thence South 88°26'18" West 53.27 feet; thence North 01°33'42"West 119.22 feet; thence North 65°48'36" East 207.88 feet; thence North 85°31'14" East 101.53 feet; thence South 01°33'42" East 204.37 feet; thence North 88°26'18" East 65.23 feet, thence South 01°33'42" East 26.00 feet; thence North 88°26'18" East 118.37 feet; thence South 01°33'42" East 53.50 feet; thence South 88°40'39" West 118.00 feet; thence South 01°57'38" East 297.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 of Section 22, Town I North, Range 5 East, Hamburg Township, Livingston County, Michigan.
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SITE DATA

HAMBURG TOWNSHIP ZONING ORDINANCE

SITE CONTAINING 258,263 SF OR 5.93 ACRES
ZONED CS (COMMUNITY SERVICE ZONING)
SETBACKS:
FRONT = 30'
REAR = 25'
SIDE = 20'

MAX. BUILDING HEIGHT (ALLOWED)=35'
EXISTING BUILDING HEIGHT=± 18 FT

TOTAL PARKING =156 PARKING SPACES INCLUDING 5 BARIER FREE PARKING SPACE

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE HAMBURG TOWNSHIP ZONING ORDINANCE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF AN OTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM HAMBURG TOWNSHIP IN ORDER TO MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

UTILITY NOTE
ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED. THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

SURVEY NOTES
THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

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Item 2.

CLIENT INFORMATION

ABROS OF PINCKNEY, INC
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SHEET TITLE

PROPOSED SITE PLAN

STATE OF MICHIGAN
ALEXANDER ORMAN
ENGINEER
NO. 48878
LICENSED PROFESSIONAL ENGINEER

SUBMITTALS

PROJECT #
1068-26

SHEET NO.
SP200

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS

Sec. 36-170.29 Gasoline service stations.

(a) All activities, except those required to be performed at the service island, shall be conducted entirely within an enclosed building.

(b) Bumping, painting, major automobile repairs and outdoor storage of wrecked or dismantled vehicles are specifically prohibited.

(Zoning Ord. 2020, § 7.5.1(I—L)(part), 1-5-2021; Ord. No. 21-003, 9-5-2023; Ord. No. 22-001, 9-5-2023)

Sec. 36-36. Special use permits.

(a) *Application.* Applications for special use permits authorized in this chapter shall be submitted to the zoning administrator on a special form supplied by the same for such purposes. Applications shall be accompanied by payment of a fee in accordance with the duly adopted schedule of fees, to cover costs of processing the application. Applications for special use permits shall be subject to the provisions of section 36-34. in addition to the provisions stated herein.

(b) *Procedures.*

(1) The zoning administrator shall review the proposed application to determine if all required information has been supplied, and forward completed applications and supporting data in accordance with the provisions of section 36-34(b) to the Township Planning Commission.

(2) Upon receipt of an application for a special land use permit, the planning commission shall hold a public hearing in accordance with the notification procedures described in section 36-40.

(3) Upon conclusion of the public hearing procedures, the Township Planning Commission may issue a special use permit. A copy of the Township Planning Commission's decision, with any conditions or reasons for rejection, shall be sent promptly to the zoning administrator and to the applicant.

(c) *Basis of determinations.* The Township Planning Commission shall review the proposed special use in terms of the standards stated within this chapter and shall establish that such use and the proposed location:

(1) Compatibility with the master plan will be harmonious and in accordance with the general objectives or any specific objectives of the Hamburg Township master plan.

(2) Compatibility with surrounding area will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will not change the essential character of the area, and will not be hazardous or disturbing to existing or future nearby uses. In determining whether a special land use will be compatible and not create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

a. Use activities, processes, materials, equipment or conditions of operations;

b. Vehicular circulation and parking area;

c. Outdoor activity, storage and work areas;

d. Hours of operation;

e. Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;

f. Impacts on adjacent property values; and

g. The relative ease by which the impacts above will be mitigated.

(3) Improvement to the immediate vicinity will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

(4) Impact of traffic on the street system. The location and design of the proposed special land use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e., volumes), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The Township may require submittal of a traffic impact study to

ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures and prepared by a qualified traffic professional. The Township may require mitigation to maintain traffic operations at a level that is consistent with other types of permitted uses in the district. Route and operational restrictions (such as hours, cleaning of dust or debris) may be established for construction traffic to minimize negative impacts.

(5) Impact on the overall environment. The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The planning commission may require a quantitative comparison of the impacts of typical permitted uses and the special land use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use.

(6) Public services impact will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility, will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township. Public facilities shall include, but not be limited to, streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.

(7) Compliance with zoning ordinance standards will be consistent with the intent and purposes of this chapter and be designed, constructed, operated and maintained to meet the stated intent of the zoning district.

(d) *Conditions and safeguards.* The planning commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for insuring that the purposes of this chapter and the general spirit and purpose of the district in which the special land use is proposed will be observed. Special land use permits may be issued for specific time periods as determined by the planning commission.

(e) *Voiding of permit.* Unless otherwise specified by the planning commission, any special land use permit granted under this section shall be null and void unless the development proposed shall have its first zoning inspection within one year from the date of the granting of the permit. The zoning administrator shall give notice by certified mail to the holder of a permit that is liable for voiding action before voidance is actually declared. Said notice shall be mailed to the permit holder at the address indicated in said permit. The zoning administrator may suspend or revoke a permit issued under the provisions of this chapter whenever the permit is issued erroneously on the basis of incorrect information supplied by the applicant or his agent and is in violation of any of the provisions of this chapter or of any other ordinances or regulations of the Township.

(f) *Reapplication.* No application for a special land use permit which has been denied wholly or in part shall be re-submitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or change of conditions found to be sufficient to justify reconsideration by the planning commission.

(g) *Appeals, jurisdiction of Township Board.* In the event the planning commission denies an application for a special land use permit, the applicant shall have the right to appeal said decision to the Township Board. The appeal shall be exclusive and de novo.

(h) *Existing special land uses.* An existing special land use shall be considered conforming, provided such use conforms to the site plan and conditions upon which it was approved. An existing special land use shall be considered a use of land which was approved under the provisions of this section; or was in existence at the time that the schedule of use regulations was amended to list the use as requiring a special land use permit.

The landowner shall notify the zoning administrator of any change in an existing special land use and such change shall comply with the following requirements:

(1) *Major amendments.* Any major amendment to an existing special land use shall require submittal of a new application for special land use and follow the review procedures contained in this article. Amendments to the site plan shall bring the site into compliance with all zoning ordinance requirements determined to be reasonable by the planning commission in proportion with the extent of the change at the site and in consideration with the physical constraints of the site. The zoning administrator shall determine whether the proposed amendment constitutes a minor or major amendment, based on the standards below. Changes or expansions in the use shall be considered cumulatively since the date the last special land use permit was issued. A change shall constitute a major amendment where any one of the following apply:

   a. Changes increase the buildings usable floor area by more than 25 percent;

   b. Parking lots are expanded by more than 25 percent;

   c. The occupancy, capacity or membership of the use is increased by more than 25 percent; or

   d. The use is expanded to occupy an additional 25 percent or more of land area.

(2) *Minor amendment.* Minor amendment to an existing special land use does not require submittal of a new application for a special land use permit.

(3) *Change in use.* Change to another special land use shall require submittal of a new application for special land use permit and follow the review procedures contained in this article.

(4) *Required site plan.* Any changes, whether it is deemed minor and major, shall require submittal of a site plan in accordance with article III of this chapter.

(Zoning Ord. 2020, § 3.5, 1-5-2021)