

CALL TO ORDER

The Special Meeting was held on Monday, December 9, 2024 of the Benton Charter Township Planning Commission was called to order at 6:00 p.m.

Members Present: Chairperson Trina Rodez, Marletta Seats, Joe Taylor, Eric Rankin, Carolyn Phillips and Matt Davis

Members Absent:

Staff Present: Loyall Bennett, Andy Dean and Deeann Scalf

Also present: Applicants, Paradigm Design, Jon Ledy (on behalf of Meijer)

SILENT INVOCATION: None.

APPROVAL OF MINUTES: No changes or corrections on the Meeting Minutes from November 25, 2024 Meeting, Mr. Davis motioned and support of approval by Ms. Seats. Motion passed.

AGENDA AMENDMENTS: None.

PUBLIC HEARING COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

NEW BUSINESS:

- 1) **Meijer Gas Station, currently located at 1920 is seeking a Site Plan Approval for 1920 Pipestone Road (Property ID#: 11-03-0032-0034-01-0) to upgrade the interior of the Convenience Store, and adding a 762 sq. ft. Bathroom Addition in back of the Store, remove and replace Underground Fuel Storage Tanks, reconfigure layout of the Gas Dispensers, install a new T canopy, reconfigure parking, revise the Storm Sewer System. The Site Plan has been submitted for the Property Zoned (D1) Commercial.**

BUILDING DEPARTMENT REPORT: Mr. Dean advised of the Building Department Staff Review for the Site Plan Remodel Project for the D1 Commercial Project of the Meijer Gas Station. The Plan is to update the Interior of the Store and add 762 Sq Ft Bathroom on the back of the Existing Building. With a New Canopy, removing and replacing the current Underground Fuel Storage Tanks. Mr. Dean mentioned that a Special Use Application with a Public Hearing was already approved in 1991 for the Existing Building.

Jon Ledy with Paradigm Design on behalf of the Applicant, Meijer located at 415 Leonard Street NW No. 200 in Grand Rapids, MI 616.785.5656 advised of the following information:

Specifications:

1. Paradigm Design does all the Renovations to all the Meijer's.
2. New 762 Sf Bathroom on the backside of the existing Building.
3. Gas Pumps will be parallel with the Store now.
4. Tanker Trucks will be different as well (as they will be 60' away from the Store itself).
5. It will go from (6) six to (16) sixteen parking spots for Non Fueling Customers.
6. Storm Drain Approval received.
7. Traffic will flow better with the New Layout.
8. Pizza Company will be on the backside of the Building.
9. Existing Detention Pond.
10. New Water Quality Units will be installed and maintained annually.
11. New Oil / Grease Separator Unit will also be installed and maintained annually.
12. No Signage Changes.
13. Redo Canopy to a T Shape to extend up over the front doors of the Building, so Customers will remain covered by weather.
14. No changes on Services with the attached Parking Lot (Drive on the North) to the Bank (only changes to repaving the Driveway thru from Meijer to Pipestone Road would be the only issue, and that will take approximately (1) one day delay).
15. When attach the Rain Garden, the North Drive will be closed for (1) one or (2) two days to connect the Storm / Sewer Connection to the Rain Garden.

16. Easement from previous contamination, DEQ, Meijer and the Contractors will be working together to make sure this is worked out.
17. Reck Fuel if moved, it will go up over the Tanks (he is unsure if they are keeping those or getting rid of those at this time).
18. All new Tanks will be put in.

Mr. Taylor made a motion to approve the Meijer Gas Station Site Plan at 1920 Pipestone Road supported by Mr. Davis at 6:15 p.m..

PUBLIC COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

BOARD COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

TOWNSHIP BOARD REPRESENTATIVE REPORT: None.

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT: None.

BOARD MEMBER COMMENTS: Merry Christmas Everyone.

OTHER COMMENTS/CONCERNS: None.

ADJOURNMENT: Ms. Rodez motioned to adjourned at 6:16 p.m.

ADJOURNMENT: There being no further business before the PC, the Meeting was adjourned:
Minutes: Deeann Scalf the Secretary of the Planning Commission.

Andy Dean, Building Official