

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

**MEMBERS PRESENT:** Bland, Buechler, Crawford, Martinek, Mills, Rossow, Wurmlinger

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Kristy Jones

**VISITORS:** Girish Patel, Dan Merritt

Motion by Bland, supported by Martinek, to approve the agenda as printed and posted.

**Vote, Unanimous. MOTION PASSED.**

Motion by Mills, supported by Martinek, to approve the minutes from 08/11/2015 as printed and posted.

**Vote, Unanimous. MOTION PASSED.**

**CITIZENS WISHING TO ADDRESS THE BOARD:**

None

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**

Crawford reports: Last meeting in this building for the Planning Commission. Closing September 17, 18 and 21 – Opening back up in the new building on September 22. Carpet and office furniture is in. It is budget season for the Township and the 2016 budget is under review. Election on November 3 is for the renewal and increase (half a mil) of Police Millage.

**REPORT FROM ZBA REPRESENTATIVE:**

None

**NEW BUSINESS**

**ITEM #1: SITE PLAN APPROVAL, 4265 24<sup>th</sup> Avenue / 74-20-021-2027-000:**

**APPLICANT:** Dan Merritt, Foresta Architects LLC, 9030 General Dr., Plymouth, MI. 48170

**PROJECT:** Dunkin Donuts

**REQUEST:** Site plan approval for a fast food with drive-thru

**LOCATION:** 4265 24<sup>th</sup> Avenue

**PARCEL(s) #:** 74-20-021-2027-000

**APPLICANT PRESENTATION:**

Dan Merritt, architect for the project, presents: This is the fourth Dunkin Donuts opened by Girish Patel. They are in agreement with all the items pointed out on the review by Kristy Jones that need revision. Martinek asked for Mr. Merritt to review those items: widening the 6ft sidewalk to a 10ft wide side walk since it is part of the Bridge to Bay Bike Path. Lighting and signage, will have to be reviewed when the building permit is requested. The plans will require BMJ Engineering approval. It was also suggested by Phil Porte (BMJ Engineering) to obtain a utility easement on the back two-thirds portion of the property for future development. Crawford mentioned that if development on the back portion of the property does occur traffic signage within the property may be required as there is only one entrance. Mr. Merritt agreed it will be addressed when new development is proposed. Martinek and Wurmlinger asked when it would start and how long would construction take. Mr. Merritt, it will begin as soon as they can get items ready for the building permit application and construction should only take about 2 months. Kristy Jones also asked Mr. Merritt to address the concern over the large amount of painted EIFS on the exterior. Our ordinance requires 50 percent of the exterior to be brick, granite, marble, or limestone. Mr. Merritt agreed that they can use more brick and will make those changes. Jones also mentioned they did need pedestrian access into the parking lot off of the bike path. Mr. Merritt said again that it would not be a problem and would be added. Mr. Patel said he is looking forward to coming to Fort Gratiot Township.

**BOARD DISCUSSION:**

Mills, looks good – happy to see Dunkin Donuts come to our community.

Motion by Bland, supported by Rossow, to approve with the six conditions set forth in the review dated September 3, 2015 from Kristy Jones, CZA the site plan for 4265 24<sup>th</sup> Avenue, 74-20-021-2027-000

**Roll Call Vote, Unanimous. MOTION PASSED.**

Rossow asked before adjourning, how the Ruby 07 Development was coming and if construction was expected to start soon? Kristy Jones said that a building permit was submitted and they have six months to start construction. Rossow also suggested that the Planning Commission create language for an ordinance that would place limitations on the number of Tattoo/Body Art Facilities in the Township. Kristy Jones said she will make that part of the agenda soon as other ordinances are in need of revisions as well.

Motion by Rossow, supported by Mills, to adjourn. **Vote, Unanimous. MOTION PASSED.**  
Time, 7:34 P.M.