

TOWNSHIP OF FREMONT
COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744
Planning Commission SLU Meeting

September 18, 2012

Board Present: Amy Holbrook, Matt Blatt, RoseAnn Laskowski, Ken Bragg, Terry Glowicki, Ron Curell and Jim Will. **Board Absent:** None

Guest Present: 21 people

Special Land Use Meeting opened at 7:03 p.m.

Bragg stated that the meeting was being held per Marlette Oil & Gas Company's request. They wish to operate a Convenience Store/Gas Station/Restaurant on the property located at 3511 Mertz Road (corner of M24 and M46). Tax ID# 011-002-000-1400-00, 011-003-000-0100-02, 011-002-000-1100-00, and 011-002-000-1200-00. The original SLU application listed John Binder as the owner of the property however since the time of filing the application Marlette Oil & Gas Company is now the owner of the property.

Public Comments:

Tom Valentine of Anchor Cove Church wanted to know what type of liquor license they were applying for and what type of liquor they were planning on selling.

Scott Dorman, General Manager for Marlette Oil & Gas Company:

Scott mentioned that Marlette Oil & Gas Company is a locally owned company and he explained that they are planning on having a convenience store/gas station which would include a Subway and one shower. They will be selling gas, diesel and possibly propane. A guest asked if there would be a driveway on M24 and M46 and Scott answered yes. Another guest asked if there was any proposal to put up a green barrier between property lines and Scott stated that at this time there has been some talk about putting up a fence on the south side of the property but that isn't confirmed. A guest asked about the current structures on the property and Scott stated that all the current structures will be torn down. Scott also mentioned in answer to the above question from the Anchor Cove Church representative that they are pursuing a beer/wine liquor license and it is for retail sales only. Scott also mentioned that they are hoping to be open by the end of the year.

Board Discussion:

Bragg mentioned that on the site plan it shows a drive-thru window and wondered what their plans were for that. Scott mentioned that at this time they are not planning on using the drive-thru window but wanted to put it in so that in the future if there is need for one it will already be there. The Board also asked what type of lighting they would have and were told that the lighting would be directed in towards the property and would not shine onto the road or other properties. It was also discussed as to what their hours of operation would be and Scott stated that at this time they are planning to be open from 5am to midnight except on Sunday's it would be 6am to midnight. He stated that they are planning to see how it goes and if it seems like they need to be open 24 hours, they may do that. The only issue that the Board had with the SLU request was the two signs that they want to put up on the property. The zoning

ordinance concerning commercial property signs states that only one primary sign (maximum size of 120 sq. feet) & two secondary signs (maximum size of 16 sq. feet each) are allowed. The larger sign (requested for placement on M-46) is over the allowed 120 sq. ft. Because of this, they were told that they could put up the smaller sign (that would be placed on M-24) but would be required to go to the Zoning Board of Appeals to request a variance to allow them to erect a second primary sign.

Motion:

The Planning Commission approves the special land use permit for Marlette Oil & Gas Company for a Convenience Store/Gas Station/Restaurant including a provision for a drive-thru window and to include along with the sale of diesel and gas the proposed sale of propane. This permit excludes the sign that exceeds the 120 sq. ft. limitations in the Zoning Ordinance. Motion made by Will, seconded by Blatt. Roll call vote: Glowicki–yes, Curell–yes, Will–yes, Laskowski–yes, Blatt–yes, Holbrook–yes, Bragg–yes. Motion unanimously approved.

Meeting adjourned at 8:16 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary