

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JULY 14, 2020 AT 7:00 P.M.
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Location: Ray Township Hall
64255 Wolcott. Ray, MI 48096

Present: Tom Penzien, Chairman
Justin Lease, Vice-Chair
Members: Sharilyn Kaniuk
Justin Marberg
Doug Stier
John Zoccola

Absent: Randy Forro, Secretary

Also Present: Lisa Hall, Planning and Zoning Clerk,
Stephen Cassin, Township Planner.
Attendance record on file

1. CALL TO ORDER -- PLEDGE OF ALLEGIANCE AND ROLL CALL.

Chairman Penzien called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Penzien, Marberg, Lease, Kaniuk, Zoccola and Stier a quorum of the board was present. Forro, excused.

2. APPROVAL OF MINUTES – February 12, 2020 as amended.

MOTION by Marberg supported by Kaniuk to approve the February 12, 2020 minutes as amended.
MOTION carried.

3. APPROVAL OF AGENDA-

MOTION by Zoccola supported by Stier to approve the agenda as amended.
MOTION carried.

4. SCHEDULED PUBLIC HEARINGS - None

5. NEW BUSINESS -

5A. Request for Site Plan Review, Unique Investment Group, James Sape, 23075 27 Mile Rd, Parcel ID# 21-05-25-351-011, 3,780 sq. Ft. addition to existing structure.

Penzien asked audience if Mr. Sape was in the attendance?

Sape advised he is present.

Cassin presented his findings and recommendation to the board.

Site Plan Review

Zoning: I-1, Industrial
Location: North of 27 Mile Road, west of North Avenue
Property ID #: 21-05-25-351-011
Project Name: Unique Clips Storage-Retail Building
Case No: PCI-20-001
Applicant: James Sape
Review Date: June 25, 2020

Proposal

The subject property, located on the northwest corner of 27 Mile Road and North Avenue, is currently developed as a landscaping supply and contracting business. The applicant is now requesting site plan approval to construct a 3,780 square foot (63' x 60') addition to their existing 6,080 square foot building. As part of the addition, some existing parking places will be relocated on the site.



Aerial View of Subject Property



Street View of Subject Property (from 27 Mile Road)

Compliance with the Zoning Ordinance

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Ray Township previously approved the landscaping business as a special land use within the I-1 Light Industrial District. The proposed addition requires compliance with all current provisions of the zoning ordinance, which are detailed below:

Dimensional Requirements

	Required	Proposed	Compliant
Front Yard Setback (27 Mile Road)	110'	110'	✓
Front Yard Setback (North Avenue)	125'	150'	✓
Rear Yard Setback	30'	160'	✓
Side Yard Setback(s)	15'	30'	✓
Height	35'	Approx. 15' to peak	✓

Parking Requirements

	Required	Proposed	Compliant
Standard Parking Spaces	12	24	✓
Barrier Free Parking Spaces	1	1	✓
Maneuvering Lane Minimum Width	24'	24'	✓
Parking Space Size	10' x 20'	10' x 20'	✓

Recommendation

Based on the above findings, I recommend approval of the site plan subject to compliance with all Township engineering, building, assessing, and fire department requirements, and all Macomb County requirements relative to roads, drainage, and septic.

Penzi stated Mr. Cassin recommends approval and there are comments to be read into the record. All comments are on file.

Lease read Ray Township Engineer, Lou Urban, AEW comment dated June 29, 2020 into the record:
 Per your request, we have reviewed the site plan for the above referenced project. The petitioner is proposing a 3,780 square foot showroom addition to the south side of the existing building. The site is 3.75 acres in size and located at the Northwest corner of North avenue and 27 Mile Road.

Based on our site plan review, we recommend approval contingent on the following items being addressed by the petitioner during the engineering review process.

1. Provide a summary of the required and proposed parking for the site.
2. Although the additional impervious are generated from the building addition is minimal, provide calculations showing the existing detention basin has capacity.
3. It appears that there may not be adequate space to service the septic field/tank as a result of the building addition.

Stier read Ray Township Fire and Rescue comment dated June 14, 2020 into the record.

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Site plan review for addition of 3,780 sq. Ft.; approx. 40% increase in building size. Total size of building is 9,540 Sq. Ft.

1. According to new site plan dated 2/4/2020; dry hydrant to be installed by retention pond for water supply for fire dept.
2. Fuel tanks to be moved to back; tanks presently by building where truck and trailer parking is to be located on new site plan.
3. Would like to have interior arrangement; new offices, etc. Is it an open showroom?

Ray Township Fire & Rescue has no objection for the addition but has several concerns that can be worked out with owner.

Penzien read Ray Township building official Dennis LeMieux comment dated May 19, 2020 into the record. I have no issues with Sape's site plan. Just need a good set of prints for the building.

Marberg read Singh Kahlon, Macomb County Department of Roads Engineer comment dated June 30, 2020 into the record.

Since developer is not proposing any new work in the Macomb County Department of Roads' MCDR road Right-of-Way, therefor MCDR has no comments for 27 mile and North Ave location.

Kaniuk read Laura Pobanz, Macomb County Health Department dated June 25, 2020 into the record. The septic system was designed for 300 gallons per day which allows for 9 occupants of the building per work day. This Department does not object to the proposed addition providing the wastewater flow remains minimal.

Penzien stated we have a site plan that shows the addition, asked Mr. Sape if any has any comments or concerns and can he meet all the conditions outlined in the comments?

Harold DeMan, Ray Township Fire Marshall stated he has been in contact with Mr. Sape and they will work with him to address the fire departments comments.

Penzien asked Sape if he will be submitting a good set of prints to the building department?

Sape advised yes.

Stier asked Sape how the buildings were going to connect?

Sape advised that the front door will be a pass through to the addition.

Stier asked if the dry hydrant is already installed near 27 Mile Road?

Penzien stated the river is near 27 Mile Road.

MOTION by Lease supported by Stier to approve the Site Plan, 3,780 square foot building addition for Unique Investment Group, James Sape, Parcel ID 21-05-25-351-011 contingent upon meeting compliance with all Township engineering, building, assessing, and fire department requirements and all Macomb County requirements relative to roads, drainage and septic.

**FOR THIS MOTION: YES: Lease, Stier, Marberg, Zoccola, Kaniuk, Penzien
NO: None**

MOTION carried.

5B. Request for Site Plan Review, Sunrise Stores, Dave Foster, 68970 North Avenue, Parcel ID#21-05-01-100-005, 1,800 sq. ft. addition to existing structure.

Penzien asked if Mr. Foster was present in the audience?

Foster advised he was present.

Cassin presented his findings and recommendation to the board.

Cassin stated that the gas station and convenience store had received previous approval from the Ray Township Zoning Board of Appeals and also from the planning commission. They have had some issues with the site but everything has been addressed and is now in order.

Zoning: B-2 General Business
Location: 68970 North Avenue (southeast corner of North Ave. and 32 Mile Road)
Property ID: 21-05-01-100-005
Parcel Size: 1.958 acres of land (85,290 square feet)
Project Name: Sunrise Convenience Store and Gas Station
Case Number: PCI-19-002
Applicant: Dave Foster, Sunrise Stores
Review Date: June 30, 2020

PROPERTY CHARACTERISTICS

The property, located at the southeast corner of North Avenue and 32 Mile Road, and zoned B-2 General Business, previously received site plan approval for an expansion to the existing building, construction of a canopy and several gasoline pumps, and numerous site improvements.

Approval of the site plan was based on several variances that had been granted by the Zoning Board of Appeals. Construction of the project is currently underway.



PROPOSAL & ANALYSIS

The applicant is seeking approval of a revised site plan which proposes a 30' x 60' attached storage building directly east of the existing building, on a portion of the property shown as vacant on the previously approved site plan. In addition, an underground storage tank has been added to the southeast corner of the property, and minor revisions have been made to the driveway approaches per Macomb County Department of Roads requirements.

The site plan, as submitted, is in compliance with the Ray Township Zoning Ordinance, as modified by several variances granted by the Zoning Board of Appeals.

RECOMMENDATION

Based on the above findings, I recommend approval of the revised site plan subject to compliance with all Township engineering, building, assessing, and fire department requirements, and all Macomb County requirements relative to roads, drainage, and septic.

Penzien stated there is correspondence to be read into the record. All comments are on file.

Lease read Ray Township Engineer, Lou Urban, AEW comment dated June 10, 2020 into the record. At the Townships request we have reviewed the site civil engineering construction plans for the sunrise Store building addition portion of the project.

- The Ray Township Fire Department provided approval of the project contingent on three items addressed in their letter dated June 7, 2020.
- The Macomb County Department of Roads approved the drawings as noted, permit application # 51270.

The Construction drawings submitted electronically labeled "19-036 Eng. MCRC R7r.pdf" address the comments detailed in the engineering review letter dated January 22, 2020. With consideration of the aforementioned Ray Township Fire Department and MCDOR approvals the site civil engineering construction plans appear to be in conformance and are approved.

Stier read Ray Township Fire and Rescue comment dated June 7, 2020 into the record.

Site plan review: Number 4

Site plan review for the water storage tank and dry hydrant at Sunrise Store at 32 Mile and North Ave.

1. Water tank is 30,000-gallon tank. Approved by Ray Twp. Fire & Rescue.
2. Dry Hydrant: Ray Twp. Fire & rescue will work with applicant on placement and location of dry hydrant (as per plans).
3. No parking signs shall be posted by hydrant and tank. Applicant can contact Ray Twp. Fire & Rescue to get location.

Site plan for underground water tank and dry hydrant is approved by Ray Twp. Fire & Rescue.

Zoccola read Singh Kahlon, Macomb County Department of Roads Engineer comment dated June 30, 2020 into the record.

Since developer is not proposing any new work in the Macomb County Department of Roads' MCDR road Right-of-Way, therefor MCDR has no comments for Sunrise site.