WOODSTOCK TOWNSHIP
PLANNING COMMISSION 6486
Devils Lake Hwy
Addison, MI 49220

June 17, 2025

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, A. Kenney, J. McLaughlin, J. Nicholl, J. Wheaton Absent: M. Holmes (excused)
Zoning Administrator, Matt SeGraves: Attended the first 30 minutes Zoning Administrator Consultant, Marty Taylor

Recording Chairman J. Nicholl brought meeting to order at 5:30pm, followed by pledge of allegiance.

A. Motion to approve 05.15.25 meeting minutes, subject to correction. J. Wheaton, J. Clark, 2nd

B. Questions/Suggestions for New Zoning Administrator – Matt SeGraves
    1. We have been told in the past few years that our zoning and site meetings had to be advertised and now you have informed us that site meetings do not need to be.
        i. The Planning Commission aims to maintain transparency with Woodstock residents by effectively communicating about all meetings regardless of the topic. Therefore, our committee seeks support from the Township Board and the Zoning Administrator to notify all neighbors and/or relevant agencies/bodies within 300 feet of an applicant's request, post notices at Township Hall, and advertise in the newspaper.
        ii. A suggestion to consider is when you send the meeting information to be advertised, please include sending it to PC Chair email.

    2. What are the Zoning Administrator township hall days and hours during the week?
        i. Part-time, minimum of 86 hours/month but in no event shall work in excess of 29 hrs/wk; shall make self-available for all necessary court appearances and all meetings of the Planning Commission
        ii. Hours – T, W, TH, 8am – 12pm; plus, any field work as needed

    3. In the future, as schematics are submitted, please ask for pdf files, if available, to be sent and then emailed to the Planning Commission for review.
        i. Request for complete package =
            a. Public Notice, including list of addresses of adjacent neighbors/agencies notified
            b. Applicant/Contractor/Representative Contact Information

c. Applications and/or Permits w/copy of any received payment(s)
d. BS&N – showing Real Estate Summary Sheet
e. Drawings (of any kind, preferred in PDF format)
f. Site Plan Certificate
g. Copy of permission to enter applicant property
h. Any other documentation applicant provides that is helpful for Planning Commission to make an informed sound decision

4. Planning Commission members received complaints regarding mining operations starting earlier than posted hours
    i. This will be tabled until the Zoning Enforcement Officer is hired

C. Purpose of the meeting – Site Plan Review submitted by Bloom General Contracting for approval for the property located at 18808 US Hwy 12 & US Hwy 127 for Commercial Development Parcel # WDO-107-1550-00 (61.36 acres) to construct the following:
    1. Chrysler Auto Dealership – Phase 1
    2. Service (Gas) Station – Phase 1
    3. Bank – Future Phase
    4. Boat Sales & Service – Future Phase
    5. Truck Wash – Future Phase
    6. The Planning Commission will review the proposed site plan for compliance against the Township Zoning Ordinance; Section 5.6 for Site Plan Review and Approval Proposed site plan.
        i. This property was changed to Commercial (C3) at the 06.01.23 Planning Commission meeting ii. Applicant – Bloom General Contracting, Joshua Bloom along with Timothy Wood, Engineer; Nowak & Fraus Engineers and Shane Burley, Architects, Studio Detroit, LLC representing this project on behalf of property owner Luke & Levi, LLC iii. Phase 1 would include the northwest corner of US Hwy 12 & US Hwy 127 for the construction of a 39,000 sf Chrysler Dealership and gas station
        iv. The contractor is currently working with Lenawee County Health Dept for the septic system; MDOT for driveway
            a. MDOT study had been completed which resulted in requesting the center left turn lane being extended with traffic study done
        v. Chrysler Corporation has given approval for the construction of a dealership; Tim Zacharias and Luke & Levi, LLC, the property owners, have successfully operated other dealerships in locations such as Adrian and Hudson

vi. The signage will consist of standard dealership LED signs and will comply with the Township's signage ordinance

vii. Parking for car haulers do have designated areas

viii. Fire hydrants are equipped for Fire Department connections

ix. Designated lighting with curb appeal through landscape plans

x. The Detention Basin area is located on the southeast corner of the property which will have to be permitted through Lenawee County and/or MDOT

xi. EGLE is aware of the project; wetland consultant had determined all wetlands

a. Environmental consultants and hydrologists are onboard

xii. Phase 1 groundbreaking is projected for Fall 2025 pending all agency approvals

<u>Recommending Conditional Elements from Planning Commission</u>

1. Lighting package
2. EGLE Part 303 Permit
3. Additional dumpster to dealership
4. Dealership Dropoff Inventory
5. Hydrologist Reports

<u>Concerns</u>

1. Theft in the area; Woodstock doesn't have a local Police force, so we rely on the Michigan State Police and/or Lenawee County Sheriff Department
    i. The points raised are valid for the applicant's representatives and will be taken back to the owners and Chrysler for review and strategizing
2. This dealership will be the fifth Chrysler location within approximately a 20-mile radius. How will it differ from others, such as Brooklyn Ford, which recently closed due to location challenges and lack of profitability?
    i. The applicants' representatives concurred with the valid points and mentioned that Chrysler has conducted its own study on the location and market and is supporting this project. Additionally, Luke & Levi, LLC has been involved in multiple high-value projects, investing research, time, and money to ensure their success.

Motion made by J. McLaughlin to recommend approval to the Township Board of the Site Plan Review as designed in application and outlined in discussion above with Conditional Elements for Phase 1, 2nd by J. Clark.

Roll Call: J. Clark – Yes, D. Crawford – Yes, A. Kenney – No, J. McLaughlin – Yes, J. Wheaton – Yes, J. Nicholl – Yes. Motion passes, all documentation and future questions will be forwarded back to the Township Zoning Administrator for further processing.

D. Letter of Correspondence – Email about mining operation hours

E. Liaison Report Board of Trustees – J. Wheaton
   1. Zoning Administrator position has been filled – Matt SeGraves; Martin Taylor will continue as Zoning Consultant until future notice
   2. Zoning Enforcement Officer position is still being reviewed
   3. Audio/visual equipment in meeting room – continuing to work with new technology company to get equipment working

F. Liaison Report ZBA – M. Holmes – None

G. Old Business – None

H. New Business
   1. Master Plan Quote from Region 2
      i. PC Chair discussed with Jacob Hurt, Executive Director, Region 2 via email quote 06.09.25
         a. Not-to-exceed fee of $13,950 for this project to be completed over a 12-month timeframe
      ii. Kade Peck, Region 2 Planner was present to share information and plan to move forward
         a. Current dues balance is $2,025 Region 2 could help with
            1. Digital map updates for Master Plan and Township walls
            2. Future Land Use goals
            3. Remove surveys to be sent throughout the community at this time
         b. Janice Scoville, Woodstock Resident regarding Economic and Development Recreation Study questioned about CEDP from the State of Michigan says what Woodstock should/could have in the area
      1. What grants are available, where can grants come from

      2. Pit Stop Storage on US-12/Round Lake Hwy; concerns for cleanup should be addressed to Zoning Enforcement Officer upon hiring to be enforced

I. Quarterly meetings, with additional meetings scheduled as needed.
    1. Aug 14, 2025 @ 530pm
    2. Nov 13, 2025 @ 530pm

J. Announcements – None

Meeting was adjourned at 7:37pm

Chairman J. Nicholl has reviewed and approved these minutes.
Respectfully submitted by
J. Wheaton, Recording Secretary