

**Sumpter Township
Planning Commission
Meeting
May 13, 2010**

Meeting called to order at 7:07 pm by the pledge showing present:
Stalmack, Cichewicz, Swinson, Oddy, Walker, Boleter, Clark and Denise Komora of
the Sumpter Township Supervisors Office.

Excused absence : Borden, Kennedy and excused Deputy Clerk Hurst.

Motion by Cichewicz, supported by Swinson, to approve the regular meeting minutes of
April 8, 2010. Motion carried unanimously.

Business Agenda

Site Plan Review 19731 Sumpter Rd- Market Retail Development.

Attorney Young stated to the audience that the negotiating price of this property was
within the declining market value but also included the required stipulations at the
Townships Boards' discretion . He went on to introduce the applicant.

Applicant-Joe Nasser presented preliminary site plans for the proposed market retail
building to be erected at 19731 Sumpter Rd. He stated that this site plan was an
introduction to the proposed plan to construct a 5,502 sq ft Community Market.
Attorney – Young stated that he is working with the Supervisor's Office, the Twp Board
and ZBA to have Lot 3 Re-Zoned to comply with Lots 1 and 2. He will also apply with
the Supervisors Office to have all three parcels combined for accurate plat maps and legal
descriptions. He stated that the Townships Sewer Station, which is located on site, will
have a separate easement for egress and ingress. The entrance to the proposed building
will be on Willis Rd but he will propose to have entrance along Sumpter Rd as well.

Commissioner-Stalmack asked how many Sumpter employees he will have. His reply
was that he will hire local residents as needed.

Commission member – Walker asked if he will have alcohol for sale. He stated that
the convenience store will have beer and wine if the State liquor license permits.

Resident Bill Hamm asked about the lighting effects on residential homeowners. He
replied that the lighting will not affect residential homeowners.

Resident Tim Bowman who is also the owner of the North-East corner lot adjacent to
the proposed site stated his concerns regarding traffic.

Craig Moody-Deputy Supervisor stated that Wayne County will request a DSL lane
for safety.

Nasser also proposed sidewalks, however Commission Member-Clark recommended that
he wait until the Wayne County Road Commission evaluated the road entrance.

Resident Jim Posgay asked if the proposed pharmacy store will accommodate seniors. Nasser replied that he will offer home delivery to the qualified seniors

Nasser stated that he will be resolving the safety concerns regarding the overhead wires on site which will require them to be relocated by DTE. He also stated that site drainage is being drafted. Once that is accomplished they will be on the next site plan proposal.

Motion by Swinson supported Clark to give preliminary approval pending final site plans to be brought back for members to go thru them. Motion carried unanimously.

Motion by Swinson, supported by Boleter to adjourn at 7:50 pm. Motion carried unanimously.

Respectfully submitted
Denise Komora, Sumpter Township Supervisors Office
C/O Esther Hurst, Deputy Clerk