



## Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AICP; Planning Director  
Date: March 21, 2024  
Re: URSA 24-01  
Special Approval for Gas Station URSA 24-01  
Vacant N. Milford Rd  
PIN 11-15-326-017

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You are asked to consider an application for Special Approval of Land Use to allow a gas station on vacant property on the NE Corner of N. Milford and Wardlow Road. This property was rezoned to C-1, Local Commercial Zoning District in 2021, although the Planning Commission recommended denial of the request. The applicant has provided a conceptual plan for the use approval only. The site plan will follow as a separate application if the use is approved by the Township Board.

For a Special Approval of Land Use for a gas station, the applicant must satisfy the required standards of approval in Section 6.03H. In general, the standards require the Planning Commission to consider whether the use is consistent with the Master Plan and protects the health, safety and welfare of the residents. This includes an analysis of the traffic patterns and potential negative impacts to the neighbors from light, dust, noise and other factors arising from use of the site as proposed.

Neighboring properties include a strip commercial center to the south, industrially zoned properties and the Apollo Center to the west, vacant office services zoned property to the north and 1.5 acre zoned residential properties on the west side of the CSX Railroad ROW which abuts the parcel.

As a corner lot, the site is burdened with two front yards and a rear yard. The applicant has demonstrated through his concept plan that a 4500 square foot convenience store and pumps with canopy could fit

*Warm inside. Great outdoors.*



within the building envelope, leaving room for site circulation and parking. The concept plan also shows reasonable location for stormwater detention, septic and well, which respect required isolation distances. These systems would clearly require approval of outside agencies and engineering review.

You are not asked to review the site plan in detail at this time, although it is appropriate to point out issues that should be addressed in a future site plan. Appropriate considerations in a Special Permit Use Permit include hours of operation, traffic impacts, buffering requirements, if any, between this use and the residential property to the east. Any motions that you make should refer back to findings relative to the Standards of Approval.

The Planning Commission is a recommending body. The proposal will pass with your recommendation to the Board of Trustees for a final decision.



**PUBLIC HEARING  
CHARTER TOWNSHIP OF HIGHLAND  
PLANNING COMMISSION  
March 21, 2024  
7:30 P.M.**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, March 21, 2023, at 7:30 p.m.

**Notice is further given** that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission tab. Comment may be submitted to [planning@highlandtwp.org](mailto:planning@highlandtwp.org), mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

**TO CONSIDER:**

**Request for Use Requiring Special Approval** submitted by applicant and property owner Sarmed Raouf

**REQUEST:**

Section 4.10. Local Commercial District (C-1) Subsection C.09 Gas Station and Article 6, Special Land Use Procedures and Standards.

**LOCATION:** Parcel 11-15-326-017 Vacant N Milford Rd

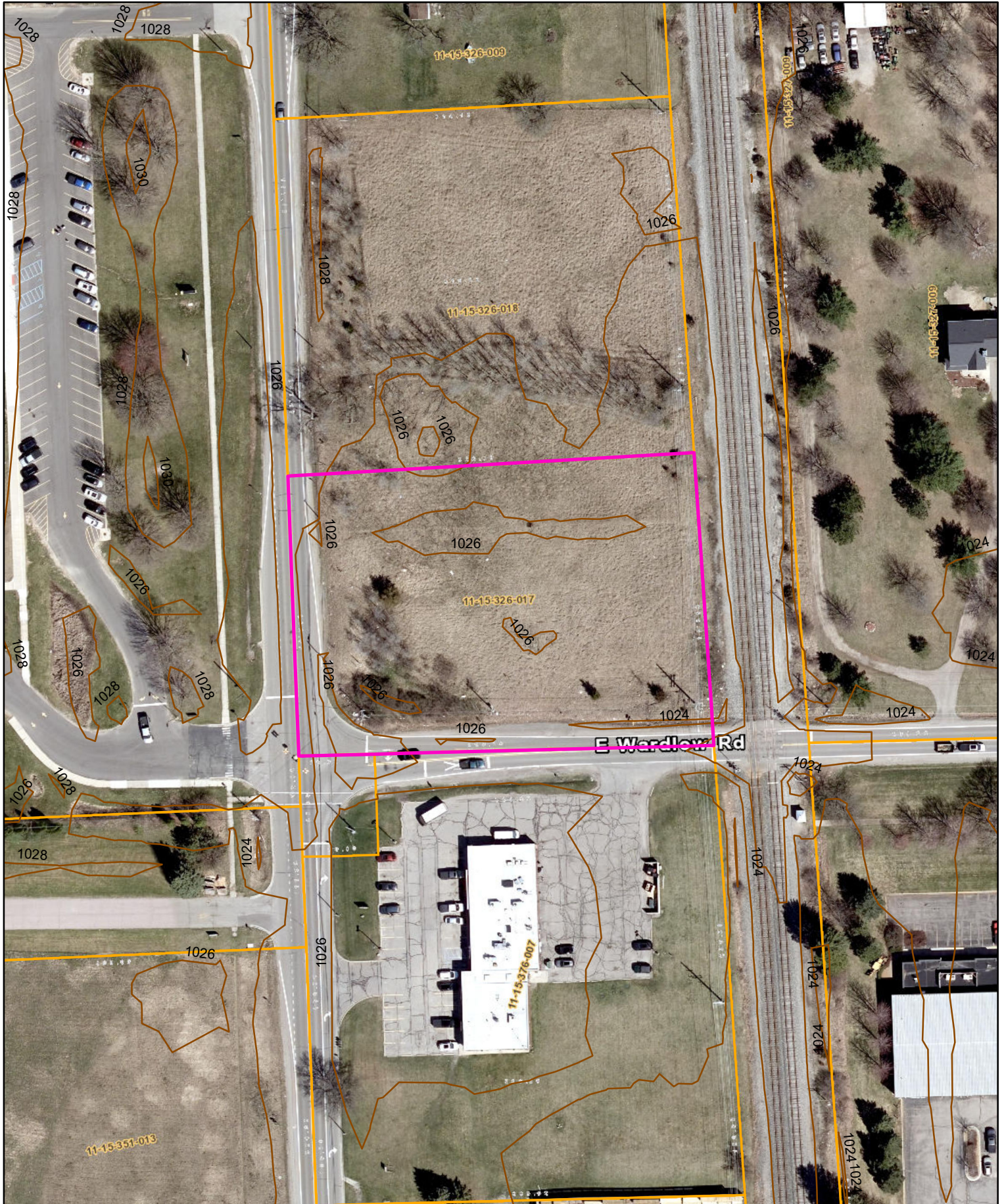


Grant Charlick, Acting Chairman  
Highland Township Planning Commission

**(Publish: February 29, 2024)**



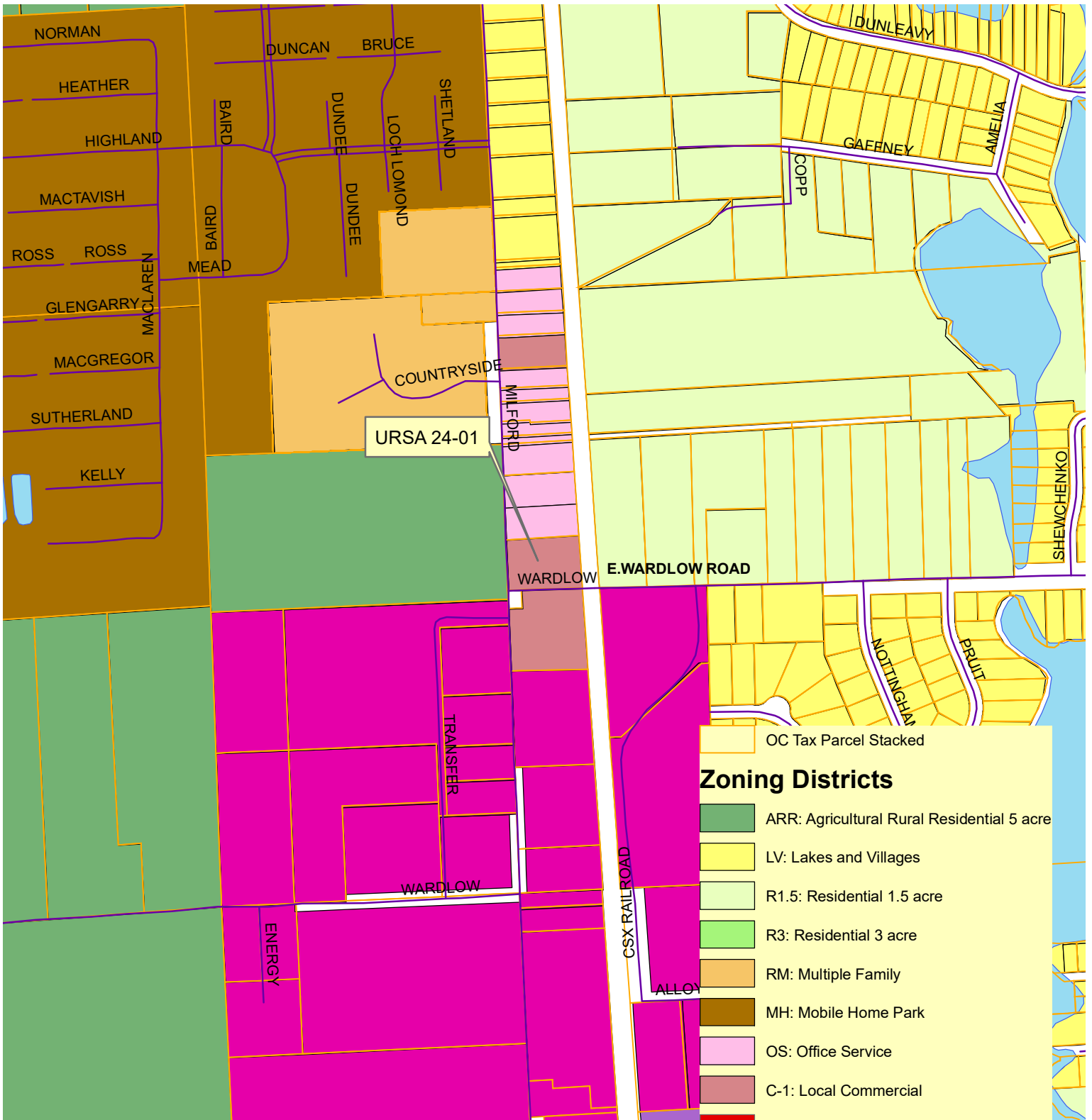
Vacant North Milford  
PIN 11-15-326-017



110 55 0 110 Feet



# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing



ENACTED: November 18, 2010

CHARTER TOWNSHIP OF HIGHLAND



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John Street, Highland Michigan 48357 (248) 887-3791 Ext. 2

Date filed: 2-2-2024 Fee: \$500 Escrow: \$2500 Case Number: \_\_\_\_\_

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 3 HARD COPIES OF PLANS AND .PDF COPY OF PLANS  
CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES

APPLICANT AND PROPERTY OWNER INFORMATION

Applicant: SARMED RAOUF  
 Phone: 248-343-2400 Email: sams5366@a-mail.com  
 Address: 6122 Trailwood Ln west Bloomfield-MI-48322  
 (Street) (City) (State) (Zip)  
 Property Owner: SARMED RAOUF Phone: 248-343-2400  
 Address: 6122 Trailwood Ln west Bloomfield-MI-48322  
 (Street) (City) (State) (Zip)

PROPERTY INFORMATION

Address or Adjacent Streets: SW 1/4, SEC. 15, T.3N, R.7E, HIGHLAND TWP., OAKLAND COUNTY  
 Lot Width: 222.07 FEET Lot Depth: 322.33 FEET Lot Area: 74,000 S.F.  
 Tax Identification Number(s) (Sidwell): 11-15-326-017

PROJECT INFORMATION

Project Name: Rina properties  
 Existing Use: VACANT Current Zoning: C-1  
 Proposed Use: MERCANTILE (GAS STATION) Proposed Zoning: C-1

APPLICANT

SIGNATURE: [Signature]  
 NAME: SARMED RAOUF  
 On the 2nd day of Feb 2024 before me, a Notary Public,  
 personally appeared the above named person whose signature  
 appears above, and who executed the foregoing instrument, and  
 acknowledged to me that he/she executed the same.

OWNER

SIGNATURE: [Signature]  
 NAME: SARMED RAOUF  
 On the 2 day of Feb 2024 before me, a Notary Public,  
 personally appeared the above named person whose signature  
 appears above, and who executed the foregoing instrument, and  
 he/she acknowledged to me that he/she executed the same.

**JENNIFER BOSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 My Commission Expires June 16, 2025  
 Acting in the County of Oakland

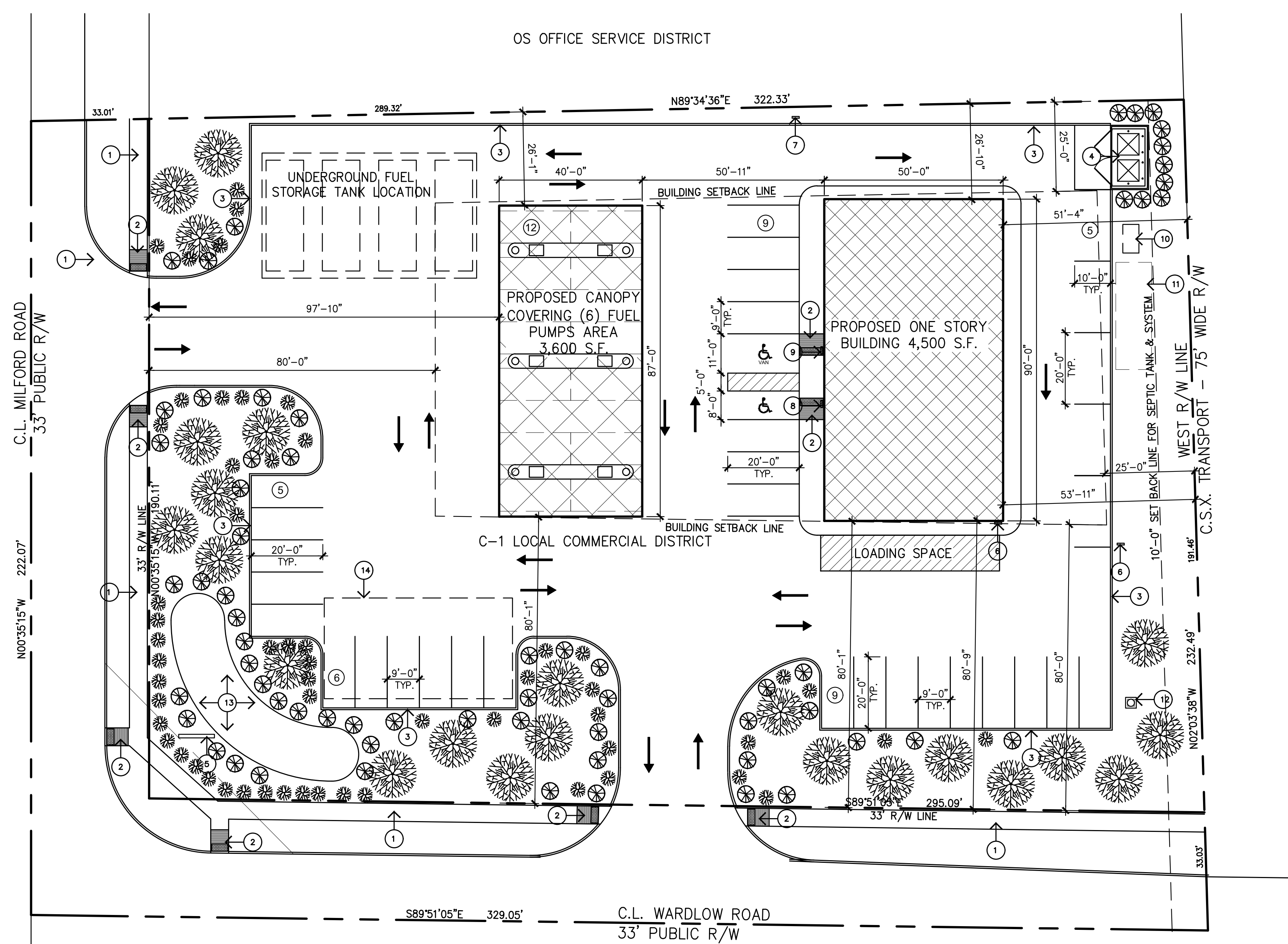
Notary Public: [Signature]

State Of Michigan  
 County Of Oakland  
 Notary Public: [Signature]

**JENNIFER BOSH**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 My Commission Expires June 16, 2025  
 Acting in the County of Oakland

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.

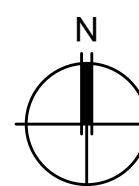


OS OFFICE SERVICE DISTRICT

C-1 LOCAL COMMERCIAL DISTRICT

C-1 LOCAL COMMERCIAL DISTRICT

**PRELIMINARY SITE PLAN**  
1" = 20'-0"



**GENERAL NOTES:**

- A. ALL LIGHTING ON THE SITE SHALL BE SHIELDED AND NOT ENCR OACH UPON ABUTTING PROPERTIES OR RIGHT-OF-WAYS. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES. UPWARD DIRECTED LIGHTING SHALL NOT BE PERMITTED.
- B. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.

**PROJECT LOCATION:**

SW 1/4, SEC. 15, T.3N, R.7E, HIGHLAND TWP., OAKLAND COUNTY  
TAX ID NUMBER: 11-15-326-017

BUILDING DATA: REFERENCE [MICHIGAN BUILDING CODE-2015 (MBC-2015)]	
PROPOSED USE GROUP	: M - MERCANTILE (GAS STATION)
TOTAL FLOOR AREA	= 4,500 S.F.
BUILDING FOOTPRINT	= 4,500 S.F.
BUILDING HEIGHT	= 20 FEET - ONE STORY
OCCUPANCY LOAD (O.L.)	= MERCANTILE AREA / 60 + STORAGE AND STOCK / 300 2250 / 60 + 2250 / 300 = 38 + 8 = 46

SITE & BUILDING DATA: (REFERENCE HIGHLAND TOWNSHIP ZONING ORDINANCE)	
ZONING	: C-1 (LOCAL COMMERCIAL DISTRICT)
TOTAL SITE AREA	: 74000 S.F. (1.7 ACRES)

BUILDING AREA, PLACEMENT, HEIGHT AND TYPOLOGY (REQUIREMENTS BY HIGHLAND TOWNSHIP ZONING ORDINANCE)		
STANDARD	REQUIRED (ZONING)	EXISTING / PROPOSED
LOT SIZE	30,000 S.F. (MINIMUM)	74,000 S.F.
LOT WIDTH	120 FEET (MINIMUM)	222.07 FEET
BUILDING HEIGHT	2 STORIES (MAXIMUM) 25 FEET (MAXIMUM)	ONE STORY 20 FEET
LOT COVERAGE	30% OF THE LOT (MAXIMUM)	BUILDING : 6.9% OF THE LOT CANOPY : 4.9% OF THE LOT TOTAL : 11.8% OF THE LOT
FRONT YARD SETBACK	80'-0" (MINIMUM)	CORNER LOT: 97'-10" AT MILFORD ROAD 80'-1" AT WARDLOW ROAD
SIDE YARD SETBACK	LEAST 20'-0" (MINIMUM) TOTAL 50'-0" (MINIMUM)	26'-1" MINIMUM PROVIDED

OFF STREET PARKING CALCULATION:	
VEHICLE GAS FILLING STATION	= 1 / 125 S.F. OF NET FLOOR AREA + 2 / FUELING STATION
TOTAL PARKING SPACES REQUIRED	= 4500/125+2 = 48
TOTAL PARKING SPACES PROVIDED	= 48 (INCLUDING 2 ACCESSIBLE PARKING SPACES)

**LOADING REQUIREMENT:**  
ONE SPACE (10'x50' WITH 14' MIN. HEIGHT CLEARANCE) REQUIRED  
ONE SPACE (10'x50' WITH UNLIMITED HEIGHT CLEARANCE) PROVIDED

LANDSCAPE REQUIREMENTS:	
PARKING LOT LANDSCAPE	= 1 TREE & 3 SHRUBS / 8 PARKING SPACES 48 / 8 = 6 TREE REQUIRED 48 / 8 x 3 = 18 SHRUBS REQUIRED
PARKING LOT LANDSCAPE:	6 TREES & 18 SHRUBS PROVIDED
GREENBELT	= 1 DECIDUOUS TREE / 30 LINEAL FEET
MILFORD ROAD	= 190 FEET / 30 = 7 TREES REQUIRED, 7 TREES PROVIDED
WARDLOW ROAD	= 296 FEET / 30 = 10 TREES REQUIRED, 10 TREES PROVIDED



**DRAWING NOTES:**

1. CONCRETE WALK WAY.
2. ADA ACCESSIBLE CURB RAMP.
3. 6" CONCRETE CURB.
4. TRASH RECEPTACLE ENCLOSURE.
5. PROPOSED PYLON SIGN LOCATION.
6. TRAFFIC SIGN LOCATION (DO NOT ENTER).
7. TRAFFIC SIGN LOCATION (ONE WAY).
8. BARRIER FREE PARKING SIGN LOCATION.
9. VAN ACCESSIBLE BARRIER FREE PARKING SIGN LOCATION.
10. PROPOSED SEPTIC TANK LOCATION.
11. PROPOSED SEPTIC FIELD LOCATION.
12. PROPOSED WATER WELL LOCATION.
13. PROPOSED RETENTION/DETENTION POND LOCATION.
14. UNDERGROUND RETENTION/DETENTION SYSTEM LOCATION, INCASE A POND IS NOT FEASIBLE.

OWNER REVIEW	01/15/2024
ISSUED FOR	DATE

**PRELIMINARY SITE PLAN** SP-01

**VEHICLE GAS FILLING STATION**  
SERMED RAOUF  
1870 N. MILFORD ROAD  
HIGHLAND, MI 48357  
248-343-2400 (C)  
sams5366@gmail.com 23006

**Turk Architects**  
Architects Planners Engineers

6340 PEACOCK DRIVE  
TROY, MI 48065  
T: 248-291-5168 (O)  
248-521-0961 (C)  
E: turkarchitects@gmail.com

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TURK ASSOCIATES INC.

PUBLIC COMMENT



## URSA 24-01 Raouf Gas Station

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asweidan@aisconsulting.biz

Planning Shared Mailbox

Mon, Mar 18, 2024, 3:07 PM

Dear All,

My name is Ala Sweidan and I am writing in opposition to this proposal. I am the owner of the land lot that is adjacent to the north to this proposed lot. My concern stems from the environmental hazard that a gas station could cause to the land and the water in the area. Further more water runoff is a huge problem and I did not see sufficient or any water retention solution.

While potentially I may benefit economically from the approval of this proposal I believe that the environmental hardship that may be caused outweigh any economical benefit.

Warmest Regards,

Ala M Sweidan, MBA. CCDM. MS

President

AIS Consulting, LLC

Phone: 301-318-4296

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Donna Hubbard &lt;oldmotherhubbard85@gmail.com&gt;

**Proposed gas station, 11-15-326-017**

2 messages

Donna Hubbard <oldmotherhubbard85@gmail.com>  
To: grant.charlick@highlandtwp.org

Mon, Apr 1, 2024 at 1:05 PM

Mr. Grant Charlick, President  
Highland Twp. Planning Commission

Please share this email with remaining Commission members.  
We are writing to express our concerns regarding the proposal for a gas station development at the NE corner of Milford Rd. and E. Wardlow Rd.

Have studies been completed regarding:

1. Volume and flow of traffic at the intersection.
2. Impact on nearby residential owners.
3. Plan to contain any gasoline leakage if it occurs. Even leakage from cars and tanker trucks as they fill tanks.
4. Lighting, emissions, noise pollution.
5. Proximity to school across the street. Preschool is included as part of the Huron Valley School District education program.
6. Will liquor be sold? If so, is it allowed near a school building.
7. If there is a railroad accident, how would gas pumps be impacted.
8. Does the township have a plan in place to deal with a major gasoline spillage disaster.

Mark and Donna Hubbard  
1556 Pruit Dr., Highland 48356  
248.736.8878

Mail Delivery Subsystem <mailer-daemon@googlemail.com>  
To: oldmotherhubbard85@gmail.com

Mon, Apr 1, 2024 at 1:05 PM

**Message blocked**

Your message to [grant.charlick@highlandtwp.org](mailto:grant.charlick@highlandtwp.org) has been blocked. See technical details below for more information.

April 2, 2024

RECEIVED  
APR 02 2024  
HIGHLAND TWP  
PLANNING DEPT

Dear Planning Commission,

First we would like to thank you for your dedication to Highland Township. We moved to Highland from Detroit 38 years ago seeking a small, rural community where we could raise our family. We found such a place here.

We have just become aware that there is a proposal to build a gas station and convenience store on the corner of Milford and Wardlow roads. If we'd known sooner, we would have written this letter then.

There are questions we would like to pose to the commission and hope they will be addressed at the meeting this Thursday, April 4<sup>th</sup> which we plan to attend.

- What health threats would this pose to the children at Apollo?
- What quality of life would the nearby homes have? Health, noise, pollution.
- Has the school district been made aware of this proposal?
- How would the township handle a train derailment near a gas station?
- Why would we need another gas station and convenience store at this location when we have a 7-11 party store already there and a gas station a half mile away at M-59?
- What kind of burden would a gas station add to the roads and environment?
- What if the unthinkable happens and the tanks leak? It's happened before.
- Is there a plan for a water run-off/holding pond? Where would it run off to?

We are opposed to this proposal and rezoning the property. We hope you will help us keep Highland the beautiful community that it is.

Sincerely,

Debbie & Larry Dolkowski

## Proposed gas station

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greg miller

Planning Shared Mailbox

Mon, Apr 1, 2024, 4:31 PM

I would like to voice my opinion on proposed gas station.

1. I Live on wardlow rd which has enough traffic and speeding cars going well past the posted speeds
  2. I would worry about the ground water being contaminated like milford and 59 corner with leaking tanks.
  3. More traffic is not what we need.
  4. We have 2 stores in the area seven 11 and country market we need nothing more.
  5. In a few years with the way government is going the place will be vacant and an eye sore.
  6. The Train behind the possible gas station would be subjected to heavy ground vibrations which can't be good for the holding tanks. My house drywall is cracking due to trains idling away behind the seven 11
  7. I have lived in highland for 59 years and loved the rural feeling but not so much now. Guess we will see if the township is for the people or the love of money which is the root of all evil in my opinion.
-

## Proposed gas station

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Pam Best

Planning Shared Mailbox

Mon, Apr 1, 2024, 4:21 PM

Dear Board Members: I have many concerns with the proposed gas station at Milford road and Wardlow.

We already know gas tanks leak as proof just look at the corners of m59 and Milford road. Was there a study done to see about the constant vibration of the train tracks?

Even though it is an area deemed for businesses a gas station is very different than just a store or collision shop.

PLEASE take into consideration what the people nearby want. We also pay taxes and have wells and have many concerns for our children.

Thank you

Pam Best

Sent from my iPhone

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RECEIVED

MAR 28 2024

HIGHLAND TWP  
PLANNING DEPT

Mark and Donna Hubbard  
1556 Pruitt Dr.  
Highland, MI 48356

March 28, 2024

Highland Township Planning Commission  
205 N. John St.  
Highland, MI 48356

Dear Planning Commission Members:

After returning from an extended visit out of town, we have recently become aware of a proposal to allow a gas station/convenience store to be constructed by Mr. Sarmed Raoul, parcel 11-15-326-017, located at the NE corner of E. Wardlow Rd. and Milford Rd. It is our understanding that the Planning Commission denied the request for rezoning, but was overturned by the Board of Trustees. We are vehemently opposed to this proposal for the following reasons:

Gas tanks in the ground near residential areas are a big concern for us. If there are any spills, the aquifer for our ground water runs north of us to the south.

This is an extremely busy stretch of road between Harvey Lake Rd. and Milford Rd. and will very likely cause an increase in traffic. The Sheriff's Dept. has monitored traffic on multiple occasions and can verify this statement.

There is an Early Childhood school building directly across the street on the west side of the road. We feel safety could be an issue and they would be adversely impacted by increased traffic at this intersection,

Two former gas stations on the SE and SW corners of Milford Rd were torn down. Rumor has it that because of gas tanks in the ground, the property can't be developed (we aren't certain). Highland Station occupies one of these properties. Intersections such as these are a perfect location for gas stations and not this proposed site nestled between residential properties and school buildings.

We have lived on Harvey Lake for 45 years because of its location within the community. In our opinion, the risk of well and water contamination, lighting, noise, offensive odors and traffic are reasons enough to deny this application. We appreciate your consideration and can be reached at (248) 736-8878 or [oldmotherhubbard85@gmail.com](mailto:oldmotherhubbard85@gmail.com) if you require additional information.

Mark and Donna Hubbard

*Mark E. Hubbard*  
*Donna Hubbard*

## Proposed gas station

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MARY CHYNOWETH

Planning Shared Mailbox

Fri, Mar 29, 2024, 12:02 PM

I am strongly opposed to a gas station/convenience store at the corner of Milford and Wardlow roads for many reasons. First, is the fact that a pre-school/child care center is located directly across the street which will be impacted in a negative way and compromising their safety by the added traffic.

We have enough gas stations in Highland we don't need another one especially in this residential area; and the possible hazards they cause. We are still feeling the negative effects of the two former gas stations at the corner of M59 and Milford Rd. As far as the convenience store, this one will be right between Country Lake Store and a Seven-Eleven, all within approximately a quarter mile. Again, we don't need it. There is a real potential of one of these businesses failing resulting in another empty building.

As a Highland Township resident I love our rural atmosphere, and I am strongly against this proposal.

Thank you,  
Mary Pat Chynoweth

## Protest of the Proposed Gas Station

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Comcast

Planning Shared Mailbox

Sat, Mar 30, 2024, 10:12 PM

I am writing in to protest the special land use for a gas station/convenience store located directly across from the Apollo child care center, and in close proximity to wetland, active railroad tracks. Why would you allow this to be built so far off the main road, and so close to a residential and wetland area?

From what I understand, this person also owns the 7-11 on the opposite corner. Are we going to end up with yet another vacant building in our township??

If the owner wants to build a gas station, the vacant parcel at the corner of Milford road and M-59 that was formerly a gas station, is a better location, or better yet, the old Iverson's Lumber building that's been sitting empty for ever.

Please do not approve the Special Land use.

Thank you, Kelly & Joe Vella  
Highland Twp. residents

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Lisa Chadderdon  
1754 Nottingham Drive  
Highland Charter Township 48356

March 28, 2024

Highland Township Planning Commission  
Highland Township Office  
205 N John St  
Highland charter Twp, MI 48357

Subject-Request for Use Requiring Special Approval- Parcel 11-15-326-017-submitted by Sarmed Raouf

Dear Members,

I write to express my concern regarding the proposed development of the above-referenced site. I am disappointed that the property was rezoned to accommodate this in 2021. Businesses considered appropriate for OS zoning would be much less disruptive. A gas station and convenience store present many concerns to nearby residents including:

1. **Potential impact on ground water with risk to nearby wells and lakes.** Nearby residents are genuinely concerned because any breach in the integrity of underground fuel storage tanks or fuel spills will contaminate our ground water, wells, and lakes.
2. **Benzene released into the air from the underground fuel storage tank vents and the pumps impact air quality and increase cancer risk for anyone living, learning, or working within 1,000 feet.**
3. **If permitted, this gas station will have a profound impact on traffic, noise, dust, and light trespass.** Residents within the Industrial Development District already contend with heavy truck traffic along the Milford Road corridor due to the heavy concentration of commercial and industrial businesses located there. Also, significant noise pollution from Midwest Glass impacts our daily lives. Vehicles entering and exiting this business will impede/congest the flow of traffic at the signal. Wardlow Road is already burdened with many cars traveling above the posted speed limit. There are residential homes and a park access bordering Wardlow Road, and approval of this gas station will pose safety risks and further diminish the quality of life for these residents.

- 4. Residents will be impacted by a loss of property value.** The decision to concentrate industrial and commercial business required to generate revenue for the Township within the Industrial Development District had already diminished the rural quality of living and home values for residents within these boundaries. The development of a gas station at this site will only add to this burden.

As emphasized in the Carlisle Wortman Associates recent 2023 visioning session, I moved here 31 years ago because I valued the rural atmosphere and way of life that Highland Township offered. Sadly, with the implementation of the Industrial Development District, the atmosphere has changed significantly. My home is located 0.2 miles from this proposed site. I strongly agree with the Planning Commission's recommendation in 2021 that the request to rezone the property to C-1 be denied. There is already a significant concentration of high traffic commercial and industrial businesses in the area. However, since the Board of Trustees already voted to allow the rezoning, I respectfully request, for the reasons cited above, that you do not approve this Request for Use Requiring Special Approval.

Thank you for your thoughtful consideration.

Sincerely,

Lisa Chadderdon

## Gas Station Proposal

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J I

Planning Shared Mailbox

Sat, Mar 30, 2024, 2:20 PM

Hi my name is Jaden Ingles and I live in Harvey Lake Estates and I'm against the gas station proposal.

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## Gas station proposed @

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Darlwyn Benedict

Planning Shared Mailbox

Sat, Mar 30, 2024, 1:46 PM

Milford rd & Wardlow rd I don't want any more gas stations we have enough in our rural area 5 within 5 miles 7/11 is more than enough convenience thank you  
Sent from my iPhone

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## **New convenience store/gas station**

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Liz

Planning Shared Mailbox

Sat, Mar 30, 2024, 10:28 AM

We have lived in this area for over 50 years and have enjoyed living here. The proposed location for this convenience store/gas station is ridiculous! It will just increase traffic on Milford Rd. Why not put it on 59? How about the old bank/ paint store that has been empty forever at Milford Rd. and 59? Or the old Highland lumber location that has been an eyesore forever! Please consider other options!

Sincerely, Elizabeth Mudd

Sent from my iPad

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April 1, 2024

To the Planning Committee,

My name is Shelby Sweeney and I am writing in opposition to proposal URSA 24-01 Raouf Gas Station. I am a nearby home owner to the proposed lot. I have a few concerns with the current proposal.

My first concern is the environmental & health impact of having a gas station located in close proximity to residential properties that utilize well water as well as having access to lake water. Constructing a gas station would increase the risk of our water sources being contaminated with run off from gasoline spills or leaks.

My second concern is if this proposal is truly satisfying an unmet need in the community. Nowhere in the proposal did I see any studies of traffic traveling through the area- how many vehicles, volumes at different times of day, etc. The proposed lot is located 1 mile away from a major highway (M-59). Many vehicles going through this area are those that live and/or work in this area. Not to mention, there are multiple gas stations currently located within a few miles of the proposed lot. The needs of the community are currently being met without the addition of a new gas station. Currently, it seems that the inconsistent traffic through this area would not support a gas station as it is proposed.

My third concern is the close proximity to the school. Having a gas station located across the street from a pre-school would pose an increased risk to the health & safety of the children and families that utilize this school. Specifically the effects of the increased Benzene level in the air. Benzene poses an increased risk for cancer later in life if consistently exposed to it.

I urge you to consider the risks of the proposed gas station being located in close proximity to a school and residential areas. The proposed risks/effects vastly outweigh the benefits of having a gas station constructed on the proposed lot. The community is not in need of a gas station.

Thank you.

Shelby Sweeney

989-975-0573

989-975-0573

RECEIVED

APR 02 2024

HIGHLAND TWP  
PLANNING DEPT

April 1, 2024

Hello:

My name is Nicole King and I have lived at 1750 Pruit Drive for approximately 18 years. I have lived in Highland Township most all of my life. I am currently the President of my Subdivision Association and feel that I need to clearly voice my opposition of this proposed gas station. Myself and many of my current neighbors that live off of Wardlow in Harvey Lake Estates, are in opposition of the proposed building of a gas station at the NE corner of Milford Road and E. Wardlow Roads in Highland Township. This property is within miles of our subdivision and beach and is directly across from one of our Huron Valley school buildings.

There are negative effects that will impact the environment, ground water, air quality, and noise pollution for the surrounding homes and the school. This will impact the neighborhood character and quality of life for the surrounding residents now and for years to come!

The significant changes that will affect our community negatively are as follows:

**Harmful Effects on Human Health**

Studies have shown that gas stations within a residential area have been linked to childhood leukemia, anemia, cancer, various infections, and low birth weight.

**Impact to the present wildlife**

Harvey Lake and other small local nearby lakes are located within a handful of miles of the proposed property of the gas station. These bodies of water are the home to several forms of wildlife, cranes, tortoises, ducks, and beavers. Not to mention all of the swimmers that are trying to enjoy the nearby lakes, safely!

**Safety of the surrounding residents and children.**

There are quite a few families who either walk or bike to work or to school within this area which causes concern for increased traffic. With this increase comes a potential increase in car and pedestrian accidents. One other area of concern is the large trucks delivering gasoline. These large trucks along with other deliveries to this gas station /store will have limited place to enter and park due to the lot size.

**Property Value Reduced**

Our community will lose its sense of serenity that it already provides to its residents, and the gas station will impact the sale of homes thus reducing the property values to residents already established in the community.

**Light and Noise pollution**

There are at least 3 other gas stations serving the area and located less than 5 miles away from the property in question. Not to mention these gas stations are known for having TV commercials played at the pumps, and at night have very bright lights within the parking lot, which will affect homeowners within 50 yards.

These are some of the many negative effects that will impact our community and we are hopeful that we can make a difference in voting down a gas station at the NE corner of Milford Road and E. Wardlow Rd in Highland Township.

Regards,

**Nicole King - Harvey Lake Estates Subdivision Assoc. President**

248-935-0553

[nkkimcd18820@gmail.com](mailto:nkkimcd18820@gmail.com)

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April 2, 2024

My name is Nancy Grapp residing in Harvey Lake Estates. I am writing this letter to deny the proposal of a gas station so close to our neighborhood for obvious reasons. Apollo preschool is 500 ft. away, this is less than 1000 ft EPA recommends and with that being said why is this still being considered? Air pollution will increase with benzene chemical not to mention our wells + lakes being affected. What about the gas tanks? Can you guarantee they will be stationary the whole time a train goes by. I foresee many hardships ahead with this + I only hope you all can also.

Nancy Grapp  
1678 NOTTINGHAM DR  
HIGHLAND 48356  
248-568-1699

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**Letter**

2 messages

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**Janeene Rutkowski** <my3sonsjer@gmail.com>  
To: Donna Hubbard <oldmotherhubbard85@gmail.com>

Tue, Apr 2 at 1:55 PM

April 2, 2024

Dear Highland Township Planning Commission,

We urge you to oppose the construction of the gas station/convenience store on the NE corner of Milford Rd and E. Wardlow. This is across the street from Apollo and we are concerned about the safety of hundreds of children. This is not a good location for a gas station. This will be a hazard because of gas tanks that are close to railroad tracks and the gas odors will be offensive.

Sincerely,  
Janeene & Ed Rutkowski  
248-887-4680  
[my3sonsjer@gmail.com](mailto:my3sonsjer@gmail.com)

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**Janeene Rutkowski** <my3sonsjer@gmail.com>  
To: Donna Hubbard <oldmotherhubbard85@gmail.com>

Tue, Apr 2 at 2:03 PM

[Quoted text hidden]

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APR 02 2024

1 of 5

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**Harvey Lake Estates Subdivision Association**

P.O. Box 375, Highland, MI 48357-0375

We, the undersigned members of Harvey Lake Estates Subdivision Association are opposed to the proposed development of a gas station/convenience store at the NE corner of Milford Road and E. Wardlow Rd.

Name	Address	Date
Mark E. Hubbard	1536 Fruit Dr. Highland 48356	3/29/24
Lonna Hubbard	1556 Fruit Dr., Highland 48356	3/29/24
Justin Sweeney	1650 Nottingham Highland MI 48356	3/29/24
Patricia Sweeney	1573 Fruit Drive Highland, MI 48356	3/29/24
Luanne Robak	1573 Fruit Dr Highland, MI 48356	3/29/24
Don Cooper	1561 Fruit Dr Highland MI 48356	3/29/24
Linda Cooper	156 Fruit Dr Highland MI 48356	3/29/24
Matthew Fournier	1619 Fruit Dr. Highland, MI. 48356	3/29/24
Sammy Fournier	1619 Fruit Dr. Highland, MI 48356	3/29/24
Christina Bugliano	1768 Fruit Dr. Highland, MI 48356	3/29/24
John Bugliano	1768 Fruit Dr Highland, MI 48356	3/29/24
Lorraine Bugliano	1768 Fruit Dr Highland, MI 48356	3/29/24
Ronald A. Noyes	614 E Wardlow Highland MI 48356	3/29/24
Michelle MacNeil	636 E Wardlow Highland MI 48356	3/29/24
Dan McLean	636 E Wardlow Highland MI 48356	3-29-24
Michelle Brandon	1736 Fruit Dr. Highland MI 48356	3/29/24
Jeremy Brandon	1736 Fruit Dr. Highland, MI 48356	3/29/24
Kelly Phillips	1709 Fruit Dr. Highland, MI 48356	3/29/24
Tatyak Phillips	1709 Fruit Dr. Highland, MI 48356	3/29/24
Susan E. Myslowic	1653 Fruit Dr. Highland, MI 48356	3/29/24
Richard J. Myslowic	1653 Fruit Dr. Highland MI 48356	3/29/24
Judith Gabel	1666 Fruit Dr. Highland, Michigan	
Ronald Gabel	1666 Fruit Dr. Highland MI	
James A. Shipley	1572 Fruit Dr Highland MI 48356	
Judy R. Shipley	1572 Fruit Dr. Highland, MI 48356	

## Harvey Lake Estates Subdivision Association

P.O. Box 375, Highland, MI 48357-0375

We, the undersigned members of Harvey Lake Estates Subdivision Association are opposed to the proposed development of a gas station/convenience store at the NE corner of Milford Road and E. Wardlow Rd.

Name	Address	Date
Carla Keros	1685 Nottingham	March 29, 2024
Scott Jacobs	1685 Nottingham	March 29, 2024
Nicholas Gapp	455 King	March 29, 2024
Nancy Gapp	1678 Nottingham	March 29, 2024
Douglas Gapp	1678 Nottingham	March 29, 2024
Vivian Klann	1702 Nottingham Dr	MAR. 29. 2024
John Klann	1702 Nottingham Dr	3-29-24
Randy Lefland	1702 Nottingham Dr	MAR. 29. 2024
Brian Michelin	1728 Nottingham Dr	3-30-2024
Diana Grace	1728 Nottingham Dr	3-30-2024
Steve Chadderton	1754 Nottingham Dr	3/30/2024
Brian Chadderton	1754 Nottingham Dr	3/30/2024
<del>John</del>	1728 Nottingham Dr	3/30/24
Emily Michelin	1728 Nottingham	3/30/24
Sara Gale	1709 Nottingham	3/30/24
<del>John</del>	1709 Nottingham	3/30/24
Romy David	1731 Nottingham	3/30/24
Jennifer Snow	1731 Nottingham	3/30/24
Amanda Weip	3775 Loch Dr	3/31/24
Jacob Weip	3775 Loch Dr	3/31/24
Lindsay Weston	1942 Percy	3/31/24
Steven Carson	5340 N. Milford Rd	3/31/24
Darlene Carson	5340 N. Milford Rd	3/31/24
Ashley Gapp	1678 Nottingham	4-2-24

# Harvey Lake Estates Subdivision Association

P.O. Box 375, Highland, MI 48357-0375

We, the undersigned members of Harvey Lake Estates Subdivision Association are opposed to the proposed development of a gas station/convenience store at the NE corner of Milford Road and E. Wardlow Rd.

Name	Address	Date
Mackenzie Pettinaro	351 Taras dr 48356	03/29/24
Jonas Ditz	351 Taras Dr 48356	03/29/24
Kim Phillips	311 Taras Dr 48356	3/30/24
DAVID PHILLIPS	311 TARAS DR 48356	3/30/24
David J. Appelt	303 Taras dr 48356	3/30/24
Poyd Creech	283 Taras dr	3/30/24
Danna Creech	283 Taras dr	3/30/24
Robertta Lucas	282 Taras Dr	3/30/24
Hollie Iderron	302 Taras Dr	3/30/24
Chris Iderron	302 Taras Dr.	3/30/24
Jeff Jopeff	312 TARAS DR	3/30/24
Marianne Appelt	303 Taras Dr.	3/30/24
Nicole King	1750 Pruit Drive	4/2/24
DAVID DAPORICH	540 E. WARDLOW	4/2/24

# Harvey Lake Estates Subdivision Association

P.O. Box 375, Highland, MI 48357-0375

4 of 5

We, the undersigned members of Harvey Lake Estates Subdivision Association are opposed to the proposed development of a gas station/convenience store at the NE corner of Milford Road and E. Wardlow Rd.

Name	Address	Date
Janet Wilson	1520 Fruit Dr. Highland, MI 48356	3-29-24
Caryl Madew	1532 Fruit, Highland 48356	3/29/24
Ann Wilson	1532 Fruit Highland 48356	3/29/24
James C. Boase	1725 Fruit Dr. Highland, MI	4/1/24
Karen Boase	1725 Fruit Dr Highland, MI	4/1/24
Shelby Sweeney	1650 Nottingham Highland, MI	4/1/24

# Harvey Lake Estates Subdivision Association

P.O. Box 375, Highland, MI 48357-0375

We, the undersigned members of Harvey Lake Estates Subdivision Association are opposed to the proposed development of a gas station/convenience store at the NE corner of Milford Road and E. Wardlow Rd.

Name	Address	Date
Pam Best	321 Maple Grove Highland MI	3/30/24
Ken Best	321 MAPLE GROVE HIGHLAND MI	3/30/24
SHIRLEY PATCH	281 MAPLE GROVE HIGHLAND MI	3/30/24
ANTHONY PATCH	281 MAPLE GROVE HIGHLAND MI	3/30/24
Marilyn Miller	380 Madrasan Highland MI	3/30/24
Marilyn Miller	380 MAPLE GROVE HIGHLAND MI	3/30/24
Kelly Hill	342 TARAS DR Highland, MI	3/30/24

# Proposed gas station corner of Milford and Wardlow roads.

DON COOPER <doraco@comcast.net>

3:10 PM 

To (planning@highlandtownship.org)

Forward Delete Edit 

To Whom it may concern,

I'm wrting to voice our opposition to the proposed construction of a fuel/service plaza at the intersection of Milford and Wardlow roads for a variety of reasons to be discussed before the planning commitee. Increases in noise, pollution, traffic around school property and a general decline in residential properties just to name a few of the objections all need to be carefully considered in rejection of this ill conceived initiative.

Sincerely,  
Don and Linda Cooper

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