



CITY OF BATTLE CREEK
COMMUNITY SERVICES – PLANNING AND ZONING
10 N. DIVISION STREET, ROOM 117 • BATTLE CREEK MI 49014
PHONE (269) 966-3318 • FAX (269) 966-3555

APPLICANT

NAME: _____ Walters Dimmick Petroleum – Urbandale Johnny's _____

ADDRESS: _____ 1439 W Michigan Ave. Battle Creek, MI 49037 _____

PHONE: _____ 269-358-8041 _____ EMAIL: _____ nzuehlke@waltersdimmick.com _____

OWNER (if different from applicant)

NAME: _____ Walters Dimmick Petroleum _____

ADDRESS: _____ 1620 S Kalamazoo Ave. Marshall, MI 49068 _____

PHONE: _____ 269-358-8041 _____ EMAIL: _____ nzuehlke@waltersdimmick.com _____

**** If the applicant is not the property owner, a letter signed by the owner agreeing to the Special Use Permit must be included with the application.**

EXISTING CONDITIONS

Address of property for which the request is being sought: _____ 1439 W Michigan Ave. Battle Creek, MI 49037 _____

Current use of the property: _____ Gas Station/C-Store _____

List existing structure of the property and the approximate age of each:

_____ Urbandale Shell – Approximately 50 years old

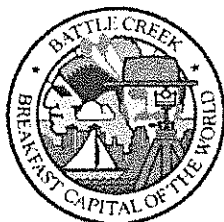
Speeds Restaurant – Age Unknown

Has the property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission:

_____ No _____

PROJECT DESCRIPTION

What is the proposed use of the property that warrants the special use permit: _____ Automobile Service Stations _____



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Please list all activities that will take place on the property if the special use permit were approved?

____ Retail Shopping, Vehicle gasoline fueling, Purchase of prepared and package food and beverages. ____

How many employees currently work on the property? ____ 10-15 ____ How many will be added if the special use permit is approved, and what days/times will they be onsite: ____ Approximately 6 new positions. Hours will continue to be 24 hours a day, 365 days a year.

Will the approval of the special land use necessitate changes to the property, i.e. building construction, additional parking, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the special use permit: _____

____ Yes, We will be removing old underground storage tanks from the ground for fuel and replacing them with new double wall fiberglass tanks. We will also be adding additional fueling positions to better serve our community. _____

What are the proposed hours of operation for the special use? ____ 24/7 _____

Please indicate if the special land use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: _____ Permanent _____

STANDARDS FOR APPROVAL

Section 1281.(c) Special Uses and Land Development lists standards that will be reviewed by the Planning Commission and City Commission and the request for a special use permit will only be approved if these standards are met. Provide factual and supportive evidence that your application meets each of these standards. Additional sheets may be attached if necessary.

Will the special land use be designed, constructed, maintained, and/or operated in a manner harmonious with the character of adjacent properties and the surrounding area? X Yes No



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_____ To the best of our knowledge we have followed the City's Master Plan and guidelines to follow all requirements. Yes

Will the special land use change the character of adjacent properties and the surrounding area?

 Yes No No it will not. _____

Will the special land use be hazardous to adjacent properties or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or properties:

 X Yes No Our use does not change at all from its current state. It does however bring the materials and standards up to current codes and increase the safety of the entire system. _____

Will the special land use be a substantial improvement to property in the immediate vicinity and to the community as a whole? X Yes No They new facility will have increased safety measures compliant with current codes and requirements as well as an increase in fueling positions which will make it much easier and subsequently safer for traffic flow. _____

Will the special land use place demands on public facilities or services in excess of current capacity?

 Yes X No _____

Will the special land use produce excessive traffic, noise, smoke, fumes, or glare? Yes X No



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SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

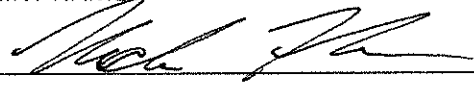
1. A non-refundable filing fee, made payable to the City of Battle Creek must be paid. Contact the Zoning office for fee information.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restriction.
4. Property Site Plan as outlined in "Special Use Permit, Information and Procedures".

APPLICANT SIGNATURE

By signing this application. The applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a special use permit have been submitted. Furthermore, the applicant confirms that they have thoroughly read "Special Use Permit, Information and Procedures" and agrees to comply with all requirements and procedures for special use permit.

____ Nick Zuehlke – Facilities Manager – Walters Dimmick Petroleum _____

PRINT NAME

 _____ 7/10/24 _____

SIGNATURE

DATE