

Charter Township of Union



**Planning Commission
Regular Meeting
November 17, 2015
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF OCTOBER 20, 2015 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
 - ZBA Summary Reports
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. **New Business**
 - A. REZ 2015-06: Rezoning from R2B to B4. Location: 2255 S. Isabella Rd.
 - B. REZ 2015-07: Rezoning from R2B to B4. Location: 2309 S. Isabella Rd.
 - C. REZ 2015-08 : Rezoning from R2B to B4. Location: S. Isabella Rd. (Northeast corner of Isabella Rd. & Bertshire Dr.)
 - D. Outdoor and Open Burn Ordinance Introduction
 - E. SPR 2015-19: Site Plan Review: Holiday Inn
Location: 5280 E. Pickard
9. Old Business
 - A. Master Plan
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on October 20, 2015 at the Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Present: Squatrito, Fuller, McGuirk, Woerle, Mielke, Robinette, Strachan, Zerbe

Excused: LaBelle

Others Present

Peter Gallinat, Township Planner; Margie Henry, Jennifer Loveberry

Approval of Minutes

Mielke moved **McGuirk** supported the approval of the September 15, 2015 meeting minutes with corrections. **Vote: Ayes: All. Motion carried.**

Approval of Agenda

Woerle moved **Robinette** supported approval of the agenda. **Vote: Ayes: All. Motion carried.**

Public Comment –

Open 7:06 p.m. - none

New Business –

A. HOP 2015-03 Home Occupation Permit

Location: 3295 Isabella

Kelly Gadbury presented plans to open a hair salon in her home at 3295 Isabella.

Chairman Squatrito opened the floor for public hearing at 7:13 p.m. – None

McGuirk motioned **Woerle** supported to approve HOP 2015-03. **Vote: Ayes: All. Motion carried.**

B. REZ 2015-06: Rezoning: Re-zone from R2B to B4

C. REZ 2015-07: Rezoning: Re-zone from R2B to B4

D. REZ 2015-08: Rezoning: Re-zone from R2B to B4 Conditional Rezoning

Tim Beebe, CMS & D presented; based on public comments, staff and Planning Commission comments, the applicants propose to self-restrict access to and from parcel 14-013-10-025-06 so that it shall not take direct access to Bertshire. Access would only be allowed to be taken either internally across parcel 14-013-10-024-00 or directly to Isabella Rd. This self-restriction would be made part of the rezoning of the parcel and would run with the parcel's Title as long as the parcel remained zoned as B4.

Chairman Squatrito opened the floor for public hearing at 7:26 p.m.

Mary Freytag, 2460 Francis –shared her concerns with rezoning

Ryan Laus, 5102 Bertshire – shared that B4 sounded better than B5

Lois Taracks, 5125 Bertshire – shared that B4 was a better fit; however, supports zoning as OS

Linda Morell, 2402 Jareth Ln. – supports OS zoning, concerns with traffic

Discussion was held by the Planning Commission.

Robinette motioned **McGuirk** supported to postpone action on REZ 2015-06: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: 2255 S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

Robinette motioned **McGuirk** supported to postpone action on REZ 2015-07: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: 2309 S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

Robinette motioned **Mielke** supported to postpone action on REZ 2015-08: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

E. TXT 2015-01: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H

Due to conflicting interest by the applicant requesting the change of the Zoning Ordinance, Alex Fuller and McGuirk have abstained themselves from the discussion and vote.

Tim Beebe, CMS & D presented, TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H proposing the change of text.

Public Hearing Open – 8:41 p.m.

Marty Figg, 810 Ashland – 100' setback should stay in ordinance

Terri Sommerville, 3678 St. Andrews Dr. – concerned with rewriting ordinance, should keep 100' setback

Discussion was held by the Planning Commission.

Zerbe motioned **Robinette** supported to adopt TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H **Vote: Ayes: 2. Nays: 4. Motion failed.**

Woerle motioned **Mielke** supported not to recommend approving, TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H, to the Board of Trustees. **Vote: Ayes: 4. Nays: 2. Motion carried.**

F. **Mielke** motioned **Zerbe** supported to appoint Norm Woerle as Planning Commission Representative to the Zoning Board of Appeals. **Vote: Ayes: All. Motion carried.**

Old Business

A. Master Plan- Would like to have 2009 survey questions emailed to planning commissioners so they can look over and bring any new questions back to the November meeting.

B. SPR 2015-16: Site Plan Review: University Motor Mall

Robinette motioned **Mielke** supported to postpone until the applicant comes back to request the site plan review as long as they are within the townships time limitations. **Vote: Ayes: All. Motion carried.**

Public Comment - None

Other Business – None

Extended Public Comment – Open at 9:34 p.m.

Margie Henry, 3155 S. Meridian Rd. – Thanked everyone on the Planning Commission and Norm Woerle being appointed to ZBA Board as Planning Commission Representative.

Adjournment – Chairman Squattrito adjourned the meeting at 9:39 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

November 10, 2015

Charter Township of Union
Peter Gallinat, Township Planner
2010 S. Lincoln
Mt. Pleasant, MI 48858

Dear Peter and Commissioners,

We came before the Planning Commission on July 21, 2015 requesting a zoning change to three parcels on Isabella Road (parcels 2255 #14-013-10-036-01, 2309 #14-013-10-024-00 and #14-013-10-025-06). At the first meeting we had requested R2 to B5 to remain consistent with the surrounding neighborhood and avoid a "spot zone" in this area. After hearing the concerns of both the residents in Country Squire Estates and the Planning Commission, we were asked to consider reducing our zoning request.

We did take the advice of both parties. At the second meeting we changed our request from B5 to B4 with restricted access along the South side of the property that abuts to Bertshire, which would prevent traffic from going in and out onto Bertshire. At the third meeting, once again, we were asked to make further concessions from B4 to OS.

Given the fact that all of the properties on both sides of Isabella Road from Pickard to Broadway, with the exception of our three parcels and a fourth to the south of us, are already zoned as Business Districts B4, B5 and B6, we are not asking for anything out of the ordinary by seeking a B4 zoning, we are trying to align up with the adjacent parcels.

Isabella Road is a four lane, Ring Road, it was built with the intent of handling business growth. Business District properties are required to meet setbacks and barriers which act as a buffer for residential properties. The B4 zoning is proven to be a good neighbor. Pickard, Isabella, and Mission are perfect examples of businesses that successfully coexist next to residential zoning:

***Pickard Road** - Graff Chevrolet, Doozies Ice Cream Place, O'Reilly Auto Parts, Belle Tire, just to mention a few, all back up to large, desirable, and well maintained residential neighborhoods. Yet the property values have not seen a decline.

***Isabella Road** - the vacant property across the road and the Credit Union, already zoned B4, back up to Rosewood Condominiums a very desirable neighborhood.

***Mission Street** - Taco Bell, The Embers Building, Goodwill Strip Mall, and many more, again, all back up to very large, desirable, and well maintained neighborhoods of which, the property values have not declined.

We have spoken to realtors regarding commercial districts and they share the same consensus:

1. Our properties are not marketable as R2 given the location. For approximately 2 years 2309 S. Isabella was listed for sale, showing no attraction as a residential property. Prospective buyers looking for Business District properties are not interested in submitting a request for rezoning once purchased.
2. Office Space Zoning in this area will not only create spot zoning, but will also limit potential buyers and potential uses of the land, therefore reducing the value of our properties.
3. The size of the parcels, setbacks, screening requirements, proximity to a school and residential neighborhood would not allow several businesses in a B4 zoning. A good site plan review will protect the neighborhood of any potential projects. However, the B4 would provide a larger range of opportunities for small businesses and would still include office space.

Finally, let the market help dictate the future of these properties. The B4 restrictions for what we feel are "undesirable" uses will not be allowable. There is protection built into the B4 ordinance that will also ensure reasonable considerations are met and will be compatible within the surrounding area.

We have given a great deal of consideration to our zoning request. When we brought this action to the Planning Commission, for approval, we were aware of being in compliance with the Master Plan and we feel our rights to develop our properties are being compromised based on the input of only a few people. Our rezoning to B4 with restricted access along the South side of the property that abuts to Bertshire is not unreasonable or unique.

Please distribute copies to members of the Planning Commission before the November 17th meeting and we would also like this read at the meeting so it appears in the minutes. Thank you.

Respectfully,

Jo Ann Bingham
513 W. Grand Avenue, Mt. Pleasant, MI 48858

John Swetz
2309 S. Isabella Road, Mt. Pleasant MI 48858

Kathy Holthof
3113 Shreeve, Midland, MI 48640

Outdoor and Open Burning Ordinance for the Charter Township of Union

Ordinance Number 2015-07

Section 1. Purpose

1.1. This Ordinance is intended to promote the public health, safety and welfare and to safeguard the health, comfort, living conditions, safety and welfare of the citizens of the Charter Township of Union ("Township") by regulating the air pollution and fire hazards of open burning and outdoor burning.

Section 2. Applicability

2.1. This Ordinance applies to all outdoor burning and open burning within R-3A Multiple Family Residential Districts.

2.2. This Ordinance does not apply to grilling or cooking food using charcoal, wood chips, propane or natural gas in cooking or grilling appliances designated for cooking.

2.3. This Ordinance does not apply to burning for the purpose of generating heat in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation.

2.4. This Ordinance does not apply to the use of propane, acetylene, natural gas, gasoline or kerosene in a device intended for construction or maintenance activities.

Section 3. Definitions

3.1. "Construction and demolition waste" means building waste materials, including but not limited to waste shingles, insulation, lumber, treated wood, painted wood, wiring, plastics, packaging, and rubble that results from construction, remodeling, repair, and demolition operations on a house, commercial or industrial building, or other structure.

3.2. "Fire Chief" means the Chief of the Charter Township of Union Fire Department or other person designated by the Fire Chief.

3.3. "Outdoor burning" means open burning or burning in an outdoor wood-fired boiler or patio wood-burning unit.

3.4. "Open burning" means the burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or use of portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues, or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

3.5. "Outdoor wood-fired boiler" means a wood-fired boiler, stove or furnace that is not located within a building intended for habitation by humans or domestic animals.

3.6. "Patio wood-burning unit" means a chimney, patio warmer, or other portable wood-burning device used for outdoor recreation and/or heating.

3.7. "Portable outdoor fireplace" means a portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. A

portable outdoor fireplace may be open in design, or may be equipped with a small hearth opening and a short chimney or chimney opening in the top.

3.8. "Recreational fire" means an outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbecue grill or barbecue pit and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

3.9. "Refuse" means any waste material except trees, logs, brush, stumps, leaves, grass clippings, and other vegetative matter.

Section 4. Prohibition on outdoor burning and open burning

4.1. Open burning, outdoor burning, recreational fires, and portable outdoor fireplaces are prohibited within R-3A multiple family residential districts.

4.2. The prohibition on open and outdoor burning includes, but is not limited to, the burning of the following materials.

- a. Construction and demolition waste.
- b. Hazardous substances including but not limited to batteries, household chemicals, pesticides, used oil, gasoline, paints, varnishes, and solvents.
- c. Furniture and appliances.
- d. Tires.
- e. Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, plastic films and plastic containers.
- f. Treated or painted wood including but not limited to plywood, composite wood products or other wood products that are painted, varnished or treated with preservatives.
- g. Refuse.
- h. Trees, logs, brush, stumps, leaves, grass clippings, and other vegetative matter.

Section 5. Liability

A person utilizing or maintaining an outdoor fire shall be responsible for all fire suppression costs and any other liability resulting from damage caused by the fire.

Section 6. Right of entry and inspection

The Fire Chief or any authorized officer, agent, employee or representative of the Township who presents credentials may inspect any property for the purpose of ascertaining compliance with the provisions of this Ordinance.

Section 7. Enforcement and penalties.

7.1. The Building Official of the Township or his or her authorized designees are authorized to enforce the provisions of this Ordinance, and may issue citations pursuant to the Municipal Ordinance Violation Bureau (Part 3 of the Charter Township of Union's Compilation of Ordinances) and/or MCLA 600.8701 et seq., or take such other legal action as is necessary to enforce the provisions of this Ordinance.

7.2. A violation of any section of this Ordinance shall be punishable as a municipal civil infraction with fines not to exceed \$500, plus the costs and expenses of prosecution and enforcement.

7.3. The Township shall additionally have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to enforce or compel compliance with this Ordinance.

7.4. Each day that a violation of this Ordinance continues to exist shall constitute a separate violation of this Ordinance.

Section 8. Conflict.

To the extent of a conflict between the provisions of this Ordinance and other ordinances of the Township, the provisions of this Ordinance shall prevail.

Section 9. Effective Date.

This Ordinance was approved and adopted by the Township Board at a regular meeting held on _____. This Ordinance or a summary of it together with a location in the Township where a true copy of the Ordinance can be inspected or obtained shall be published in the newspaper of record within 10 days of adoption. This Ordinance shall take effect 30 days after the date of publication of the notice of adoption.

YEAS:

NAYS:

ABSENT:

Ordinance Declared Adopted on _____.

CERTIFICATE OF ADOPTION AND PUBLICATION

I, _____, the duly elected Clerk of the Charter Township of Union, certify that the foregoing Ordinance is a true and correct copy of the Ordinance enacted by the Township Board of the Charter Township of Union on _____ and published in a newspaper, circulated in the Charter Township of Union on _____.

, Clerk

Charter Township of Union

Union Township Site Plan Review Application 2014 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name MOUNT PLEASANT HOTELS, LLC
- III. Applicant Address 1130 E. SQUARE LAKE ROAD, BLOOMFIELD HILLS, MI 48304
- IV. Applicant Phone 248.601.2500 Owner Phone 248.686.2284
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI) Other
- VI. Land Owner Name ASAD MALIK
- VII. Land Owner Address _____
- VIII. Project/Business Name _____
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	<input type="checkbox"/> Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.		MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	✓	Sgt Rick Beltnick (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	Denny Adams (989) 773 2913 Ext 106, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II	✓	
PERMIT INFORMATION - DEQ Check List	✓	
SITE PLAN REQUIREMENTS	<input type="checkbox"/> Off	Comments - (also indicate any features which will not be included in the development or are not applicable)

Union Township Site Plan Review Application 2014 Revision

Name and addresses of <u>Property Owner</u> Name and Address of <u>Applicant</u>	✓	Mt. Pleasant Hotels, LLC, dba "Amerilodge Group" (see above)
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	✓	Level (2-5) – Hotel R-1. Construct type – VA Level 1 – Restaurant and Lobby A-2 Construct Type III B Entire building will be sprinkled.

The <u>date</u> , <u>north arrow</u> and <u>scale</u> . The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	✓	
All lot and/or <u>property lines</u> are to be shown and dimensioned, including building <u>setback lines</u>	✓	
The location and dimensions of all existing and proposed: <u>fire hydrants</u> (within 400 feet of building) - - - - <u>drives</u> , - - - - - <u>sidewalks</u> , (required) - - - - - - <u>curb openings</u> , - - - - - - <u>acceleration/deceleration lanes</u> , - - - - - - <u>signs</u> , - - - - - - <u>exterior lighting</u> on buildings and parking lots, - - <u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - - <u>recreation areas</u> , - - - - - - <u>common use areas</u> , - - - - - - - areas to be conveyed for <u>public use and purpose</u> . -	✓	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	✓	Canopy Height = 11' – 5½"

Union Township Site Plan Review Application 2014 Revision

<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	<p>✓</p>	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department (773 5921)</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>	<p>✓</p>	
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	<p>✓</p>	
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	<p>✓</p>	
<p>The zoning of the subject property and the abutting properties.</p>	<p>✓</p>	
<p>The location, height and type of fences and walls.</p>	<p>✓</p>	
<p>The location and detailed description of landscaping.</p>	<p>✓</p>	
<p>For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.</p>	<p>✓</p>	<p>Topography shown on grading/stormwater management plan submitted to County Engineer</p>
<p>The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.</p>	<p>✓</p>	
<p>For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.</p>	<p>✓</p>	<p>Hotel with 130 guest rooms</p>

Union Township Site Plan Review Application 2014 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

Signature of Applicant

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE 11/17/15 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You
will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application 2014 Revision

Township use	Review Comments
File # <u>2015-</u>	<u>Reduction of 4 Parking</u>
Fee Paid initial <u>225</u>	<u>Spots From 2014 Plan and Small</u>
Receipt # <u>66680</u>	<u>Building INT Addition</u>
Date received <u>11-3-15</u>	
Date review completed by Zoning Administrator <u>11-5-15</u>	
Place on the <u>11-17-15</u> Planning Commission Agenda	
Planning Commission Decision _____	

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Mt Pleasant Hotels, LLC

Name of business owner(s): Asad Malik

Street and mailing address: 2369 Franklin Rd
Bloomfield Hills, mi 48302

Telephone: 248.601.2500

Fax: 248.651.0717

Email: touhik.bentahar@starbestconstruction.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:  10/28/15

Information compiled by: _____

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? **If yes**, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y N Will the hazardous substances or polluting materials be reused or recycle on-site?
3. Y N Will any hazardous substances or polluting materials be stored on-site? **If yes**, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y N Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
 - a. on-site holding tank
 - b. on-site system
The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

NA

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LIQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), Permit Section
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), Joint Permit Application
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES Storm Water Permits Program, or appropriate DEQ District Office
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Public Swimming Pool Program , or appropriate DEQ District Office
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, Threatened and Endangered Species Program , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

WASTEWATER MANAGEMENT			
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Appropriate DEQ District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section, or appropriate DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP or <u>Appropriate DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Web Site</u>)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>