

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Township Board of Trustees

Date: 10/7/2011

Re: October 12 meeting notes

These are two zoning items before you, a text amend for regulation of garage sales and a township initiated rezoning to correct spot zones and other problems as a part of the new master planning process.

Ord 2011-05 Garage Sales. We have had no regulation on garage sales to this point. Our suggested ordinance is compatible with the city and county regulations. The key points are not more than 3 per year and not more than 3 consecutive days, with an exception for long weekends at holidays. We had to re hold the hearing as there was a defect in the notice. There were no public objections at either planning commission meeting. Amendments to the text of the ordinance do not require sending a notice to persons who have held garage sales in the past.

Ord 2011-06 Rezoning of multiple properties. This was done at the recommendation of our planner for the Master Plan, Cindy Winland. She recommended that it was a good time to fix problem spots. There were two areas that were a mix of zoning, Broadway near the new Mid Michigan Community College, and Isabella road in the first bloc south of Pickard Rd. There was a large responce from Country Squire Estates, a subdivision abutting the recommended properties between Kay and Bertshire Dr. The commission has recommended that the three parcels be removed from the rezoning. While I still believe it is appropriate for those properties to be commercial as the best use, I suggest we wait until the property is actually being considered for a particular user. It is also in your prerogative to rezone the entire area as presented.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: September 21, 2011
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of August 17, 2011 regular meeting

Correspondence

Approval of Agenda

Public Comment: restricted to three (3) minutes regarding issues not on this agenda

NEW BUSINESS

- 1.) **TXT 1518 – Redo Public Hearing for proposed ordinance for Garage Sales. Notice posted for the August 17, 2011 meeting was the Notice of Adoption, not the Notice of Public Hearing.**
- 2.) **SPR 1535 – Site Plan Review for Aldi Food Market.**
- 3.) **HOM 1536 – Home Occupation Permit for a Machine Shop at 1141 E River Road**

Other Business

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on August 17, 2011.

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

Roll Call

Dinse, Henley, Primeau, Shingles, Squattrito and Wagner were present. Mielke and Jankens were excused. Fuller was absent

Others Present

Woody Woodruff

Approval of Minutes

July 20, 2011 – regular meeting minutes

Change under Roll Call Shingles absent to Shingles excused

Dinsey moved Primeau supported to approve the July 20, 2011 meeting minutes as amended.

Ayes: all. Motion carried.

Correspondence

No correspondence were offered

Approval of Agenda

Change order of agenda.

Henley moved Wagner supported to approve the amended agenda. **Ayes: all. Motion carried.**

Public Comment

No comments were offered

NEW BUSINESS

1.) REZ 1519 – Re-zoning of existing incompatible or spot zones

Woody Woodruff explained how the re-zoning from residential to commercial zoning on Isabella Road and Broadway Street would be compatible with the Master Plan.

Public Comment

Opened at 7:20

Discussion of the re-zoning on Isabella Road was presented by:

Mary Freytag of 2460 Francis Drive

Dorothy Kowallic of 5116 Birkshire Drive

Ryan Laus of 5102 Birkshire Drive

Karen Gillespie of 2245 S Isabella Drive

Doug Routheaux of 5744 E Broadway Street

Linda Morell of 2402 Jareth

Kathy Routheaux of 5744 E Broadway Street

**UNION TOWNSHIP PUBLIC HEARING NOTICE -
ZONING TEXT AMENDMENT
Yard Sales**

NOTICE is hereby given that a Public Hearing will be held on Wednesday, September 21, 2011, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following Zoning Ordinance text amendment:

A. Add 3.785 Yard Sale, also known as a garage sale, rummage sale, tag sale, attic sale, moving sale, or junk sale, is an informal, irregularly scheduled event for the sale of used goods by private individuals at their residence, and includes fund raising events by nonprofit groups when conducted in non commercial/industrial zoning districts.

B. Add 8.385 Yard Sales

Yard Sales shall be permitted provided the following conditions are met:

- A. Sales shall not operate more three consecutive days, unless a national holiday falls on a Monday in which case sales may take place for four (4) consecutive days including the holiday Monday.
- B. All material and displays shall not be set out prior to the sale or remain after the evening of the last day of the sale.
- C. Sales shall not occur more than 3 times per calendar year.
- D. Sales are conducted entirely on the owner's property. Multiple-family sales are permitted if they are held on the property of one of the participants.
- E. No goods purchased for resale may be offered for sale.
- F. Signs in accordance with Section 11.
- G. No portion of the sale shall be located in the Road Right of Way or conducted in such a manner as to impede the flow of traffic and or access to other property in the vicinity
- H. A permit shall be obtained from the township prior to or during the course of the sale. The permit fee shall be established by the Board of Trustees in the Schedule of Fees.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please contact the zoning administrator to make arrangements for accessibility and impairment concerns. Phone (989) 772 4600 extension 241.

William Woodruff,
Zoning Administrator

Squatrito recommended re-zoning north of Kay Street to B5 and leaving the three blocks south of Kay Street to residential. **Dinsey** moved **Henley** supported to recommend approval. **Ayes: all. Motion carried.**

Discussion on the re-zoning on Broadway Street was presented by:
Randy Owen of 5776 E Broadway
Kathy Routheaux of 5744 E Broadway

Dinsey moved **Shingles** supported to recommend approval of the re-zoning of property from residential to commercial B4 on Broadway Street. **Ayes: all. Motion carried**

2.) TXT 1518 – Public Hearing on the Garage Sale Ordinance, Review City and County Regulations

Public Comment

Doug Routheaux of 5744 Broadway Street

Primeau moved **Henley** supported to recommend approval of the Garage Sale Ordinance license with no fee. **Ayes: all. Motion carried.**

OTHER BUSINESS

- 1.) **Electronic signs** will be discussed at the September 20, 2011 meeting

Extended Public Comment

- Mary Freytag of 2460 Francis Drive addressed the committee

Adjournment

The Chair adjourned the meeting at 8:43 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)

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William Woodruff,
Zoning Administrator

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review **Final Site Plan Review**
- II. Applicant Name ALDI, INC
- III. Applicant Address 2625 N. STOCKBRIDGE ROAD WEBBERVILLE, MI 48892
- IV. Applicant is (circle) Contractor Architect/Engineer **Developer** Land Owner(skip 5& 6)
Other
- V. Land Owner Name MENARD, INC
- VI. Land Owner Address 5101 MENARD DRIVE EAU CLAIRE, WI 54703
- VII. Project/Business Name ALDI FOOD MARKET
- VIII. 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 example, under sidewalks write "none" in the comment area if you are not installing any sidewalks). For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	√ Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer <i>OK</i>	<input checked="" type="checkbox"/>	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.
		<i>UNDER REVIEW</i>
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.	<input checked="" type="checkbox"/> <i>OK</i>	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.
		<i>UNDER REVIEW</i>
Mt. Pleasant Fire Dept. <i>OK</i>	<input checked="" type="checkbox"/>	Lt. Steve Martin (989) 773 0808, (2) copies
		<i>UNDER REVIEW</i>
Isabella Co Transportation Commission (ICTC) <i>OK</i>	<input checked="" type="checkbox"/>	Denny Adams (989) 773 2913 Ext 106, (2) copies
SITE PLAN REQUIREMENTS	√ Off	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of <u>Property Owner</u> Name and Address of <u>Applicant</u>	<input checked="" type="checkbox"/>	<i>COVER SHEET OK</i>
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.	<input checked="" type="checkbox"/>	<i>ALL PLAN SHEETS OK</i>
All lot and/or <u>property lines</u> are to be shown and dimensioned, including building <u>setback lines</u>	<input checked="" type="checkbox"/>	<i>SHEET SPI OK</i>
The location and dimensions of all existing and proposed: <u>drives</u> , - - - - - <u>sidewalks</u> , - - - - - <u>curb openings</u> , - - - - - <u>acceleration/deceleration lanes</u> , - - - - -	<input checked="" type="checkbox"/>	<i>SHEET SPI OK</i>

<p>signs, - - - - - exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - - - - - recreation areas, - - - - - common use areas, - - - - - areas to be conveyed for public use and purpose. -</p>	✓	<p>SHEET SPI By Permit</p>
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>	✓	<p>SHEET A-201 OK</p>
<p>Source of utilities. Public water and sewer approval by Union Township Utility Committee prior to application.</p> <p style="text-align: center;">OK</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) UNDER REVIEW</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>SHEETS SPI & A505 OK</p>
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	✓	<p>SHEET SPI OK</p>
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	✓	<p>COVER SHEET OK</p>
<p>The zoning of the subject property and the abutting properties.</p>	✓	<p>COVER SHEET OK</p>
<p>The location, height and type of fences and walls.</p>	✓	<p>SHEET SPI & ARCHITECTURAL OK</p>
<p>The location and detailed description of landscaping.</p>	✓	<p>SHEET LA1 OK</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>SHEET GR1 OK</p>
<p>The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.</p>	✓	<p>SHEET EX1 OK</p>
<p>For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.</p>		<p>N/A OK</p>

COMMENTS

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.

David M. Kennedy ADDI 8/14/2011
RE Director Date

Timothy G. ... Corp. Counsel 8/15/11
Signature of Owner (if other than applicant) Date

PLEASE PLACE OUR REVIEW ON THE SEPT. 21, 2011 (INSERT DATE) PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

Township use _____	Comments _____
File # _____	<i>approve as submitted</i>
Fee Paid initial _____	<i>Signs by seperate Perm.t.</i>
Receipt # _____	_____
Date received <i>8/17/11</i>	_____
Date review completed by Zoning Administrator _____	
Place on the <i>9/21</i> Planning Commission Agenda	
Planning Commission Decision _____	



City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



TO: Woody Woodruff
FROM: Lt. Richard A. Beltinck
DATE: September 14th, 2011
SUBJECT: Site Plan Review # SPR - ALDI Food Market
(Section 26, Union Township)

In review of the above-mentioned Site Plan Review, I have the following requirements.

- 1.) All Fire Department connections on sprinkled buildings shall be located visibly on the street front of the building, the fire department connection shall be located within 150 feet of a fire hydrant and within 50 feet of a minimum 24 foot paved driveway or street, in accordance with Chapter 9, Section 912.2.1 of the 2003 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.

This list shall not be considered all-inclusive, as other requirements may be necessary if changes are made or more information becomes available.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

Sam **B**er **E**ngineering

Bruce Rohrer P.E.
6465 S. Leaton
Shepherd, Michigan 48883
(989) 330-2150

August 24, 2011

William Woodruff
Union Twp Zoning Administrator
2010 S Lincoln Rd.
Mt Pleasant Mi 48858

Re: ALDI Food Market

Dear Mr. Woodruff:

I have reviewed the Storm Water Management Plan prepared by Desine Inc. for the captioned project located on the Menard's outlot (parcel no. 14-026-40-001-12) in part of section 26, Union Township at the southeast corner of Bluegrass Road and Encore Boulevard. The existing storm water detention for the mall was designed to accept and detain the storm water runoff from the entire Menard's site including the outlot. Therefore the proposed project is consistent with the Union Township Storm Water ordinance.

If you have any questions or need any further information, please feel to contact me.

Sincerely,



Bruce E Rohrer, P.E.
Consulting Engineer
for Isabella County Drain Commission

BER/cs

Cc: Isabella County Drain Commission
Christopher A Gzenkowicz, P.E./Desine Inc

**BOARD OF COUNTY ROAD COMMISSIONERS
ISABELLA COUNTY
2261 E. REMUS ROAD
MT. PLEASANT, MI 48858**

OFFICE PHONE: 989-773-7131

FAX: 989-772-2371

September 12, 2011

Desine, Inc.
2183 Pless Drive
Brighton, MI 48114-9463
Attn: Christopher A. Grzenkowicz, PE

RE: ALDI Food Mart, Section 26, Union Township, Isabella County

Dear Mr. Grzenkowicz:

Please find enclosed approved site plan for the proposed ALDI Food Mart. Since the proposed drive is to be off of the existing service road and no other work to be done in the road right of way. No permit will be required.

If you have any further questions please feel free to contact me at the road commission office.

Sincerely,



Patrick J. Gaffney, PE
Engineer Superintendent

Enclosure:

Cc: File

Woody Woodruff, Union Township

MEMO

DATE: August 10, 2011

TO: Woody Woodruff
Union Township Zoning Administrator

FROM: Dennis M. Adams
ICTC Director of Marketing and Public Relations

RE: ALDI Food Market Site Plans

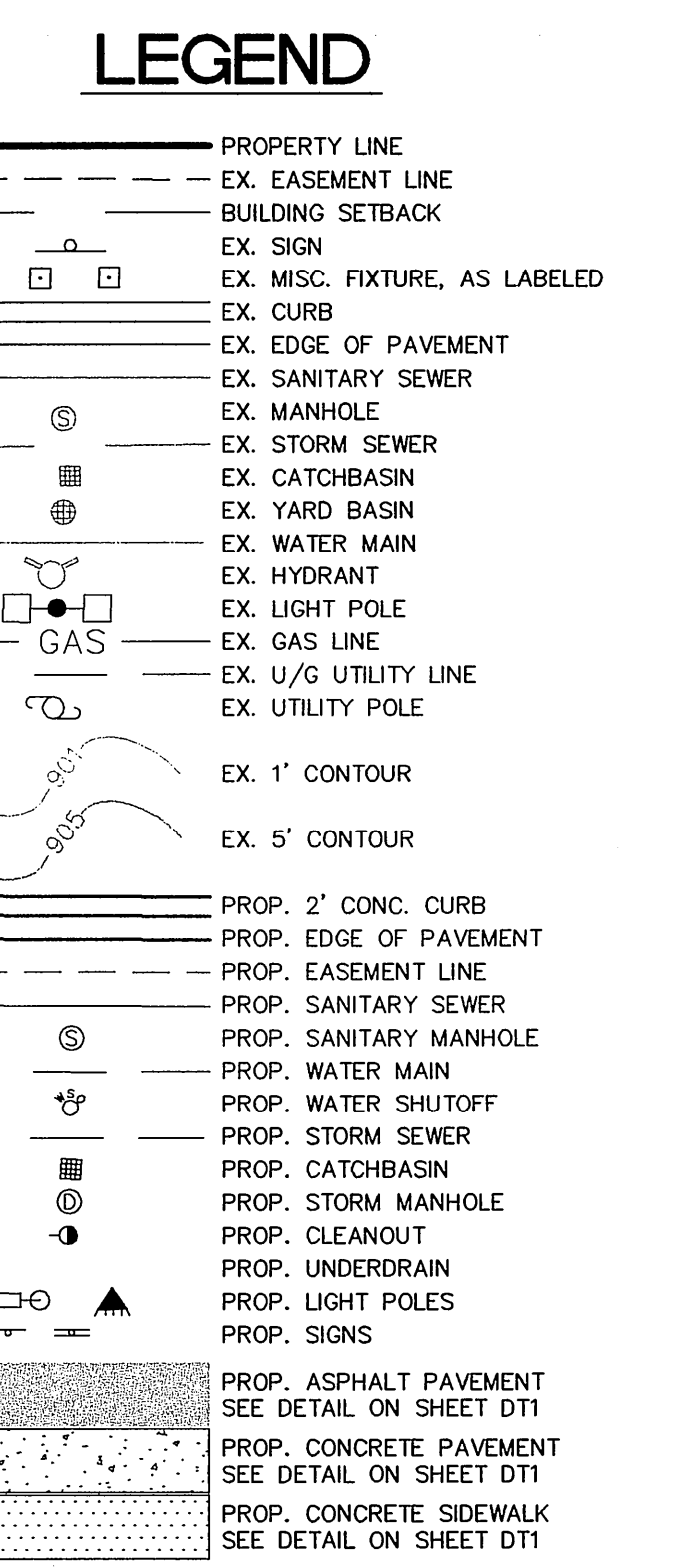
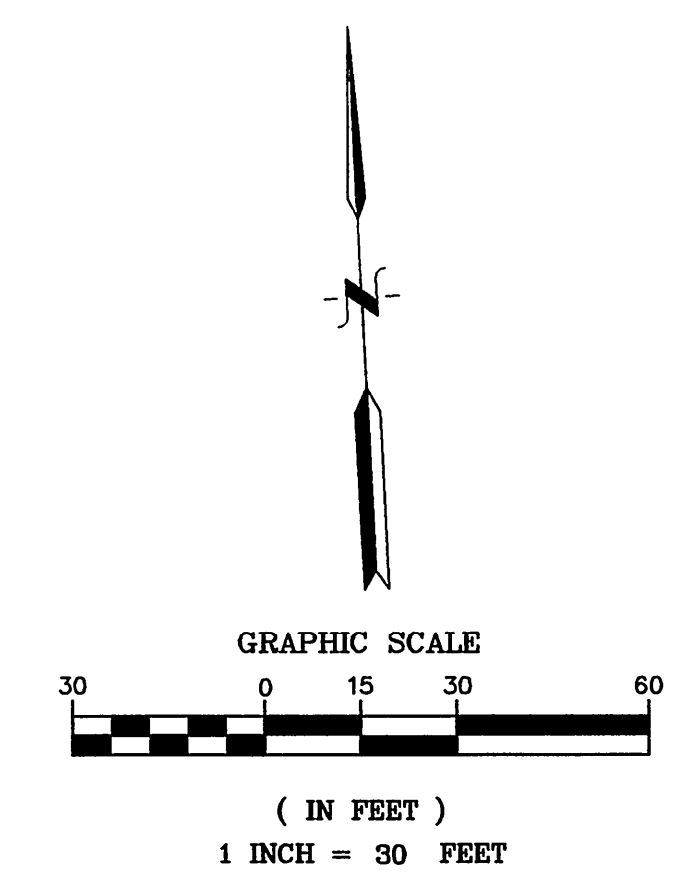
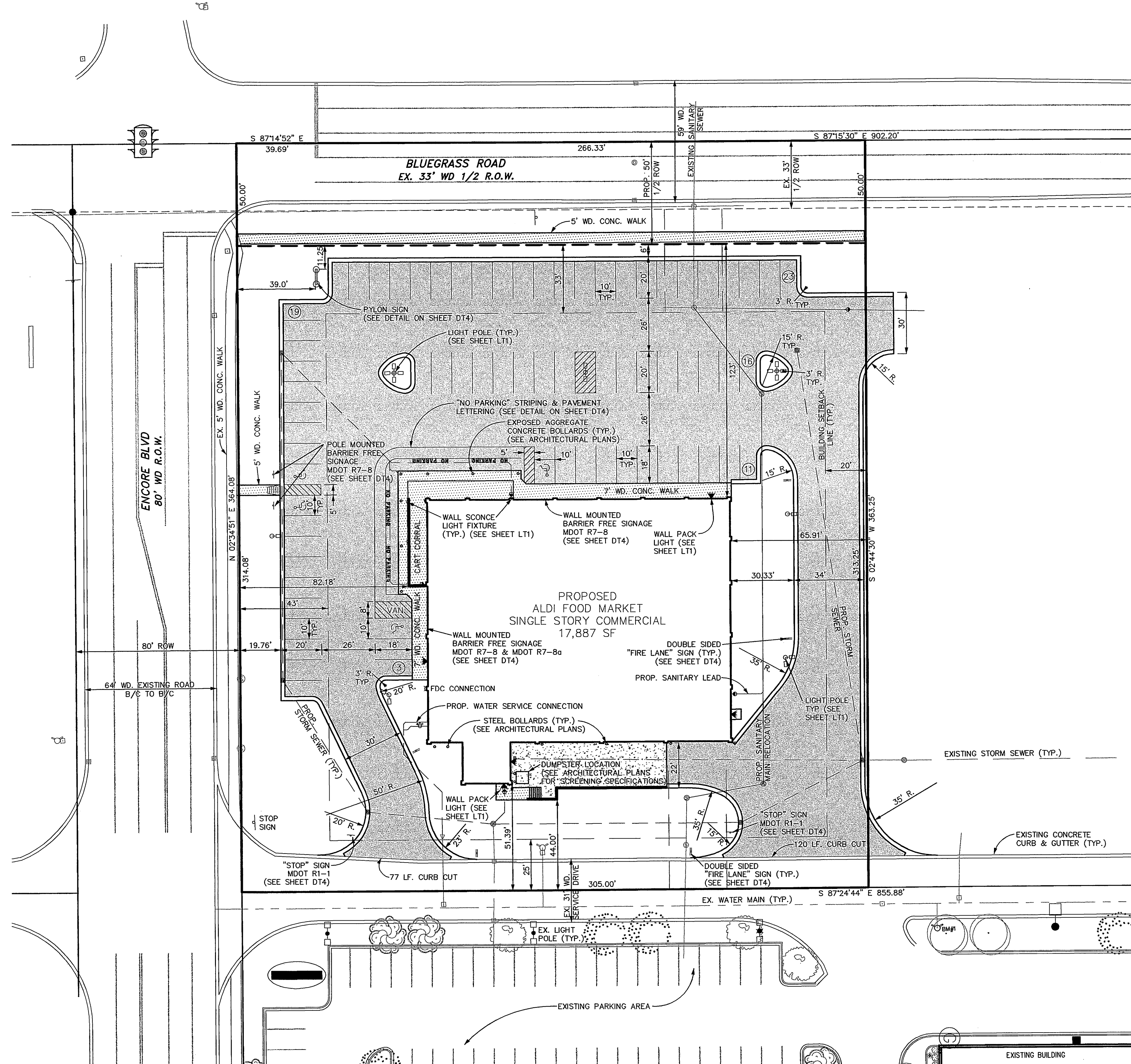
After review of the site plans for the ALDI Food Market on the Menard's out lot off Encore Drive, ICTC finds no issues that would impede our provision of public transit services to this retail location. For our purposes, this is as well a designed layout as we have seen, and incorporates the necessary accommodations for transit vehicles to load and board passengers, especially those using mobility devices, without impeding other traffic flow through the parking area.

SITE PLAN NOTES:

1. The proposed Land Division to create Outlot 1 shall be performed in accordance with Union Township rules and regulations prior to construction of the proposed ALDI site improvements.
2. Immediate access to the fire department connection shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet.
3. A horn strobe shall be located above the fire department connection. See Architectural Plans for additional information.
4. Building identification numbers shall be provided in accordance with Sections 505.1 and 505.2 of the 2006 Edition of the International Fire Code. See Architectural Plans for additional information.
5. A Knox Key Box shall be provided near the front entrance of the building in accordance with Sections 506.1, 506.1.1 and 506.2 of the 2006 Edition of the International Fire Code. See Architectural Plans for additional information.
6. Building Construction shall be Type V-B with an automatic sprinkler system. Required fire flow per Table B105.1 of the International Fire Code is 1750 GPM for 3 hours (based 3500 GPM with 50% allowed reduction for automatic sprinkler system).
7. See sheet EX1 for existing utility easements. See sheet UT1 for proposed utility easements.
8. Lane closures, if necessary, along Bluegrass Rd. and/or Encore Blvd. shall be performed in accordance with MDOT standard plans M0020a, M0024a, and M0040a, latest revision.

ALDI FOOD MARKET PROPOSED SIGNAGE CHART

SIGN TYPE	LOCATION	PROPOSED AREA (SF)	ALLOWABLE AREA (SF)	ZONING ORDINANCE SECTIONS
FREESTANDING SIGNS:				
Pole Mounted ALDI Logo Sign	NW Corner of Project Site	46.6		11.11.B 11.11.F.3.b.1
Pole Mounted Food Market Sign		9.4		
Freestanding Total:		56	100	
BLUEGRASS ROAD / NORTH SIDE - WALL SIGNS				
Wall Mounted ALDI Logo Sign	Tower	31.2		11.11.B 11.11.F.3.a
Canopy Mounted Block Letters	Canopy	21.3		
Bluegrass Total:		52.5	100	
ENCORE BOULEVARD / WEST SIDE - WALL SIGNS				
Wall Mounted ALDI Logo Sign	Tower	31.2		11.11.F.1
Canopy Mounted Block Letters	Canopy	21.3		
Encore Total:		52.5	60	
ENTRANCE / SOUTH SIDE - WALL SIGNS				
Wall Mounted ALDI Logo Sign	South Wall	31.2	47.5	11.11.F.2
TOTAL COMBINED SIGN AREA		192.2	200	11.11.A



SITE DATA

PARENT PARCEL: 14-026-40-001-12 / 24.98 AC.
 PROPOSED OUTLOT PARCEL: 2.55 ACRES
 ZONING: B-5 HIGHWAY BUSINESS DISTRICT
 PROPOSED USE: CHAIN COMMERCIAL RETAIL

PARKING CALCULATIONS:
 REQUIRED = 1 SP / 250 SQ.FT. GFA
 17,887 SF / 250 SF = 72 SPACES
 PROPOSED = 72 SPACES

BENCHMARK

BENCHMARK #1:
 HYDRANT, LOCATED SOUTH SIDE OF PROPERTY AND DRIVE, 350+ FEET EAST OF ENCORE BLVD. AND 350+ FEET SOUTH OF BLUEGRASS ROAD. ELEVATION = 799.45 (LOCAL DATUM - ISABELLA CO. ROAD COMMISSION - SITE PLAN BY SSOE, INC. JOB No. 052044-00)

BENCHMARK #2:
 HYDRANT, LOCATED IN NORTHEAST QUADRANT OF BLUEGRASS ROAD AND ENCORE BLVD. ELEVATION = 804.74 (LOCAL DATUM - ISABELLA CO. ROAD COMMISSION - SITE PLAN BY SSOE, INC. JOB No. 052044-00)



DJH ENGINEERING INC.
 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	08-03-11	REVISED Pylon SIGN & SITE LIGHTING PER CLIENT REQUEST			
CHECK: CAG						

ALDI FOOD MARKET
MT. PLEASANT, MI

SITE PLAN

CLIENT: ALDI, INC.
 2625 N. STOCKBRIDGE RD.
 WEBBERVILLE, MI 48892
 517-521-3907

SCALE: 1in = 30ft.
 PROJECT No.: 111805
 DWG NAME: 805-SP
 ISSUED: AUG 03 2011

SP1

HOME OCCUPATION PERMIT APPLICATION
Charter Township of Union

1. Give your Name and address of where Home Occupation is to be conducted.
Also give a mailing address if you are not receiving mail there yet.

Joseph R. Bork : 1141 E. River Rd.

2. What is the zoning of the property? Residential

3. List the Residents of your home who will be associated with the conduct of the home occupation Joseph R. Bork, Tanya M. Bork,

Joseph R. Bork Jr., Jake W. Bork

4. Do all the above live at the residence? Yes (If the answer is "No" the permit may not be granted.)

5. Do you intend to hire employees to work at the location? No
(This would not apply to services provided to your occupation that are conducted off the premises)

6. Briefly describe the nature of the operation (Such as Beauty Shop, Accounting office, legal office, etc.) Machine Shop

7. What hours do you plan to conduct the operation? 6am - 6pm

8. Are any products to be sold at the home? NO (Answer "no" for sales by demonstration, catalogs, multi-level, etc if products are sold off premises)

9. List any mechanical operations (such as sawing, welding, etc.) Milling, Sawing, welding

10. Provide a sketch (you may do this yourself) showing the floor plan of the home or accessory building, indicating areas that are for the public and areas that are not. You need to show the square footage of the entire building, and the square footage of the areas being used for the occupation.

11. Provide a sketch of your land, the home, and indicate what is on the lots around you. Provide dimensions of your lot, setbacks from the lot lines and roads. Also indicate any storage areas, parking, and natural features, such as shrubs, that would screen your home from the neighbors.

Office use:

Fee paid? yes \$ 23556

Date to be reviewed 9/21/11

Date of mailing to residents 9/2/11

EXCERPTS FROM UNION TOWNSHIP ZONING ORDINANCE 1991-05
PERTAINING TO HOME OCCUPATIONS

8.19 HOME OCCUPATIONS (A-F Added, 1997-12 Ordinance)

A. Home occupations may be permitted in AG, R-1, R-2A, and R-2B Districts, provided the following conditions are met and a permit is first obtained from the Zoning Official, and approved by the Planning Commission. Property owners within 300' shall be notified by mail of the Planning Commission meeting which will rule on the request. A fee for the permit shall be charged upon approval per section 6.

1. The entire occupation is conducted wholly within a principal or accessory structure by the residents thereof.
2. There is not involved the keeping of a stock in trade and no article is sold or offered for sale, or rent, at the residence except as such as may be produced by and sold by the residents of the home. Sale of goods off the premises by means such as in home demonstration or mail order may be permitted. Display of items for sale on the property outside of the home is prohibited.
3. Home occupations shall not be carried on to an extent so as to require parking on or off the premises in excess of that allowed for the residential structure in which it is located.
4. The dwelling or residence complies with all the zoned district requirements in which it is located.
5. Home occupations shall not utilize more than forty (40) percent of the floor living area of one(1) story of the dwelling, or 100 percent of an accessory building and 10 percent of the living area of one (1) story.
6. No mechanical or electrical equipment and/or process or practice that will create a nuisance or health hazard to the adjacent landowners and neighborhood is permitted.
7. Home occupation activities shall be physically screened from the public view as required by the Zoning Official or Planning Commission.
8. Provide a plan of use indicating:
 - a. Who in your residence will be participating in the operation.
 - b. What is the nature of the operation and any materials required.
 - c. Set hours of operation (which must be harmonious to the neighborhood).
 - d. Parking provisions.
 - e. Storage requirements if any.
 - f. A sketch of your home and/or accessory buildings (floor plan).
 - g. A sketch of your property and the lots on all four (4) sides.

B. See 3.36.

C. No provision of this section shall allow non-conformity of the ordinance as a whole. (See section 11 for sign permits)

This permit shall be probational for a period of one (1) year, and shall be renewed every three (3) years thereafter.

- D. This permit is not transferable as to location nor owner.
- E. Failure to comply to any item shall be grounds to revoke the home occupation permit. The holder of this permit shall be responsible to carry adequate insurance and apply for any other licenses, permits or fees as may be required by any other local, state or federal agency.
- f. Any expansion of the home occupation shall require a new permit.

3.36 HOME OCCUPATION (Addition, 1997-12 Ordinance)

Any primary or subordinate occupation conducted within a principal or accessory structure by the family residents thereof that is clearly secondary and incidental to the use of the dwelling for living purposes and does not change the character thereof.

HOME OCCUPATION PERMIT APPLICATION

FOR

JOSEPH R. BORK

1141 EAST RIVER ROAD

PLAN OF USE OUTLINE:

A: JOSEPH R. BORK

B: MACHINE SHOP; RAW BAR STOCK MATERIALS OF DIFFERENT TYPES.

C: OPERATING HOURS WILL BE FROM 6:00AM TO 6:00PM MONDAY THROUGH FRIDAY, SOMETIMES SATURDAYS, CLOSED SUNDAY.

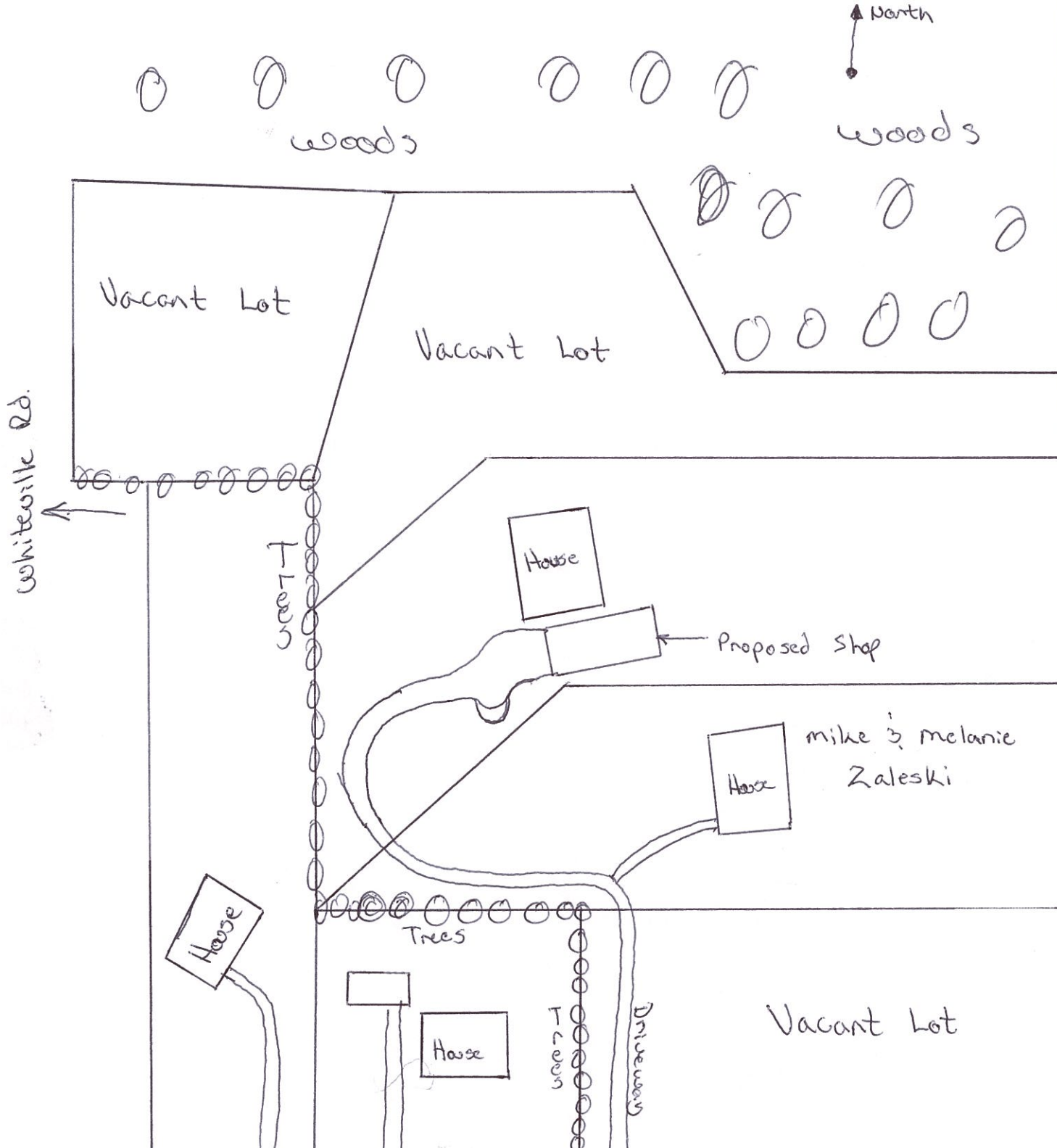
D: HAVE ENOUGH PARKING FOR FOUR VEHICLES AT ONE TIME, DO NOT EXPECT HIGH TRAFFIC VOLUME. MOST TRAFFIC WILL BE DELIVERIES FROM UPS OR FEDEX. WILL ADDRESS PROBLEM IF IT ARISES.

E: MOST OF MY STORAGE WILL CONSIST OF RAW MATERIALS FOR MACHINING AND FABRICATION.

F: SEE ATTACHED SHEET

G: SEE ATTACHED SHEET

Sketch "F"





Bollman
Farms
Cornfield


Sketch "6"



Isabella County Map Document

Isabella County Map Service | web mapping by Amalgam LLC




1:2600
Map Publication:
Fri Jul 22 2011 04:34:19 PM

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

UNION TOWNSHIP – NOTICE OF HOME OCCUPATION APPLICATION

NOTICE is hereby given that an application for a Home Occupation Permit shall be considered on Wednesday, September 21, 2011, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Home Occupation Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Joseph R Bork, a Home Occupation Permit in an AG (Agricultural) zone for a Machine Shop.

Legal Description of property: 24M 39S E, 220.26 FT; TH N 89D 25M 53S E 178.69 FT; TH S 26D 25M 22S E, 149.64 FT; TH N 89D 25M 53S E, 252.88 FT; TH S 00D 35M 27S E, 225.00 FT; TH S 89D 25M 53S W, 371.7 FT; TH S 48D 30M 34S W, 251.9 FT; TH N 0D 25M 22S W, 314.00 FT TO POB. INCL EASEMENT - FOR INGRESS/EGRESS & UTILITY 33 FT IN WIDTH LYING 16.5 FT EA SIDE OF THE FOLLOING CL TO FIX POB; COMM AT SW COR OF SEC; TH N 00D 25M 22S W, 511.50 FT TO POB; TH N 89D 25M 53S E, 390 FT TO POE

This property is located at. 1141 E River Road

All interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff,
Zoning Administrator

PID	PropertyAddress	Owner	ZoningCode	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-005-30-002-09	1141 E RIVER RD	BORK JOSEPH & TANYA M	AG	1141 E RIVER RD	MT PLEASANT	MI	48858
14-008-10-007-05	S BOLLMAN DR	HELINSKI DONALD J & ATHENA M	AG	10455 OLD TRAIL RD	GRAYLING	MI	49738
14-005-30-002-01	E RIVER RD	ZALEWSKI MICHAEL R & MELANIE M	R2A	1145 E RIVER RD	MT PLEASANT	MI	48858-0000
14-005-30-005-00	1023 E RIVER RD	FORTINO JON K & CANDACE J	R2A	1023 E RIVER RD	MT PLEASANT	MI	48858-0000
14-008-10-006-00	1030 E RIVER RD	SEMBACH DAVID J & URSULA TRUST	AG	PO BOX 635	MOUNT PLEASANT	MI	48804-0635
14-008-10-005-00	1050 E RIVER RD	GOULD HAROLD K & MARY J	AG	1050 E RIVER RD	MOUNT PLEASANT	MI	48858
14-005-30-003-00	1065 E RIVER RD	JACKSON JANET	R2A	1065 E RIVER RD	MT PLEASANT	MI	48858
14-005-30-006-00	1133 E RIVER RD	FEDERICO MICHELLE E	R2A	1133 E RIVER RD	MOUNT PLEASANT	MI	48858
14-005-30-002-02	1145 E RIVER RD	ZALEWSKI MICHAEL R & MEALNIE M	AG	1145 E RIVER RD	MOUNT PLEASANT	MI	48858
14-008-10-007-01	1150 E RIVER RD	HAUCK NEAL C & KAY A	AG	1150 E RIVER RD	MT PLEASANT	MI	48858
14-008-10-003-01	1200 E RIVER RD	RAUCH ROBERT R & MARY L	AG	PO BOX 334	MT PLEASANT	MI	48858-0000
14-005-30-002-08	S WHITEVILLE RD	BOLLMAN FRANCES M, LIFE ESTATE	MULTIPL	809 E RIVER RD	MT PLEASANT	MI	48858-0000
14-005-30-002-07	S WHITEVILLE RD	BORK JOSEPH R & TANYA M	AG	1141 E RIVER RD	MT PLEASANT	MI	48858-0000
14-005-30-002-06	S WHITEVILLE RD	BORK WILLIAM J & SANDRA A	AG	1304 MONROE AVE	READING	PA	19610
14-005-30-004-00	925 S WHITEVILLE RD	WILSON KYLE	R2A	925 WHITEVILLE	MT PLEASANT	MI	48858-0000

«PID»
«Owner»
«OwnerAddr01» «OwnerAddr02»
«OwnerCity», «OwnerState» «OwnerZip»

PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)

