

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 1/15/2011

Re: 1/19/11 Meeting Notes

HOM 1501 – This in home beauty salon is a moderate impact in a low density area. I have not received any inquiries or comments opposing the use from the neighbors. There is not a special use component to this as there was with the dog kennel we considered last month. Therefore your decision is for approval, not a recommendation to the board. I recommend approval to you.

The progress draft of the sidewalk and pathways plan is offered for your review and comment. The graphics so far illustrate the principals for choosing regions for sidewalks and paths. What is missing at this point is the set of specific recommendations from the committee (we have them already) and tabular data inventory of the street center lines where improvements are planned. Also needed is a ranking of areas not already identified by the committee as high priority. Estimates of cost can then be generated from the linear data.

-Woody

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: January 19, 2011

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of December 15, 2010 regular meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

- 1.) HOM 1501 - Mary Conroy, 456 S Crawford Rd., Home Occupation Permit for a Single Chair Beauty Salon**
- 2.) Progress Draft- Sidewalk and Pathway Priority Plan**

Other Business

Extended Public Comment

Adjournment

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.

Mary Conroy
456 S. Crawford rd
Ht. Pleasant Mi 48858

2. What is the zoning of the property? AG
3. List the Residents of your home who will be associated with the conduct of the home occupation Mark Conroy - Husband
Breanna Conroy - Daughter
Mary Conroy - self

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.) Beauty shop

7. What hours do you plan to conduct the operation? 9-5 M 12-8 m-f ^{SOME} Sats 12-4 ^{NO} Sun

approx
20 to
30
hours
week
open
business
hours.

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.) none

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 ? <u>by w/ps</u>
Date to be reviewed <u>1/19/11</u>
Date of mailing to residents <u>1/5/11</u>

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.

Sanitarians and Others Present:

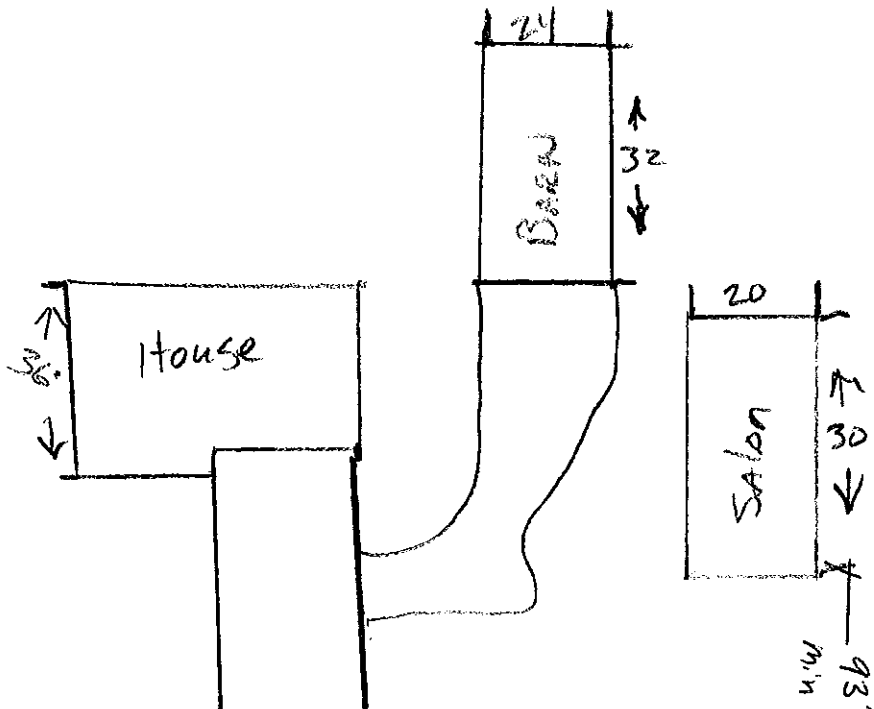
Date: _____

W

Site Sketch (No Scale)

SW

N



Note: Surface Water, wetland vegetation, floodplain, wells water lines, slopes, surface drainage, underground drains, structures, Manmade features, location of soil borings, available system area measurements.

Crawford Rd

Soils #1	Soils #2	Soils #3	Soils #4
USDA CLASS WT @	USDA CLASS WT @	USDA CLASS WT @	USDA CLASS WT @

Conclusion, recommendations, follow up dates:

SW

UNION TOWNSHIP – NOTICE OF HOME OCCUPATION APPLICATION

NOTICE is hereby given that an application for a Home Occupation Permit shall be considered on Wednesday, January 19, 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 Mary Conroy, a Home Occupation Permit in an AG (Agricultural) zone for single chair Beauty Shop.

Legal Description of property: T14N R4W, SEC 4; S 258 FT OF E 50 A OF E 1/2 OF NE 1/4 SEC 4

This property is located at. 465 S Crawford Rd

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	Zoning	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-004-20-005-03	E BASELINE RD	STALTER JUNE ANN TRUST	AG	PO BOX 127	SHEPHERD	MI	48883
14-004-20-003-02	S CRAWFORD RD	PARKER JOHN & CAROL	AG	370 S CRAWFORD RD	MT PLEASANT	MI	48858
14-004-40-001-00	S CRAWFORD RD	TODD WAYNE & CAROL	AG	546 S CRAWFORD RD	MOUNT PLEASANT	MI	48858-0000
14-003-10-002-00	239 S CRAWFORD RD	MCCANN LOIS LVG TRUST	AG	239 S CRAWFORD RD	MT PLEASANT	MI	48858-0000
14-004-20-003-03	370 S CRAWFORD RD	PARKER JOHN & CAROL	AG	370 S CRAWFORD RD	MT PLEASANT	MI	48858
14-004-20-003-04	406 S CRAWFORD RD	TOTH MATTHEW J & AIMEE A	AG	406 S CRAWFORD RD	MT PLEASANT	MI	48858
14-004-20-004-01	456 S CRAWFORD RD	CONROY MARK W & MARY J	AG	456 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-003-30-002-18	501 S CRAWFORD RD	CLARE KEVIN BRUCE	AG	501 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-004-40-001-03	510 S CRAWFORD RD	BRICKNER ROBERT & BRENDA	AG	510 S CRAWFORD RD	MT PLEASANT	MI	48858-0000
14-004-40-001-01	546 S CRAWFORD RD	TODD WAYNE T	AG	546 S CRAWFORD RD	MT PLEASANT	MI	48858-0000
14-003-30-002-14	S CRAWFORD RD***	MCCANN JOHN F & KELLI E REV TRUS	AG	501 S CRAWFORD RD	MT PLEASANT	MI	48858-0000

CHARTER TOWNSHIP OF UNION PLANNING COMMISSION SIDEWALK AND PATHWAY PRIORITIZATION POLICY



January, 2011

I. Purpose

A. Sidewalks are a necessary component of a walkable community. Walkable communities provide stronger, healthier and more cohesive neighborhoods with less traffic congestion and a stronger sense of civic identity.

II. Need

A. The Charter Township of Union Board of Trustees has recognized the need for non motorized transportation and has included support for this plan in their Policies (

B. CARRS Community Survey reinforced the Planning Commission's understanding that the community supports the concepts of a walkable community.

C. Union Township Sidewalk and Pathways Ordinance (Township Ordinance 2009-03) requires the formation of a Prioritization Committee and Plan.

D. Growing Communities need safe non motorized routes.

III. Existing Conditions.

A. Township East Downtown Development Authority (EDDA) has installed sidewalks along the Pickard Commercial Corridor.

B. Rapid growth in the early 2000s was not done with a sidewalk requirement, and few developments voluntarily installed sidewalks.

C. The township adopted a sidewalk ordinance in January of 2010

D. The township and Isabella County Road Commission do not have a history of installing sidewalks and or pathways.

E. The township has received a \$50,000 grant from the Saginaw Chippewa Indian Tribe and selected The Greenway Collaborative to create the Mt Pleasant Micropolitan Non Motorized transportation Plan.

F. Geographic impediments to a non motorized network are the Chippewa River and US 127 Freeway

IV. Resources

Walk To School web site is beneficial (www.walktoschool-usa.org).

Walkable Township web site is beneficial (www.walkable.org).

America Walks (<http://www.americawalks.org/>)

V. K-12 Schools

- A. There is a major difference between “designated school walking routes” and “school walking zones”. Mary McGuire, The Renaissance Academy and Oasis are within the township, and West Intermediate School and Mt Pleasant High School are located within Mt Pleasant, they are within walking distance for nearby township students.
- B. “Designated school walking routes” refer to the streets determined by school principals to be the route by which students should approach the school.
- C. “School walking zones” refer to the geographical area surrounding schools in which students are expected to walk and therefore are not eligible for bus transportation.
- D. If there are not sidewalks in “school walking zones” leading to the “designated school walking routes”, the routes lose their effectiveness and the safety of students may be compromised.

VI. Costs and Assessments

- A. As of the date of this document, the current cost of installing sidewalks is approximately \$27.50 per lineal foot (note there are 5,280 feet in a mile) based on a five foot wide sidewalk, and the current cost of installing pathways is approximately \$40.00 per lineal foot based on a ten foot wide asphalt trail. It is recommended that the Township pick up approximately 60% of the cost in special assessment districts.
- B. All new subdivision construction and commercial developments require a sidewalk to be built at the time of occupancy unless waived by the Planning Commission. This requirement in the zoning ordinance will help to reduce the amount of time it will take to provide sidewalks on all Township streets compared to installing walks via special assessments.
- C. Sidewalks installed for new home or commercial development are expenses incurred solely by the developer.
- D. Projects within the townships two Downtown Development Districts should seek funding through the Economic Development Authority.

VII. Broad Policies

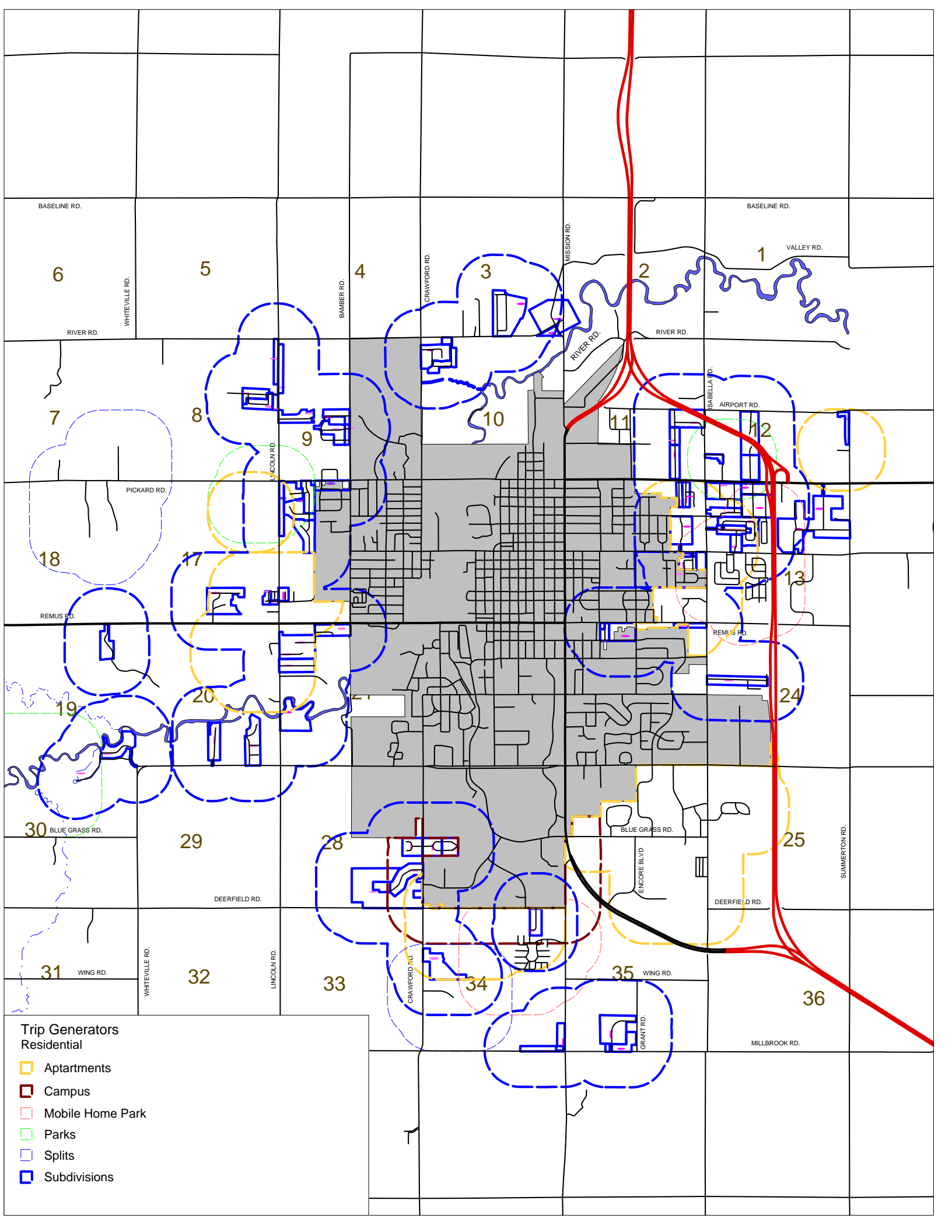
The recommended policy used to prioritize the location of new sidewalks is:

- A. Create regions in the Township to apply general and specific principals outside of which, sidewalks will not be required or encouraged. Pathways may be appropriate outside these areas as a part of a local network, or to serve outlying areas with pedestrian and bicycle trip generators.
- B. The following principals will apply inside these regions:
 - 1. Both sides of all major streets
 - 2. One side of minor streets
 - 3. All school walking routes
 - 4. To in-fill gaps in the existing grid
 - 5. All other streets

VIII. Specific Recommendations

The Sidewalk Committee recommends that the following actions be taken:

- A. The Planning Commission, Parks and Recreation Commission and Township Board embrace a walkable community philosophy by:
1. Continuing to provide high levels of financial support for new sidewalks, completion of sidewalk gap areas, and existing sidewalk repair.
 2. Recognizing that the desirability of sidewalk placement may be tempered by its use/value to residents, location within a specific grid or zone, and its ability to provide a connection within and between neighborhoods.
 3. Exploring the costs/benefits of providing Township snow plowing services for all sidewalks within school walking zones.
- B. Sponsor an annual Walk To School and Walk To Work Day in the community.
- C. Present a workshop for the community. The topic of the workshop would be people friendly walkable communities.
- D. Adopt a prioritization policy as follows:
1. Highest Priority
 - a) *Designated school walking routes*
 - b) *School walking zones (those areas where children are not bussed to a school and are expected to walk)*
 - c) *Placement of a sidewalk on one side of a street in which the side selected would be based on the following factors: environmental tree impact, grid connectivity, Lack of sufficient Right of Way on one side.*
 - d) *Streets where sidewalks are requested by more than 50% of the property owners*
 - e) *Both sides of major streets with an hourly traffic count at or above 350 vehicles in any 1 hour time period within 24 hours.*
 - f) *One side of all streets within a 1/4 mile of designated generators of pedestrian traffic including the following:*
 - (1) CMU campus
 - (2) Entrance routes to Township
 - (3) parks
 - (4) Residential Subdivisions and Land Split developments of 10 or more lots.
 - (5) Mobile home Parks
 - (6) Others designated by the Planning Commission



- Trip Generators**
- Residential
 - Apartments
 - Campus
 - Mobile Home Park
 - Parks
 - Splits
 - Subdivisions

g) New sidewalk construction on both sides when part of an extensive street reconstruction project

h) New sidewalk where a gap exists within a block and/or a void in the sidewalk grid of up to 1 block exists that impedes pedestrian walking connectivity.

2. Medium Priority

a) One side of major streets with an hourly traffic count at or above 250 vehicles in any 1 hour time period within 24 hours.

b) Second side of streets on a 1/4 mile grid

c) All other streets not addressed on lowest priority.

3. Lowest Priority

a) Streets in industrial zoned districts

b) Dead end or cul-de-sac streets

c) Areas with gravel streets

d) Paved streets with a traffic count less than 250 vehicles in any 1 hour time period within 24 hours.

e) Streets in flood plains

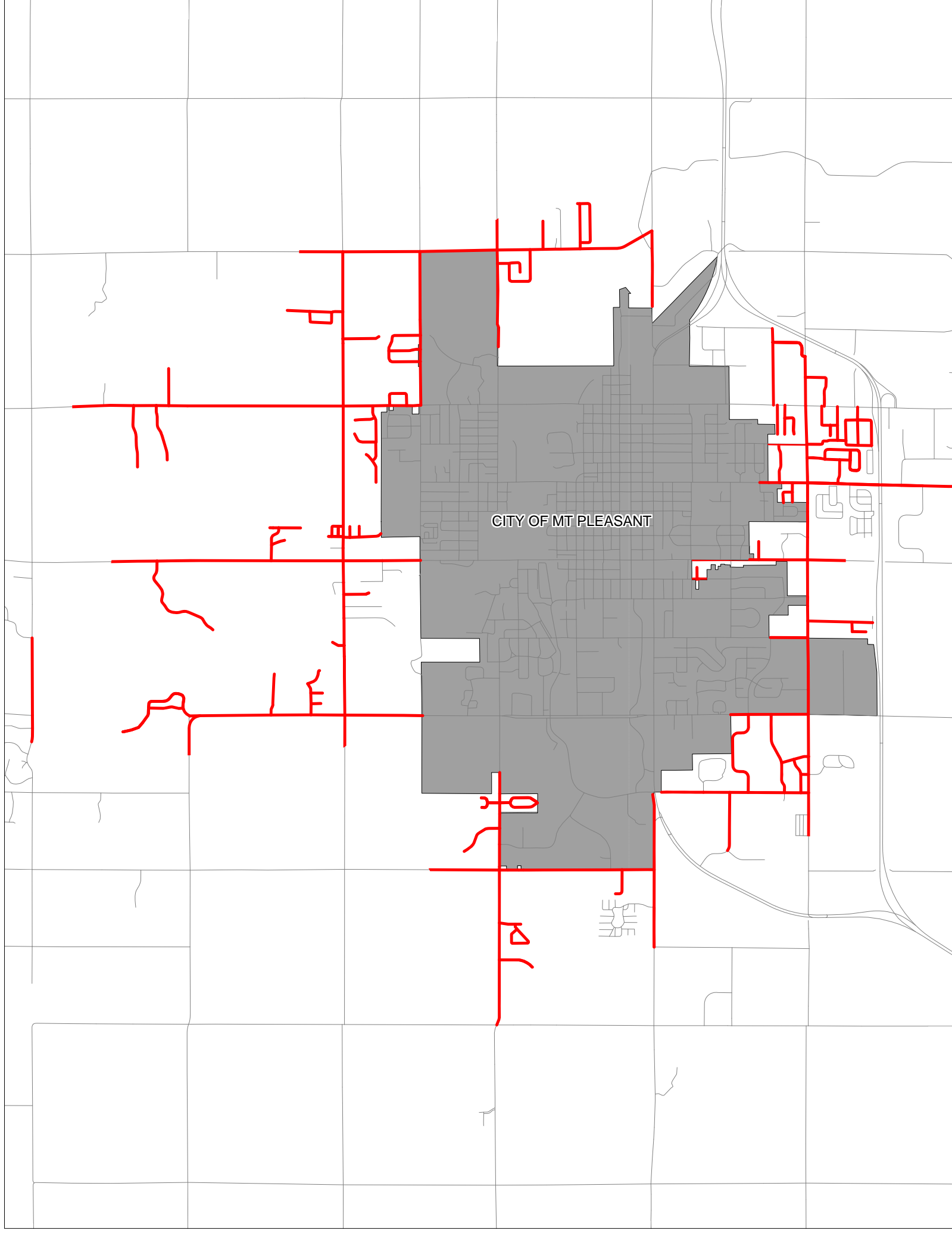
E. Capital Improvement Budget:

1. Create Capital Improvement Budget for non motorized improvements

2. Send written notification to property owners when sidewalk work in front of their property is proposed within 3 years of the Capital Improvement Budget. It is understood that certain sidewalks may be completed out of sequence due to changes in funding availability or changes in neighborhood conditions. When projects are taken out of sequence and moved ahead in the Capital Improvement Budget, the minimum notification required for special assessments by statute shall apply.

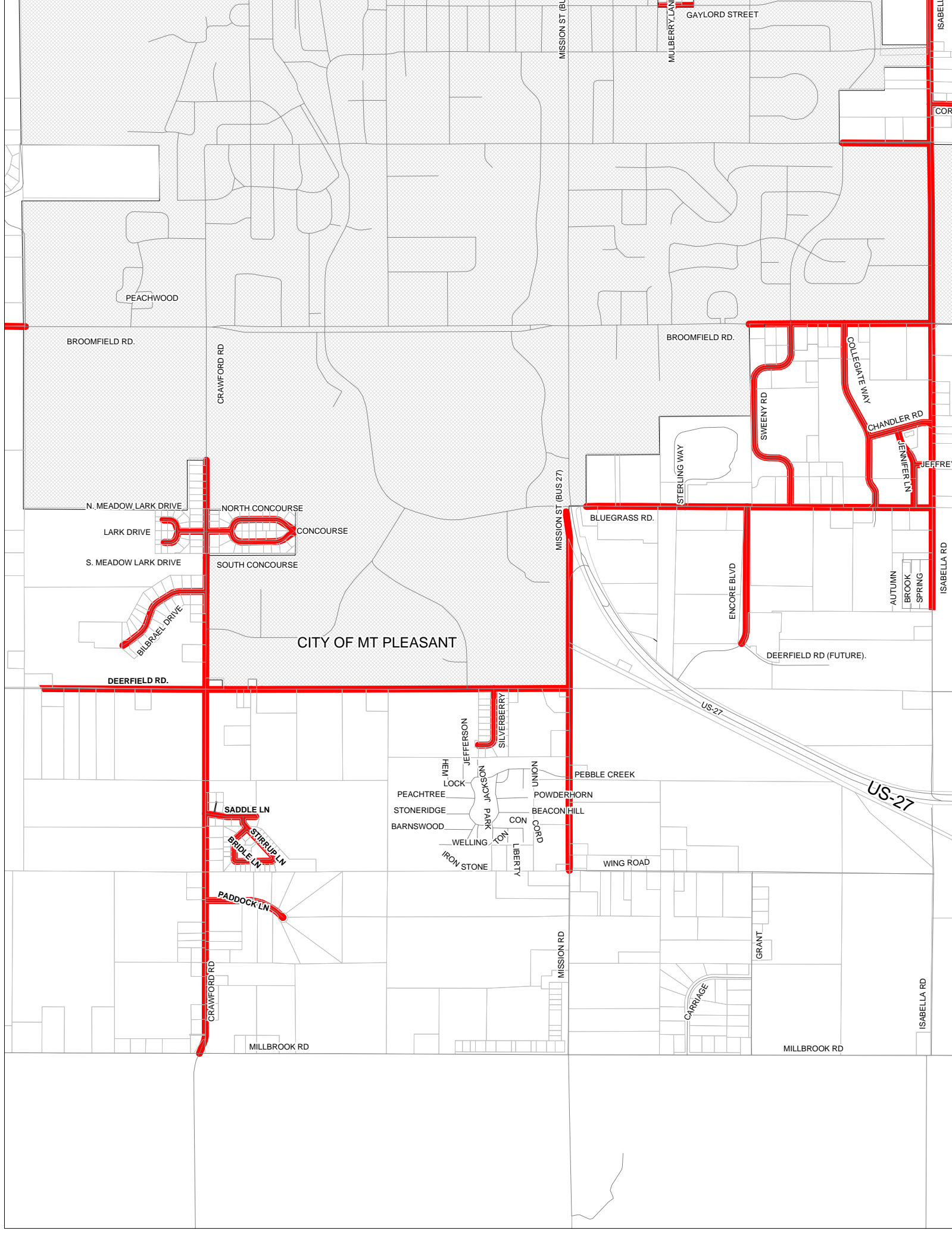
F. Sidewalk Prioritization Committee to annually review and comment on the future sidewalk construction plans contained in the Township's Capital Improvement Budget.

G. Define traffic counts as 24-hour Average Daily Traffic (ADT) counts which are less than 36 months old, with the average of two traffic counts taken, one of which is not more than 1 year old.



CITY OF MT PLEASANT

1115
1116
1117
1118
1119



GAYLORD STREET

MISSION ST (BUS 27)

MULBERRY LANE

ISABELLA COR

PEACHWOOD

BROOMFIELD RD.

CRAWFORD RD

BROOMFIELD RD.

COLLEGE WAY

SWEENEY RD

CHANDLER RD

JENNIFER LN

JEFFREY

N. MEADOW LARK DRIVE

NORTH CONCOURSE

LARK DRIVE

CONCOURSE

S. MEADOW LARK DRIVE

SOUTH CONCOURSE

BILBAEL DRIVE

CITY OF MT PLEASANT

MISSION ST (BUS 27)

BLUEGRASS RD.

STERLING WAY

ENCORE BLVD

AUTUMN BROOK SPRING

ISABELLA RD

DEERFIELD RD (FUTURE).

DEERFIELD RD.

US-27

US-27

JEFFERSON

SILVERBERRY

HEMLOCK

NOXON

JACKSON PARK

UNION

PEBBLE CREEK

PEACHTREE

STONERIDGE

BARNSWOOD

WELLING

IRON STONE

LIBERTY

CONCORD

POWDERHORN

BEACON HILL

WING ROAD

SADDLE LN

STIRRUP LN

BRIDLE LN

Paddock Ln

CRAWFORD RD

MISSION RD

GRANT

CARRIAGE

MILLBROOK RD

MILLBROOK RD

ISABELLA RD



WHITEVILLE RD

RIVER RD.

S. ELY'S WAY (PVT)

BOLLMAN

SCULLY DR

SCULLY RD

CYPRESS

WILLOW

BIRCHWOOD

McDONALD

O'CONNOR

JOSEPH

FRANCIS

JACOBS TR

BAMBER RD

PICKARD RD

PICKARD CT (pvt)

CHADWICK CT (pvt)

PICKARD RD.

AMBER LANE (pvt)

WEIERICH MEADOWS LN (PVT)

FLAGSTONE

COBBLE

STONE DR

SANDSTONE

CORNERSTONE

BRADLEY ROAD (CITY STREET NAME)

SHAGBARK

BUCKTHORN

TRILLIUM

OAKWOOD

WEATHERWOOD

MEADOWWOOD

OFFICE PKWY

SABLE CT

ELAND CT

RODGERS RD

MAY

TRANSPORTATION DR

REMUS ROAD (M-20)

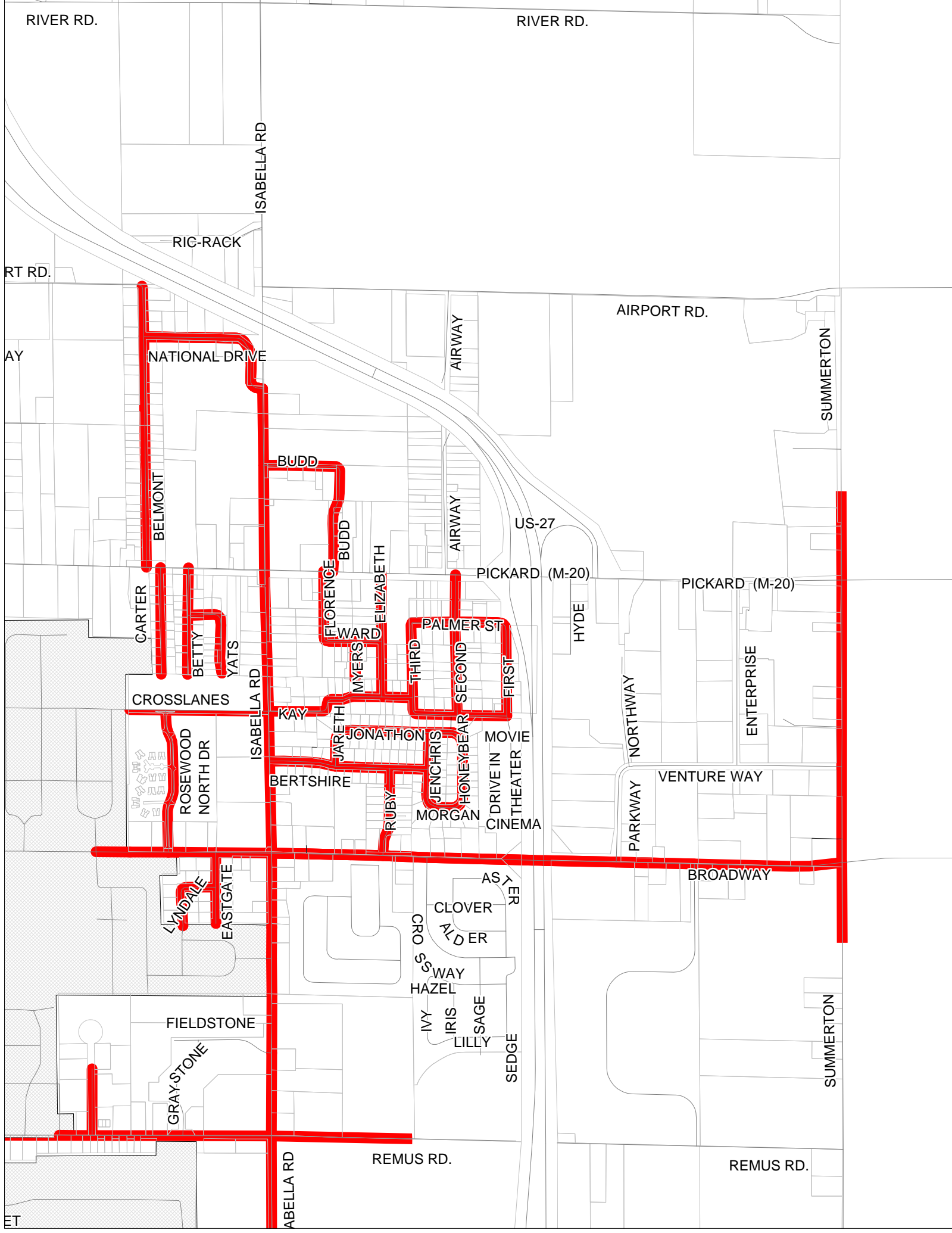
LINCOLN

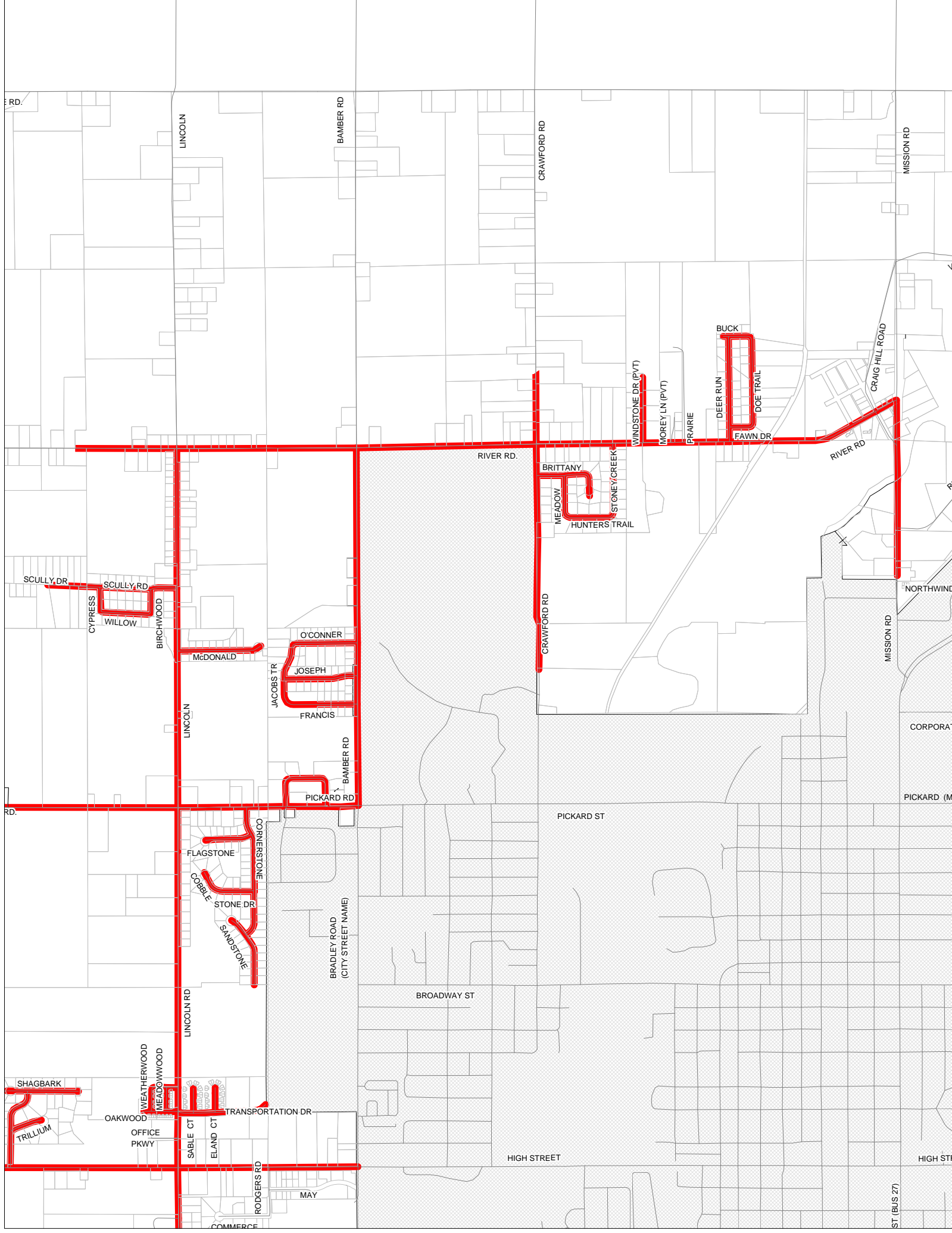
BAMBER RD

LINCOLN

LINCOLN RD

LINCOLN





[INSERT]

COMMITTEE IMMEDIATE NEED ASSESSMENT

[INSERT]

School walking routes and zones map

[INSERT]

TABULAR STREET SEGMENT DATA

[INSERT]

LOWER PRIORITY SEGMENTS