Memo FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission
Date: 8/12/2011
Re: August 17 Meeting Notes

New Business

- TXT 1518 – Garage Sales. We are holding a public hearing for this proposal to regulate garage sales. Notable points are a maximum of 3 in a calendar year, for not more than 3 days, and by permit. Since our last discussions, I have found that Chippewa Township to the East has a maximum of 5 per year, and Deerfield to our west has no regulations on them. Your consideration is to recommend or not recommend the ordinance to the Board of Trustees for adoption.

- REZ 1519 – These parcels are ones that I have identified as out of sync with our zoning patterns. I had included the NW corner of Crawford and Deerfield in previous discussions and had inadvertently left it out. We will have to deal with that one next month. I have received at least one call of objection, another that did not indicate their opinion only asking what was planned. Both calls came for Country Squire Estates, which abuts two of the parcels. I had excluded the cluster south of MMCC on Summerton, 2 of the 3 did not want the change. Also excluded based on feedback from residents is the cluster west of the entrance to the Tribal Industrial park off Broadway, one opposed, one wanted, one was neutral and one did not respond. These are noted in the maps in the packet.

Old Business

- Electronic Signs – I suggest we appoint a committee to study and recommend approaches to electronic signs and billboards that have appeared in the last several years that utilize high definition video and graphics.

- I have not had time to look into a dumping ordinance. I did drive by the location mentioned, and it appears someone has cleaned it up.
CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: August 17, 2011
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of July 20, 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 – Public Hearing for proposed ordinance for Garage Sales
  2.) REZ 1519 - Public Hearing for Re-zoning of existing incompatible or spot zones.

Other Business

Extended Public Comment

Adjournment
A regular meeting of the Charter Township of Union Planning Commission was held on July 20, 2011 at 7:00 p.m.

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

Roll Call
Dinse, Fuller, Henley, Jankens, Mielke, Primeau, Squattrito and Wagner were present. Shingles was absent. Henley was excused at 8:10p.m.

Others Present
Woody Woodruff

Approval of Minutes
June 15, 2011 – regular meeting minutes
Henley moved Wagner supported to approve the June 15, 2011 regular meeting minutes as presented. Ayes: all. Motion carried.

April 20, 2011 – regular meeting minutes
Mielke moved Primeau supported to approve the April 20, 2011 regular meeting minutes as presented. Ayes: all. Motion carried.

Correspondence
No correspondence was submitted

Approval of Agenda
Add under “Other Business” 1.) EDA update 2.) Illegal Dumping and 3.) Electronic Signs
Dinse moved Jankens supported to approve the agenda as amended. Ayes: all. Motion carried.

Public Comment
No comments were offered.

UNFINISHED BUSINESS
1.) TXT 1518 – Text Amendment, Present Proposed Ordinance for Garage Sales
Woodruff presented the proposed garage sale ordinance to the Commission for their review and comments.
Public Comment
Robert Massey of 5065 Corvallis Dr. addressed the Commission in favor of the ordinance. A public hearing for this ordinance will be held at the August 17, 2011 meeting.
NEW BUSINESS
1.) SPR 1526 and SUP 1526 – John Bishop 5157 E. Pickard Rd., Site Plan Review and Special Use Permit for Retail Sales of New or Used Cars, Trucks, Boats, Farm Equipment, Mobile Homes, Travel Trailer and Motor Homes

Applicant
Barry Murray of International RV World requested a special use permit and presented the site plan for an RV Sales business at 5157 E. Pickard.

Public Hearing
Tom Latzko 5031 Budd St. addressed the Commission opposing the special use permit

Planning Commission
Dinse moved Wagner supported to recommend approval of SUP 1526 – John Bishop 5157 E. Pickard Rd., Special Use Permit for retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers and motor homes to the board of trustees.
Ayes: all. Motion carried.

Primeau moved Wagner supported to approve SPR 1526 – John Bishop 5157 E. Pickard Rd., Site Plan Review for retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers and motor homes with the following conditions, a chain put up at the northwest corner and any further development of the back lot be brought back to the Planning Commission.
Ayes: all. Motion carried.

2.) SPR 1528 – H & M Investments, Unaddressed Property North of 2890 Health Parkway, Site Plan Review for a New Doctors Office

Applicant
Scott Baker of Alta Construction presented the site plan for a new doctor’s office on Health Parkway.

Planning Commission
Dinse moved Mielke supported to approve SPR 1528 – H & M Investments, unaddressed property north of 2890 Health Parkway, site plan for a new doctors office contingent on the Mt. Pleasant Fire Department approval.
Ayes: all. Motion carried.

OTHER BUSINESS
1.) EDA Update
Mielke updated the Commission on the EDA meeting held on July 19, 2011 and requested that project ideas be brought to the August 17, 2011 meeting.

2.) Illegal Dumping
A discussion was held on illegal dumping. Woodruff will check into a police power ordinance.

3.) Electronic Signs
A discussion was held on electronic signs. Woodruff will work on this and bring this back to a future meeting

Extended Public Comment
No comments were offered.
Planning Commission                                                                                                 July 20, 2011

Adjournment
The Chair adjourned the meeting at 8:40 p.m.

APPROVED BY:  ________________________________

                        Alex Fuller, Secretary

(Recorded by Kathy Blizzard)
An Ordinance amending the Charter Township of Union Zoning Ordinance, being Ordinance number 1991-5, as amended, by the amendment to Sections 3 (Definitions) and 8 (General Conditions), to regulate the Time, Place and Manner of Yard Sales in the Charter Township of Union.

The Charter Township of Union, Isabella County, Michigan, Hereby Ordains:

SECTION I - ADDITIONS

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 than 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.

SECTION II - TITLE
This Ordinance shall be known and cited as the Charter Township of Union Ordinance Number 2011-05, Ordinance amending the Charter Township of Union Zoning Ordinance.

SECTION III - SEVERABILITY
The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

SECTION IV - EFFECTIVE DATE
This Ordinance will take effect immediately after publication.
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The Charter Township of Union, Isabella County, Michigan, Hereby Ordains:

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A. Add 3.795 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.

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UNION TOWNSHIP PUBLIC HEARING NOTICE - REZONING

NOTICE is hereby given that a Public Hearing will be held on Wednesday, August 17, 2011 at 7:00 PM 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 rezoning of properties from Residential to Commercial:

R2A to B4
14-013-40-005-00
5920 E BROADWAY RD

R1 to B4
14-013-40-006-00
5790 E BROADWAY RD
14-013-40-007-00
5776 E BROADWAY RD

R2B to B5
14-146-00-021-00
VACANT UNADDRESSED PROPERTY SOUTH OF 2075 S ISABELLA RD
14-146-00-022-00
2107 S ISABELLA RD
14-146-00-023-00
2129 S ISABELLA RD
14-013-10-008-00
2139 S ISABELLA RD
14-064-00-023-00
VACANT UNADDRESSED PROPERTY NORTH OF 2227 S ISABELLA RD
14-064-00-001-00
2227 S ISABELLA RD
T14N R4W SEC 13 DYERS GARDEN COM 27 FT N OF SW COR LOT 1 TH N 138 FT E 205 FT S 138 FT W 205 FT TO POB
14-064-00-022-00
2245 S ISABELLA RD
T14N R4W SEC 13 DYERS GARDEN PARCEL A
14-013-10-036-01
2255 S ISABELLA RD
T14N R4W, SEC 13; COM S 1D 37M 20S E, 1313.56 FT, ALG W SEC LN TO S LN KAY AVE; FROM NW COR OF SEC 13; TH S 88D 39M 15S E, ALG S LN, 250 FT; TH
S 1D 37M 20S E, 184 FT; TH N 88D 39M 15S W, 250 FT; TH N 1D 37M 20S W, 184 FT TO POB

14-013-10-024-00
2309 S ISABELLA RD
T14N R4W, SEC 13; COM 986.09 FT N OF W 1/4 COR TH N 146 FT, E 450 FT S 146 FT, W 450 FT TO POB

14-013-10-025-06
VACANT UNADDRESSED PROPERTY SOUTH OF 2309 S ISABELLA RD
T14N R4W, SEC 13; COM 886.09 FT N OF W 1/4 COR SECTION 13, TH N 100 FT, E 226 FT, S 100 FT, W 226 FT TO POB

All interested persons 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
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14-146-00-021-00
VACANT UNADDRESS PROPERTY SOUTH OF 2075 S ISABELLARD
14-146-00-022-00
2107 S ISABELLARD
14-146-00-023-00
2129 S ISABELLARD
14-013-10-008-00
2139 S ISABELLARD
14-064-00-023-00
VACANT UNADDRESS PROPERTY NORTH OF 2227 S ISABELLARD

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