

## Definitions

3.8 – Apartment A room or suite of rooms, including bath and kitchen facilities, in a two-family, multiple dwelling, or group housing development intended or designed for use as a residence by a single family.

3.23 – Dwelling - Any building, or portion thereof, used or designed for the residence of a person, or persons, with facilities for such humans to sleep, cook, and eat; but not including motels, hotels, or tourist cabins.

- A. "Dwelling, One Family" means a detached building designed and occupied exclusively by one (1) family.
- B. "Dwelling, Two Family" means a detached or duplex building designed and occupied exclusively to two (2) families living independently of each other.
- C. "Dwelling, Multiple Family" means a building, or portion thereof, used and designed to contain separate living quarters for three (3) or more families; but that may have joint services or facilities.
- D. "Dwelling, Rooming" means a building occupied by one (1) family with accommodations for living and sleeping quarters for two (2) or more additional persons. A rooming dwelling shall not include more than one (1) cooking or eating accommodation.

3.24 – Dwelling Unit, One (1) or more rooms designed for or occupied by not more than one family.

3.28 – Family - One (1) or more persons living together as a single nonprofit housekeeping unit, organized as a single entity in which the members share common kitchen facilities in a domestic bond. No such family shall contain more than three (3) unrelated persons.

## General Provisions

8.12 - Dwelling Units - All dwelling units located outside of a mobile home park shall comply with the following conditions:

- A. All dwelling units shall meet the requirements of the District in which it is located.
- B. There shall be a minimum width throughout the entire length of the dwelling unit as required in the appropriate Zoning District as measured between the exterior of the outside walls having the greatest length.
- C. All wheels, towing mechanisms, and tongues of mobile homes shall be removed and none of the undercarriage shall be visible from outside the mobile home.
- D. Exterior building materials of all dwelling units shall extend to the foundation on all sides.
- E. All dwellings shall be firmly attached to the foundation so as to be watertight as required by the construction code adopted by the Township, or if a mobile home shall be anchored to the foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards".
- F. All dwellings shall be connected to a public sewer system and water supply system and/or a well or septic system approved by the Central Michigan District Health Department.
- G. All dwellings shall provide adequate steps or porch areas, permanently attached to the foundation, where there exists an elevation differential of more than one (1) foot between any door and the surrounding grade. All dwellings shall provide a minimum of two (2) points of ingress and egress.
- H. All additions to dwellings shall meet all of the requirements of this Ordinance.
- I. All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity. The compatibility of design and appearance shall be determined by the Zoning Official upon review of the plans submitted for a particular dwelling. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour or relief from the common or standard designed home.
- J. All mobile homes must meet standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) Regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 76, as amended. All other dwellings shall meet the requirements of the construction code adopted by the Township. [Editorial Note: Latest Amendment is July 16, 1998,]

8.24 - Principal Use - No lot may contain more than one (1) principal use unless groups of apartment buildings, condominiums, business or industrial buildings shall be deemed a principal use collectively.

8.27 - Rear Dwellings - No detached building on the same lot of a principal building shall be used as a dwelling with the exception of second living quarters as regulated in Section 30.4 and excluding groups of multiple-family dwellings as regulated in Planned Unit Developments.

Zone Standards

AG - 13.2, R1 - 14.2, (Both have similar single family language).

- B. A one-family dwelling on a farm, as defined in Section 3.29
- C. A one-family dwelling on a lot not defined as a farm.

R2A - 15.2, R2B - 16.2, (Both have similar One and Two Family language)

Land or building within all R-2 Districts may be used for the following purposes only.

- A. One-family dwellings.
- B. Two-family dwellings.

R3A - 17.2, R3B - 18.2,

- A. Multiple-family dwellings of four or less units.

D. Special Uses: The following special uses may be permitted in this District when all requirements, conditions and procedures of Section 30 are complied with:

5. Society, fraternity, sorority, association, federation lodge, organization, or any other group whose domestic relationships is of a transitional or seasonal nature or for an anticipated limited duration of three (3) or more unrelated persons.

6. Multiple-family dwellings of five or more units

R4 - 19.2 (notice no limits, up to the park to manage), R5 - 20.2, OS - 28.3

Special Use Provisions

30.4.Y - Multi Family, Y. Multiple-Family Dwellings of Five or More Units, Provided: (New, Ord 1995-6)

1. The building(s) are located in a R-3 District.
2. The building(s) shall have access to a major street.
3. Parking is prohibited in front and side yard setbacks.
4. A minimum of 25 percent of side and rear yard setbacks are retained as open landscaped areas.
5. The Planning Commission may require parking beyond the minimum provisions contained in Section 10.
6. The lot shall not have a common lot line with a lot in an R-1 single family residential district.

30.4.AB - Mult Use Structures - A combination retail and residential structure.

Multi-Use structures:

1. Can be located in any B-zone and must be two stories only.
2. The rental units are to be located on the second floor only and are limited to no more than four (4) single-family units.
3. Each residential unit must be at least 1,000 square feet (gross).
4. Must provide the full amount of required business and accessible parking spaces plus two (2) parking spaces per residential unit. Residential parking must be set aside by location or signage to indicate it is reserved for the occupants.
5. Must provide access to the residential areas without entering the business portion of the structure. Additional access to the residential areas maybe provided from the business area.
6. Must meet the township definition of "family" in determining number of occupants per unit.
7. May be permitted in existing legal non-conforming structures that are located in business zones. When these structures are single story, only one residential unit maybe retained on the first floor. If a second story is present or added, only the second story maybe used for residential purposes. Site plan review shall be required when converting any residential structure to a Multi-Use structure.
8. Require a Special Use Permit.

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on April 16, 2013.

**Meeting was called to order at 7:01 p.m.**

**Roll Call**

**Squattrito, Henley, Shingles, Wagner, Fuller, Mielke, McGuirk** present. **Primeau, Jankens** excused absent.

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Shingles** moved and **McGuirk** supported to approve the March 19, 2013 meeting minutes. **Ayes: All. Motion carried.**

**Correspondence**

A letter received from Deerfield and Coe Townships stated they will be amending their Master Plan. As soon as Union Township receives an electronic copy, they will be dispersed.

**Approval of Agenda**

**Henley** moved and **McGuirk** supported to approve the agenda with the addition of the discussion of the sign and zoning ordinance. **Ayes: All. Motion carried.**

**Public Comment**

No Public Comment was offered.

**NEW BUSINESS**

- 1.) **SPA - 1665: Site Plan Amendment for private on site fueling facility for Fisher Transportation fleet.**

Brian Rush of Fisher Transportation explained the need for an upgrade on their fueling station with state of the art equipment and more environmental friendly fueling station.

**Public Comment**

No Public Comment was offered.

**McGuirk** moved and **Wagner** supported the Site Plan Amendment – 1665 contingent on compliance with the Mt Pleasant Fire Department, the Drain Commission and the Road Commission reviews. **Ayes: All. Motion carried.**

2.) **SPR – 1670: Site Plan Review for a Marketing/ Leasing office for the Grove on Commercial portion of Campus Crest property.**

Alex Eyssen, Director of Development for Campus Crest Communities explained how they would like to put up a temporary trailer that will serve as the marketing/leasing office until the Clubhouse is built.

Tim Beebe answered questions regarding specifics of the plan.

**Public Comment**

No Public Comment was offered.

**Henley** moved and **Fuller** supported the Site Plan Review contingent on:

- Providing sidewalk easement along Isabella Road for Future construction
- Providing down shield on all site lighting
- Submit the landscape plan to the Zoning Administrator for approval

**Ayes: All. Motion carried.**

3.) **SPR – 1676: Site Plan Review for Multi-Family Apartments of five or more units.**

Alex Eyssen, Director of Development for Campus Crest Communities asked for approval to the Site Plan Review for Multi-Family apartment complex.

**Shingles** moved and **Henley** supported the approval of Site Plan Review – 1676 contingent on the compliance with the reviews from the Mt Pleasant Fire Department, ICRC and the Drain Commission.

**Other Business**

**Mielke** brought up the approval of funds to hire a sign consultant to amend the sign ordinance. The Sign Committee asked for a volunteer to be added and **Fuller** was added. The Sign Committee will work on getting qualified applicants for the Planning Commission’s approval.

Reminder there will be a **Special Planning Commission meeting** scheduled Tuesday, April 23, 2013 at 7:00 pm at the Union Township Hall.

**Extended Public Comment**

No Extended Public Comment was offered.

**Adjournment**

**The Chair adjourned the meeting at 8:34 p.m.**

**APPROVED BY:**

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**Alex Fuller - Secretary**

*(Recorded by Kathy Lee)*

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Special Meeting Minutes**

A special meeting of the Charter Township of Union Planning Commission was held on April 23, 2013.

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

**Roll Call**

**Squatrito, Henley, Shingles, Wagner, Fuller, Mielke, McGuirk, Primeau, Jankens** present.

**Others Present**

Woody Woodruff

**Correspondence**

No Correspondence was offered.

**Approval of Agenda**

**Shingles** moved and **Mielke** supported to approve the agenda as presented. **Ayes: All.**  
**Motion carried.**

**Public Comment**

No Public Comment was offered.

**NEW BUSINESS**

- 1.) **SUP - 1658: Special Use Permit of five or more units. Vacant Unaddressed property south of 4085 E SWEENEY, containing 26.1 acres M/L. Owner: Park 7**  
Paul Levine of Park 7 presented a PowerPoint presentation regarding the addition of five or more units on the property. These apartments primarily target students and have all the amenities of a high end apartment complex.

**Public Comment**

No Public Comment was offered.

**Fuller** moved and **Primeau** supported to recommend the Special Use Permit – 1658. **Ayes: All. Motion carried.**

- 2.) **SPR – 1658: Site Plan Review for Apartments of five or more units at the vacant unaddressed property south of 4085 E SWEENEY, containing 26.1 acres M/L. Owner: Park 7**  
Pete Lorenz of Lorenz Surveying & Engineering passed out the newest site plan with the amended changes required per Randy Robinson, the Building Official, the Fire Department, and ICTC.

**Public Comment**

No Public Comment was offered.

**Jankens** moved and **Shingles** supported the Site Plan Review contingent on:

- Providing all site lighting plans to the Zoning Administrator for approval
- Submit the landscape plan to the Zoning Administrator for approval

**Ayes: All. Motion carried.**

**Other Business**

No other Business was presented.

**Extended Public Comment**

No Extended Public Comment was offered.

**Adjournment**

**The Chair adjourned the meeting at 8:06 p.m.**

**APPROVED BY:**

*(Recorded by Kathy Lee)*

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**Alex Fuller - Secretary**

**CHARTER TOWNSHIP OF UNION**  
**Zoning Board of Appeals**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on June 5, 2013.

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

**Roll Call**

**Lyon, Warner, Newland, Henley, Strachen** present.

**Others Present**

**Woody Woodruff , Randy Robinson, Larry Sommer**

**Approval of Minutes**

**Warner** moved, **Lyon** supported to approve as presented the December 5, 2012 – regular meeting minutes. **Ayes: All. Motion carried.**

**Correspondence**

No correspondence was offered.

**Appointing of Officers**

**Newland** moved to re-appoint current officers, **Henley** supported.

**Appointed: Warner** – Chair, **Henley** – Secretary

**Newland** moved to elect **Lyon** as the Vice Chair, **Strachen** supported. **Ayes: All. Motion carried.**

**Approval of Agenda**

**Newland** moved **Henley** supported to approve the agenda. **Ayes: All. Motion carried.**

**Public Comment**

No comments were offered.

**NEW BUSINESS**

- 1.) **VRS - 1679: A 10 foot variance from Section 11.11.C Side Yard setback, to allow for a sign 10 feet from a side property line. Location: 4639 E Pickard Rd. Owner: SPAN Properties.**

Chris Christenson of Mid Michigan Signs requested a variance to allow for a sign 10 feet from the side property line. This is an after the fact request. Applicant explained difficulty placing sign conforming to side yard setback due to underground storm water and utilities.

**Public Comment**

No Public Comment was offered.

**Newland** moved to approve the variance as presented due to practical difficulty. **Strachen** supported. **Ayes: All. Motion carried.**

**2.) VRO – 1680: A variance of one or two occupants, per side, per duplex. Owner: Wieczorek, Steven**

Steve Wieczorek requested a variance to allow up to 5 occupants per unit at addresses 3093, 3095, 3115, 3151, 3153, 3165, 3167 South Lincoln Road and allow up to 4 occupants per unit at 3205 and 3207 South Lincoln Road.

**Randy Robinson**, the Township's Building Official stated there were no code violations in these duplexes. He stated there can be no parking on the driveway going into the complex due to Fire Department requirements. **Larry Sommer**, the Township's Rental Inspector stated there was plenty of room to accommodate the request.

**Public Comment**

**Margie Henry**, the Township's Clerk supported **Randy Robinson** and **Larry Sommer's** expertise on the subject and wanted to comment that Steve Wieczorek did a good job presenting his request.

A letter from Melissa Whitefoot of 3315 S Lincoln opposed the variance due to the noise issue in the area.

A letter from Curt Utterback of 3397 S Lincoln opposed the variance due to the high student population, noise, and garbage issues.

**Newland** moved to approve the variance as presented due to the special circumstances of the duplexes being in a high density area with student apartments, commercial property and industrial surroundings. **Strachen** supported. **Ayes: All. Motion carried.**

**3.) VRO – 1682: A variance of one occupant in a single family dwelling to allow four occupants. Owner: Jakeway, William II**

William Jakeway, the owner of the single family dwelling, requested a variance to allow 4 occupants to rent this home.

**Randy Robinson** stated this home will accommodate the 4 unrelated persons in the home due to the rental review.

**Public Comment**

Don Wentworth of 1200 E Remus Road opposed the variance and would like the property owner to put up a fence so cars would not park on his property.

Kathy Martin of the Deer Run subdivision stated civil issues such as noise and trespass need to be addressed to the police.

**Newland** moved to approve the variance as requested due to distance to other homes and deficient parking. **Henley** supported. **Ayes: All. Motion carried.**

**4.) VRO – 1682: A variance of one occupant in a single family home to allow four occupants. Owner: Ames, Marcene, Steven & Pamela**

No representative was at the meeting.

**Larry Sommer** explained the layout of the home stating it could accommodate 4 occupants because there is full bedroom with a bathroom in the unfinished basement.

**Public Comment**

Doug Rustin of 5081 Silverberry opposed the variance due to garbage and overall poor condition of the house. They also brought a petition signed by the neighbors stating their opposition to the variance.

Eric Cronstrom of 5028 Silverberry opposed to the variance due to the garbage, sump pump smell and overall negligence of the property

A letter was received regarding an overload of traffic in the area

**Henley** motioned to deny the variance due to no special circumstances. **Newland** supported. **Aye: none. Nays: All. Motion denied.**

**5.) A variance to allow for a 50 square foot off premise directional sign in a B7 (Retail and Service Highway Business) Zone. Owner of Sign: Mid Michigan Community College. Owner of Property: Consumers Energy.**

Jessie Gordon of Mid Michigan Community College requested a variance to put a directional sign (an arrow) on Consumers Energy property (with their approval) explaining how to get to the new location of the college.

**Public Comment**

No public comment was offered.

**Newland** motioned to approve the variance as presented based on public interest and traffic safety. **Strachen** supported. **Ayes: All. Motion approved.**

**6.) VRO – 1684: A variance of two occupants in a single family home to allow five occupants in a B5 zone. Owner: Lapoe, Michael & Kathleen.**

Michael Lapoe called **Woodruff** to explain he was unavailable to be at the meeting due to being out of town.

**Woodruff** explained this property is in a commercial zone and has natural features surrounding it.

**Randy Robinson** stated there were no violations on this property.

**Public Comment**

No public comment was offered.

**Henley** motioned to approve the variance as presented due to special circumstances of the property being located in a commercial zone, the rental review, and the separation of the property. **Lyon** supported. **Ayes: All. Motion approved.**

**7.) VRO – 1685: A variance of 1 occupant per unit to allow for 4 occupants per unit in a duplex in an R2A zone. Owner: Kieft, Adam & Allison.**

Aaron Keift, the owner of the property requested a variance due to the location of the property to the university. This duplex was built and bought as rental housing and he would like to utilize the property to its maximum potential.

**Larry Sommer** stated there were no violations on this property.

**Public Comment**

John Smith of 4591 S Crawford wanted to know where the property was located and was opposed to the variance because he doesn't think Crawford Road needs any more student housing on it.

Jerry Frively of 4575 S Crawford was opposed to the variance because there are already problems in this area with noise and parties.

**Newland** motioned to approve the variance as presented due to the proximity to CMU, the rental review and the major road the property is located on. **Strachen** supported. **Ayes: Newland, Warner, Strachen. Nah: Lyon, Henley. Motion approved.**

8.) **VRO – 1686: A variance of 1 occupant per unit to allow for 4 occupants per unit in a duplex in an R2A (one and two family) zone. Owner: Drop Tine Properties, LLC.**

Kent Russell and Justin Russell, owners of the property requested a variance to accommodate the full capacity of the units.

**Randy Robinson** and **Larry Sommer** explained the unusual layout of the home and the ability for it to accommodate 4 occupants per unit after installing two fire resistant doors.

**Public Comment**

Jerry Frively of 4575 S Crawford was opposed to the variance because he doesn't want to see more student housing in the area.

John Smith of 4591 S Crawford was opposed to the variance because he thinks there are too many students on Crawford already.

**Henley** motioned to approve the variance as presented due to the proximity to CMU, the rental review, the major road the property is located on. **Strachen** supported. **Ayes: Strachen, Warner, Henley. Nah: Newland, Lyon. Motion approved.**

**Extended Public Comment**

No extended Public comment was offered.

**Other Business**

No other business was offered.

**Adjournment**

**The Chair adjourned the meeting at 10:26 p.m.**

**APPROVED BY:**

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**Mary Henley, Secretary**

*(Recorded by Kathy Lee)*