



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: January 11, 2013

Re: January 16 Meeting Notes

-
- SPR 1641 – Site Plan Review for Olive Garden. The new restaurant at Indian Hills Plaza meets our requirements. I am waiting for the letter from the Drain office in review of the storm management plan which has been submitted. ICTC has no concerns; the MPFD letter's only real concern was that there be no barrier between the new restaurant and the fire hydrant located on the Red Lobster property adjacent to the north indicating no fences there. Any deficiency in parking can be made up in the general mall parking. I have worked with the mall owner this summer to ensure their storm pond is in proper shape to accept the new run-off. I recommend approval subject to conformance with Fire and Drain Department requirements.
 - SUP 1646 – Special Use Permit for a Group Day Care. The state amended the zoning rules for Group Daycares, they are in the packet. IF the application meets the guidelines set forth, they shall be approved. We do discretion to require fencing if needed and ensure there is adequate parking for staff and drop off. I have attached a map showing that the use is not within 1500' of other group daycares and adult foster cares. We do not have substance abuse or correctional care homes (half ways). I verified the locations with the state's lookup for this meeting. I support a motion to Recommend SUP 1646 to the Board of Trustees for approval.
 - SPA 1650 – Site Plan Amendment for an Industrial Building. The current use is in the Industrial Park behind Home Depot. They propose to add a 50' x 150' addition. MPFD has given a verbal ok, letter to follow. Storm Plan approval has not come in yet. I recommend approval contingent on outside review conformance.

Other Business

- Officers for the new year
- Accept the 2012 Annual Zoning Report, send to the Board of Trustees for Review

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: January 16, 2013

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of December 19, 2012 regular meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

- 1.) SPR - 1641: Site Plan Review for Olive Garden Restaurant: Owner Olive Garden**
- 2.) SUP – 1646: Special User Permit for a Group Day Care Home for up to 12 children.
Owner: Tonya Rodgers**
- 3.) SPA – 1650: Site Plan Amendment for Industrial Building Addition. Owner: REC
Investments LLC**

Other Business

- 1.) BCP – 1648: Board Commission Policy. Appoint Officers for 2013.**
- 2.) Annual Zoning Report**

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 December 19, 2012.

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

Roll Call

Squatrito , Wagner, Jankens, Primeau, Henley, Shingles present. **Fuller, Henley** excused absent.

Others Present

Woody Woodruff

Approval of Minutes

Primeau moved and **Wagner** supported to approve the October 17, 2012 meeting minutes. **Ayes: all. Motion carried.**

Correspondence

No correspondence was offered

Approval of Agenda

Shingles moved and **Jankens** supported to approve the agenda with the amendment to the date of the minutes changed to reflect October 17, 2012. **Ayes: All. Motion carried.**

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **SUA - 1629: Amendment to Special Use Permit for apartment buildings removing requirement to extend Commons Drive across parcel frontage. Owner: Isabella Bank**
Eric Porter representing Copper Beech Townhomes presented a revised plan at the meeting. The proposal would be to install three lanes across the frontage with a temporary cul-de-sac. . The final plan would be to complete the five lane road when the property to the east is developed. They will also dig the sewer and water line as required.

Public Comment

No public comment was offered.

Jankens moved to recommend to the Township Board for approval of the Special Use Amendment and **Shingles** supported the recommendation.
Ayes: All. Motion carried.

- 2.) **SPR - 1647: Site Plan Review for Doctors Office. Owner: Central Michigan Community Hospital.**

Bill Gallaher, the architect for the building presented the plan to construct a building that will look congruent to the existing building.

Isabella County Transportation Commission said the plans are adequate but not ideal due to not having two exits in the parking area.

Primeau moved and **Wagner** supported to approve the Site Plan Review.

Jankens wanted to discuss the options of considering the possibility of contacting the other property owner about connecting the parking lots so there will be two exits.

Primeau moved to have a friendly amendment. This friendly amendment would put a condition of having a discussion with the property owner to see if they would be agreeable to connecting the two parking lots, thus making it easier for ITCT's access. If the County's Drug Rehabilitation Facility would agree, then the plans would be modified to reflect those changes and the Zoning Administrator would take the lead in making sure the changes are reflected in the plan, changes. **Wagner** assented to the friendly amendment.

Ayes: All. Motion carried.

Correspondence

Steve Wieczorek sent a letter to Woodruff regarding a request for a zoning change or variance on his rental properties. This request was made due to being out of compliance with the Charter Township of Union's Housing Licensing Code (Rental Ordinance). The Charter Township of Union's Zoning ordinance regarding occupancy limits for R3A properties, which states there can be up to three unrelated persons occupying the property.

Woodruff agreed the zoning ordinance needs to be reviewed. He will suggest some amendments and bring them to the February meeting. The Building department will be expected to revise its rental ordinance to reflect the zoning ordinance once it is amended.

Other Business

1.) BCP- 1648: Board Commission Policy. Appoint Officers for 2013.

The appointed officers needed to be elected are: the Chairperson, a secretary, an alternate secretary and two alternates.

Shingles moved to postpone the election to the January, 2013 meeting. **Primeau** supported the motion. **Ayes: All. Motion carried.**

Extended Public Comment

No extended comment offered.

Adjournment

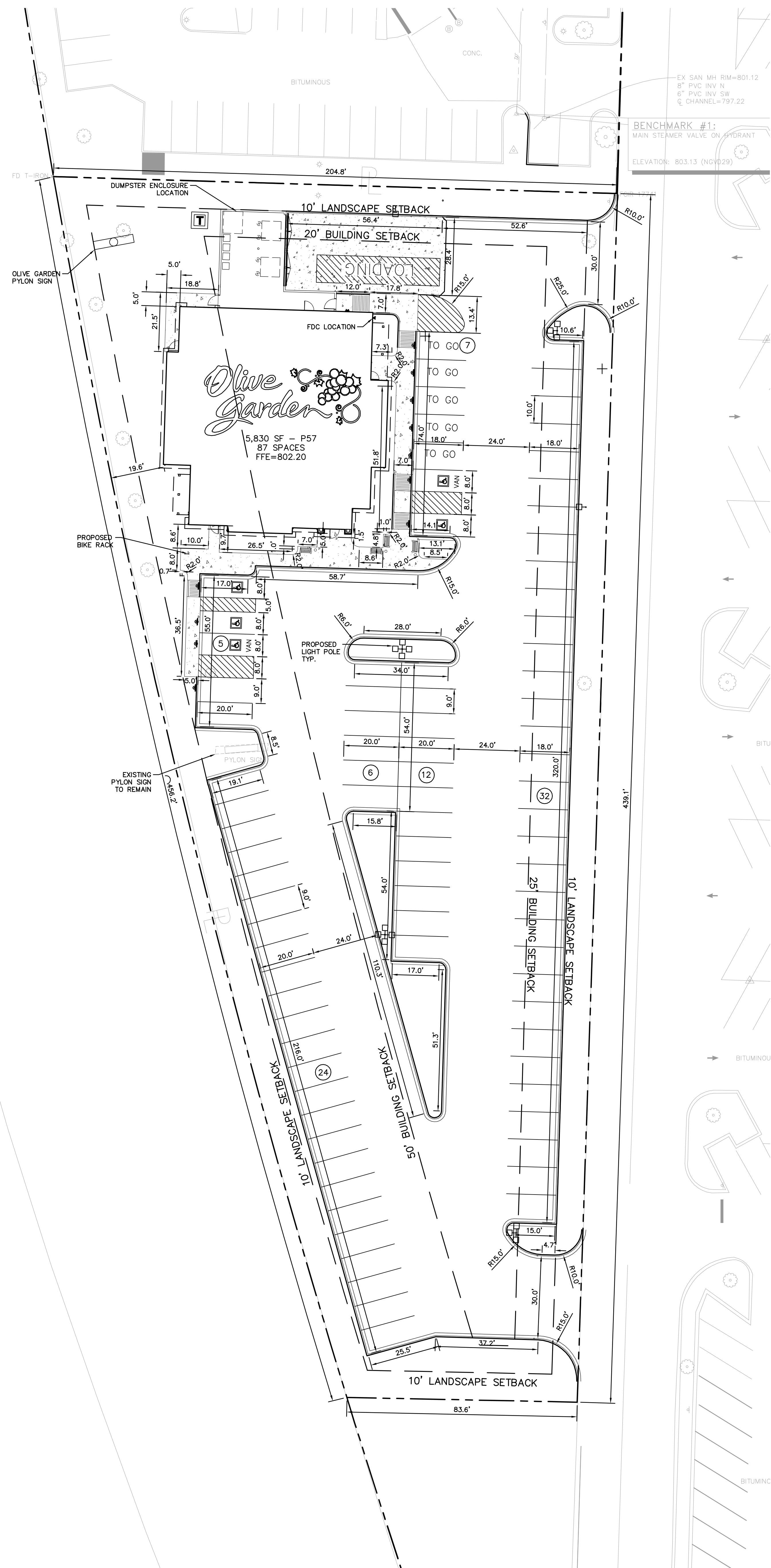
The Chair adjourned the meeting at 8:20 p.m.

APPROVED BY:

Alex Fuller, Secretary

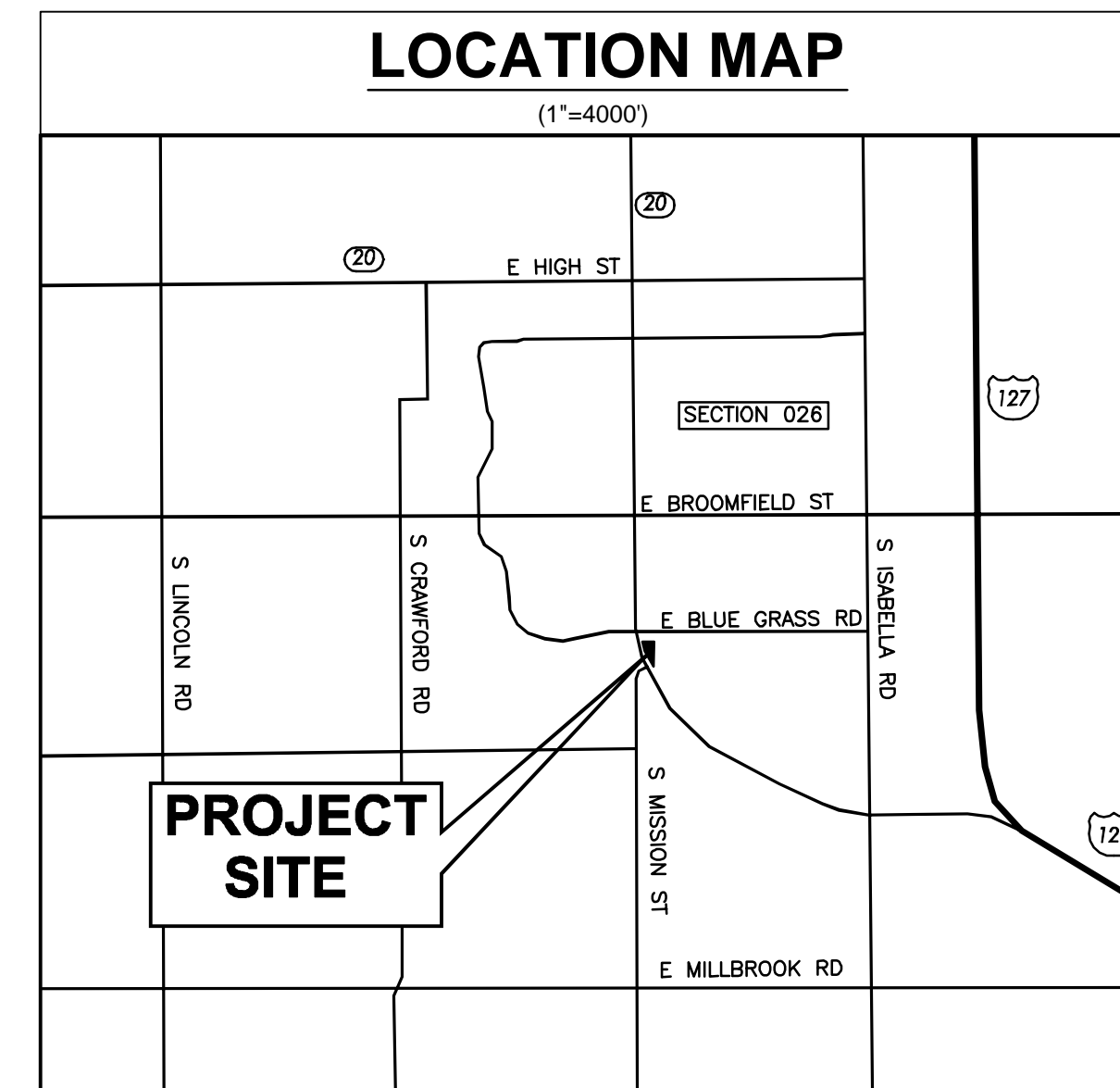
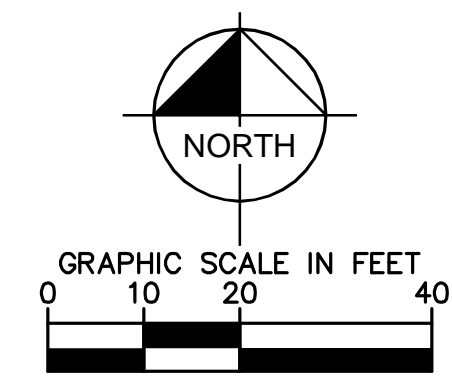
(Recorded by Kathy Lee)

Drawing name: K:\CHS_DEV\16813025_Darden_MFP\leasant_MI\2_Design\CADD\PlanSheets\107-C3.1 DimC.dwg C3.1 Dec. 12, 2012 6:04pm by: eric.trocy
 This document, together with the concepts and designs presented herein, is an instrument of service, and its preparation, issuance and use are contingent upon the client's payment of the fee therefor.



OWNER/APPLICANT:

GMR, INC.
 1000 DARDEN CENTER DRIVE
 ORLANDO, FL 32837
 TEL: (407) 245-5935
 FAX: (407) 342-6781
 CONTACT: JACK DEGAENE



GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT-APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

BENCHMARK INFORMATION:

BENCHMARK #1:
 MAIN STEAMER VALVE ON HYDRANT
 ELEV - 803.13 (NGVD29)

BENCHMARK #2:
 TOP OF CONCRETE, WEST EDGE OF
 CONCRETE LIGHT POLE BASE
 ELEV - 800.97 (NGVD29)

*CONTRACTOR TO VERIFY BENCHMARK INFORMATION PRIOR TO CONSTRUCTION.

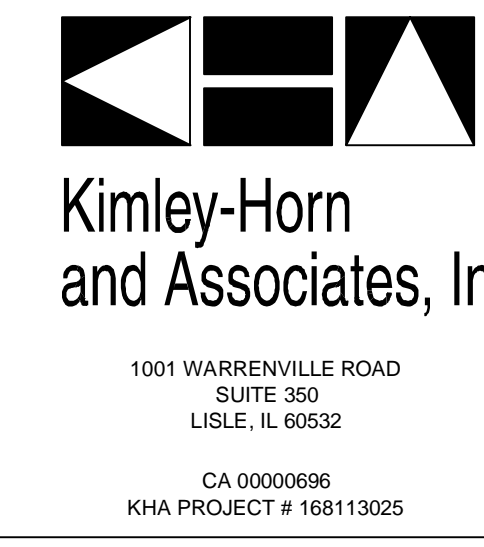
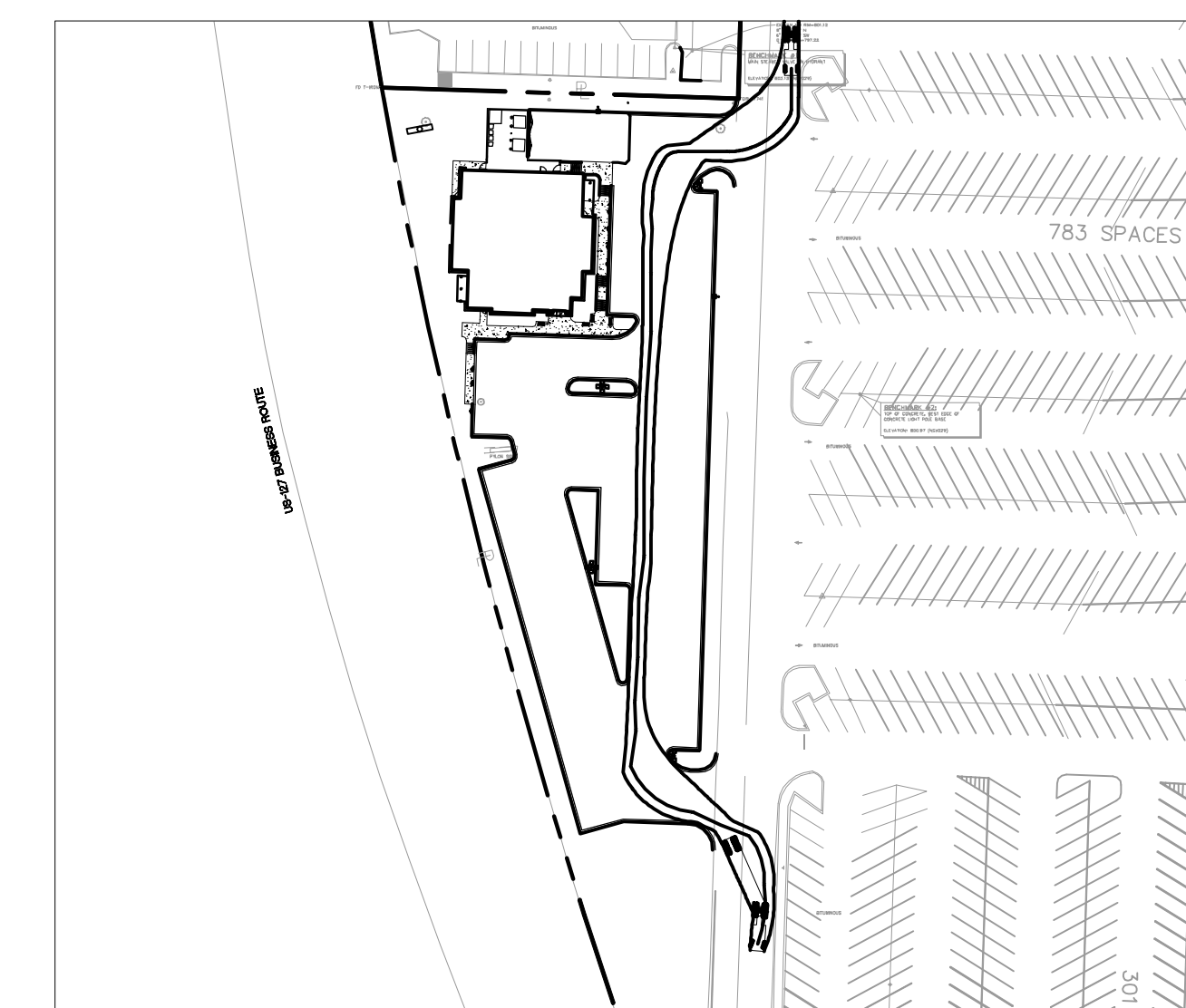
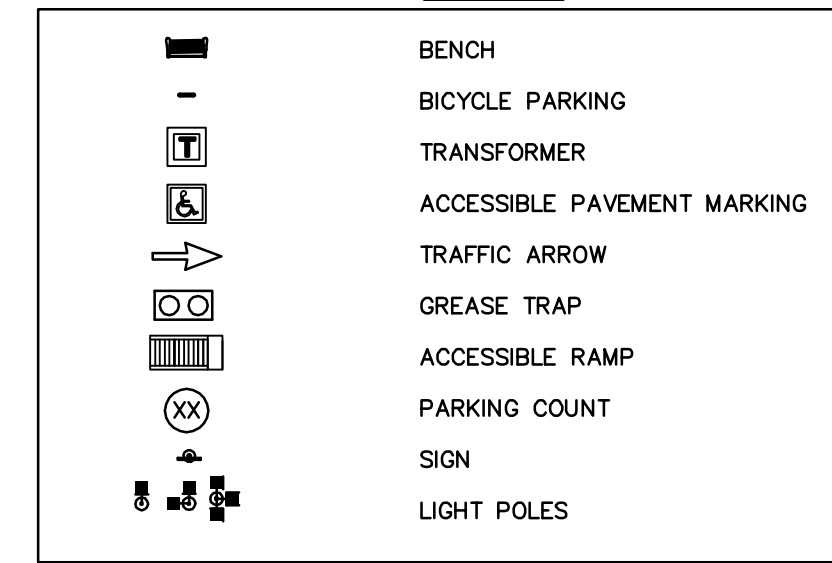
FLOOD PLAIN:

THIS PROPERTY IS LOCATED IN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN AS INDICATED BY FIRM MAP PANEL 26073C0325C DATE JANUARY 7, 1998.

SITE DATA TABLE

GENERAL SITE DATA	
ZONING	B - 5 HIGHWAY BUSINESS
ADJACENT ZONING	B - 5 HIGHWAY BUSINESS
LAND USE	RESTAURANT
TOTAL LOT AREA	65,590 S.F. (1.51 ACRES)
IMPERVIOUS AREA	47,649 SF (1.10 AC)
PERVIOUS (OPEN SPACE) AREA	17,941 SF (0.41 AC)
PERCENT OPEN SPACE	27%
CONSTRUCTION TYPE	TYPE VB - SPRINKLED
BUILDING SQUARE FOOTAGE	±5,830 S.F.
TAR	0.09
FRONT BUILDING SETBACK	50 FEET
SIDE BUILDING SETBACK	20 FEET
REAR BUILDING SETBACK	25 FEET
LANDSCAPE SETBACK	20 FEET
PARKING DATA	
PARKING REQUIRED PER CITY (1 per 3 seats primary floor area)	262 SEATS = 88 REQUIRED SPACES
SURFACE STANDARD SPACES PROVIDED	81 SPACES
SURFACE ACCESSIBLE SPACES PROVIDED	5 SPACES (INCLUDING 1 VAN ACCESSIBLE)
TOTAL SPACES PROVIDED	86 SPACES

LEGEND



Issue Date: 12-12-12

REVISION INFORMATION

Restaurant Job #: 12G0044

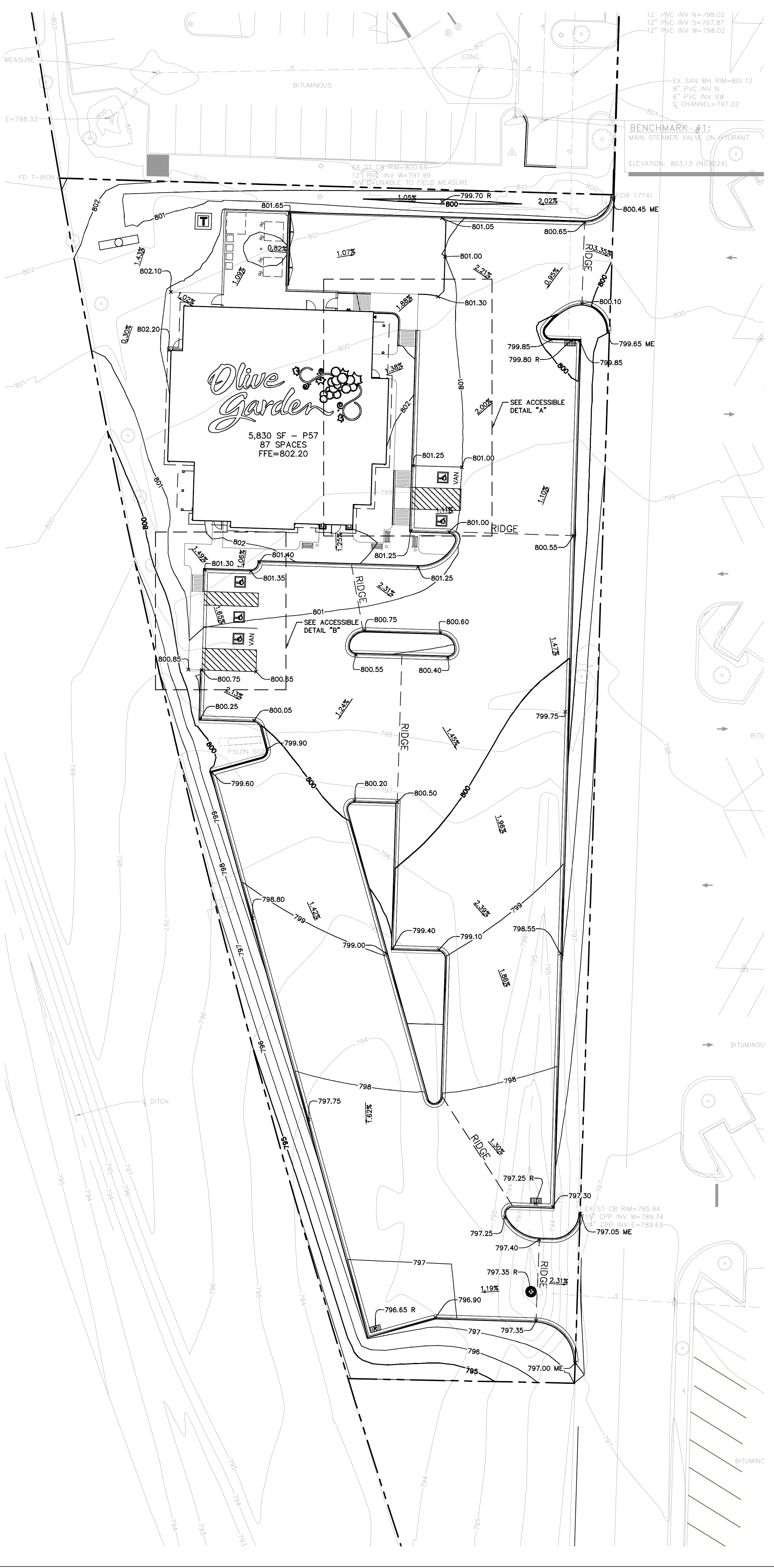
OLIVE GARDEN
 SEC MISSION RD AT
 EAST BLUE GRASS RD
 PROTOTYPE OG-P-57

MOUNT PLEASANT, MI

DRAWING
 SITE/DIMENSION
 CONTROL PLAN

C3.1

Drawing name: K:\CHS_DEV\16813025_Darden_MIP\leasant_mf12_Design\CADD\PlanSheets\109-C4.2_C4.2_Grad.dwg C4.2 Dec 12, 2012 6:04pm by: eric.trocy
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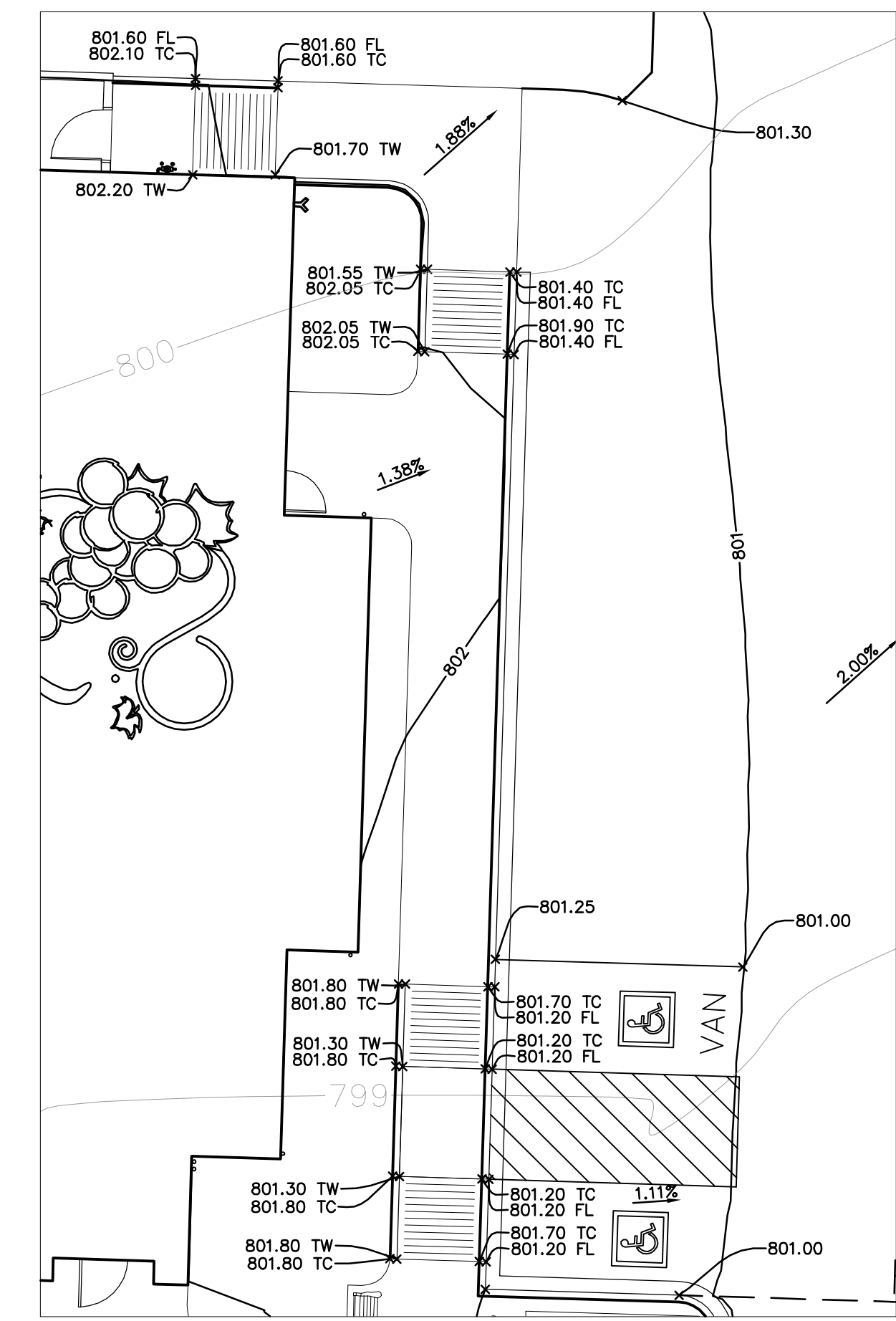


GENERAL GRADING NOTES:

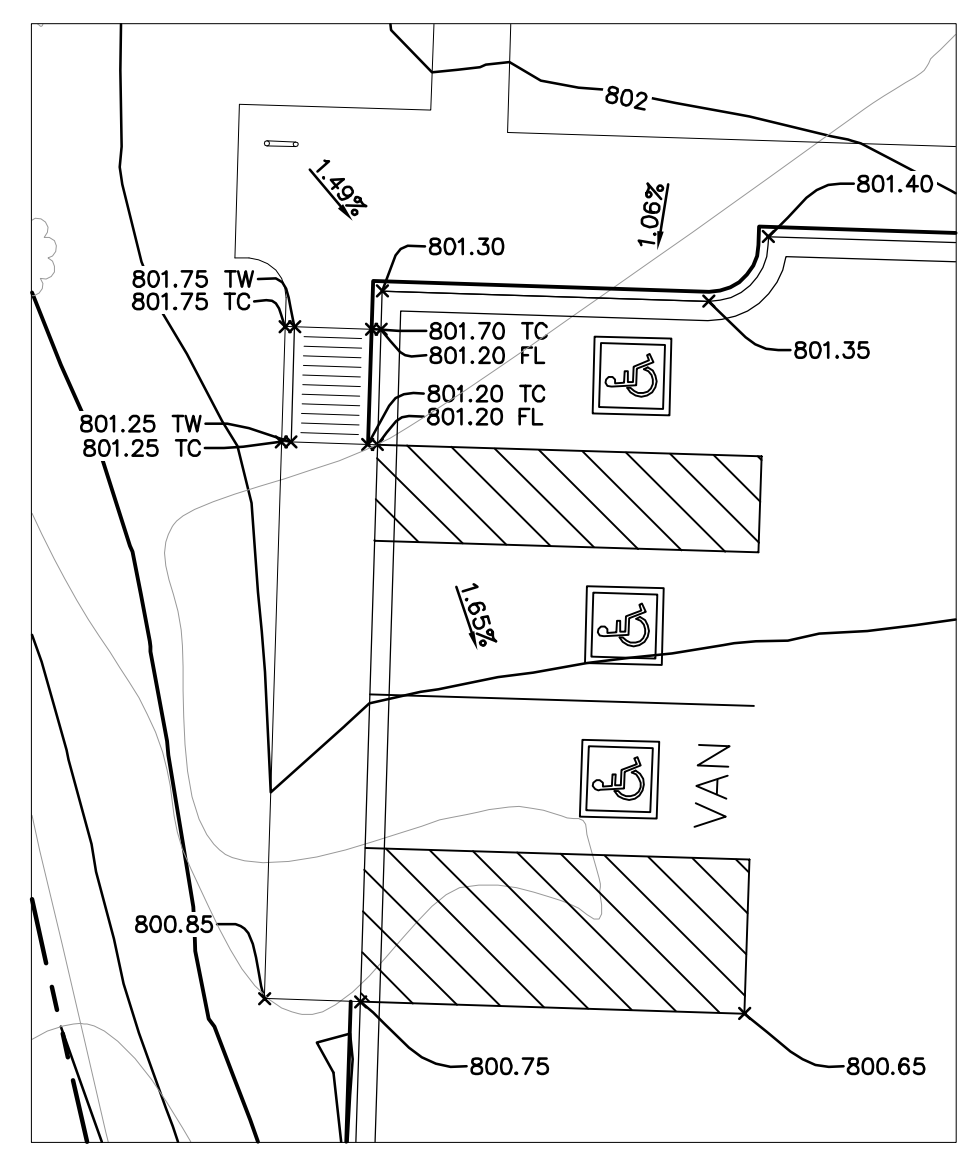
- ALL SPOT GRADES ARE TO TOP OF PAVEMENT (TP) OR FLOW LINE (FL), UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SPOT ELEVATIONS. COORDINATE WITH DIRT AND LANDSCAPE SUBCONTRACTORS REGARDING PROPOSED SOD AND HYDROMULCH LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC F.L.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.

GRADING LEGEND

TW	=	TOP OF WALK
TP	=	TOP OF PAVEMENT
ME	=	MATCH ELEVATION
FL	=	FLOW LINE
FF	=	FINISHED FLOOR
R	=	RIM ELEVATION
GD	=	GROUND ELEVATION
X.X%	=	SLOPE AND FLOW DIRECTION
—	=	RIDGE LINE
—48	=	PROPOSED CONTOUR
—80	=	EXISTING CONTOUR



ACCESSIBLE DETAIL A
SCALE: 1"=10'



ACCESSIBLE DETAIL B
SCALE: 1"=10'

**Kimley-Horn
and Associates, Inc.**
1001 WARRENVILLE ROAD
SUITE 300
LISE, IL 60532
CA 0000096
KHA PROJECT # 168113025

Olive Garden
ITALIAN RESTAURANT

Issue Date: 12-12-12
REVISION INFORMATION

Restaurant Job #: 12G0044

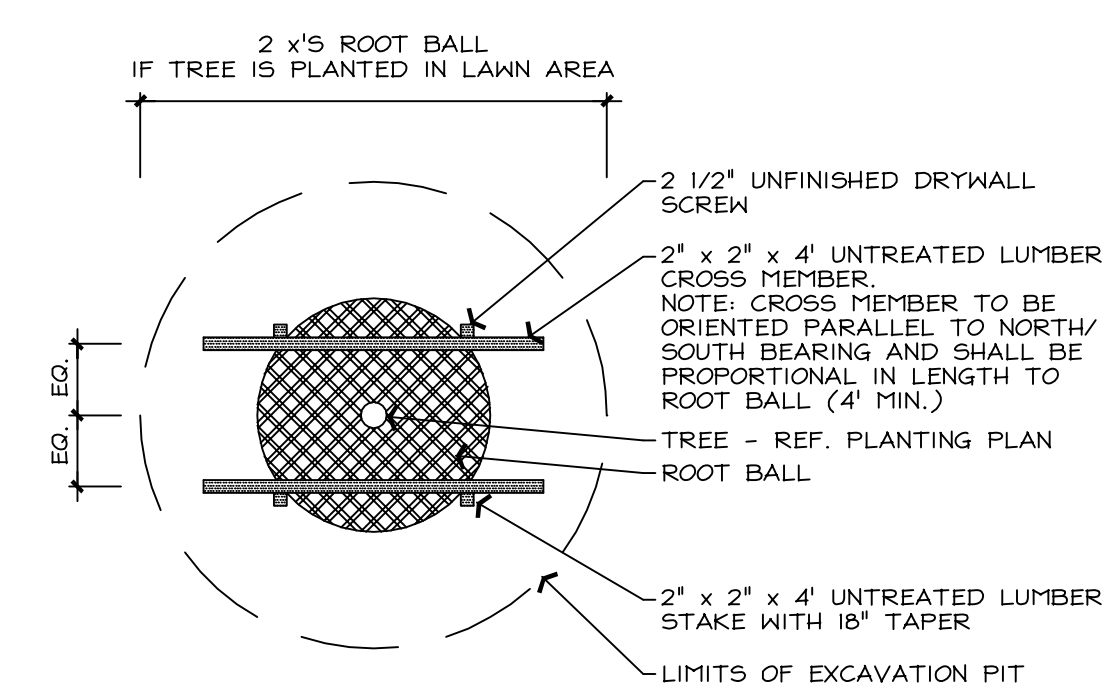
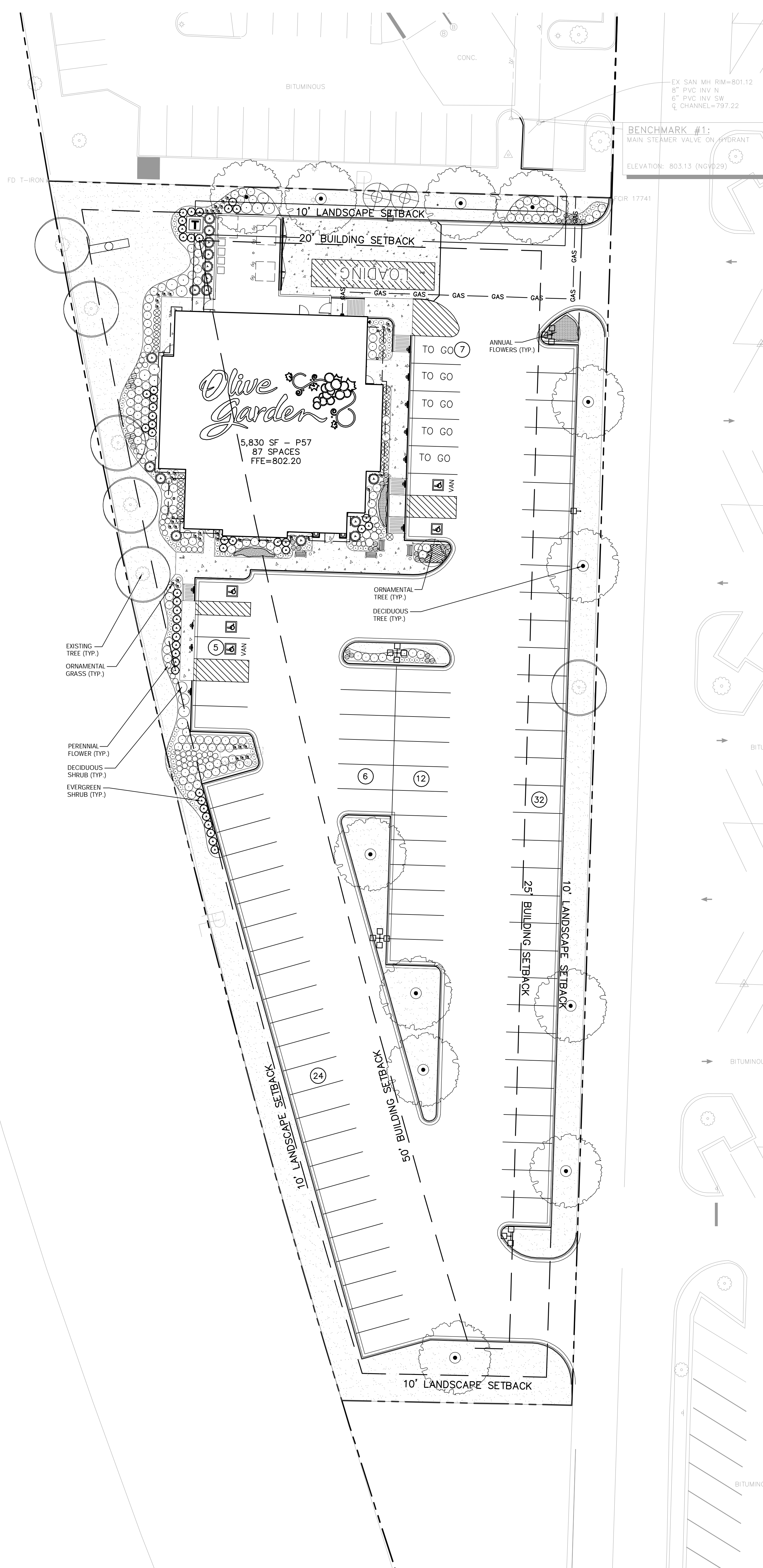
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MOUNT PLEASANT, MI

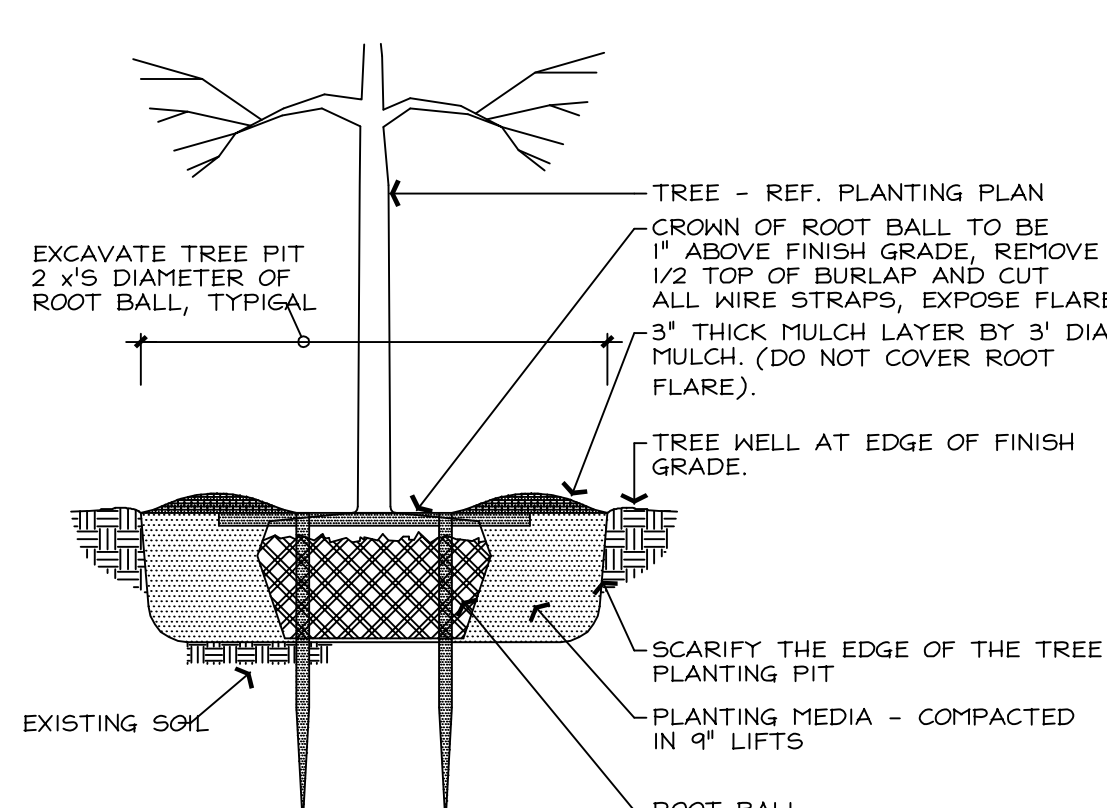
DRAWING
GRADING PLAN

C4.2

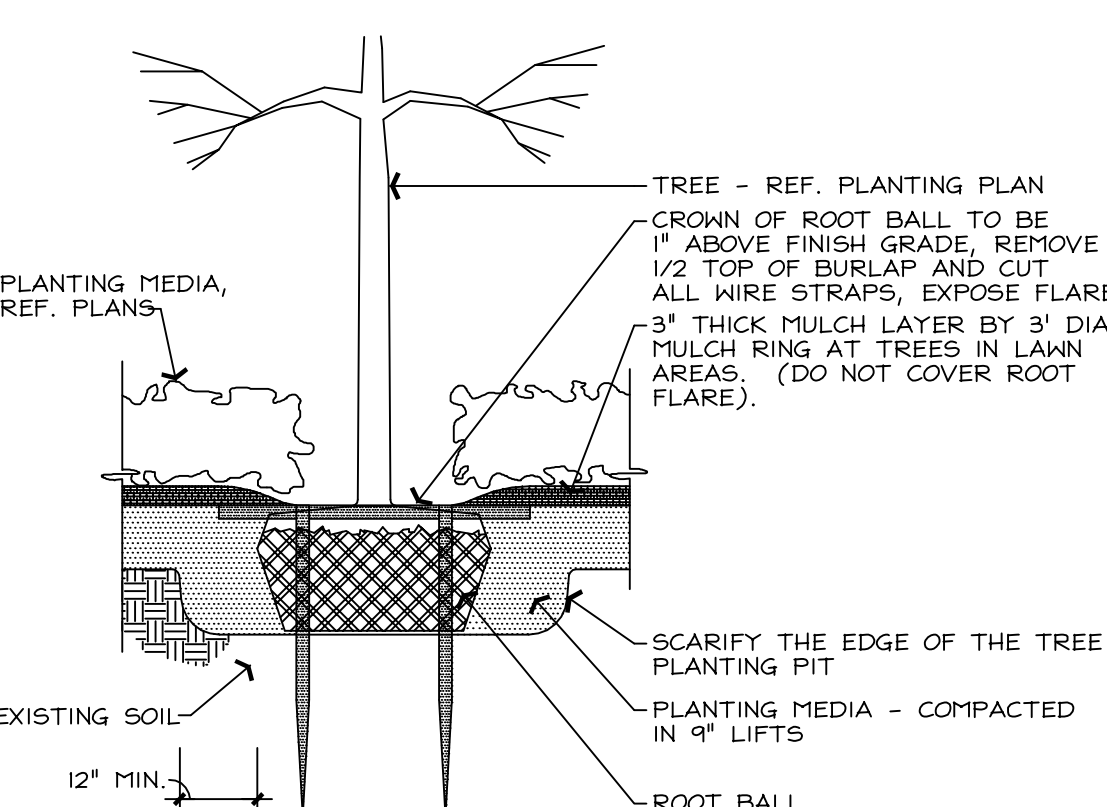
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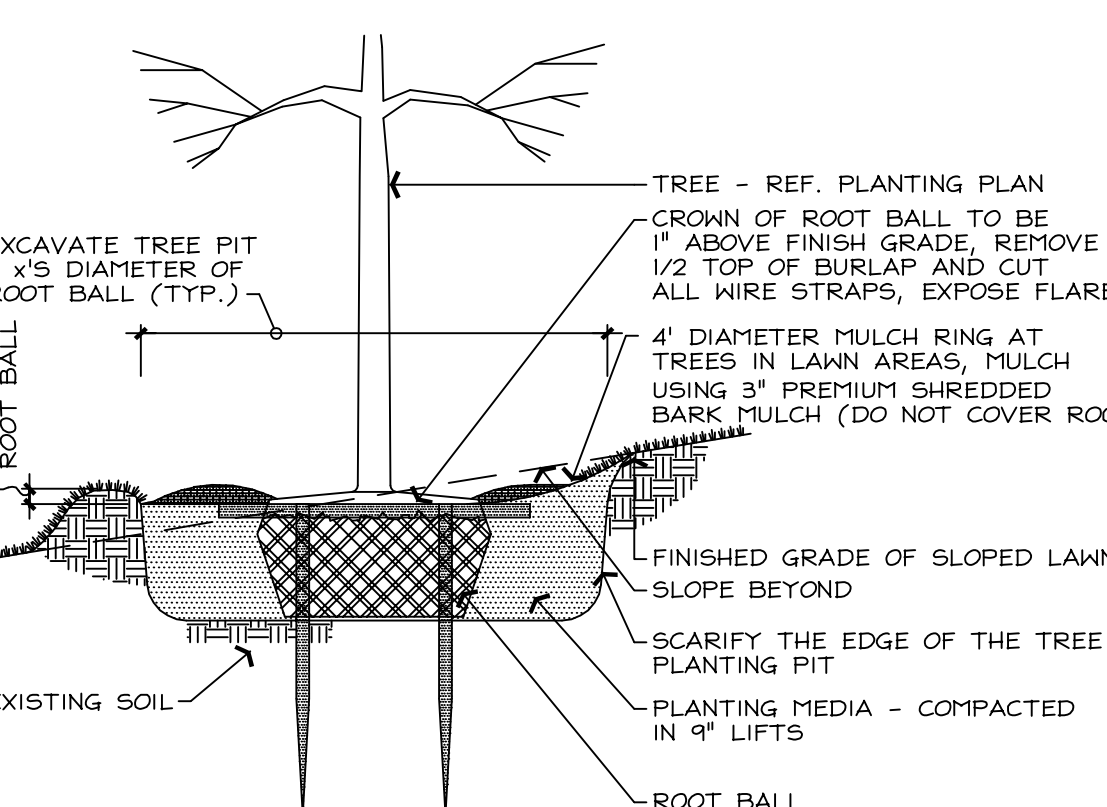
01 TYPICAL TREE STAKING - PLAN
NTS



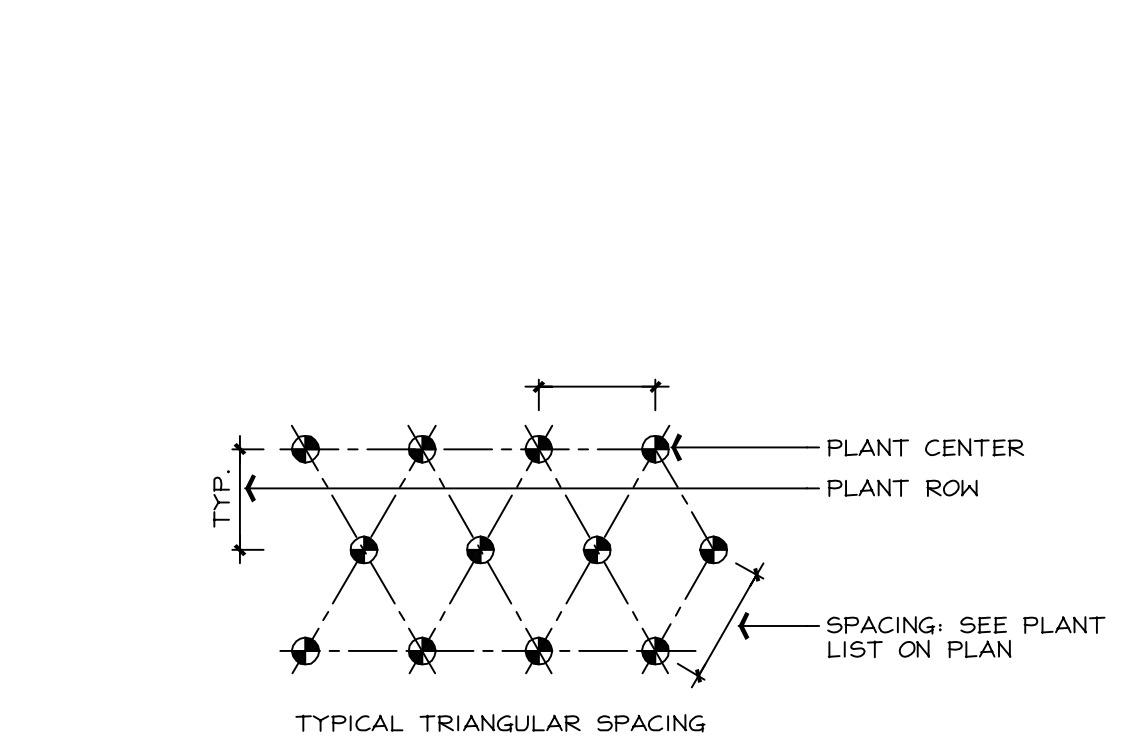
02 TREE PLANTING IN LAWN - SECTION
NTS



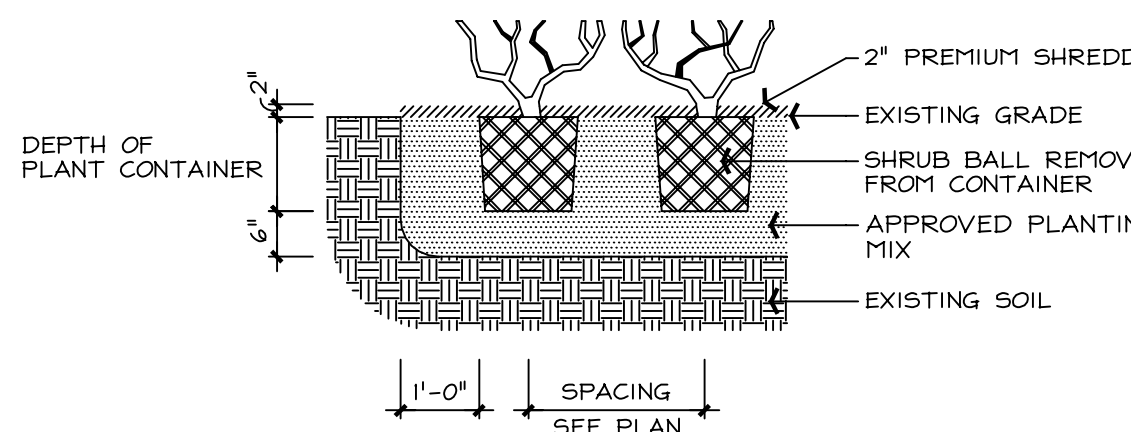
03 TREE PLANTING IN PLANTER - SECTION
NTS



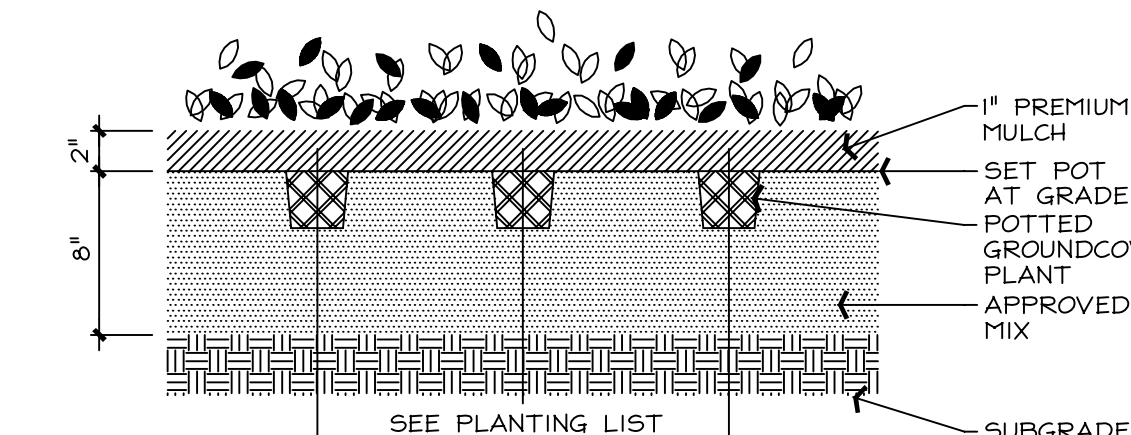
04 TREE PLANTING ON SLOPE - SECTION
NTS



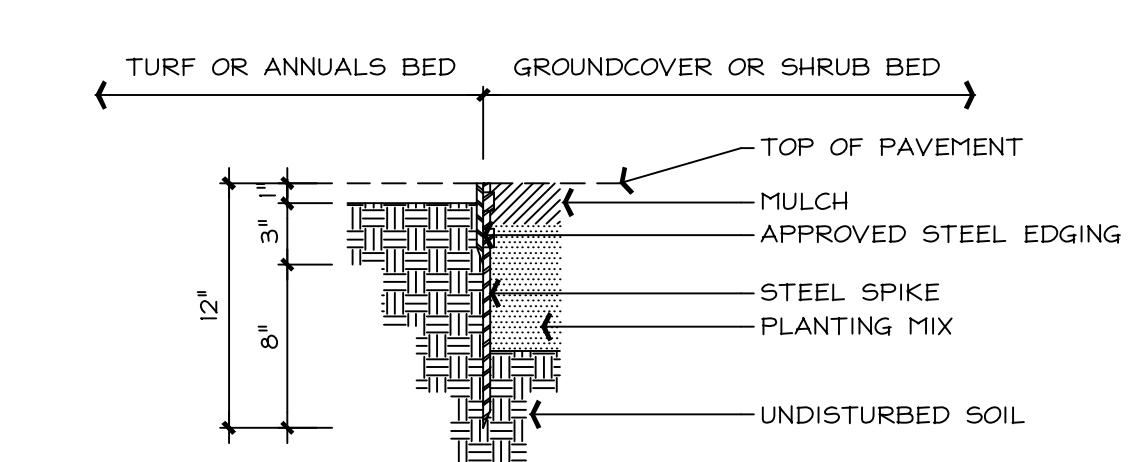
05 PLANT SPACING - PLAN
NTS



06 SHRUB PLANTING - SECTION
NTS



07 GROUNDCOVER PLANTING - SECTION
NTS



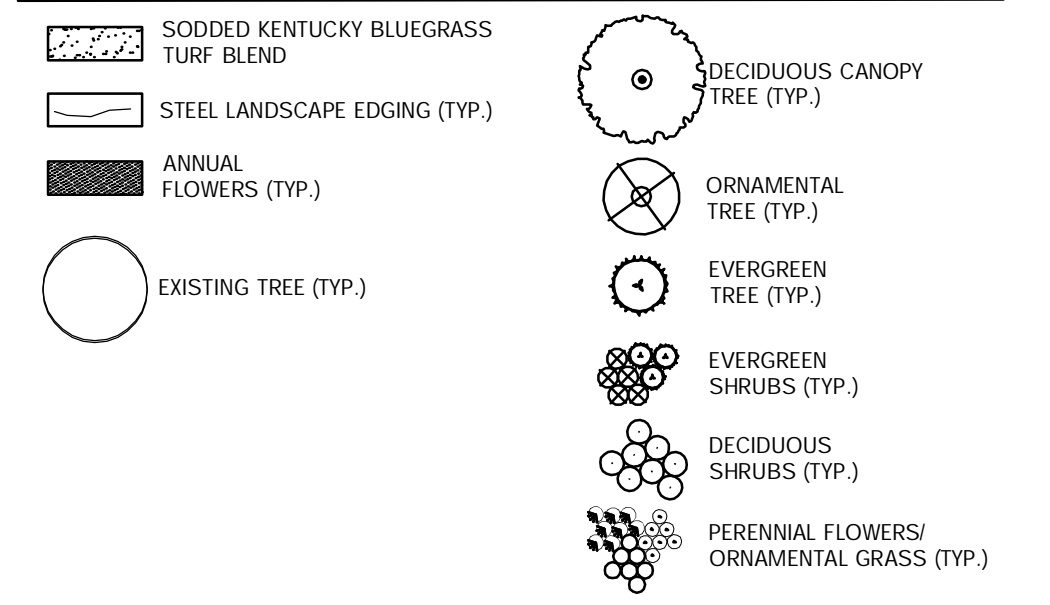
08 STEEL EDGING - SECTION
NTS



GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL CONTACT UTILITY LOCATE TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF A PLANT OR LANDSCAPE MATERIAL.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- FINAL LOCATION OF ALL PLANTING SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
- NO PLANT MATERIAL WILL BE INSTALLED UNTIL ALL GRADING AN CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ANY MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER PRIOR TO EXECUTION.
- SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF ANSI Z66.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS SHALL BE MICHIGAN NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR DISFIGURED/CRACKED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- TREES NOT EXHIBITING A CENTRAL LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT LIST AS MULTI-STEM.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS UPON WRITTEN ACCEPTANCE OF THE INITIAL PLANTING BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. REPLACEMENT PLANT MATERIALS SHALL ALSO HAVE A ONE YEAR GUARANTEE WHICH COMMENCES UPON INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE (INCLUDING WATERING) OF PLANT MATERIALS FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR UNTIL IRRIGATION SYSTEM IS OPERATIONAL.
- A MINIMUM OF 18" OF LOAM PLANTING SOIL SHALL BE USED WHEN PLANTING ALL TREES (SIDES OF HOLE).
- WRAP ALL SMOOTH BARKED TREES AND FASTEN THE TOP AND BOTTOM OF THE WRAP (REMOVE BY APRIL 1).
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON ARRIVAL TO SITE.
- ALL BEDS ADJACENT TO BUILDING PAD SHALL BE MULCHED WITH RICK MULCH APPROXIMATELY 1"-3" AGGREGATE TO COMPLEMENT BUILDING VENEER. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL. ALL OTHER BEDS SHALL BE MULCHED AS FOLLOWS:
- ALL TREES AND SHRUB BEDS SHALL BE MULCHED USING 3-4" OF PREMIUM SHREDDED HARDWOOD BARK MULCH (MULCH SHALL BE PLACED SO THAT IT DOES NOT TOUCH THE TRUNK OF THE PLANT).
- ALL PERENNIAL AND GROUNDCOVER BEDS NOT ADJACENT TO BUILDING PAD SHALL BE MULCHED USING 2-3" OF PREMIUM SHREDDED HARDWOOD BARK MULCH.
- TREES SHALL BE PLANTED SO THAT THE ROOT CROWN/FLARE IS SET 1-2" ABOVE FINISHED GRADE. DO NOT USE THE EXISTING TOP OF THE ROOT BALL AS AN INDICATION OF THE LOCATION OF THE ROOT BALL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY WHICH RESULTS FROM THE PLANTING AND LANDSCAPE INSTALLATION AT NO COST TO THE OWNER.
- APPLY A PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS, THAT WILL EFFECTIVELY CONTROL BROADLEAF AND GRASSY WEEDS, IMMEDIATELY AFTER PLANTING AND PRIOR TO INSTALLATION OF MULCH.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOODED WITH SOLID KENTUCKY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE LEGEND:

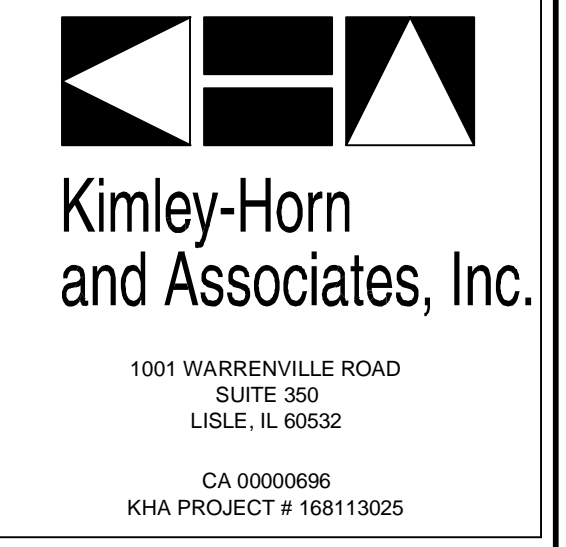


LANDSCAPE REQUIREMENTS:

REQUIRED:
LANDSCAPING SETBACKS PROVIDED PER REQUIREMENTS

PLANT LIST:

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS
Tree: Deciduous Canopy						
AF		Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2 1/2" cal.	B&B	Specimen
TC		Littleleaf Linden	Tilia cordata 'Glenleven'	2 1/2" cal.	B&B	Specimen
Tree: Deciduous Ornamental						
AG		Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6' ht.	B&B	Clump, Specimen
SR		Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1 3/4" cal.	B&B	Standard Specimen
Tree: Evergreen						
JH		Hetzli Juniper	Juniperus chinensis 'Hetzli Columnaris'	6' ht.	B&B	Specimen
PG		Picea glauca var. densata	Black Hills Spruce	6' ht.	B&B	Clump, Specimen
Shrubs: Deciduous						
HA		Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal./36"	Cont.	Full, Even
RK		Knock Out Rose	Rosa 'Knock Out'	3 gal./24"	Cont.	Full, Even
RP		Pavement Snow Rose	Rosa 'Pavement Snow'	3 gal./24"	Cont.	Full, Even
SB		Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	3 gal./24"	Cont.	Full, Even
SM		Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal./36"	Cont.	Full, Even
Shrubs: Evergreen						
BG		Chicagoland Green Boxwood	Buxus x 'Glencoe'	5 gal./24"	Cont.	Full, Even
TM		Taunton Yew	Taxus x media 'Tauntonii'	5 gal./24"	Cont.	Full, Even
Groundcovers: Perennials/Grasses/Groundcovers						
CA		Feather Reed Grass	Calamagrostis 'Karl Foerster'	1 gal.	Cont.	Specimen
CJ		Clematis x jacksonii	Clematis x jacksonii	1 gal.	Cont.	Specimen
CM		Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	1 gal.	Cont.	Specimen
HH		Daylily	Hemerocallis spp.	1 gal.	Cont.	Specimen
LS		Liatris	Liatris spicata 'Kobold'	1 gal.	Cont.	Specimen
NF		Nepeta	Nepeta x faassenii 'Walker's Low'	1 gal.	Cont.	Specimen
PA		Hameh Fountain Grass	Pennisetum alopecuroides 'Hameh'	1 gal.	Cont.	Specimen
PL		Russian Sage	Perovskia 'Little Spire'	1 gal.	Cont.	Specimen
SS		Salvia	Salvia x superba 'Mammoth'	1 gal.	Cont.	Specimen
SA		Sedum	Sedum x 'Autumn Joy'	1 gal.	Cont.	Specimen
VM		Vinca	Vinca minor 'Bowles'	3" (10" o.c.)	Cont.	Specimen
ANNUALS 175 SF By Owner						



Issue Date: 12-12-12

REVISION INFORMATION

Restaurant Job #: 12G0044

OLIVE GARDEN
SEC MISSION RD AT
EAST BLUE GRASS RD

PROTOTYPE OG-P-57

MOUNT PLEASANT, MI

DRAWING
LANDSCAPE PLAN

L1.1



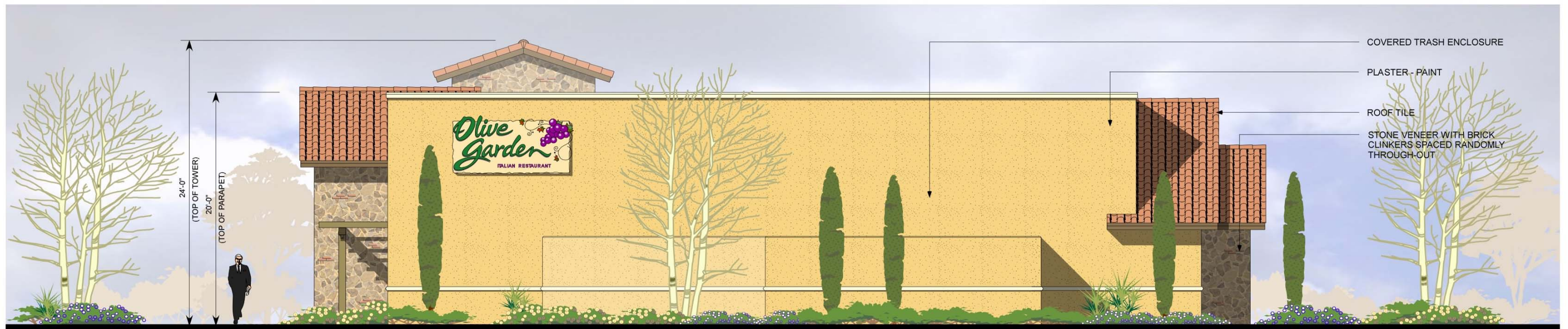
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION





City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



TO: Woody Woodruff
FROM: Lt. Richard A. Beltinck
DATE: January 03, 2013
SUBJECT: Site Plan Review # SPR 4070 E Bluegrass Rd
(Olive Garden Project)

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. Provide a 5" Storz Fire Department Connection with a 30 degree downturn.
- 2.) Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads, in accordance with Appendix C, Section C104 of the 2003 Edition of the International Fire Code.
- 3.) Provide a horn strobe above the Fire Department Connection.
- 4.) Provide building identification numbers in accordance with Chapter 5, Sections 505.1 and 505.2 of the 2003 Edition of the International Fire Code.
- 5.) Provide a Knox Key Box near the front entrance of building in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2003 Edition of the International Fire Code. (Contact Fire Department for Knox Box Application and mounting location.)

6.) Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section 304, 304.3.3 of the 2003 Edition of the International Fire Code.

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.

Woody Woodruff

From: Denny Adams [dadams@ictcbus.com]
Sent: Friday, December 21, 2012 7:39 PM
To: Woody Woodruff
Subject: RE: OG Mount Pleasant, MI - Site Plan - Preliminary Review - now aiming for 1/9/2013 Plan Commission date

Woody,

Designed truck route info on first page shows all our needs are met. Access to front door for drop and exit without backing or tight turns is refreshing to see. Good design for access by public transportation vehicles. No need for further plans for review on our part.

Have a happy holiday season, I'll return to the office on January 2nd.

Denny

Dennis M. Adams
ICTC Director of Marketing and Public Relations
2100 E. Transportaton Drive
Mt. Pleasant, MI 48858
989.773.2913 office
989.773.1873 fax

From: Woody Woodruff [mailto:wwoodruff@uniontownshipmi.com]
Sent: Friday, December 21, 2012 3:54 PM
To: Denny Adams
Subject: FW: OG Mount Pleasant, MI - Site Plan - Preliminary Review - now aiming for 1/9/2013 Plan Commission date

Denny,

Olive Garden asked that I send out these plans. They will be the final plan unless reviewing comments warrant a re-draft. You may contact Janet Reid with any concerns that should be addressed in the plan, her email is below.



William "Woody" Woodruff
Zoning Administrator
Charter Township of Union
2010 S. Lincoln Road
Mt Pleasant, MI 48858
T14N,R4W Isabella County, Michigan
Phone (989) 772-4600, Ext 241
FAX (989) 773-1988
Visit us on the Web at
<http://www.uniontownshipmi.com>
[Union Township Sustainability Committee](#)

APPLICATION FOR A SPECIAL USE PERMIT

I (we) ^(Owner) Tomya Rogers + Connie Marshall ^(Prospective) OWNERS OF PROPERTY AT 2278 E. Pickard Rd. LEGAL DESCRIPTION AS FOLLOWS:

T14N R4W SEC 16 BAMBER WOODS LOT 3 & E 44.39 FT OF LOT 2

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For In-home, group daycare
- II. Junk Yard Permit



Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for Connie Marshall to have a group daycare at 2278 E. Pickard.

Give reason why you feel permit should be granted: Separate Sheet

II. Junk Yard Permit requirements are: N/A

Location of property to be used 2278 E. Pickard Rd

Zoning of the area involved is R2A

Zoning of the abutting areas Residential + office service



Fees \$200 Signature of Applicant Connie Marshall

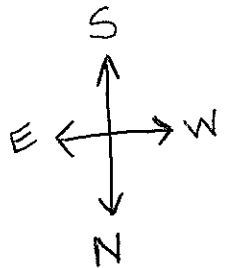
Date 12/10/12

I feel the Special use permit should be granted for a lot of reasons, some of which are the following:

1. There is a large need for child care in our state and in our specific area. I have been a licensed child care provider for the last 4 years and have always stayed full (at the capacity I preferred) and still receive calls almost weekly for families seeking quality daycare for their children.
2. The residence in which the daycare would be located is on a busy 4 lane road and close to various businesses, so the neighborhood is already accustomed to a certain level of elevated activity. At my home daycare the children usually go outdoors once a day and will be in a large, 6ft tall privacy fenced in backyard, limiting site and sound of the activity. The parents usually drop off children between 7:30am and 10:00am and return for pick up around 3:30pm-5:30pm (my hours of operation are Mon-Fri from 7:30am-5:30pm). I will also provide adequate parking, since the home has 2 driveways, one located on the north side of the home (off Pickard St.) and one on the west side of the home (off Ashland Dr).
3. Since being a licensed child care provider, I haven't had any formal complaints about my business, I strive to maintain professionalism and try to make anyone whether it be neighbors or families that enroll their children with me comfortable and informed. I always encourage questions and concerns and want anyone my business pertains to, to have peace of mind and be content with the service I provide.
4. I feel that any small business, that brings commerce to the area, no matter how small is good for a community and the economy. These are all reasons why I believe the Special Use Permit for my small in-home daycare should be granted.

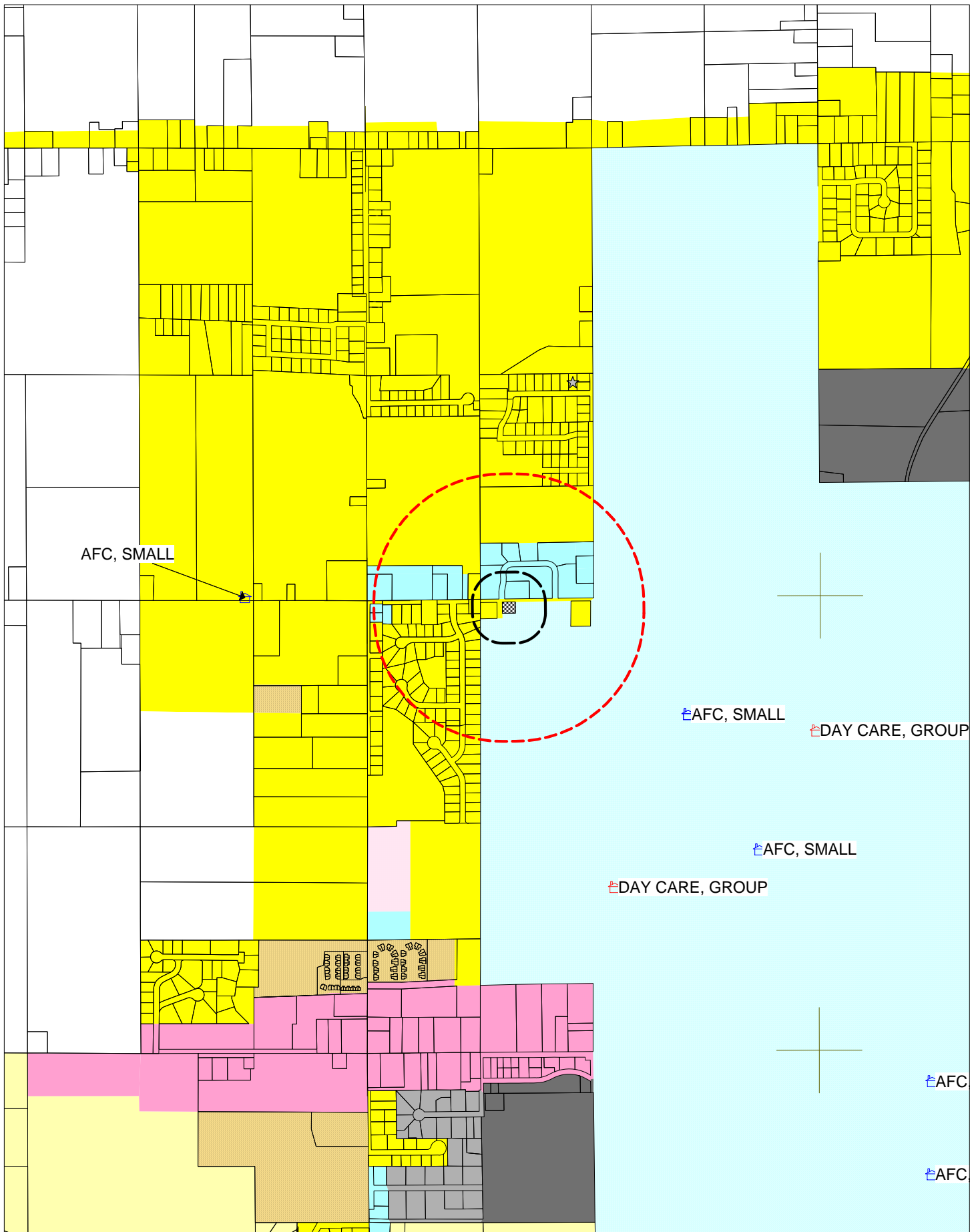


(lower level
 of home
 Approx 1,275sq. foot



For a county or **township**, a group day-care home **shall be issued** a special use permit, conditional use permit, or other similar permit if the group day-care home meets all of the following standards:

- (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group day-care home.
 - (ii) Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.
 - (iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
- (b) Has appropriate **fencing** for the safety of the children in the group day-care home as **determined by the local unit of government**.
- (c) Maintains the property consistent with the **visible characteristics** of the neighborhood.
- (d) Does not exceed 16 **hours of operation** during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group day-care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing **signs** used by a group day-care home to identify itself.
- (f) Meets regulations, if any, requiring a group day-care home operator to provide off-street parking accommodations for his or her employees.



SUP 1513, SPACING TO OTHER
 GROUP DAYCARE AND AFCs
 RED DASHED LINE IS 1,500' RADIUS

**UNION TOWNSHIP PUBLIC HEARING NOTICE -
SPECIAL USE PERMIT**

Notice is hereby given that a Public Hearing will be held on Wednesday, January 16, 2013, 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 Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Connie Marshall, a Special Use Permit in an R2A zone for a Group Day Care Home.

Legal Description of property: T14N R4W SEC. 16 BAMBER WOODS LOT 3 & E 44.39 FT OF LOT 2

This property is located at 2278 E Pickard Road

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

1051 Foreclosure

1051 Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE MORTGAGE SALE: Default having been made in the terms and conditions of a mortgage made by SARAH J COX and WILSON S COX wife and husband, 1612 E. HIGH STREET, UNION TOWNSHIP, MI 48858, Mortgage(s) to MORTGAGE CENTER, LLC, 29621 NORTHWESTERN HIGHWAY, SOUTHFIELD, MI 48034. Maturity date: MAY 14, 2004, and recorded in the of:

CNEQ Mortgage Corporation on October 14, 2003, in the Isabella County, Michigan, mortgage was assigned to CNEQ Corporation whose address Michigan 48801, on October 2012, in Liber 1610, Page C which Mortgage there is claimed the date of this Notice, the said Twelve and 29/100 Dollars proceeding at law or in equity the debt or any part thereof power of sale in said Mortgage of such default; NO Thursday, January 10, 2013 the west door of the Isabella Michigan, that being one of Court for Isabella County, the to the highest bidder or bid purposes of satisfying the Mortgage, together with all claudable attorney fees, the la mentioned and described as CITY OF MT PLEASANT, MICHIGAN, DESCRIBED AS: Lot 10 to the plat hereof, recording to the City of Mt. Pleasant, Isabella County, Michigan, known as 1015 Bruce Street Property Parcel No. 17-000 the above premises may months from the date of sale accordance with M.C.L.A. redemption period shall be: Dated: November 27, 2011 SMITH, P.C. COMMERCIAL Michigan, Mortgage Alternation Square Lansing, MI 48906

Notice Of Mortgage Foreclosure THIS FIRM IS A DEBT COLLECTOR. A DEBT MAY BE COLLECTED FOR THAT PURPOSE AT THE NUMBER BEING LISTED AT THE BOTTOM OF THIS PAGE. PURCHASERS, THIS FIRM IS NOT RESPONSIBLE FOR THE CLOSING OF ANY MORTGAGE. IN THAT CASE, THE MORTGAGE IS RETURNED SOLELY TO THE RETURNING PARTY.

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William Woodruff,
Zoning Administrator

JOHN G. BENFORD
1840 Beech Ave.
Mt. Pleasant, MI 48858
Phone: 989-289-6211

December 24, 2012

Mr. William Woodruff
Union Township Zoning Administrator
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858

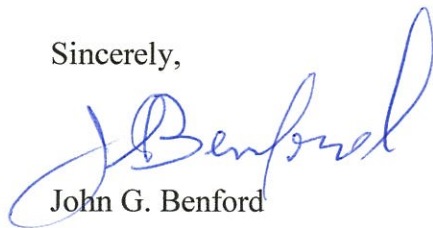
RE: Special Use Permit request for 2278 E. Pickard Rd.

Dear Bill:

I am responding to the notice I received in reference to the above matter. I would like to go on record objecting to this request because it would be a violation of the Building and Use Restrictions for the plat of Bamber Woods. The deed restrictions state that the lots in Bamber Woods are to be used for "residential purposes only" and there can only be "single family dwellings."

Should you have any questions or concerns, please feel free to contact me.

Sincerely,



John G. Benford

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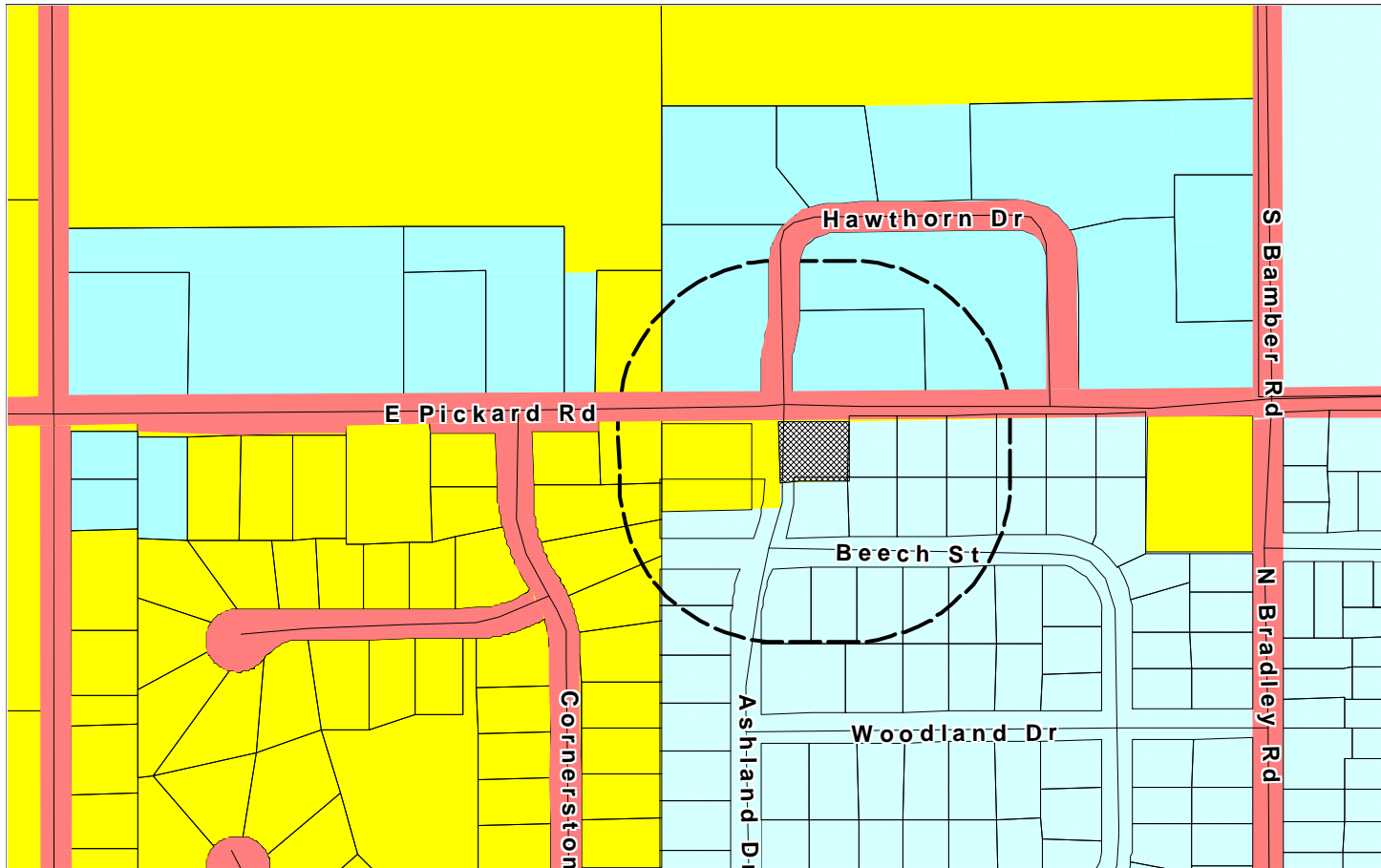
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William Woodruff,
Zoning Administrator

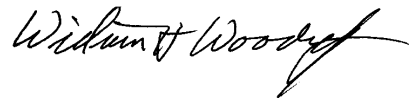
«PID»
«Owner»
«OwnerAddr01»
«OwnerCity», «OwnerState» «OwnerZip»

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



MsLink	TaxID	Street_Address
15	17-000-01501-00	914 ASHLAND Street
16	17-000-01512-00	1870 BEECH Street
17	17-000-01513-00	1860 BEECH Street
18	17-000-01514-00	1850 BEECH Street
19	17-000-01515-00	1840 BEECH Street
20	17-000-01504-00	1861 W Pickard Street
21	17-000-01505-00	1851 W Pickard Street
22	17-000-01506-00	1841 W Pickard Street
23	17-000-01507-00	1831 W Pickard Street
26	17-000-01516-00	1830 BEECH Street
30	17-000-01546-00	1845 BEECH Street
31	17-000-01547-00	1855 BEECH Street
32	17-000-01548-00	1865 BEECH Street
33	17-000-01551-00	814 ASHLAND Street
34	17-000-01552-00	812 ASHLAND Street
0	17-000-01549-00	919 ASHLAND Street

Mailed 12/21/12



PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	Own	OwnerZip
14-009-30-007-00	2261 E PICKARD RD	MCDONALD ROBERT E & GAIL A	OS	930 S WHITEVILLE RD	MOUNT PLEASANT	MI	48858
14-016-10-003-00	2210 E PICKARD RD	BAILEY ROBERT E & KATHLEEN R	R2A	2210 E PICKARD RD	MOUNT PLEASANT	MI	48858
14-042-00-001-00	2218 E PICKARD RD	STRAIGHT JOHN & MARY	R2A	2218 E PICKARD RD	MOUNT PLEASANT	MI	48804-0217
14-054-00-002-00	2041 CORNERSTONE DR	ZAMARRON DAVID & CAROLYN	R2A	2041 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
14-054-00-003-00	2069 CORNERSTONE DR	ALANIZ RAMON & JUDY	R2A	3877 MIIGWAN LN	MOUNT PLEASANT	MI	48858
14-009-30-010-02	1970 ASHLAND DR	PLEASANT EQUITIES LLC	OS	1970 ASHLAND DR	MOUNT PLEASANT	MI	48858
14-009-30-010-04	1985 ASHLAND DR	DDD INVESTMENTS LLC	OS	1985 ASHLAND DR SUITE A	MOUNT PLEASANT	MI	48858
14-009-30-010-07	HAWTHORN	CENTRAL DEVELOPMENT GROUP LLC	OS	PO BOX 976	MOUNT PLEASANT	MI	48804-0976

Mailed 12/21/12

William H. Woodruff

Union Township Site Plan Review Application

INSTRUCTIONS

- All items in this list must be included in the drawing unless exempted by ordinance or specifically noted as not included. Incomplete submissions may not be forwarded to the Planning Commission for review. All features of the plan must conform to the Union Township Zoning Ordinance 1991-5 and other state and local ordinances and laws as applicable.
- To expedite this process you should make Storm Water Management and Road Permit Applications as soon as possible, and submit a copy of the site plan to the Mt. Pleasant Fire Department. Site plans received prior to these outside approvals may be reviewed as Preliminary Site Plan Reviews and may require a Final Site Plan Review submission after receiving outside agency approvals. You may elect to receive a Preliminary Review by the Planning Commission prior to other submittals. Contact the appropriate agency for their submission requirements and any required forms.
- **Special Use Permits:** Uses requiring a Special Use Permit have both a special use permit approval process and a site plan review. The fee* for a Special Use Permit is in addition to the site plan review fee*. This form and a Special Use Permit Application must accompany application for a Special Use Permit. The Planning Commission will make a recommendation to the Charter Township of Union Board who has approval authority, thus requiring two meetings, one of the commission and one of the board. If desired, the applicant may elect to have the Public hearing with a preliminary plan showing sufficient detail to determine the impact on the surrounding properties, and address other issues of concern, and then proceed to final Site Plan Review. In this approach the commission will make its finding subject to final site plan approval at the first meeting, and the applicant will return with a detailed drawing meeting all the elements of site plan review, including submission to outside agencies.
- **SUBMISSION DEADLINE:** Ten copies of the site plan and this completed check list must be submitted no less than 14 days prior to the Planning Commission meeting. The Planning Commission meets at 7:00 PM on the third Wednesday of each month. A Site Plan Review fee* must accompany each submission. You will not receive any notification prior to your scheduled meeting; it is your responsibility to show up at the meeting. If you are uncertain, call the Zoning administrator at (989) 772 4600 ext 41
- Applicants may submit a single copy of the plan and check list prior to the submission deadline to the zoning administrator for review and comment.
- Land Owner (or his / her agent) is responsible to apply for all permits, including Building, Grading and Zoning permit, Sign Permit, Water and Sewer, and Land Divisions (if applicable) AFTER Planning Commission review and approval. The proposed use shall be constructed per the submitted plan including any conditions of approval. Minor revisions maybe approved by the zoning administrator. Consult with the township before implementing any changes to the approved site plan.*

* Please refer to the current year Schedule of Fees.

Union Township Site Plan Review Application

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review **Final Site Plan Review**
- II. Applicant Name Stanton Construction Company
- III. Applicant Address 2752 B. Israel Ln
- IV. Applicant is (circle) **Contractor** Architect/Engineer Developer Land Owner(skip 5& 6)
Other _____
- V. Land Owner Name Michael Engineering
- VI. Land Owner Address 5625 Venture Way
- VII. 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	✓	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) 77 20911, 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 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 71131. Submit (3) copies. .
Mt. Pleasant Fire Dept.	✓	Lt. Steve Martin (989) 773 0808, (2) copies
Isabella Co Transportation Commission (ICTC)		Jan Bauman (989) 773 2913 Ext 3, (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>	✓	

Union Township Site Plan Review Application

<p>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.</p>	✓	
<p>All lot and/or <u>property lines</u> are to be shown and dimensioned, including <u>building setback lines</u></p>	✓	
<p>The location and dimensions of all existing and proposed: <u>drives</u>, - - - - - <u>sidewalks</u>, - - - - - <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>, - - - - - <u>areas to be conveyed for public use and purpose</u>. -</p>	✓	<p>Not Applicable - No New drives, sidewalks etc. Electrical plan still being drawn by engineers.</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>Source of utilities. Public water and sewer approval by Union Township Utility Committee prior to application.</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>To be brought up to code</p>

Union Township Site Plan Review Application

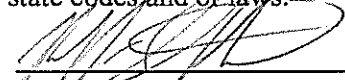
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	
The zoning of the subject property and the abutting properties.	✓	
The location, height and type of fences and walls.		<i>NA</i>
The location and detailed description of landscaping.		<i>NA</i>
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.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.		<i>NA</i>

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

Union Township Site Plan Review Application

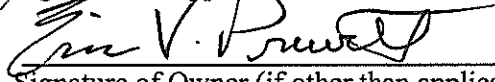
cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.



Signature of Applicant

12-28-12

Date



Signature of Owner (if other than applicant)

12-28-12

Date

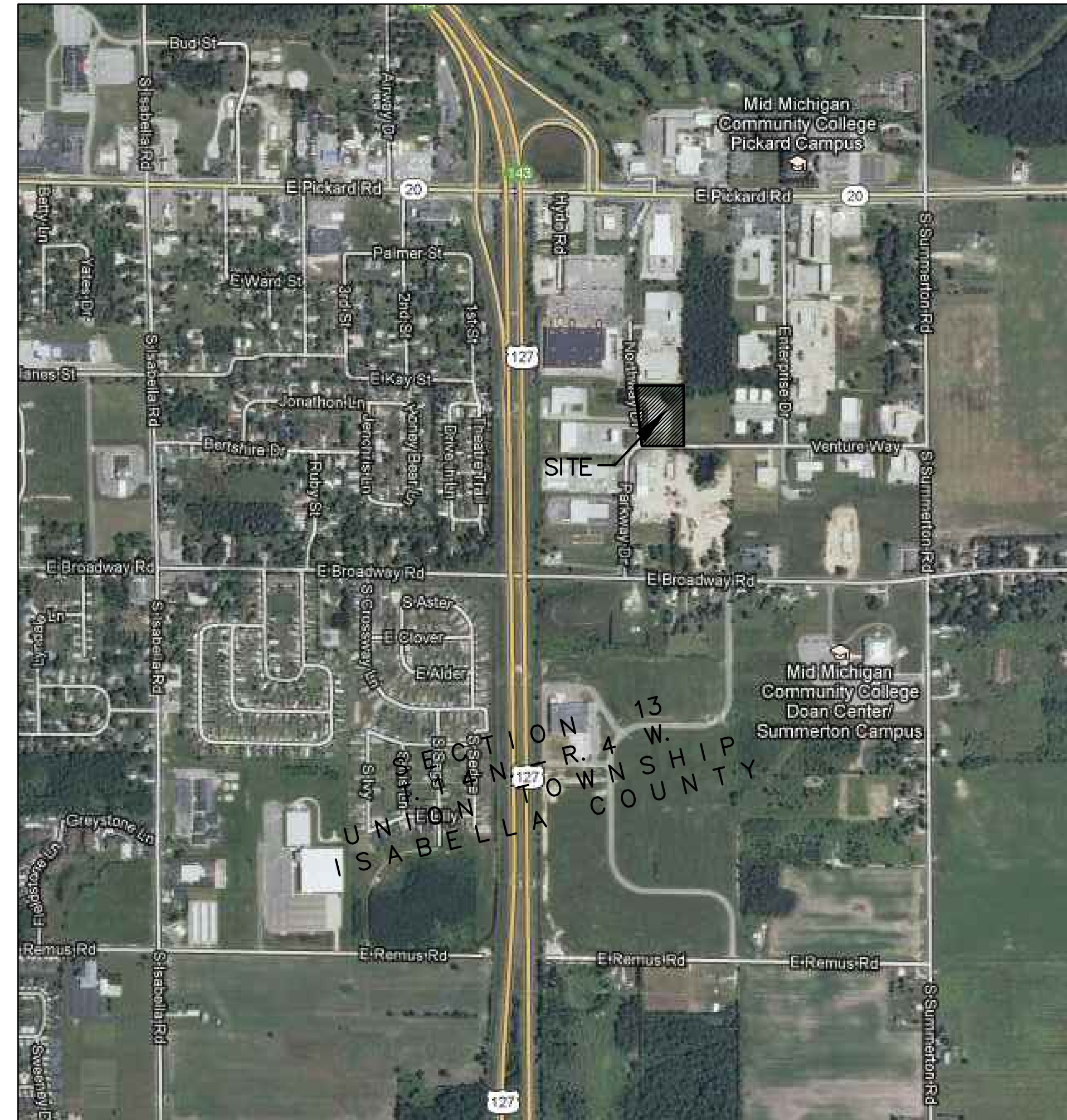
PLEASE PLACE OUR REVIEW ON THE 1/16/13 (INSERT DATE)
PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application

<u>Township use</u>	Comments _____
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	

ROOK METERING / MICHAEL ENGINEERING

SITE PLAN



LOCATION SKETCH

NOT TO SCALE

PARCEL DESCRIPTION:
THE SOUTH 377.96 FEET OF LOT 6, ENTERPRISE PARK SUBDIVISION, A PART OF SECTION 13, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

ZONING: I-2 GENERAL INDUSTRIAL	
MINIMUM FRONT YARD SETBACK	75 FT. (A)
MINIMUM SIDE YARD SETBACK	20 FT. (C)
MINIMUM REAR YARD SETBACK	50 FT. (C)
MAXIMUM BUILDING HEIGHT	35 FT
MINIMUM LOT AREA	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM LOT COVERAGE (%)	-

A. Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right of way line as indicated on the Major Thoroughfare Plan.

C. A lot in the I-1 or I-2 District will provide a side and rear yard of at least sixty (60) feet in depth when abutting a residential use or District.

MISS DIG:
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

○ BOLLARD	⊠ GAS RISER	⊙ SOIL BORING
▤ CATCH BASIN (CURB INLET)	⊠ GUY ANCHOR	⊙ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⊠ HYDRANT - EXISTING	⊠ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⊠ HYDRANT - PROPOSED	● TREE - CONIFEROUS
⊙ CLEAN OUT	⊠ LIGHT POLE	● TREE - DECIDUOUS
⇒ DRAINAGE FLOW	⊠ MAILBOX	⊠ UTILITY POLE
⊠ ELECTRICAL BOX	⊠ MONITORING WELL	⊠ WATER MAIN VALVE
⊙ FOUND CONC. MONUMENT	⊙ SANITARY SEWER MANHOLE	⊠ WATER SHUT-OFF
○ FOUND IRON	⊙ SET IRON	⊠ FLOOD LIGHT
⊠ GAS MAIN VALVE	⊠ SIGN	⊠ GAS METER

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP
[Hatch Pattern]	EXISTING BUILDING

SHEET INDEX

- SHEET 1.....COVER SHEET
- SHEET 2.....TOPOGRAPHY SURVEY
- SHEET 3.....SITE & HORIZONTAL PLAN
- SHEET 4.....GRADING & SOIL EROSION PLAN
- SHEET 5.....CONSTRUCTION DETAILS

BEARING BASIS:

PER THE RECORDED PLAT OF ENTERPRISE PARK WITH A BEARING OF N.89°-57'-50"W. FOR THE SOUTH LINE OF LOT 6.

BENCHMARKS:

BM#1: NW BOLT TOP FLANGE ("x" IN BOLT) OF FIRE HYDRANT AT NE CORNER OF INTERSECTION OF VENTURE WAY AND NORTHWAY DRIVE
ELEV. = 638.89

BM#2: NW BOLT TOP FLANGE ("x" IN BOLT) OF FIRE HYDRANT 500'± EAST OF INTERSECTION OF VENTURE WAY AND NORTHWAY DRIVE ON THE NORTH SIDE OF THE ROAD
ELEV. = 637.63

OWNER: ROOK METERING / MICHAEL ENGINEERING
REC INVESTMENTS LLC
5625 VENTURE WAY
MT. PLEASANT, MI 48858
PHONE: (989) 772-4073
FAX: (989) 772-3500
E-MAIL: inquiry@michaelengineering.com

CONTRACTOR: STANTON CONSTRUCTION COMPANY
2752 BILBRAEL DRIVE
MT. PLEASANT, MI 48858
CONTACT: RICHARD STRANTON
PHONE: (989) 560-4432

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
1985 PARKLAND DRIVE, SUITE B
MT. PLEASANT, MICHIGAN 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
e-mail info@cms-d.com

CHARTER COMMUNICATIONS
915 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
(989) 775-6846
RICK LESPERANCE
rlesperance@chartercom.com

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4247
TIM VOSS

VERIZON
345 PINE STREET
ALMA, MI 48801
(989) 463-0392
JEFFERY JAMES

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
616-954-4521
SURESH C. BHARGAVA

CHARTER TOWNSHIP OF UNION
PUBLIC WATER/PUBLIC SEWER
2010 N. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 24
KIM SMITH

DRAIN COMMISSIONERS OFFICE
ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911 EXT 247
BRUCE ROHRER

ISABELLA COUNTY ROAD COMMISSION
2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY

CHARTER TOWNSHIP OF UNION
PLANNING/ZONING
2010 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 41
WILLIAM WOODRUFF

CMS & D
SURVEYING / ENGINEERING
1985 PARKLAND DRIVE - SUITE B
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



SITE PLAN
ROOK METERING / MICHAEL ENGINEERING
LOT 6 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:
SUBMITTAL TO UNION TWP. PLANNING COM. 1-3-13

SCALE: 1" = 20'
JOB NUMBER: 1211-131
DRAWN BY: RLL
DESIGNED BY: TELB
CHECKED BY: TELB
SHEET NUMBER: 1 OF 5

SAGINAW CHIPPEWA INDIAN TRIBE
14-013-20-024-00
ZONED S.C.I.T. TRUST LAND

EDWARD & NANCY DEGROAT
14-152-00-007-00
ZONED I-2 GENERAL INDUSTRIAL

LOT 7

N00°-02'-10"E 377.96'(R) N00°-05'-28"E 377.76'(M)

REC INVESTMENTS, LLC
14-152-00-006-01
ZONED I-2 GENERAL INDUSTRIAL

ASPLUNDH TREE CO.
14-152-00-006-00
ZONED I-2 GENERAL INDUSTRIAL

LOT 6

N89°-57'-50"W 319.00'(M)

50' REAR YARD SETBACK

75' FRONT YARD SETBACK

20' SIDE YARD SETBACK

20' PUBLIC UTILITY EASEMENT

75' FRONT YARD SETBACK

VENTURE WAY
(26' ASPHALT 66' R-O-W)

NORTHWAY DRIVE
(25' ASPHALT)
(PLATTED 66' UTILITY EASEMENT)

HD DEVELOPMENT OF MARYLAND, INC.
14-013-20-033-02
ZONED B-7 BUSINESS & HIGHWAY BUSINESS

BASE POINT 1
N: 768367.4511
E: 13025797.2405
ELEV.: 636.58

TRANSFORMER PAD
TRANSFORMER PAD

S00°-22'-26"E 490.32'(R)
S00°-19'-25"E 490.26'(M)

CURB & GUTTER

4" METAL POST
TO BE REMOVED

GATE AND EAST FACE OF FENCED ENCLOSURE TO BE REMOVED AND RELOCATED 4' WEST.

LOUD SPEAKER

WALL PACK LIGHT (TYP.)

MERCURY LIGHT

CLEAN-OUT

PLANTER

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

SEAL COAT OVER PARKING STRIPES FOR LAST 3 PARKING SPACES

SAWCUT 30 LFT & REMOVE 821 SFT OF ASPHALT

4" THICK x 4" HIGH STACKED STONE VENEER

CONCRETE

ASPHALT PARKING AND DRIVEWAY

LANDSCAPING

CONCRETE DUMPSTER PAD

40'x20' CONC.

6"Øx4' STEEL BOLLARD (TYP.)

DOWNSPOUT (TYP.)

12'x7' CONC. PAD W/ 6' PRIV. FENCE ENCLOSURE

AC UNIT

GAS-MARKER & TELEPHONE RISER

18" CMP INV: 634.18

18" CMP INV: 633.36

18" CMP INV: 635.00

18" CMP INV: 634.39

18" CMP INV: 633.80

18" CMP INV: 634.09

18" CMP INV: 634.03

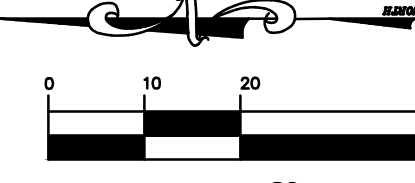
18" CMP INV: 634.09

18" CMP INV: 634.09

18" CMP INV: 634.09

18" CMP INV: 634.09

18" CMP INV: 634.09



CMS & D
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1985 PARKLAND DRIVE - SUITE B
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-3012
EMAIL: info@cems-d.com



TOPOGRAPHIC SURVEY
ROCK METERING / MICHAEL ENGINEERING
LOT 6 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO UNION TWP. PLANNING COM. 1-3-13

JOB NUMBER:	1211-131
DRAWN BY:	RLI
DESIGNED BY:	TELB
CHECKED BY:	TELB

SCALE
1" = 20'
SHEET NUMBER
2 OF 5

SAGINAW CHIPPEWA INDIAN TRIBE
14-013-20-024-00
ZONED S.C.I.T. TRUST LAND

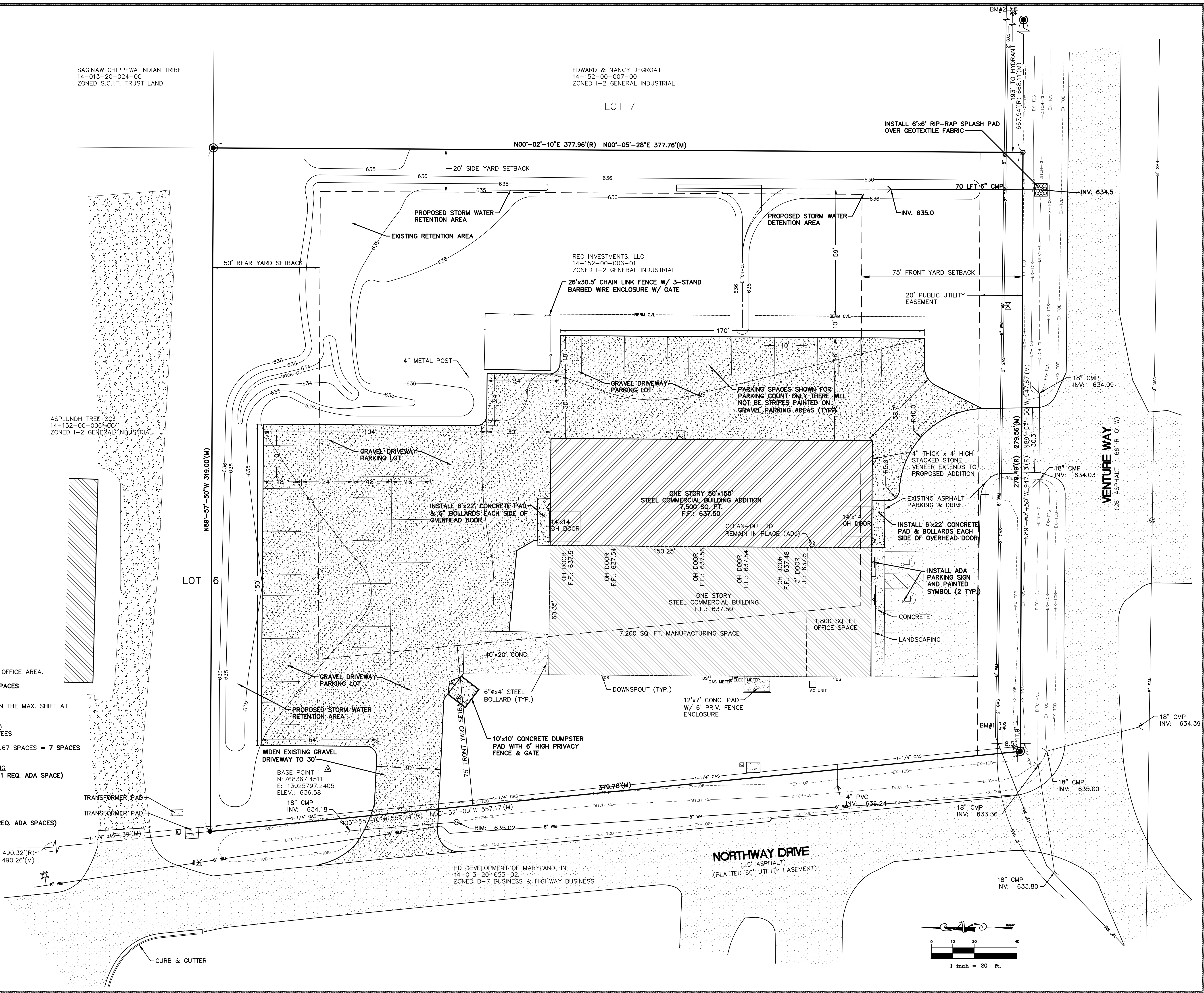
EDWARD & NANCY DEGROAT
14-152-00-007-00
ZONED I-2 GENERAL INDUSTRIAL

LOT 7

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EMAIL: info@cems-d.com



SITE PLAN
ROCK METERING / MICHAEL ENGINEERING
LOT 6 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN



PARKING TABLE:

EXISTING OFFICE AREA:
OFFICE AREA: 1,800 SQ. FT.
REQUIRED: 1 SPACE FOR EACH 200 SQ. FT. OF OFFICE AREA.
1,800 SQ. FT. / 200 SQ. FT. = 9 SPACES

MANUFACTURING:
REQUIRED: 1 SPACE FOR EACH 3 EMPLOYEES ON THE MAX. SHIFT AT THE PEAK EMPLOYMENT PERIOD.
PEAK EMPLOYMENT PERIOD (SUMMER)
THEY RUN ONE SHIFT OF 20 EMPLOYEES
20 EMPLOYEES / 3 PER SPACE = 6.67 SPACES = 7 SPACES

TOTAL REQUIRED SPACES:
9 FOR OFFICE SPACE
7 FOR MANUFACTURING
16 TOTAL REQUIRED (1 REQ. ADA SPACE)

PLANNED PARKING:

GRAVEL PARKING:	45 SPACES
REG. PAVED PARKING:	3 SPACES
ADA PAVED PARKING:	2 SPACES
TOTAL PLANNED PARKING:	50 SPACES (2 REQ. ADA SPACES)

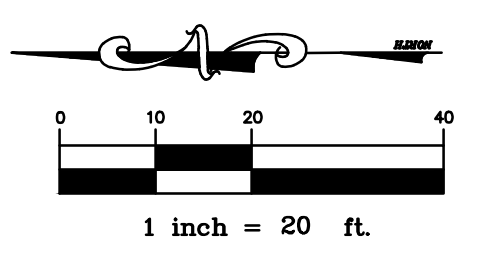
REVISIONS:

NO.	DESCRIPTION
1	SUBMITTAL TO UNION TWP. PLANNING COM. 1-3-13

SCALE
1" = 20'

SHEET NUMBER
3 OF 5

JOB NUMBER: 1211-131
DRAWN BY: RLL
DESIGNED BY: TELB
CHECKED BY: TELB



HD DEVELOPMENT OF MARYLAND, IN
14-013-20-033-02
ZONED B-7 BUSINESS & HIGHWAY BUSINESS

NORTHWAY DRIVE
(25' ASPHALT)
(PLATTED 66' UTILITY EASEMENT)

VENTURE WAY
(26' ASPHALT - 66' R-O-W)

LOT 6

REC INVESTMENTS, LLC
14-152-00-006-01
ZONED I-2 GENERAL INDUSTRIAL

ASPLUNDH TREE CO.
14-152-00-006-00
ZONED I-2 GENERAL INDUSTRIAL

GENERAL NOTES:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR WHERE POSSIBLE CONFLICTS EXIST PRIOR TO BEGINNING CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS, EXISTING UTILITIES, LOT AND BUILDING DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE PLANS. ARRANGE TO HAVE UTILITIES IDENTIFIED AND FLAGGED BEFORE STARTING CONSTRUCTION. THE OWNER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONSTRUCTION UNDER EXISTING OR PROPOSED PAVEMENT, EXISTING OR PROPOSED UTILITIES (INCLUDING LEADS), SHALL BE COMPLETELY BACKFILLED WITH SAND IN 9" LAYERS, AND COMPACTED TO NOT LESS THAN 95% OF ITS MAXIMUM UNIT WEIGHT, AS DETERMINED BY THE MODIFIED PROCTOR METHOD. THE COST IS TO BE INCLUDED IN THE UNIT PRICE BID FOR EACH ITEM.

THE CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT PART 91 OF PUBLIC ACT 451 OF 1994, AS AMENDED.

GEOTEXTILE FILTER SHALL BE USED AT ALL CATCH BASINS FOR SOIL AND SEDIMENTATION CONTROL. ALL CATCH BASINS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED PROJECT. COST FOR CLEANING THE CATCH BASINS SHALL BE INCLUDED IN THE COSTS FOR THE DRAINAGE STRUCTURES.

TOPSOIL SHALL BE STOCKPILED ON THE SITE AND USED AS TOPSOIL SURFACES AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. TOPSOIL WILL NEED TO BE SPREAD TO A MINIMUM DEPTH OF 6 INCHES. THE INTENT IS FOR THE CONTRACTOR AND THE LANDSCAPER TO USE THE EXISTING TOPSOIL TO COMPLETE THE PROJECT PRIOR TO HAULING ANY TOPSOIL ONTO THE SITE. UNSUITABLE TOPSOILS MUST BE DISPOSED OF. DURING THE CLEANUP, ANY REMAINING STOCKPILES WILL NEED TO BE REMOVED. SOIL EROSION MEASURES MUST BE TAKEN TO ASSURE THAT THESE STOCKPILES ARE STABILIZED.

THE CONTRACTOR SHALL SEED AND FERTILIZE DITCH BANKS, SOILS PILES OR BANKS AND ANY OTHER DISTURBED AREAS AS SHOWN ON THE PLANS AND/OR DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL BACKFILL, COMPACT AND FINE GRADE ALL AREAS BETWEEN THE CURBS AND PAVEMENT AND THE PROPERTY LINES WITH TOPSOIL SUITABLE FOR LANDSCAPING. THE GRADES IN THESE AREAS WILL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

THE UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING AS STATED ON THE PLANS. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE STATED.

THE CONTRACTOR SHALL FURNISH AND INSTALL PLAIN RIP-RAP BANK PROTECTION IN AREAS WHERE BANK EROSION WILL MOST LIKELY OCCUR OR AS DIRECTED BY THE ENGINEER.

BROKEN CONCRETE AND DEBRIS SHALL BE CONSIDERED WASTE TO BE DISPOSED OF BY THE CONTRACTOR.

ALL DEWATERING REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE BID.

ALL JOINTS AT INTERSECTION APPROACHES AND DRIVEWAYS SHALL BE SAWCUT WITH BUTT-JOINTS. THE COST SHALL BE INCLUDED WITH THE PAYMENT FOR EXCAVATION.

THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES ON THE PROJECT. THE COST IS TO BE INCLUDED IN THE LUMP SUM FEE.

ALL WATER VALVE BOXES, ELECTRICAL BOXES, GAS VALVES AND ANY OTHER EXISTING UTILITY STRUCTURES ON THE SITE SHALL BE ADJUSTED TO FINISHED GRADE. THE COST SHALL BE INCLUDED IN THE LUMP SUM FEE.

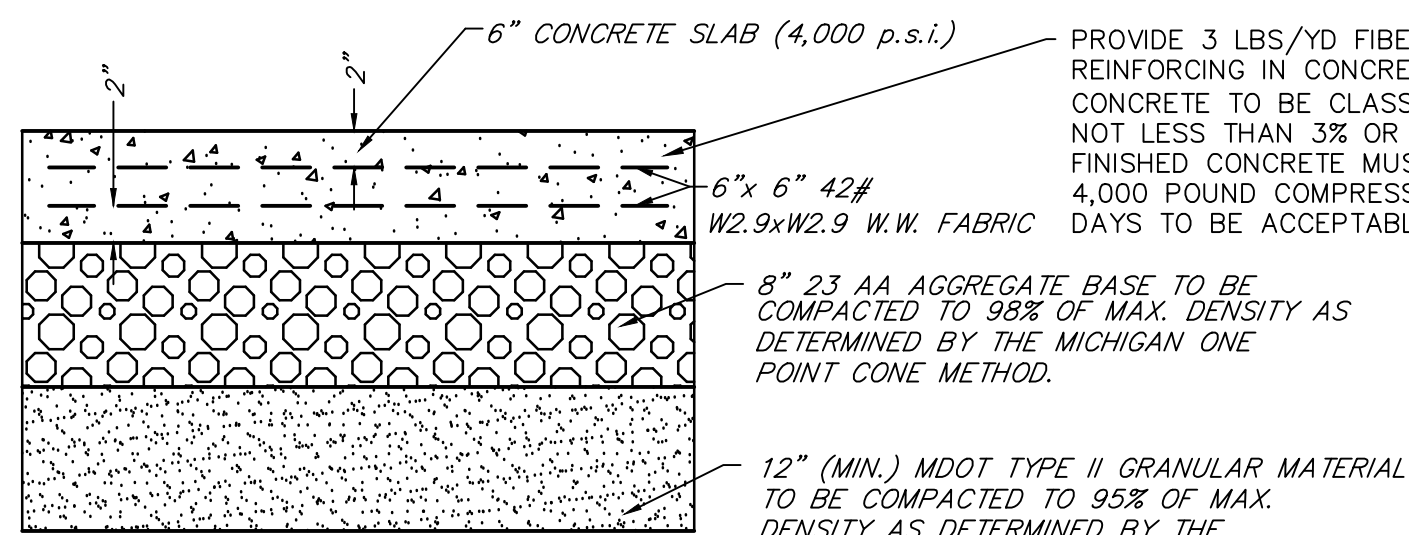
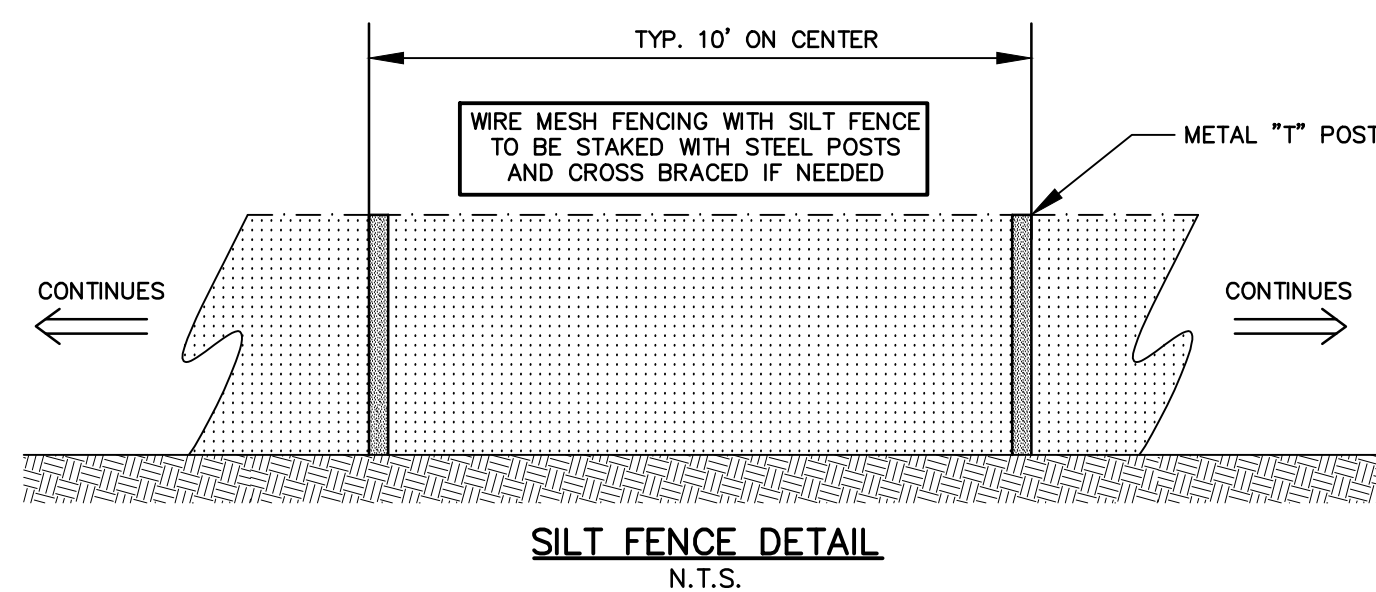
**MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES**

2		Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
5		Inexpensive and very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
14		Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
13		Used where vegetation is not easily established. Effective for high velocities or high concentration. Permits runoff to infiltrate soil. Dissipates energy flow at system outlets.
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
30		Removes sediment and turbidity from runoff. May be part of permanent erosion control plan.
55		Controls and contains sediment from sheet flow conditions. Fabric must be "tied" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

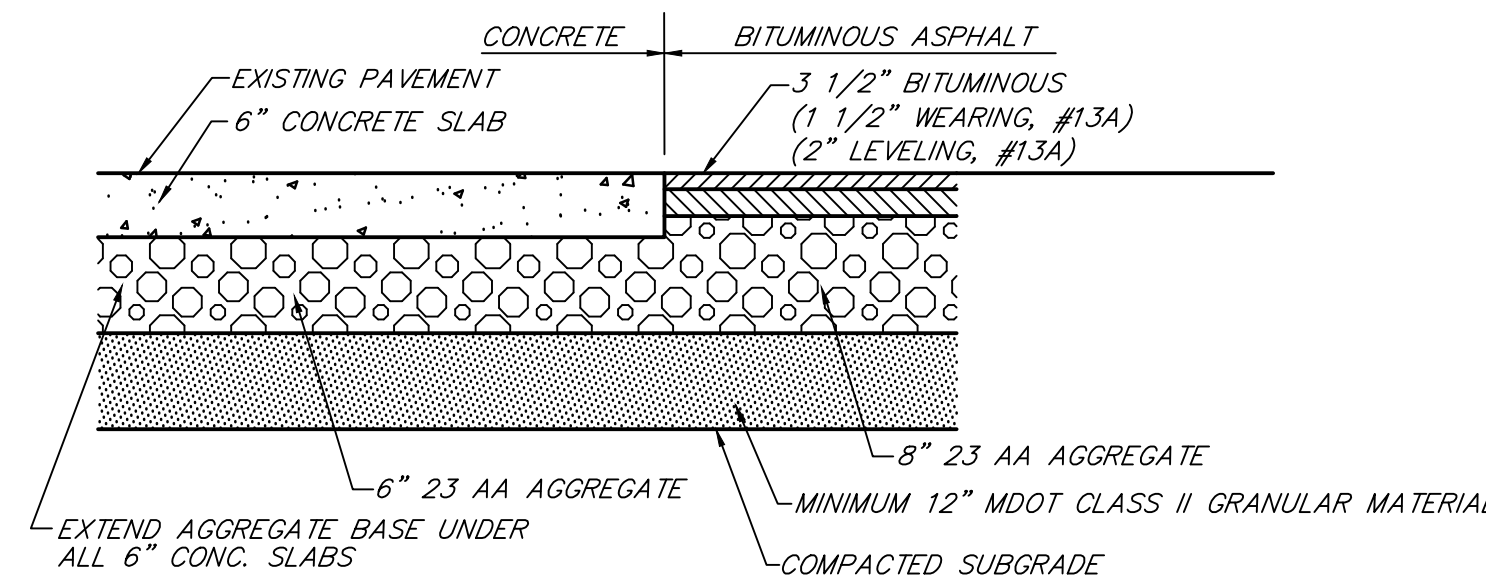
NOTE: **35P** **36P**

TYPICAL FOR ENTIRE STORM SEWER SYSTEM

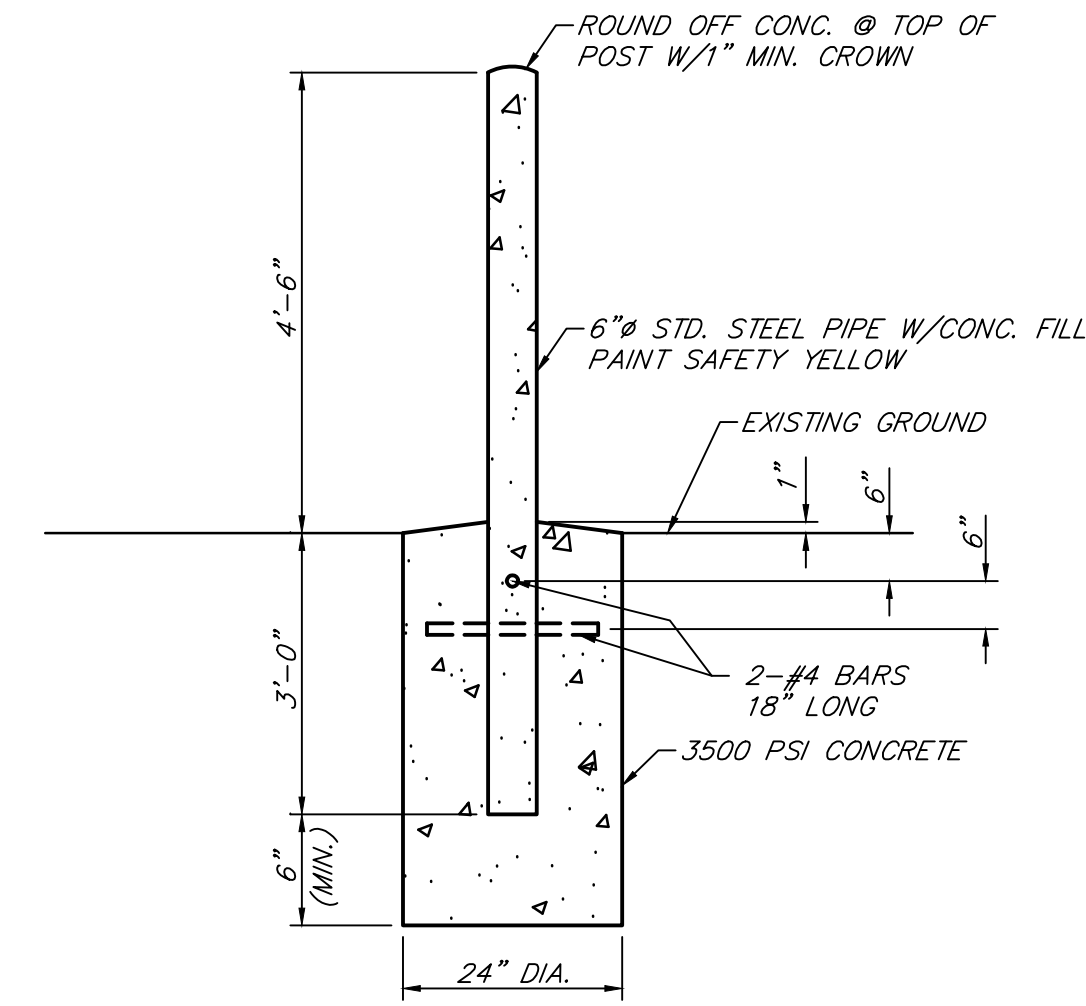
NOTE: **XXT** **XXP**
T = TEMPORARY P = PERMANENT



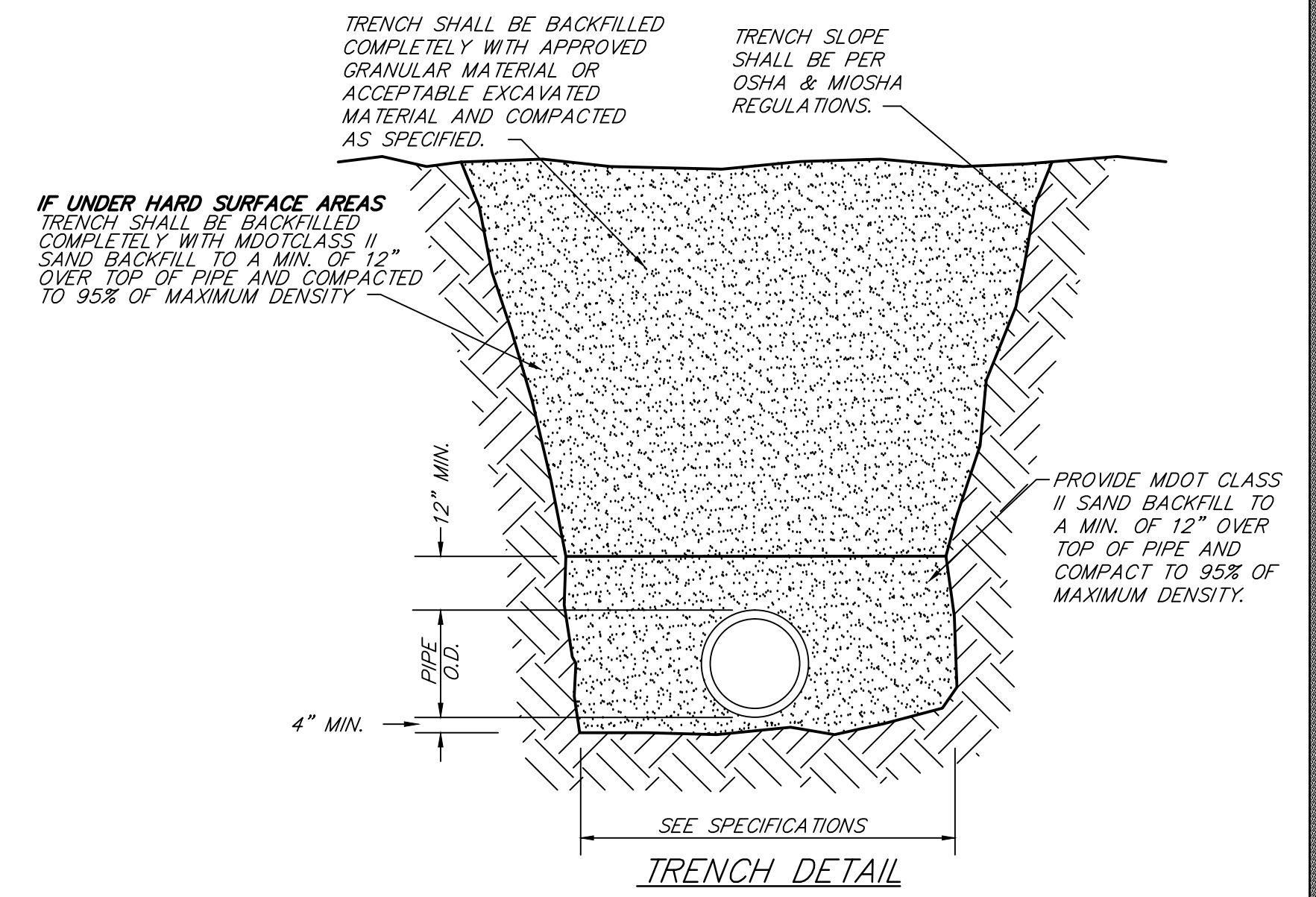
CONCRETE PAD CROSS-SECTION
NOT TO SCALE



TYPICAL 6" CONCRETE SLAB CROSS-SECTION
NOT TO SCALE

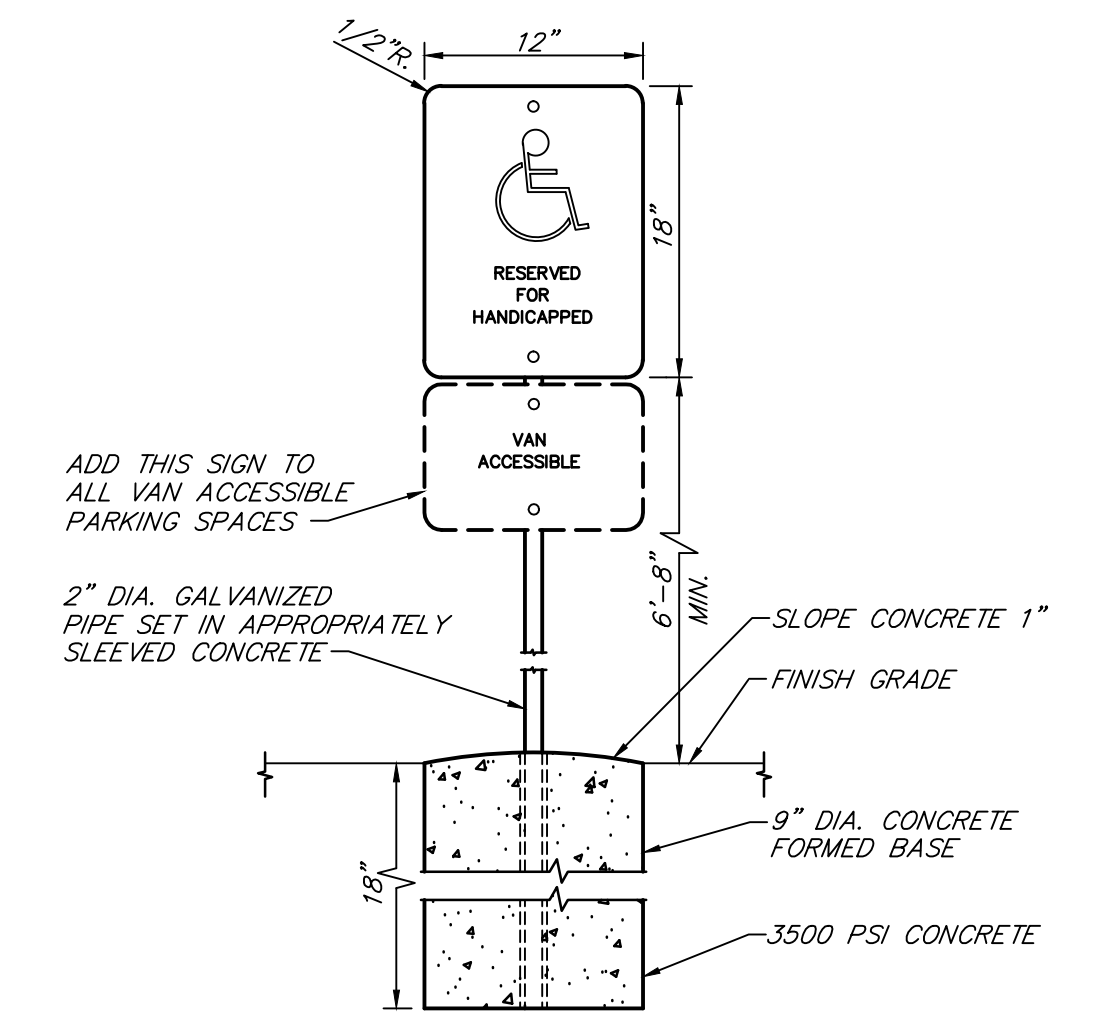


BOLLARD DETAIL
NOT TO SCALE



TRENCH WIDTH CHART

PIPE SIZE	MINIMUM	MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	46"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D. +20"	I.D. +24"



TYP. BARRIER FREE PARKING SIGN
NOT TO SCALE

- SOIL EROSION GENERAL NOTES:**
- CONTRACTOR TO INSTALL TEMPORARY SEDIMENTATION COLLECTION BAGS IN EACH CATCH BASIN LOCATED IN THE ROADWAYS OR PARKING LOTS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE & REPLACEMENT OF BAGS AS NEEDED. BAGS TO BE REMOVED ONLY AFTER SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.
 - CONTRACTOR TO STOCKPILE SOIL ON SITE AT A MAXIMUM SLOPE OF 1 ON 3. ALL SPOIL PILES ARE TO BE SEEDED TO MAINTAIN SLOPE STABILITY.
 - EXCESS TOPSOIL IS TO BE REMOVED FROM SITE. CONTRACTOR TO COORDINATE THESE ACTIVITIES WITH PROPERTY OWNER. CONTRACTOR TO ENSURE THAT A MINIMUM 50' BUFFER STRIP IS MAINTAINED BETWEEN ALL STOCKPILES & PROPERTY LINE.
 - ALL STOCKPILES THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 30 DAYS ARE TO BE SEEDED AND STABILIZED.
 - CONTRACTOR IS ENCOURAGED TO WORK WITH LANDSCAPE CONTRACTOR TO PROVIDE SOIL EROSION MEASURES WITH THE USE OF PERMANENT LANDSCAPE.
 - CONTRACTOR WILL TAKE ALL NECESSARY STEPS TO ELIMINATE SOILS/SEDIMENT FROM LEAVING THE PROJECT SITE.
 - THE CONTRACTOR MUST KEEP STREETS FREE OF SEDIMENTATION OR TAKE STEPS TO CLEAN STREETS.
 - SOIL EROSION MAY ALSO OCCUR WHEN SOILS ARE DRY. SOIL EROSION DUE TO BLOWING WINDS MUST BE MINIMIZED BY USE OF WATER TANK TRUCKS.
 - AS SOON AS POSSIBLE SOILS WILL BE COMPACTED TO MINIMIZE SOIL EROSION. IF SOILS ARE LEFT UNCOMPACTED FOR LENGTHY PERIODS THEY MUST BE SEEDED TO MINIMIZE SOIL EROSION.
 - TEMPORARY MEASURES SHALL STAY IN PLACE UNTIL THE CONSTRUCTION ACTIVITIES HAVE ENDED AND/OR THE PERMANENT MEASURES ARE COMPLETED.
 - UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN ALL SUMPS AND SEDIMENTATION TRAPS.
 - CONTRACTOR IS TO ENSURE THAT ALL CONTROL MEASURES ARE ADEQUATELY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

CMS & D
SURVEYING / ENGINEERING
1985 PARKLAND DRIVE - SUITE B
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cems-d.com

GRADING SOIL EROSION PLAN
ROCK METERING / MICHAEL ENGINEERING
LOT 6 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:			
SUBMITTALS:			
JOB NUMBER:	1211-131		
DRAWN BY:	RLI		
DESIGNED BY:	TELB		
CHECKED BY:	TELB		
SCALE:	1" = 20'		
SHEET NUMBER:	5		
	OF		
	5		

MEMO

DATE: January 4, 2013

TO: Woody Woodruff
Union Township Zoning Administrator

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

RE: Rook Metering / Michael Engineering

After review of the site plans for the Rook Metering / Michael Engineering expansion, ICTC finds no issues that would impede our provision of public transit services to this location.

Annual Zoning Report 2012

In accordance with MCL 125.32

Type Board or Commission Policy

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/19/2012	1648	Appoint Officers for 2013				Planning Commission	Tabled					BCP

Type Home Occupation Permit

Date by Month July 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
7/18/2012	1606	Home Occupation Permit for firearms sales and service to law enforcement, no public sales.	Williams		5635 S Whiteville Rd	Planning Commission	Approved w/ Conditions			AG		HOM

Date by Month August 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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8/15/2012	1606	Home Occupation Permit for firearms sales and service to law enforcement, no public sales. Clarify Minutes for sales by	Williams	5635 S Whiteville Rd	Planning Commission	Approved				AG		HOM
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Type Master Plan Amendment

Date by Month January 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
1/18/2012	1557	Annual Review of Master Plan				Planning Commission	No Action Required					MPA

Type Plan or Report Accepted

Date by Month January 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
1/18/2012	1555	Annual Zoning Report		Union Township		Planning Commission	No Action Required					PLN

Date by Month February 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
2/15/2012	1560	Sidewalk Prioritization Committee reccomendations for Bluegrass Road.			Bluegrass Road between Mission and Isabella Roads	Planning Commission	Approved					PLN

Type Rezoning

Date by Month April 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/18/2012	1566	Rezoning from B5 to R3A for Senior Living Facility	Land & Resource			Planning Commission	Recommended	PID to be determined.				REZ

Date by Month May 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/23/2012	1566	Introduce Ord 2012-01 Rezoning from B5 to R3A for Senior Living Facility	Land & Resource			Township Board	Send to Publication	PID to be determined.				REZ

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/13/2012	1566	Adoption of Ord 2012-01 Rezoning from B5 to R3A for Senior Living Facility	Land & Resource			Township Board	Approved	PID to be determined.				REZ

Date by Month August 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
8/15/2012	1616	Public Hearing for Rezoning of property from B5 to R3A	Isabella Bank	Isabella Bank	Vacant property South of Copper Beech Townhomes	Planning Commission	Recommended			B5	R3A	REZ

Date by Month October 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/10/2012	1616	Public Hearing for Rezoning of property from B5 to R3A	Isabella Bank	Isabella Bank	Vacant property South of Copper Beech Townhomes	Township Board	Send to Publication		2012-07	B5	R3A	REZ

10/24/2012	1616	Adopt Ordinance 2012-07, Rezoning of property from B5 to R3A for Copper Beach Townhomes	Isabella Bank	Isabella Bank	Vacant property South of Copper Beech Townhomes	Township Board	Approved			2012-07	B5	R3A	REZ
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Type Send to Committee

Date by Month January 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
1/18/2012	1556	Set Sign Committee meeting		Union Township		Planning Commission	No Action Required					COM

Date by Month March 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/21/2012	1564	Convene sign committee sub committee				Planning Commission	No Action Required					COM

Type Show Cause Hearing

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/5/2012	1575	Show Cause Hearing to address owner leaving upper oval portion illuminated after 12 midnight, and to verify the Electronic Message Center intensity decreases after sunset.	Riverwood Recreation Inc	Riverwood Recreation Inc	1313 E Broomfield Rd	ZBA	Other	<p>Lyon moved that the original variance was for one sign, (the oval and LED portion) and it was to be un-illuminated after 12 midnight. Newland supported. Ayes: Lyon, Newland, Warner. Nays: Henley. Motion carried.</p> <p>Newland motioned that to further pursuit of compliance to the variance, the neighbors, Riverwood, and Woodruff will meet to find a reasonable illumination of the LED portion of the sign. Lyon supported. Ayes: All. Motion carried</p>		R1		SCH

Type Site Plan Amendment

Date by Month February 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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2/15/2012	1550	Site Plan Amendment for Medical Office to better meet building department and fire department requirements.	FED Corporation	Dr Vashista	4639 E PICKARD RD	Planning Commission	Approved w/ Conditions					SPA
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Date by Month **March 2012**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/15/2012	1535	Staff Approved changes for Aldi Food Market	Desine Inc	Aldi Food Market	SE Corner of Blegrass Rd and Encore Blvd, in front of Menards.	Zoning Administrator	Approved	Revisions to reduce SF of Bldg to 15,945, MPFD changes, Parking & stormwater mgmt reflect new SF. Verbal commitment to increase sidewalks to 8' on Bluegrass to conform to Non Motorized Plan.				SPA
3/21/2012	1563	Site Plan Review for 1,560 SF addition and 2,590 SF increase in roof area for covered outdoor display of products.	Graff Chevrolet	Graff Cheverole t	4580 E Pickard Rd	Planning Commission	Approved w/ Conditions			B6		SPA

Date by Month **April 2012**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/18/2012	1567	Site Plan Amendment for 105' X 120 metal building to be relocated		Eikenhout, Inc	4269 Corporate Dr	Planning Commission	Approved w/ Conditions					SPA

Date by Month May 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/16/2012	1574	Request to remove sidewalk requirement from approved site plan with an agreement to install when other sidewalks	ZION LUTHERAN CHURCH	Zion Lutheran Church	3401 E River Rd	Planning Commission	Approved					SPA

Date by Month September 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/19/2012	1632	Site Plan Review for a 2,400 SF industrial building	JBS Contracting		2222 ENTERPRISE DR	Planning Commission	Approved w/ Conditions	Mielke moved to approve the Site Plan Review contingent on both Fire and Storm approvals, a screen over the new dumpster, and waive sidewalk access due to the property being in an industrial area. Shingles supported. Ayes: All.				SPA

9/19/2012	1633	Site Plan Review for 9,900 SF Industrial Building	Malley Construction	Malley Construction	S Side Airport Rd between Packard Rd and Park Place, across from 4329 Airport Rd	Planning Commission	Approved w/ Conditions	Jankens moved to approve the Site Plan Review contingent on both Fire and Storm approvals, and waive sidewalk access due to the property being in an industrial area. Primeau supported. Ayes. All.				SPA
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Date by Month **October 2012**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/15/2012	1598	Staff approval of additions under 1,500 SF with PC Secretary signature	HATS	Isabella County Animal Control	Airport	Zoning Administrator	Approved					SPA

Type **Site Plan Review**

Date by Month **January 2012**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
1/19/2012	1558	Staff approval or change of use office to medical, reconfigure parking lot to meet setback from Budd St ROW, Storm Water		Dr. Mohan	5115 E Pickard	Zoning Administrator	Approved			B6		SPR

Date by Month May 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/16/2012	1565	Site Plan Review for Public and Institutional Uses, Assisted Living.	Leisure Living Management	Leisure Living Management	Vacant Unaddressed property south of 2300 S Lincoln Rd	Planning Commission	Approved w/ Conditions					SPR

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/20/2012	1566	Site Plan Review for Senior Living Facility	Land & Resource			Planning Commission	Approved w/ Conditions	PID to be determined.				SPR

Date by Month July 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
7/18/2012	1607	517 SF addition and 10' X 20' Storage Building.	Dave Evans - WD Partners	McDonalds	5600 E Pickard	Planning Commission	Approved					SPR

Date by Month October 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/17/2012	1629	Site Plan Review for Special Use Permit for apartment building(s) of five or more units.	Isabella Bank	ISABELLA BANK	Vacant Unaddressed property located approximately 1,800' South of Bluegrass Rd and approximately 1,300' West of Isabella Rd	Planning Commission	Recommended w/ Conditions	Dinse moved Wagner supported to approve the Site Plan Review for the Special Use Permit with the conditions: 1. ☐ Comply with Fire Department review 2. ☐ Comply with County Drain Commission review 3. ☐ Comply with Isabella County Road Commission review 4. ☐ Comply with Union Township Utility Department review Ayes: All. Motion carried.		B5	R3A	SPR

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/19/2012	1647	Site Plan Review for Doctors Office	WSG Architecture		TBD Health Parkway	Planning Commission	Approved w/ Conditions					SPR

Type Special Use Amendment

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/19/2012	1645	Amendment to Special Use Permit for apartment buildings removing requirement to extend Commons Drive across parcel	Isabella Bank	ISABELLA BANK	Vacant Unaddressed property located approximately 1,800' South of	Planning Commission	Recommended w/ Conditions			B5	R3A	SUA

Type Special Use Permit

Date by Month April 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/18/2012	1565	Special Use Permit for Public and Institutional Uses, Assisted Living.	Leisure Living Management	Leisure Living Management	Vacant Unaddressed property south of 2300 S Lincoln Rd	Planning Commission	Recommended w/ Conditions					SUP

Date by Month May 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/9/2012	1565	Special Use Permit for Public and Institutional Uses, Assisted Living.	Leisure Living Management	Leisure Living Management	Vacant Unaddressed property south of 2300 S Lincoln Rd	Township Board	Approved					SUP

5/16/2012	1571	Special Use Permit for Senior Living Facility	Land & Resource		Planning Commission	Recommended w/ Conditions	PID to be determined.				SUP
5/23/2012	1571	Special Use Permit for Senior Living Facility	Land & Resource		Township Board	Approved w/ Conditions	PID to be determined.				SUP

Date by Month September 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/19/2012	1629	Special Use Permit for apartment building(s) of five or more units.	Isabella Bank	ISABELLA BANK	Vacant Unaddressed property located approximately 1,800' South of Bluegrass Rd and approximately 1,300' West of Isabella Rd	Planning Commission	Recommended	Dinse moved to recommend approval contingent on the following: Granting and recording the right of way for continuing Commerce Dr. to Isabella Rd. Constructing that portion of Commerce Dr. across the south property line of the project. Wagner supported. Ayes: all. Motion carried.		B5	R3A	SUP

Date by Month October 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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10/24/2012	1629	Special Use Permit for apartment building(s) of five or more units.	Isabella Bank	ISABELLA BANK	Vacant Unaddressed property located approximately 1,800' South of Bluegrass Rd and approximately 1,300' West of Isabella Rd	Township Board	Approved w/ Conditions	1.☐Comply with Fire Department review 2.☐Comply with County Drain Commission review 3.☐Comply with Isabella County Road Commission review 4.☐Comply with Union Township Utility Department review	B5	R3A	SUP
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Type Traffic Control Order

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/13/2012	1593	Traffic Control Order for Lincoln Road Bridge. "No Parking Standing Stopping" on Lincoln From Remus Rd to Broomfield Rd, on		Union Township		Township Board	Approved					TCO

Type Variance

Date by Month September 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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9/5/2012	1624	Request for a variance from the requirements for Private Swimming Pools to be placed in a front yard of a corner lot.	939 DEER RUN DR	ZBA	Approved	Not enough room in allowed area, no objections from neighbors, does not interfere with enjoyment of surrounding properties.	R2A	VAR
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Type Variance, Lot

Date by Month September 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/5/2012	1625	a Variance of 11' from the requirements of Lot Width to allow for a Duplex on a 79' wide lot.	WASHBUR N		2086 FLORENCE ST	ZBA	Approved	Adequate open area in rear yard, will utilize existing home, neighborhood has similar uses on similar lot sizes and consistent with surrounding uses.		R2B		VRL

Type Variance, Setback

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/6/2012	1567	Front Yard Variance of 33 feet to allow for a 17 foot front yard.	Eikenhout, Inc		4269 Corporate Dr	ZBA	Approved					VS

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/5/2012	1642	A 30.5 Foot Front Yard variance from Section 21, Scheduling of Lot Requirements, to allow for a 19.5 foot Front Yard in a B5 (Highway Business) District.	GHA	Olive Garden		ZBA	Approved	Lyon moved to approve the variance to allow for a setback of 19.5 Foot Front Yard in a B5 District. Newland supported. Ayes: All				VS

Type Variance, Sign

Date by Month March 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/7/2012	1552	Remove from table elevation "C", a variance request for one additional wall sign located at non address side without a	GS II Indian Hills LLC	Dicks Sporting Goods	4208 E BLUEGRASS RD	ZBA	Approved	Approved elevations "A" and "B" as applied for. Tabled decision on elevatin "C" for legal opinion.		B5		VRS

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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6/6/2012	1575	A variance to allow for an illuminated sign/Electronic Message Center in a Residential (R-1) Zone, a modificatin of a previous variance to allow for an 84 SF sign, 16' high without illumination.	Riverwood Recreation Inc	Riverwood Recreation Inc	1313 E Broomfield Rd	ZBA	Approved w/ Conditions	Newland recommended granting approval for the variance to be approved with the limitations of the top oval on the sign to have back masking, thus making it dark at night, and the sign cannot be illuminated after midnight. Henley supported the approval	R1	VRS
6/18/2012	1591	a variance for a 32 SF second Freestanding Sign on an easement at the northerly service drive from the requirements for	First Bank	First Bank	1935 E REMUS RD	ZBA	Tabled			VRS
6/18/2012	1590	A variance of 113 SF to allow for a 163 SF wall sign in a B5 zone	Kieffer & CO., INC	PET'SMART	4208 E BLUEGRASS RD	ZBA	Approved			VRS

Date by Month September 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/5/2012	1591	Remove from the Table, a variance for a 32 SF second Freestanding Sign on an easement at the northerly service drive from the requirements	First Bank	First Bank	1935 E REMUS RD	ZBA	Tabled	Owner not present to answer questions and explain how other properties will be able to utilize the sign		B5		VRS

Date by Month December 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/5/2012	1591	Remove from the Table, a variance for a 32 SF second Freestanding Sign on an easement at the northerly service drive from the requirements for number of freestanding signs, and location on the parcel in a B5 Zone.	First Bank	First Bank	1935 E REMUS RD	ZBA	Approved	Newland moved to approve the variance as proposed with the understanding the other tenant(s) have the right to add an additional sign of equivalent quality and not to exceed a 42" in height and not to exceed 82" in width. Henley supported. Ayes: All. Motion carried.		B5		VRS
12/5/2012	1641	Sign Variance of 149 SF for a total aggregate of 349 SF and 7 signs, which includes variances of 15 SF each for three wall signs to allow for 3) 65 SF wall signs, variance for a Projected Wall Directional Sign of 4.3 SF area and 1.17' height.	Site Enhancement Services	Olive Garden		ZBA	Approved w/ Conditions	Newland moved to approve the variance as proposed with the understanding the other tenant(s) have the right to add an additional sign of equivalent quality and not to exceed a 42" in height and not to exceed 82" in width. Henley supported. Ayes: All				VRS

Type Yard Sale

Date by Month March 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/13/2012	1561	Garage Sale Permit 3/13/12 thru 3/16/12, First sale in 2012.			5381 Movie Way	Zoning Administrator	Approved	3/13/12 thru 3/16/12				YDS

Date by Month April 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/24/2012	1570	Yard Sale Permit			3343 Dell Street	Zoning Administrator	Approved	5/4/2012 - 5/6/2012				YDS

Date by Month May 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/11/2012	0	Yard Sale 792 S Deer Run, 1st sale of 2012			792 E Deer Run	Zoning Administrator	Approved	May 11 - 12, 2012				YDS

5/18/2012	0	Yard Sale Permit DENIED, NO SUCH ADDRESS 1023 Circle Dr 5/25/12		1023 Circle Dr	Zoning Administrator	Denied	DENIED, NO SUCH ADDRESS 1023 Circle Dr					YDS
5/25/2012	0	Yard Sale Permit DENIED, NO SUCH ADDRESS 1023 Circle Dr 5/25/12		1023 Circle Dr	Zoning Administrator	Denied	DENIED, NO SUCH ADDRESS					YDS

Date by Month June 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/4/2012	1582	Yard Sale Permt at 5257 E. Kay St 6/4/12 to 6/5/12	Van Horn		5257 E. Kay St	Zoning Administrator	Approved	6/4/12 to 6/5/12				YDS
6/15/2012	0	Park wide Multi Family Sale at Broadway Acres		Broadway Acres	Broadway Acres	Zoning Administrator	Approved	6/15/2012 to 6/17/2012				YDS
6/16/2012	0	Yard Sale Permit			2100 O"Conner Dr	Zoning Administrator	Approved	6/16/12 - 6/17/12				YDS
6/21/2012	0	Yard Sale Permit			2218 E PICKARD RD	Zoning Administrator	Approved	6/21/12 - 6/24/12				YDS

6/22/2012	1592	Yard Sale Permt at 5180 Kay St, 1st sale of 2012		5180 Kay St	Zoning Administrator	Approved	6/22/2012 - 6/23/2012	YDS
6/22/2012	1601	Yard Sale Permit		5064 Corvalis	Zoning Administrator	Approved	6/22/12 - 6/24/12	YDS
6/22/2012	0	Yard Sale Permit		5052 Corvalis	Zoning Administrator	Approved	6/22/12 - 6/24/12	YDS
6/22/2012	1582	Yard Sale Permt at 5257 E. Kay St 6/4/12 to 6/5/12	Van Horn	5257 E. Kay St	Zoning Administrator	Approved	6/22/12 to 6/24/12	YDS
6/22/2012	1604	Yard Sale Permit		1182 E Deerfield Rd		Approved	6/22/12 - 6/24/12	YDS
6/28/2012	1605	Yard Sale Permit		1182 E Deerfield Rd		Approved	6/28/12 - 6/30/12	YDS
6/28/2012	0	Yard Sale Permit		144 E REMUS RD	Zoning Administrator	Approved	June 28 - 27	YDS

6/28/2012	0	Yard Sale Permit		150 E REMUS	Zoning Administrator	Approved	June 28 - 27					YDS
6/29/2012	1615	Yard Sale Permit		4525 S Lincoln Rd	Zoning Administrator	Approved	6/29/12 - 6/30/12					YDS
6/29/2012	0	Yard Sale Permit		3230 Seaman Dr	Zoning Administrator	Approved	6/29/12 - 6/30/12					YDS

Date by Month July 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
7/4/2012	0	Park wide Multi Family Sale at Broadway Acres		Broaway Acres	Broadway Acres	Zoning Administrator	Approved	7/4/2012 to 7/6/2012				YDS
7/12/2012	0	Yard Sale Permit			385 E Pickard	Zoning Administrator	Approved	7/12/12 - 7/14/12				YDS
7/12/2012	0	Yard Sale Permit			2303 Amber Ln	Township Board	Approved	7/11/12 - 7/13/12				YDS

7/12/2012	1614	Yard Sale Permit			2365 Amber Ln	Zoning Administrator	Approved	7/12/12 - 7/13/12				YDS
7/14/2012	1608	Yard Sale Permit			3213 Brittany Dr	Zoning Administrator	Approved	July 14, 2012				YDS
7/19/2012	0	Yard Sale Permit			1436 S Lincoln Rd	Zoning Administrator	Approved	7/19/12 - 7/21/12				YDS
7/19/2012	1610	Yard Sale Permit			3784 Greenacres Dr	Zoning Administrator	Approved	7/19/12 - 7/20/12				YDS

Date by Month August 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
8/9/2012	1618	Yard Sale Permit			769 S Crawford	Zoning Administrator	Approved	8/9/12 to 8/11/12				YDS
8/11/2012	1609	Yard Sale Permit - Reissue for change of date. Permit for 8/11/12 canceled, new permit date is 8/18/12			2742 S Isabella Rd	Zoning Administrator	Approved	8/18/2012				YDS

8/16/2012	1620	Yard Sale Permit		2052 Cobblestone	Zoning Administrator	Approved	8/16 - 8/18/2012				YDS
8/16/2012	1622	Yard Sale Permit		2013 Cobblestone	Township Board	Approved	8/16 - 8/18/2012				YDS
8/17/2012	1621	Yard Sale Permit		1717 E. High	Zoning Administrator	Approved	8/17 - 8/19/2012				YDS
8/23/2012	0	Park wide Multi Family Sale at Broadway Acres	Broaway Acres	Broadway Acres	Zoning Administrator	Approved	8/23/2012 to 8/25/2012				YDS
8/24/2012	1619	Yard Sale Permit		349 E. River Road	Zoning Administrator	Approved	8/24/12 to 8/25/12				YDS
8/27/2012	1630	Yard Sale Permit		3389 S. Isabella Rd.	Zoning Administrator	Approved	8-31-2012 to 9-1- 2012				YDS

Date by Month October 2012

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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10/19/2012 1640 Yard Sale Permit

1148 Stoney
Creek Lane

Zoning
Administrator

Approved 10/19/12 - 10/20/12

YDS