



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 10/13/14

Re: Special Use Permit

This special use is for the required storm water detention at the new Holiday Inn. The pond was shown on the plans you reviewed last month. A screening wall is shown on the north and east sides to screen the neighboring lots. The use is tied to commercial project in the B7 zone, but the land is zoned residential (R2B). The ordinance makes this allowance for this situation at 8.37:

8.37 TRANSITION AREA (AMENDED, 1992-6 ORDINANCE)

The following transitional uses are permitted upon any property residentially zoned that has a side yard adjoining a B or I District or that is located directly across the street from a B or I District, except that on large parcels of land only the first one hundred fifty (150) feet extending continuously from a B or I District may be used.

A. Any special use permitted in the residential District and neighborhood businesses may be used, provided that the structure or building used has a residential appearance keeping in conformity with the character of the adjacent neighborhood and further, that a special use permit is obtained.

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Integrity Investment Holdings, LLC. OWNERS OF PROPERTY AT
2125 THIRD STREET, LEGAL DESCRIPTION AS FOLLOWS:
AC. PLEASANT, MI

THA ROW SEC 13 GARDEN BROOK #2 BEG AT NW COR OF LOT 1
BLK 3 AT E 85' ALONG A LINE TH S 35' TH W 35' TH S 157.5'
TH W 81.5' TH N 192.5' TO POB

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

- I. Special Use For STORMWATER DETENTION POND
- 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 USE OF RESIDENTIAL LOT AS STORMWATER DETENTION POND TO BE BUILT ZONED PROPERTY ACROSS THE STREET

Give reason why you feel permit should be granted: PER INTERPRETATION OF ZONING ORDINANCE SECTION 8.37 "TRANSITION AREA"

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is _____

Zoning of the abutting areas _____



Fees \$200 Signature of Applicant Daniel J. Member
Date 9/22/2014.

PROPOSED SANITARY SERVICE
TAP PER TOWNSHIP REQUIREMENTS
EX. RIM = 760.52
EX. 8" EAST INV. = 743.16
EX. 8" SOUTH INV. = 743.12

REPAIR RIGHT OF WAY
TO MATCH EXISTING

8" SAN

EXISTING DETENTION POND

8" STM

3rd St.
(33' R.O.W.)

RECEIVING /
UNLOADING AREA

REAR YARD
SET BACK

REQUEST EASEMENT FOR STORMLINE

BENCHMARK #2
NE FLANGE BOLT
ELEVATION = 761.02

12" STM
CULVERT

PALM
(66' R.O.)

00-025-01
VACANT LOT

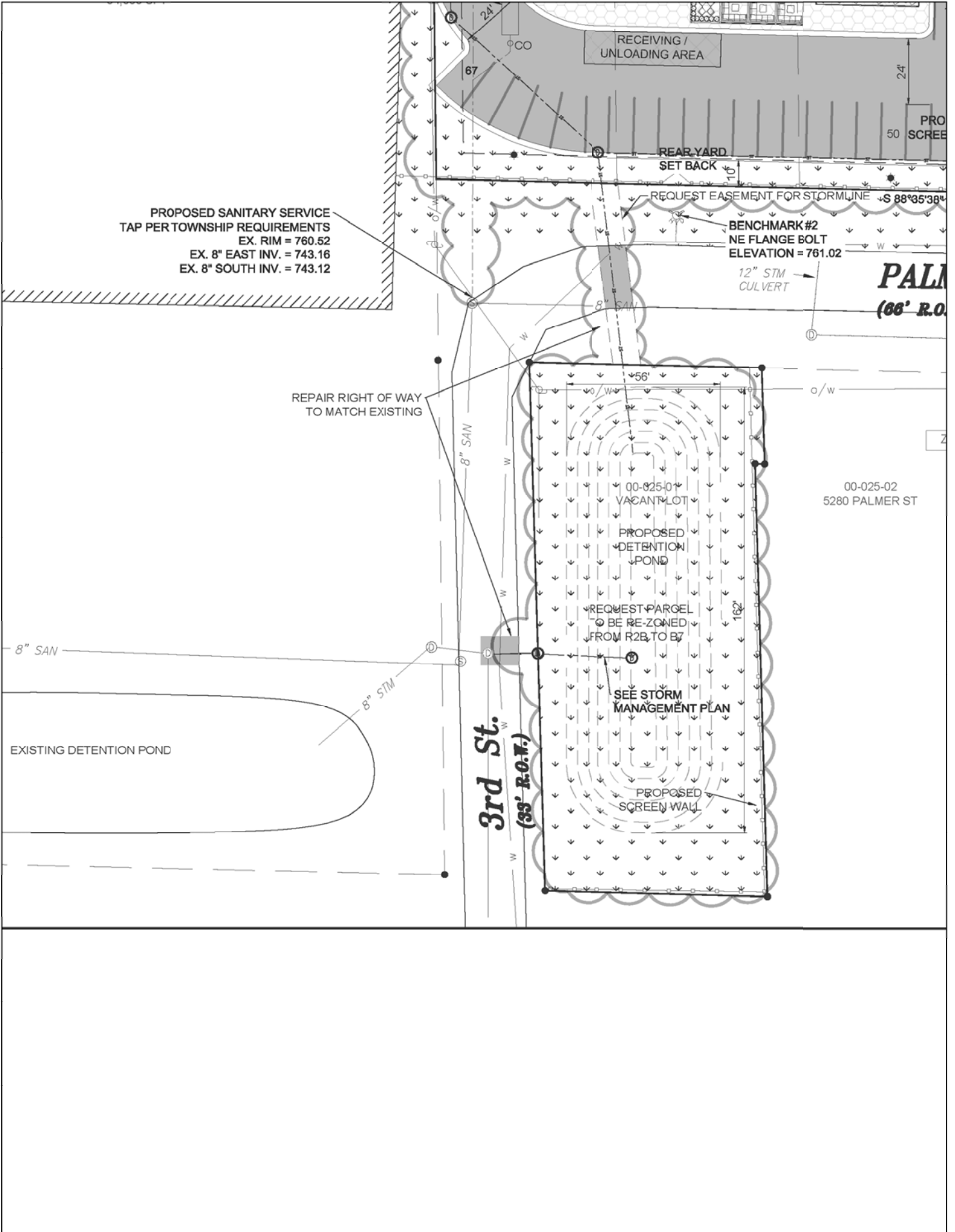
PROPOSED
DETENTION
POND

REQUEST PARCEL
TO BE RE-ZONED
FROM R2B TO B7

SEE STORM
MANAGEMENT PLAN

PROPOSED
SCREEN WALL

00-025-02
5280 PALMER ST



UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, October 21, 2014, 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 Mt Pleasant Hotels, LLC a Special Use Permit in a B7 zone for Storm Water Detention in a Transition Area. (Transitional uses are permitted upon any property residentially zoned that has a side yard adjoining a B or I District or that is located directly across the street from a B or I District.)

Legal Description of property: T14N R4W SEC 13 GARDEN GROVE #2 BEG AT NW COR OF LOT 1 BLK 3 TH E 85 FT ALONG N LINE TH S 35 FT TH W 3.5 FT TH S 157.5 FT TH W 81.5 FT TH N 192.5 FT TO POB

This property is located at 2125 Third Street (vacant)

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

Affidavit of Publication

STATE OF MICHIGAN

County of Isabella

County of Gratiot

County of Clare

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} SS.

Rick Mills being duly sworn, deposes and says that he is Executive Editor and Online Editor of the MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties, that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 5th day of September, 2014 and that last publication of said notice in said newspapers was on the 5th day of September, 2014.

Rick Mills

Rick Mills

Subscribed and sworn to before me the 6 day of October 2014.

Joyce Baker

Joyce Baker

Notary Public

Joyce Baker
Notary Public of Michigan
Isabella County
Expires 6/15/2019

My commission expires _____

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William Woodruff,
Zoning Administrator

HotLink	PID	PropertyAddress	Owner	ZoningCode	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
	14-013-10-001-00	2176 ELIZABETH ST	MORRISON CATHERINE	R2B	2176 ELIZABETH ST	MOUNT PLEASANT	MI	48858
	14-013-10-002-00	5174 WARD ST	GORMAN WILLIAM K & LESA	R2B	P.O. BOX 607	MOUNT PLEASANT	MI	48804-0607
	14-013-10-011-00	2139 ELIZABETH ST	WEATHERWAX DIANA	R2B	2139 ELIZABETH	MOUNT PLEASANT	MI	48858
	14-013-10-011-01	2136 THIRD ST	MARTIN SHANNON M	R2B	2136 THIRD ST	MOUNT PLEASANT	MI	48858
	14-013-10-011-02	2162 THIRD ST	FEDERAL HOME LOAN MORTGAGE CORP	R2B	31440 NORTHWESTERN HWY, STE 200	FARMINGTON	MI	48334-2525
	14-013-10-013-00	2170 THIRD ST	FRANCO MANUEL J & H JEAN	R2B	5751 N HANNAH	KINGSLEY	MI	49649
	14-013-10-020-00	2185 ELIZABETH ST A & B	HOBSON DAVID A & KARA M	R2B	1401 CRESTWOOD DR	MOUNT PLEASANT	MI	48858
	14-013-10-022-00	2165 ELIZABETH ST	SIMS CHRISTINE	R2B	2165 N ELIZABETH ST	MOUNT PLEASANT	MI	48858
	14-064-00-012-00	5221 KAY AVE	BLOCHER PROPERTIES, LLC	R2B	12216 BELL RD	FREEPORT	MI	49325
	14-064-00-013-00	5211 KAY AVE	KAZMER DAVID P	R2B	47882 TILCH RD	MACOMB	MI	48044-2469
	14-071-00-005-00	2067 SECOND ST	PUNG CODY JAMES	R2B	2067 SECOND ST	MOUNT PLEASANT	MI	48858
	14-071-00-011-00	5316 E PICKARD RD	LUMBERT ALICE	B7	5316 E PICKARD RD	MT PLEASANT	MI	48858-0000
	14-071-00-013-00	5302 E PICKARD RD	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-014-00	5286 E PICKARD RD	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-015-00	E PICKARD RD	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-017-00	5259 PALMER ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-018-00	5271 PALMER ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-019-00	5283 PALMER ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-020-00	5293 PALMER ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-021-00	PALMER ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-071-00-022-00	2060 SECOND ST	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858
	14-072-00-009-00	5360 PALMER ST	DECKER RUTH, EARL JAMES & LEE LAVER	R2B	5360 PALMER ST	MOUNT PLEASANT	MI	48858
	14-072-00-010-00	2125 SECOND ST	KNOLLENBERG LOIS E ET AL	R2B	2135 SECOND ST	MOUNT PLEASANT	MI	48858
	14-072-00-011-00	2135 SECOND ST	KENNEDY SUSAN	R2B	2135 W SECOND ST	MOUNT PLEASANT	MI	48858
	14-072-00-025-00	5290 PALMER ST	SCHAFFER JOSEPH P	R2B	4830 NATIONAL DR	MOUNT PLEASANT	MI	48858-0000
	14-072-00-025-01	2125 THIRD ST	INTEGRITY INVESTMENT HOLDINGS, LLC	R2B	2041 CORNERSTONE DR	MOUNT PLEASANT	MI	48858
	14-072-00-025-02	5280 PALMER ST	SCHAFFER JOSEPH P	R2B	4830 NATIONAL DR	MOUNT PLEASANT	MI	48858-0000
	14-072-00-026-00	5296 PALMER ST	WHITE MICHAEL T & THERESA A	R2B	5296 PALMER ST	MOUNT PLEASANT	MI	48858-0000
	14-072-00-027-00	2130 SECOND ST	PHILLIPS CARLTON K	R2B	11050 S WISE RD	SAINT LOUIS	MI	48880
	14-072-00-027-02	2139 THIRD ST	TAYLOR JOYCE ELAINE	R2B	2139 THIRD ST	MOUNT PLEASANT	MI	48858
	14-072-00-027-03	2135 THIRD ST	MIDDLETON DOUGLAS A	R2B	2135 THIRD ST	MOUNT PLEASANT	MI	48858-0000
	14-072-00-028-02	2164 SECOND ST	DUNCAN ELIZABETH	R2B	2164 SECOND ST	MOUNT PLEASANT	MI	48858
	14-072-00-028-01	2160 SECOND ST	GRANDMASON SALLY & TERRY STANTON	R2B	2160 SECOND ST	MOUNT PLEASANT	MI	48858
	14-072-00-029-00	2145 THIRD ST	GURSKI JEFFREY & SONDR A K	R2B	2145 THIRD ST	MOUNT PLEASANT	MI	48858-0000
	14-072-00-030-00	2175 THIRD ST	FRANCO GILBERTO	R2B	5074 E KAY ST	MOUNT PLEASANT	MI	48858

I CERTIFY THE ABOVE PROPERTIES WERE MAILED A NOTICE OF PUBLIC HEARING FOR SPECIAL USE PERMIT FORM STORMWATER POND ON RESIDENTIAL PROPERTY ON 9/23/14.