

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

**Date: February 18, 2014**  
**Time: 7:00 p.m.**  
**Place: Union Township Hall**

**Pledge of Allegiance**

**Roll Call**

**Approval of minutes for the January 21, 2014 Regular Meeting**

**Correspondence**

**Approval of Agenda**

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

**NEW BUSINESS**

- 1. REZ – 1750: Rezoning of Property at 3430 S. Lincoln Road, from R1 to R2A**

**Owner: Otterbine, Tyler**  
**Location: 3430 S. Lincoln**

- 2. PPR - 1751: Preliminary Platt Review for a Site Condominium Subdivision, Ginger's Way on Lake Leroy #2.**

**Owner: Otterbine, Tyler**  
**Location: 3430 S. Lincoln**

- 3. COM – 1556: Send to Committee, Discuss and Set-up Open House**

**OTHER BUSINESS**

None

**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 January 21, 2014 at the Township Hall.

**Meeting was called to order at 7:05 p.m.**

**Roll Call**

**Present:** Squattrito, Primeau, Shingles, Jankens, Fuller, Henley, Mielke, McGuirk, LaBelle

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Henley** moved and **Primeau** supported the approval of the December 17, 2014 meeting minutes. **Ayes: All. Motion carried.**

**Correspondence** - None

**Approval of Agenda**

**Fuller** moved and **McGuirk** supported the approval of the agenda with the addition of tabled item, SPR-1739 from previous meeting. **Ayes: All. Motion carried.**

**Public Comment** - None

**OLD BUSINESS**

**SPR – 1739: Site Plan Review for Covered Driving Shelter/Facilities**

**McGuirk** moved and **Primeau** supported the removal of SPR-1739 from the table for consideration. **Ayes: All. Motion carried.**

Mr. Konwinski reviewed the plans, answered questions regarding the driving range/facilities to be constructed at Mt. Pleasant County Club.

**McGuirk** moved and **Mielke** supported approval of SPR – 1739 with the following stipulations:

Stipulations:

1. All lighting to be down-shielded
2. Provide wheel stop at parking stalls
3. Comply with Drain Commission review
4. Comply with Mt. Pleasant Fire Department review
5. Submit letter to Zoning Official regarding sidewalk assessment

LaBelle stated he was a member of the Country Club, the commission suggested he did not have a conflict if he did not stand to gain or lose financially. Shingles recused himself due to position with CMU Athletics.

**Ayes: All, Shingles abstained. Motion carried.**

## **NEW BUSINESS**

### **1. Election of Officers**

Chairman Squattrito opened the floor for officer nominations.

**Mielke** moved and **Jankens** supported the nomination of Squattrito for Chairperson. Nominations were closed. **Ayes: All. Motion carried.**

**Fuller** moved and **McGuirk** supported the nomination of Jankens for Vice Chairperson. Nominations were closed. **Ayes: All. Motion carried.**

**Jankens** moved and **McGuirk** supported the nomination of Henley for Secretary. Nominations were closed. **Ayes: All. Motion carried.**

**Henley** nominated Primeau as Vice Secretary, Primeau declined the nomination and **Henley** withdrew nomination. **Mielke** moved and **Jankens** supported the nomination of McGuirk for Vice Secretary. Nominations were closed. **Ayes: All. Motion carried.**

### **2. SPA – 1748: Site Plan Amendment for Addition**

Mr. Patrick Sawhill of ServPro of Mt. Pleasant discussed site plan changes, and answered questions from the commissioners.

**Mielke** moved and **Primeau** supported approval of SPA – 1748 with the following stipulations:

Stipulations:

1. Remove south 15' of the proposed building addition to meet setback
2. Comply with Drain Commission review
3. Comply with Mt. Pleasant Fire Department review
4. Install dumpster enclosure per Township requirement
5. Waive Township sidewalk requirement

**Ayes: All. Motion carried.**

**Other Business** - None

**Extended Public Comment** – Township Supervisor, Russ Allwood thanked new, current and former Commissioners for their time and service to the Township.

**Adjournment**

**The Chair adjourned the meeting at 8:14 p.m.**

**APPROVED BY:**

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**Alex Fuller - Secretary**

*(Recorded by Angela Schofield)*

APPLICATION FOR ZONING CHANGE  
CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

A. I (WE) TYLER OTTERBINE

Address 3430 SOUTH LINCOLN ROAD

Phone \_\_\_\_\_

hereby file an application with the Township Clerk's office to:

1.  Add to or change the text of the Zoning Ordinance.
2.  Change the district boundaries.
3.  Re-zone the property from R-1  
zoning classification to R2A  
zoning classification.

B. If this application is for a text amendment please describe in detail what you would like to change. Give section numbers and proposed changes, standards, and procedures.

N/A

C. If this application is for the re-zoning of property please provide a complete legal description.  
SEE ATTACHED SHEET

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)  
3430 SOUTH LINCOLN ROAD MT. PLEASANT MI

E. Please provide reasons for requesting text amendment or zoning change and include intended use of any land, buildings, or structures.

SEE ATTACHED

F. Please provide a site plan for any property to be re-zoned following the requirements outlined in Section 12 of the Union Township Zoning Ordinance 1991-5.

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet)

H. List all or any easements or right-of-ways which have been granted said properties herein described.

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**CERTIFICATION:**

I (WE) hereby certify that the afore information is accurate and assume responsibility for any error.

SIGNED:

*[Signature]* \_\_\_\_\_ 1/27/14  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\*\*\*\*\*

**\*\* FOR OFFICE USE ONLY \*\***

Date application referred to Planning Commission \_\_\_\_\_

Date public hearing notice published \_\_\_\_\_

Date public hearing notice mailed \_\_\_\_\_

Planning Commission Action.  Adopted  Denied Date \_\_\_\_\_

Date referred to County Planning Commission \_\_\_\_\_

Township Board Action  Adopted  Denied Date \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FEE \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

DESCRIPTIONS PREPARED:

OTTERBINE PARCEL NO. 14-020-20-012-07

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

The request for rezoning of this parcel from R-1 to R-2A is the first step in the overall process of preparing a Site Condominium for the area. The parcel currently does not have any parcel divisions available to it and thus it must be either platted or made into a site condominium in order to divide the property. Ginger's Way on Lake Leroy Site Condominium was completed approximately 9 years ago. It is one of the nicer, upscale developments in the area. All of the parcels of land in the current site condominium are zoned R-2A. This would bring the proposed condominium area into zoning compliance with the adjacent site condominium. All parcels within the Condominium would be serviced with public water and sewer.



# Affidavit of Publication

STATE OF MICHIGAN

County of Isabella

County of Gratiot

County of Clare



Rick Mills being duly sworn, deposes and says that he is 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 2nd day of February, 2014 and that last publication of said notice in said newspapers was on the 2nd day of February, 2014.

Rick Mills

Subscribed and sworn to before me the 4 day of February 2014.

Joyce Baker Notary Public

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

My commission expires \_\_\_\_\_

## UNION TOWNSHIP PUBLIC HEARING NOTICE - REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 18, 2014 at 7:00 PM at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following rezoning of property from R1 (Rural Residential) to R2A (One and Two Family Residential):

Legal description of this rezoning is: A PARCEL OF LAND IN THE EAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE: S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE; 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This rezoning is commonly described as: 3430 S LINCOLN 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.

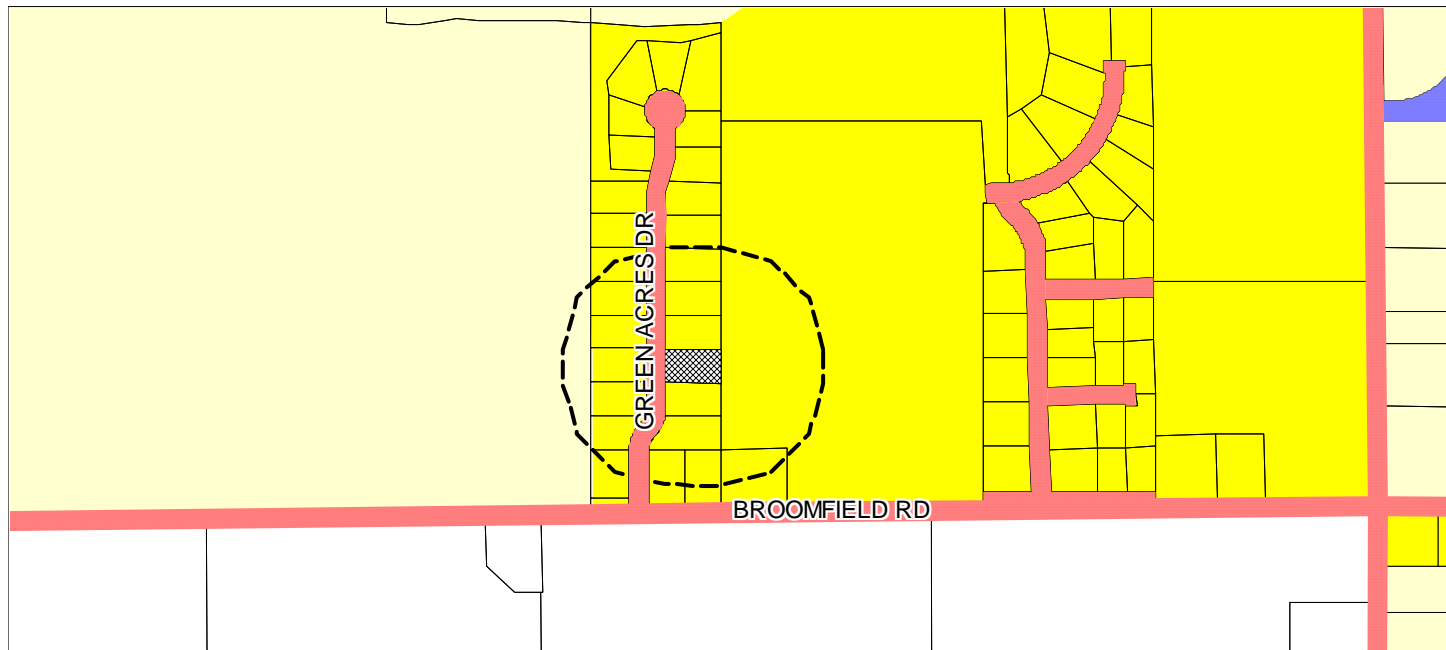
All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please contact the zoning administrator to make arrangements for accessibility and impairment concerns. Phone (989) 772 4600 extension 241.

William Woodruff,  
Zoning Administrator

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

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

There are two Hearings for this project, a Change in Zoning and for a new Subdivision. Notices for both are on the reverse.

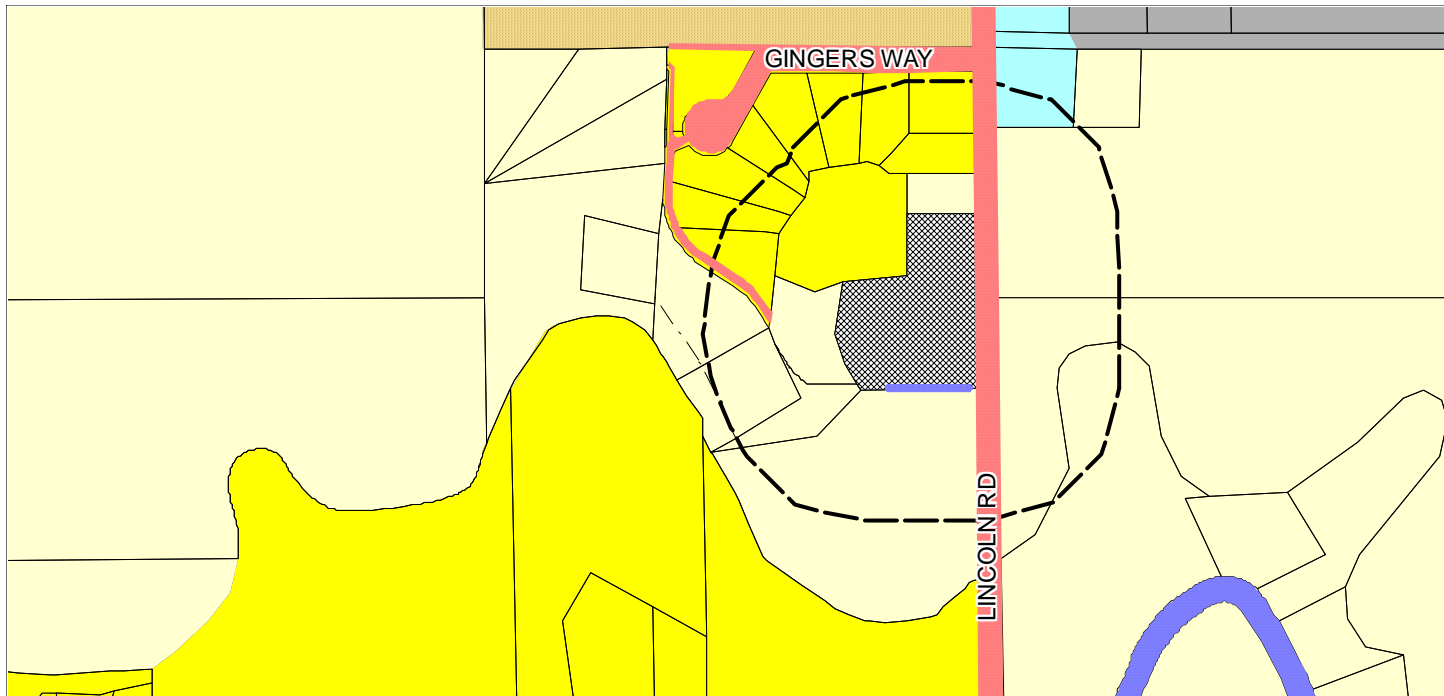


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The previous mailing had the wrong map for the subject property, the correct map is below.



**UNION TOWNSHIP PUBLIC HEARING NOTICE – REZONING AND NEW  
SUBDIVISION**

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William Woodruff,  
Zoning Administrator

## Woody Woodruff

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**From:** Doug Piggott [DPiggott@rowepsc.com]  
**Sent:** Thursday, February 06, 2014 10:09 AM  
**To:** Woody Woodruff  
**Subject:** Sign Project

Woody:

We finally have completed the sign inventory. It was no easy task between the cold and the snow! I got the information Tuesday and will review it this week. I should have the analysis completed by the end of next week.

Our next step based on our work schedule is to present the findings at a meeting of the sign committee (this is the meeting that the Planning Commission requested that special effort be given to invite local businesses and the public). The focus of the meeting will be to establish the preliminary goals and objectives of the update project. You may want to give yourself some time to review the analysis and then distribute it to the sign committee members before the meeting rather than giving it to them "cold" at the meeting.

To provide time for that and for whatever steps you wanted to take to invite the public, I think we are looking at some time in late February or early March. I currently have Monday March 3, Wednesday March 5 and Monday March 10 available for a night meeting. Let me know what your thoughts are.



Doug Piggott  
Rowe Professional Services Company  
P.O. Box 3748  
Flint, MI 48502

Ph: 810-341-7500  
Fx: 810-341-7573  
E-mail: [Dpiggott@rowepsc.com](mailto:Dpiggott@rowepsc.com)

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William Woodruff,  
Zoning Administrator

PID	PropertyAddress	Owner	ZoningC	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-020-20-004-00	3332 S LINCOLN RD	CHIMNER KATHLEEN	R2A	3332 S LINCOLN	MOUNT PLEASANT	MI	48858
14-020-20-013-00	3446 S LINCOLN RD	POWELL MERTON E & PHYLLIS J	R1	3446 S LINCOLN RD.	MOUNT PLEASANT	MI	48858
14-020-40-002-00	3420 S LINCOLN RD	DUBE HUGUETTE M LIVING TRUST	R1	3420 S LINCOLN RD	MOUNT PLEASANT	MI	48858-0000
14-020-40-002-02	3434 S LINCOLN RD	MILES THOMAS J & CYNTHIA A	R1	3434 S LINCOLN RD	MOUNT PLEASANT	MI	48858
14-020-40-011-01	3484 S LINCOLN RD	REED LEON	R1	3484 S LINCOLN RD	MOUNT PLEASANT	MI	48858-0000
14-021-10-008-00	3433 S LINCOLN RD	CENTRAL MICHIGAN CHRISTIAN CHU	R1	3433 S LINCOLN RD	MT PLEASANT	MI	48858
14-021-10-010-00	3333 S LINCOLN RD	CHILD AND FAMILY ENRICHMENT	OS	3333 S LINCOLN RD	MT PLEASANT	MI	48858
14-021-10-011-00	S LINCOLN RD	CENTRAL MICHIGAN CHRISTIAN CHU	R1	3433 S LINCOLN RD	MT PLEASANT	MI	48858
14-021-30-007-00	CHIPPEWA DR	MCGUIRK PATRICK & FLINT JUDITH	R1	3695 S LINCOLN	MOUNT PLEASANT	MI	48858
14-056-00-001-00	CHIPPEWA DR	MCGUIRK PATRICK & FLINT JUDITH	R1	3695 S LINCOLN	MOUNT PLEASANT	MI	48858
14-020-20-012-03	1690 LEROY LANE	HEEKE DAVID JR & ELIZABETH P	R1	1690 LEROY LANE	MOUNT PLEASANT	MI	48858-0000
14-073-00-002-00	LINCOLN RD	MCGUIRK LEROY E	R2A	6581 EGYPT RIDGE RD	ROCKFORD	MI	49341
14-073-00-006-00	1846 LEROY LANE	LEE SOO-YEN & SEUNG-EUN	R2A	1846 LEROY LANE	MOUNT PLEASANT	MI	48858
14-073-00-007-00	1810 LEROY LANE	BELL TIMOTHY D & BOBBIE D	R2A	1810 LEROY LANE	MOUNT PLEASANT	MI	48858-0000
14-073-00-008-00	1782 LEROY LANE	VANDERLOON KENT & APRIL	R2A	1782 LEROY LANE	MOUNT PLEASANT	MI	48858-0000
14-073-00-009-00	1740 LEROY LANE	SHEETS JEREMY R & LAURA L	R2A	1740 LEROY LANE	MOUNT PLEASANT	MI	48858
14-020-40-012-01	3500 S LINCOLN RD	FRIDAY JUDITH J	R1	3500 S LINCOLN RD	MOUNT PLEASANT	MI	48858-0000
14-073-00-003-00	1934 LEROY LANE	MCGUIRK LEROY E	R2A	6581 EGYPT RIDGE RD	ROCKFORD	MI	49341
14-073-00-004-00	1916 LEROY LANE	MCGUIRK LEROY E	R2A	6581 EGYPT RIDGE RD	ROCKFORD	MI	49341
14-073-00-005-00	1890 LEROY LANE	MCGUIRK LEROY E	R2A	6581 EGYPT RIDGE RD	ROCKFORD	MI	49341-8633

**SUBDIVISION / SITE CONDO CHECKLIST**  
**CHARTER TOWNSHIP OF UNION**  
 Authority: Ordinance 1994-06, Subdivision of Land  
 Zoning Ordinance 1991-05

File # 1751, Subdivision Name GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

Engineering / Surveying Firm CMS&D, Phone # 989-775-0756  
 Contact Name Timothy Bebee  
 Address 510 West Pickard, Suite C, Mt. Pleasant, MI 48858  
 Email tbebee@cms-d.com FAX 989-775-5012

Property owner / developer SRC LAND DEVELOPMENT LLC, Phone # 989-772-1309  
 Address 510 West Pickard, Suite B, Mt. Pleasant, MI 48858  
 Email rick@livewithunited.com FAX 989-773-4393

Zoning District R-2A, MINIMUMS: Lot Width 80, Lot Area 12000  
 Side Yard 10, Front Yard 35, Rear Yard 35

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)  
SITE CONDO

<input checked="" type="checkbox"/>	Preliminary Review	\$ 200.00	Receipt #
<input type="checkbox"/>	Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

<input checked="" type="checkbox"/>	Section	Description	Comment
	<b>201.003</b>	<b>Preliminary Plat</b>	
<input checked="" type="checkbox"/>	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
<input checked="" type="checkbox"/>	3.01.A	Scale < 200' / Inch	
<input checked="" type="checkbox"/>	3.01.B	Show platted / Dedicated streets in area	
<input checked="" type="checkbox"/>	3.01.C	North Arrow and Date, Revisions	
<input checked="" type="checkbox"/>	3.01.D	Dimension Lots, Out lots and parks	
<input checked="" type="checkbox"/>	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
<input checked="" type="checkbox"/>	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
<input checked="" type="checkbox"/>	3.01.G	No Block numbers or letters	
<input checked="" type="checkbox"/>	3.01.H	Road Plan (see also Private Road Ordinance)	<i>in complete</i>
<input type="checkbox"/>	3.01.I	Written statement of Intent for installation of Roads and Utilities	
<input checked="" type="checkbox"/>	3.01.J	Show any future phases	



√	Section	Description	Comment
	<b>201.302</b>	<b>Preliminary approval by Planning Commission and Board</b>	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	<b>201.303</b>	<b>Final Plat Specs</b> The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
	<b>201.004</b>	<b>Final Plat Approval</b>	
	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	
	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	<b>4.03</b>	<b>Action by Township Board</b>	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following section details specific requirements of a Platted Subdivision or Site Condominium.

√	Section #	Description	Comments
	<b>201.005</b>	<b>General Specifications and Design Standards</b>	
	<b>5.01</b>	<b>Streets and Alleys</b>	
	5.01.A.	Location and Arrangement	
	a	Continue existing streets into Plat	
	b	Take new streets to edge for future	
	c	Show contours	
	d	Where ½ street is dedicated on adjoining plat, other ½ must be platted	
	5.01.B	Right of Way widths shown	For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.
	a	Roads – 66ft	
	b	Alleys and Service Drives – 40 ft	
	c	Walkways – 10 ft	
	d	Cul-de-Sacs	Meet requirements of ICRC Standards.
	5.01.C	Alleys not acceptable unless specifically required by Planning Commission	
	5.01.D	Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.	Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has properly named roads prior to final approval.
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	
	5.02.C	Intersection of subdivision and major streets held to minimum.	
	5.03	Lots	
	5.03.A	Accessible to Public Street	
	5.03.B	Side lot lines perpendicular or radial to street	
	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
	5.03.D	Conform to zone district for width and area.	
	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	
	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

√	Section	Description	Comment
	5.04	General Requirements	
	5.04.A	Variances granted by Planning Commission	May grant dimensional, improvement or open space variances due to unusual physical conditions or new planning techniques.
State variance and reasons:			
	5.04.B	Dedicated Ingress and Egress	Provide MDOT or ICRC letter of approval for entrance design.
	5.04.C	Adequate water or sewer disposal	If non twp, requires Central Mich Health Dept approval
	5.04.D	Other stipulations	To conform to Subdivision Control act or specifications of the Board.
	<b>201.006</b>	<b>Road and Street Improvements</b>	
	6.01	Installation	
	6.01.A	Conformance to ICRC or Union Twp Private Road Standards	
	6.01.B	Culverts and Bridges	All to be developer installed
	6.01.C	Sanitary sewer lines	Installed by developer by way of easement
	6.01.D	Water lines	Installed by developer by way of easement
	6.01.E	Storm sewer	Approved by Drain Commissioner per Union Township Stormwater Management Ordinance.
	6.01.F	Utility Easement, 10' per lot	
	6.01.G	Rear lot Storm drainage	
	6.01.H	Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required	
	6.01.I	Replacement of all monuments disturbed by developer req w/ permission	
	6.02	Financing	
	6.02.A	Water and Sewer Mains	
	a	Deposit for Water Mains	
	b	Deposit for Sanitary Sewer	
	c	Added Costs – If design requires larger than 8" water or sewer, additional cost by twp	
	d	Utilities begun after deposit	
	e	Final accounting of funds	
	f	Assessment district maybe petitioned for.	
	6.02.B	Pavements and storm drains	
	a	Under Jurisdiction of County	Per ICRC and Drain Commissioner
	b	Under Township jurisdiction	Similar arraignments as for sewers and water mains.

<b>201.008</b>	<b>Variances</b>	
8.01.A	Planning Commission recommends to Twp Board upon finding:	
a	Undue hardship	
b	Requirement is deemed impractical	
8.01.B	Variance desirable to public interest	
8.01.C	Take into account:	
a	Proposed use and existing adjacent uses	
b	Population of subdivision	
c	Effect on traffic in vicinity	
8.01.D	Findings after a Public Hearing	
a	Strict application of Condition is unreasonable or impractical	Developer to submit written request with reasons why requirement cannot be met.
b	Variance will not be detrimental to public health/safety, or injurious to other property in the area	
c	Not violate state subdivision act	
d	Does not nullify intent of this or other ordinances of the township	
8.01.E	Minutes to record findings and actions taken	
8.02	Topographical, physical limitation	
8.03	Planned Unit Development	PUDs may receive variances for:
8.03.A	Consideration	
a	Nature of proposed use and existing uses	
b	Population of PUD	
c	Effect on traffic	
8.03.B	Findings	
a	Constitutes a desirable and stable development	
b	In harmony with surroundings	
<b>COMMENTS</b>		

The following applies only to Site Condominiums  
See Union Township Zoning Ordinance 1991-05

√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of <b>recorded</b> master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build's drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

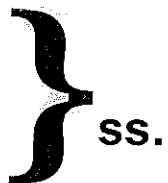
# Affidavit of Publication

STATE OF MICHIGAN

County of Isabella

County of Gratiot

County of Clare



Rick Mills

being duly sworn, deposes and says that he is 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 4th day of February, 2014 and that last publication of said notice in said newspapers was on the 4th day of February, 2014.

Rick Mills

Subscribed and sworn to before me the 4 day of February 2014.

Joyce Baker

Notary Public

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

My commission expires \_\_\_\_\_

## UNION TOWNSHIP PUBLIC HEARING NOTICE BAMBER OFFICE PARK SITE CONDOMINIUM

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 18, 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 Site Condominium, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by SRC Land Development, a Preliminary Approval for a Site Condominium.

Legal Description of property: A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION, THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD

This property is located at 3430 S LINCOLN RD.

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.

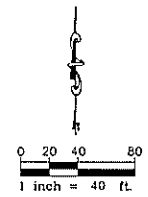
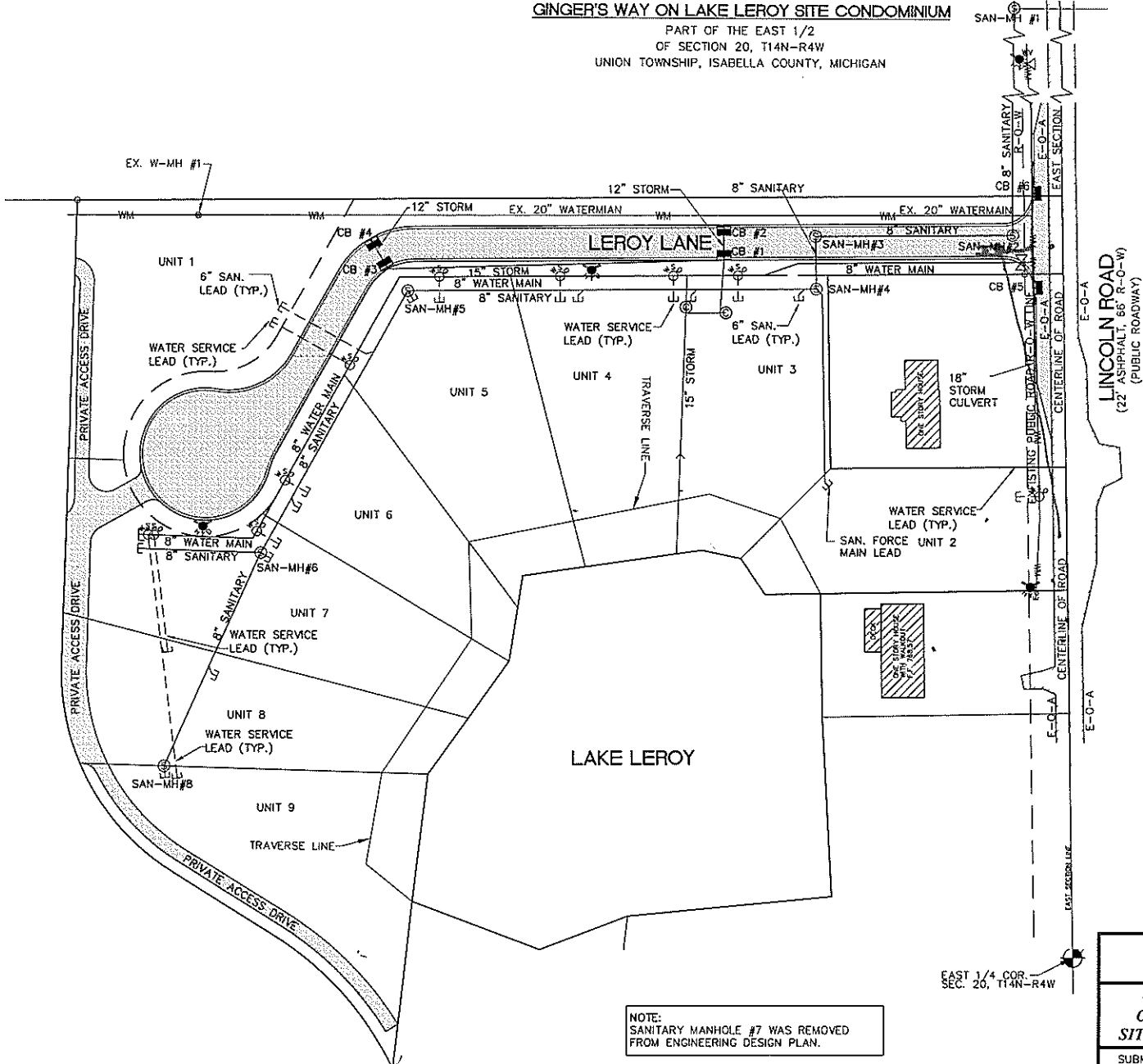
William Woodruff,  
Zoning Administrator

**GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM**

PART OF THE EAST 1/2  
OF SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN


**LEGEND**

-  WATER MAIN VALVE
-  CLEAN OUT
-  SANITARY SEWER MANHOLE
-  CURB INLET CATCHBASIN
-  WATER SHUT-OFF
-  HYDRANT
-  WATER MAIN



**NOTE:**  
UNITS 1 THROUGH 9 ARE SERVICED BY PUBLIC  
SANITARY SEWER AND PUBLIC WATER MAINS.  
AT THE TIME OF RECORDING THIS DOCUMENT  
LERROY LANE HAS YET TO BE ACCEPTED AS A  
PUBLIC ROADWAY AND WILL REMAIN AS A PRIVATE  
ROADWAY UNTIL THAT TIME.

**NOTE:**  
SANITARY MANHOLE #7 WAS REMOVED  
FROM ENGINEERING DESIGN PLAN.

UTILITY PLAN			<b>CMS &amp; D</b>		
GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM			SURVEYING / ENGINEERING		
SUBMITTAL: AUGUST 2006		DRAWN BY: WRE	SCALE: 1" = 40'	JOB NUMBER: 0411-197	SHEET NUMBER: 6 OF 6

8114 EAST PICKARD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0738  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

THE CONDOMINIUM SUBDIVISION PLAN NUMBER \_\_\_\_\_  
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE.  
WHEN A NUMBER HAS BEEN ASSIGNED TO THIS  
PROJECT, IT MUST BE PROPERLY SHOWN IN THE  
TITLE SHEET 1, AND THE SURVEYORS CERTIFICATE,  
SHEET 03.

ISABELLA COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. \_\_\_\_\_  
EXHIBIT "B" TO MASTER DEED OF

GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

SHEET INDEX:


- 1.....COVER SHEET
- 2.....DESCRIPTION SHEET
- 3.....SURVEY PLAN
- 4.....EASEMENT SHEET
- 5.....SITE PLAN
- 6.....UTILITY PLAN

SURVEYOR:

TIMOTHY E BEBEE, P.S.  
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
510 WEST PICKARD ROAD – SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012

DEVELOPER:

SRC LAND DEVELOPMENT, LLC  
ATTENTION: LEROY J. MCGUIRK  
510 WEST PICKARD STREET  
MT. PLEASANT, MI 48858  
PHONE: 989) 772-1309  
FAX: (989) 773-4393

COVER SHEET			<b>CMS &amp; D</b>		
<i>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</i>			SURVEYING / ENGINEERING 510 WEST PICKARD ROAD – SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE	SCALE: N/A	JOB NUMBER: 1401-010	SHEET NUMBER 1 OF 6	




**GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM**

PART OF THE EAST 1/2  
OF SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

OVERALL PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.00°-50'-49"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 235.58 FEET; THENCE S.89°-09'-11"W., PERPENDICULAR TO SAID EAST SECTION LINE, 331.02 FEET; THENCE N.30°-50'-49"W., 80.00 FEET; THENCE N.18°-50'-49"W., 84.00 FEET; THENCE N.06°-39'-11"E., 142.00 FEET; THENCE N.84°-28'-19"E., ON AND ALONG THE SOUTHERLY BOUNDARY LINE OF GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM, 174.50 FEET; THENCE N.03°-00'-00"W., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 153.47 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 225.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

DESCRIPTION SHEET			<b>CMS &amp; D</b>		
<i>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</i>			SURVEYING / ENGINEERING 510 WEST PICKARD ROAD - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com		
SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE	SCALE: N/A	JOB NUMBER: 1401-010	SHEET NUMBER 2 OF 6	

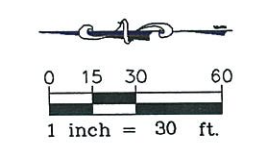
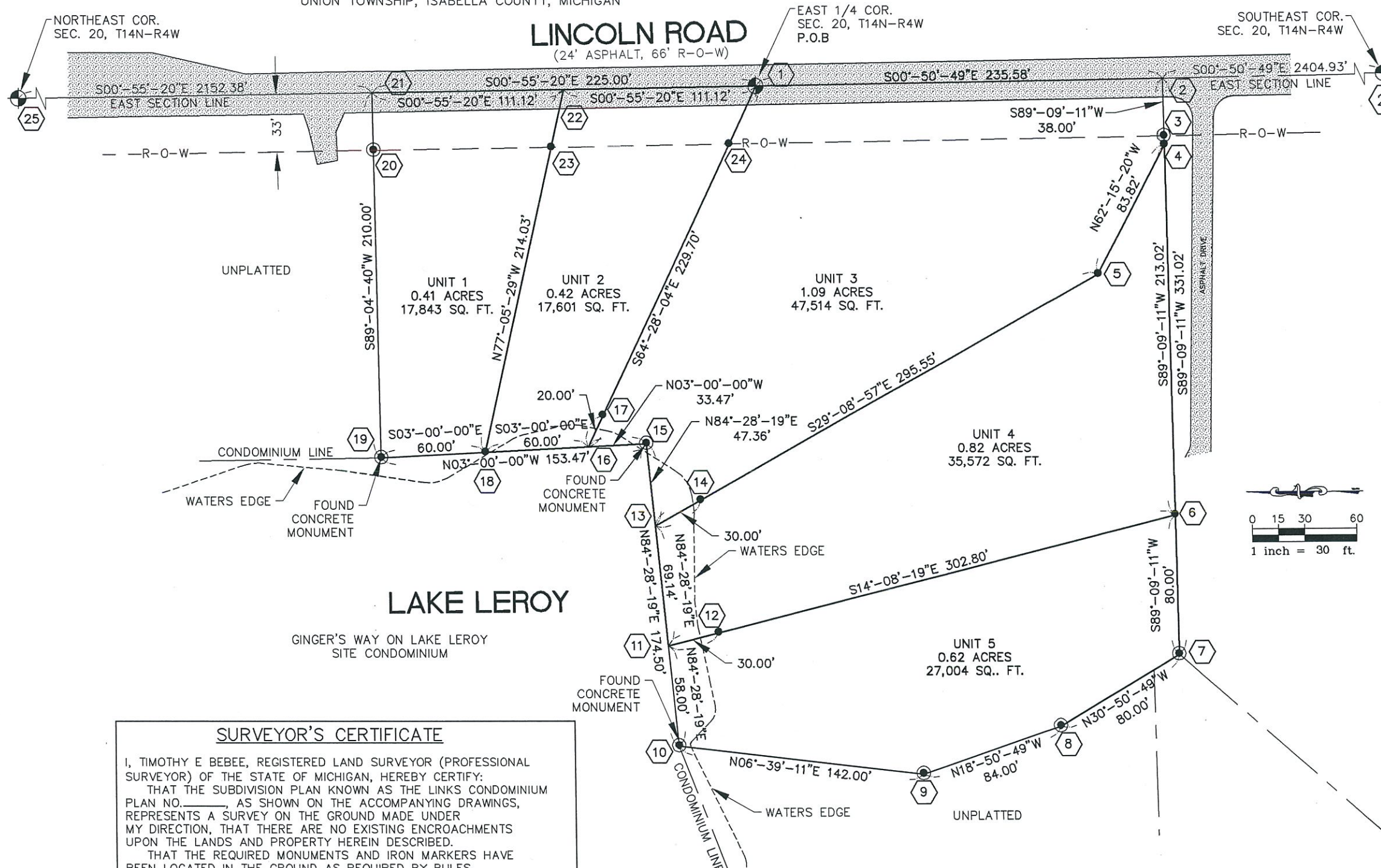


LOCATION SKETCH  
NOT TO SCALE

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	4290.8118	4907.7786
2	4055.2576	4911.2608
3	4054.7698	4878.2644
4	4054.6959	4873.2649
5	4093.7180	4799.0785
6	4051.5471	4660.2682
7	4050.3646	4580.2770
8	4119.0478	4539.2572
9	4198.5442	4512.1218
10	4339.5878	4528.5735
11	4345.1752	4586.3037
12	4316.0840	4593.6318
13	4351.8356	4655.1211
14	4325.6350	4669.7337
15	4356.3979	4702.2607
16	4389.8178	4700.5092
17	4381.1874	4718.5560
18	4449.7355	4697.3690
19	4509.6533	4694.2289
20	4512.5020	4871.2060
21	4513.0331	4904.2017
22	4401.9225	4905.9901
23	4409.5146	4872.8637
24	4306.6991	4874.5186
25	6935.0212	4865.3080
26	1650.5933	4946.8320

**GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM**

PART OF THE EAST 1/2  
OF SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



**SURVEYOR'S CERTIFICATE**

I, TIMOTHY E BEBEE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY:  
 THAT THE SUBDIVISION PLAN KNOWN AS THE LINKS CONDOMINIUM PLAN NO. \_\_\_\_\_, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.  
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.  
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.  
 THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

TIMOTHY E BEBEE  
REGISTERED LAND SURVEYOR  
(PROFESSIONAL SURVEYOR)  
REGISTRATION NO. 39074  
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
510 WEST PICKARD STREET - SUITE C  
MT. PLEASANT, MICHIGAN 48858

DATE \_\_\_\_\_

**BEARING BASIS:**  
BEARING BASIS PER GEODETIC OBSERVATION WGS-84. THE BEARING BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE N00°-55'-20"W

- LEGEND:**
- 10 - COORDINATE LABEL (SEE COORDINATE TABLE)
  - 1/2 INCH STEEL ROD 3/8" IN LENGTH COMPLETELY ENCASED IN CONCRETE
  - 1/2 INCH STEEL RE-BAR - 18 INCHES IN LENGTH

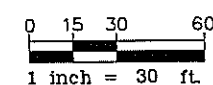
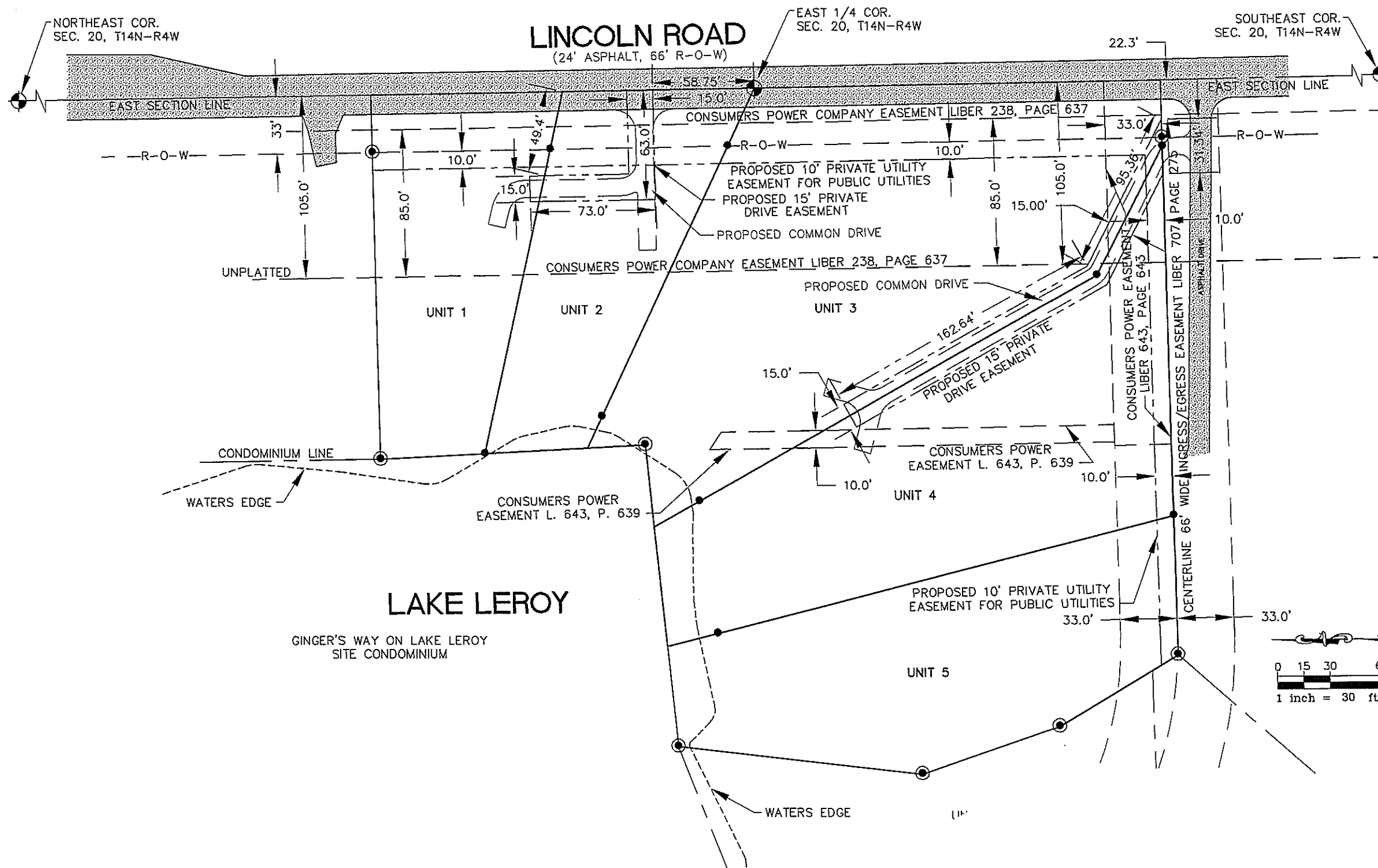
<b>SURVEY PLAN</b>			<b>CMS &amp; D</b>	
<b>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</b>			SURVEYING / ENGINEERING 510 WEST PICKARD ROAD - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE		SCALE: 1" = 30'	JOB NUMBER: 1401-010

**GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM**

PART OF THE EAST 1/2  
OF SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



LOCATION SKETCH  
NOT TO SCALE

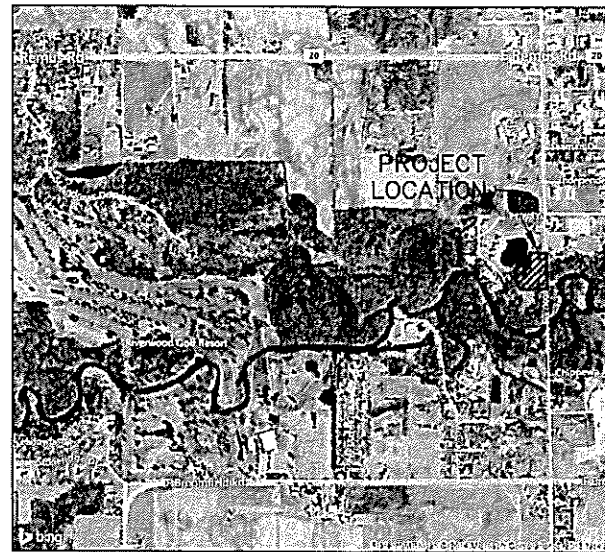


**LEGEND:**

●	- 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
•	- 1/2 INCH STEEL RE-BAR - 18 INCHES IN LENGTH

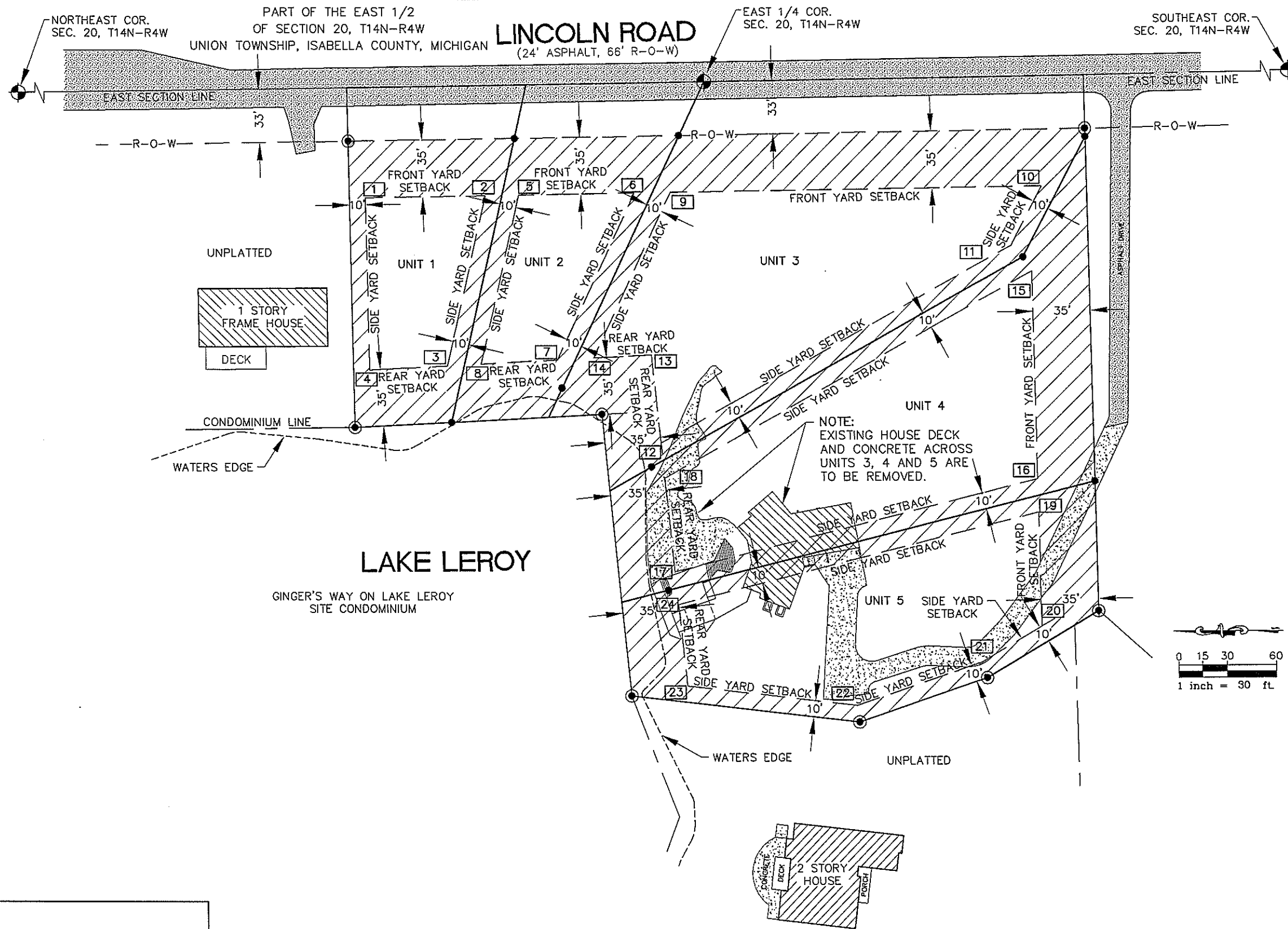
EASEMENT SHEET			<b>CMS &amp; D</b>	
<b>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</b>			SURVEYING / ENGINEERING	
SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER 4 OF 6

510 WEST PICKARD ROAD - SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

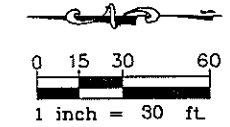


LOCATION SKETCH  
NOT TO SCALE

GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM



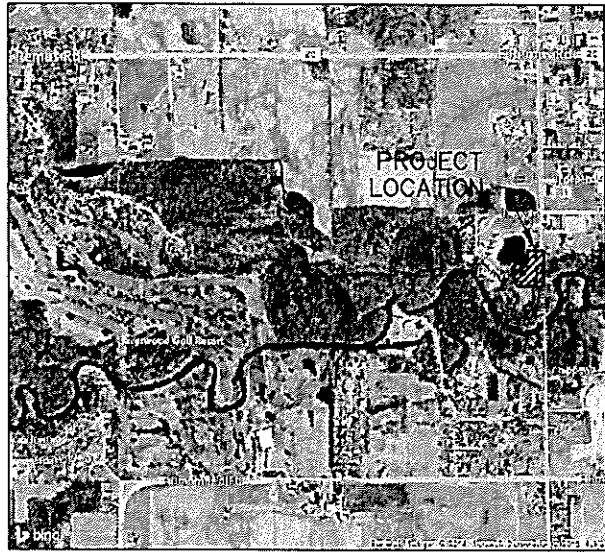
NOTE:  
EXISTING HOUSE DECK  
AND CONCRETE ACROSS  
UNITS 3, 4 AND 5 ARE  
TO BE REMOVED.



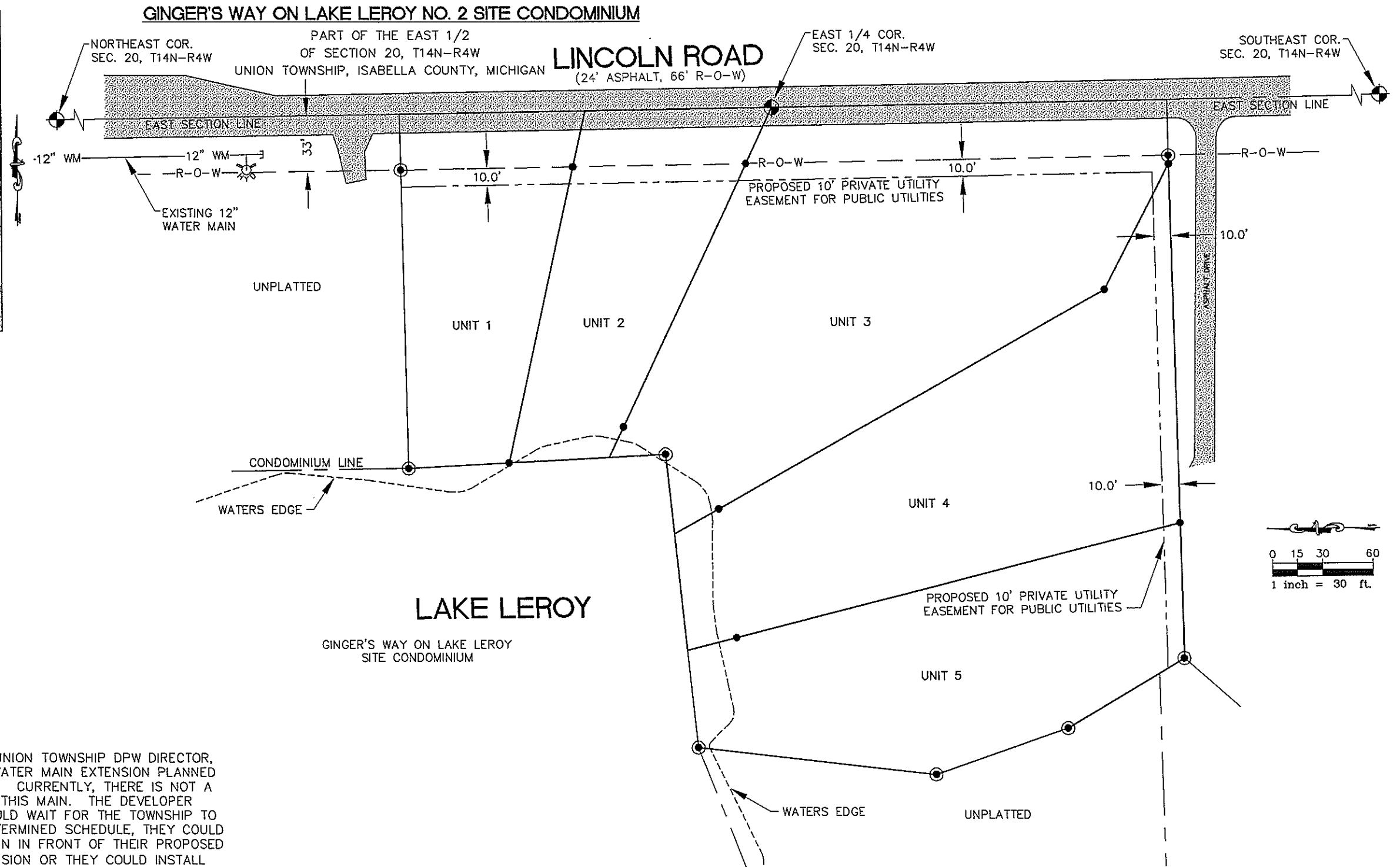
COORDINATE TABLE		
POINT	NORTHING	EASTING
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2	4427.8641	4837.5638
3	4451.9894	4732.2989
4	4500.2241	4729.7711
5	4407.2696	4837.8953
6	4334.7173	4839.0631
7	4384.0134	4735.8614
8	4431.2214	4733.3874
9	4312.3667	4839.4525
10	4081.9889	4842.8582
11	4101.1846	4806.3643
12	4319.5244	4684.5918
13	4324.7868	4738.9654
14	4361.2798	4737.0528
15	4088.4770	4790.5514
16	4086.5730	4661.7576
17	4311.8229	4605.0175
18	4317.4215	4662.8644
19	4086.2692	4641.2094
20	4085.2328	4571.1003
21	4123.2729	4548.3816
22	4199.6331	4522.3166
23	4305.0084	4534.6078
24	4309.8743	4584.8836

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- COORDINATE LOCATION
- 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
- 1/2 INCH IRON RE-BAR 18 INCHES IN LENGTH

SITE PLAN			<b>CMS &amp; D</b>	
<i>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</i>			SURVEYING / ENGINEERING	
510 WEST PICKARD ROAD - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com				
SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER: 5 OF 6



LOCATION SKETCH  
NOT TO SCALE



UTILITY NOTES:

WATER SERVICE:

BASED ON DISCUSSIONS WITH KIM SMITH, UNION TOWNSHIP DPW DIRECTOR, THE TOWNSHIP DOES HAVE A PROPOSED WATER MAIN EXTENSION PLANNED TO EXTEND PAST THE PROPOSED PROJECT. CURRENTLY, THERE IS NOT A SET SCHEDULE FOR THE INSTALLATION OF THIS MAIN. THE DEVELOPER WOULD HAVE SEVERAL OPTIONS; THEY COULD WAIT FOR THE TOWNSHIP TO INSTALL THE MAIN ON THE YET TO BE DETERMINED SCHEDULE, THEY COULD INSTALL THAT PORTION OF THE WATER MAIN IN FRONT OF THEIR PROPOSED PROJECT PRIOR TO THE TOWNSHIP'S EXTENSION OR THEY COULD INSTALL INDIVIDUAL WELLS EITHER AS SHORT TERM SOLUTIONS OR AS PERMANENT SERVICES

SANITARY SEWER SERVICE:

BASED ON DISCUSSIONS WITH KIM SMITH, UNION TOWNSHIP DPW DIRECTOR, THE TOWNSHIP HAS NO PLANS FOR EXTENDING PUBLIC SEWER SERVICE PAST THE PROPOSED PROJECT IN THE NEAR FUTURE. PUBLIC SEWER HAS BEEN EXTENDED TO THE SOUTH SIDE GINGER'S WAY. THE DEVELOPER WOULD BE ALLOWED TO GATHER A PRIVATE GRAVITY SEWER SYSTEM FROM THE FIVE PARCELS TO A CENTRAL PUMP STATION AND PUMP THE SEWAGE BACK TO THE PUBLIC SEWER MAIN. THIS PUMP STATION WOULD BE OWNED, OPERATED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION. UNION TOWNSHIP WOULD TREAT THIS AS AN INDIVIDUAL SEWER LEAD TO THEIR SYSTEM.

UTILITY LEGEND	
	WATER MAIN VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	CURB INLET CATCHBASIN
	WATER SHUT-OFF
	HYDRANT
	WATER MAIN

LEGEND:	
	1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	1/2 INCH STEEL RE-BAR

UTILITY PLAN			<b>CMS &amp; D</b> SURVEYING / ENGINEERING 510 WEST PICKARD ROAD - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
<b>GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM</b>			SUBMITTAL: FEBRUARY 2014	DRAWN BY: WRE
		JOB NUMBER: 1401-010	SHEET NUMBER 6 OF 6	

55-116

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**EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, the undersigned:

JAMES J. MC GUIRK, a single man,  
of Post Office Box 222  
Mt. Pleasant, Michigan 48858

hereby grants, sells and conveys to:

LEROY E. MC GUIRK and VIRGINIA L.  
MC GUIRK, husband and wife,  
of 510 West Pickard  
Mt. Pleasant, Michigan 48858

a non-exclusive easement for ingress and egress, pass and re-pass, over and across the following described land, to-wit:

A 66.0 feet wide ingress-egress easement, lying 33.0 feet on either side of a centerline described as beginning at a point on the East line of Section Twenty (20), Township Fourteen North (T-14-N), Range Four West (R-4-W), Union Township, Isabella County, Michigan, which is South 235.58 feet from the East 1/4 Corner of Section 20; thence West 318.67 feet; thence on a curve to the right having a radius of 233.00 feet, a central angle of 64 degrees 46 minutes 20 seconds, an arc length of 263.40 feet and a chord bearing and distance of North 57 degrees 36 minutes 50 seconds West, 249.60 feet to the point of ending of this easement.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 15th day of January, 1991.

Witnesses:

*James S. Fox*  
James S. Fox  
*Pamela K. Evans*  
Pamela K. Evans  
*James J. Mc Guirk*  
James J. Mc Guirk

STATE OF MICHIGAN )  
                          ) ss.  
Count of Isabella   )

On this 19th day of January, 1991, before me, a Notary Public, in and for said County, in the State aforesaid, personally appeared JAMES J. MC GUIRK, to me known to be the same person described in and who executed the within instrument, and who have acknowledged the same to be his free act and deed.

My commission expires:  
January 26, 1994

*Pamela K. Evans*  
Pamela K. Evans, Notary Public,  
Isabella County, Michigan

This instrument prepared by:  
JAMES S. FOX  
Attorney at Law  
102 Hersee Building  
Mt. Pleasant, MI 48858

STATE OF MICHIGAN  
COUNTY OF ISABELLA  
RECEIVED FOR RECORD

JAN 22 2 36 PM '91

*Notary Public*  
REGISTER OF DEEDS

## Woody Woodruff

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**From:** Doug Piggott [DPiggott@rowepsc.com]  
**Sent:** Thursday, February 06, 2014 10:09 AM  
**To:** Woody Woodruff  
**Subject:** Sign Project

Woody:

We finally have completed the sign inventory. It was no easy task between the cold and the snow! I got the information Tuesday and will review it this week. I should have the analysis completed by the end of next week.

Our next step based on our work schedule is to present the findings at a meeting of the sign committee (this is the meeting that the Planning Commission requested that special effort be given to invite local businesses and the public). The focus of the meeting will be to establish the preliminary goals and objectives of the update project. You may want to give yourself some time to review the analysis and then distribute it to the sign committee members before the meeting rather than giving it to them "cold" at the meeting.

To provide time for that and for whatever steps you wanted to take to invite the public, I think we are looking at some time in late February or early March. I currently have Monday March 3, Wednesday March 5 and Monday March 10 available for a night meeting. Let me know what your thoughts are.



Doug Piggott  
Rowe Professional Services Company  
P.O. Box 3748  
Flint, MI 48502

Ph: 810-341-7500  
Fx: 810-341-7573  
E-mail: [Dpiggott@rowepsc.com](mailto:Dpiggott@rowepsc.com)