



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: April 11

Re: April 15 meeting notes

We have a home occupation for a picture framing and art prints for framing. The location is off River Rd, with no visible neighbors. We do have a prohibition of retail sales for Home Occupations. The prints are provided with the framing, or clients bring artwork to be framed. I leave it to you to determine if this meets the spirit on no retail sales. If you do, it is a good proposal in all other respects.

Gigner's Way on Lake LeRoy #2 Final review issues- No sidewalk plan or request for waiver or deferral has been submitted. Based on your findings, sidewalks need to be on the plan with any details to describe when they are to be installed. If no request is made, sidewalks need to be shown on the final plan submitted to the board for their approval. There are existing conditions for driveways, and the plan meets the intent to reduce direct access to Lincoln Road from each lot by sharing access. They will bring a wide curbed entrance off Lincoln to allow traffic room to pull in and then split off to individual shared driveways. These issues need to be on the plan submitted for final approval at the board.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: April 15, 2014

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the March 18, 2014 Regular Meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

- 1. HOM 1757: Home Occupation Permit for the Emil Madison Publishing Company**

Owner: Siedlecki, Randy
Location: 1220 Eli's Way

OLD BUSINESS

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

Owner: SRC Land Development, LLC
Location: 3430 S. Lincoln

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 March 19, 2014 at the Township Hall.

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

Roll Call

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

Excused: Primeau

Others Present

Woody Woodruff

Approval of Minutes

Jankens moved and **McGuirk** supported the approval of the February 18, 2014 meeting minutes.

Ayes: All. Motion carried.

Correspondence – None

Approval of Agenda

McGuirk stated that he had a conflict of interest with PLD-1751 and PPR – 1751, and asked to be recused from those items.

Fuller moved and **Henley** supported amending the agenda for convenience to move HOM -1754 to the first item, and addressing PLD – 1751 and PPR – 1751 afterwards. **Ayes: All. Motions Carried.**

Henley moved and **LaBelle** supported approval of the agenda as amended. **Ayes: All. Motions Carried.**

Public Comment – None

NEW BUSINESS

HOM – 1754: Home Occupation Permit for a Single Chair Hair Salon

Ms. Showalter explained plans for opening up a single chair hair salon in her residential garage area, and answered questions from the Commissioners. Woodruff stated that a 2 sq. ft. sign would be allowed on her home, and explained the one year probationary period.

Chairman Squattrito opened up the floor for public comment on the issue.

Public Comment – None.

McGuirk moved and **Shingles** supported approval of HOM – 1754 as presented. **Ayes: All. Motion Carried.**

Commissioner McGuirk excused himself from the meeting.

PLD – 1751: Plotted Lot Division of three lots (Units 3 through 5 of Ginger’s Way on Lake Leroy #1) into four lots.

Mr. Bebee of Central Michigan Surveying and Development reviewed the proposed lot division, reasons for request, submitted Letters of Intent for Water and Sewer/Roadway, and answered questions from the Board.

Commissioner Mielke arrived at the meeting.

Fuller moved and **LaBelle** supported recommending PLD-1751, including letter of intent for water and sewer to the Township Board of Trustees for approval. **Abstentions: McGuirk. Ayes: All. Motion carried.**

OLD BUSINESS

PPR – 1751: Preliminary Platt Review for Site Condominium Subdivision, Ginger’s Way on Lake Leroy #2

Mr. Bebee summarized changes/updates, including meeting with Isabella Road Commission and letter of intent for roadway.

Commissioner McGuirk rejoined the meeting.

Fuller moved and **LaBelle** supported approval of PPR-1751 with the following stipulations:

- To include letter(s) of intent: Water and sewer, and Roadway
- Portion of unit #10 [Submerged property to the west of 3346 Lincoln, behind Powell property] would be determined to be unbuildable
- Sidewalk plan to be addressed prior to Final Platt Review via formal waiver or request for deferral

Abstentions: McGuirk, Jankens. Ayes: All. Motion carried.

OTHER BUSINESS

COM – 1556: Committee: Review Technical Analysis of Existing Sign Regulations

Mr. Doug Piggott of Rowe Professional Services presented findings from technical analysis and sign inventory, and made recommendations accordingly.

Discussion was held on the results of the sign inventory, brainstorming additional goals and future scheduled events including a visual preference meeting and bus tour.

Commissioner Jankens requested posting the findings on the website for public comment.

Extended Public Comment - None.

Adjournment

The Chair adjourned the meeting at 9:06 p.m.

PPROVED BY:

Alex Fuller - Secretary

(Recorded by Angela Schofield)

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

File # FPR 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, 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 type="checkbox"/>	Preliminary Review	\$ 200.00	Receipt #
<input checked="" 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
	201.003	Preliminary Plat	
<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	
	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	Prelim review by utilities
<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)	
<input checked="" 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
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
		Letters of intent water, sewer, roads. Submerged portion of unit	
		10 labeled "Unbuildable". Sidewalk plan to be addressed, waiver	
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
x	201.303	Final Plat Specs 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
	201.004	Final Plat Approval	
x	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	In house
	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.	
	4.03	Action by Township Board	
	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
	201.005	General Specifications and Design Standards	
	5.01	Streets and Alleys	
	5.01.A.	Location and Arraignment	Entrance at far south to be curbed
	a	Continue existing streets into Plat	and asphalted per ICRC specs.
	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	No new road, access from existing curbs per ICRC, not more than 2 lots per
	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.
	x 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.
NA			
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	NA
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	NA
	5.02.C	Intersection of subdivision and major streets held to minimum.	USES EXITING DRIVES, NO NEW
	5.03	Lots	
X	5.03.A	Accessible to Public Street	
X	5.03.B	Side lot lines perpendicular or radial to street	
X	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
X	5.03.D	Conform to zone district for width and area.	
X	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	FRONT YARDS SHOWN, DIST TO WATER
X	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	OK UNITS 11, 13-15 USE EXISTING
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

<input checked="" type="checkbox"/>	Section	Description	Comment
<input checked="" type="checkbox"/>	5.04	General Requirements	
X	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: NO VARIANCE REQUEST SUBMITTED, NO SIDEWALK WAIVER OR DEFERMENT SUBMITTED.			
	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.
<input checked="" type="checkbox"/>	201.006	Road and Street Improvements	
<input checked="" type="checkbox"/>	6.01	Installation	
X	6.01.A	Conformance to ICRC or Union Twp Private Road Standards	
NA	6.01.B	Culverts and Bridges	All to be developer installed
X	6.01.C	Sanitary sewer lines	Installed by developer by way of easement
X	6.01.D	Water lines	Installed by developer by way of easement
X	6.01.E	Storm sewer	Approved by Drain Commissioner per Union Township Stormwater Management Ordinance.
X	6.01.F	Utility Easement, 10' per lot	
X	6.01.G	Rear lot Storm drainage	
	6.01.H	Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required AFTER ROAD AND BRIDGE IMPROVEMENTS	
	6.01.I	Replacement of all monuments disturbed by developer req w/ permission	
<input checked="" type="checkbox"/>	6.02	Financing	
<input checked="" type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	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.

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)	LETTERS OF INTENT FILED
X	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	PENDING
		• 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
X	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
XX		• Drives	
NA		• Signs, location and elevation plan	
NA		• Exterior Lighting	
NA		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	PENDING
NA	12.2.H	If Dumpsters provided, screened	
X	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
X	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	NOT SHOWN, MIX R2A, R1
	12.2.M	Location height and type of fences and walls	NONE
	12.2..M	Location and description of landscaping	NONE

ATTENTION COUNTY REGISTER OF DEEDS

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/SETBACK REQUIREMENT 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			CMS & D		
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM			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: MARCH 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 CONDOMINIUM 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, 127.14 FEET; THENCE N.02°-11'-52"E., ON AND ALONG THE EASTERLY BOUNDARY LINE OF SAID SITE CONDOMINIUM, 262.23 FEET; THENCE N.34°-19'-35"W., ON AND ALONG SAID SITE CONDOMINIUM BOUNDARY LINE, 37.74 FEET TO THE SOUTHEAST CORNER OF UNIT 2 OF SAID AMENDED SITE CONDOMINIUM; THENCE N.44°-46'-45"E., ON AND ALONG SAID EASTERLY BOUNDARY LINE, 108.58 FEET; THENCE N.89°-30'-30"E., 200.00 FEET; THENCE S.00°-55'-20"E., ON AND ALONG SAID EAST SECTION LINE, 105.00 FEET; THENCE S.89°-04'-40"W., PERPENDICULAR TO SAID EAST SECTION LINE, 210.00 FEET; THENCE S.00°-55'-20"E., PARALLEL WITH SAID EAST SECTION LINE, 105.00 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 4.22 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			CMS & D		
<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: MARCH 2014	DRAWN BY: WRE	SCALE: N/A	JOB NUMBER: 1401-010	SHEET NUMBER 2 OF 6	

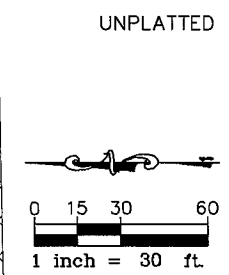
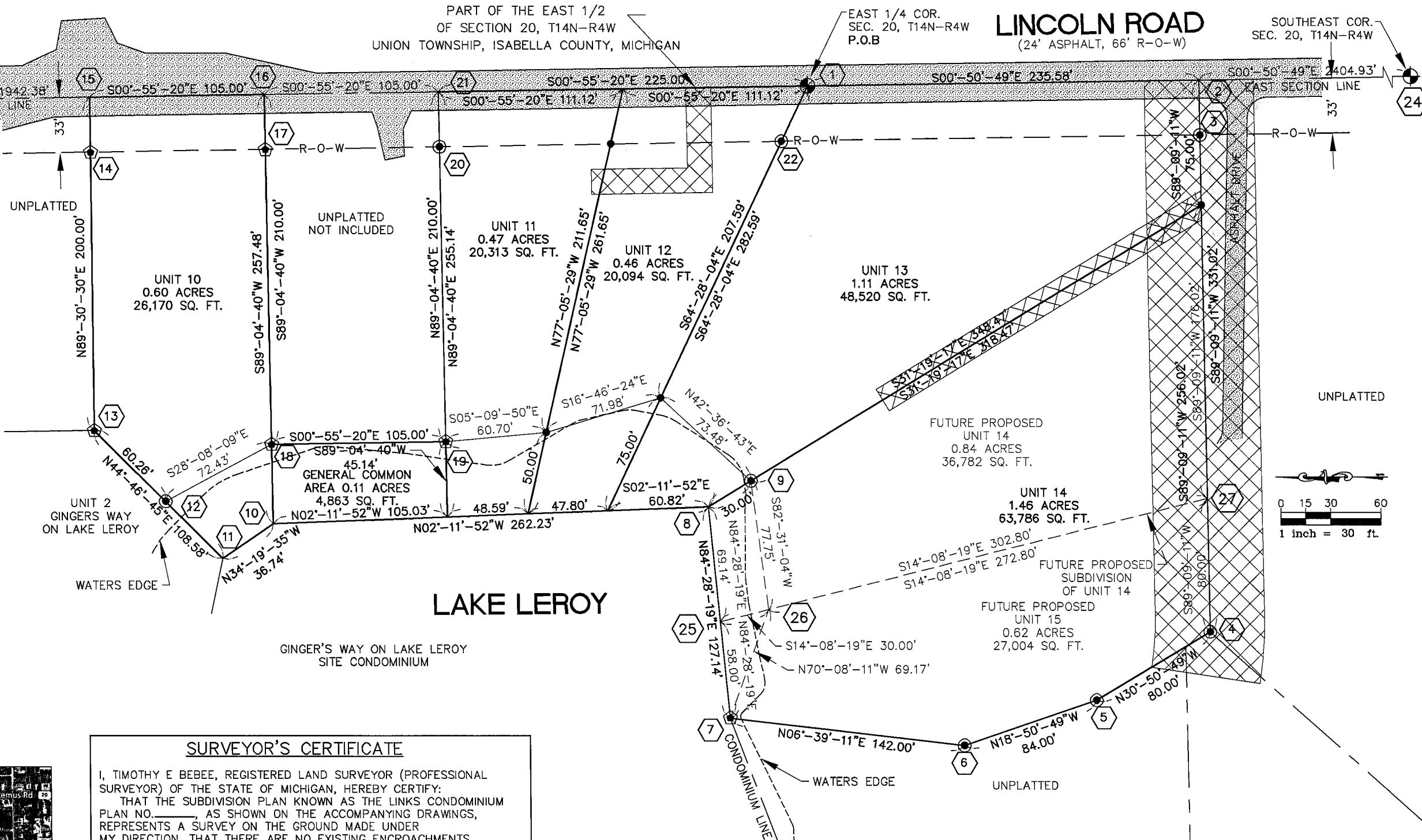
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

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

LINCOLN ROAD
(24' ASPHALT, 66' R-O-W)

SOUTHEAST COR.
SEC. 20, T14N-R4W

POINT	NORTHING	EASTING
1	4290.8118	4907.7786
2	4055.2576	4911.2608
3	4054.7698	4878.2644
4	4050.3646	4580.2770
5	4119.0478	4539.2572
6	4198.5442	4512.1218
7	4339.5878	4528.5735
8	4351.8356	4655.1211
9	4326.2081	4670.7162
10	4613.8755	4645.0642
11	4644.2157	4624.3470
12	4678.5140	4658.3820
13	4721.2899	4700.8292
14	4722.7227	4867.8222
15	4723.0059	4900.8218
16	4618.0195	4902.5117
17	4617.4884	4869.5161
18	4614.6397	4692.5390
19	4509.6533	4694.2289
20	4512.5020	4871.2060
21	4513.0331	4904.2017
22	4306.6991	4874.5186
23	6935.0212	4865.3080
24	1650.5933	4946.8320
25	4345.1752	4586.3036
26	4316.0840	4593.6316
27	4051.5471	4660.2681



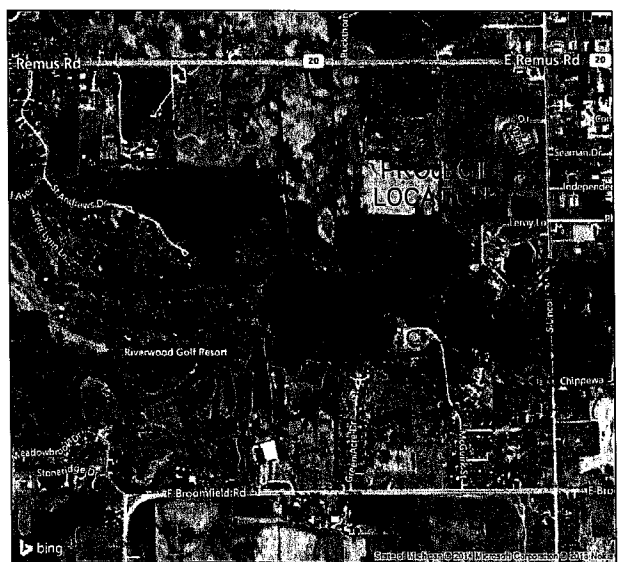
SURVEYOR'S CERTIFICATE

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

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**
- COORDINATE LABEL (SEE COORDINATE TABLE)
 - SET 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
 - FOUND 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
 - 1/2 INCH STEEL RE-BAR 18 INCHES IN LENGTH

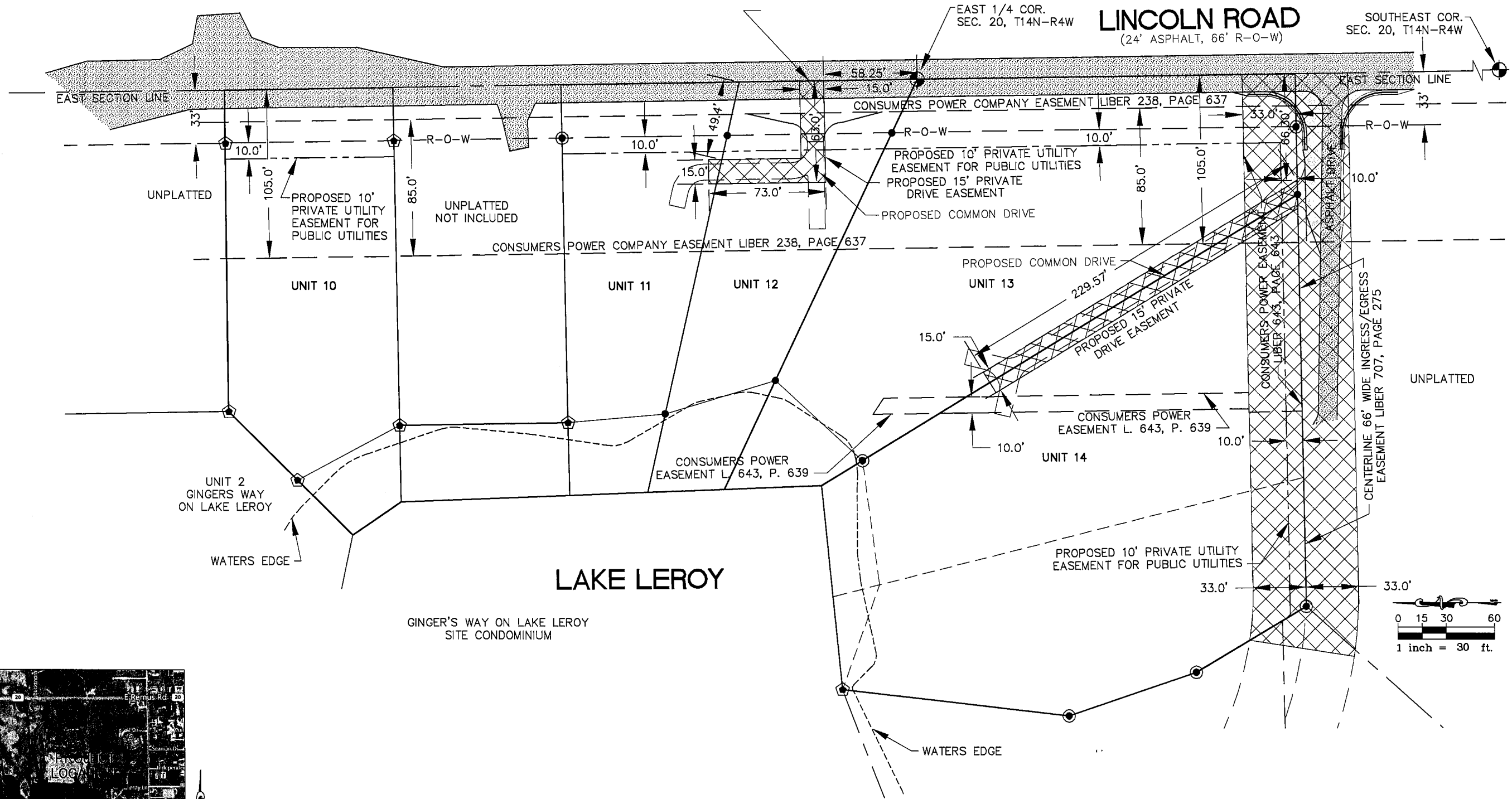


LOCATION SKETCH
NOT TO SCALE

SURVEY PLAN			CMS & D	
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM			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: MARCH 2014	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER 3 OF 6

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

PART OF THE EAST 1/2
OF SECTION 20, T14N-R4W
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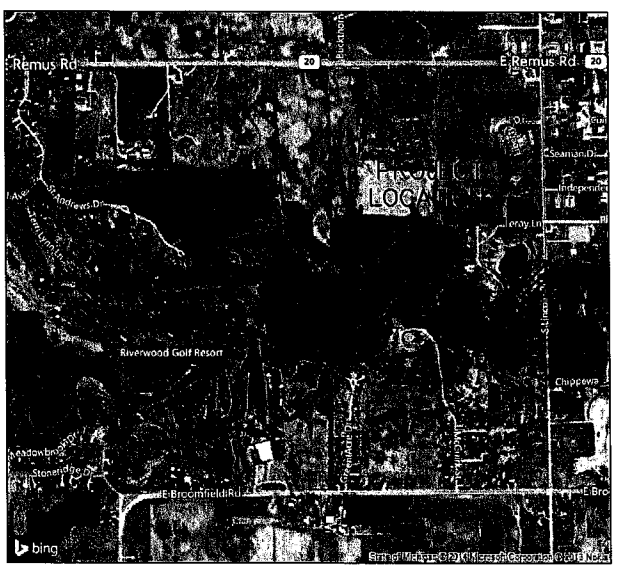
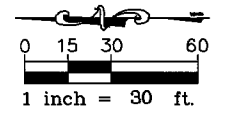


LINCOLN ROAD
(24' ASPHALT, 66' R-O-W)

SOUTHEAST COR.
SEC. 20, T14N-R4W

LAKE LEROY

GINGER'S WAY ON LAKE LEROY
SITE CONDOMINIUM



LOCATION SKETCH
NOT TO SCALE

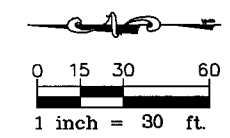
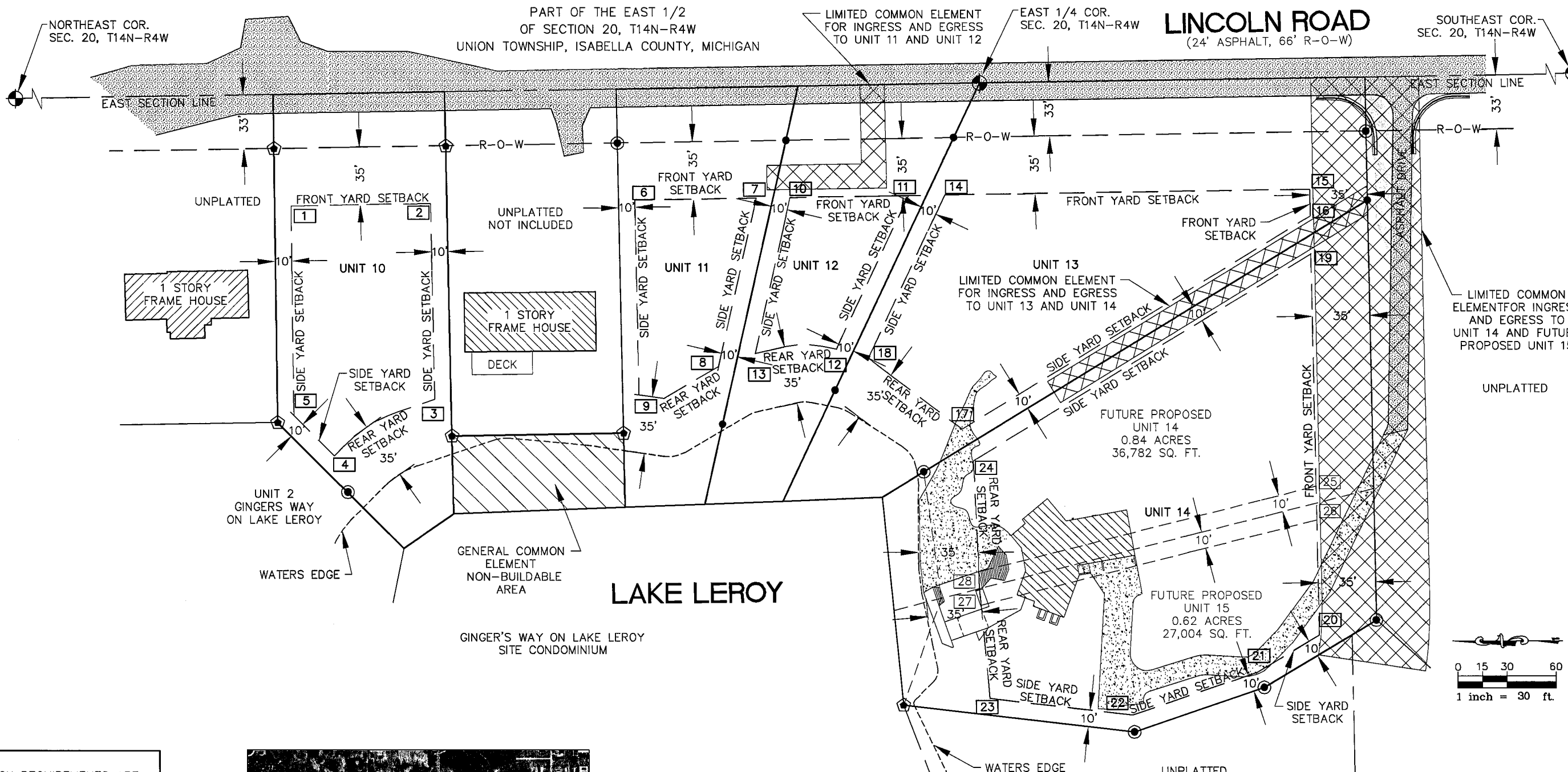
- LEGEND**
- - SET 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
 - ⬠ - FOUND 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
 - - 1/2 INCH STEEL RE-BAR 18 INCHES IN LENGTH

EASEMENT SHEET			CMS & D	
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM			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		SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER: 4 OF 6
SUBMITTAL: MARCH 2014	DRAWN BY: WRE			

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

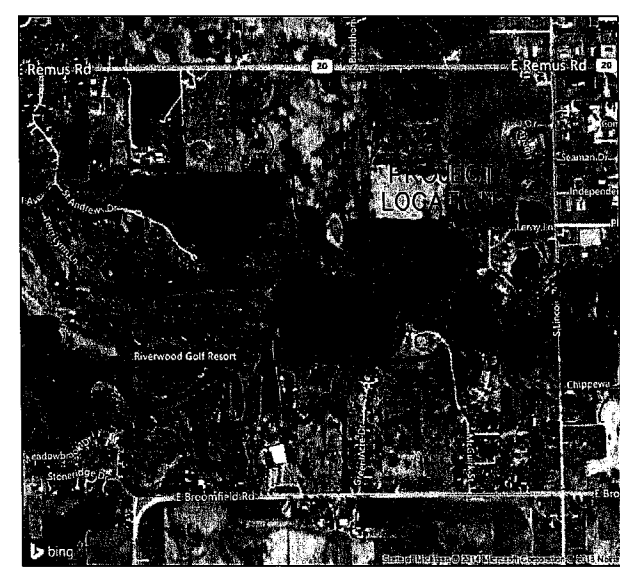
LINCOLN ROAD
(24' ASPHALT, 66' R-O-W)



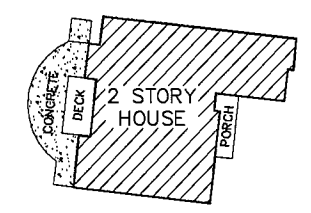
NOTE:
TOWNSHIP SETBACK REQUIREMENTS ARE SHOWN ON THIS PLAN FOR R-2A ZONE PER CHARTER TOWNSHIP OF UNION ZONING.

NOTE:
REAR YARD SETBACKS AS SHOWN ARE FROM THE WATERS EDGE OF LAKE LEROY

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



LOCATION SKETCH
NOT TO SCALE



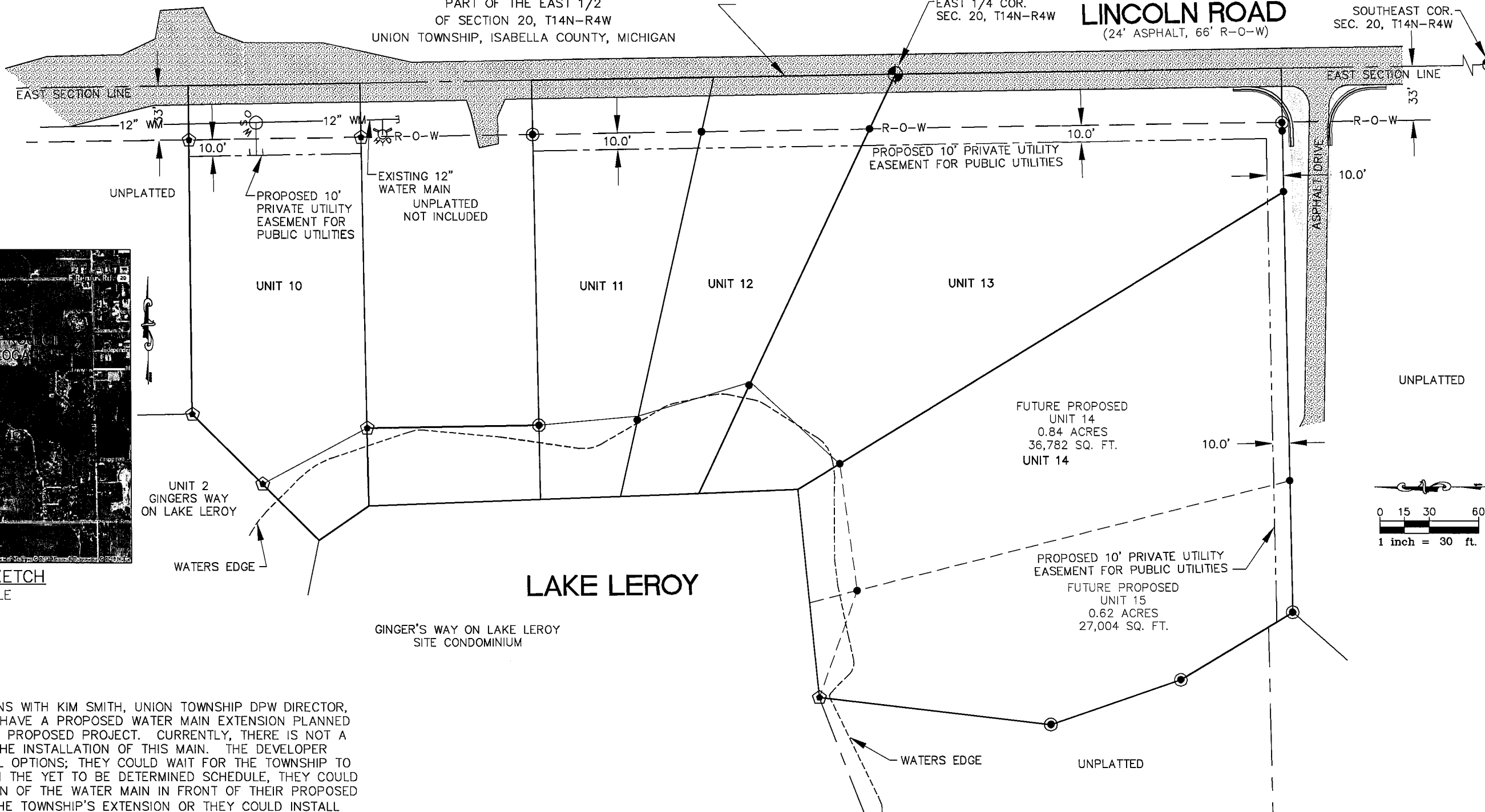
SITE PLAN/SETBACK REQUIREMENT PLAN			CMS & D	
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM			SURVEYING / ENGINEERING	
SUBMITTAL: MARCH 2014	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER: 5 OF 6
510 WEST PICKARD ROAD - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: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

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

LINCOLN ROAD
(24' ASPHALT, 66' R-O-W)

SOUTHEAST COR.
SEC. 20, T14N-R4W



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.

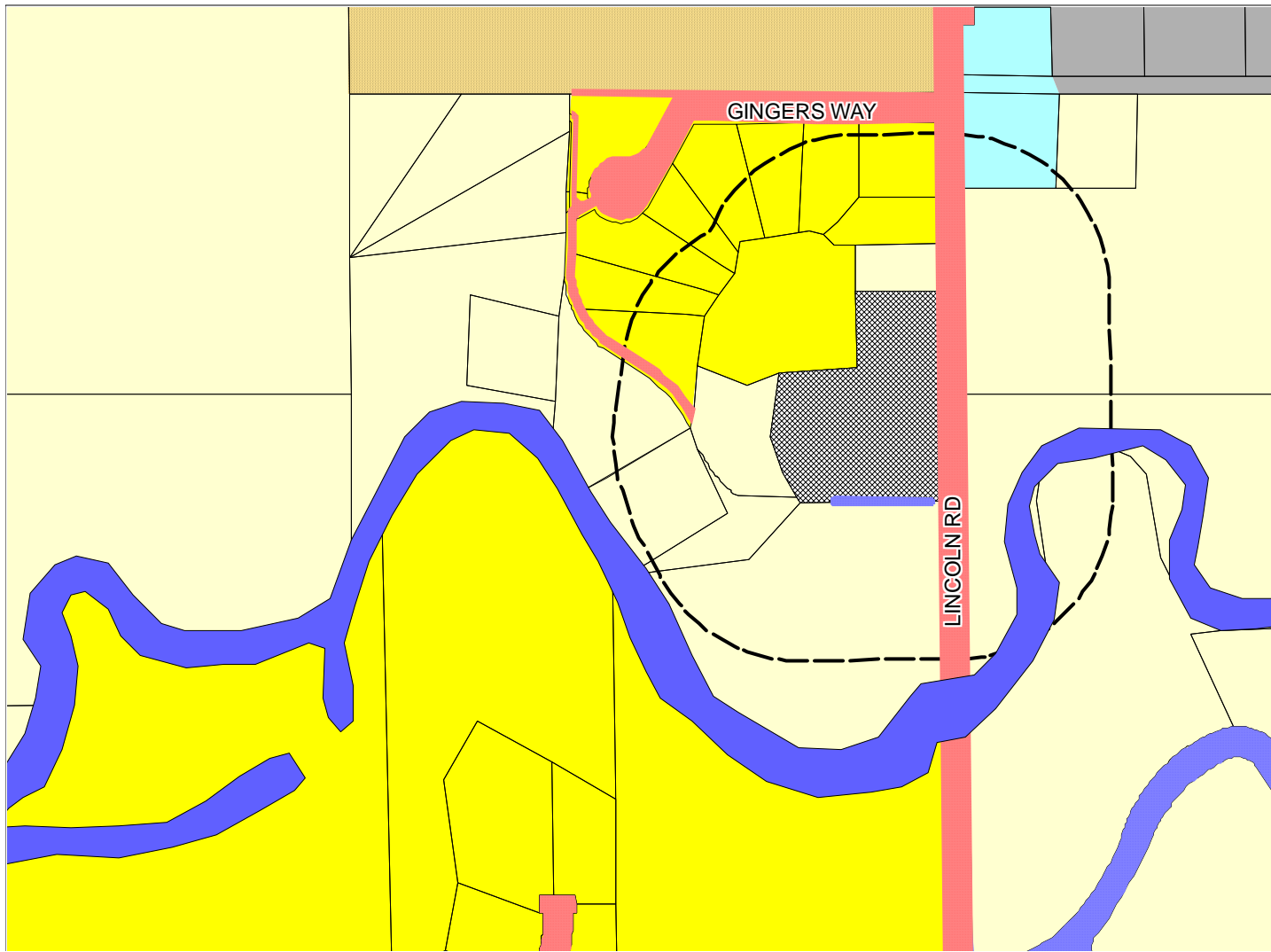
UTILITY LEGEND	
	WATER MAIN VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	CURB INLET CATCHBASIN
	WATER SHUT-OFF
	HYDRANT
	WATER MAIN

LEGEND	
	SET 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	FOUND 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
	1/2 INCH STEEL RE-BAR 18 INCHES IN LENGTH

UTILITY PLAN			CMS & D	
GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM			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: MARCH 2014	DRAWN BY: WRE	SCALE: 1" = 30'	JOB NUMBER: 1401-010	SHEET NUMBER: 6 OF 6

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

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



UNION TOWNSHIP PUBLIC HEARING NOTICE
GINGER'S WAY ON LAKE LEROY #2 SITE CONDOMINIUM

NOTICE is hereby given that a Public Hearing will be held on Tuesday, April 15, 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 Public Hearing 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

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
14-020-20-012-03	1690 LEROY LANE	HEEKE DAVID JR & ELIZABETH P	R1	1690 LEROY LANE	MOUNT PLEASANT	MI	48858-0000
14-020-20-012-07	3430 S LINCOLN RD	SRC LAND DEVELOPMENT, LLC	R1	510 W PICKARD ST	MOUNT PLEASANT	MI	48858
14-020-20-013-00	3446 S LINCOLN RD	BUDIYONO TOTO & NICOLE BRIGGS	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
14-020-40-012-01	3500 S LINCOLN RD	FRIDAY JUDITH J	R1	3500 S LINCOLN RD	MOUNT PLEASANT	MI	48858-0000
14-021-10-008-00	3433 S LINCOLN RD	CENTRAL MICHIGAN CHRISTIAN CH	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 CH	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
14-073-00-002-00	LINCOLN RD	MCGUIRK LEROY E	R2A	6581 EGYPT RIDGE RD	ROCKFORD	MI	49341
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
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
OUT LOT (LAKE)			R2A				

I certify the above properties were sent a Notice of Public Hearing for Ginger's Way on Lake LeRoy #2 on 3/31/2014

 3/31/14

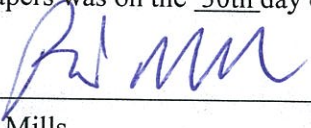
Affidavit of Publication

STATE OF MICHIGAN

County of Isabella
County of Gratiot
County of Clare

}
SS.

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 30th day of March, 2014 and that last publication of said notice in said newspapers was on the 30th day of March, 2014.



Rick Mills

Subscribed and sworn to before me the 31 day of March 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 GINGER'S WAY ON LAKE LEROY #2 SITE CONDOMINIUM

Notice is hereby given that a Public Hearing will be held on Tuesday, April 15, 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 Public Hearing 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, 2335.58 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

File # 1757

March 24, 2014

To: Charter Township of Union

Attention: Woody

Dear Woody,

Thank you for the time you spent talking with me in regard to a Home Occupation.

Enclosed please find my application.

Please feel free to call me at 989-560-8100 if you have any questions or are in need of more information.

Thanking you in advance

Randy Siedlecki

HOME OCCUPATION PERMIT APPLICATION
Charter Township of Union

1. Give your Name and address of where Home Occupation is to be conducted. Also give a mailing address if you are not receiving mail there yet.
Randy Siedlecki
1220 Eli's Way
Mt. Pleasant, MI 48858
2. What is the zoning of the property? _____
3. List the Residents of your home who will be associated with the conduct of the home occupation Randy Siedlecki, (Dan Siedlecki, Matthew Siedlecki)
4. Do all the above live at the residence? YES (If the answer is "No" the permit may not be granted.)
5. Do you intend to hire employees to work at the location? NO
(This would not apply to services provided to your occupation that are conducted off the premises)
6. Briefly describe the nature of the operation (Such as Beauty Shop, Accounting office, legal office, etc.) see copy A
7. What hours do you plan to conduct the operation? by appointment - possible 1 or 2
8. Are any products to be sold at the home? yes (Answer "no" for sales by demonstration, catalogs, multi-level, etc if products are sold off premises) afternoons for gallery
9. List any mechanical operations (such as sawing, welding, etc.) _____
10. Provide a sketch (you may do this yourself) showing the floor plan of the home or accessory building, indicating areas that are for the public and areas that are not. You need to show the square footage of the entire building, and the square footage of the areas being used for the occupation. attached
11. Provide a sketch of your land, the home, and indicate what is on the lots around you. Provide dimensions of your lot, setbacks from the lot lines and roads. Also indicate any storage areas, parking, and natural features, such as shrubs, that would screen your home from the neighbors. attached

Office use:

Fee paid? 4000

Date to be reviewed 4/15/14

Date of mailing to residents 3/27/14

THE EMIL MADISON PUBLISHING COMPANY

Fine Art/Graphics/Digital Printing/Custom Framing/Art Gallery

PLAN:

A. Residents participating in operation

1. Randy Siedlecki (Daniel Siedlecki and Matthew Siedlecki)

B. Nature of Operation/Materials Required

1. Nature of Operation - at home and on-line
 - a. Fine art and Custom Picture Framing
 - b. Art Prints (digital)
 - c. Artists framed or printed works by the Emil Madison Publishing Company displayed/sold in art gallery.
 - d. Graphics etc.
2. **Materials Required**
 - a. Mat cutter
 - b. Framing vice
 - c. computer
 - d. Printer/scanner
 - e. Framing fitting tools
 - f. Shrink Wrap machine

C. Hours of Operation

1. Picture Framing - by appointment only
2. Gallery - by appointment only or 1-2 afternoons a week

D. Parking Provisions

1. In front of garage or turn-a-round at indicated on attached plan

E. Storage Requirements

1. Storage room indicated on floor plan attached

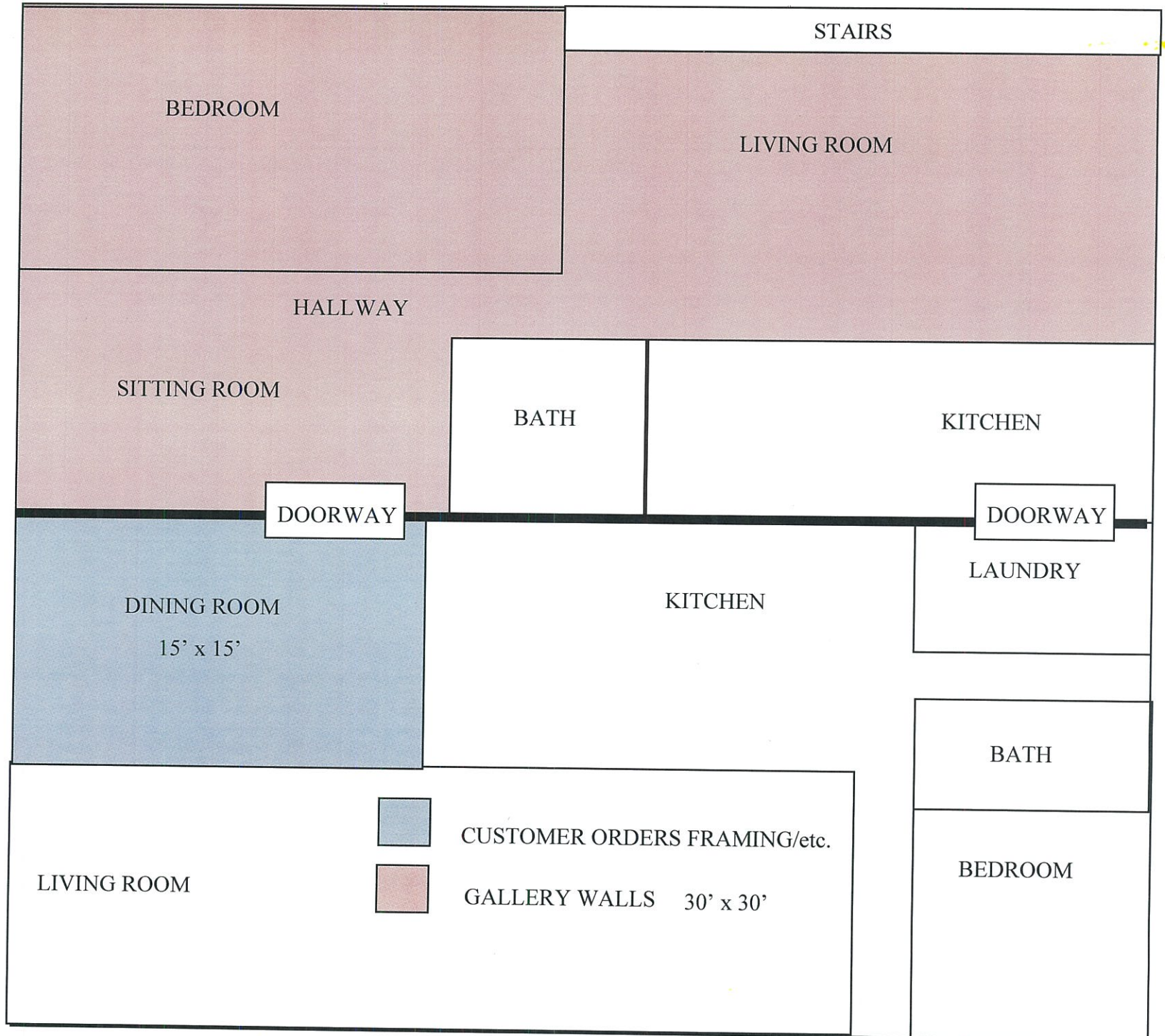
F. Sketch of Home /Floor Plan

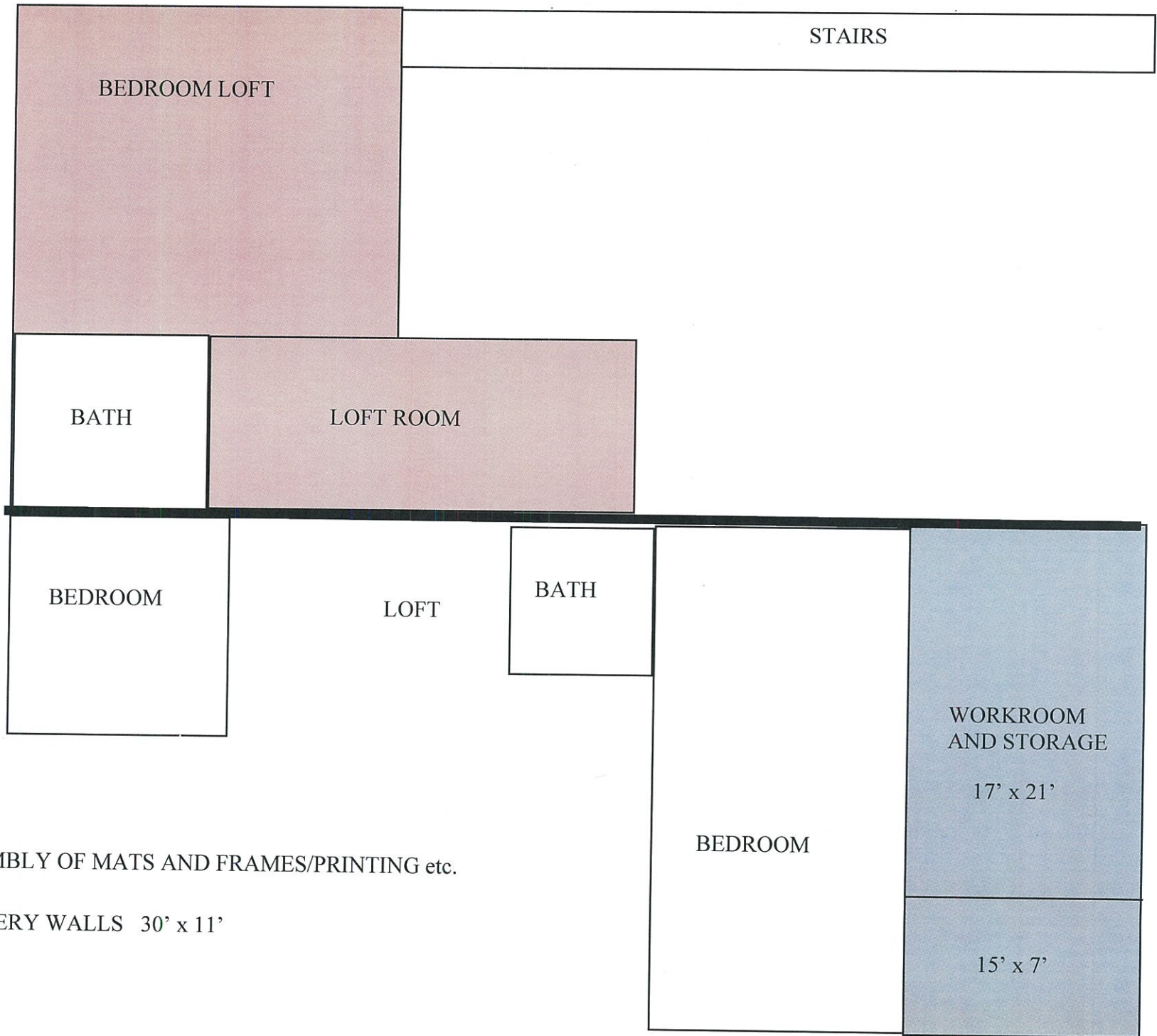
1. Attached

G. Sketch of Property

1. Attached.

approx. sq.ft.
of entire house
3,500 square'

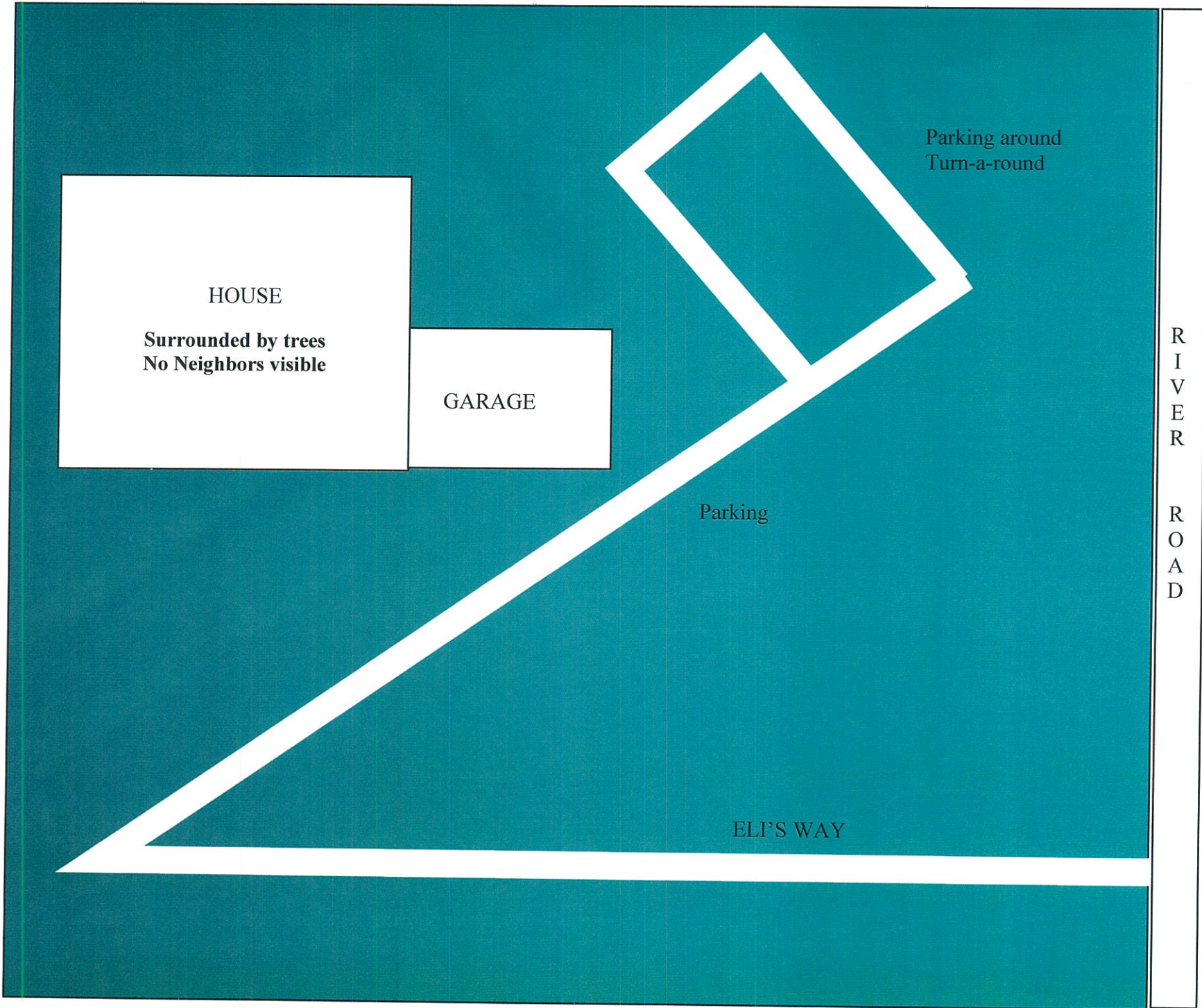




ASSEMBLY OF MATS AND FRAMES/PRINTING etc.



GALLERY WALLS 30' x 11'



HOUSE
Surrounded by trees
No Neighbors visible

GARAGE

Parking around
Turn-a-round

Parking

ELI'S WAY

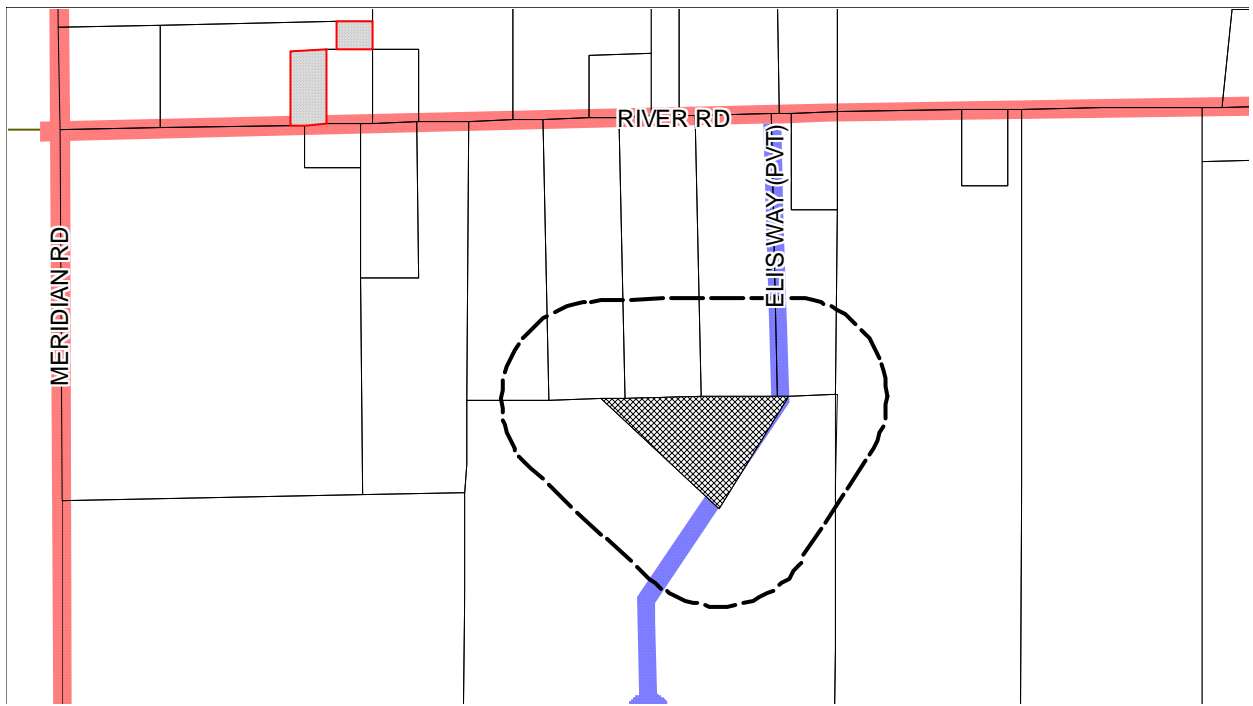
R
I
V
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R

R
O
A
D

**House
Sits
On
A
Three
Acre
Triangle
Shaped
Lot**

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

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



UNION TOWNSHIP – NOTICE OF HOME OCCUPATION APPLICATION

NOTICE is hereby given that an application for a Home Occupation Permit shall be considered on Tuesday, April 15, 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 Home Occupation Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Randy Siedlecki, a Home Occupation Permit in an AG zone for Picture Framing and Art Prints.

Legal Description of property: T14N R4W, SEC 7, COM W, 201FT; TH S, 990 FT FROM N 1/4 COR ; TH S, 10.36 FT; TH S 34D 51M 24S W, 439.84 FT; TH N 50D 9M 11S W, 579.47 FT; TH E, 696.27 FT TO POB 3 A M/L

This property is located at. 1220 Eli's Way

All interested person 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

PID	PropertyAddress	Owner	Zoning	AtlasAcres	OwnerAddr01	OwnerCity	Owr	OwnerZip
14-007-10-002-03	500 E RIVER RD	CASHEN LEONARD & KAREN	AG	6.13	500 E RIVER RD	MOUNT PLEASANT	MI	48858-0000
14-007-10-002-01	400 E RIVER RD	DEATON MICHAEL A & NELLIE F	AG	6.09	400 E RIVER RD	MOUNT PLEASANT	MI	48858
14-007-10-002-04	308 E RIVER RD	HARRIS PEGGY G	AG	6.11	308 E RIVER RD	MOUNT PLEASANT	MI	48858-0000
14-007-10-002-15	S ELI'S WAY	PAYTON CHAD R & NATALIE ANN	AG	46.20	214 E RIVER RD	MOUNT PLEASANT	MI	48858-0000
14-007-10-001-02	1081 ELI'S WAY	PAYTON CHAD RUSSELL	AG	3.74	214 E RIVER RD	MOUNT PLEASANT	MI	48858
14-007-20-003-05	RIVER RD	PIFER JARED L & ANGELA F	AG	39.05	618 E RIVER RD	MOUNT PLEASANT	MI	48858
14-007-10-002-02	348 E RIVER RD	RENDER JAMES J & KRISTEN	AG	6.13	348 E RIVER RD	MOUNT PLEASANT	MI	48858
14-007-10-002-05	1220 S ELI'S WAY	SIEDLECKI DANIEL & RANDY	AG	3.00	1220 S ELI'S WAY	MOUNT PLEASANT	MI	48858

I certify the above properties were notified by first class mail for file # 1757 postmarked 3/27/2014

William H. Woodruff