

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: June 17, 2014

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of Minutes for the May 20, 2014 Regular Meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

None

OLD BUSINESS

- 1. SUP 1763: Special Use Permit: Increase Occupancy of Unrelated People from 3 to 4 Occupants in a Single Family Home**

Owner: Hauck Neal and Kay, Roger W

Location: 4997 S. Crawford Rd.

OTHER BUSINESS

- 1. OTH 1556: Report from Sign Committee, Open House**

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 May 20, 2014 at the Township Hall.

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

Roll Call

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

Absent: McGuirk

Others Present

Woody Woodruff, Zoning Administrator; Margie Henry, Twp. Clerk

Approval of Minutes

Henley moved and **LaBelle** supported the approval of the April 15, 2014 meeting minutes. **Ayes: All. Motion carried.**

Correspondence – None

Approval of Agenda

Primeau moved and **Fuller** supported approval of the agenda as presented. **Ayes: All. Motions Carried.**

Public Comment – None

NEW BUSINESS

SUP 1763: Special Use Permit: Increase Occupancy of Unrelated People from 3 to 4 Occupants in a Single Family Home

Ms. Roger Hauk of 1682 S. Bamber explained reasons for request to increase occupancy for rental at 4997 S. Crawford.

Chairman Squattrito informed the Commissioners that due to an error in the public notice for the hearing, there would be two public hearings on the issue. One hearing at this meeting, and then again at the next meeting, once adequate notification was given.

Public Comment –

Ms. Nancy Priestap of 2836 E. Deerfield voiced concerns over an increase in noise, litter and parties.

Mr. George Sponseller of 1389 S. Lynwood spoke on behalf of his mother, as the closest in proximity; increased parking/traffic at the property raises public safety concerns.

Further discussion was held on the issue, but no action taken.

Mielke moved and **Jenkins** supported **tabling SUP – 1763. Ayes: All. Motion Carried.**

SPR 1765: Site Plan Review: Industrial Welding Shop

Mr. Mark Coan, 6417 E. Jordan reviewed the proposed project:

- Request to combine parcels in process
- Project will not increase number of employees, current parking is adequate
- No DEQ trigger
- Well Head Protection plan in process

Discussion was held on the project. **Mielke** moved and **Shingles** supported approval of **SPR 1765** with the following stipulations:

Stipulations:

- Comply with Township Well Head Protection Plan/requirements
- Comply with Mt. Pleasant Fire Department review/comments
- All lighting shall be down shielded
- Affidavit submitted to Township Assessor to combine parcels

Ayes: All. Motions Carried.

OLD BUSINESS

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

Applicant has not completed final condominium documents; no action taken.

OTHER BUSINESS

Mr. Woodruff scheduled the upcoming sign committee meeting.

Extended Public Comment – None

Adjournment

The Chair adjourned the meeting at 8:07 p.m.

PPROVED BY:

Alex Fuller - Secretary

(Recorded by Angela Schofield)

APPLICATION FOR SPECIAL USE PERMIT

I (We) Roger & Neal Hauck OWNERS OF PROPERTY
AT 4997 Crawford Rd. LEGAL DESCRIPTION AS FOLLOWS:

T14N R4W SEC 27, W 264 FT OF S 165 FT OF W 1/2 OF SW
1/4

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

- I. Special Use For Rental Property
- 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 change a 3 person unit to a 4 person unit

Give reason why you feel permit should be granted: The rental unit has 4 bedrooms, 1.5 baths, parking for 4, and surrounded by cmu's industrial park.

II. Junk Yard Permit requirements are:
Location of property to be used _____

Zoning of the area involved is light industrial / residential

Zoning of the abutting areas industrial park

Fees 4200 Signature of Applicant [Signature]

OFFICE USE ONLY

Appeals received, Date: _____

Public Notice published, Date: 6/2/14

Public Notice mailed, Date: 5/30/14

Hearing Held, Date: 6/17/14

Decision of Board: _____

Reasons: 1. _____
2. _____
3. _____

Restrictions of Board: 1. _____
2. _____
3. _____

Master Bedroom
11 x 13

Bedroom 2
11 x 13

1/2 Bath

Full Bath

Bedroom 3
10 x 10

Bedroom 4
13 x 10

Living room
20 x 18 1/2

Kitchen
11 x 24

Door to Garage
↓

Front

Affidavit of Publication

STATE OF MICHIGAN

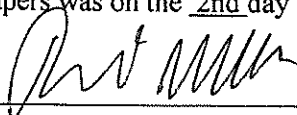
County of Isabella

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 2nd day of June, 2014 and that last publication of said notice in said newspapers was on the 2nd day of June, 2014.



Rick Mills

Subscribed and sworn to before me the 2 day of June 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 SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 17, 2014, at 7:00 p.m. at 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 Neil and Rodger Hauck, a Special Use Permit in a 11 zone for Four (4) Occupants in a Single Family Home.

Legal Description of property: T14N R4W SEC 27, W 264 FT OF S 165 FT OF W 1/2 OF SW 1/4

This property is located at 4997 S CRAWFORD RD

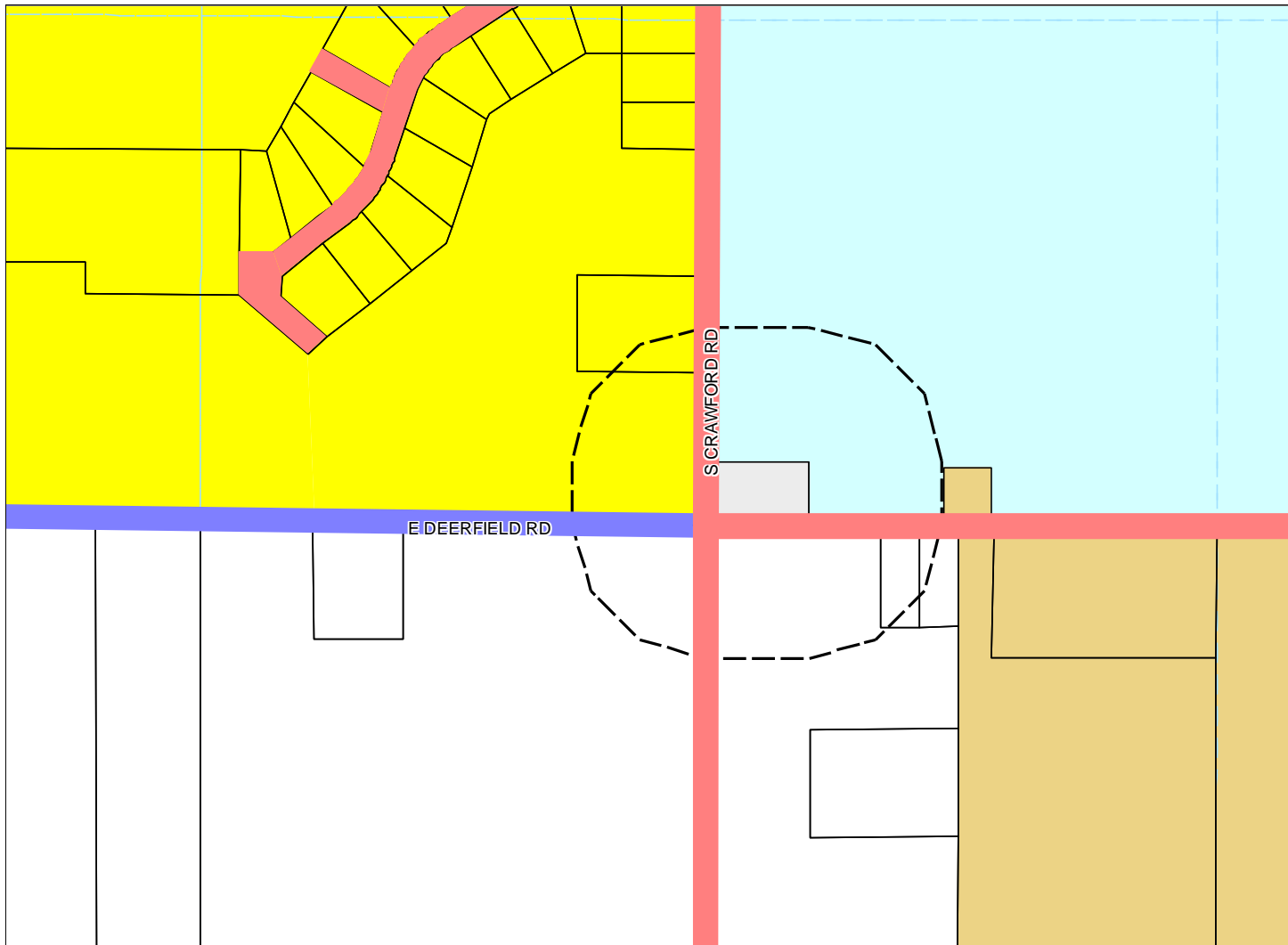
All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

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

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



UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 17, 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 Neil and Rodger Hauck, a Special Use Permit in a I1 zone for Four (4) Occupants in a Single Family Home.

Legal Description of property: T14N R4W SEC 27, W 264 FT OF S 165 FT OF W 1/2 OF SW 1/4

This property is located at. 4997 S CRAWFORD 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.

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William Woodruff,
Zoning Administrator

NOTE: This public hearing is being held a second time to correct a wrong date in the original notice for the May 20, 2014 Planning Commission meeting.

PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-027-30-002-00	4997 S CRAWFORD RD	HAUCK NEAL & KAY, ROGER W	I1	1150 E RIVER RD	MOUNT PLEASANT	MI	48858-0000
14-027-30-003-00	3155 E DEERFIELD RD	SIMPSON PHILLIP	R3A	3155 E DEERFIELD RD	MOUNT PLEASANT	MI	48858-0000
14-033-20-001-00	S CRAWFORD RD	SPONSELLER WINIFRED	AG	5175 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-034-10-008-01	3092 E DEERFIELD RD	OLIVIERI MANAGEMENT INC	AG	1933 CHURCHILL	MOUNT PLEASANT	MI	48858
14-034-10-008-02	3128 E DEERFIELD RD	OLIVIERI MANAGEMENT INC	AG	1933 CHURCHILL	MOUNT PLEASANT	MI	48858-0000
14-028-40-002-02	4934 S CRAWFORD RD	ABSOLUTE INVESTMENT SOLUTIONS, LLC	R2A	151 S CASTOR RD	SHEPHERD	MI	48883
14-034-10-008-03	5175 S CRAWFORD RD	SPONSELLER WINIFRED A LIVING TRUST	AG	5175 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-028-40-002-01	S CRAWFORD RD	TG DEVELOPMENT LLC	R2A	7001 ORCHARD LK RD STE 312	WEST BLOOMFIELD	MI	48322

PLANT ENGINEERING & PLANNING
 COMBINED SERVICES 206
 Mt. Pleasant, MI 48859

I certify the Public Hearing Notice
 for File # SUP 1763 was mailed to
 these property owners on 5/30/2014.

PRESS RELEASE (Run per Morning Sun Policy on Community Information)

Union Township wants to know what residents and local businesses think of current sign regulations.

The township will be holding two public input meetings on Tuesday June 24th from 2 pm to 4 pm and from 6:30 pm to 8:30 pm at the township hall located at 2010 S Lincoln Road to discuss the current sign regulations and how they can be improved. The meetings are part of the townships work sign regulation update project. Assisting the township on the project is ROWE Professional Services Company.

Points of discussion at the meeting will include digital and temporary signs, the appropriate maximum height of signs and safety concerns such as signs blocking motorist's views. The meeting will include an opportunity for participants to take a visual preference survey to identify the characteristics of signs that are appropriate or inappropriate for the township. The afternoon meeting will be oriented towards issues of the business community but residents are welcome to attend either session.

Anyone with questions on the meeting can contact Zoning Administrator Woody Woodruff 772-4600, Ext 241.

Notice (Runs on Sunday, June 15)

Union Township will be holding two public input meetings on Tuesday June 24th from 2 pm to 4 pm and from 6:30 pm to 8:30 pm at the township hall located at 2010 S Lincoln Road. The purpose of the public meetings is to gather input from residents and local businesses on the current sign regulations in the township and how they can be improved. The meetings are part of the townships work on the sign regulation update project. Anyone with question on the meeting can contact Zoning Administrator Woody Woodruff 772-4600, Ext 241.