



Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: ZBA

Date: June 4, 2012

Re: June 6 Meeting

VAR 1567 – 17' Front Yard Setback. This case asks for a front yard setback reduction of 17 feet, leaving a front yard of 33 feet. The planning commission has reviewed the project, and has approved for either scenario. It is their recommendation that the building have the required setback to the west and leave the entire variance area in the front yard. The main factor was that the neighbor can enjoy a full setback and there are no properties developed adjacent to the site to the other sides. This one lot takes up the entire frontage of S Park Place on its west side. The hardship for the applicant is that the building is existing at another of their locations. The design makes it impossible to rotate the structure due to the overhead door locations. The width is engineered and would require a great deal of alteration to the steel beams, as opposed to the length which can be altered by removing one "bay". I recommend approval.

VAR 1575 – Request to allow for an illuminated sign in a Residential zone. In the past we approved a variance for an 83 SF sign, but did not allow for the Electronic Message Center (EMC) as illuminated signs are not allowed in the R zones and the directly affected neighbors were opposed to the light. The section of the ordinance on variances does not specifically require a period of time to elapse before we reconsider a denied request, however, rezoning and special use proposals may be resubmitted after one year. We approved a variance for the square footage, but not the EMC on October 26, 2009. What has been reported to have changed is the neighbors' objection to the lighted sign. If that factor has changed, it may be appropriate to approve the variance. What is at the heart of the matter is what we determined was a flaw in the ordinance which did not allow for any additional signage for Special Uses that are of a distinct commercial nature in residential and rural areas. Riverwood is zoned as R1 (Rural Residential). The maximum size allowed in R or AG is 12 SF. Ironically, Agricultural properties over 10 acres are allowed an illuminated sign and at one time Riverwood was so zoned. For the same reasons as we granted only the size variance before, we could grant the variance for the EMC. That reason is that our ordinance "seems" to have neglected any special sign regulations for Special Uses in the Residential zones. To me, it all comes down to the attitude of the neighbors about the light generated by the new digital EMCs.

-Woody

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals

Date: June 6, 2012

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of February 7, 2012 regular meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

- 1.) VSB - 1567 – a front yard variance of 33 feet to allow for a 17 foot front yard**
- 2.) VRS – 1575 – a variance to allow for an illuminated sign/ Electronic Message Center in a Residential (R-1) Zone, a modification of a previous variance to allow for an 84 SF sign, 16' high without illumination**

Other Business

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A special meeting of the Charter Township of Union Zoning Board of Appeals was held on February 7, 2012.

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

Roll Call

Kaufmann, Warner, Newland, Henley, Strachan, Lyon (alternate) all present.

Others Present

Woody Woodruff

Joesph Barberi – Representative for Imageone Industries

OLD BUSINESS

1.) VRS-1552 – GSII Indian Hills LLC, 4208 E Bluegrass Rd

Variance request to allow for the wall sign (elevation C) located at non address side of corner without a public entrance. This variance was tabled until further clarification from the Township attorney as of the legality of the decision.

Kaufmann read the message addressed to Woody Woodruff from William Fahey, an MTA Attorney, and a follow-up comment from Cathrerine Kaufman of Bauckham, Sparks, Lohrstofer, Thall & Seeber, PC which stated that the variance would be considered a dimensional variance, not a use variance, thus it is legal for the board to vote on it.

Warner motioned to remove from the table the variance of the Elevation C wall sign. **Newland** supported the motion. **Ayes: All. Motion carried.**

Discussion included how the placement of the sign had to fulfill the requirement of being a “practical difficulty” for the business, as well as the unique situation with this building.

Public Comment

Joseph Barberi, a representative for Imageone Industries, explained why there is a need for these signs and how it will affect the business and the public.

Mr Barberi recommended the wall sign (elevation C) variance be approved because Dick’s is trying to take an existing building and make sure the public is able to locate the new business quickly and more effectively. It is in the public interest to encourage and maintain traffic safety and encourage the success of new businesses in the area.

Warner recommended granting approval for the Elevation C signage on the east wall of the existing building due to it having a clear vision of 1300 feet and it will allow a clear site for identification adjacent to the road. This will allow the public the necessary direction for traffic to flow and for public safety. **Newland** supported the approval. **Ayes: All. Motion carried.**

Woodruff notified the applicant of the 21 day appeal period.

Adjournment

The Chair adjourned the meeting at 7:38 p.m.

APPROVED BY:

Mary Henley, Secretary

(Recorded by Kathy Lee)

UNION TOWNSHIP PUBLIC HEARINGS NOTICE -VARIANCE

NOTICE is hereby given that the following Public Hearings will be held on Wednesday, June 6, 2012, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following requests for a Variance.

1. A variance from Section 11.10.4 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Richard Figg, a variance to allow for an illuminated sign/Electronic Message Center in a Residential (R-1) Zone

Legal Description of property: T14N R4W, SEC 20; SW 1/4 OF NW 1/4 SEC 20; EXC BEG S 0D 35M 35S E, 1775.1 FT ALG W SEC LN; TH S 68D 0M 5S E, 497.82 FT; TH S 27D 10M 50S E, 276.94 FT; TH S 60D 16M 15S E, 252.89 FT; TH S 66D 42M 44S E, 70 FT FROM NW COR SEC 20; TH ALG NON-TANG CRV TO LT RAD 70 FT, CENT ANG 60D 08M 08S, ARC LEN 74.69 FT, CHD BRG & DIST N 7D 16M 47S W, 71.2 FT; TH ALG NON-TANG CRV TO LT RAD 70 FT, CENT ANG 73D 22M 26S, ARC LEN 89.64 FT, CHD BRG & DIST N 74D 32M 4S W, 83.64 FT; TH ALG CRV TO RT RAD 30 FT, CEN ANG 50D 57M 22S, ARC LEN 26.68 FT, CHD BRG & DIST N 85D 44M 43S W, 25.81 FT; TH N 60D 16M 15S W, 61.68 FT; TH N 29D 43M 47S E, 273.85 FT; TH S 69D 52M 25S E, 290.3 FT; TH S 10D 39M 30S E, 187.26 FT; TH S 11D 45M 40S W, 126.69 FT; TH S 11D 45M 40S W 128.5 FT; TH S 69D 10M W, 319.73 FT; S 89D 30M W, 50 FT; TH N 55D W, 265.28 FT; TH N 31D 45M E, 244.82 FT; TH S 60D 16M 15S E, 77.21 FT; TH ALG A CRV TO RT ARC 26.68 FT, CHD BRG & DIST S 34D 47M 45S E, 25.81 FT; TH ALG A CRV TO LT ARC 73.11 FT, CHD BRG & DIST N 39D 14M 31S W, 69.83 FT TO POB; ALSO EXC (001-11, 12, 13, P/O 013-03) COM S 0D 35M 35S E, 1739.36 FT FROM NW COR SEC 20; TH S 68D 0M 5S E, 461.99 FT; TH ALG CRV TO RT RAD 166 FT, A ANG 26D 53M 40S, CHD BRG & DIST S 54D 33M 45S E, 77.21 FT; TH ALG CRV TO RT RAD 166 FT, A ANG 13D 57M 17S, CHD BRG & DIST S 34D 9M 16S E, 40.33 FT; TH S 27D 10M 50S E, 135.84 FT; TH S 27D 10M 50S E, 52.09 FT; TH ALG CRV TO LT RAD 100 FT, A ANG 33D 5M 30S, CHD BRG & DIST S 43D 43M 31S E, 56.95 FT; TH S 60D 16M 15S E, 60.85 FT; TH S 31D 45M W, 310.95 FT; TH N 36D 33M 59S W, 166.94 FT; TH N 36D 33M 59S W, 157.83 FT; TH N 67D 33M 35S W, TO SEC LN; TH N 0D 35M 33S E, TO POB; TOGETHER W/ ALL OF SW 1/4 OF SEC 20; EXC E 1/2 OF NE 1/4 OF SW 1/4 LYING N OF RIVER, Union Township, Isabella County, Michigan.

This property is located at 1313 E Broomfield Rd.

2. A variance from Section 29 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Eikenhout, Inc, a variance of 33 feet from the requirements for Front Yard Setbacks to allow for a 17' Front Yard Setback in a B4 (General Business) Zone

Legal Description of property: T14N R4W, SEC 11, PART OF NE 1/4 SW 1/4 BEG AT A PT S 0D 51M 27S W, 1345.62 FT(S 1D W, 1348.96 FT) ALG W SEC LN, S 89D 54M E, 1598.17 FT(S 87D 54M E, 1598.17 FT) ALG THE S EW 1/8 LN; TH N 0D 42M E, 33.01 FT FROM W 1/4 COR SEC 11, S 87D 54M E, 280 FT N 0D 42M E, 208.71 FT; TH N 87D 54M W, 280 FT; S 0D 42M W, 208.71 FT TO POB. AND COM N 87D 10M 57S W, 159 FT ALG E-W 1/4 LN; TH S 0D 31M 10S W, 1314.08 FT ALG C/L PACKARD RD; TH N 87D 54M W, 424.41 FT ALG S 1/8 LN , FROM INT 1/4 COR SEC 11; TH N 87D 54M W, 185.98 FT; TH N 0D 42M E, 535.26 FT TO C/L CORPORATE WAY; TH S 87D 52M 16S E, 199.06 FT TO C/L PARK PLACE DR; TH S 2D 6M W, 535 FT ALG C/L PARK PLACE TO POB EXC ICRC ROW.

This property is located at 4269 CORPORATE DR.

All materials concerning these requests 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

Public Comments on Filings

All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration by the City of Mt. Pleasant to the Office of Downtown Development, City Hall, 320 West Broadway, Mt. Pleasant, Michigan 48858 on or before June 11, 2012. All such comments so received will be considered and the City of Mt. Pleasant will not request the release of federal funds or take any administrative action on the proposed project prior to the date specified in the preceding sentence.

Release of Funds

City of Mt. Pleasant will undertake the project described above with Community Development Block Grant funds from the Michigan Strategic Fund under Title I of the Housing and Community Development Act of 1974. City of Mt. Pleasant is certifying to the Michigan Strategic Fund that City of Mt. Pleasant and Michelle Sponseller in her/his official capacity as Downtown Development Director consent to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval City of Mt. Pleasant may use the Block Grant funds and the Michigan Strategic Fund will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

Objections to Michigan Strategic Fund Release of Funds

The Michigan Strategic Fund will accept an objection to its approval only if it is on one of the following bases:

- (a) The certification was not in fact executed by the responsible entity's Certifying Officer
- (b) The responsible entity has failed to make one of the two findings pursuant to 58.40 or to make the written determination required by 58.35, 58.47 or 58.53 for the project, as applicable.
- (c) The responsible entity has omitted one or more of the steps set forth at subpart E of this part for the preparation, publication and completion of an EA.
- (d) The responsible entity has omitted one or more of the steps set forth at subparts F and G of this part for the conduct, preparation, publication and completion of an EIS.
- (e) The recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by this part before release of funds and approval of the environmental certification by HUD (or the state).
- (f) Another Federal agency acting pursuant to 40 CFR part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted to the Michigan Strategic Fund, c/o Michigan Economic Development Corporation, 300 North Washington Square, 4th Floor, Lansing, Michigan 48913.

Objections to the release of funds on bases other than those stated above will not be considered by the Michigan Strategic Fund. No objection received after June 28, 2012 will be considered by the Michigan Strategic Fund.

Michelle Sponseller
City of Mt. Pleasant
Downtown Development Director
320 West Broadway
Mt. Pleasant, Michigan 48858

T17N - R05W Sections 26, 27, 33, 34, 35, 36
T17N - R04W Section 31
T17N - R06W Sections 34, 35, 36

All treatments will be completed according to label requirements and all applicable state and federal regulations.

If you have any questions or require additional information please contact:

Thunder Bay Tree Service LLC
1-877-333-8950 or (989) 356-9468
John Gilmet - Owner

Publish May 12, 2012

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William Woodruff,
Zoning Administrator

5/15/12

Zoning Ordinance
Monday-Friday, 8 a.m. p.m., in the office of Clerk, 320 W. Br Street.

Dated: April 11, 2012

Jeremy Howard, C

AS A DEBT COLLECT A DEBT AND USED FOR THAT PL ARE IN ACTIVE MI fault having been mortgage made by A and Julie G D'Arta Mortgagor to Indep 17th day of Septem Register of Deeds, fc gan, on the 24th da 511, and further evi corded on April 27, Records, which sai Bank, thru mesne claimed to be due, \$192,143.00 (one t forty-three and 00/ point one two five) f at law or in equity h cured by said mortg virtue of the power suant to the statue and provided, notic June, 2012, at 10:0 a sale at public au of the Isabella Co County, Michigan, Which said premis piece or parcel of County of Isabella lows to wit: Situate la and State of N Northwest 1/4 of North Range 4 W gan described as tion 1; thence Sou along the West se grees 56 minutes beginning; thence seconds East, 19 utes 00 seconds l North 88 degree South 1/8 line, 1' utes 00 seconds (a/k/a Parcel E) T ments: Easement the instillation an wide strip, 33 fee ginning at a poin degrees 11 min West 1/4 corner. utes 29 seconds minutes 04 sec grees 06 minute degrees 47 mint 29 degrees 15 point of ending. egress and the over a 33 foot w 1/4 corner of Se seconds East, utes 29 second thence continui East, 370.14 fer onds West, 33.0 seconds West, utes 00 secon Commonly kno 14-001-30-002- from the date c ordance with tion period sha May 15, 2012 Weltman, Weir Suite 200-S Trc

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: May 3, 2012

I (we) Eikenhout Inc 4269 Corporate Drive, Mt. Pleasant, MI 48858
Name Address

owners of property at 4269 Corporate Drive, Mt. Pleasant, MI 48858,

the legal description is: See Attached Drawing

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Special Exception or Conditional Use
- IV. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

-
- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

- a. Provision of the Zoning Ordinance from which a variance is sought Sec 29(B-4)
 Front Yard Setback

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
Front Yard	50 feet	17 feet	33 feet

- b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

The special conditions that are peculiar to this land is that it fronts three different roads.

Based on the definition for set backs it would make it have three front yard setbacks and one side yard instead of the standard front, rear and 2 side yard setbacks.

- c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

None of the special conditions were a result of the applicant as the property was situated to the roads at time of purchase.

- d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

The applicants are using an existing building that is being relocated from another site.

If the variance is denied then they would have to purchase a new building instead.

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? No If yes, please explain:

As very few if any properties have a similar problem with the road frontage on three sides of their property.

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired July 2003
-

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

- a. Article, section, subsection, or paragraph in question
-

- b. Describe if interpretation of district map
-

III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

- b. Description of type of use and proposed location

- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

IV. Administrative Review

- a. Article, section, subsection, or Decision in question

Fees 150.00 Prash Folland
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

Hearing held, date: _____

Decision of Board of Appeals: _____

Reasons: _____

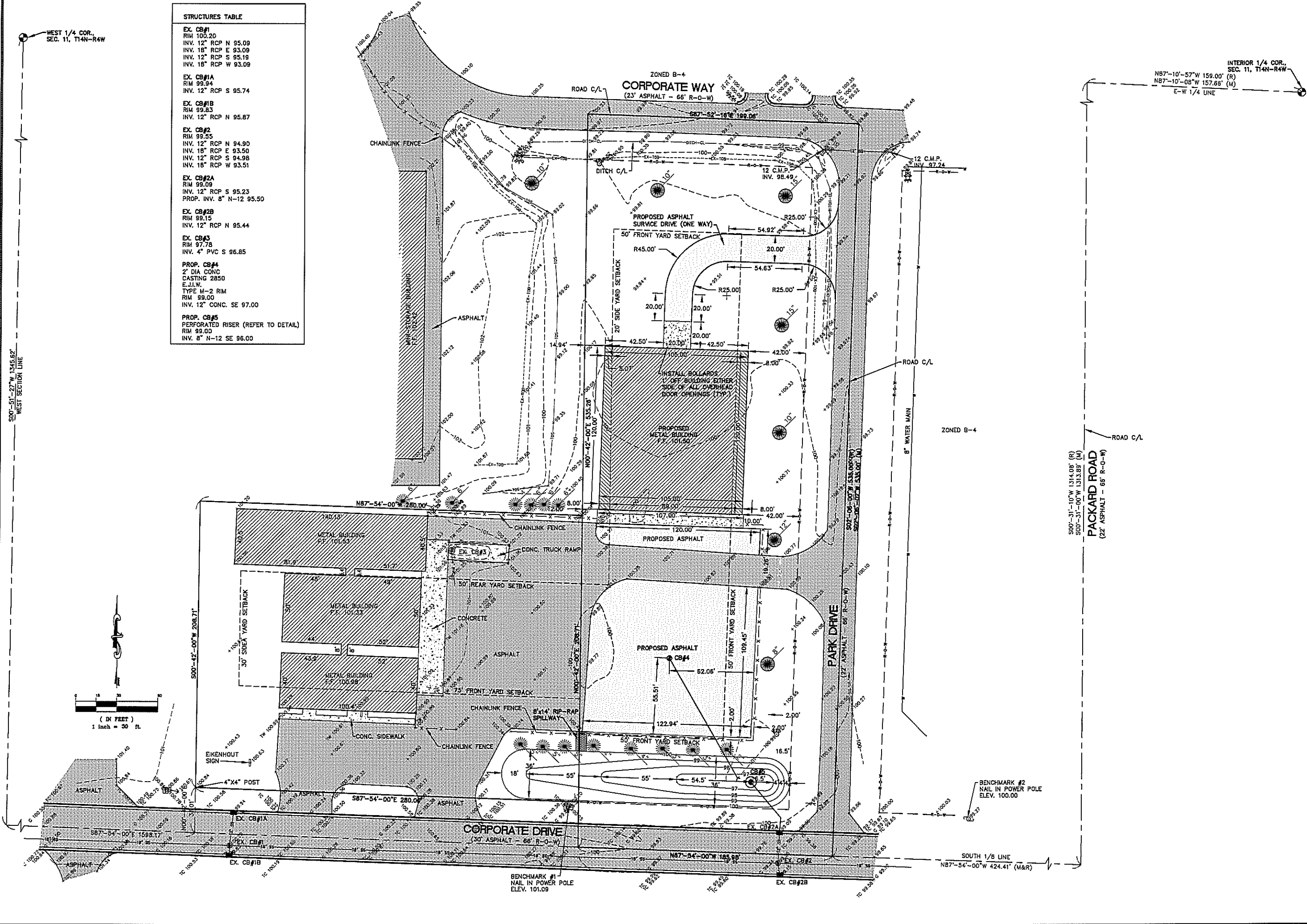
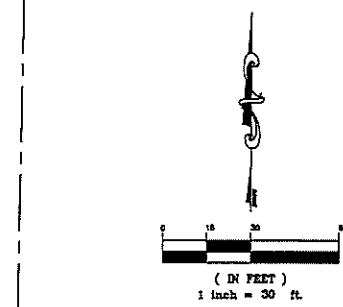
WEST 1/4 COR.,
SEC. 11, T14N-R4W

INTERIOR 1/4 COR.,
SEC. 11, T14N-R4W
NB7-10'-57"W 159.00' (R)
NB7-10'-08"W 157.68' (M)
E-W 1/4 LINE

STRUCTURES TABLE	
EX. CB#1	RIM 99.20 INV. 12" RCP N 95.09 INV. 18" RCP E 93.09 INV. 12" RCP S 95.19 INV. 18" RCP W 93.09
EX. CB#1A	RIM 99.94 INV. 12" RCP S 95.74
EX. CB#1B	RIM 99.83 INV. 12" RCP N 95.87
EX. CB#2	RIM 99.55 INV. 12" RCP N 94.90 INV. 18" RCP E 93.50 INV. 12" RCP S 94.98 INV. 18" RCP W 93.51
EX. CB#2A	RIM 99.09 INV. 12" RCP S 95.23 PROP. INV. 8" N-12 95.50
EX. CB#2B	RIM 99.15 INV. 12" RCP N 95.44
EX. CB#3	RIM 97.78 INV. 4" PVC S 96.85
PROP. CB#4	2" DIA CONC CASTING 2850 E.L.W. TYPE M-2 RIM RIM 99.00 INV. 12" CONC. SE 97.00
PROP. CB#5	PERFORATED RISER (REFER TO DETAIL) RIM 99.00 INV. 8" N-12 SE 96.00

S00-51'-27"W 1345.82'
WEST SECTION LINE

S00-31'-10"W 1314.08' (R)
S00-31'-00"W 1313.89' (M)
PACKARD ROAD
(22' ASPHALT - 66' R-O-W)



BENCHMARK #1
NAIL IN POWER POLE
ELEV. 101.09

BENCHMARK #2
NAIL IN POWER POLE
ELEV. 100.00

CMS & D
SURVEYING / ENGINEERING
1885 PARKLAND DRIVE - SUITE B
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5072
EMAIL: info@cms-d.com



SITE & HORIZONTAL PLAN
EIKENHOUT INC.
4289 CORPORATE DRIVE
SOUTHWEST 1/4 OF SECTION 11, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 04-01-12

JOB NUMBER:
1202-023

SCALE:
1" = 30'

DRAWN BY:
RL

SHEET NUMBER:
3 OF 6

DESIGNED BY:
TELB

CHECKED BY:
TELB

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 18, 2012.

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

Roll Call

Dinse, Henley, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner present.

Others Present

Woody Woodruff

Approval of Minutes

Dinse moved and Wagner supported to approve the March 21, 2012 meeting minutes with the amendment of the date. Ayes: all. Motion carried.

Correspondence

No correspondence was offered

Approval of Agenda

Shingles moved Primeau supported to approve the agenda. Ayes: All. Motion carried.

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **SUP – 1565 Special Use Permit** for Public and Institutional Uses, Assisted Living. Kirk Smith requested a special use permit to build an assisted living facility on an 11 acre lot south of 2300 S Lincoln Road. The property will be split in half and build in phases with phase one consisting of a 26 bed private assisted living facility.
Dinse moved and Mielke supported to recommend the Special Use Permit.
Ayes: All. Motion carried.
- 2.) **REZ – 1566 Re-zoning from B5 to R3A** for a Senior Living Facility.
Doug Maas, the owner of MAAS Development introduced himself and the philosophy of his company of building successful Senior Living Facilities to areas which are typically surrounded by businesses, yet still provide a wooded atmosphere for their residents. Dennis Johnson, the architect for MAAS Development requested to re-zone the projected site for their project to accommodate a Senior Living Facility.
Jankens moved and Shingles supported to recommend the re-zoning from B5 to R3A.
Ayes: All. Motion carried.
- 3.) **SPA – 1567 Site Plan Amendment** for 105 ft x120 metal building to be relocated. Tim Bebee of Central Michigan Survey and Development representing Heikenhout requested a two-fold recommendation of approval to relocate a building at the property at 4269 Corporate Dr. The first recommendation would include approving the site plan with the existing setback with sidewalks waived. The second recommendation would be to approve the site plan with a variance from the Zoning Board of Appeals, recommending

they move the building toward the east, which would maintain the west setback. By recommending both requests, this will allow the business to go to the Zoning Board of Appeals for approval.

Public Comment

No Public Comment was offered.

Primeau moved and **Mielke** supported to approve the site plan with the building altered to meet the existing setbacks and with sidewalks waived.

Ayes: Dinse, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner.

Abstain: Henley. Motion carried.

Dinse moved and **Shingles** supported to approve the site plan with moving the building toward the east which would maintain the west setback pending the Zoning Board of Appeals approval.

Ayes: Dinse, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner.

Abstain: Henley. Motion carried.

OTHER BUSINESS

There was no other business offered.

Adjournment

The Chair adjourned the meeting at 8:40 p.m.

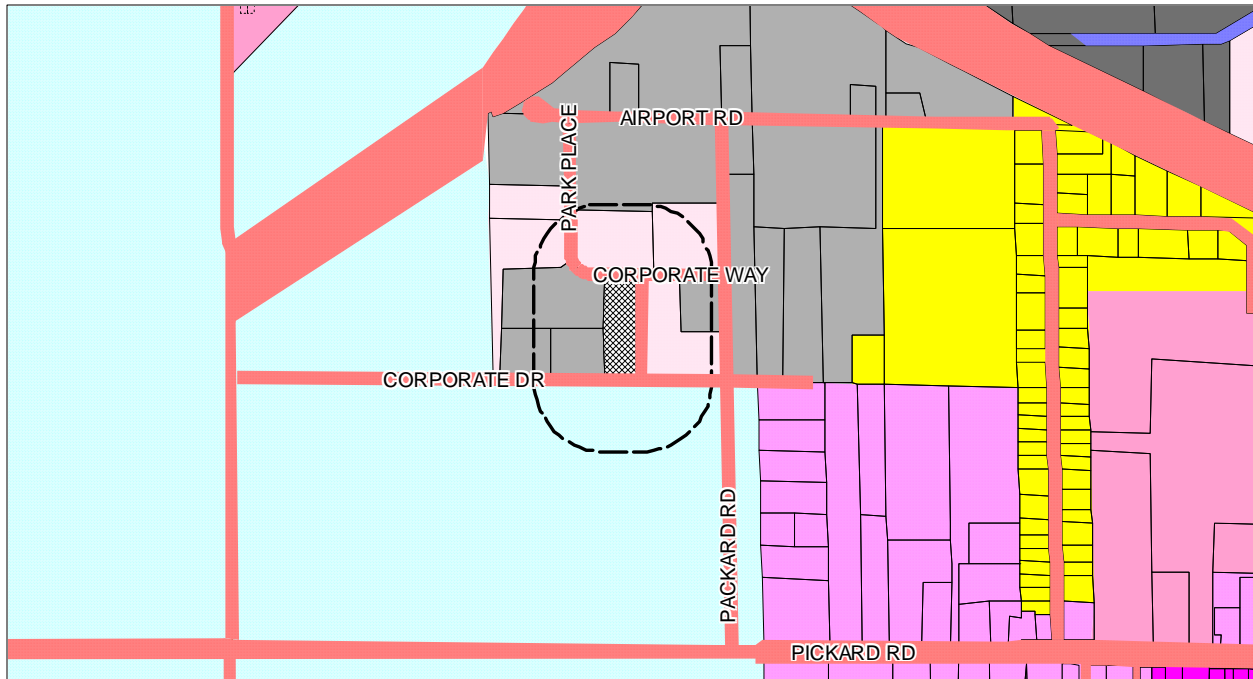
APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)

«PID»
«Owner»
«OwnerAddr01» «OwnrAddr02»
«OwnerCity», «OwnerState» «OwnerZip»

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



UNION TOWNSHIP PUBLIC HEARINGS NOTICE -VARIANCE

NOTICE is hereby given that the following Public Hearings will be held on Wednesday, June 6, 2012, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance.

A variance from Section 29 of the Union Township Zoning Ordinance 1991-5 as amended. Requested by Eikenhout, Inc, a variance of 33 feet from the requirements for Front Yard Setbacks to allow for a 17' Front Yard Setback in a B4 (General Business) Zone

Legal Description of property: T14N R4W, SEC 11, PART OF NE 1/4 SW 1/4 BEG AT A PT S 0D 51M 27S W, 1345.62 FT(S 1D W, 1348.96 FT) ALG W SEC LN, S 89D 54M E, 1598.17 FT(S 87D 54M E, 1598.17 FT) ALG THE S EW 1/8 LN; TH N 0D 42M E, 33.01 FT FROM W 1/4 COR SEC 11, S 87D 54M E, 280 FT N 0D 42M E, 208.71 FT; TH N 87D 54M W, 280 FT; S 0D 42M W, 208.71 FT TO POB. AND COM N 87D 10M 57S W, 159 FT ALG E-W 1/4 LN; TH S 0D 31M 10S W, 1314.08 FT ALG C/L PACKARD RD; TH N 87D 54M W, 424.41 FT ALG S 1/8 LN , FROM INT 1/4 COR SEC 11; TH N 87D 54M W, 185.98 FT; TH N 0D 42M E, 535.26 FT TO C/L CORPORATE WAY; TH S 87D 52M 16S E, 199.06 FT TO C/L PARK PLACE DR; TH S 2D 6M W, 535 FT ALG C/L PARK PLACE TO POB EXC ICRC ROW.

This property is located at 4269 CORPORATE DR.

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	ZoningCode	OwnerAddr01	OwnerCity	OwnerState	OwnerZip
14-011-40-002-00	4600 E AIRPORT RD	BRICK LLC	I1	PO BOX 370	MOUNT PLEASANT	MI	48804-0370
14-011-30-001-12	4315 CORPORATE DR	402 NORTH MISSION STREET LLC	B4	402 N MISSION	MOUNT PLEASANT	MI	48858
14-011-40-004-02	4525 CORPORATE DR	GLOSSOP LINDA	I1	1036 FAIRWAY DR	WEIDMAN	MI	48893
14-011-30-004-01	CORPORATE WAY	MCJUNKIN RED MAN CORP	I1	P O BOX 513	CHARLESTON	WV	25322-0513
14-011-30-004-02	4273 CORPORATE WAY	ACOUSTICAL LAND LLC	B4	3725 E WASHINGTON RD	SAGINAW	MI	48601
14-011-30-001-05	4370 CORPORATE WAY	LCB INVESTMENTS	I1	PO BOX 860	MOUNT PLEASANT	MI	48804-0860
14-011-40-011-01	1106 N PACKARD RD	HOLSWORTH CHRIS & CASZATT CHARLES	B6	1106 N PACKARD RD	MOUNT PLEASANT	MI	48858
14-011-30-001-06	2026 N PACKARD RD	MOBILE MEDICAL RESPONSE INC	B4	834 S WASHINGTON AVE	SAGINAW	MI	48601
14-011-40-003-00	4517 N PACKARD RD	WING WALTER	I1	1005 PACKARD ST	MOUNT PLEASANT	MI	48858
14-011-30-001-02	4517 N PACKARD RD	WING WALTER	I1	1005 PACKARD ST	MOUNT PLEASANT	MI	48858
14-011-30-004-03	S PARK PLACE	KING COURT LLC	B4	PO BOX 2806	GRAND RAPIDS	MI	49501-2806

PID	OWNER	ADDRESS	CITY_STATE_ZIP
-15366-	Chris Holsworth	1106 N Packard	Mt Pleasant, MI 48858
-15362-	Krapohl Realty	1415 E Pickard	Mt Pleasant, MI 48858

file # 1575

**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

DATE: 5-7-12

I (we) RICHARD C. FIGG 1313 EAST BROOMFIELD RD.
Name Address

owners of property at RIVERWOOD GOLF COURSE & RESORT,

the legal description is: _____

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Special Exception or Conditional Use
- IV. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

-
- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought _____

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
<i>Illumination</i>	<i>No Illumination in R zones</i>	<i>EMC</i>	<i>TO ALLOW</i>

used

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

OUR SIGN WAS APPROVED LAST YEAR WITHOUT ILLUMINATION. WE WOULD LIKE TO ASK FOR PERMISSION TO LITE OUR SIGN.

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

WE WOULD LIKE A LED MESSAGE CENTER
TO ADVERTISE SPECIAL EVENTS & FOOD SPECIALS.

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? NO If yes, please explain:

WE ARE A GOLF CLUB & RESORT BOWLING LANES
THERE ARE NO OTHER RESORTS IN OUR DISTRICT.

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.
- g. Date property was acquired 1960

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

- a. Article, section, subsection, or paragraph in question

- b. Describe if interpretation of district map

III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

ADDING ILLUMINATION TO CUR SIGN THAT WAS APPROVED AT 2011 MEETING.

- b. Description of type of use and proposed location

GOLF COURSE 'S RESORT / BOWLING LANES

- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

RESORT DOES NOT HAVE ADEQUATE ROAD SIGN.

IV. Administrative Review

- a. Article, section, subsection, or Decision in question

NEED LIGHTED SIGN AT ROAD

Fees 150⁰⁰ Richard C. Figg
AGW Signature of Applicant RF

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

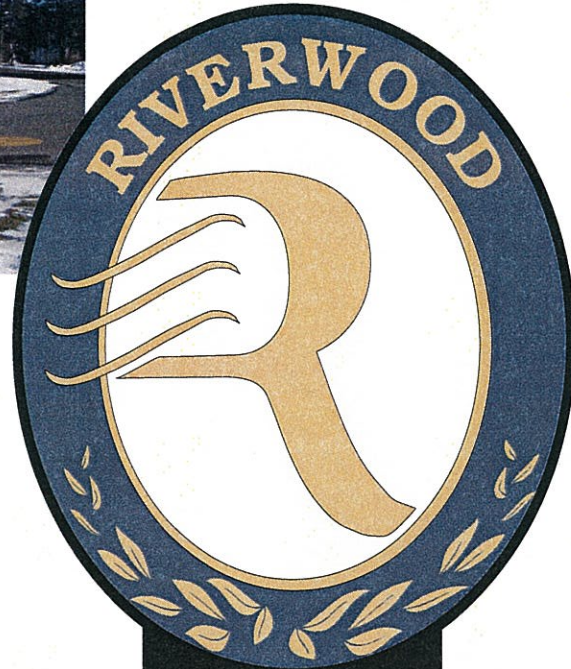
Hearing held, date: _____

Decision of Board of Appeals: _____

Reasons: _____



7'



8'-6"



3'-4"

3"



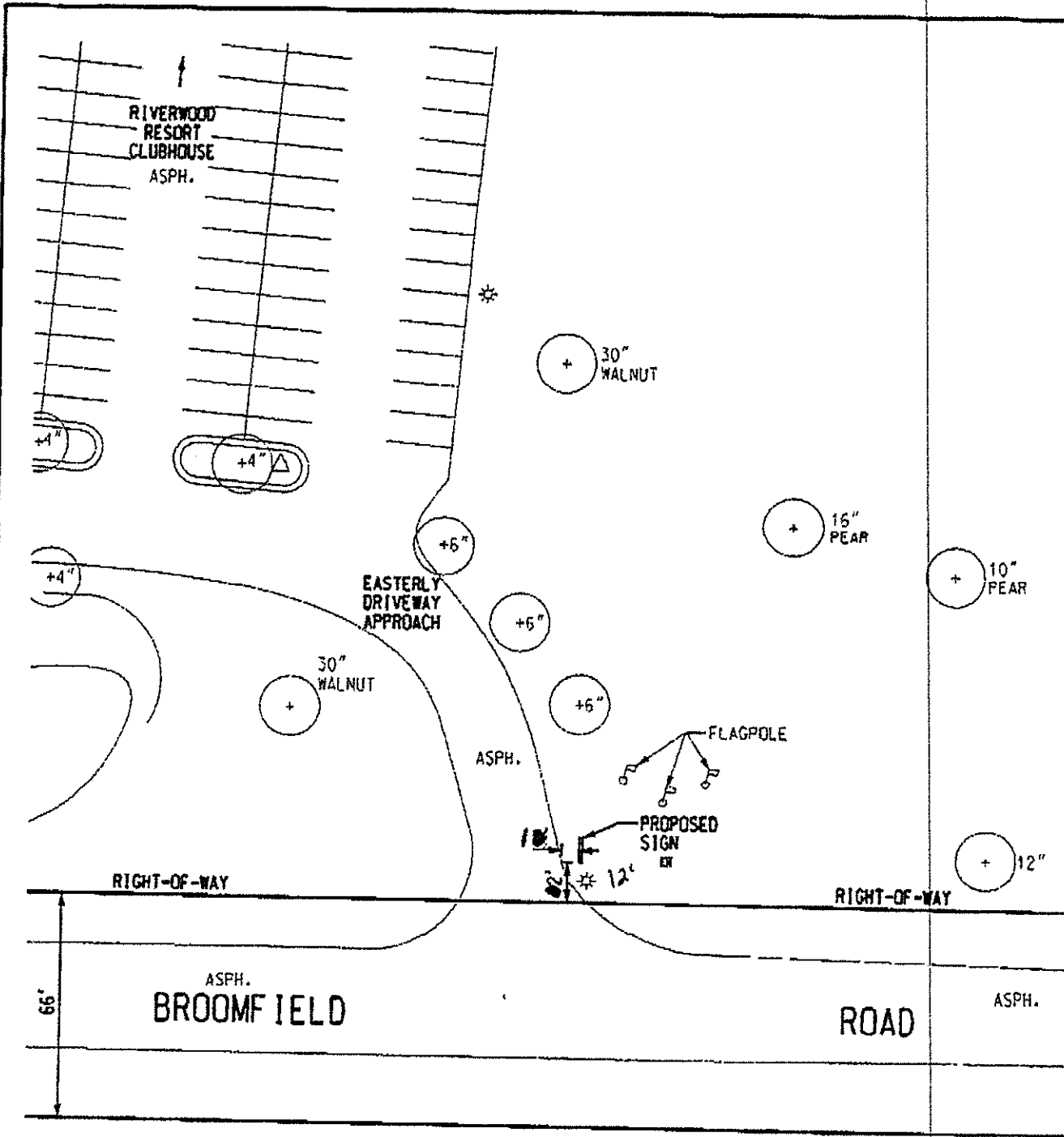
4'

SIGN BROKERS, LLC

P.O.Box 134 - Onkama, MI 49675-0134

Wholesale Sign Broker &
Consulting Service

Ph 231-889-0140
Fax 231-889-0125



SEAL:



1313 EAST BROOMFIELD ROAD
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

Griggs Quaderer Inc.
 Civil Engineering • Land Surveying • Site Planning
 PH: (810) 695.0154
 FX: (810) 693.0158
 8283 Office Park Dr.
 Grand Blanc, MI 48439

SCALE: 1" = 40'



DATE: 06-01-2010 | D'WN BY: BRZEZINSKI | CH'K BY: QUADERER | JOB: 100301

Mr Woodruff,

5/19/12

I don't think a lighted sign
would fit into that neighborhood.
The present conservative signage
looks pretty nice and appears
to be adequate.

Bob Ball

PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	Owi	OwnerZip
14-074-00-001-00	3870 GREEN ACRE DR	SHERLOCK JOHN & PATRICIA	R2A	3870 GREEN ACRES DR	MOUNT PLEASANT	MI	48858
14-074-00-023-00	3871 GREEN ACRE DR	BURDEN HARRY	R2A	3871 S GREENACRES DR	MOUNT PLEASANT	MI	48858
14-020-30-001-00	S LINCOLN RD	UNION WEST DEVELOPMENT LLC	R1	PO BOX 653	MOUNT PLEASANT	MI	48804-0653
14-019-40-003-05	MEADOWBROOK DR	LABELLE BARTON & SARAH	R2A	9820 E THOMPSON PEAK PKWY	SCOTTSDALE	AZ	85255
14-099-00-012-00	890 MEADOWBROOK DR	MILLER GARY & DIANNE REVOCABLE TRUS	R2A	890 MEADOWBROOK	MOUNT PLEASANT	MI	48858
14-099-00-003-00	935 MEADOWBROOK DR	JELLEBERG SCOTT & DEBRA	R2A	935 MEADOWBROOK DR	MOUNT PLEASANT	MI	48858
14-019-40-003-11	950 MEADOWBROOK DR	HUMPHREY BENJAMIN & LABELLE KRISTEN	R2A	950 MEADOWBROOK DR	MOUNT PLEASANT	MI	48858-0000
14-099-00-002-00	955 MEADOWBROOK DR	MAKINEN FREDERICK & CHRISTINA BINGH	R2A	955 MEADOWBROOK DR	MOUNT PLEASANT	MI	48858
14-099-00-001-00	975 MEADOWBROOK DR	ADAMS NANCY L TRUST	R2A	975 MEADOWBROOK DR	MOUNT PLEASANT	MI	48858-0000
14-019-40-003-02	981 MEADOWBROOK DR	HOOD LAWRENCE & VIRGINIA	R2A	983 S MEADOWBROOK	MOUNT PLEASANT	MI	48858
14-019-40-003-13	989 MEADOWBROOK DR	LANCTOT JAY & CAROL	R2A	1030 CLUBHOUSE DR	WEIDMAN	MI	48893
14-019-40-003-12	995 MEADOWBROOK DR	HUNTER JOHN W & DANEA M	R2A	995 MEADOWBROOK DR	MOUNT PLEASANT	MI	48858-0000
14-020-20-011-00	E REMUS RD	UNION WEST DEVELOPMENT LLC	MULTIPL	PO BOX 653	MOUNT PLEASANT	MI	48804-0653
14-020-10-001-00	E REMUS RD	CAREY TERRENCE M & SUZANNE E	R1	4895 E WING RD	MOUNT PLEASANT	MI	48858
14-020-10-002-01	1030 E REMUS RD	WELSH WALTER LEROY	R1	1030 E REMUS RD	MOUNT PLEASANT	MI	48858
14-019-20-002-02	956 E REMUS RD	LUNDSTED CHRISTOPHER M & RHONDA E	R1	956 E REMUS RD	MOUNT PLEASANT	MI	48858
14-020-10-001-11	ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-12	ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-15	ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-14	ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-06	ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-09	3678 ST ANDREW DR	SOMMERVILLE ROBERT T & TERRI L	R1	3678 ST ANDREWS DR	MOUNT PLEASANT	MI	48858-0000
14-020-10-001-10	3690 ST ANDREW DR	VELDHUIS JAMES D & LAURA F	R1	3690 ST ANDREW DR	MT PLEASANT	MI	48858-0000
14-019-20-013-04	3780 ST ANDREW DR	WIGAND JEFFREY S	R1	3780 ST ANDREW DR	MOUNT PLEASANT	MI	48858-0000
14-019-20-013-03	3820 ST ANDREW DR	OWL DERRICK PETER	R1	3820 ST ANDREW DR	MOUNT PLEASANT	MI	48858
14-019-20-013-08	3860 ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-020-10-001-13	3860 ST ANDREW DR	FIGG BETTY J REV TRUST	R1	1239 E BROOMFIELD RD	MOUNT PLEASANT	MI	48858
14-019-40-003-06	776 STONE RIDGE DR	SCHLICHT RYAN DOUGLAS & NICOLE NANC	R2A	776 STONE RIDGE DR	MOUNT PLEASANT	MI	48858
14-029-10-003-04	S WHITEVILLE RD	WHITEHEAD WILLIAM D & NANCY J	AG	4141 S WHITEVILLE RD	MOUNT PLEASANT	MI	48858
14-030-20-001-00	4080 S WHITEVILLE RD	VEIT STANLEY	AG	4080 S WHITEVILLE	MOUNT PLEASANT	MI	48858
14-030-20-002-00	4200 S WHITEVILLE RD	BALL ROBERT H	AG	180 ORCHARD LANE	SKANDIA	MI	49885

Var # 1575 mailed 5/15/12

[Handwritten signature]