

Charter Township of Union

**Planning Commission
Regular Meeting
July 21, 2015
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 16, 2015 MINUTES
5. CORRESPONDENCE
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. **New Business**
 - A. SPR 2015-09: Site Plan Review: Art Van
Location: 5260 E. Pickard Rd.
 - B. SPR 2015-08: Site Plan Review: B & M Enterprises
Location: 5365 E. Pickard / M20
 - C. SUP 2015-03: Special Use Permit: Crestwood
Location: 2378 S. Lincoln Rd.
 - D. SPR 2015-10: Site Plan Review: Crestwood
Location: 2378 S. Lincoln Rd.
 - E. SPR 2015-12: Site Plan Review: Zion Lutheran Church
Location: 3400 E. River Rd.
 - F. REZ 2015-02: Rezoning of Property 2255 S. Isabella Rd. from R-2B to B-5
 - G. REZ 2015-03: Rezoning of Property 2309 S. Isabella Rd. from R-2B to B-5
 - H. REZ 2015-04: Rezoning of Property 2309 S. Isabella Rd. from R-2B to B-5
 - I. SPR 2015-11: Site Plan Review: Oak Meadows
Location: S. Lincoln Rd. / Parcel #14-017-401-008-03
 - J. SPR 2015-13: Site Plan Review: Alpine Holdings
Location: 5225 E. Pickard

9. Old Business
 - A. Administrative Review Policy (Recommendation)
 - B. Master Plan
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 16, 2015 at the Township Hall.

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

Roll Call

Present: Fuller, Squattrito, Woerle, Mielke, Robinette, Jankens, McGuirk, LaBelle

Excused: Zerbe

Others Present

Peter Gallinat, Township Planner; Jennifer Lovcberry

Approval of Minutes

Robinette moved **LaBelle** supported the approval of the May 19, 2015 meeting minutes as presented.

Ayes: All. Motion carried.

Approval of Agenda

Mielke moved **Robinette** supported approval of the agenda. **Ayes: All. Motion carried.**

Public Comment – Open at 7:03 p.m.-None

New Business –

A. HOP 2015-01 - Home Occupation Permit

Location: 5975 S Mission Rd.

Rex and Rebecca Tower presented plans to construct an Artist Studio and Gallery; they will be making jewelry and also painting water color and oil paintings

Chairman Squattrito opened the floor for public hearing at 7:11 p.m. – None

Fuller motioned **Mielke** supported the approval of HOP 2015-01. **Vote: Ayes: All. Motion carried.**

B. Discussion for Multi-family Housing Recycling

Phil Mikus, Township Board of Trustee /Sustainability Committee member, shared thoughts from the Sustainability Committee in regards to multi-family recycling. Discussion was held by the Planning Commission members. The Planning Commission is requesting from Peter Gallinat, Township Planning/Zoning Administrator to research other communities that have implemented multi-family recycling and bring information back to the Planning Commission when information is available.

C. Master Plan (Discussion)

Discussion was held by the Planning Commission regarding updating the Master Plan. List of what needs to be researched: State mandated requirements; list of all rezoning; call consultant regarding pricing to assist with Master Plan. Add to July Agenda.

D. Administrative Review Policy (Recommendation)

Township Planning/Zoning Administrator, Peter Gallinat presented. The Planning Commission held a discussion. The Planning Commission recommended that Peter follow up with answers to The Planning Commissions questions on July's Agenda.

Old Business – None

Public Comment - None

Other Business – The topic came up regarding Site Plan Projects that are submitted late. Should we have exceptions to add them to Agenda? The Planning Commission came back with no exceptions, that is why special meetings are available for those who do not meet the deadline or the applicant can be added to the following months Agenda.

Extended Public Comment – Open at 8:41 p.m. - None

Adjournment – Chairman Squattrito adjourned the meeting at 8:41 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Neil Kraay OWNERS OF PROPERTY AT 2378 S. Lincoln Rd., Mt. Pleasant, MI 48858 LEGAL DESCRIPTION AS FOLLOWS:

Part of the Southeast One-quarter of the Northeast One-quarter of Section 17, T14N, R4W, Union Township, Isabella County, Michigan, described as: Beginning at a point on the East line of said Section 17 which is S. 00°26'40" E., along said East Section line, 1597.78 feet from the Northeast Corner of said Section 17; thence continuing S. 00°26'40" E., along said East Section line, 386.40 feet; thence S. 89°43'18" W., on the North line of the South One-half of the Southeast One-quarter of the Northeast One-quarter of said Section 17, 640.00 feet; thence N. 00°26'40" W., parallel with said East Section line, 386.49 feet; thence N. 89°43'46" E., parallel with the South line of the North One-quarter of the Southeast One-quarter of the Northeast One-quarter of said Section 17, 640.00 feet to the point of beginning.

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

- I. Special Use For Phase 2 for Assisted Living Complex
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 Phase 2 for Assisted Living Complex

Give reason why you feel permit should be granted: The existing use and proposed expansion: (1) are harmonious with other properties in the area. (2) do not change the essential character of the area (3) do not interfere with the general enjoyment of adjacent properties (4) are not hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property in the area (5) are an asset to the Township.

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

Zoning of the area involved is R-2A - One and Two-Family District

Zoning of the abutting areas R-2A - One and Two-Family District



Fees \$200.00 Signature of Applicant [Signature]

Date July 18, 2015

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, July 21, 2015, 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 Kraay, a Special Use Permit in a R2A Zone for public and institutional uses.
Phase 2 for Assisted Living Complex

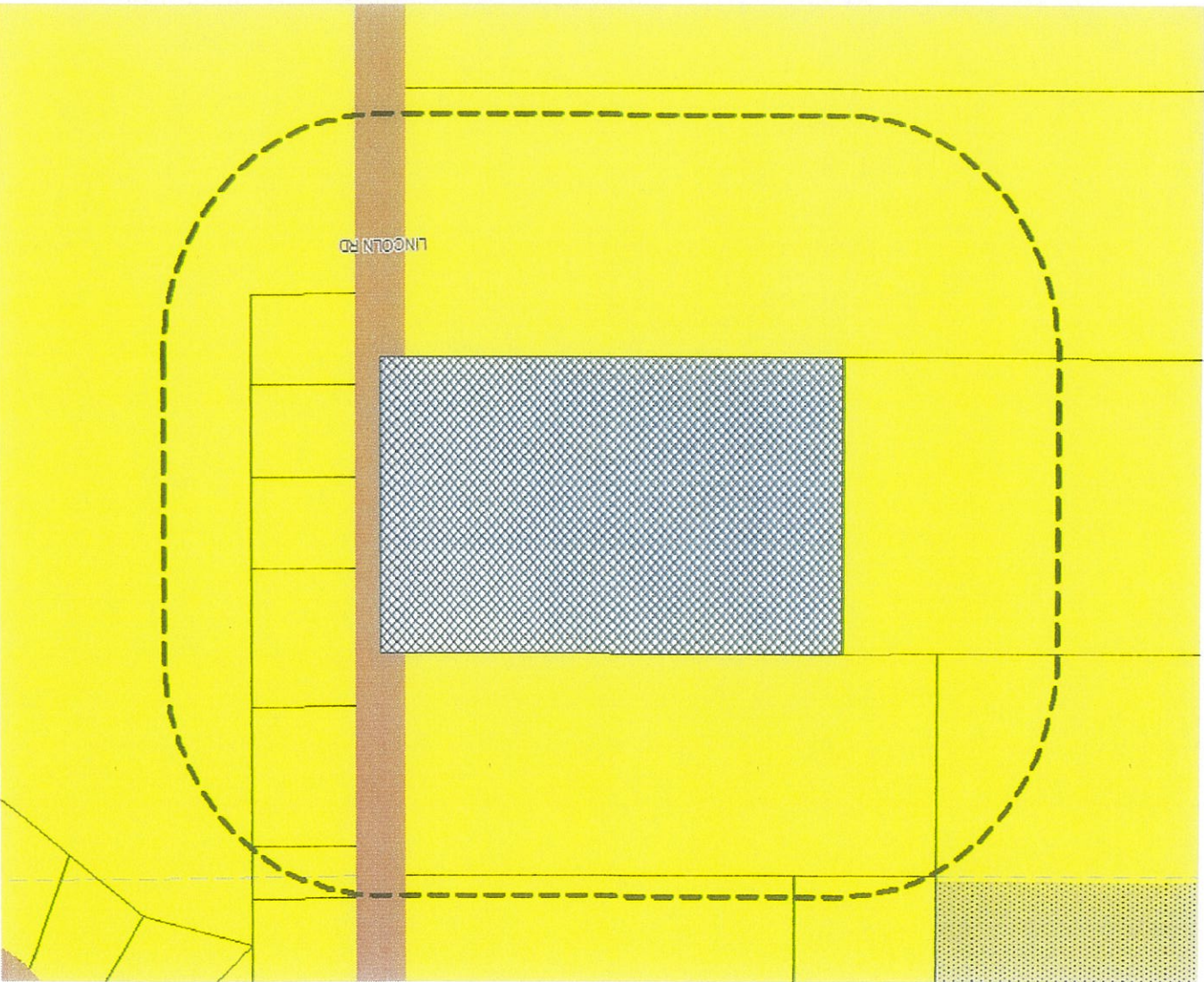
Legal Description of property: PART OF SE 1/4 OF NE 1/4 SEC 17 T14N R4W UNION TOWNSHIP ISABELLA COUNTY MICHIGAN DESCRIBED AS BEGINING AT A POINT ON THE E LINE OF SAID SEC 17 WHICH IS S 00D 26M 40S E ALG SAID E SEC LINE 1597.78 FT FROM THE NE COR OF SAID SEC 17 TH CONTINUING S 00D 26M 40S E 386.40 FT TH S 89D 423M 18S W 640.00 FT TH N 00D 26M 40S W PARALLEL WITH SAID E SEC LINE 386.49 FT TH N 89D 43M 46S E 640.00 FT TO THE POB 5.68 A M/L SUBJECT TO THE ELY 33.0 FT THEREOF AS LINCOLN RD AND SUBJECT TO EASEMENTS ROW RESTRICTIONS & RESERVATIONS WHETHER USED IMPLIED OR OF RECORD . SPLIT FOR 2013 FROM 20-001-12 TO 20-001-13 & 20-001-14 & 20-001-15

This property is located at: 2378 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.

Peter Gallinat,
Township Planner



EDC INVESTMENTS LLC
4240 E MILLBROOK RD
Mount Pleasant, MI 48858

N MI DIST OF WESLEYAN CHURCH
720 WAYNE ST
TRAVERSE CITY, MI 49684-1493

LUX FAMILY PROPERTIES CZA LL
2300 S LINCOLN RD
Mt. Pleasant, MI 48858

CRESTWOOD VILLAGE ASSIST
LIVIN
3196 KRAFT AVE SE STE 200
GRAND RAPIDS, MI 49512

LUX CHARLES & MINDE
1240 BUCKINGHAM PLACE
Mt. Pleasant, MI 48858

VICTORY CHRISTIAN CENTER
1114 W HIGH ST
Mt. Pleasant, MI 48858

ISABELLA COUNTY
200 N MAIN ST
Mount Pleasant, MI 48858

HOWARD RONALD & CINDY
2233 S LINCOLN RD
Mt. Pleasant, MI 48858

BAKER JAMES & CAROL
2293 S LINCOLN RD
Mt. Pleasant, MI 48858

ZUIRMAN RATU & ZAINUDIN
GLORIA
2315 S LINCOLN RD
Mount Pleasant, MI 48858

ORLOSKI MARY H & GRIMES JILL E
2337 S LINCOLN RD
Mt. Pleasant, MI 48858

MILLER DAVID D ET UX
2355 S LINCOLN RD
Mt. Pleasant, MI 48858

HELWIG EDWIN C & RUTH M
2381 S LINCOLN RD
Mount Pleasant, MI 48858



MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION
48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND
Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun 07/05/15
morningstarpublishing.com 07/05/15

Notary Public
Lynn Dropping
My Commission Expires May 30, 2018
Acting in the County of Oakland

Sworn to the subscribed before me this 7th July 2015.

[Signature]

Notary Public, State of Michigan
Acting In County of Oakland

UNION TOWNSHIP
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Peter Gallinat,
Township Planner

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

APPLICATION NO. Rez-2015-2

DATE 6/30/15

A. I (WE) Jo Ann Bingham, John E. Swetz, Jr., Kathleen L. Holthof

Address 2255 S. Isabella Rd. Mt. Pleasant, MI 48858

Phone (989)772-3112 or (989) 621-5463

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-2B One and Two- Family District
zoning classification to B-5 Highway Business
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

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

2255 S. ISABELLA RD, MT. PLEASANT, MI 48858

SOUTHEAST CORNER OF ISABELLA RD AND CROSSLANE

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

EXISTING TRAFFIC CONDITIONS ON ISABELLA RD NO LONGER LEND ITSELF TO RESIDENTIAL PROPERTY. THE PROPERTY WILL BE FOR SALE FOR COMMERCIAL/BUSINESS USE.

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 seperate sheet)

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

N/A

CERTIFICATION:

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

SIGNED:

[Signature]
Applicant

6/29/15
Date

[Signature]
Applicant

6-29-2015
Date

[Signature]
Applicant

6-29-2015
Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission 6-30-15

Date public hearing notice published 7-5-15

Date public hearing notice mailed 7-1-15

Planning Commission Action. Adopted Denied Date _____

Date referred to County Planning Commission _____

Township Board Action Adopted Denied Date _____

Remarks: _____

FEE 1550.00

RECEIPT NO. 62360

A parcel of land commencing on the West Section line and the South line of Kay Street which is S 01° 37' 20" E, 1313.56 feet from the NW corner of Section 13, T14N, 4W, Union Township, Isabella County, Michigan, thence S 88° 39' 15" E, parallel with said South line, 250 feet, thence S 01° 37' 20" E, parallel with the West Section line, 184 feet, thence N 88° 39' 15" W, parallel with said South line, 250 feet to the West Section line, thence N 01° 37' 20" W, along the West Section line, 184 feet to the point of beginning.

Exhibit A

G. List of property owners lying within 300 feet of the property

Emo Investments LLC - Parcel 14-014-20-037-03
941 W Broomfield
Mt. Pleasant, MI 48858

Mt. Pleasant School District - Parcel 14-014-20-028-00
201 S. University St
Mt. Pleasant, MI 48858

Anita Mogg - Parcel 14-064-00-022-00
2245 S. Isabella Road
Mt. Pleasant, MI 48858

Randall & Nancy Fry- Parcel 14-064-00-001-00
8622 S Vandecar
Shepherd, MI 48883

D & D Real Estate Invest LLC – Parcel 14-064-00-023-00
5770 Carriage Ln
Mt. Pleasant, MI 48858

Patrick G. Bunting - Parcel 14-064-00-001-04
8800 S Sullivan Rd
Cedar, MI 49621-8714

Melvin Jr. & Mary Kooiker – Parcel 14-064-00-001-05
2144 E Baseline Rd
Mt. Pleasant, MI 48858

Maricjon LLC - Parcel 14-064-00-001-03
307 Sunny Ridge Rd
Harrison, MI 48625

Marrick Investments LLC – Parcel 14-064-00-001-02
307 Sunny Ridge Rd
Harrison, MI 48625

Brenda Franco - Parcel 14-013-10-036-02 & 14-013-10-036-03
5074 Kay Ave
Mt. Pleasant, MI 48858

Ronald & Linda Morell – Parcel 14-059-00-053-00
2402 Jareth Ln
Mt. Pleasant, MI 48858

Gilberto & Brenda Franco - Parcel 14-059-00-052-00
5074 Kay St
Mt. Pleasant, MI 48858

Christopher Stovak – Parcel 14-059-00-051-00
2406 Jareth Ln
Mt. Pleasant, MI 48858

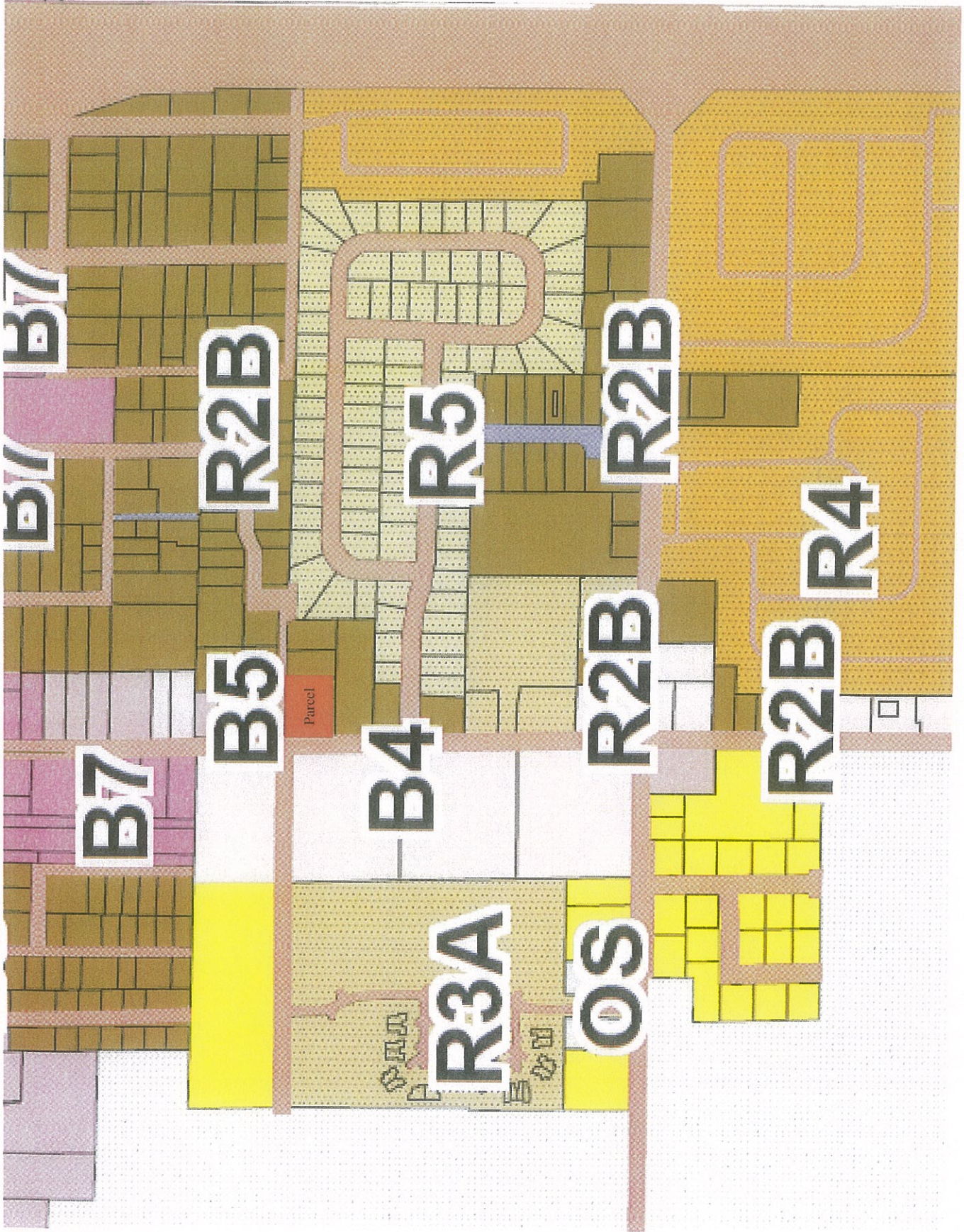
Christina Frick - 14-057-00-013-00
PO Box 1184
Mt. Pleasant, MI 48804-1184

Commercial Bank -Parcel 14-013-10-025-02
301 N. State St
Alma, MI 48801

JP Morgan Chase Bank NA – Parcel 14-013-10-025-03
1111 Polaris Pkwy
Columbus, OH 43240-2031

John Jr. & Kathy Swetz - Parcel 14-013-10-025-06 & 14-013-10-024-00
2309 S. Isabella Rd
Mt. Pleasant, MI 48858

Isabella Community Credit Union - Parcel 14-014-20-037-02
PO Box 427
Mt. Pleasant, MI 48804-0427



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

APPLICATION NO. 2015-03

DATE 6-20-15

A. I (WE) John Jr. & Kathy Swetz

Address 2309 S. Isabella Rd. Mt. Pleasant, MI 48858

Phone (989)772-3112 or (989) 621-5463

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

1. Add to or change the text of the Zoning Ordinance.
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3. Re-zone the property from R-2B One and Two- Family District
zoning classification to B-5 Highway Business
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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

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

2309 S. ISABELLA RD, MT. PLEASANT, MI 48858

+/- 188 FEET SOUTH FROM THE SOUTHEAST CORNER OF ISABELLA RD AND CROSSLANE

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

EXISTING TRAFFIC CONDITIONS ON ISABELLA RD NO LONGER LEND ITSELF TO RESIDENTIAL PROPERTY. THE PROPERTY WILL BE FOR SALE FOR COMMERCIAL/BUSINESS USE.

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.

CERTIFICATION:

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

SIGNED:

John E. Sweet, Jr. _____ Date 6-29-2015
Applicant

Kathy S. Switz _____ Date 6-29-2015
Applicant

Applicant Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission 6-30-15

Date public hearing notice published 7-5-15

Date public hearing notice mailed 7-1-15

Planning Commission Action. Adopted Denied Date _____

Date referred to County Planning Commission _____

Township Board Action Adopted Denied Date _____

Remarks: _____

FEE \$550

RECEIPT NO. 62360

<p align="center">MESSAGE TO TAXPAYER</p> <p>POSTMARK DATE IS NOT HONORED FOR DUE DATE Summer Taxes are due by 11:59 pm on 9/15/14. After 9/15/14, 1% monthly interest will be added. To determine the correct payoff amount, go to uniontownshipmi.com or call 989-772-4600 Ext. 228. Credit Cards are now accepted for payment.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 09/15/2014</p> <p>Pay by mail to: Charter Township of Union Ruth Ayris, Treasurer 2010 S. Lincoln Road Mt. Pleasant, MI 48858 989-772-4600 Ext. 228</p> <p align="center">**See reverse side for additional information**</p>																											
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: SWETZ JOHN E JR & KATHY S 2309 S ISABELLA RD MOUNT PLEASANT, MI 48858</p> <p>Prop #: 14-013-10-024-00 School: MT PLEASANT PU Prop Addr: 2309 S ISABELLA RD Legal Description:</p> <p>T14N R4W, SEC 13; COM 986.09 FT N OF W 1/4 COR TH N 146 FT, E 450 FT S 146 FT, W 450 FT TO POB</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td>27,533</td> <td>401 RESIDENTIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td>31,200</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td>6.61000</td> <td>181.99</td> </tr> <tr> <td>State Educ Tax</td> <td>6.00000</td> <td>165.19</td> </tr> <tr> <td>Total Tax</td> <td>12.61000</td> <td>347.18</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>3.47</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>350.65</td> </tr> </tbody> </table>	Taxable Value:	27,533	401 RESIDENTIAL	State Equalized Value:	31,200	Class: 401	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	County Operation	6.61000	181.99	State Educ Tax	6.00000	165.19	Total Tax	12.61000	347.18	Administration Fee		3.47	TOTAL AMOUNT DUE		350.65
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table border="0"> <tr> <td>County:</td> <td>10/01/14 - 9/30/15</td> </tr> <tr> <td>Township:</td> <td>1/1/14 - 12/31/14</td> </tr> <tr> <td>School:</td> <td>7/1/14 - 6/30/15</td> </tr> <tr> <td>State:</td> <td>10/1/14 - 9/30/15</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	10/01/14 - 9/30/15	Township:	1/1/14 - 12/31/14	School:	7/1/14 - 6/30/15	State:	10/1/14 - 9/30/15	<p align="center">POSTMARK DATE IS NOT HONORED FOR DUE DATE</p> <p>Due Date: September 15, 2014 11:59 PM Phone: 989-772-4600 Ext. 228 Office Hours: 7:30 to 5:30 thru August 8:30 to 4:30 starting 9/1/14</p>																			
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State:	10/1/14 - 9/30/15																											

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

Charter Township of Union
 Ruth Ayris, Treasurer
 2010 S. Lincoln Road
 Mt. Pleasant, MI 48858
 989-772-4600 Ext. 228

PLEASE RETURN THIS PORTION WITH PAYMENT

This tax is due by: 09/15/2014
 After 09/15/2014 additional interest and fees apply

2014 Summer Tax for Prop #: 14-013-10-024-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.
 Property Addr: 2309 S ISABELLA RD

Make Check Payable To: Charter Township of Union

TOTAL AMOUNT DUE: 350.65

Amount Remitted: _____

To: SWETZ JOHN E JR & KATHY S
 2309 S ISABELLA RD
 MOUNT PLEASANT MI 48858

Ck# _____
 Cash _____



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Mt. Pleasant, MI 48858

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Mt. Pleasant, MI 48858

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2245 S. Isabella Road
Mt. Pleasant, MI 48858

Randall & Nancy Fry- Parcel 14-064-00-001-00
8622 S Vandecar
Shepherd, MI 48883

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Mt. Pleasant, MI 48858

Isabella Community Credit Union - Parcel 14-014-20-037-02
PO Box 427
Mt. Pleasant, MI 48804-0427

Paul Jr. & Vivian Jackson – Parcel 14-059-00-054-00
5119 Jonathon Ln
Mt. Pleasant, MI 48858

Keith & Mary Rev Trust – Parcel 14-057-00-014-00
5091 Bertshire Dr.
Mt. Pleasant, MI 48858

Dorothy Kowallic Trust – Parcel 14-057-00-009-00
5116 Bertshire Dr.
Mt. Pleasant, MI 48858

Ryan Laus Jr. - Parcel 14-057-00-010-00
5102 Bertshire Dr.
Mt. Pleasant, MI 48858

Alice Utley – Parcel 14-057-00-011-00
5088 Bertshire Dr.
Mt. Pleasant, MI 48858

Jason & Angela Strayer – Parcel 14-057-00-012-00
5074 Bertshire Dr.
Mt. Pleasant, MI 48858

Ollie Clifton - Parcel 14-013-10-025-01
5060 Bertshire Dr.
Mt. Pleasant, MI 48858

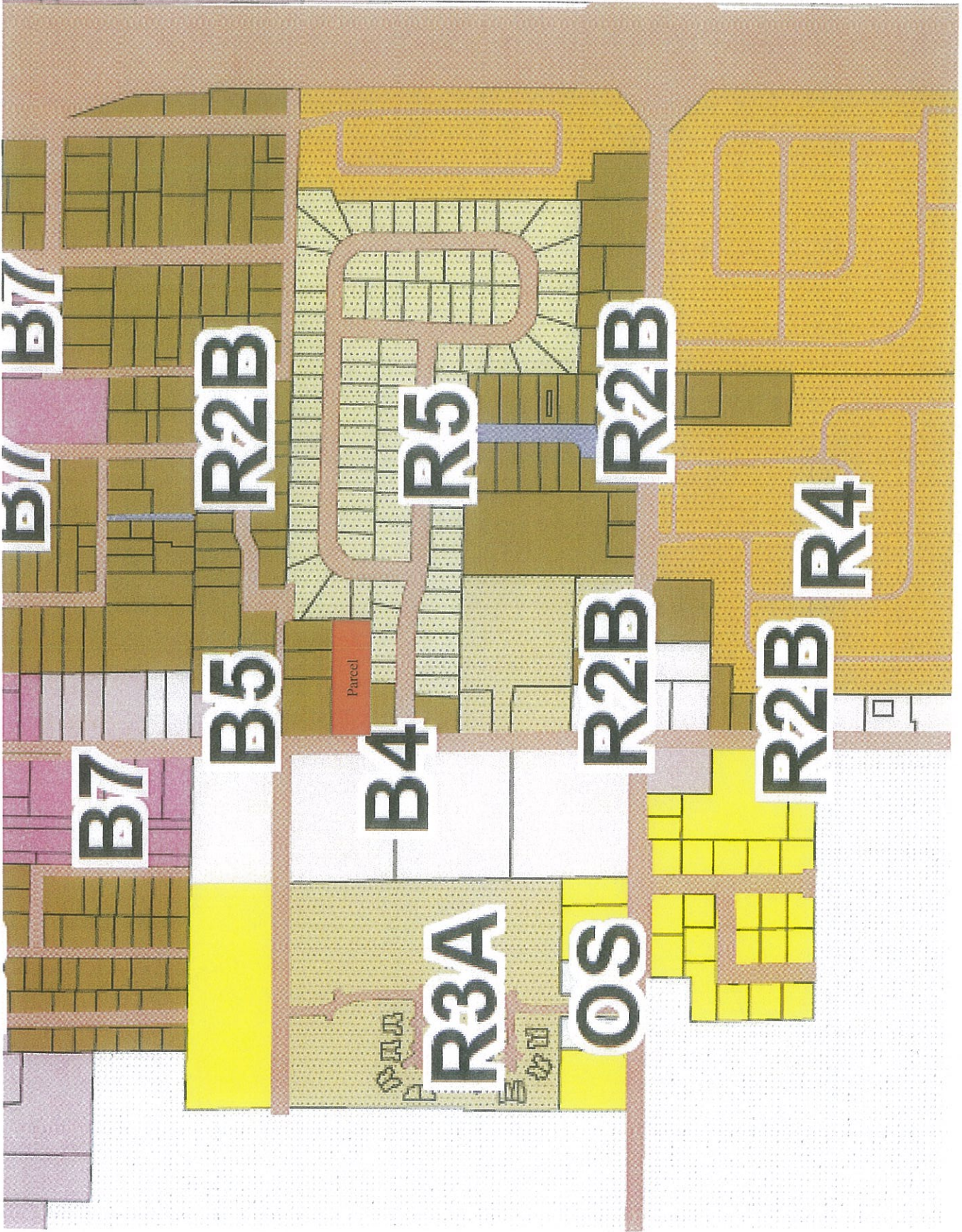
Nichole McCann – Parcel 14-013-10-025-04
5052 Bertshire Dr.
Mt. Pleasant, MI 48858

Jennifer Freytag – Parcel 14-013-10-025-05
5036 Bertshire Dr.
Mt. Pleasant, MI 48858

Mark Weber – Parcel 14-013-10-025-09
5016 Bertshire Dr.
Mt. Pleasant, MI 48858

Andrea Bragg - Parcel 14-059-00-050-00
2403 Jareth Lane
Mt. Pleasant, MI 48858

William Taracks – Parcel 14-057-00-015-00
5125 Bertshire Dr.
Mt. Pleasant MI 48858



B7

R2B

R5

R2B

B7

B5

B4

R2B

R4

Parcel

R3A

OS

R2B

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

APPLICATION NO. 2015-04

DATE 6-30-15

A. I (WE) John Jr. & Kathy Swetz

Address 2309 S. Isabella Rd. Mt. Pleasant, MI 48858

Phone (989)772-3112 or (989) 621-5463

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-2B One and Two- Family District
zoning classification to B-5 Highway Business
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

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

S. ISABELLA RD. MT. PLEASANT, MI 48858

THE NORTHEAST CORNER OF ISABELLA RD AND BERTSHIRE DRIVE

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

EXISTING TRAFFIC CONDITIONS ON ISABELLA RD NO LONGER LEND ITSELF TO RESIDENTIAL PROPERTY. THE PROPERTY WILL BE FOR SALE FOR COMMERCIAL BUSINESS USE.

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.

CERTIFICATION:

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

SIGNED:

John E. Swetz, Jr. _____ 6-29-2015
Applicant Date

Robert J. Swetz _____ 6-29-2015
Applicant Date

Applicant Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission 6-30-15

Date public hearing notice published 7-5-15

Date public hearing notice mailed 7-1-15

Planning Commission Action. Adopted Denied Date _____

Date referred to County Planning Commission _____

Township Board Action Adopted Denied Date _____

Remarks: _____

FEE 1550

RECEIPT NO. 62360

<p align="center">MESSAGE TO TAXPAYER</p> <p>POSTMARK DATE IS NOT HONORED FOR DUE DATE Summer Taxes are due by 11:59 pm on 9/15/14. After 9/15/14, 1% monthly interest will be added. To determine the correct payoff amount, go to uniontownshipmi.com or call 989-772-4600 Ext. 228. Credit Cards are now accepted for payment.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 09/15/2014</p> <p>Pay by mail to: Charter Township of Union Ruth Ayris, Treasurer 2010 S. Lincoln Road Mt. Pleasant, MI 48858 989-772-4600 Ext. 228</p> <p align="center">**See reverse side for additional information**</p>																											
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: SWETZ JOHN JR & KATHY 2309 S ISABELLA RD MOUNT PLEASANT, MI 48858</p> <p>Prop #: 14-013-10-025-06 School: MT PLEASANT PU Prop Addr: S ISABELLA RD Legal Description:</p> <p>T14N R4W, SEC 13; COM 886.09 FT N OF W 1/4 COR SECTION 13, TH N 100 FT, E 226 FT, S 100 FT, W 226 FT TO POB</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td align="right">1,106</td> <td>401 RESIDENTIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">14,000</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td align="right">0.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td align="right">6.61000</td> <td align="right">7.31</td> </tr> <tr> <td>State Educ Tax</td> <td align="right">6.00000</td> <td align="right">6.63</td> </tr> <tr> <td>Total Tax</td> <td align="right">12.61000</td> <td align="right">13.94</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td align="right">0.13</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td align="right">14.07</td> </tr> </tbody> </table>	Taxable Value:	1,106	401 RESIDENTIAL	State Equalized Value:	14,000	Class: 401	PRE/MBT %:	0.0000		DESCRIPTION	MILLAGE	AMOUNT	County Operation	6.61000	7.31	State Educ Tax	6.00000	6.63	Total Tax	12.61000	13.94	Administration Fee		0.13	TOTAL AMOUNT DUE		14.07
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TOTAL AMOUNT DUE		14.07																										
<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table border="0"> <tr> <td>County:</td> <td>10/01/14 - 9/30/15</td> </tr> <tr> <td>Township:</td> <td>1/1/14 - 12/31/14</td> </tr> <tr> <td>School:</td> <td>7/1/14 - 6/30/15</td> </tr> <tr> <td>State:</td> <td>10/1/14 - 9/30/15</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	10/01/14 - 9/30/15	Township:	1/1/14 - 12/31/14	School:	7/1/14 - 6/30/15	State:	10/1/14 - 9/30/15	<p align="center">POSTMARK DATE IS NOT HONORED FOR DUE DATE</p> <p>Due Date: September 15, 2014 11:59 PM Phone: 989-772-4600 Ext. 228 Office Hours: 7:30 to 5:30 thru August 8:30 to 4:30 starting 9/1/14</p>																			
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Township:	1/1/14 - 12/31/14																											
School:	7/1/14 - 6/30/15																											
State:	10/1/14 - 9/30/15																											

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

Charter Township of Union
 Ruth Ayris, Treasurer
 2010 S. Lincoln Road
 Mt. Pleasant, MI 48858
 989-772-4600 Ext. 228

PLEASE RETURN THIS PORTION WITH PAYMENT	
This tax is due by: 09/15/2014	
After 09/15/2014 additional interest and fees apply	
2014 Summer	Tax for Prop #: 14-013-10-025-06

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: Charter Township of Union

Property Addr: S ISABELLA RD

TOTAL AMOUNT DUE: 14.07

Amount Remitted: _____

To: SWETZ JOHN JR & KATHY
 2309 S ISABELLA RD
 MOUNT PLEASANT MI 48858

Ck# _____
 Cash _____

G. List of property owners lying within 300 feet of the property

Emo Investments LLC - Parcel 14-014-20-037-03
941 W Broomfield
Mt. Pleasant, MI 48858

JoAnn Bingham, John E. Swetz, Jr. , Kathleen L. Holthof – Parcel 14-013-10-036-01
2255 South Isabella
Mt. Pleasant, MI 48858

Brenda Franco - Parcel 14-013-10-036-02 & 14-013-10-036-03
5074 Kay Ave
Mt. Pleasant, MI 48858

Gilberto & Brenda Franco - Parcel 14-059-00-052-00
5074 Kay St
Mt. Pleasant, MI 48858

Christopher Stovak – Parcel 14-059-00-051-00
2406 Jareth Ln
Mt. Pleasant, MI 48858

Christina Frick - 14-057-00-013-00
PO Box 1184
Mt. Pleasant, MI 48804-1184

Commercial Bank -Parcel 14-013-10-025-02
301 N. State St
Alma, MI 48801

JP Morgan Chase Bank NA – Parcel 14-013-10-025-03
1111 Polaris Pkwy
Columbus, OH 43240-2031

Isabella Community Credit Union - Parcel 14-014-20-037-02
PO Box 427
Mt. Pleasant, MI 48804-0427

Keith & Mary Rev Trust – Parcel 14-057-00-014-00
5091 Bertshire Dr.
Mt. Pleasant, MI 48858

Alice Utley – Parcel 14-057-00-011-00
5088 Bertshire Dr.
Mt. Pleasant, MI 48858

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5052 Bertshire Dr.
Mt. Pleasant, MI 48858

Jennifer Freytag – Parcel 14-013-10-025-05
5036 Bertshire Dr.
Mt. Pleasant, MI 48858

Mark Weber – Parcel 14-013-10-025-09
5016 Bertshire Dr.
Mt. Pleasant, MI 48858

Sparhawk Holdings LLC- Parcel 14-013-10-026-04
6264 W. Pickard Rd
Mt. Pleasant, MI 48858

Sidhe of Central Michigan LLC -Parcel 14-013-10-038-01
PO Box 56
Mt. Pleasant, MI 48804-0056



UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, July 21, 2015, 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 rezoning of properties from R2B (One and Two-Family District) to B5 (Highway Business District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Jo Ann Bingham, John Swetz, Jr., Kathleen L. Holthof, Kathy Swetz** a rezoning of properties from R2B to B5 zone

Legal Description of properties: A Parcel of land commencing on the West Section line and the South line of Kay Street which is S 01 37' 20" E. 1313.56 feet from the NW corner of Section 13, T14N, 4W, Union Township, Isabella County, Michigan, thence S 88 39' 15" E, parallel with said South line, 250 feet, thence S 01 37' 20" E, parallel with the West Section line, 184 feet thence N 88 39' 15" W, parallel with said South line, 250 feet to the West Section line, thence N 01 37' 20" W, along the West Section line, 184 feet to the point of beginning.

T14N R4W, SEC 13; COM 986.09 FT N OF W 1/4 COR TH N 146 FT, E 450 FT S 146 FT, W 450 FT TO POB

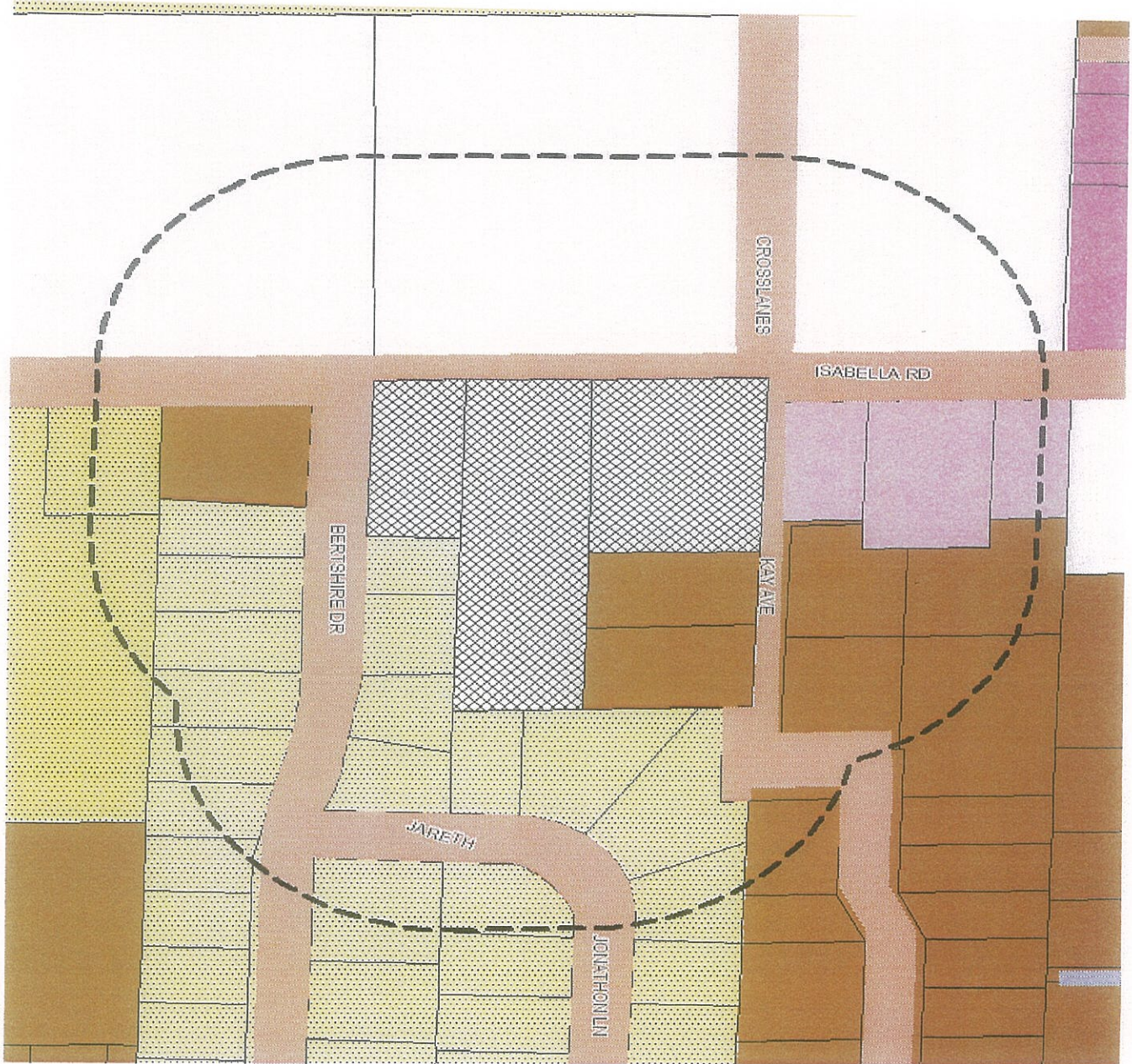
T14N R4W, SEC 13; COM 886.09 FT N OF W 1/4 COR SECTION 13, TH N 100 FT, E 226 FT, S 100 FT, W 226 FT TO POB

These properties located at: 2255 S. Isabella, 2309 S. Isabella, S. Isabella 14-013-10-024-00

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.

Peter Gallinat,
Township Planner



FRICK CHRISTINA M
PO BOX 1184
Mount Pleasant, MI 48804-1184

BOWERS KEITH & MARY REV TRST
5091 BERTSHIRE DR
MT PLEASANT, MI 48858

STOVAK CHRISTOPHER
2406 JARETH LN
Mt. Pleasant, MI 48858

MORELL RONALD & LINDA
2402 JARETH LN
MT PLEASANT, MI 48858

JACKSON PAUL JR & VIVIAN L
5119 JONATHON LN
Mt. Pleasant, MI 48858

TARACKS WILLIAM
5125 BERTSHIRE DR
Mt. Pleasant, MI 48858

BRAGG ANDREA
2403 JARETH LN
Mount Pleasant, MI 48858

GOTHUP MARY VERONICA
5132 JONATHON LN
Mt. Pleasant, MI 48858

FREYTAG JENNIFER
5036 BERTSHIRE DR
Mt. Pleasant, MI 48858

MCCANN NICHOLE
5052 BERTSHIRE DR
Mount Pleasant, MI 48858

CLIFTON OLLIE
5060 BERTSHIRE DR
Mt. Pleasant, MI 48858

STRAYER JASON & ANGELA
5074 BERTSHIRE DR
Mt. Pleasant, MI 48858

UTLEY ALICE
5088 BERTSHIRE DR
Mount Pleasant, MI 48858

MT PLEASANT SCHOOL DISTRICT
201 S UNIVERSITY ST
Mt. Pleasant, MI 48858

EMO INVESTMENT LLC
941 W BROOMFIELD
Mt. Pleasant, MI 48858

ISABELLA COMMUNITY CREDIT
UNIO
PO BOX 427
MT PLEASANT, MI 48804-0427

D & D REAL ESTATE INVEST LLC
5770 CARRIAGE LN
Mt. Pleasant, MI 48858

FRY RANDALL & NANCY
8622 S VANDECAR
Mt. Pleasant, MI 48883

MOGG ANITA
2245 S ISABELLA RD
Mount Pleasant, MI 48858

KOOIKER MELVIN JR & MARY L
2144 E BASELINE RD
Mt. Pleasant, MI 48858

BUNTING PATRICK G
8800 S SULLIVAN RD
CEDAR, MI 49621-8714

MARRICK INVESTMENTS LLC
307 SUNNY RIDGE RD
HARRISON, MI 48625

MARICJON LLC
307 SUNNY RIDGE RD
HARRISON, MI 48625

ABLEIDINGER ANN
4621 POWELL DR
Mt. Pleasant, MI 48858

FRANCO BRENDA
5074 KAY AVE
Mount Pleasant, MI 48858

SPARHAWK HOLDINGS LLC
6264 W PICKARD RD
Mt. Pleasant, MI 48858

SIDHE OF CENTAL MICHIGAN LLC
PO BOX 56
MOUNT PLEASANT, MI 48804-0056

WEBER MARK
5016 BERTSHIRE DR
Mount Pleasant, MI 48858

KOWALLIC DOROTHY TRUST
AGREEME
5116 BERTSHIRE DR
Mt. Pleasant, MI 48858

LAUS RYAN J
5102 BERTSHIRE
Mt. Pleasant, MI 48858

SWETZ JOHN JR & KATHY
2309 S ISABELLA RD
Mt. Pleasant, MI 48858

JPMORGAN CHASE BANK NA
1111 POLARIS PKWY
COLUMBUS, OH 43240-2031

COMMERCIAL BANK
301 N STATE ST
ALMA, MI 48801

SWETZ JOHN E SR
2255 S ISABELLA RD
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND
Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	07/05/15
morningstarpublishing.com	07/05/15

Lynn Dropping
Notary Public, State of Michigan
County of Oakland
My Commission Expires On 06/30/16
Acting In the County of *Oakland*

Sworn to the subscribed before me this 7th July 2015.

J. M. Crown

Notary Public, State of Michigan
Acting in County of Oakland

Advertisement Information

Client Id: 531226 Ad Id: 668094 PO: rezoning Sales Person: 200307

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