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

10. Other Business

B. Master Plan
A. Administrative Review Policy (Recommendation)

11. Extended Public Comment

12. Adjournment
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. 69°43'18" W., on the North line of the South One-halfof 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, 386.40 feet; thence N. 69°43'48" 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 Permit is requested 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.

1. 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 ____________________________

Date __________ Jun 10, 2015
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 Neill 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 LLC
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

HEWIG EDWIN C & RUTH M
2381 S LINCOLN RD
Mount Pleasant, MI 48858
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 duly qualified newspapers, and the annexed hereto
is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION
2010 S Lincoln
Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND

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 duly 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

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

Notary Public, State of Michigan
Acting in County of Oakland

Client Id: 531226  Ad Id: 668093  P0: special use  Sales Person: 200307
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.

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 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:

[Signatures and dates filled in]

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 $50.00 RECEIPT NO. 62880
A parcel of land commencing on the West Section line and the South line of Section 13, Township 4W, Union Township, Isabella County, Michigan, thence along the West Section line, 184 feet to the point of beginning.

37° 20' W. Along the West Section line, 184 feet to the West Section line. Thence N 0° 49' 37" E, parallel with the West Section line, 88° 49' 15" E, parallel with said South line, 250 feet, thence S 37° 20' S 88° 39' 15" E, parallel with said South line, 250 feet, thence E 0° 49' 37" E, 1.313.56 feet from the NW corner of Key Street, which is S 0° 37° 20' E, 1.313.56 feet from the NW corner of Key Street.
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

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

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

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.

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:

[Signature]  [Signature]
Applicant  Applicant
6-28-2015  6-29-2015
Date  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  $5.00  RECEIPT NO.  62350
# Message to Taxpayer

**Postmark Date is Not Honored for Due Date**

**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.

---

# Property Information

**Property Assessed To:**

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

**Prop #:** 14-013-10-024-00

**School:** MOUNT PLEASANT PUB

**Prop Address:** 2309 S ISABELLA RD

**Legal Description:**

T14 R4W, SEC 13: CON 986.09 FT N OF W 1/4 CCR TH N 146 FT, E 450 FT S 146 FT, W 450 FT TO POB

---

# Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal year(s):

<table>
<thead>
<tr>
<th>County:</th>
<th>10/01/14 - 9/30/15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township:</td>
<td>7/1/14 - 6/30/15</td>
</tr>
<tr>
<td>School:</td>
<td>10/1/14 - 9/30/15</td>
</tr>
</tbody>
</table>

Does NOT affect when the tax is due or its amount.

---

# Payment Information

**This tax is due by:** 09/15/2014

**Pay by mail to:**

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

**See reverse side for additional information**

---

# Tax Detail

<table>
<thead>
<tr>
<th>Description</th>
<th>Millage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<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/MKT #:</td>
<td>100.0000</td>
<td></td>
</tr>
</tbody>
</table>

**Bill #:**

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

Property Address: 2309 S ISABELLA RD

---

# 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

Make Check Payable To: Charter Township of Union

**TOTAL AMOUNT DUE:** 350.65

**Amount Remitted:**

- [ ] Check
- [ ] Cash

---

**Mortgage Co:**

Bill #: 14-013-10-024-00

---

**Phone:** 989-772-4600 Ext. 228

Office Hours: 7:30 to 5:30 thru August 8:30 to 4:30 starting 9/1/14

---

**POSTMARK DATE IS NOT HONORED FOR DUE DATE**

**Due Date:** September 15, 2014 11:59 PM

**Phone:** 989-772-4600 Ext. 228
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

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

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

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

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

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

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

APPLICATION NO. 2015-07     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.


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:

[Signature]  [Date]

Applicant

[Signature]  [Date]

Applicant

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission
Date public hearing notice published
Date public hearing notice mailed
Planning Commission Action. ___ Adopted ___ Denied Date ______
Date referred to County Planning Commission
Township Board Action ___ Adopted ___ Denied Date ______
Remarks:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

FEE  $50  RECEIPT NO. 62360
MESSAGE TO TAXPAYER

POSTMARK DATE IS NOT HONORED FOR DUE DATES. 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 unioontownshipmi.com or call 989-772-4600 Ext. 228. Credit Cards are now accepted for payment.

PROPERTY INFORMATION

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

Prop #: 14-013-10-025-06
Prop Addr: S ISABELLA RD

Legal Description:
T14N R4W, SEC 13; CON 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

TAX DETAIL

State Equalized Value: 14,000
Class: 401

TAXABLE VALUE:
1,106
401 RESIDENTIAL

PRE/WT #: 0.0000

Bill # Mortgage Co:

DESCRIPTION MILLAGE AMOUNT
County Operation 6.61000 7.31
State Educ Tax 6.00000 5.63

Total Tax 12.61000 13.94
Administration Fee 0.13
TOTAL AMOUNT DUE 14.07

OPERATING FISCAL YEARS
The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 10/1/14 - 9/30/15

Township: 10/1/14 - 9/30/15

School: 7/1/14 - 6/30/15

State: 10/1/14 - 9/30/15

Does NOT affect when the tax is due or its amount

**See reverse side for additional information**

PAYMENT INFORMATION

This tax is due by: 09/15/2014
Pay by mail 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

Make Check Payable To: Charter Township of Union

TOTAL AMOUNT DUE: 14.07

Amount Remitted: Ck $ ______ Cash ______

Please detach along perforation. Keep the top portion.

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

Property Addr: S ISABELLA RD

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

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

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

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
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 <50 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
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRICK CHRISTINA M</td>
<td>PO BOX 1184</td>
<td>Mount Pleasant, MI 48804-1184</td>
</tr>
<tr>
<td>BOWERS KEITH &amp; MARY REV TRST</td>
<td>5091 BERTSHIRE DR</td>
<td>MT PLEASANT, MI 48858</td>
</tr>
<tr>
<td>STOVAK CHRISTOPHER</td>
<td>2406 JARETH LN</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>MORELL RONALD &amp; LINDA</td>
<td>2402 JARETH LN</td>
<td>MT PLEASANT, MI 48858</td>
</tr>
<tr>
<td>JACKSON PAUL JR &amp; VIVIAN L</td>
<td>5119 JONATHON LN</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>TARACKS WILLIAM</td>
<td>5125 BERTSHIRE DR</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>BRAGG ANDREA</td>
<td>2403 JARETH LN</td>
<td>Mount Pleasant, MI 48858</td>
</tr>
<tr>
<td>GOTHUP MARY VERONICA</td>
<td>5132 JONATHON LN</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>FREYTAG JENNIFER</td>
<td>5036 BERTSHIRE DR</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>MCCANN NICOLE</td>
<td>5052 BERTSHIRE DR</td>
<td>Mount Pleasant, MI 48858</td>
</tr>
<tr>
<td>CLIFTON OLLIE</td>
<td>5060 BERTSHIRE DR</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>STRAYER JASON &amp; ANGELA</td>
<td>5074 BERTSHIRE DR</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>UTELY ALICE</td>
<td>5088 BERTSHIRE DR</td>
<td>Mount Pleasant, MI 48858</td>
</tr>
<tr>
<td>MT PLEASANT SCHOOL DISTRICT</td>
<td>201 S UNIVERSITY ST</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>EMO INVESTMENT LLC</td>
<td>941 W BROOMFIELD</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>ISABELLA COMMUNITY CREDIT UNIO</td>
<td>PO BOX 427</td>
<td>MT PLEASANT, MI 48804-0427</td>
</tr>
<tr>
<td>D &amp; D REAL ESTATE INVEST LLC</td>
<td>5770 CARRIAGE LN</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>FRY RANDALL &amp; NANCY</td>
<td>8622 S VANDECAR</td>
<td>Mt. Pleasant, MI 48883</td>
</tr>
<tr>
<td>MARRICK INVESTMENTS LLC</td>
<td>307 SUNNY RIDGE RD</td>
<td>HARRISON, MI 48625</td>
</tr>
<tr>
<td>KOOiker MELVIN JR &amp; MARY L</td>
<td>2144 E BASELINE RD</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>BUNTING PATRICK G</td>
<td>8800 S SULLIVAN RD</td>
<td>CEDAR, MI 49621-8714</td>
</tr>
<tr>
<td>FRAncO BRENDA</td>
<td>5074 KAY AVE</td>
<td>Mount Pleasant, MI 48858</td>
</tr>
<tr>
<td>SPARHAWK HOLDINGS LLC</td>
<td>6264 W PICKARD RD</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>SIDHE OF CENTRAL MICHIGAN LLC</td>
<td>PO BOX 55</td>
<td>MOUNT PLEASANT, MI 48804-0056</td>
</tr>
<tr>
<td>WEBER MARK</td>
<td>5016 BERTSHIRE DR</td>
<td>Mount Pleasant, MI 48858</td>
</tr>
<tr>
<td>KOWALLIC DOROTHY TRUST AGREEE</td>
<td>5116 BERTSHIRE DR</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
<tr>
<td>LAUS RYAN J</td>
<td>5102 BERTSHIRE</td>
<td>Mt. Pleasant, MI 48858</td>
</tr>
</tbody>
</table>
CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND
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 duly 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


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

[Signature]
Notary Public, State of Michigan
Acting in County of Oakland

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