



**Planning Commission
Regular Meeting
January 16, 2018
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 12-18-2017 Regular Planning Commission Meeting
 - 01-09-2018 Special Planning Commission Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. PUBLIC HEARINGS
 - REZ 2018-01 Rezone 0.86 acres of I-2 (General Industrial District to R-1 (Rural Residential District) Coyne LLC. Crawford Rd (Harris St) PID 14-010-30-003-03.
 - SUP 2018-01 Sand and Gravel Pit. James and Daniel Zalud. S. Lincoln Rd PID 14-033-30-006-00.
9. NEW BUSINESS
 - A. REZ 2018-01 Rezone 0.86 acres of I-2 (General Industrial District to R-1 (Rural Residential District) Coyne LLC. Crawford Rd (Harris St) PID 14-010-30-003-03
Action: Make a recommendation to Township Board of Trustees.
 - B. SUP 2018-01 Sand and Gravel Pit. James and Daniel Zalud. S. Lincoln Rd PID 14-033-30-006-00. *Action: Make a recommendation to the Township Board of Trustees.*
 - C. SPR 2018-01 Sand and Gravel Pit. James and Daniel Zalud. S. Lincoln Rd PID 14-033-30-006-00. *Action: Review with SUP 2018-01. Approve at Feb PC meeting.*
 - D. Election of Officers for 2018. *Action: Elect Officers for 2018*
 - E. Review Planning Commission Bylaws. *Action: Review Bylaws. Amend if needed.*
10. OTHER BUSINESS
 - A. Adoption of 2018 Master Plan. *Action: Recommend adoption to Board of Trustees.*
(Pending changes made from special PC meeting 1-9-18)
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. FINAL BOARD COMMENT
13. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on December 19, 2017 at the Township Hall.

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

Roll Call

Present: Buckley, Fuller, Mielke, Strachan, Squattrito, Webster, Woerle, & Zerbe

Excused: Robinette

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Webster moved **Zerbe** supported the approval of the November 21, 2017 regular meeting minutes with corrections. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

- Woerle updates from the Board of Trustees.
- Webster - Sidewalk / Pathway Prioritization Committee meets again 1/8/18.
- Mielke updates from the ZBA

Approval of Agenda

Webster moved **Buckley** supported approval of the agenda as presented. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment

Open 7:07 p.m.

Tim Bebee, CM& D, 510 W. Pickard – Commented on Future Land Use Map, proposing his potential concerns to the Planning Commissioners

Ed Peters, 4240 E. Millbrook – Commented on Future Land Use Map regarding WDDA boundaries on M-20.

Closed 7:13 p.m.

Public Hearing

New Business

A. Adoption of 2018 Regular Meeting Schedule

Fuller moved **Woerle** supported to approve the 2018 regular meeting schedule for the Planning Commission. **Vote: Ayes: 8 Nays 0. Motion carried.**

B. Adoption of 2017 Charter Township of Union Master Plan

Buckley moved **Woerle** supported to postpone until the special January 9, 2018 meeting. **Vote: Ayes: 8 Nays 0. Motion carried.**

Other Business

Extended Public Comment

Open 7:58 p.m.

Tim Beebe, CM & D, 510 E. Pickard – Commented on clients that he represents growth boundaries and land values.

Ed Peters, 4240 E. Millbrook - Confirmed any concerns to the master plan to be emailed to the Zoning Administrator.

Doug LaBelle Jr., 955 Meadowbrook Dr. – Commented on master plan and voiced concerns comparing to City’s plan.

Closed 8:11 p.m.

Final Board Comment

Commissioners set special meeting January 9, 18 at 7 p.m. for Discussion / Consideration of 2017 Master Plan Adoption, any correspondence should be received and emailed to Township Planner by 1/5/18.

Adjournment – Chairman Squattrito adjourned the meeting at 9:18 p.m.

APPROVED BY:

Alex Fuller - Secretary
John Zerbe – Vice Secretary

(Recorded by Jennifer Loveberry)

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on January 9, 2018 at the Township Hall.

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

Roll Call

Present: Buckley, Fuller, Mielke, Robinette, Squattrito, Strachan, Webster, Woerle, & Zerbe

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Correspondence / Reports

Twp. Planner commented on correspondence from the Oaks.
Squattrito commented on Planners Brochure.

Approval of Agenda

Robinette moved **Buckley** supported approval of the agenda, amending item 7 include any item.

Vote: Ayes: 9 Nays 0. Motion carried.

Public Comment – Open 7:04 p.m.

Tim Bebee, CM & D, 510 E. Pickard – Commented that he would be able to answer any questions regarding his write up in the packet.

Public Hearing

New Business

A. Master Plan 2018 Comment Review

Discussion was held by the Planning Commissioners. Edits to the Master Plan were made as follows:

- Move descriptions from page 44 to page 25
- Future Land Use Map – Change color on map to reflect the residential frontage on the Coyne Rezone (Crawford Rd. / Harris Rd.)
- Future Land Use Map – Change color on map to reflect Community Commercial for the four parcels west of Bud St. and changing Jameson Park to Recreational/ Institutional.
- Future Land Use Map – Change color on map to reflect Commercial Industrial for the parcel on the northwest corner of Isabella Rd. and Remus Rd.
- Future Land Use Map – Change color on map to reflect Neighborhood Service for the 500 ft of frontage on both the East and West side of Isabella Rd. from Remus Rd. to Preston Rd., excluding the two parcels on Corvallis off from Isabella.
- Future Land Use Map – Change color on map of the interior piece off of Remus Road (The Oaks Condos) to residential to reflect the current split zoning

- Change form-based to character-based (pg. 35)
- Change Bluegrass Center Area, that is Tribal owned, to just Tribal Trust Lands (remove maroon background)
- Include City of Mt. Pleasant Key on pg. 24 (grey on Future Land Use Map)
- Future Land Use Categories - Industrial / Employment - This category promotes **traditional industrial** employment...
- Future Land Use Categories – Community Commercial – Change category name to Retail / Service
- Future Land Use Categories – Commercial Industrial – Change name to read Commercial / Light Industrial. Replace description with: This district is intended for a blend of medium intensity commercial and small scale, light industrial uses. Light industrial uses include but are not limited to small scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.
- Future Land Use Categories – Recreational / Institutional - This category is designated primarily for indoor/outdoor recreation both private and publicly owned.
- Future Land Use Categories – Rural Buffer – Rural Buffer areas **generally** do not have sewer and water, but are appropriate for agricultural, low density residential, **and other uses allowed by zoning.**
-

Buckley moved **Woerle** supported to recommend approval of the Master Plan to the Board of Trustees with all of the edits agreed upon by the Planning Commission incorporated into the document.

Buckley requested to withdraw the motion, **Woerle** supported. No action taken.

Other Business

Extended Public Comment –open 10:04 p.m.

No Comments were offered.

Final Board Comment

Buckley – commented on next meeting agenda item of reviewing bylaws and election of new officers.

Adjournment – Chairman Squattrito adjourned the meeting at 10:05 p.m.

APPROVED BY:

Alex Fuller - Secretary
John Zerbe – Vice Secretary

(Recorded by Jennifer Loveberry)

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Norm	Woerle	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2018
4-Secretary	Alex	Fuller	2/15/2020
5-Vice Secretary	John	Zerbe	2/15/2018
6	Ryan	Buckley	2/15/2019
7	Denise	Webster	2/15/2020
8	Erik	Robinette	2/15/2018
9	Dwayne	Strachan	2/15/2018
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2018
3-Vice Secretary	Jake	Hunter	12/31/2019
4-Secretary	Mike	Darin	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	Andy	Theisen	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2018
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2018
2	James	Thering	12/31/2018
3	Bryan	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Klumpp	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2019
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2018
7	Sarvjit	Chowdhary	1/20/2018
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	Mark	Perry	3/26/2018
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2018
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2018
5 Member at large	Barbara	Anderson	8/15/2019



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: A) REZ 2018-01 Rezone 0.86 acres of I-2 (General Industrial District) to R-1 (Rural Residential District) N. Harris(Crawford Rd.) PID 14-010-30-003-03 Coyne LLC

Applicant: CMS&D Surveying and Engineering

Owner: Coyne LLC

Location: N. Harris(Crawford Rd.) Mt. Pleasant, MI 48858 PID 14-010-30-003-03

Current Zoning: Split zoning R-1 Rural Residential and I-2 General Industrial District

Adjacent Zoning: R-2A to the north, I-2 to the east, B-5 to the west across the road (City of Mt. Pleasant, Industrial to the south (City of Mt. Pleasant.)

Future Land Use/Intent: Industrial: Areas for factories and research facilities.

Current Use: vacant property

Reason for Request: The applicant is seeking an additional 0.86 acres of the I-2 property rezoned to R-1 for the future construction of 3 total one-family dwellings. The remaining I-2 property is still proposed to be used for Industrial.

History: Owner sought a rezone from R-1 to I-2 last year. This was for 6.08 acres of property which was approved last year. At the time the rezone was for the construction of a one family dwelling.

Objective of board: The Planning Commission shall review the application and make a recommendation to the board of Trustees.

Recommend at this time approval of REZ 2018-01 to the Board of Trustees:

- The frontage of the property is uniquely located in a part of the Township better suited for Residential than Industrial.
- The remainder of the property is still planned for Industrial.
- At this time only one (1) one family dwelling is allowed unless splits are approved.

Peter Gallinat
Twp Planner

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

APPLICATION NO. _____

DATE _____

A. I (WE) COYNE LLC

Address 914 WEST PICKARD STREET, MT. PLEASANT, MI 48858

Phone 989-772-2270

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 I-2
zoning classification to R-1
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.

C. If this application is for the re-zoning of property please provide a complete legal description.

SEE ATTACHED SHEET

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

-14-010-30-003-03 N. HARRIS ST. (CRAWFORD RD) MT. PLEASANT MI

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

SEE ATTACHED

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.

CERTIFICATION:

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

SIGNED:

David R. Payne

Applicant

Date

Applicant

Date

Applicant

Date

**** 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 _____

RECEIPT NO. _____

CURRENT R-1 ZONING:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T.14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1456.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-33'-37"W., ON AND ALONG SAID WEST SECTION LINE, 529.39 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 448.96 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 529.39 FEET; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 168.86 FEET; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 97.91 FEET; THENCE N.83°-32'-54"W., 282.21 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 6.08 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

CURRENT I-2 ZONING:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T.14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1323.74 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 448.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 662.65 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 791.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ANN ARBOR RAILROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2013.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 716.11 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.20°-38'-08"W., 712.34 FEET TO SAID POINT; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 533.67 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 9.74 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

AREA TO BE REZONED: (FROM I-2 TO R-1)

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T.14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1323.74 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 448.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 662.65 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 194.64 FEET; THENCE S.37°-18'-47"W., 268.17 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 451.40 FEET; THENCE S.89°-24'-55"W., ON AND ALONG SAID SOUTH 1/8 LINE, 30.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

COMBINED R-1 ZONED PARCEL:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T.14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1456.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-33'-37"W., ON AND ALONG SAID WEST SECTION LINE, 529.39 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 643.60 FEET; THENCE S.37°-18'-54"W., 268.17 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 451.40 FEET; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 198.86 FEET; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 97.91 FEET; THENCE N.83°-32'-54"W., 282.21 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 6.94 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHT OF WAYS RECORDED.

REDUCED I-2 ZONED PARCEL:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T.14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1323.74 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 478.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 451.40 FEET; THENCE N.37°-18'-47"E., 268.17 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 596.59 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2013.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, 716.11 FEET TO A POINT ON SAID CURVE, TO SAID ARC BEING SUBTENDED BY A CHORD BEARING S.20°-38'-08"W., 712.34 FEET TO SAID POINT; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 503.67 FEET; BACK TO THE POINT OF BEGINNING, CONTAINING 8.88 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.



CMS & D

SURVEYING/ENGINEERING

510 West Pickard, Mt. Pleasant, MI 48858

Phone: 989-775-0756, Fax: 989-775-5012 Email: info@cms-d.com

December 21, 2017

Attn: Peter Gallinat
Union Township Planning Commission
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Proposed Zoning Boundary Adjustment.

Mr. Gallinat:

Several months ago, Coyne Oil requested to have a portion of a parcel (Tax Id # 14-010-30-003-02), which they had just acquired from MRP Properties Company, LLC to be rezoned from I-2 (Industrial) to R-1 (Single Family Residential). The intention of the rezoning was to allow David Coyne to build a single family home near his work place. Since that time two things have occurred, the first being that a final layout for the proposed cold storage facility on the I-2 parcel has been determined and Dave Coyne's two sons have decided that they also would like to build on the R-1 parcel.

We have adjusted the zoning division line to meet the required setbacks for the I-2 Development while giving the R-1 parcel as much room as possible for the construction of three single family homes. We have reviewed the proposed parcel divisions and the Preliminary Site Plan for the Industrial Parcel with Township Staff and have been able to meet all of the zoning criteria for both zones.

Our request is to rezone an additional parcel as shown on the accompanying drawings to make the R-1 Parcel larger and the Industrial Parcel smaller by 0.86 acres. If the rezoning modification is approved, we will then divide that property into the R-1 and I-2 parcels conforming to the zoning boundary. The Site Plan for the Industrial, Cold Storage Buildings will then be completed and the David Coyne's home will be build. The Coyne Brother's will not commence their homes until mid year 2018 or 2019.

Should you have any questions related to this request, please contact me at my office or I will be happy to discuss them at the meeting.

Respectfully Submitted,
On Behalf of Coyne Oil Corporation and David Coyne.

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.

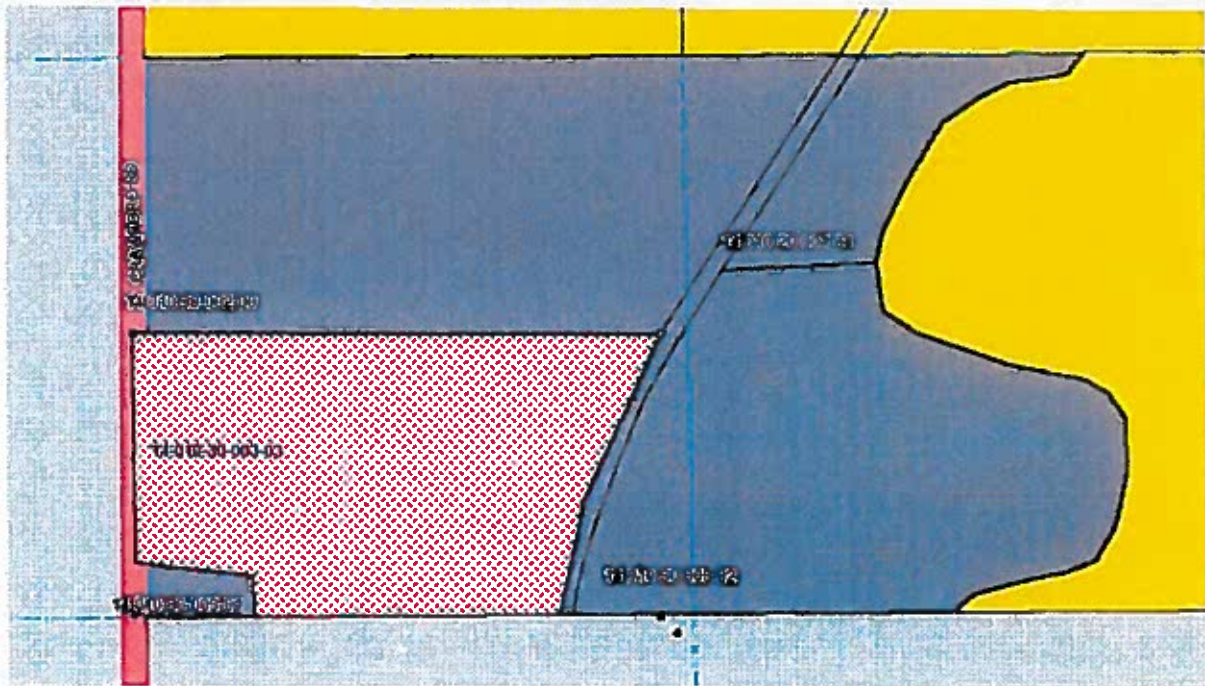
Timothy Bebee
President

You will find three (3) maps in this notice. The Top map shows the subject property (PID 14-010-03-003-03 N Harris St) enclosed with a green line. The yellow line depicts the 300ft radius around the subject property.

The Lower map on the same page shows the same area but is a zoning map for the Charter Township of Union. The subject property is checkered in red. The grey is property zoned I-2 (General Industrial)

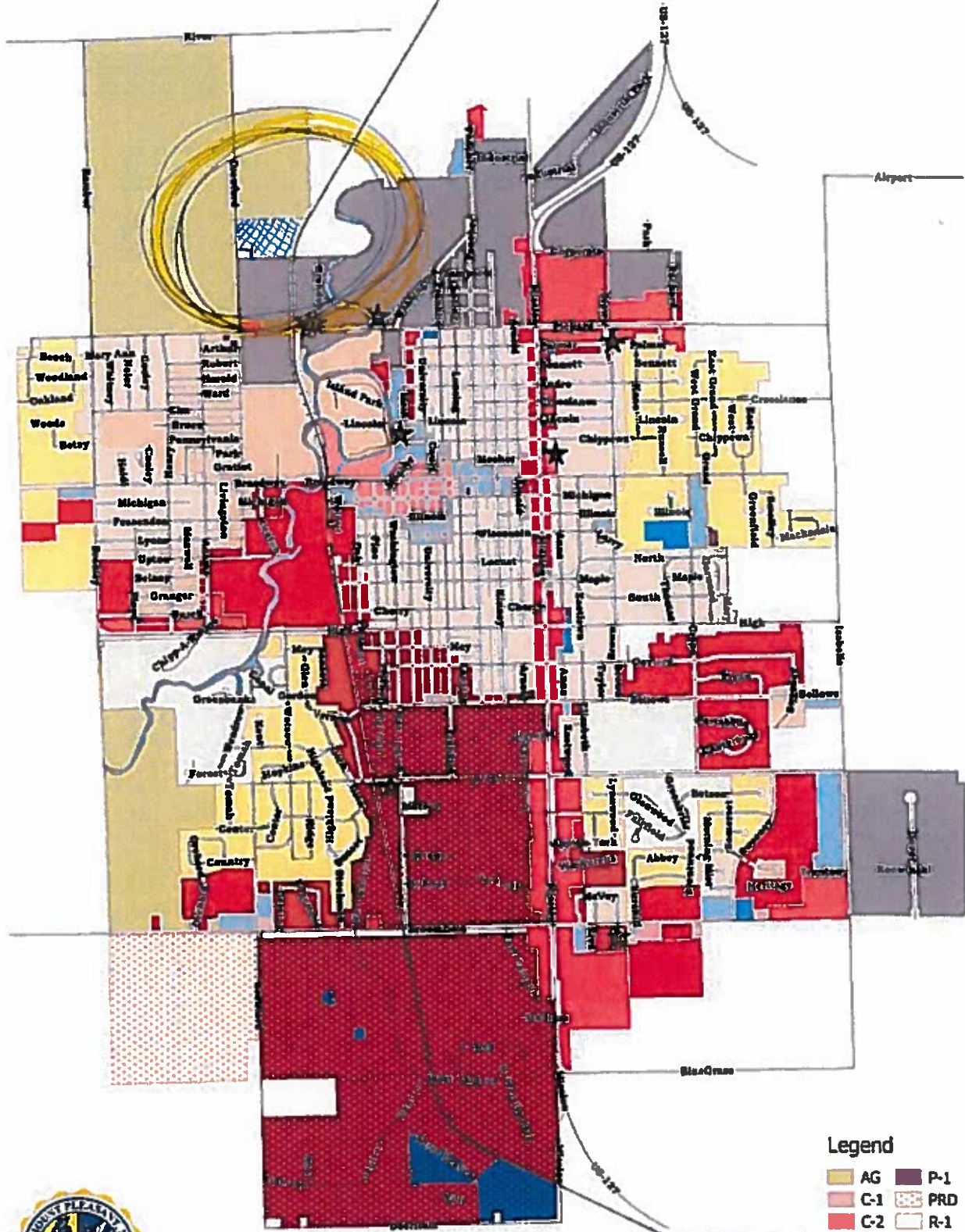
The last map is a zoning map for the city of Mount Pleasant. I have checkered an area (subject property) in the top left quadrant of the map. The green is AG (Agricultural) and grey is Industrial-1

This property was had 6.08 acres of land rezoned from I-2 to R-1 in 2017. The owner is now looking to rezone an additional 0.86 acres of land from I-2 to R-1. The purpose is for the construction of 3 One-family dwellings.



City of Mt. Pleasant Zoning Map

with Modified "U" Zone



Legend

- AG
- C-1
- C-2
- C-3
- I-1
- M-1
- M-2
- OS-1
- OS-2
- P-1
- PRD
- R-1
- R-2
- R-3
- R-4
- RCD
- U
- U Mod

Case #	Address	From	To
1	12-01-01	121 Maple	1st
1	12-02-02	118 W. Park	1st
4	12-01-02	121 S. Washington	1st
1	12-10-03	127 W. Grand	1st
6	12-10-02	126 W. Grand	1st
2	12-11-02	110 W. Grand	1st
2	12-11-02	110 W. Grand	1st
10	12-14-02	1207 S. Grand	1st



Prepared by the City of Mt. Pleasant Engineering Department using available records. Current as of 9/9/2018

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, January 16, 2018, 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 0.86 acres of property from I-2 (General Industrial District) to R-1 (Rural Residential District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **COYNE LLC** a rezoning of 0.86 acres of property from I-2 to R-1 zone

Legal Description of properties: T14N R4W, SEC 10, S 1/2 OF N 1/2 OF SW 1/4 & THAT PT OF NE 1/4 OF SW 1/4 LYING W OF CHIPPEWA RIV; EXC RR ROW; ALSO EXC COM AT INT OF N LN OF NE 1/4 OF SW 1/4 AND THE ELY ROW LN OF AARR; TH SWLY ALG SD ROW 550 FT; TH E, 325 FT MORE OR LESS TO BANK OF CHIP RVR; TH NELY TO N LN OF NE 1/4 OF SW 1/4 OF SAID SEC; TH W 525 FT TO POB ALSO EXC COM N 1D 37M 3S E, 1323.71 FT ALG W SEC LN TO S1/8 LN FROM SW COR; TH N 1D 37M 3S E, 132.48 FT; TH S 81D 22M 57S E, 282.2 FT; TH S 1D 37M 3S E, 97.91 FT; TH N 88D 25M 7S W, 280.1 FT TO POB

These properties located at: N. HARRIS MOUNT PLEASANT, MI 48858
PID 14-010-30-003-03

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

**MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48858**

**MRP PROPERTIES COMPANY LLC
P.O. BOX 696000
SAN ANTONIO, TX 78269-6000**

**SAGINAW CHIPPEWA INDIAN
TRIBE OF MICHIGAN
7070 EAST BROADWAY
MT PLEASANT, MI 48858**

**CITY OF MT PLEASANT
320 WEST BROADWAY
MT PLEASANT, MI 48858**

**COYNE OIL COPORATION
914 WEST PICKARD, P.O. BOX 9
MT PLEASANT, MI 48858-0009**

**WOLVERINE PIPELINE CO.
P.O BOX 53
HOUSTON, TX 77001-0053**

**MT. PLEASANT COUNTRY CLUB
3686 E. RIVER RD
MT PLEASANT, MI 48858**

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: PETER GALLINAT

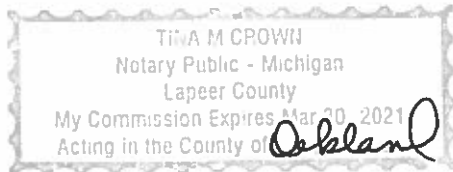
STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned JAKE ALPERT, 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	12/30/17
morningstarpublishing.com	12/30/17



Sworn to the subscribed before me this 4th January 2018

Tiina M Crown
Notary Public, State of Michigan
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, January 16, 2018, 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 0.86 acres of property from I-2 (General Industrial District) to R-1 (Rural Residential District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by COYNE LLC a rezoning of 0.86 acres of property from I-2 to R-1 zone

Legal Description of properties: T14N R4W, SEC 10, S 1/2 OF N 1/2 OF SW 1/4 & THAT PT OF NE 1/4 OF SW 1/4 LYING W OF CHIPPEWA RIV; EXC RR ROW; ALSO EXC COM AT INT OF N LN OF NE 1/4 OF SW 1/4 AND THE ELY ROW LN OF AARR; TH SWLY ALG SD ROW 550 FT; TH E, 325 FT MORE OR LESS TO BANK OF CHIP RVR; TH NELY TO N LN OF NE 1/4 OF SW 1/4 OF SAID SEC; TH W 525 FT TO POB ALSO EXC COM N 1D 37M 3S E, 1323.71 FT ALG W SEC LN TO S1/8 LN FROM SW COR; TH N 1D 37M 3S E, 132.48 FT; TH S 81D 22M 57S E, 282.2 FT; TH S 1D 37M 3S E, 97.91 FT; TH N 88D 25M 7S W, 280.1 FT TO POB

These properties located at: N, HARRIS MOUNT PLEASANT, MI 48858
PID 14-010-30-003-03

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

Published: December 30, 2017

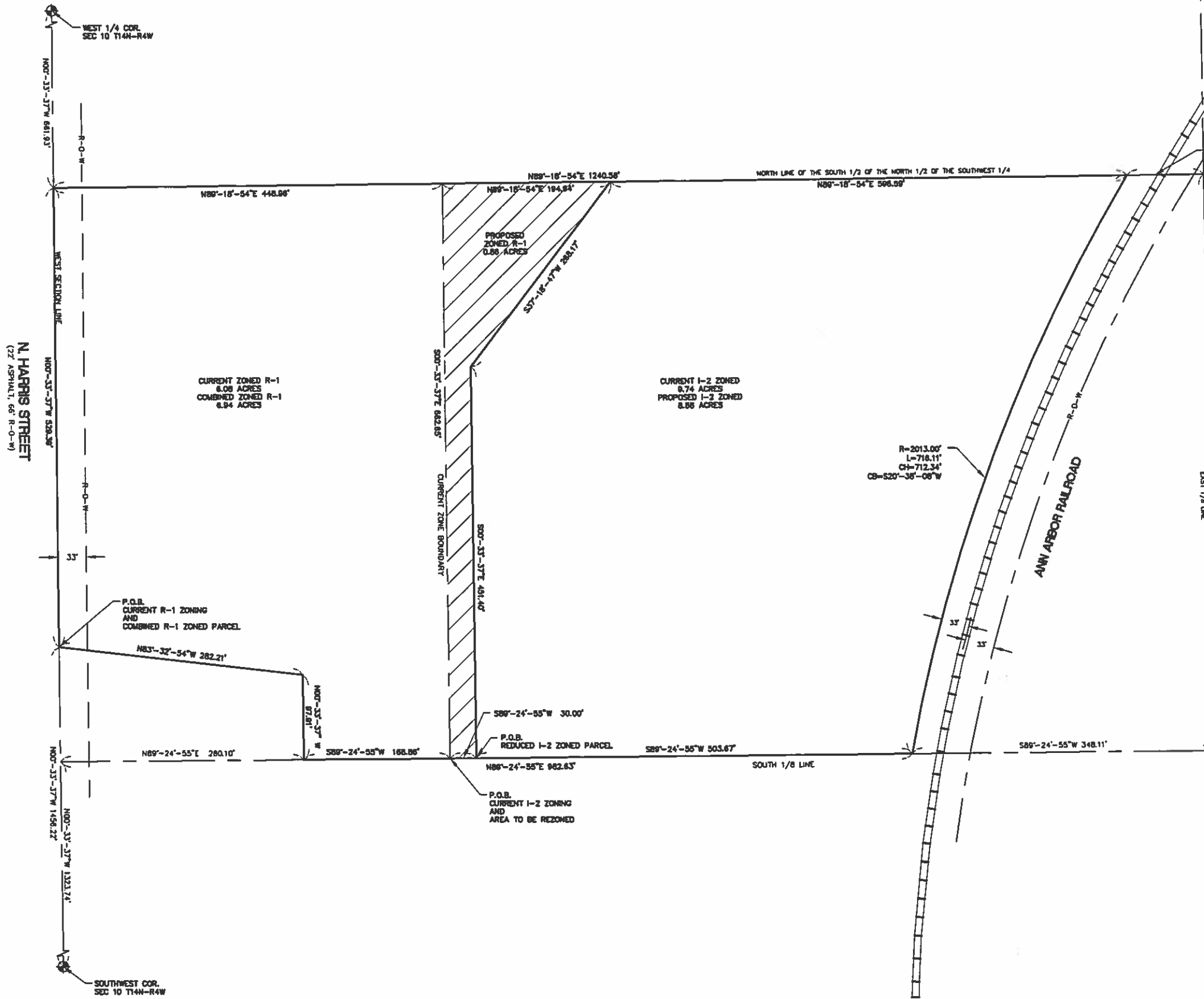
Advertisement Information

Client Id: 531226

Ad Id: 1500711

PO:

Sales Person: 200301



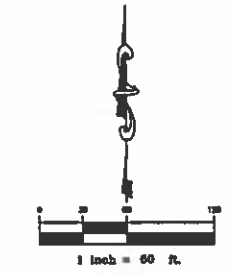
CURRENT R-1 ZONING:
 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1458.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-33'-37"W., ON AND ALONG SAID WEST SECTION LINE, 529.39 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 448.98 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 529.39 FEET; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 188.86 FEET; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 97.91 FEET; THENCE N.83°-32'-54"W., 282.21 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.08 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

CURRENT I-2 ZONING:
 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1323.74 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 448.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 682.85 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, 791.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ANN ARBOR RAILROAD AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2013.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 718.11 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.20°-35'-08"W., 712.34 FEET TO SAID POINT; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 133.67 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.74 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

AREA TO BE REZONED: (FROM I-2 TO R-1)
 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1323.74 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 448.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 682.85 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 194.64 FEET; THENCE S.37°-18'-47"W., 288.17 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 451.40 FEET; THENCE S.89°-24'-55"W., ON AND ALONG SAID SOUTH 1/8 LINE, 30.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

COMBINED R-1 ZONED PARCEL:
 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 1458.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-33'-37"W., ON AND ALONG SAID WEST SECTION LINE, 529.39 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 643.80 FEET; THENCE S.37°-18'-54"W., 288.17 FEET; THENCE S.00°-33'-37"E., PARALLEL WITH SAID WEST SECTION LINE, 451.40 FEET; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 198.86 FEET; THENCE N.00°-33'-37"W., PARALLEL WITH SAID WEST SECTION LINE, 97.91 FEET; THENCE N.83°-32'-54"W., 282.21 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.34 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE WESTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHT OF WAYS RECORDED.

REDUCED I-2 ZONED PARCEL:
 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T14 N.-R4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°-33'-37"W., ON AND ALONG THE WEST LINE OF SAID SECTION, 478.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-33'-37"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 448.98 FEET; THENCE N.89°-24'-55"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 451.40 FEET; THENCE N.37°-18'-47"E., 288.17 FEET; THENCE N.89°-18'-54"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, 598.59 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2013.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, 718.11 FEET TO A POINT ON SAID CURVE, TO SAID ARC BEING SUBTENDED BY A CHORD BEARING S.20°-35'-08"W., 712.34 FEET TO SAID POINT; THENCE S.89°-24'-55"W., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 503.67 FEET; BACK TO THE POINT OF BEGINNING, CONTAINING 8.88 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.



CMS & D
 SURVEYING / ENGINEERING
 510 W. PICKARD STREET - SUITE C
 MT. PLEASANT, MICHIGAN 48050
 PHONE: (889) 775-0756
 FAX: (889) 775-5012
 EMAIL: info@cms-d.com

PROPOSED MODIFICATION TO ZONING BOUNDARY
 COYNE LLC
 PART OF THE SOUTHWEST 1/4 SECTION 10, T14N-R4W UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 60'
SHEET NUMBER	1 of 1
JOB NUMBER	1705-075
DRAWN BY:	JSE
DESIGNED BY:	TELB
CHECKED BY:	TELB
REVISIONS	
SUBMITTALS	
SUBMITTAL TO UNION TOWNSHIP	12-21-17



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Planning Commission
FROM: Township Planner

NEW Business

SUBJECT: B) SUP 2018-01 Sand and Gravel Pit. James and Daniel Zalud. S. Lincoln Rd. PID 14-033-30-006-00

Applicant: CMS&D Surveying and Engineering

Owner: James and Daniel Zalud

Location: S. Lincoln Rd. MT PLEASANT, MI 48858 PID 14-033-30-006-00

Current Zoning: AG Agricultural District

Adjacent Zoning: AG to the north, AG to the east, AG to the west across, AG-1 (Lincoln Township) to the south across the road.

Future Land Use/Intent: Agricultural A-1: Preserve integrity and viability of existing agricultural operations.

Current Use: Vacant property

Reason for Request: Applicant proposes a Sand and Gravel Pit

History: Property is currently vacant agricultural land.

Objective of board: Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation

Recommend at this time a recommendation of approval to the Township Board of Trustees SUP 2018-01 on the condition that:

- A Site Plan in accordance with Section 12 of the Zoning Ordinance is approved.
- Owner must enter into a road maintenance agreement with the ICRC and supply Township a copy of such agreement.
- In addition to the 6' berm and trees as shown on the plan for screening a 6' high wire fence be installed around the entire site for safety.
- No hazardous substances or polluting materials shall be used or stored on the property.
- Soil Erosion Permit granted by Isabella County.
- Owner obtains a permit from the Secretary of the Interior if it is determined that the project would disturb any bald eagles. Owner must supply the township with copy of said permit.

Peter Gallinat
Twp Planner

APPLICATION FOR A SPECIAL USE PERMIT

I (we) JAMES ZALUD & DANIEL ZALUD OWNERS OF PROPERTY AT
14-033-30-006-00 LEGAL DESCRIPTION AS FOLLOWS:

SEE ATTACHED

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

I. Special Use For SAND AND GRAVEL PIT

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 SEE ATTACHED

Give reason why you feel permit should be granted: SEE ATTACHED

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is AGRICULTURAL (AG)

Zoning of the abutting areas AGRICULTURAL (AG)



Fees _____ Signature of Applicant *James Zalud*

Date 12-18-17

LEGAL DESCRIPTION:

**THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T14N-R04W, UNION
TOWNSHIP, ISABELLA COUNTY, MICHIGAN**

**PROPOSED SPECIAL USE
FOR
SAND AND GRAVEL PIT OPERATIONS**

LEGAL DESCRIPTION OF THE DEVELOPMENT PARCEL PROVIDED:

The Southwest ¼ of the Southwest ¼ of Section 33, T.14 N.- R.4 W., Union Township, Isabella County, Michigan.

Summary of Request

This request is for the Special Use of a Sand and Gravel Mining Operation to be allowed within the 40+/- Acre Agricultural Parcel located at the corner of Leaton Road and Millbrook Road. The operation will remove approximately 1.5 million cubic feet of MDOT Class II Granular Material, which is the material required for Public and Private Road Construction and other site developments and replace it with non-structural clay mixtures and topsoil. The proposed closure of the mine will leave an agricultural field. Top soil will be striped within the Northeastern Quadrant of the Parcel to be utilized to construct the buffering/screening berms shown on the proposed plan set. Evergreen tree planting will be placed along the common boundary with the two adjacent residences. Trees will be placed in two staggered rows, 5 foot on center. This buffering will extend 100 feet past the rear property line of both parcels. The access drive will be located +/- 600 feet East of Lincoln Road and exit onto Millbrook Road.

Give Reason why you feel permit should be granted:

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

A mining operation is different from the agricultural and residential uses currently adjacent to the parcel. The key to allowing this type of special use is buffering/screening, limiting access points and hours of operation. Mining of sand and gravel will typically occur from the beginning of April to the End of November. The operation will not occur on a continuous basis during this period but will be operated as the need for material arises. The hours of operation will be self restricted to by from 7:00 AM to 7:00 PM.

2. The special use shall not change the essential character of the surrounding area.

During the active mining, there will be a change. However, mining activities will be limited to a quadrant for mining at any one time. This will limit the exposure to that change. The closure plan for the mine is to bring the parcel full circle back to being a productive agricultural parcel and thus will not change the essential character of the surrounding area once completed.

3. The special use shall not interfere with the general enjoyment of adjacent property.

The special use's design and operation that is being proposed will limit the affect on adjacent parcels and allow the three uses (Agricultural, Residential and Mining) to co-exist. The mining activity will not limit any adjacent property from continuing to function as it always has.

4. The special use shall not be 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 through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

The proposed design will require the project to be screened, by berming, along its entire East and North sides with the addition of additional berm height and evergreen planting where residential uses are currently placed. The berming will create a physical barrier between the mining activity and the adjacent properties. All activities will be a minimum of 50 feet from any property line or road right-of-way.

5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.

The proposed mining operation will not require these types of public facilities and services. As there is a requirement of no permanent structures to be placed as part of the operation, only a temporary job site bathroom will be placed for employees.

6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

As part of the Special Use Criteria for mining operations, specific expanded setbacks or buffers are already required.

7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.

The Owner/Operator would be happy to discuss these types of additional requirements.

8. That such use will be an asset to the Township.

Although a sand and gravel mining operation may not be the most desirable neighbor for everyone, there is a need for a reliable source of construction grade material within the Township. This location, being within Union Township and its proximity to the developing portions of the City of Mt. Pleasant and Central Michigan University will be an asset to the Township, the City and CMU.

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, January 16, 2018, 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 **James Zalud and Daniel Zalud**, a Special Use Permit in an AG (Agricultural District) for a Sand and Gravel Pit

Legal Description of property: T14N R4W, SEC 33; SW 1/4 OF SW 1/4

This property is located at: S. Lincoln Rd. MT PLEASANT, MI 48858
PID 14-033-30-006-00

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



The square parcel outlined in red represents the subject parcel. This subject parcel is proposed to be used as a sand and gravel pit. The yellow line represents the 300ft radius around the subject property. Property owners within the 300ft radius are required to be sent a notice for the public hearing. The property is located on the corner of S. Lincoln Rd. and E. Millbrook Rd. Property north of Millbrook Rd is Union Township. Property south of Millbrook Rd is Lincoln Township. The properties located in Lincoln Township are zoned AG-1(Restrictive Agricultural). The properties located in Union Township are zoned AG (Agricultural).

Recker James & Phyllis
5620 S. Lincoln Rd.
MT PLEASANT, MI 48858

Recker Raymond & Anna
5089 S. Lincoln Rd.
MT PLEASANT, MI 48858

Denise Richards
29 Country Club Dr.
South Burlington, VT 05403-5815

Zalud James A & Daniel R.
6422 S. Whiteville Rd
MT PLEASANT, MI 48858

Bellinger Marvin & Sally
6415 S. Lincoln Rd
Mt. Pleasant, MI 48858

Bellinger Edward
6183 S. Lincoln Rd.
MT PLEASANT, MI 48858

Bellinger Larry G &
Bellinger Jeffrey S
3300 S. State
Davison, MI 48423

Isabella County Building
C/O Ray Johnson
200 N. Main Street
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: PETER GALLINAT

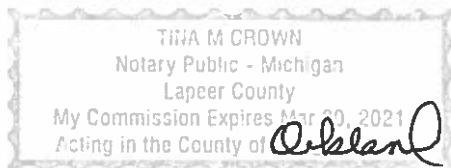
STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Jake Alport, 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	12/30/17
morningstarpublishing.com	12/30/17



Sworn to the subscribed before me this 4th January 2018

Tina M Crown

Notary Public, State of Michigan
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE -Special Use Permit

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Requested by James Zalud and Daniel Zalud, a Special Use Permit in an AG (Agricultural District) for a Sand and Gravel Pit

Legal Description of property: T14N R4W, SEC 33; SW 1/4 OF SW 1/4

This property is located at: S. Lincoln Rd. MT PLEASANT, MI 48858
PID 14-033-30-006-00

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Peter Gallinat,
Township Planner

Published: December 30, 2017

Advertisement Information

Client Id: 531226

Ad Id: 1500704

PO:

Sales Person: 200301

Denise W Fanning
401 S Pine St
Mt Pleasant Mi 48858
248.462.2487
denisefanning4@gmail.com

Union Township Planning Commission
2010 S Lincoln Rd
Mt Pleasant Mi 48858
Re: Special Use Permit
T14N R4W, SEC33, SW 1/4 of SW 1/4

January 11, 2018


Dear Commissioners,

I am writing to urge you to decline the application for a Special Use Permit on the corner of Lincoln and Milbrook Roads. I strongly oppose the use of this property as a Sand and Gravel Pit. This type of land transformation to that location would be a travesty for the homeowners with adjacent properties to this land. These homeowners bought land in this specific location with relative assurance that they would have open land, open views, and a quiet environment surrounding them. They bought with an expectation that the land surrounding them would remain as it was zoned. If this permit is granted, local homeowners will not only lose their sanctuary of what they now know to be the quiet, open space of "home," but their property values will also plummet, as it will be nearly impossible to sell a home immediately adjacent to the eyesore and extreme noise of a Sand and Gravel Pit. These property values will not only plummet, but the homes will likely become completely unsellable. This can create absolute financial devastation for these long-time, tax-paying residents. The constant activity of loud, heavy machinery and incessant chaos of blasting and banging that are generated by a sand and gravel pit would make daily life beside this property a living hell. In addition to the assault of blasting and banging, residents living near other gravel pits report chronic respiratory problems due to hazardous dusts that coat their homes and land. Many report no longer being able to be outside in their own yards due to heavy dusts in the air making breathing difficult. Additionally they report the insides of their homes being coated in the hazardous dusts as well. I ask each of you on the commission, if you lived in an adjacent property to this land, would you consider this special use permit? Please consider these current residents as you would yourselves.

While the adjacent residents and the safety and sanctuary of their bodies and homes are of primary concern, it is worth also noting that this particular piece of land has recently been a highly frequented destination for several bald eagles. In the months of October and November of 2017, I spent several weeks frequenting the NE intersection of Milbrook and Lincoln Rds and photographing the eagles that were constantly in the tree on the property and in the field itself. In the three week period that I was frequenting the field, I counted at least seven different bald eagles. There were three mature adults and 4 distinct juveniles, with up to six flying together in the field at one time! While I was unable to capture them all in one shot, I have attached a couple photos of multiple eagles in a shot. In successive weeks I have seen eagles still visiting the tree on the property and get reports from local residents that they have been spotted on the property frequently. Eagles are a protected species of great value locally and the role they play in our environment and ecosystem is critical. While they are not known to be nesting on this property, it is clearly a regular feeding grounds for them. It would be an incredible loss for these treasured eagles to lose this valued perch and feeding locale.

Please consider the great devastation this special use permit would cause to the adjacent homeowners and the local environment. Please consider the rights of these homeowners as you would your own. No one buys a home out in the country with the expectation that they will be living amidst chronic noise of heavy machinery, or with expectation that their life's investment will become worthless. Please take heart and deny this Special Use Permit.

In gratitude,


Denise W Fanning
Mt Pleasant resident









January 10, 2018

To: Union Township Planning Commission

Re: Special Use Permit for Sand and Gravel Pit

Submitted by:

Denise Richards

2283 E Millbrook Road

Mt. Pleasant, Michigan

1--The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and surrounding area.

--"A mining operation is different from the agricultural and residential uses currently adjacent to the parcel."

This is an accurate assessment, as quoted from the application for Special Use. My home is definitely different than a mining operation; a mining operation that I strongly oppose as a literal 'next door neighbor'. Mining of sand and gravel within such close proximity to my everyday life is oxymoronic to any harmonious manner concerning all character of my adjacent property and surrounding area.

Operational hours of 7:00 am to 7:00 pm of a mining operation will constitute an intolerable amount of noise pollution for an unacceptable time frame. The applicant does not exclude weekend days; however, even with the exclusion of weekends, the disruption necessitated by digging for sand and gravel is unreasonable. (Imagine being awakened on a beautiful summer morning to the sounds of dump trucks, excavation equipment, and earth movers; and the inhalations of the unending dust filtering in through opened windows). No amounts of buffering or screening are key to allowing this special use.

2--The special use shall not change the essential character of the surrounding area.

--"During the mining activity, there will be a change".

This admission on the application speaks for itself.

Additionally, the entire character of the surrounding area will be forever altered as one cannot imagine that the abundant wildlife that currently traverses the fields, and flies overhead, will remain unchanged in a mining environment. Also, an agricultural crop which historically (for the past 20 years) grows on the proposed property is a categorical change from excavation sized holes and unsightly piles of dirt that accompany a sand and gravel pit operation.

The applicant states that the "closure plan" will return the property to its original state. There is, however, no closure date for the proposed completion. Is this a one year, a five year, a ten year, a twenty year plan? Or more? What is the closure planned date? Is there a planned closure date?

If this property owner sells this property, the Special Use Permit remains attached to the property. In this case, the future impacts and changes of other industrial operations are complete unknowns, and are unpredictable. Even if the current owner/operator offers a closure date, it remains unclear if the new owner would be obliged to follow stated date.

3—The special use shall not interfere with the general enjoyment of adjacent property.

--The mining of sand and gravel will definitely interfere with the general enjoyment of my adjacent property. The mining activity will directly prohibit my adjacent property, i.e. my home, to function as it has always functioned. The noise, the added semi-truck and dump truck traffic, the inherent dust and dirt will interfere with all outdoor activities. (Imagine picnics and croquet playing with my family and friends, alongside increased heavy equipment usage, excavation and flying dust; dust including crystalline silica which can lead to serious health risks, according to OSHA). No amount of fencing or trees or artificial barriers will obfuscate the obvious negative effect on quality of life and general enjoyment.

4—The special use shall not be 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 through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

--The applicant's response to number four does not seem to address the presented issues. There is no quantitative evidence presented to suggest that mining activity 50 feet from my property line will not prove detrimental. How much traffic will be produced, and, how much is excessive? How much noise? How much smoke? How much odor, fumes, or glare will be produced during the mining process? For how long? I propose that the mining operation will be detrimental to my health. (If absolutely necessary, I am able to confidentially provide medical information to the commission that will explain how smoke and fumes will be detrimental to my personal health).

I propose that the suggested barriers may block the awe-inspiring views of the daily sunsets that we enjoy and photograph during all seasons of the year. See number three regarding enjoyment.

Aspects of the proposed project not addressed in the application process include noise measurements of increased road traffic, onsite excavation of materials for export, or excavation equipment. A traffic impact assessment is also not reported in the application. How will the increased heavy equipment traffic affect the surrounding areas?

According to Utah Physicians for a Healthy Environment, "residents near gravel pits experience a steady layering of dust on and in their properties, a good indicator of inhalation and an exposure that extends well beyond the typical 40 hour (sic) work week for operation employees", and, "Diesel exhaust, a proven carcinogen, is far more toxic than exhaust from gasoline vehicles. A recent landmark study indicates that long term exposure to even low levels of diesel exhaust raises the risk of dying from lung cancer about 50% for residents who live near industrial operations".

Gravel Pit dust is not the same as the dust created by farming. The mining of gravel creates and releases fine particulate matter called Crystalline Silica into the air which can be carried by the wind. These small particles can remain in the air for minutes, hours, days, or weeks. PM10 sized particles can travel between a hundred yards or as much as a mile. PM2.5 sized particles have been recorded to travel hundreds of miles. (www.airinfnow.com). Crystalline silica has been classified as a human lung carcinogen.

According to Professor Diane Hite, of Auburn University, "...gravel pit operations have a statistically demonstrable negative impact on nearby house prices." Senior Regional Analyst for W.E. Upjohn Institute for Employment Research, agrees. In his assessment of the Economic Impact of a gravel mine operation concluded that "...the chance of the gravel mine not having an adverse effect on housing values is one in a thousand."

When residents purchase residential/agricultural properties in Union Township, they have a reasonable expectation that future zoning will not have severe adverse impact on their property values. Changing from agricultural to heavy industrial for a gravel mining operation is a radical change and has the potential to destroy the character of the surrounding area for hundreds of years.

I am seeking local professional opinions regarding the adverse effects on the property value for my home. My home represents the major asset in my financial future. Does anyone want to buy a home next door to a sand and gravel pit operation? A decrease in property value will be detrimental to my person.

5—The special use....Health Department.

--Porta Potties sitting around the property...

Well.

See numbers one through three.

6—When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

--For this sixth criterion the applicant repeats information previously given on the application. What is the definition of 'adequately screened by distance'? My personal definition would be "no sand and gravel pit in our Township". What is adequate distance? I would ask each member of the commission to answer this question relative to your personal homes.

7—A guarantee and assurance, etc...

--Applicant does not provide a guarantee. Nor does the applicant provide assurances.

"...happy to discuss..." does not meet the qualifications of a 'reasonable surety' that the operation will be executed in accordance with the plan. Again, there is no closure date; nor empirical data.

8—*That such use will be an asset to the Township.*

--First, "...a sand and gravel operation may not be the most desirable neighbor for everyone...", quoting the application.

I propose that a sand and gravel operation is not the most desirable neighbor for anyone.

Second, "there is a need for a reliable source of construction grade material within the Township". Is there reliable quantitative data to support this statement? How will a sand and gravel mining operation be an "asset to the Township"? CMU? The City of Mt. Pleasant? I request that the commission ask to see the documentation regarding these statements. I request to view such existing documentation. The applicant does not provide proof that the mining operation will be an asset to the Township.

What is the environmental impact? What are the increased noise level impacts? What is the impact to health and well-being of the residents of the Township?

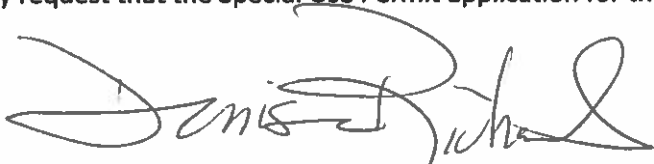
In Summary

"The Planning Commission used the Isabella County's zoning ordinance approach to prioritize lands for future development. The Commission has established three agricultural areas: A1, A2, and A3 based on soil conditions, existing development, and location of utilities. A1 areas should be the last to be developed..." (page 44, Union Township Master Plan). This Special Use Permit application is for use of agricultural land designated as A1.

"Impress upon people that there will not be any more land. Once farmland is gone it cannot be reclaimed". (Page 40, Union Township Master Plan).

Anecdotally, I would like to add that during 21 of the 26 days from October 30, 2017 through November 24, 2017, from inside and outside of my home, I watched and photographed Bald Eagles eat, hunt, rest, and command attention in the two easternmost quadrants of the proposed gravel pit. Many of these days, in numbers of one to seven, juvenile and adult Eagles were present both on the ground and in the remaining trees on this agricultural property. On November 1, 2017, a red pickup truck with a survey logo on the door was driven by "Jake" into the field, and passed directly under the tree in which the Eagles were resting. This disruption caused them to depart the area for a few days. This was a relatively small disruption caused by a pickup truck. One can imagine the upheaval when compared to an industrial use of the land, utilizing multiple sand and gravel carrying semi-trucks for unspecified amounts of time.

It is my request that the Special Use Permit application for the proposed Sand and Gravel Pit be denied.

A handwritten signature in black ink, appearing to read "Dennis Richard". The signature is fluid and cursive, with a large initial "D" and "R".



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: C) SPR 2018-01 Sand and Gravel Pit James and Daniel Zalud S.Lincoln PID 14-033-30-006-00.

Applicant: CMS&D Surveying and Engineering

Owner: James and Daniel Zalud

Location: S. Lincoln Rd. MT PLEASANT, MI 48858 PID 14-033-30-006-00

Current Zoning: AG Agricultural District

Adjacent Zoning: AG to the north, AG to the east, AG to the west across, AG-1 (Lincoln Township) to the south across the road.

Future Land Use/Intent: Agricultural A-1: Preserve integrity and viability of existing agricultural operations.

Current Use: vacant property

Reason for Request: Applicant proposes sand and gravel pit

History: The property is currently vacant Agricultural land. This project has received comments and approvals from Township Utilities, ICTC, and the Mt. Pleasant Fire Department. I have not received comments or approvals from the ICRC or Isabella County Drain office for the purpose of Storm Water Management. Sidewalks are missing from the plan.

Objective of board: For site plans received at least fourteen (14) days (12-22-17) before a regular scheduled meeting the Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated.

Recommend at this time to review SPR 2018-01 for approval at the February PC meeting:

- Review the plan along with SUP 2018-01 application.
- Note changes needed for approval at February meeting.

Peter Gallinat
Twp Planner

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name The Isabella Corporation
- III. Applicant Address 2201 Commence St., Mt. Pleasant, MI
- IV. Applicant Phone 989-772-5890 Owner Phone 989-772-5890
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name JAMES ZALUD & DANIEL ZALUD
- VII. Land Owner Address 6422 S. WHITEVILLE ROAD, MT. PLEASANT, MI 48858
- VIII. Project/Business Name Millbrook and Lincoln Parcel
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	✓	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	✓	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	N/A	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	✓	
SITE PLAN REQUIREMENTS		
	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	✓	
Name and Address of Applicant	✓	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	N/A	

Union Township Site Plan Review Application 2015 Revision

The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	✓	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	✓	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - drives, ----- sidewalks, (required) ----- curb openings, ----- acceleration/deceleration lanes, ----- signs, ----- exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), ----- recreation areas, ----- common use areas, ----- areas to be conveyed for public use and purpose. -	N/A N/A	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	N/A	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	N/A	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)		
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	✓	
The location, height and type of fences and walls.		
The location and detailed description of landscaping.	N/A	
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	N/A	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	✓	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	N/A	

APPLICANT COMMENTS

Union Township Site Plan Review Application 2015 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

Jan A Zedler
Signature of Applicant

12-18-17
Date

Jan A Zedler
Signature of Owner (if other than applicant)

12-18-17
Date

PLEASE PLACE OUR REVIEW ON THE 1/16/17 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	Review Comments
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	_____



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, <u>Threatened and Endangered Species Program</u> , 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Appropriate DEQ District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section, or appropriate DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>QWMP</u> or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Web Site</u>)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?			
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS			
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade Iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)			
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

Peter Gallinat

From: Shanee Thayer [info@cms-d.com]
Sent: Tuesday, January 02, 2018 9:16 AM
To: Peter Gallinat
Subject: Fw: James and Daniel Zalud

ICTC Review comments for the Site Plan for the Isabella Corporation – Sand Pit on Millbrook and Lincoln

Shanee Thayer
Office Manager
Central Michigan Surveying & Development Co.
510 W. Pickard Rd, Suite C
Mt. Pleasant, MI 48858
Phone: (989) 775-0756

From: Rick Collins
Sent: Wednesday, December 27, 2017 5:33 PM
To: mailto:info@cms-d.com
Subject: James and Daniel Zalud

I have reviewed site plans for the gravel pit and have no issues.



Rick Collins | Executive Director
2100 E. Transportation Dr | Mt. Pleasant, MI 48858
Phone 989.773.6766 | Fax 989.773.1873
rcollins@ictcbus.com
Visit our website at ictcbus.com

Peter Gallinat

From: Kim Smith
Sent: Tuesday, December 26, 2017 11:46 AM
To: Peter Gallinat
Cc: Shanee Thayer; Timothy Bebee
Subject: FW: Isabella Corporation - Lincoln and Millbrook Site Plan
Attachments: 1707-093.pdf

Peter,
Good morning, there is no water and sewer available to this site.

Thank you,

Kim Smith



Department of Public Works
Charter Township of Union
2010 S. Lincoln Road
Mt. Pleasant, MI 48858
Phone (989) 772-4600 ext. 224
Fax (989) 773-1988
Visit us on the Web at
<http://www.uniontownshipmi.com>

"This institution is an equal opportunity provider, and employer."

From: Shanee Thayer [<mailto:info@cms-d.com>]
Sent: Friday, December 22, 2017 1:49 PM
To: Kim Smith
Cc: Peter Gallinat; Timothy Bebee
Subject: Isabella Corporation - Lincoln and Millbrook Site Plan

Kim,

Per the Site Plan Requirements, we are submitting the Lincoln and Millbrook Road Site Plan for Isabella Corporation.

The site is to be a gravel and sand pit. There will be no water or sanitary needed on the site.

Approvals are due by January 2.

Thank you for reviewing the plans and have a Merry Christmas.

Shanee Thayer
Office Manager
Central Michigan Surveying & Development Co.
510 W. Pickard Rd, Suite C
Mt. Pleasant, MI 48858
Phone: (989) 775-0756



Mount Pleasant Fire Department
804 E. High Street
Mount Pleasant, Mi 48858
Union Township Site Plan Review

Tuesday January 2, 2018

Isabella Corporation Gravel and Sand Pit

S Lincoln RD
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Tuesday January 2, 2018 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

Violation Code

1 PROPERTY Identification

Isabella Corporation Gravel and Sand Pit
N. E. Corner of S. Lincoln and E. Millbrook

Print Submitted: 12/21/17

NO COMMENTS/CONCERNS No Code Violations

In review of the subject property, I have no comments or concerns.

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

TAKEN FROM UNION TOWNSHIP ZONING ORDINANCE AVAILABLE ON THEIR WEBSITE

AG ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (I)
MINIMUM SIDE YARD SETBACK	(D) (E)
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM LOT WIDTH	165 FT
MINIMUM LOT SIZE	43,560 SQFT
MAXIMUM BUILDING HEIGHT	35 FT (C)

- C. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE-HALF STORIES OR THIRTY-FIVE FEET, EXCEPT THAT SILOS, ELEVATORS, BARN AND OTHER STRUCTURES CUSTOMARILY NECESSARY FOR FARMING MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF NINETY-NINE FEET; PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE FEET.
- D. FOR ONE-FAMILY DWELLINGS THERE SHALL BE TWO SIDE YARDS. NO SIDE YARD SHALL BE LESS THAN TEN PERCENT OF THE REQUIRED LOT WIDTH. FOR ALL OTHER USES THERE SHALL BE TWO SIDE YARDS WITH NO LESS THAN 30 FEET.
- E. SIDE YARDS ON A STREET SHALL MEET FRONT YARD REQUIREMENTS.
- I. SEE SECTION 8.40, URBAN OVERLAY ZONE FOR AREAS WITH INCREASED SET BACKS (SUB-SECTIONS DO NOT AFFECT PROPERTY)

JAMES AND DANIEL ZALUD

PROPOSED SPECIAL USE AND SITE PLAN



NOT TO SCALE

MISS DIG:

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND
SYMBOLS

○ BOLLARD	⊕ GAS RISER	⊙ SOIL BORING
⊠ CATCH BASIN (CURB INLET)	⊙ GUY ANCHOR	⊙ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⊙ HYDRANT - EXISTING	⊙ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⊙ HYDRANT - PROPOSED	● TREE - CONIFEROUS
⊙ CLEAN OUT	⊙ LIGHT POLE	● TREE - DECIDUOUS
→ DRAINAGE FLOW	⊙ MAILBOX	⊙ UTILITY POLE
⊠ ELECTRICAL BOX	⊙ MONITORING WELL	⊙ WATER MAIN VALVE
● FOUND CONC. MONUMENT	⊙ SANITARY SEWER MANHOLE	⊙ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	⊙ WATER WELL
⊙ GAS MAIN VALVE	⊙ SIGN	⊙ WOOD STAKE

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH—CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD—CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—OHE—	UTILITIES - OVERHEAD
—UTL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

[Hatched Pattern]	ASPHALT - EXISTING
[Hatched Pattern]	ASPHALT - PROPOSED
[Hatched Pattern]	CONCRETE
[Hatched Pattern]	GRAVEL
[Hatched Pattern]	LANDSCAPING
[Hatched Pattern]	RIP-RAP

PARCEL INFO
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T.14 N.- R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN
PARCEL IDENTIFICATION NUMBER: 14-003-30-006-00

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	BOUNDARY & TOPOGRAPHY/SOIL EROSION
SHEET 3	EXCAVATION CROSS-SECTION
SHEET 4	CROSS-SECTIONAL VIEW HOUSES
SHEET 5	DETAILS

FLOOD ZONE CERTIFICATION:

A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C0325D WITH AN EFFECTIVE DATE OF 02/05/2014 FOR THE CHARTER TOWNSHIP OF UNION, MICHIGAN COMMUNITY WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SITE:	NON ADDRESSED S LINCOLN RD, MT PLEASANT, MI, 48858
OWNER/CLIENT:	JIM ZALUD & DANIEL ZALUD C/O ISABELLA CORPORATION, INC. 2201 COMMERCE STREET MT. PLEASANT, MI 48858 989-772-5890 FAX: 989-773-2978 jzalud@isbellacorporation.com
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com	CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com
CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDD kimberly.studd@cmsenergy.com	CHARTER TOWNSHIP OF UNION PLANNING & ZONING ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isbellacounty.org
FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@tr.com	DRAIN COMMISSIONERS OFFICE 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isbellacounty.org
DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERSE mckersiem@dteenergy.com	ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY PGaffney@isbellaroads.com
MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 SGT. RANDY KEELER rkeeler@mt-pleasant.org	

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



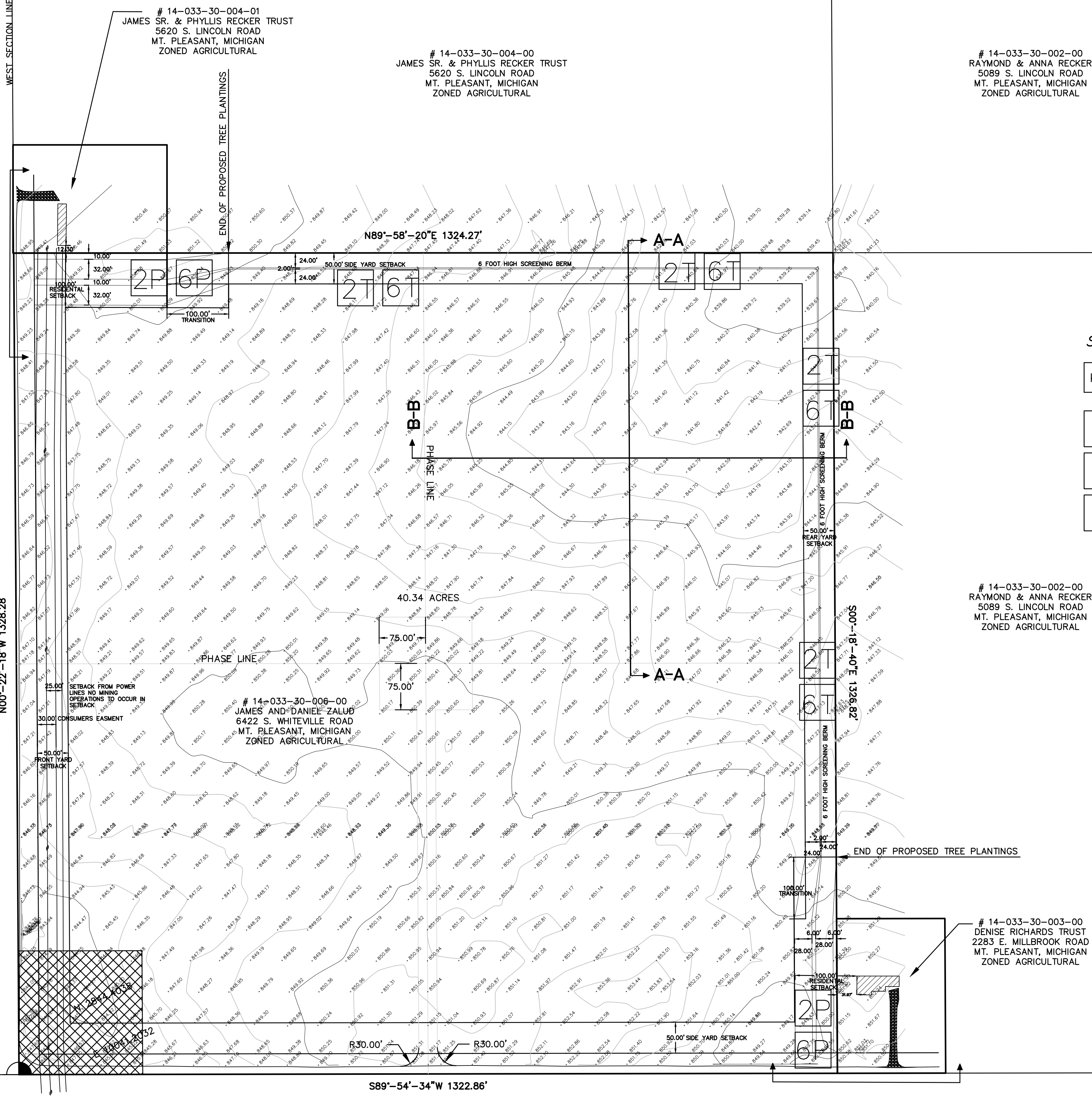
COVER SHEET
JAMES AND DANIEL ZALUD
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 33, T14N, R4W
UNION TOWNSHIP, MICHIGAN

REVISIONS:

SUBMITTAL TO CLIENT FOR REVIEW 12-15-17
SUBMITTAL TO TOWNSHIP FOR SPEC. USE 12-21-17

JOB NUMBER: 1707-003
DRAWN BY: USE
DESIGNED BY: USE
CHECKED BY: TELB

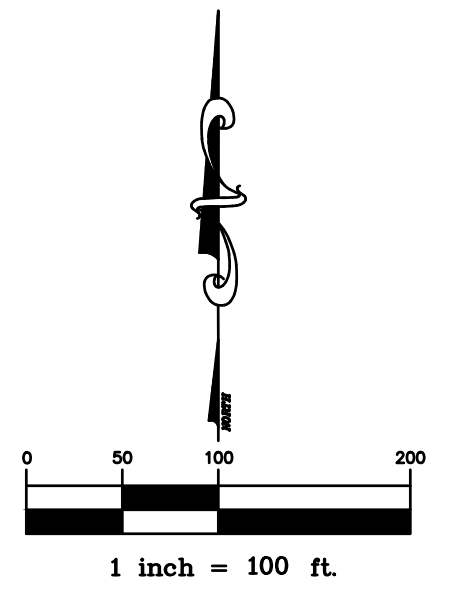
SCALE: N/A
SHEET NUMBER: 1 OF 5



MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
1	Strippling & Stockpiling Topsoil	Topsoil may be stockpiled above borrow areas to act as a diversion Stockpile should be temporarily seeded
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
6	Seeding w/Mulch and/or Matting	Facilitates establishment of vegetative cover Effective for dropways with low velocity Easily placed in small quantities by inexperienced personnel Should include prepared topsoil bed

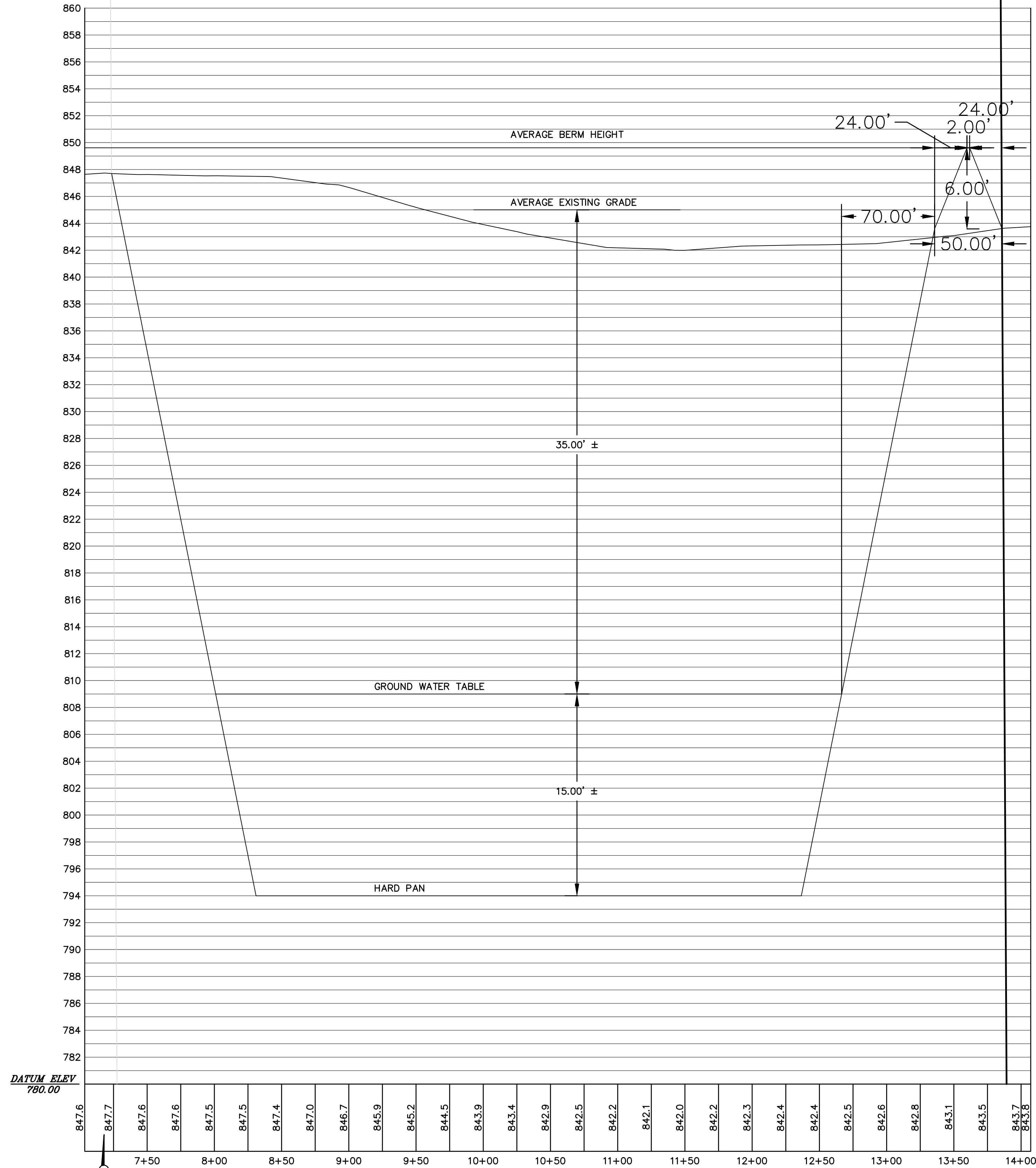
NOTE: XXT XXP
 T = TEMPORARY P = PERMANENT



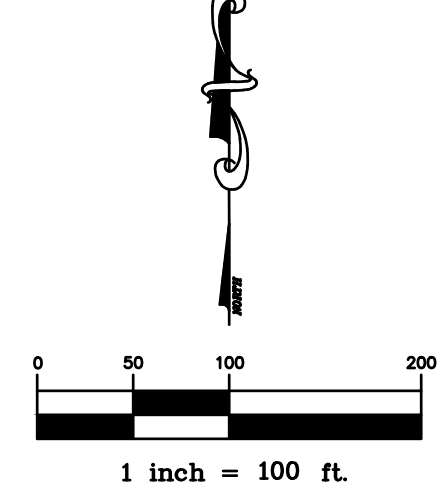
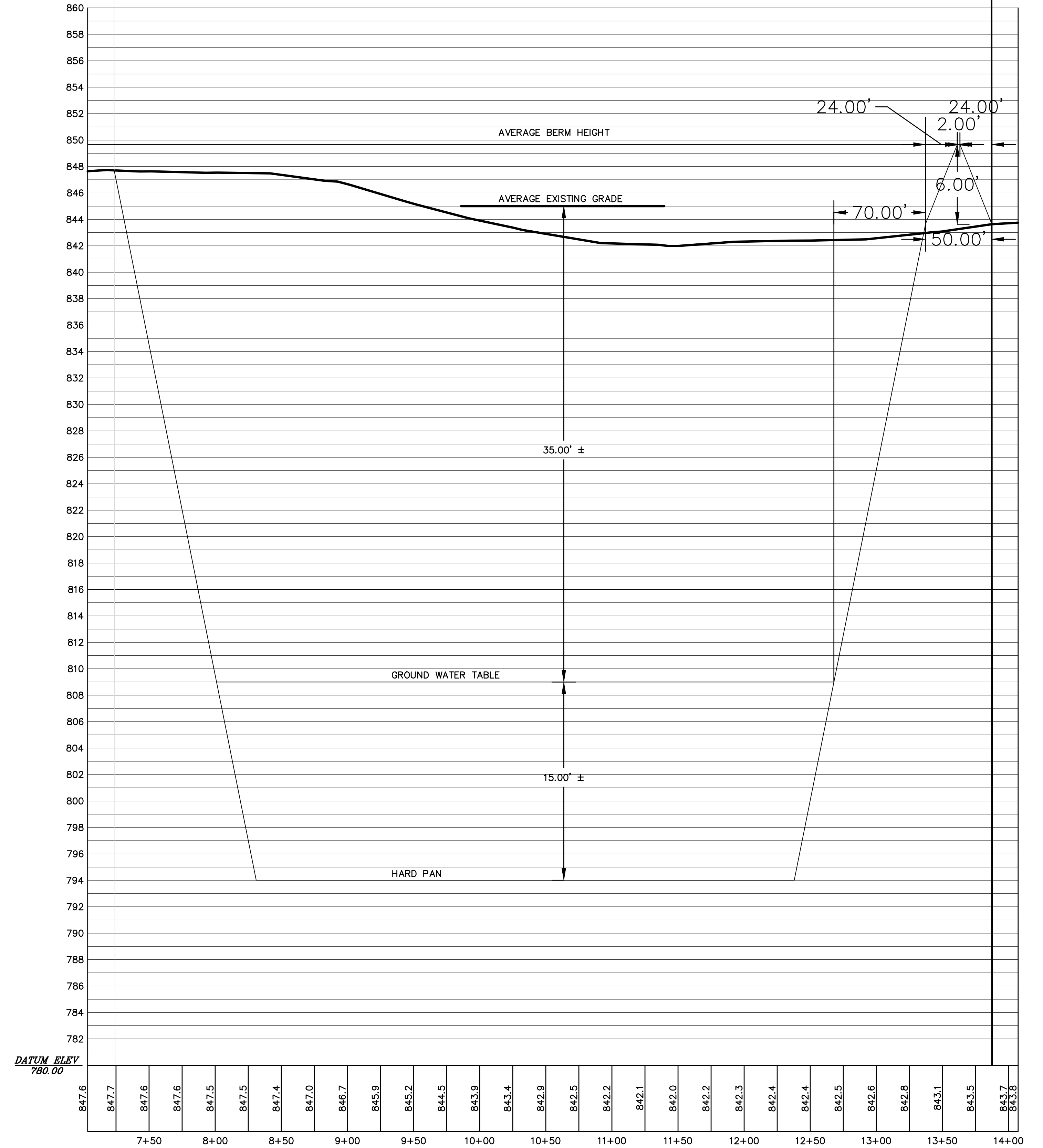
AREA UNAVAILABLE FOR INGRESS OR EGRESS

SCALE	1" = 100'
SHEET NUMBER	2 of 5
JOB NUMBER:	1707-093
DRAWN BY:	USE
DESIGNED BY:	USE
CHECKED BY:	TELB
SUBMITTALS:	SUBMITTAL TO CLIENT FOR REVIEW 12-15-17 SUBMITTAL TO TOWNSHIP FOR SPEC. USE 12-21-17
REVISIONS:	

CROSS SECTION A-A (TYPICAL FOR QUADRANT EXCAVATION)



CROSS SECTION B-B (TYPICAL FOR QUADRANT EXCAVATION)



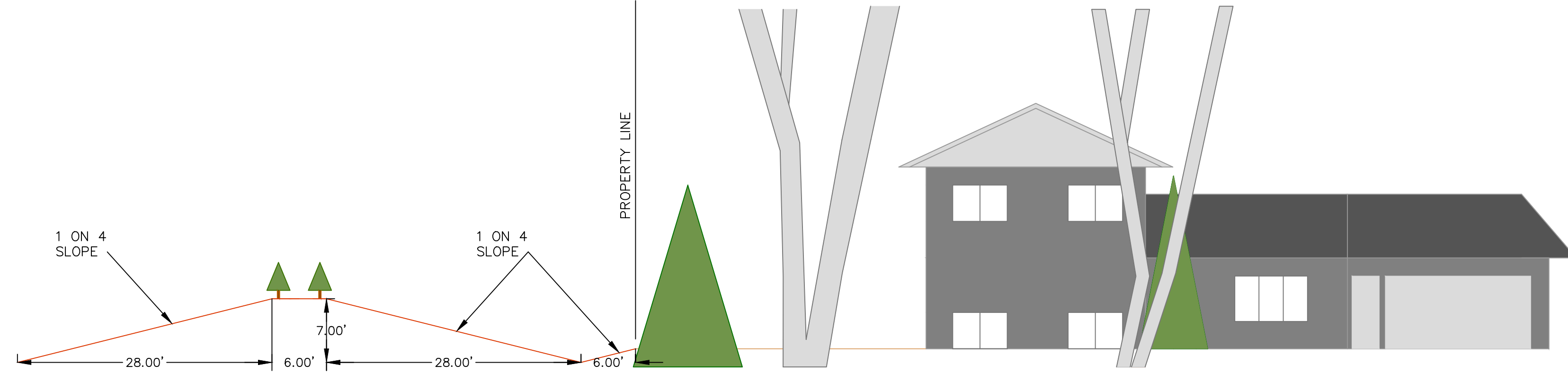
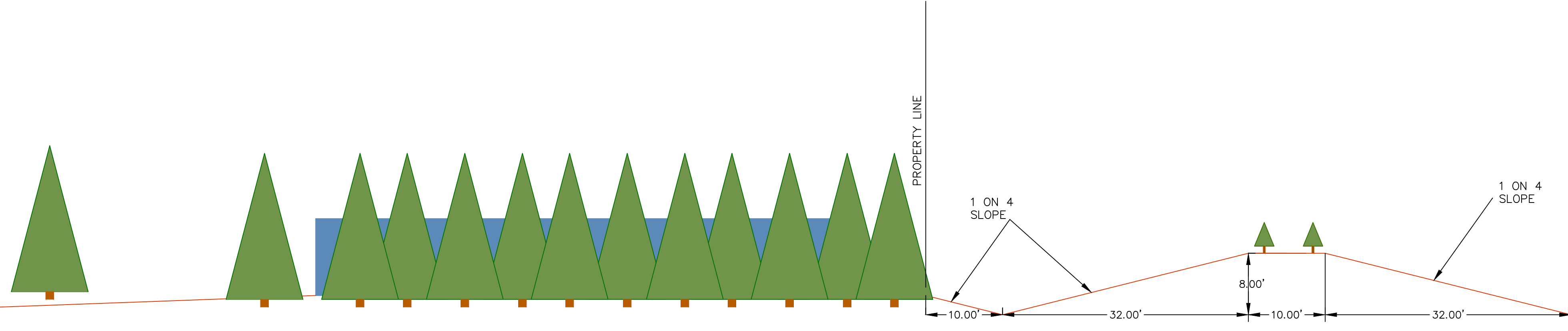
EXCAVATION CROSS-SECTION
 JAMES AND DANIEL ZALUD
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
 OF SECTION 33, T14N, R4W
 UNION TOWNSHIP, MICHIGAN

REVISIONS:

SUBMITTALS:
 SUBMITTAL TO CLIENT FOR REVIEW 12-15-17
 SUBMITTAL TO TOWNSHIP FOR SPEC. USE 12-21-17

JOB NUMBER: 1707-093
 DRAWN BY: USE
 DESIGNED BY: USE
 CHECKED BY: TELB

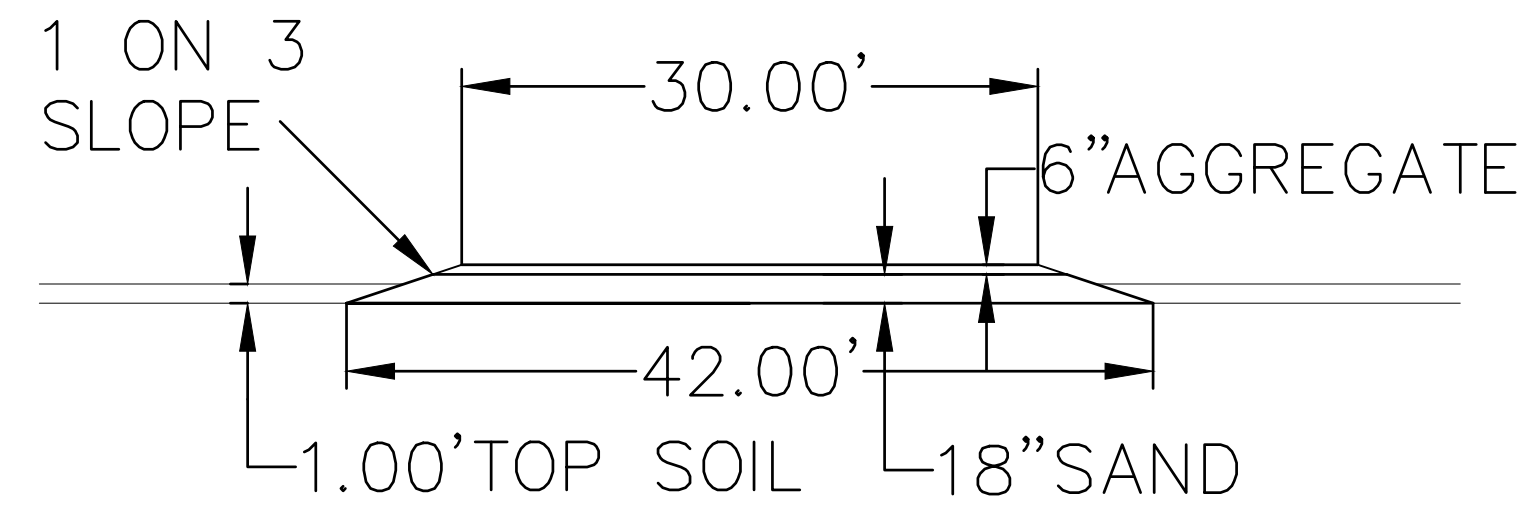
SCALE: 1" = 50'
 SHEET NUMBER: 3 OF 5



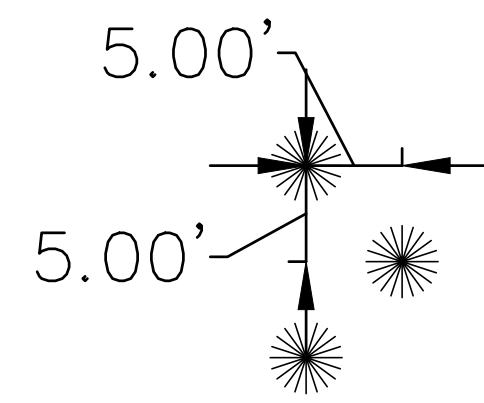
SCALE	N/A	JOB NUMBER:	1707-093	SUBMITTALS:	TO CLIENT FOR REVIEW 12-15-17 TO TOWNSHIP FOR SPEC. USE 12-21-17
SHEET NUMBER	4 OF 5	DRAWN BY:	JSE	DESIGNED BY:	JSE
		CHECKED BY:	TELB		

DRIVE IS TO BE BROUGHT UP TO THE NATURAL GRADE OF THE EXISTING ROADWAY

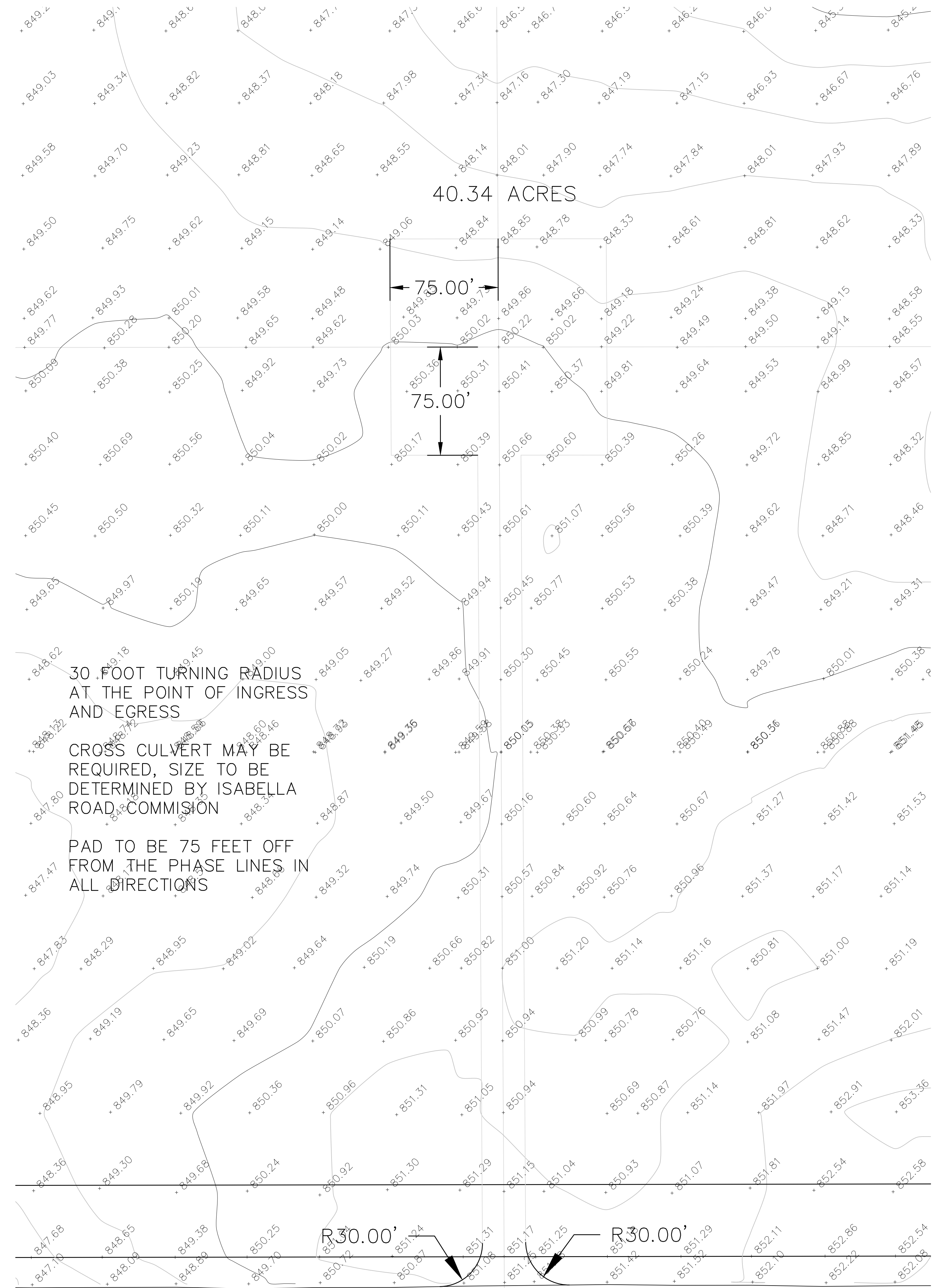
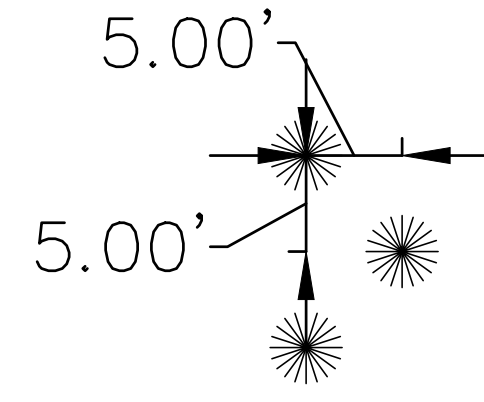
1 FOOT OF TOPSOIL IS TO BE REMOVED AND REPLACED WITH 18 INCHES OF SAND FOLLOWED 6 INCHES OF AGGREGATE



NORTHWEST BERM
PRIVACY TREE LAYOUT



SOUTHEAST BERM
PRIVACY TREE LAYOUT



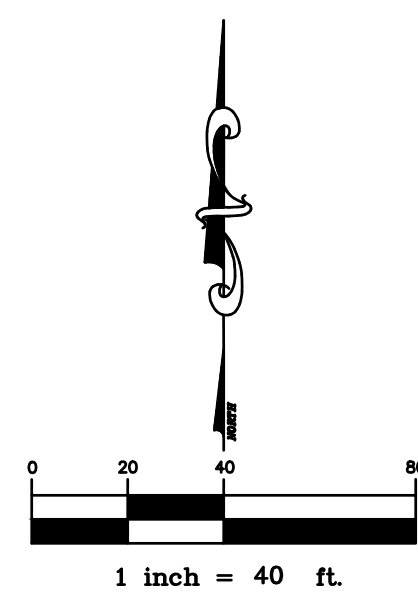
30 FOOT TURNING RADIUS
AT THE POINT OF INGRESS
AND EGRESS

CROSS CULVERT MAY BE
REQUIRED, SIZE TO BE
DETERMINED BY ISABELLA
ROAD COMMISSION

PAD TO BE 75 FEET OFF
FROM THE PHASE LINES IN
ALL DIRECTIONS

R 30.00'

R 30.00'



CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



DETAILS
JAMES AND DANIEL ZALUD
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 33, T14N, R4W
UNION TOWNSHIP, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO CLIENT FOR REVIEW 12-15-17
SUBMITTAL TO TOWNSHIP FOR SPEC. USE 12-21-17

JOB NUMBER:
1707-093
DRAWN BY:
USE
DESIGNED BY:
USE
CHECKED BY:
TELB

SCALE
1" = 40'

SHEET NUMBER
5 of 5



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Board of Trustees
FROM: Township Planner

New Business

SUBJECT: D) Election of Officers for 2018

Reason for Request: the election for Chair, Vice Chair, Secretary, and Vice Secretary.

History: This past year the Planning Commission has operated with a Chair, Vice Chair, Secretary, and Vice Secretary. The Chair runs the meeting and the Secretary signs approved minutes of the Planning Commission.

Objective of board: Elect at a minimum a Chair, Vice Chair, Secretary, and Vice Secretary for the PC to serve for one (1) year in 2018.

Recommend electing a chair, Vice Chair, Secretary, and Vice Secretary for one (1) year terms in 2018

- Identifies who shall serve as the Chair, Vice Chair, Secretary, and Vice Secretary, for both the board and the public in 2018.
- Identifies who shall in the absence of the chair and Secretary as Chair or Secretary.
- This action is in accordance with the By-Laws of the Charter Township of Union Planning Commission.

Peter Gallinat
Twp Planner

**BY-LAWS AND RULES OF PROCEDURE
CHARTER TOWNSHIP OF UNION
PLANNING COMMISSION**

I. AUTHORITY

These rules of procedures are adopted by the Planning Commission of the Charter Township of Union, Isabella County, State of Michigan (hereinafter referred to as the Commission) in order to facilitate the performance of its duties as outlined in the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, *et seq*, and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, *et seq*.

II. OFFICERS

- A. Selection and Tenure** – At the first regular meeting each January, the Commission shall select from its membership a Chairperson, Vice chairperson, Secretary, Vice secretary, All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in C, below. All officers shall be eligible for re-election for consecutive terms for the same office. The officers shall take office immediately following their election.
- B. Chairperson** – The chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the planning commission.
- C. Vice Chairperson** – the vice chairperson shall act in the capacity of the chairperson in his/her absence. In the event the office of the chairperson becomes vacant, the vice chairperson shall succeed to this office for the unexpired term, and the planning commission shall select a successor to the office of vice chairperson for the unexpired term.
- D. Secretary** – the secretary shall execute documents in the name of the Commission and shall perform such other duties as the Commission may determine.
- E. Vice Secretary** – the vice secretary shall execute documents in the name of the Commission and shall perform such other duties as the Commission may determine in the absence of the Secretary.

III. MEETINGS

The business that the Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. The Commission may establish reasonable rules and regulations in order to minimize the possibility of disrupting the meeting.

- A. Regular Meetings** – the Commission shall hold not less than four regular meetings each year and by resolution shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the Commission

shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.

Notice of regular Commission meetings shall be posted at the principal township office within 10 days after the Commission's first meeting in each calendar year in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established.

- B. Special Meetings** – Special meetings may be called by the chairperson, Township Planner, or upon written request to the secretary by at least two members of the Commission. Notice of special meetings shall be given to the members of the Commission at least 48 hours prior to the meeting. Such notice shall state the purpose, time, and location of the special meeting and shall be posted in accordance with the Open Meetings Act.
- C. Notice** – Notice required for specific planning, zoning, or other land use actions will be given in accordance with the Michigan Planning Enabling Act, the Michigan Zoning Enabling Act, Land Division Act, or other applicable statute.
- D. Public Hearings** – All public hearings held by the Commission must be held as part of a regular or special meeting of the Commission. Public hearings conducted by the Commission shall be run in an orderly and timely fashion.
- E. Agenda** – The Township Planner shall be responsible for preparing a tentative agenda for Commission meetings. The agenda may be modified by action of the Commission. The order of business shall be:
 - 1. Call to Order
 - 2. Pledge of Allegiance
 - 3. Roll Call
 - 4. Approval of Minutes
 - 5. Correspondence
 - 6. Approval of Agenda
 - 7. Public Comments and Communications Concerning Items Not on the Agenda
 - 8. Public Hearings
 - 9. New Business
 - 10. Other Business
 - 11. Extended Public Comment
 - 12. Final Board Comment
 - 13. Adjournment
- F. Quorum** – Five members of a nine-member Commission shall constitute a quorum for transacting business and taking official

action for all matters. No official action of the commission may be taken without a quorum present.

- G. Voting** – An affirmative vote of the majority of the Commission members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall be by voice vote; a roll call vote shall be required if requested by any Commission member or directed by the chairperson. Except in the case of conflict of interest, all Commission members, including the chairperson, shall vote on all matters. Any member abstaining from a vote shall not participate in the discussion of that item. An affirmative vote of the majority of the members of the Commission is required to approve any part of the master plan or amendments to the plan or to amend these bylaws.
- H. Motions** – Motions shall be restated by the chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.
- I. Public Records** – All meetings, minutes, records, documents, correspondence, and other materials of the Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.
- J. Rules of Order** – All meetings of the Commission shall be conducted, to the extent practicable, in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Orders.” However, application of “Robert’s Rules” shall not be utilized in order to stifle discussion or debate and may be implemented only to the extent required to maintain the orderliness of the meeting.

IV. DUTIES OF THE PLANNING COMMISSION

The Commission shall perform the following duties:

- A.** Prepare, review, and update a master plan as a guide for development within the Township’s planning jurisdiction. The master plan must be reviewed every 5 years.
- B.** Take such action on petitions, staff proposals and township board requests for amendments to the zoning ordinance as required.
- C.** Take such action on petitions, staff proposals and township board requests for amendments to the master land use plan as required.
- D.** Prepare an annual written report to the township board of the Commission’s operations and the status of planning activities, including recommendations regarding actions by the township board related to planning and development. The annual written report must be completed and submitted by December 1st of each year.
- E.** Take such actions as authorized or required by the Michigan Planning Enabling Act.

- F. Take such actions as authorized or required by the Michigan Zoning Enabling Act.
- G. Review subdivision proposals and recommend appropriate actions to the township board.
- H. Review capital improvements program.
- I. Perform other duties and responsibilities or respond as requested in writing by any township board or commission.

V. ABSENCES, REMOVALS, RESIGNATIONS, AND VACANCIES

- A. Members of the Commission who are absent for four (4) or more regularly scheduled Commission meetings in a twelve (12) month period shall be subject to review and possible removal by the Township Board of Trustees.
- B. Members of the Commission shall notify the Township Planner or Chairperson when they intend to be absent from a meeting.
- C. Members may be removed by the township board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.
- D. A member may resign from the Commission by sending a letter of resignation to the township board.
- E. Vacancies shall be filled by the township supervisor, with the approval of the township board. Successors shall serve out the unexpired term of the member being replaced.

VI. CONFLICT OF INTEREST

Before casting a vote on a matter on which a planning commission member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Commission. Failure of a member to disclose a potential conflict of interest as required by these bylaws constitutes a malfeasance in office. Before a member may be excused from casting a vote, a majority of the Commission must find by an affirmative vote that a conflict of interests exists.

Conflict of interest is defined as, and a Commission member shall declare a conflict of interest and abstain from participating in Commission deliberations and voting on a request, when:

- 1. An immediate family member is involved in any request for which the Commission is asked to make a decision. "Immediate family member" is defined as; the planning commission member's spouse, the member and member's spouses children (including adopted) and their spouses, step-children and their spouses, grandchildren, and their spouses parents, and step-parents, brothers and sisters and their spouses, grandparents, parents in-law, grandparents in-law, or any person residing in the planning commission member's household.
- 2. The Commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency, or association.

3. The Commission member owns or has a financial interest in neighboring property being within 300 feet of the subject property.
4. There is a reasonable appearance of a conflict of interest, as determined by a majority vote of the remaining members of the Commission.

VII. AMENDMENTS

These bylaws may be amended at any meeting by a vote of the majority of the membership of the Commission.

IV. TOWNSHIP OF EXCELLENCE

The Commission is dedicated to pursuing the Michigan Townships Association recognition for being a “Township of Excellence.”

Adopted by the Union Township Planning Commission at a regular meeting on February 21, 2017.