

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 18, 2014 at the Township Hall.

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

Roll Call

Present: Squatrito, Jankens, Fuller, Mielke, McGuirk, LaBelle

Excused: Primeau, Shingles, Henley

Others Present

Woody Woodruff

Approval of Minutes

Mielke stated there should be a correction under Election of Officers: Fuller should be substituted for Henley for Secretary. Mielke moved and LaBelle supported the approval of the January 18, 2014 meeting minutes as amended. Ayes: All. Motion carried.

Correspondence – None

Approval of Agenda

Jankens moved and McGuirk supported the approval of the agenda with a change in the order of New Business items, moving item 3, COM 1556 to the first topic and the remaining items moved back in order. Ayes: All. Motion carried.

Public Comment – Mr. Bebee spoke on behalf of Chippewa Township, informed the commissioners about attempts to draft a unified storm water ordinance with the County Drain Commission, City and Townships.

NEW BUSINESS

COM – 1556: Discuss Sign Ordinance Progress/Open House

Mr. Woodruff updated the Board on the status of the sign ordinance:

- Sign survey completed
- Tech review of current sign ordinance completed
- Next step is to present findings to both the sign committee and the Commission, then to hold an open house for public comment.

The Board tentatively scheduled a Sign Committee Meeting for 2/25/14 at 6:00pm, and an Open House for 3/10/14, to include (2) sessions at 3:00 and 7:00pm.

Mr. Mielke requested the status of Rowe's review of the city's sign ordinance.

PPR – 1751: Preliminary Platt Review for Site Condominium Subdivision, Ginger's Way on Lake Leroy #2

Commissioner McGuirk asked that he be excused from the remainder of the meeting due being a part of the development team.

Woodruff explained that the Public Hearing was not properly noticed, being a day late in the Morning Sun. The public hearing will be held next month, and suggested we still conduct an informal review.

Mr. Bebee of Central Michigan Surveying and Development reviewed the proposed project and answered questions from the Board.

Fuller moved and **Jankens** supported the tabling of PPR-1751 discussion, to allow for discussion/public comment of REZ – 1750. **Ayes: All. Motion carried.**

REZ – 1750: Rezoning of Property at 3430 S. Lincoln Road from R1 to R2A

Mr. Chuck McGuirk reviewed the proposed plans, answered questions regarding the project.

Chair Squattrito opened the floor for public comment on the proposed project, encouraged those in attendance to give their feedback.

Public Comment

Mr. Dave Heeke of 1690 Leroy Lane spoke on REZ – 1750. Stated that he came to gain more knowledge and generally supports the proposed project, protecting the property values and single family housing in the proposed area.

Mr. Tom Miles of 3434 S Lincoln Road also spoke on REZ – 1750. Commended the developers on the project, stated that it was a positive improvement to the area.

Mielke moved and **LaBelle** supported recommendation of REZ – 1750 to the Township Board of Trustees for approval. **Ayes: All. Motion carried.**

Mielke moved and **Jankens** supported removal of PPR – 1751 from the table for further discussion. **Ayes: All. Motion carried.**

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

The Board reviewed additional requests for Mr. Bebee including:

- Plans for asphalt, sidewalks or a request for a waiver
- Coordination with the Road Commission, details of driveways and road
- Water/Sewer plan

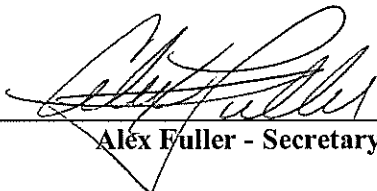
Other Business - None

Extended Public Comment

Adjournment

The Chair adjourned the meeting at 8:24 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Angela Schofield)