

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on March 19, 2014 at the Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present: Squattrito, Jankens, Fuller, Henley, Shingles, McGuirk,, LaBelle, Mielke

Excused: Primeau

Others Present

Woody Woodruff, Zoning Administrator; Margie Henry, Twp. Clerk

Approval of Minutes

Jankens moved and **McGuirk** supported the approval of the February 18, 2014 meeting minutes.

Ayes: All. Motion carried.

Correspondence – None

Approval of Agenda

McGuirk stated that he had a conflict of interest with PLD-1751 and PPR – 1751, and asked to be recused from those items.

Fuller moved and **Henley** supported amending the agenda for convenience to move HOM -1754 to the first item, and addressing PLD – 1751 and PPR – 1751 afterwards. **Ayes: All. Motions Carried.**

Henley moved and **LaBelle** supported approval of the agenda as amended. **Ayes: All. Motions Carried.**

Public Comment – None

NEW BUSINESS

HOM – 1754: Home Occupation Permit for a Single Chair Hair Salon

Ms. Showalter explained plans for opening up a single chair hair salon in her residential garage area, and answered questions from the Commissioners. Woodruff stated that a 2 sq. ft. sign would be allowed on her home, and explained the one year probationary period.

Chairman Squattrito opened up the floor for public comment on the issue.

Public Comment – None.

McGuirk moved and **Shingles** supported approval of HOM – 1754 as presented. **Ayes: All. Motion Carried.**

Commissioner McGuirk excused himself from the meeting.

PLD – 1751: Plotted Lot Division of three lots (Units 3 through 5 of Ginger’s Way on Lake Leroy #1) into four lots.

Mr. Bebee of Central Michigan Surveying and Development reviewed the proposed lot division, reasons for request, submitted Letters of Intent for Water and Sewer/Roadway, and answered questions from the Board.

Commissioner Mielke arrived at the meeting.

Fuller moved and **LaBelle** supported recommending PLD-1751, including letter of intent for water and sewer to the Township Board of Trustees for approval. **Abstentions: McGuirk. Ayes: All. Motion carried.**

OLD BUSINESS

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

Mr. Bebee summarized changes/updates, including meeting with Isabella Road Commission and letter of intent for roadway.

Commissioner McGuirk rejoined the meeting.

Fuller moved and **LaBelle** supported approval of PPR-1751 with the following stipulations:

- To include letter(s) of intent: Water and sewer, and Roadway
- Portion of unit #10 [Submerged property to the west of 3346 Lincoln, behind Powell property] would be determined to be unbuildable
- Sidewalk plan to be addressed prior to Final Platt Review via formal waiver or request for deferral

Abstentions: McGuirk, Jankens. Ayes: All. Motion carried.

OTHER BUSINESS

COM – 1556: Committee: Review Technical Analysis of Existing Sign Regulations

Mr. Doug Piggott of Rowe Professional Services presented findings from technical analysis and sign inventory, and made recommendations accordingly.

Discussion was held on the results of the sign inventory, brainstorming additional goals and future scheduled events including a visual preference meeting and bus tour.

Commissioner Jankens requested posting the findings on the website for public comment.

Extended Public Comment - None.

Adjournment

The Chair adjourned the meeting at 9:06 p.m.

PPROVED BY:

Alex Fuller - Secretary

(Recorded by Angela Schofield)