

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 15, 2014 at the Township Hall.

Meeting was called to order at 7:03 p.m.

Roll Call

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

Excused: Fuller, Shingles, Primeau

Others Present

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

Approval of Minutes

Henley moved and **McGuirk** supported the approval of the March 18, 2014 meeting minutes.

Ayes: All. Motion carried.

Correspondence – None

Approval of Agenda

Jankens moved and **Mielke** supported approval of the agenda as presented. **Ayes: All. Motions Carried.**

Public Comment – None

NEW BUSINESS

HOM – 1757: Home Occupation Permit for the Emil Madison Publishing Company

Ms. Siedlecki explained plans for opening up a custom framing business in her residence and answered questions from the Commissioners.

Discussion was held on what is and is not allowed with a Home Occupation Permit.

Chairman Squattrito confirmed that the neighbors had been notified of the hearing, and opened up the floor for public comment on the issue.

Public Comment – None.

The Commissioners developed the following stipulations:

- Retail Sales are not allowed
- Professional Services including framing, matting, etc. are permitted
- Gallery Art is for display purposes only; any sale of these items ('As is') will be sold off premises, online, etc.
- The Business will operate "By Appointment Only"

Henley moved and **Mielke** supported approval of HOM – 1757 with the above mentioned stipulations. **Ayes: All. Motion Carried.**

Commissioner McGuirk excused himself from the meeting.

OLD BUSINESS

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

Mr. Bebee of Central Michigan Surveying and Development summarized changes/updates, stated that it was his intent for this to be a Preliminary Platt Review as he still owes the Commission documents including Master Deed and By-laws, which he will present in May. He also stated that he was still waiting for guidance from the Trustees on sidewalk and easement issues.

Discussion was held on driveway/road access for the site, including required improvements for units 13, 14 and 15: widen, re-asphalt and extend. Final sidewalk language to be presented at May meeting.

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

Public Comment – Mr. and Mrs. Friday of 3500 S. Lincoln presented questions, concerns and asked for copies of the plans to review.

Commissioner Henley excused herself from the meeting, resulting in a loss of quorum. Additional discussion was informational only.

Further discussion was held regarding the size of the building envelopes, language in legal description for Unit #10 to be consistent with legal for exception parcel between units 10 and 11.

Commissioner McGuirk rejoined the meeting.

OTHER BUSINESS

Mr. Woodruff distributed information from Rowe, the contractors conducting the sign ordinance review. The results will be discussed further at another meeting.

Extended Public Comment – Margie Henry, Twp Clerk introduced herself, stated that she was in attendance to learn more about the Planning Commission activities, projects, etc., and that she would not be charging the Township for her meeting attendance.

Adjournment

The Chair adjourned the meeting at 8:57 p.m.

PPROVED BY:

Alex Fuller - Secretary

(Recorded by Angela Schofield)