

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 18, 2012.

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

Roll Call

Dinse, Henley, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner present.

Others Present

Woody Woodruff

Approval of Minutes

Dinse moved and **Wagner** supported to approve the March 21, 2012 meeting minutes with the amendment of the date. **Ayes: all. Motion carried.**

Correspondence

No correspondence was offered

Approval of Agenda

Shingles moved **Primeau** supported to approve the agenda. **Ayes: All. Motion carried.**

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **SUP – 1565 Special Use Permit** for Public and Institutional Uses, Assisted Living. Kirk Smith requested a special use permit to build an assisted living facility on an 11 acre lot south of 2300 S Lincoln Road. The property will be split in half and build in phases with phase one consisting of a 26 bed private assisted living facility.

Open for Public Comment

No Public Comment was offered.

Dinse moved and **Mielke** supported to recommend the Special Use Permit.

Ayes: All. Motion carried.

- 2.) **REZ – 1566 Re-zoning from B5 to R3A** for a Senior Living Facility.

Doug Maas, the owner of MAAS Development introduced himself and the philosophy of his company of building successful Senior Living Facilities to areas which are typically surrounded by businesses, yet still provide a wooded atmosphere for their residents.

Dennis Johnson, the architect for MAAS Development requested to re-zone the projected site for their project to accommodate a Senior Living Facility.

Open for Public Comment

No Public Comment was offered.

Jankens moved and **Shingles** supported to recommend the re-zoning from B5 to R3A.

Ayes: All. Motion carried.

- 3.) **SPA – 1567 Site Plan Amendment** for 105 ft x120 metal building to be relocated. Tim Bebee of Central Michigan Survey and Development representing Heikenhout requested a two-fold recommendation of approval to relocate a building at the property at 4269 Corporate Dr. The first recommendation would include approving the site plan with the existing setback with sidewalks waived. The second recommendation would be to approve the site plan with a variance from the Zoning Board of Appeals, recommending they move the building toward the east, which would maintain the west setback. By recommending both requests, this will allow the business to go to the Zoning Board of Appeals for approval.

Public Comment

No Public Comment was offered.

Primeau moved and **Mielke** supported to approve the site plan with the building altered to meet the existing setbacks and with sidewalks waived.

Ayes: Dinse, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner.

Abstain: Henley. Motion carried.

Dinse moved and **Shingles** supported to approve the site plan with moving the building toward the east which would maintain the west setback pending the Zoning Board of Appeals approval.

Ayes: Dinse, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, Wagner.

Abstain: Henley. Motion carried.

OTHER BUSINESS

There was no other business offered.

Adjournment

The Chair adjourned the meeting at 8:40 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)