

CHARTER TOWNSHIP OF UNION

Planning Commission

Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on March 17, 2015 at the Township Hall.

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

Roll Call

Present: Fuller, LaBelle, Jankens, Squattrito, Robinette, Zerbe, McGuirk, Mielke (Late)

Excused: Woerle

Others Present

Peter Gallinat, Township Planner; Jennifer Lovcberry, Margie Henry

Approval of Minutes

McGuirk moved **Robinette** supported the approval of the February 17, 2015 meeting minutes with corrections. **Ayes: All. Motion carried.**

Approval of Agenda

McGuirk moved **Jankens** supported approval of the agenda with the following changes: For discussion purposes, discuss B before A, D before C. **Ayes: All. Motion carried.**

Public Comment – None

New Business –

- A.** Todd Olin, Land & Resource Engineering Inc. presented SUP 2015-01: Special Use Permit: A R3A zone Assisted Living Facility Phase 2, Public hearing open at 7:14 p.m. – None. **McGuirk** motioned **Jankens** supported to recommend approval to the Board of Trustees. **Vote: Ayes: All. Motion carried.**
- B.** **Robinette** motioned **LaBelle** supported to approve SPR 2015-01: Site Plan Review: Green Acres Phase 2, Location: 1805 E. Remus Rd. with the following conditions: Fire Dept. approval, Building Dept. approval, and approval from public transportation. **Vote: Ayes: All. Motion carried.**
- C.** Bill Trahan, Mann Construction presented REZ 2015-01: Rezoning of Property at 4964 E Broadway Rd. from R2A to B5, Owner: Members First Credit Union, Public hearing open at 7:38 p.m. – None. **McGuirk** motioned **Mielke** supported to recommend approval to the Board of Trustees. **Vote: Ayes: All. Motion carried.**
- D.** **Robinette** motioned **LaBelle** supported the approval of SPR 2015-02: Site Plan Review: Members First Credit Union, location: 4976 E. Broadway Rd. with the following conditions: install sidewalks on Broadway and Isabella Rd., install 12 foot drive lane, Fire Dept. approval, Building Dept. approval, and approval from public transportation. **Vote: Ayes: All. Motion carried.**
- E.** Greg Hoogland of Hooker Dejong Architects Inc. presented SPR 2015-03 Site Plan Review: Isabella Community Credit Union, location: 2100 E Remus Rd. **McGuirk** motioned **LaBelle** supported the approval with the following conditions: deferred sidewalks at this time until future development, in which the property owner would be responsible for cost. Dumpster needs to be in a 6ft tall gated enclosure, based on Union Township ordinances. **Vote: Ayes: All. Motion carried.**
- F.** Josh Melnek, JBS Contracting, Inc presented SPR 2015-04 Site Plan Review: Harold T. Stegman, location: 2099 Independence Dr. **Jankens** motioned **McGuirk** supported to approve with the following conditions: waive sidewalks, enclose dumpsters. **Vote: Ayes: All. Motion carried.**

Public Comment – None

Old Business

Robinette motioned **LaBelle** supported to recommend amending Ordinance 2015-01 Billboards and Signs Amendment to include: No billboard shall be located within one thousand (1,000) linear feet of any park. Vote: **Ayes: 6 Nays: 2. Motion carried.**

Fuller motioned **Jankens** supported to appoint **McGuirk** as Vice Secretary. Vote: **Ayes: All. Motioned carried.**

Public Comment

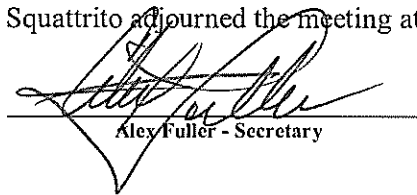
Margie Henry, 3155 S. Meridian, Thanked the Planning Commission for all of their hard work on the Sign Ordinance.

Other Business - none

Extended Public Comment – none

Adjournment – Chairman Squattrito adjourned the meeting at 8:45 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)