



ZONING BOARD OF APPEALS
Regular Meeting
June 3, 2015
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES MARCH 4, 2015
5. CORRESPONDENCE
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. EXISTING BUISINESS
 - A. VAR 2015-02: Request by Real Pick LLC
Location: 2064 Betty Lane
 - B. VAR 2015-03: Request by Sid & Linda Benaske
Location: 2721 E. Millbrook Rd.
 - C. VAR 2015-04: Request by Richard Figg
Location: 1982 E. Remus Rd.
9. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
10. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on March 4, 2015 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Darin, Jankens, McCracken, Newland, and Warner

Others Present

Bill Hauck, Peter Gallinat, Jennifer Loveberry

Approval of Minutes

Newland moved and **Hauck** supported the approval of the November 20, 2014 minutes Ayes: Motion carried.

Correspondence - None

Approval of Agenda

Darin moved **Newland** supported to approve the agenda as presented. **Ayes: all. Motion carried.**

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

None

Existing Business

- A. VAR 2015-01: Request by Cudd Energy, a variance of a 55' front yard setback in a B6 zone

Josh from Cudd Energy explained why the variance was being requested, the board held a discussion regarding the variance. Township Planner, Peter Gallinat corrected the zone to an I2 zone stating everything else was correct.

Chair Warner opened the floor to public comment – none

Chair Warner stated that there would be a 21 day appeal period before the approval is final.

Darin moved **Newland** supported to approve the VAR 2015-01 with corrections changing to I2 zone. Vote: **Ayes: All. Motion carried.**

- B. Board Assignments

Darin moved **Newland** supported to appoint McCracken as ZBA Secretary. Vote: **Ayes: All. Motion carried.**

Darin moved **Newland** supported to keep Warner as ZBA Chair. Vote: **Ayes: All. Motion carried.**

Darin moved **McCracken** supported to keep Newland as ZBA Vice-Chair. **Vote: Ayes All. Motion carried.**

EXTENDED PUBLIC COMMENT

None

ADJOURNMENT

Chair Warner adjourned the meeting at 7:22p.m.

APPROVED BY:

Bill McCracken –Secretary

(Recorded by Jennifer Loveberry)

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

REAL PICK LLC

DATE: 11-13-14

I (we) Highpointe Plaza, LLC, P.O. Box 510, Mt. Pleasant, MI
Name Address

owners of property at 2064 Betty Lane

the legal description is: Lot 4, Block 2, Neals Subdivision

Union Township, Isabella County, State of Michigan as
recorded in Liber 3 of Plats on page 151, Isabella County
Michigan Public Records except the south 10.00 feet thereof

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
 II. Interpretation of Text or Map
 III. Special Exception or Conditional Use
 IV. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

-
- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought 24.4.D

DISCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Screening	5'-8' Masonry Wall	6' Vinyl	

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

To maintain the residential look of the neighborhood
our location is more (B4) General Business than
(B6) Auto Related Highway Business. The only business
in our zoning area with a masonry fence is Pickard Street Car Wash

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

We added additional overflow parking for
4884 E. Pickard St.

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

To maintain the look of the neighborhood the vinyl fence would blend in better. The masonry fence seems to commercial for the quiet neighborhood.

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? No If yes, please explain:

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired 06/23/2010

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

- a. Article, section, subsection, or paragraph in question

- b. Describe if interpretation of district map

III. Application for Special Exception or Conditional Use

As required by Zoning Ordinance

- a. Provision of Zoning Ordinance requiring Board Review

- b. Description of type of use and proposed location

- c. Attach plot plan, drawn to scale, showing lot, location of existing buildings, proposed buildings and any additions to existing buildings, plus distances from property lines.

- d. Justification for granting permit

IV. Administrative Review

- a. Article, section, subsection, or Decision in question

Fees _____  (Agent)
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 11-13-2014

Public Notice published, date: 2-15-15 5-17-15

Public Notice mailed, date: 2-11-15 5-12-15

Hearing held, date: 3-4-15 canceled 6-3-15

Decision of Board of Appeals: _____

Reasons: _____

This is the type of wall that is required.



This is what we are proposing.



4585 E. Pickard, P.O. Box 510, Mt. Pleasant, MI 48804-0510
Office (989) 775-8669 Mobile: 989-400-1967 Fax (989) 772-0972
E-mail: Mark@Richmar.com Web: www.Richmar.com



A & B	No Response
C	For Vinyl Fence
D	For Vinyl Fence
E	For Vinyl Fence
F	For Vinyl Fence

Real Pick, LLC

Mark@Richmar.com

4585 E. Pickard St., Ste G, Mt. Pleasant, MI 48858

989-775-8669

February 16, 2015

Peter Gallinat
Union Twp Planner
2010 S. Lincoln Road
Mt. Pleasant, MI 48858

Re: Zoning Variance

Dear Mr. Gallinat:

As you are aware, we are requesting a Zoning Variance with the Union Township Zoning Board of Appeals to construct a vinyl fence instead of the cinder block fence as required per the township zoning ordinance. Please see the attached letters of support from almost all of the adjacent property owners.

Thank you,



Mark R. Walton
President

REAL PICK, LLC

October 23, 2014

Marilyn J Palmer
2075 Betty Lane
Mt. Pleasant, MI 48858

Re: Parking Lot Screening Fence

Dear Neighbor:

I am the president of Real Pick, LLC. We are the owners of the shopping center located at 4884 E. Pickard St. in Mount Pleasant. This shopping center is adjacent to your property. As you probably have seen by now we are expanding the parking lot in the back of the shopping center.

As part of this expansion, we are required by the township to put up a form of screening between us and our neighbors to the south and west. The screening required by the township zoning ordinance is a six foot cinder block wall.

We would like, instead, to erect a six foot tall vinyl decorative fence, as we believe this type of fence would, while providing the same screening function as a cinder block wall, be much more aesthetically pleasing. I am attaching, for your information, a photo representation of both the cinder block wall and the fence we are proposing.

We are asking you for your support as we appeal the township's zoning ordinance, since you are a neighbor who will be directly affected by this decision. I stopped by today to discuss the matter with you, but you were not at home. If you support our proposal, please sign and return the enclosed letter in the postage-paid envelope provided. You may also email your approval to the address contained at the bottom of the page.

Please feel free to contact me if you have any questions or need any further information.

Thank you,



Mark R. Walton,
President

4585 E. Pickard, P.O. Box 510, Mt. Pleasant, MI 48804-0510
Office (989) 775-8669 Mobile: 989-400-1967 Fax (989) 772-0972
E-mail: Mark@Richmar.com Web: www.Richmar.com

October 25, 2014

Zoning Board of Appeals
Charter Township of Union
2010 S Lincoln Rd,
Mt Pleasant, MI 48858


Re: Fence Appeal

To Whom it May Concern:

I live at 2075 Betty lane and are neighbors of the shopping center located at 4884 E. Pickard Street. By this letter, we would like to notify the Union Township Zoning Board of Appeals that we are in favor of the owner of the shopping center putting up a vinyl fence around the new parking lot that is being built behind the shopping center, rather than a concrete wall.

Thank you for your attention to this matter.

Sincerely,



Marilyn Palmer

October 25, 2014

Zoning Board of Appeals
Charter Township of Union
2010 S Lincoln Rd,
Mt Pleasant, MI 48858

Re: Fence Appeal

To Whom it May Concern:

I live at 2055 Carter Street and are neighbors of the shopping center located at 4884 E. Pickard Street. By this letter, we would like to notify the Union Township Zoning Board of Appeals that we are in favor of the owner of the shopping center putting up a vinyl fence around the new parking lot that is being built behind the shopping center, rather than a concrete wall.

Thank you for your attention to this matter.

Sincerely,



Jeffery Irish

10/27/2014

Jeffrey R Irish
2055 Carter St
Mt Pleasant, MI 48858

Mark R. Walton
4585 E. Pickard St., Ste G
Mt Pleasant, MI 48858

As far as the fence screening to add along my back yard, a sign agreement with the type desired to be used is attached. This can be applied next to the fence screen already set or it will be allowed to have the current older screen replaced. As far as the current age of this held fence, I don't know. This came with the home purchased in 2005.

If current fence screening is desired to be replaced, please inform me of the time frame that this will be conducted. There is a dog that needs to be controlled while this is conducted.

Sincerely;

Jeffrey R Irish

October 25, 2014

Zoning Board of Appeals
Charter Township of Union
2010 S Lincoln Rd,
Mt Pleasant, MI 48858

Re: Fence Appeal

To Whom it May Concern:

I live at 2045 Carter Street and are neighbors of the shopping center located at 4884 E. Pickard Street. By this letter, we would like to notify the Union Township Zoning Board of Appeals that we are in favor of the owner of the shopping center putting up a vinyl fence around the new parking lot that is being built behind the shopping center, rather than a concrete wall.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Ralston".

Nancy Ralston

October 25, 2014

Zoning Board of Appeals
Charter Township of Union
2010 S Lincoln Rd,
Mt Pleasant, MI 48858

Re: Fence Appeal

To Whom it May Concern:

I own the property at 2066 Betty lane and are neighbors of the shopping center located at 4884 E. Pickard Street. By this letter, we would like to notify the Union Township Zoning Board of Appeals that we are in favor of the owner of the shopping center putting up a vinyl fence around the new parking lot that is being built behind the shopping center, rather than a concrete wall.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Gregg-Davidson". The signature is written in black ink and is positioned above the printed name.

Gregg Carolyn L Rev Trust

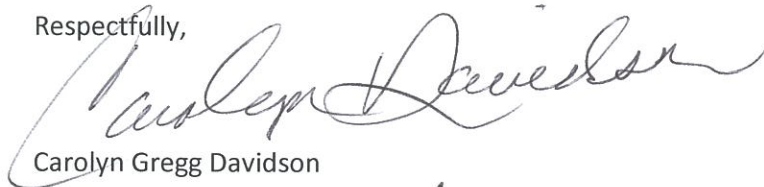
TO: Union Township Zoning Board and Zoning Supervisor

I want to rescind the letter Mark Walton wrote and had me sign last fall saying I agreed to let him install a vinyl fence between his property and mine at 2066 Betty Lane. I want a permanent cement wall no more than 6 inches or 1 foot in from my property line. Before Mark Walton made his parking lot expansion the bare lot which is now the new parking lot was neglected and not mowed every summer, they would mow the strip mall grass but not the lot. The grass and weeds were knee high and obnoxious constantly. Mark had no consideration for us neighbors who had to see his neglected and unsightly mess every time we looked out our windows. I looked at Mark's finished parking lot expansion last December and was not happy with what I saw. On the south side of his parking lot next to my lot is a very steep slope approximately 6 feet wide, you could not mow it with a riding lawn mower and you could not walk down it with a push mower, the only way to mow it is to stand on my lot and push a mower up and down it. I also noticed in December the slope had been seeded with grass seed, however the seed will never germinate because it was not covered with straw and kept moist, I am sure the slope will be neglected and allowed to grow into obnoxious weeds just as the bare lot was before the parking lot expansion.

Because Mark allows his grass and weeds to grow out of control and be a huge eye sore I want a permanent cement wall erected no more than six (6) inches or one (1) foot in from my property line.

Thank you for hearing my concerns and your consideration of my wishes.

Respectfully,

A handwritten signature in cursive script that reads "Carolyn Gregg Davidson". The signature is written in black ink and is positioned above the printed name.

Carolyn Gregg Davidson

Signed and dated:

2/10/15

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 24 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Real Pick, LLC, a variance of a 6' vinyl wall fence for the purpose of screening in a B6 zone

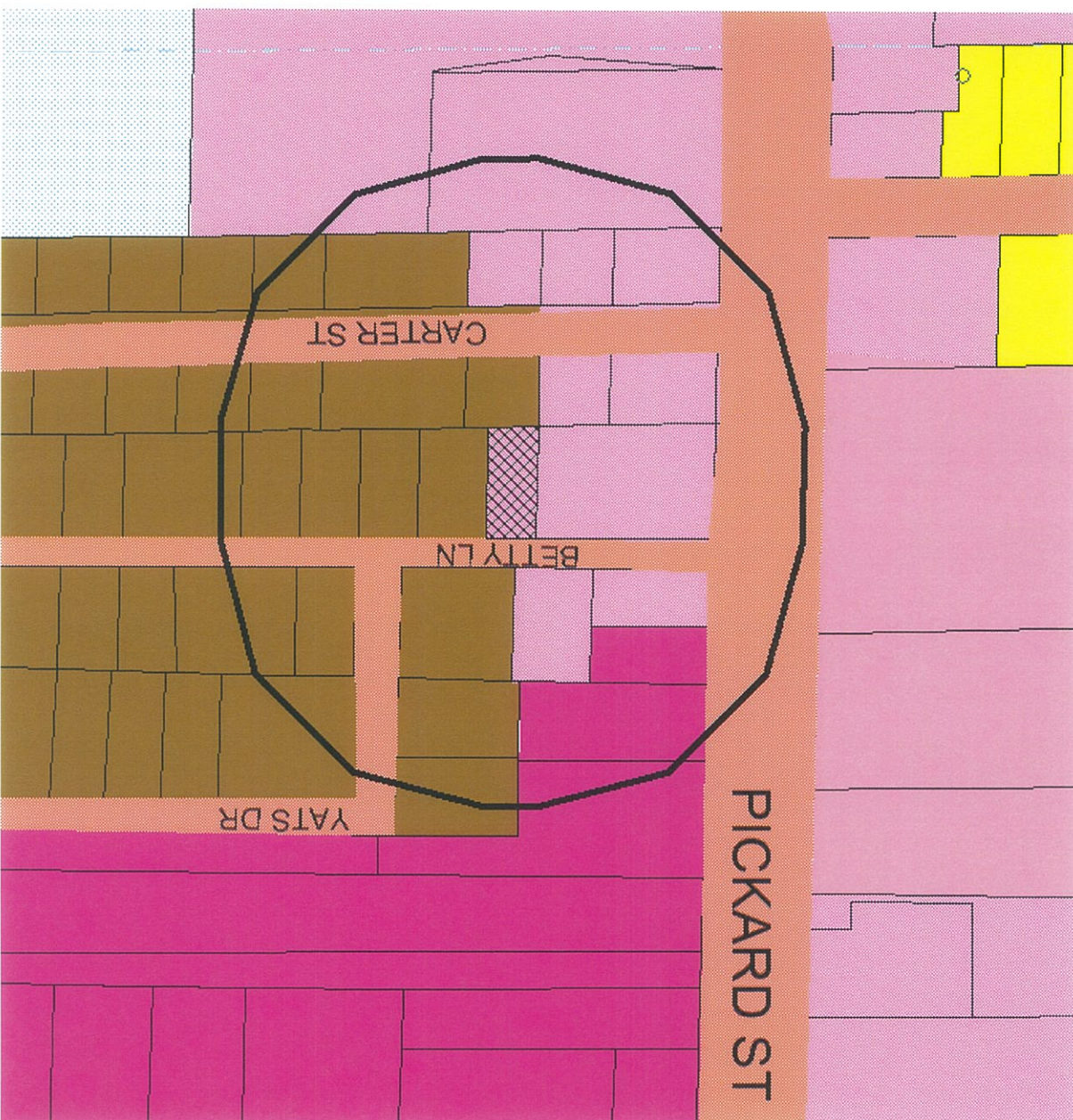
Legal Description of property: Lots 4, block 2, Neal's Subdivision, Union Township, Isabella County, State of Michigan, As recorded in Liber 3 of plats on page 151, Isabella County, Michigan Public Records. Except the south 10.00 feet thereof.

This property is located at 2064 BETTY LN

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner



CARTER ST

BETTY LN

YATS DR

PICKARD ST

Godwin Realty Co.
6410 Bay Rd.
Saginaw, MI 48604

GFK Enterprises, LLC
9635 Aberdeen Courts
Stanwood, MI 49346

Douglas Danks
7990 Sand Road
Pigeon, MI 48755

Dale Sprague
2066 Carter St.
Mt. Pleasant MI 48858

Harry & Dianne Mindel
2056 Carter St.
Mt Pleasant MI, 48858

Kenneth Schrock
1315 N. Mission
Mt Pleasant, MI 48858

Clean Scene Inc.
4864 Pickard Rd.
Mt Pleasant, MI 48858

Nancy Ralston
2045 Carter St.
Mt Pleasant, MI 48858

Jeffrey R. Irish
2055 Carter St.
Mt Pleasant, MI 48858

Michael & Tracy Macgregor
2075 Carter St.
Mt Pleasant, MI 48858

Robert and Jamie Rowley
2105 Carter St.
Mt Pleasant, MI 48858

Delores Bishop
2135 Carter St.
Mt Pleasant, MI 48858

Paul Bigard
1325 E. Chippewa St.
Mt. Pleasant, MI 48858

Richard Swindlehurst
1700 High St.
Mt. Pleasant, MI 48858

Patricia Nauman
2082 Betty Lane
Mt. Pleasant, MI 48858

Carolyn Gregg Rev Trust
3653 E. Jane Dr.
Midland, MI 48642

Real Pick, LLC
4884 E. Pickard St.
Mt. Pleasant, MI 48858

Richmar Properties
4585 E. Pickard Rd. Ste G
Mt Pleasant, MI 48858

Robert and Gloria King
2107 Betty Lane
Mt Pleasant, MI 48858

Marilyn Palmer
2075 Betty Lane
Mt Pleasant, MI 48858

Philip & Pricilla Lundquist
P.O. Box 947
Mt. Pleasant, MI 48804-0947

Yulia Coon
2724 N. Lewis Rd.
Coleman, MI 48618

Roy Freeborn & Elaine Foltz
9668 East Remus Rd.
Mt Pleasant, MI 48858

Laura Schneider & Nicholas Otto
2105 Yats Dr.
Mt. Pleasant, MI 48858

Roxann Pollard
2095 Yats Dr.
Mt Pleasant, MI 48858

Richard Anderson
5065 Dakota
Weidman, MI 48893

PAG Properties, LLC
1084 E. Remus Rd
Mt Pleasant, MI 48858

Turnwald Carwash LLC
7120 S Shepherd RD
Shepherd, MI 48883

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND
Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	05/17/15
morningstarpublishing.com	05/17/15

Union Township Public Hearing Notice - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 24 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Real Pick, LLC, a variance of a 6' vinyl wall fence for the purpose of screening in a B6 zone

Legal Description of property: Lots 4, block 2, Neal's Sub-division, Union Township, Isabella County, State of Michigan, As recorded in Liber 3 of plats on page 151, Isabella County, Michigan Public Records. Except the south 10.00 feet thereof.

This property is located at 2064 BETTY LN

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner



Sworn to the subscribed before me this 18th May 2015.

Tina M Crown

Notary Public, State of Michigan
Acting in County of Oakland

Advertisement Information

Client Id: 531226

Ad Id: 610715

PO:

Sales Person: 200307

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 3-6-2015

I (we) Sid + Linda Beneske 2721 E. Millbrook Rd.
Name Address Mt. Pleasant

owners of property at 2721 E.

the legal description is: Parcel 2

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

--

- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

- a. Provision of the Zoning Ordinance from which a variance is sought *Schedule of lot requirem*

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
<i>Minimum Lot Width</i>	<i>165 ft</i>	<i>149 ft</i>	<i>16 ft</i>

- b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

- c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

- d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

*To be able to build house in future
The split wouldn't be able to be done without this variance.*

e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? NO If yes, please explain:

f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

g. Date property was acquired _____

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

b. Describe if interpretation of district map

III. Administrative Review

a. Article, section, subsection, or paragraph in question

Fees _____

Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 3-6-15

Public Notice published, date: 5-17-15

Public Notice mailed, date: 5-12-15

Hearing held, date: 6-3-15

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

CHARTER TOWNSHIP OF UNION
LAND DIVISION APPLICATION

1. Applicant/Ownership Detail

A. Name: BENASKE, SIDNEY W.

B. Mailing Address: 2731 E. MILLBROOK RD., MT. PLEASANT, MICH. 48858
Street Address City State Zip

C. Telephone: (989) 772-5645

D. Fax: —

E. Parent Tract Includes Parcel #'s: 37-14-033-40-015-01

F. Exemption:

- | | | |
|-----------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| 1. All resulting parcels are 40 acres or the equivalent (or more) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. All resulting parcels are on an existing public road or have existing easements to public roads. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. All resulting parcels have direct or easement access to public utilities | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

G. Split Calculations:

1. Size of parent parcel or tract (acres) as of March 31, 1997
 2. First 10 acres or less (4 splits)
 3. Each additional 10 acres, up to 120 acres (1 split/10 acres).....
 4. Each 40 acres above 120 acres (1 split/ 40 acres) up to 520 acres
 5. Bonus splits <40% of parcel or 1 access drive add 2 splits (Parcels > 20 acres)
 6. Less prior parcels split (since March 31, 1997)
- Total**.....

*More splits may be available after 10 years

H. Names, addresses and ownership interest – Provide the names, mailing addresses, and type of ownership interest of all parties having an interest in the land to be divided. Use additional sheet if needed.

Check here if an additional sheet is attached. *Please label it Exhibit 1.*

I. Zoning: Current Zoning AG as of 3-5-15

	With Sewer	Without Sewer
1. Minimum Lot Width	_____	_____
2. Minimum Lot Depth	_____	_____
3. Minimum Lot Size (Area).....	_____	_____
4. Minimum Width to Depth Ratio	_____	_____
5. Sewer required prior to building permit	_____	_____

J. Public Road Ordinance Compliance Date Initials

- | | | |
|-------------------------------------------------------|-------|-------|
| 1. Complies with ordinance for 1-2 Parcels..... | _____ | _____ |
| 2. Complies with ordinance for 3 -12 Parcels..... | _____ | _____ |
| 3. Complies with ordinance of 13 or more Parcels..... | _____ | _____ |

2. Property Detail

A. Address of Property _____

Street Address

City

State

Zip

B. Tax Identification Number of Property to be Divided: _____

C. Legal Description of Property to be Divided (include existing easements and covenants.) Use additional sheet if necessary.

Check here if an additional sheet is attached. *Please label it Exhibit 2.*

D. Legal Description of Parcels to be Created (Including all remnant parcels, including all easements and covenant .)

Check here if an additional sheet is attached. *Please label it Exhibit 3.*

E. Option 1

Attach a copy of survey showing items listed in option 2 below. (See Ordinance 1997-8 Section V.C)

Option 2

See Ordinance 1997-8 Section V.C. paragraph 2.

In place of survey of resulting parcels, I am submitting a land sketch of resulting parcels with items listed below. By doing this, I waive any right to notification within 45 days of submittal. I also agree to resubmit a survey by a licensed land surveyor if the sketch provided fails to clearly and accurately show sufficient details to determine the descriptions of resulting parcels and to demonstrate conformity to all ordinance requirements.

Signature: _____ Date: _____

F. Attach 3 copies of Tentative Parcel Map to Include:

- Date, north arrow, scale, and name and address of individual or firm responsible for completion of the parcel map.
- Name and address of applicant.
- Proposed lot lines and their dimensions. Square footage of each parcel. Location & distance from point of beginning to nearest corner of parent parcel.
- Location and nature of proposed ingress and egress locations to any existing public or private roads. Include a single copy of driveway permit from the Road Commission.
- Location and nature of any public or private street, driveway, lake or stream, access, or utility easements to be located within any proposed lot or parcel to benefit the same.
- Any existing buildings, wells and septic fields, public or private streets, and driveways within 100 feet of all proposed lots or parcels.
- Zoning designation of all proposed lots or parcels.
- Proposed method of storm drainage. "B" and "I" Zoning only.
- Previous splits made after March 31, 1997.
- Unbuildable lots marked as such.
- Proposed Driveways

G. Registered deed showing ownership and number of divisions transferred (for property bought after March 31, 1997)

3. Additional Information

A. Proved a map and written description of any previous land divisions from the parent parcel, including the size, number, and date of such divisions. Use additional sheets as necessary.

Check here if an additional sheet is attached. *Please label it Exhibit 4.*

B. Does the project involve easements, restrictive covenants, or other such attachments to the land? If so, provide copies of the instruments describing and granting same.

Check here if an additional sheet is attached. *Please label it Exhibit 5.*

4. Applicant Certification

By the signature attached hereto, the applicant certifies that the information included with this application is, to the best of his/her knowledge, true and accurate. The applicant also understands and acknowledges that the Township, the Township staff, and professional consultants retained by the Township to review and approve this request, make no expressed or implied warranty as to the marketability of the property subject to this request does not warrant that prior land divisions associated with the subject property have been made consistent with local, state, and federal law, nor is any guarantee being made or implied concerning any rights to future land divisions.

By: _____ Date: _____

LOCAL GOVERNMENT USE ONLY:

Mapinfo:		Homestead Letters:	
PARENT.TAB	_____	Qualified Ag	_____
REGION.TAB	_____	Hstd. Aff. For new parcel	_____
Boundary	_____	Rescind old parcels	_____
Dimensions	_____	Equalizer:	
PID	_____	Enter public imp & topo	_____
Easements	_____	Enter land division info	_____
Text	_____	Create new parcels	_____
Maps:		Copy data from parent	_____
Boundary	_____	Class ___90 New ___99 Old ___97 DDA	_____
Dimensions	_____	Name & Address (Prop Add)	_____
PID	_____	** Inactive Parcel	_____
Scan Surveys	_____	Legal changed & Add date of split	_____
List:		ECF & land dimensions	_____
Check wat & sew specials	_____	AV & TV Split	_____
Update master list for splits	_____	Property Record Cards:	
Application sent:	_____	PID	_____
Send to County:		Split map & calculations	_____
Map with labels	_____	Property Address	_____
Legals w/parcel numbers	_____	Print Labels	_____

CERTIFICATE OF SURVEY

SCOTT BENASKE

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4
SECTION 33, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

DESCRIPTION PROVIDED:

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: THE SOUTH 675.00 FEET OF THE EAST 325.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4.

DESCRIPTIONS PREPARED:

PARCEL 1

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N 89°-54'-59"E., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 997.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-15'-12"W., PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION, 675.00 FEET; THENCE N.89°-54'-59"E., PARALLEL WITH THE SAID SOUTH SECTION LINE, 176.00 FEET; THENCE S.00°-15'-12"E., PARALLEL WITH SAID EAST 1/8 LINE, 675.00 FEET; THENCE S.89°-54'-59"W., ON AND ALONG SAID SOUTH SECTION LINE, 176.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.73 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE SOUTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

PARCEL 2

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N 89°-54'-59"E., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1173.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-15'-12"W., PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION, 675.00 FEET; THENCE N.89°-54'-59"E., PARALLEL WITH THE SAID SOUTH SECTION LINE, 149.00 FEET; THENCE S.00°-15'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 675.00 FEET; THENCE S.89°-54'-59"W., ON AND ALONG SAID SOUTH SECTION LINE, 149.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE SOUTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

EAST 1/4 COR.
SEC. 33, T14N-R4W
FND REMON COR.
PER LCRC L. 3, P. 261

N12°E	155.96'	FND. N&T #14769 POWER POLE
EAST	33.08'	FND. CAPPED "T" IRON #14769
S14°E	131.40'	FND N&T #14769 POWER POLE
S43°W	118.36'	FND. N&T #14769 POWER POLE
N86°W	32.48'	FND N&T 7" QUADRUPLE BOX ELDER

NORTHEAST COR.
SEC. 4, T13N-R4W
FND REMON COR.
PER LCRC L. 3, P. 268

N28°E	125.60'	FND. N&T 18" CATALPA
S68°E	133.94'	FND. N&T POWER POLE
S15°W	91.82'	FND. N&T 9" BOX ELDER
N58°W	48.71'	FND. N&T 16" BOX ELDER
S43°E	47.48'	FND. CAPPED IRON #18223

NORTH 1/4 COR.
SEC. 33, T14N-R4W
FND REMON COR.
PER LCRC L. 3, P. 3

N50°E	51.79'	FND. SPIKE IN E. FACE 6" W. OAK
S05°W	37.00'	FND. SPIKE IN W. FACE 6" ELM
S74°W	85.20'	FND. NAIL IN S. FACE 12" ELM
N85°E	68.40'	FND. NAIL S. FACE 12" TWIN ELM
SOUTH	33.00'	FND. 1/2" PIPE

INTERIOR 1/4 COR.
SEC. 33, T14N-R4W
SET 1/2" CI #39074
AT INTERSECTION OF 1/4 LINES



N30°W	19.90'	SET N&T 36" OAK
S85°W	19.00'	SET N&T 8" OAK
S15°W	9.45'	SET N&T 6" OAK
N85°E	12.25'	SET N&T 8" OAK

WEST 1/4 COR.
SEC. 33, T14N-R4W
FND REMON COR.
PER LCRC L. 3, P. 257

N17°E	193.62'	FD N&T IN P. POLE
S77°E	19.00'	FD N&T IN TOP E. END 15" CMP
S49°W	40.14'	FD N&T 46677 IN 2ND FENCE POST SOUTH
S80°W	19.26'	FD N&T IN TOP W. END 15" CMP

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE PROPERTY HEREIN DESCRIBED ON 9-17-14 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC ACTS OF 1970, AS AMENDED. THE RATIO OF CLOSURE OF THIS SURVEY IS 1:5000 OR LESS.

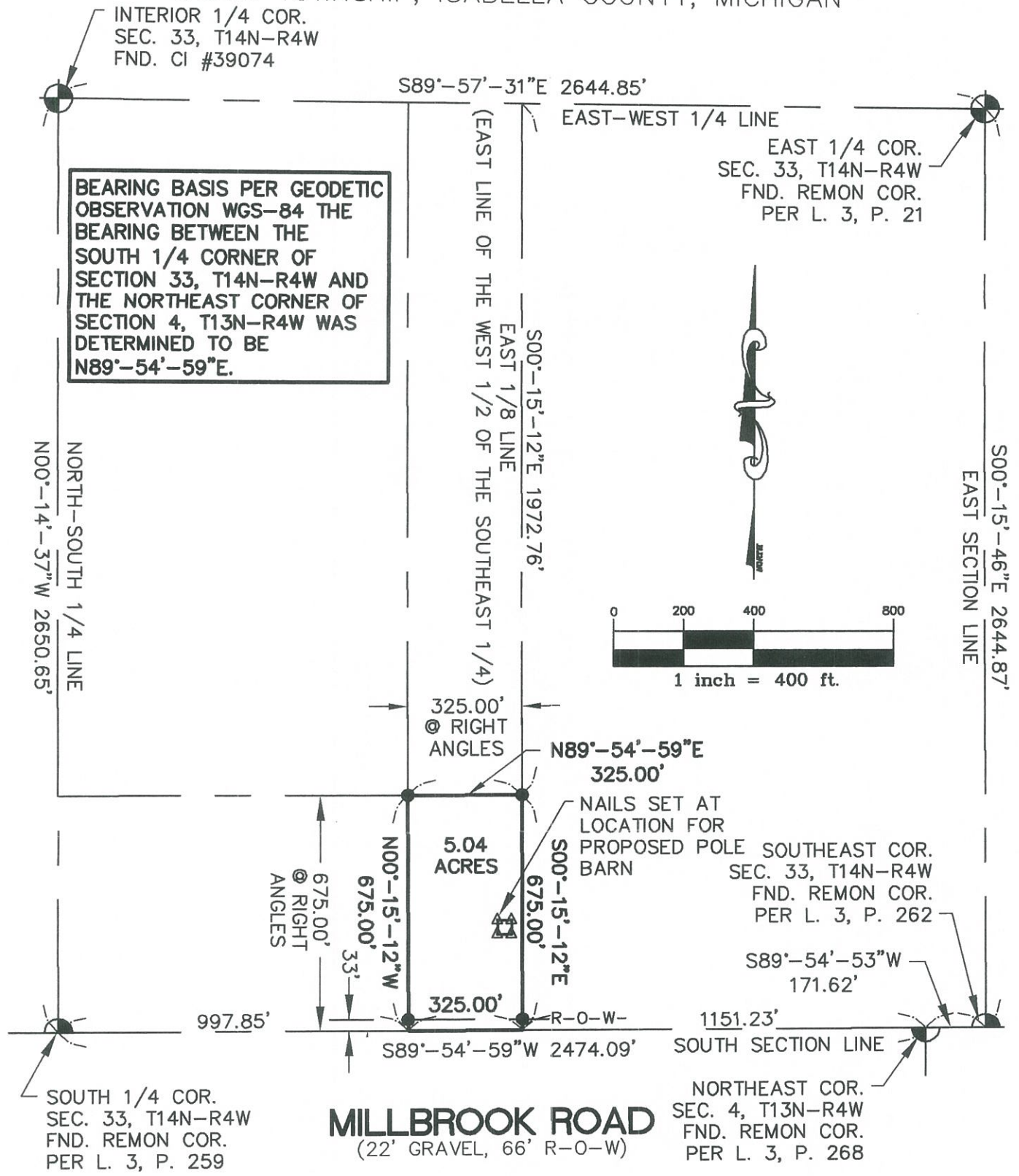
Timothy E. Bebee
TIMOTHY E. BEBEE P.S. #39074

<p>R - RECORDED M - MEASURED □ - SET WOOD STAKE</p>	<p>○ - FOUND IRON ● - SET IRON ⊙ - CONCRETE MONUMENT</p>	<p>⊕ - SECTION CORNER ⊙ - 1/8 CORNER</p>																	
 <h2 style="margin: 0;">CMS & D</h2> <p style="margin: 0;">SURVEYING / ENGINEERING</p> <p style="margin: 0; font-size: small;">510 W. PICKARD STREET, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>SCALE:</td><td>DRAWN BY:</td></tr> <tr><td>1" = 100'</td><td>WRE</td></tr> <tr><td>SURVEY DATE:</td><td>CHECKED BY:</td></tr> <tr><td>9-17-14</td><td>TELB</td></tr> <tr><td>DATE:</td><td>JOB NUMBER:</td></tr> <tr><td>9-19-14</td><td>1409-138</td></tr> <tr><td>REVISED:</td><td>SHEET NUMBER:</td></tr> <tr><td></td><td>3 OF 3</td></tr> </table>	SCALE:	DRAWN BY:	1" = 100'	WRE	SURVEY DATE:	CHECKED BY:	9-17-14	TELB	DATE:	JOB NUMBER:	9-19-14	1409-138	REVISED:	SHEET NUMBER:		3 OF 3	
SCALE:	DRAWN BY:																		
1" = 100'	WRE																		
SURVEY DATE:	CHECKED BY:																		
9-17-14	TELB																		
DATE:	JOB NUMBER:																		
9-19-14	1409-138																		
REVISED:	SHEET NUMBER:																		
	3 OF 3																		

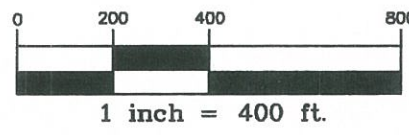
CERTIFICATE OF SURVEY

SCOTT BENASKE

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4
SECTION 33, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



BEARING BASIS PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE SOUTH 1/4 CORNER OF SECTION 33, T14N-R4W AND THE NORTHEAST CORNER OF SECTION 4, T13N-R4W WAS DETERMINED TO BE N89°-54'-59\"E.



Timothy E. Bebee
TIMOTHY E BEBEE P.S. #39074

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE PROPERTY HEREIN DESCRIBED ON 9-17-14 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC ACTS OF 1970, AS AMENDED. THE RATIO OF CLOSURE OF THIS SURVEY IS 1:5000 OR LESS.

<p>R - RECORDED M - MEASURED □ - SET WOOD STAKE</p>	<p>○ - FOUND IRON ● - SET IRON ⊙ - CONCRETE MONUMENT</p>	<p>⊕ - SECTION CORNER ⊕ - 1/8 CORNER</p>									
<h2 style="margin: 0;">CMS & D</h2> <p style="margin: 0;">SURVEYING / ENGINEERING</p> <p style="margin: 0;">510 W. PICKARD STREET, SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SCALE: 1" = 400'</td> <td style="width: 50%;">DRAWN BY: WRE</td> </tr> <tr> <td>SURVEY DATE: 9-17-14</td> <td>CHECKED BY: TELB</td> </tr> <tr> <td>DATE: 9-19-14</td> <td>JOB NUMBER: 1409-138</td> </tr> <tr> <td>REVISED:</td> <td>SHEET NUMBER: 1 OF 3</td> </tr> </table>	SCALE: 1" = 400'	DRAWN BY: WRE	SURVEY DATE: 9-17-14	CHECKED BY: TELB	DATE: 9-19-14	JOB NUMBER: 1409-138	REVISED:	SHEET NUMBER: 1 OF 3	
SCALE: 1" = 400'	DRAWN BY: WRE										
SURVEY DATE: 9-17-14	CHECKED BY: TELB										
DATE: 9-19-14	JOB NUMBER: 1409-138										
REVISED:	SHEET NUMBER: 1 OF 3										

QUIT CLAIM DEED

THIS INDENTURE, made this day of March, 2015:

BETWEEN: Sidney William Benaske and Linda Sue Benaske, husband and wife, whose address is 2721 East Millbrook Road, Mount Pleasant, Michigan 48858, herein after referred to as Party of the First Part and Seller, do by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM to

Scott Alan Benaske, a single man, whose address is 2721 East Millbrook Road, Mount Pleasant, Michigan 48858, herein after referred to as Party of the Second Part and Purchaser,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, to them in hand paid by the party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the party of the second part, their heirs and assigns, FOREVER, all those certain pieces or parcels of land situated and being in the Township of Union, County of Isabella, State of Michigan and described as follows, to-wit:

Parcel 2

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION; THENCE N 89° -54'-59"E., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1173.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00° -15'-12"W., PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION, 675.00 FEET; THENCE N 89° -54'-59"E., PARALLEL WITH THE SAID SOUTH SECTION LINE, 149.00 FEET; THENCE S.00° -15'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 675.00 FEET; THENCE S.89° -54'-59"W., ON AND ALONG SAID SOUTH SECTION LINE, 149.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE SOUTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

- 1) The Grantors grant to Grantees the right to make maximum divisions allowed under Section 108 of the Land Division Act, Act No. 288 of the Public Acts, as amended.

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 21 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Sidney & Linda Benaske, a variance of 16' on Minimum Lot Width in an AG zone

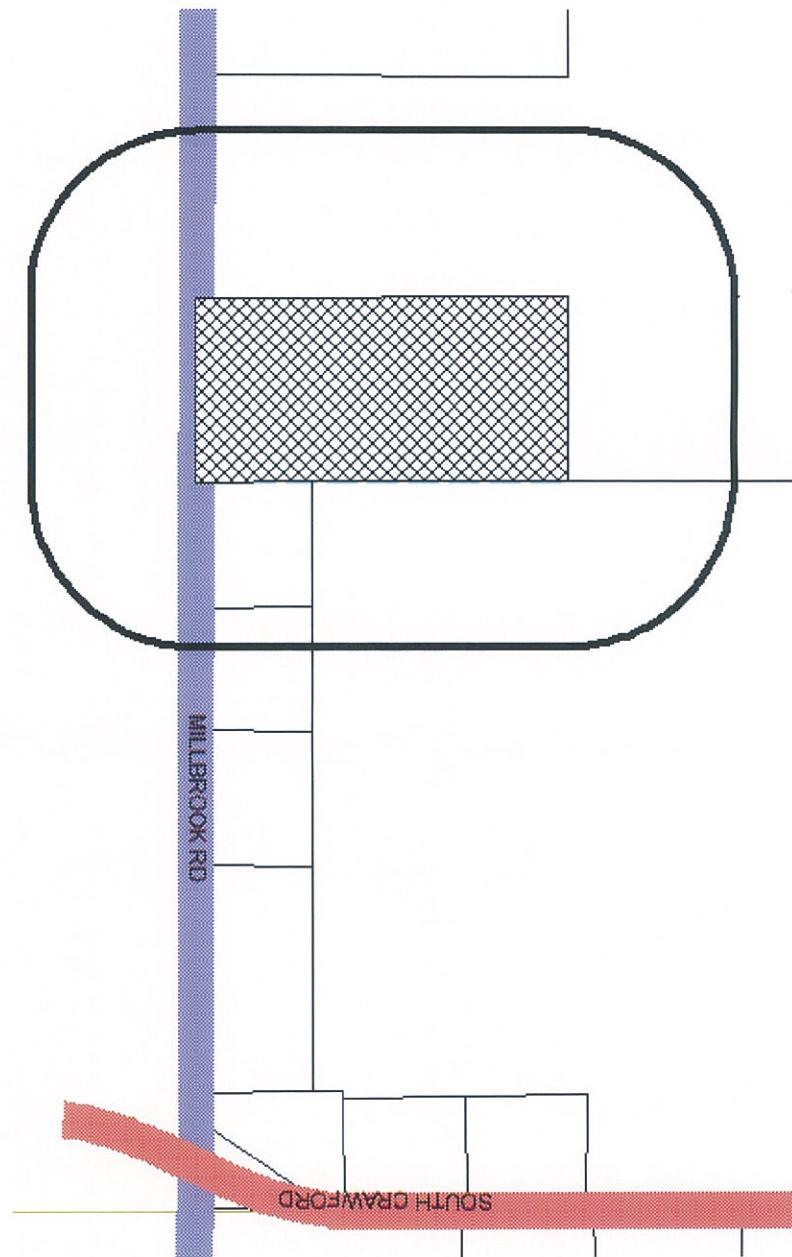
Legal Description of Property: A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION; THENCE N 89°-54'-59"E., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1173.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 00'-15'-12"W., PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION, 675.00 FEET; THENCE N 89°-54'-59"E., PARALLEL WITH THE SAID SOUTH SECTION LINE, 149.00 FEET; THENCE S. 00'-15'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 675.00 FEET; THENCE S. 89°-54'-59"W., ON AND ALONG SAID SOUTH SECTION LINE, 149.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE SOUTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This property is located at 2721 E. Millbrook Rd

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner



RECKER JAMES SR & PHYLLIS TRUS
5620 S LINCOLN RD
MT PLEASANT, MI 48858

CLAYTON ADDISON & FOSTER RENEE
2750 E MILLBROOK RD
MOUNT PLEASANT, MI 48858

ROBINSON RACHAEL
2764 E MILLBROOK RD
MT PLEASANT, MI 48858

BENTLEY GERALD
2806 E MILLBROOK RD
MOUNT PLEASANT, MI 48858

LESLIE LYNETTE
2792 E MILLBROOK RD
MOUNT PLEASANT, MI 48858

BOOTH CHARLES & KAY
2826 E MILLBROOK RD
MT PLEASANT, MI 48858

Sid & Linda Benaske
2721 E. Millbrook Rd.
Mt. Pleasant, MI 48858

Steven & Sharon Cook
2825 E. Millbrook Rd.
Mt. Pleasant, MI 48858

Jessica Maddux
2839 E. Millbrook Rd.
Mt Pleasant, MI 48858

Roy and Gerrie Hoyt
2305 E. Millbrook
Mt Pleasant, MI 48858

Mark Mcdonald
1720 E. Pickard Rd
Mt. Pleasant, MI 48858

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND
Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	05/17/15
morningstarpublishing.com	05/17/15



Sworn to the subscribed before me this 18th May 2015.

Tina M Crown

Notary Public, State of Michigan
Acting in County of Oakland

Advertisement Information

Client Id: 531226

Ad Id: 610727

PO:

Sales Person: 200307

Union Township Public Hearing Notice - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Section 11 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Richard Figg, a variance for an Electronic Billboard Message Center Sign in a B5 zone

Legal Description of Property: T14N R4W, SEC 20; COMM AT THE NE CORNER OF SECTION 20; S 89D37M58S W ALG N SEC LN 242 FT; TH S 1D0M7S E 178 FT; TH S 89D37M58S W 165 FT; TH N 1D0M7S W 178 FT TO N SEC LN; TH S 89D37M58S W 914 FT; TH S 1D0M7S E 182 FT; TH S 89D37M58S W 34 FT; TH S 1D0M7S E 132 FT; TH S 89D37M58S W 594 FT; TH S 1D0M7S E 386 FT; TH N 89D37M58S E 1949 FT TO E SEC LN; TH N 1D0M7S W 700 FT TO POB 26.2 ACRES

This property is located at 1982 E. Remus Rd

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner

**NOTICE OF APPEAL
Charter Township of Union**

ZONING BOARD OF APPEALS

DATE: 4-16-15

I (we) Richard C. Figg 1239 E Broomfield
Name Address

owners of property at 1982 E. Rerius Rd.,

the legal description is: 14-020-20-001-01

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

--

I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought ^{Section} 11.7.2

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required - Desired)
Example - Side Yard	10 feet	8 feet	2 feet
Billboard Message center electronic	I1 I2 District	B5 District	move existing sign "SEE Attachment"

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

Message center Billboard in B5 District

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties? would not be able to be competitive with old billboard. Needs to be modern

-
-
- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? no If yes, please explain:

Highest and best use principles

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired June 1995

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

b. Describe if interpretation of district map

III. Administrative Review

a. Article, section, subsection, or paragraph in question

Fees \$150.00 Richard C Fegg
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

meet 3-17 - Peter

Appeals received, date: 4-16-15

Public Notice published, date: 5-17-15

Public Notice mailed, date: 5-12-15

Hearing held, date: June 3, 2015

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY



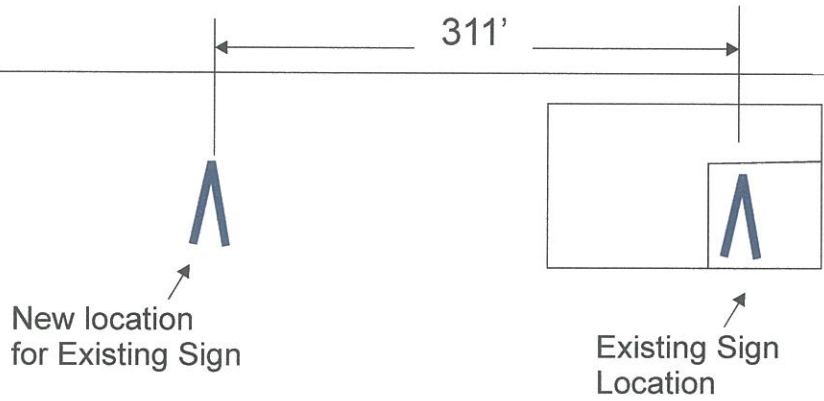
Remove Existing Sign



Install the existing sign 311 feet to the West

M-20

Lincoln



Note: Move existing sign 311' to the West.
46' from East Property Line
16' South of Right of Way

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Section 11 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Richard Figg, a variance for an Electronic Billboard Message Center Sign in a B5 zone

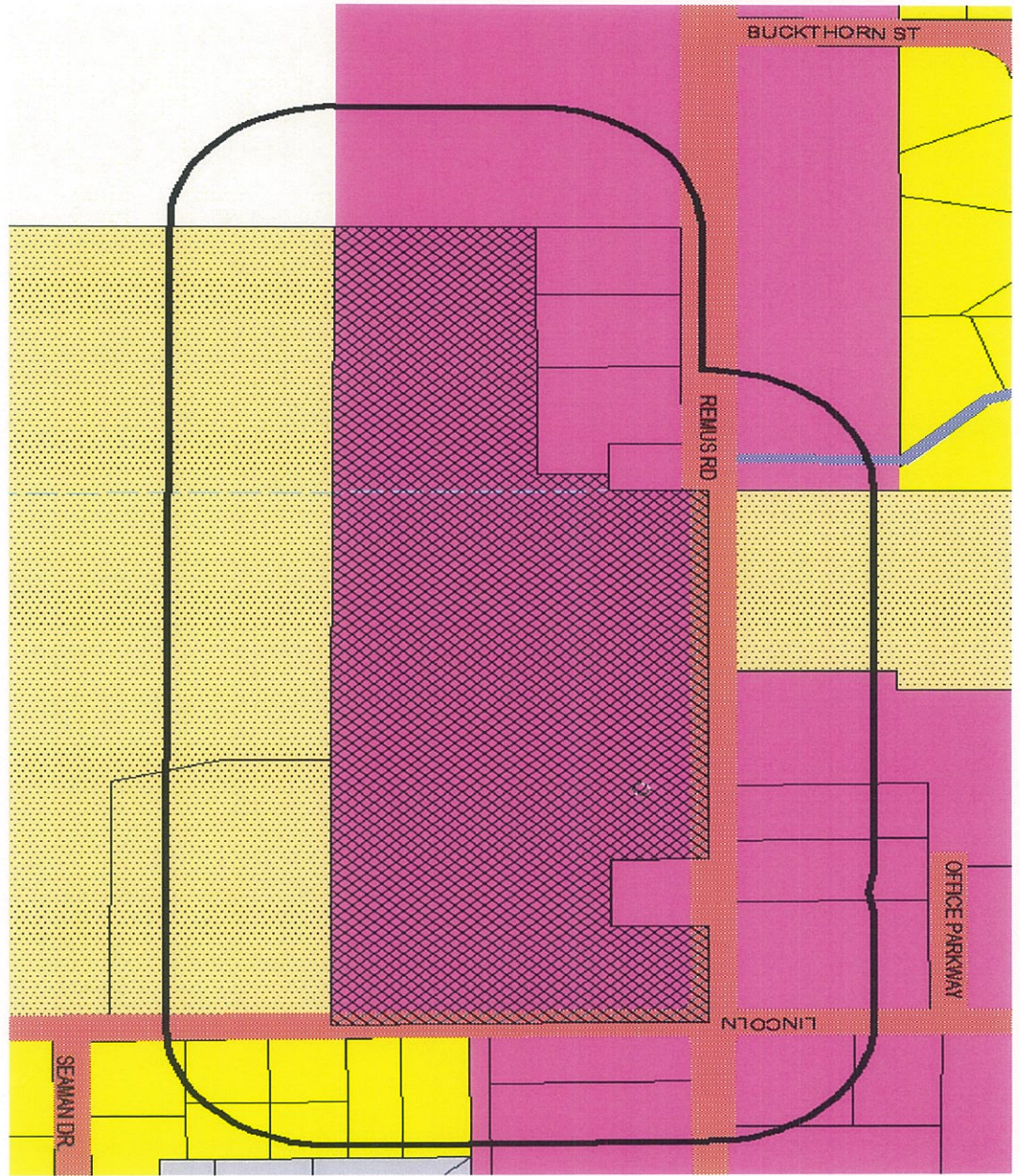
Legal Description of Property: *T14N R4W, SEC 20; COMM AT THE NE CORNER OF SECTION 20; S 89D37M58S W ALG N SEC LN 242 FT; TH S 1D0M7S E 178 FT; TH S 89D37M58S W 165 FT; TH N 1D0M7S W 178 FT TO N SEC LN; TH S 89D37M58S W 914 FT; TH S 1D0M7S E 182 FT; TH S 89D37M58S W 34 FT; TH S 1D0M7S E 132 FT; TH S 89D37M58S W 594 FT; TH S 1D0M7S E 386 FT; TH N 89D37M58S E 1949 FT TO E SEC LN; TH N 1D0M7S W 700 FT TO POB 26.2 ACRES*

This property is located at 1982 E. Remus Rd

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner



HALL LELAND R & DINAH REV TRUS
1956 E REMUS RD
MT. PLEASANT, MI 48858

Union Farms, LLC
1720 E. Pickard
Mt Pleasant, MI 48858

Greenspace Inc.
1982 E. Remus Rd
Mt Pleasant, MI 48858

Twenty West Partnership Inc
P.O. Box 329
Mt Pleasant, MI 48804-0329

MAAS Development Mt Pleasant, LLC
1845 Birmingham SE
Lowell, MI 49331

Richard and Betty Figg
St. Andrews Dr.
Mt Pleasant, MI 48858

Victory Christian Center
1114 W. High St.
Mount Pleasant, MI 48858

FIRSTBANK
102 S. Main St.
Mt. Pleasant, MI 48858

McDonalds Corporation (21-1306)
P.O. Box 182571
Columbus, OH 43218-2571

Imperial Company
145 Beechwood Dr.
Mt. Pleasant, MI 48858

RICS4, LLC
C/O Realty Income Corp
P.O. Box 460069
Escondido, CA 92046-0069

Sacco Properties, INC
471 Cedar Dr.
Mt. Pleasant, MI 48858

Mid Michigan Property Group
2060 E. Remus Rd.
Mt. Pleasant, MI 48858

Isabella Community Credit Union
P.O. Box 427
Mt Pleasant, MI 48804-0427

Steve Wieczorek
767 S. Doe Trl
Mt. Pleasant, MI 48858

Curt and Robyn Utterback
3397 S. Lincoln Rd.
Mt. Pleasant, MI 48858

Richard Swindlehurst
700 N. Isabella Rd
Mt. Pleasant, MI 48858

Anna Campbell
2300 19 Mile Rd.
Barryton, MI 49305

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND

Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are dully qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	05/17/15
morningstarpublishing.com	05/17/15



Sworn to the subscribed before me this 18th May 2015.

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Oakland

Union Township Public Hearing Notice - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 03, 2015, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 21 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Sidney & Linda Benaske, a variance of 16' on Minimum Lot Width in an AG zone

Legal Description of Property: A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 33, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION; THENCE N 89 D -54'-59"E., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1173.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.D.O' -15'-12"W., PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION, 675.00 FEET; THENCE N 89°-54'-59"E., PARALLEL WITH THE SAID SOUTH SECTION LINE, 149.00 FEET; THENCE S.OO' -15'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 675.00 FEET; THENCE S.89°-54'-59"W., ON AND ALONG SAID SOUTH SECTION LINE, 149.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE SOUTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This property is located at 2721 E. Millbrook Rd

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 extension 241.

Peter Gallinat, Union Twp Planner

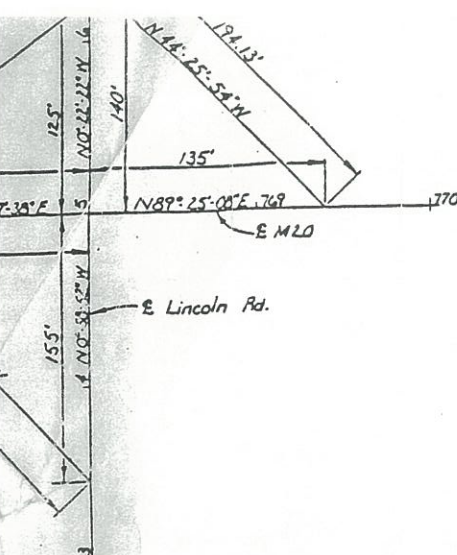
Advertisement Information

Client Id: 531226

Ad Id: 610717

PO:

Sales Person: 200307



FOR INFORMATION ONLY

NW Quadrant M20-Lincoln Rd. Intersection
 Remove Ex. Curb & Gutter. Leave Ex. Bit. Surface. Remove Ex. 18" Culvert End Section and Ex. Headwall from 24" Culvert. It is assumed that a 6' length of culvert will be removed with culvert ends and shall need replacement with the new construction. Place 5"MH (5), 16 Lft. 18" C76-II, Trench Detail 2, 8 Lft. 24" C76-II, Trench Detail 2, & 20 Lft. 30" Class B Culvert (Conc.) with 30" Culvert End Section as shown, and construct 35' R. Curb & Gutter w/ 10' Curb and Gutter Endings.

42 Lft. Removing Curb and Gutter (shown ~~****~~)
 2 Each Removing Culvert Ends
 1 Each 5' Diameter Drainage Structure
 375 Lbs. Drainage Structure Covers
 16 Lft. 18" Sewer C76-II, Trench Detail 2
 8 Lft. 24" Sewer C76-II, Trench Detail 2
 20 Lft. 30" Class B Culvert (Concrete)
 1 Each 30" Culvert End Section
 75 Lft. Concrete Curb and Gutter, Detail B2

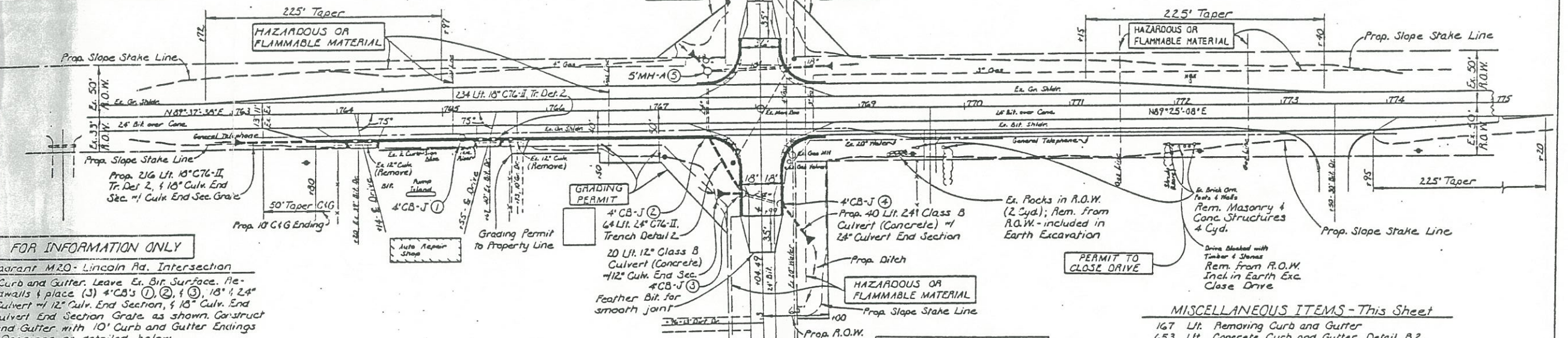
Remove Ex. Curb and Gutter. Leave Ex. Bit. Surface. Remove the Ex. 18" Culvert End Section, extend Ex. 18" Concrete Culvert 48 Lft. and place Salvaged 18" Culvert End Section. Construct 35' R. Curb and Gutter w/ 10' Curb and Gutter Endings.

42 Lft. Removing Curb and Gutter (shown ~~****~~)
 1 Each Salvaged End Section, 30" Diameter or less
 48 Lft. 18" Class B Culvert (Concrete)
 75 Lft. Concrete Curb and Gutter, Detail B2

DRAINAGE ITEMS - This Sheet

- 1 Each 5' Diameter Drainage Structure
- 4 Each 4' Diameter Drainage Structure
- 1 Each Salvaged End Section, 30" Diameter or less
- 20 Lft. 12" Class B Culvert (Concrete)
- 466 Lft. 18" Sewer C76-II, Trench Detail 2
- 72 Lft. 24" Sewer C76-II, Trench Detail 2
- 48 Lft. 18" Class B Culvert (Concrete)
- 40 Lft. 24" Class B Culvert (Concrete)
- 20 Lft. 30" Class B Culvert (Concrete)
- 1 Each 12" Culvert End Section
- 1 Each 24" Culvert End Section
- 1 Each 30" Culvert End Section
- 5 Each Removing Culvert Ends
- 78 Lbs. Culvert End Section Grate
- 2995 Lbs. Drainage Structure Covers

PERMIT STAKING DIAGRAM



FOR INFORMATION ONLY

NW Quadrant M20-Lincoln Rd. Intersection
 Remove Ex. Curb and Gutter. Leave Ex. Bit. Surface. Remove Ex. Headwall & place (3) 4'CB's (1), (2), & (3), 18" & 24" Culvert w/ 12" Culv. End Section, & 18" Culv. End Section as shown. Construct Curb and Gutter with 10' Curb and Gutter Endings as detailed below.

Removing Curb and Gutter (shown ~~****~~)
 Removing Culvert Ends
 4' Diameter Drainage Structure
 Drainage Structure Covers
 18" Sewer C76-II, Trench Detail 2
 24" Sewer C76-II, Trench Detail 2
 12" Class B Culvert (Concrete)
 12" Culvert End Section
 18" Culvert End Section
 Culvert End Section Grate
 Concrete Curb and Gutter, Detail B2

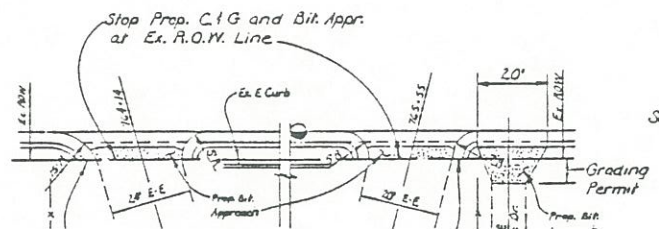
FOR INFORMATION ONLY

SE Quadrant M20-Lincoln Rd. Intersection
 Remove Ex. Curb and Gutter. Leave Ex. Bit. Surface. Remove Ex. Headwall & place 4'CB(4), 24" Culvert, & 24" Culv. End Section as shown. Construct 35' R. Curb and Gutter w/ 10' Curb and Gutter Endings.

41 Lft. Removing Curb and Gutter (shown ~~****~~)
 107 Lft. Concrete Curb and Gutter, Detail B2
 1 Each 4' Diameter Drainage Structure
 655 Lbs. Drainage Structure Covers
 40 Lft. 24" Class B Culvert (Concrete)
 1 Each 24" Culvert End Section
 1 Each Removing Culvert Ends

MISCELLANEOUS ITEMS - This Sheet

- 167 Lft. Removing Curb and Gutter
- 653 Lft. Concrete Curb and Gutter, Detail B2
- 2 Each Removing Pipe Culverts
- 4 Cyd. Removing Masonry and Concrete Structures
- 78 Lft. Concrete Driveway Opening, Detail M
- 111 Ton Bituminous Approaches
- 2 Ton Class A Approaches
- 189 Ton Bituminous Base Mixture, No. 700, 20 C

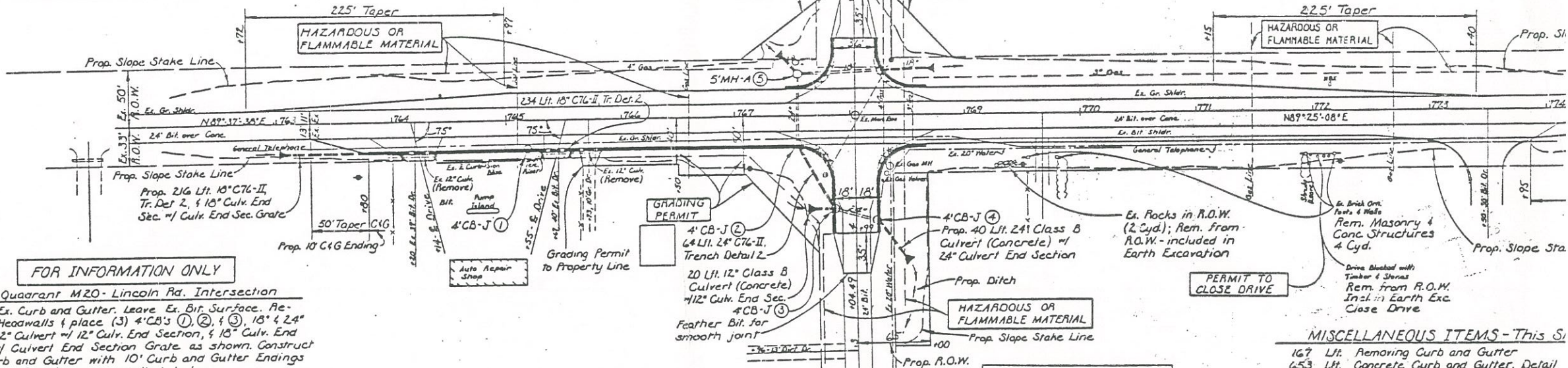


5' & LINCOLN ROAD		
BITUMINOUS APPROACHES	BITUMINOUS BASE	CLASS A APPROACHES
SEE NO. 700 20C		

GRADING PERMIT STAKING DIAGRAM

- 20 Lft. 30" Class B Culvert (Concrete)
- 1 Each 30" Culvert End Section
- 75 Lft. Concrete Curb and Gutter, Detail B2

- 76 Lbs. Culvert End Section Grate
- 2995 Lbs. Drainage Structure Covers



FOR INFORMATION ONLY

SW Quadrant M20 - Lincoln Rd. Intersection
 Remove Ex. Curb and Gutter. Leave Ex. Bit Surface. Remove 2 Headwalls & place (3) 4" CB's ①, ②, ③, 18" & 24" Sewers, 12" Culvert w/ 12" Culv. End Section, & 18" Culv. End Section w/ Culvert End Section Grate as shown. Construct 35" R. Curb and Gutter with 10' Curb and Gutter Endings and Drive Openings as detailed below.

- 42 Lft. Removing Curb and Gutter (shown ~~with~~)
- 2 Each Removing Culvert Ends
- 3 Each 4" Diameter Drainage Structure
- 1965 Lbs. Drainage Structure Covers
- 450 Lft. 18" Sewer C76-II, Trench Detail 2
- 64 Lft. 24" Sewer C76-II, Trench Detail 2
- 20 Lft. 12" Class B Culvert (Concrete)
- 1 Each 12" Culvert End Section
- 1 Each 18" Culvert End Section
- 78 Lbs. Culvert End Section Grate
- 396 Lft. Concrete Curb and Gutter, Detail B2

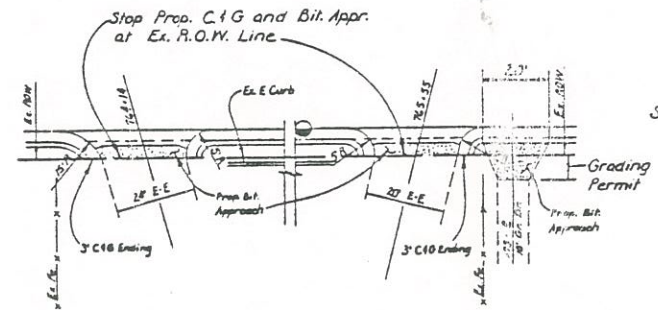
FOR INFORMATION ONLY

SE Quadrant M20 - Lincoln Rd. Intersection
 Remove Ex. Curb and Gutter. Leave Ex. Bit Surface. Remove Ex. Headwall & place 4" CB's ④, 24" Culvert, & 24" Culv. End Section as shown. Construct 35" R. Curb and Gutter w/ 10' Curb and Gutter Endings.

- 41 Lft. Removing Curb and Gutter (shown ~~with~~)
- 107 Lft. Concrete Curb and Gutter, Detail B2
- 1 Each 4" Diameter Drainage Structure
- 655 Lbs. Drainage Structure Covers
- 40 Lft. 24" Class B Culvert (Concrete)
- 1 Each 24" Culvert End Section
- 1 Each Removing Culvert Ends

MISCELLANEOUS ITEMS - This S

- 167 Lft. Removing Curb and Gutter
- 653 Lft. Concrete Curb and Gutter, Detail
- 2 Each Removing Pipe Culverts
- 4 Cyd. Removing Masonry and Concrete
- 78 Lft. Concrete Driveway Opening, Detail
- 111 Ton Bituminous Approaches
- 2 Ton Class A Approaches
- 189 Ton Bituminous Base Mixture No. 700,



DETAILS FOR DRIVES AT GAS STATION

DRIVEWAYS & LINCOLN ROAD					
Sta.	STANDARD OF L.A.W.	DRIVE OPENINGS (LENGTH)	BITUMINOUS APPROACHES *	BITUMINOUS BASE MIX. NO. TON. E.C.	CLASS A APPROACHES (TON)
764+14 Rt.	M	15'	1.8		
765+55 Rt.	M	33'	1.4		
765+73 Rt.	L	20'	3.6		1 Ton
769+67 Rt.	L	20'	1.6		1 Ton
772+05 Rt.		Close Drive	12.6		
773+50 Rt.			20.0	189	
Lincoln Rd.					
Total			111	189	2 Ton

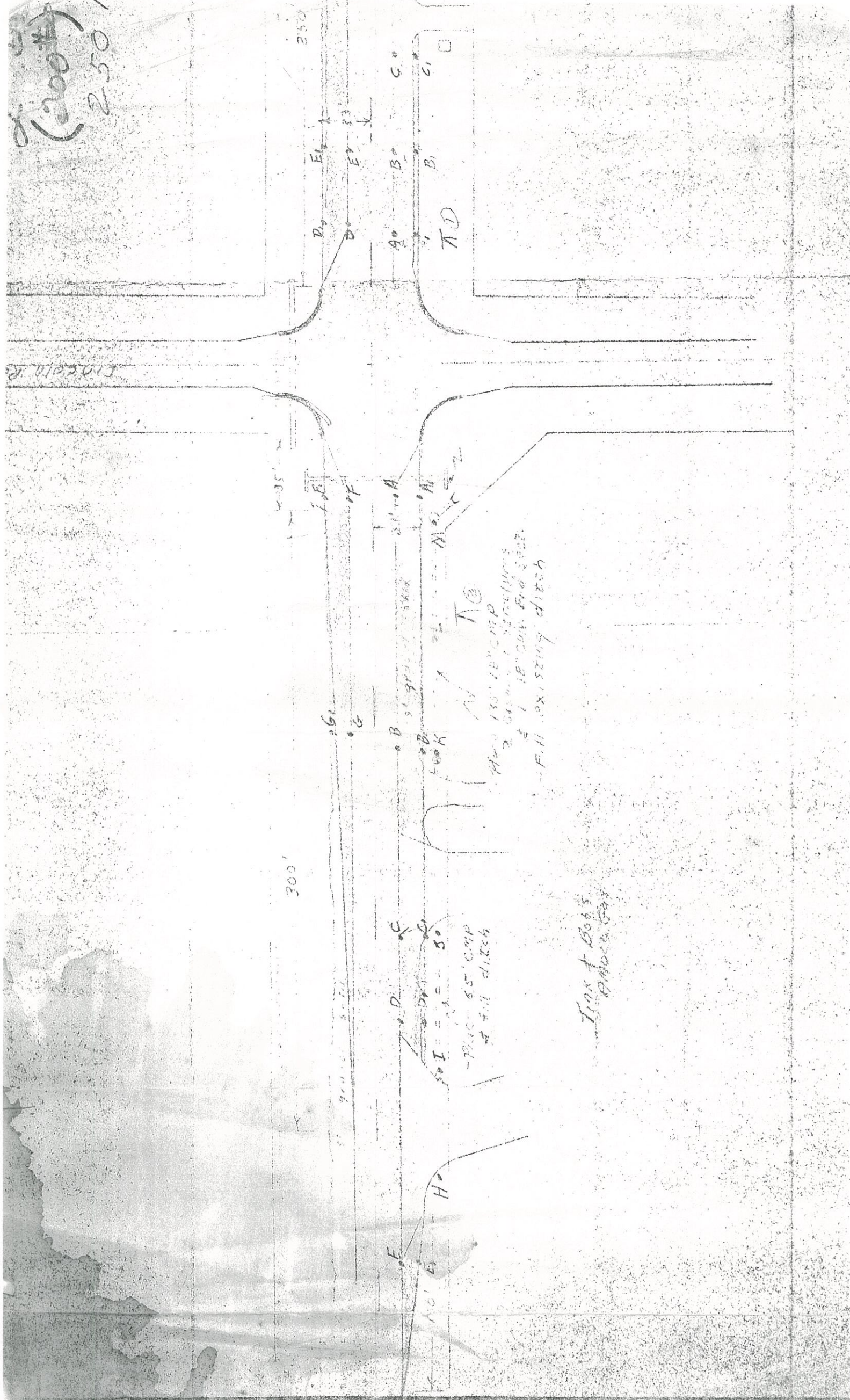
* Bituminous Approaches shall meet the specifications for Bituminous Mixture No. 1100 L, 27AA, and shall be applied at the rate of 170 Lbs. per Syd. for Drives & 330 Lbs. per Syd. for Intersections.

M20 @ LINCOLN RD.

DATE	SCALE	CONT. SEC.	JOB NO.
3-28-85	1" = 50'	37021	23863 A

LINCOLN RD.

(200#)
250 1/2



300'

250'

50 I = 50
-PAC 65' CMP
+ FILL DITCH

130' 18" CMP
+ 1 18" CMP. END 2002.
- FILL EXISTING DITCH

TRUCK DOGS
RANCO. 541

A

A

B

B

C

C

D

D

E

E

E

F

F

G

G

H

H

I

I

J

J

K

L

L

M

M

N

N

O

O

P

P

Q

Q

R

S

S

T

T

U

U

V

V

W

W

X

X

Y

Z

Z

AA

AA

AB

AB

AC

AC

AD

AD

AE

AE

AF

AG

AG

AH

AH

AI

AI

AJ

AJ

AK

AK

AL

AL

AM

AN

AN

AO

AO

AP

AP

AQ

AQ

AR

AR

AS

AS

AT

AU

AU

AV

AV

AW

AW

AX

AX

AY

AY

AZ

AZ

BA

BB

BB

BC

BC

BD

BD

BE

BE

BF

BF

BG

BG

BH

BI

BI

BJ

BJ

BK

BK

BL

BL

BM

BM

BN

BN

BO

BP

BP

BQ

BQ

BR

BR

BS

BS

BT

BT

BU

BU

BV

BW

BW

BX

BX

BY

BY

BZ

BZ

CA

CA

CB

CB

CC

CD

CD

CE

CE

CF

CF

CG

CG

CH

CH

CI

CI

CJ

CK

CK

CL

CL

CM

CM

CN

CN

CO

CO

CP

CP

CQ

CR

CR

CS

CS

CT

CT

CU

CU

CV

CV

CW

CW

CX

CY

CY

CZ

CZ

DA

DA

DB

DB

DC

DC

DD

DD

DE

DF

DF

DG

DG

DH

DH

DI

DI

DJ

DJ

DK

DK

DL

DM

DM

DN

DN

DO

DO

DP

DP

DQ

DQ

DR

DR

DS

DT

DT

DU

DU

DV

DV

DW

DW

DX

DX

DY

DY

DZ

EA

EA

EB

EB

EC

EC

ED

ED

EE

EE

EF

EF

EG

EH

EH

EI

EI

EJ

EJ

EK

EK

EL

EL

EM

EM

EN

EO

EO

EP

EP

EQ

EQ

ER

ER

ES

ES

ET

ET

EU

EV

EV

EW

EW

EX

EX

EY

EY

EZ

EZ

FA

FA

FB

FC

FC

FD

FD

FE

FE

FF

FF

FG

FG

FH

FH

FI

FJ

FJ

FK

FK

FL

FL

FM

FM

FN

FN

FO

FO

FP

FQ

FQ

FR

FR

FS

FS

FT

FT

FU

FU

FV

FV

FW

FX

FX

FY

FY

FZ

FZ

GA

GA

GB

GB