

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on July 21, 2015 at the Township Hall.

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

Roll Call

Present: Squattrito, Woerle, Mielke, Robinette, Jankens, LaBelle, Zerbe

Excused: Fuller, McGuirk

Others Present

Peter Gallinat, Township Planner; Jennifer Loveberry, Margie Henry, Pat DePriest

Approval of Minutes

Woerle moved **Mielke** supported the approval of the June 16, 2015 meeting minutes as presented. Benjamin Jankens was appointed as acting Secretary for tonight's meeting. **Vote: Ayes: All. Motion carried.**

Approval of Agenda

Robinette moved **Woerle** supported approval of the agenda. **Vote: Ayes: All. Motion carried.**

Public Comment –

Ed Helwig, 2381 S. Lincoln: Concerned about lighting at Crestwood being on all night

Mary Freytag, 2460 Francis: Would like discussions from ZBA meetings to easier for the public to understand

New Business –

- A. Woerle** motioned **Zerbe** supported the approval of SPR 2015-09: Site Plan Review, Art Van, presented by David Lee, President Art Van and Joe Claybaugh, JBS Contracting. Location: 5260 E. Pickard Rd. with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. **Vote: Ayes: All. Motion carried.**

- B. Robinette** motioned **Jankens** supported the approval of SPR 2015-08: Site Plan Review, B & M Enterprises, formally RV International, Location: 5365 E. Pickard / M20 with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. M-Dot approval regarding entrance and exits, waive sidewalks on Airway Dr.(must establish sidewalks on Airway if neighbors establish), clean up west most partial entrance on Pickard (to sidewalk). **Vote: Ayes: All. Motion carried.**

- C. Pete Lorenz and Corrine Cotter**, Operations Manager of Crestwood presented SUP 2015-03: Special Use Permit, Crestwood. Location: 2378 S. Lincoln Rd.
Public Hearing Open at 7:41p.m.
Ed Helwig, 2381 S. Lincoln: Concerned about lighting at Crestwood being on all night
Frank Deni, 2101 S. Lincoln: Concerns with traffic on Lincoln Rd.
Jankens motioned **Robinette** supported to recommend approval of SUP 2015-03 to the Board of Trustees. **Vote: Ayes: All. Motion carried.**

- D. Woerle** motioned **LaBelle** supported the approval of SPR 2015-10: Site Plan Review: Crestwood, Location: 2378 S. Lincoln Rd., with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. Consider lighting improvements (less light pollution). **Vote: Ayes: All. Motion carried.**
- E. Mielke** motioned **Robinette** supported the approval of SPR 2015-12 Site Plan Review: Zion Lutheran Church., Location: 3400 E. River Rd., presented by Joe Claybaugh, JBS Contracting with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. Sidewalks-waived at this time per first Site Plan Review agreement (will be required at a later date, adjoining neighbors add sidewalk). **Vote: Ayes: All. Motion carried.**
- F.** REZ 2015-02: Rezoning of Property 2255 S. Isabella Rd. from R-2B to B-5
- G.** REZ 2015-03: Rezoning of Property 2309 S. Isabella Rd. from R-2B to B-5
- H.** REZ 2015-04: Rezoning of Property 2309 S. Isabella Rd. from R-2B to B-5
Property Owners JoAnn Bingham and Kathy Swetz presented. They would like to have the three properties rezoned to commercial.
Public Hearing open at 8:20 p.m.
Ron Morell, 2402 Jareth Ln. – objection to rezoning
Mary Freytag, 2460 Francis - objection to rezoning
Linda Morell, 2402 Jareth Ln.- objection to rezoning
Lois Taracks, 5125 Bertshire – voiced her concerns with safety / traffic on Isabella Rd.
Ryan Laus, 5102 Bertshire – safety on Isabella Rd. no left turn lane
Alice Utley, 5088 Bertshire – concerns with rezoning
Jennifer Freytag, 5036 Bertshire – concerns with rezoning
Public Hearing closed at 8:42 p.m.
Discussion was held by the Planning Commission. They have decided to table REZ 2015-02, REZ 2015-03, and REZ 2015-04 for the Planning Commission to have more time to consider this request. The three parcels will be added to the August 18, 2015 meeting.
Labelle motioned **Zerbe** supported to table the rezoning of REZ 2015-02, REZ 2015-03, and REZ 2015-04. **Vote: Ayes 6 Nays 1. Motion carried.**
- I. Mielke** motioned **Woerle** supported to table SPR 2015-11 Site Plan Review: Oak Meadows, Location: S. Lincoln Rd. until the August 18 meeting due no representative from Oak Meadows to answer Planning Commissions questions and public concerns.
Chair Squattrito opened the floor to public comment at 9:25pm
Judy Garland, 2818 Weatherwood – concerns with developer / conditions of job site
Liz Presnell, 2806 Weatherwood – concerns with development conditions
Rita Mogg, 2766 Weatherwood – concerns with development conditions
David Sweet, 1906 Oakwood Dr. – concerns with drainage
Elizabeth MacLeod, 2761 Weatherwood – concerns with parking
Vote: Ayes All. Motion carried.
- J. Robinette** motioned **Woerle** supported to approve SPR 2015-13 Site Plan Review: Location: 5225 E. Pickard, presented by Mike Postle, Alpine Holdings with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. **Vote: Ayes: All. Motion carried.**

Old Business

- A. Administrative Review Policy (Recommendation)

B. Master Plan

Table until August 18, 2015

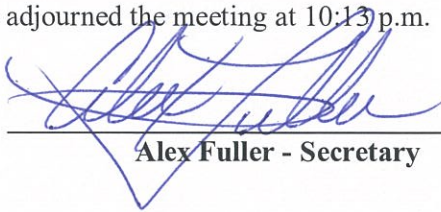
Public Comment - None

Other Business – None

Extended Public Comment – Open at 10:13 p.m. - None

Adjournment – Chairman Squattrito adjourned the meeting at 10:13 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)