

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on August 18, 2015 at the Township Hall.

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

Roll Call

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

Others Present

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

Approval of Minutes

Jankens moved **Mielke** supported the approval of the July 18, 2015 meeting minutes as presented. **Vote: Ayes: All. Motion carried.**

Approval of Agenda

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

Public Comment –

Open 7:04 p.m.

Mary Freytag, 2460 Francis: Commented that there are no women on Planning Commission

Closed 7:05 p.m.

New Business –

- A. Fuller** motioned **Jankens** supported to recommend that the Board of Trustees approve REZ 2015-02: Rezoning of Property 2255 S. Isabella Rd. (Kay St.) from R2B to a B5. **Vote: Ayes: 4 Nays: 5. Motion denied.**
- B. Jankens** motioned **Fuller** supported to recommend that the Board of Trustees approve REZ 2015-03: Rezoning of Property 2309 S. Isabella Rd. (Middle) from R2B to a B5. **Vote: Ayes: 4 Nays: 5. Motion denied.**
- C. McGuirk** motioned **Fuller** supported to recommend that the Board of Trustees approve REZ 2015-04: Rezoning of Property 2309 S. Isabella Rd. (Bertshire) from R2B to a B5. **Vote: Ayes: 2 Nays: 7. Motion denied.**
- D. LaBelle** motioned **McGuirk** supported to approve site plan review: SPR 2015-11: Oak Meadows, location S. Lincoln Rd / Parcel #14-017-401-008-03 with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval and approval from public transportation. Waive sidewalks until sidewalks are established by adjoining properties. **Vote: Ayes: All. Motion carried.**
- E. Jim Engler**, Child and Family Enrichment presented SUP 2015-04: Special Use Permit, Location: 3333 S. Lincoln Rd.
Public Hearing open 8:24 p.m. - none. Closed 8:25 p.m.
Woerle motioned **Mielke** supported to recommend approval of SUP 2015-04 to the Board of Trustees. **Vote: Ayes: All. Motioned carried.**

F. HOP 2015-02 - Home Occupation Permit

Location: 4850 S. Whiteville Rd.

Tim Smith presented plans to construct a Fabrication Shop; he will be fabricating race cars and hot rods upon request.

Chairman Squattrito opened the floor for public hearing at 8:40 p.m.

Scott Moss, 627 W. Deerfield Rd.: Commented that he is supportive of Mr. Smith's business plans

Closed at 8:41 p.m.

Woerle motioned **Mielke** supported the approval of HOP 2015-02. **Vote: Ayes: All. Motion carried.**

G. Due to conflict of interest with the applicant, Fuller and McGuirk excused themselves from the discussion and vote. **Robinette** motioned **Mielke** supported to appoint Benjamin Jankens as acting Secretary for item G. **Robinette** motioned **Woerle** supported to approve SPR 2015-14: McGuirk Mini Storage, Location 2420 E. Broomfield Rd., presented by Tim Beebe and Chuck McGuirk with the following conditions: Fire Dept. approval, Building Dept. approval, Storm Water approval, approval from public transportation and well head protection. Temporarily waiving sidewalks until requested by the Township. **Vote: Ayes: All. Motion carried.**

Old Business

A. **Robinette** motioned **McGuirk** supported to approve the Administrative Review Policy **Vote: Ayes: All. Motion carried.**

B. Master Plan

Discussion by the Board. Add to the September Agenda

Public Comment - None

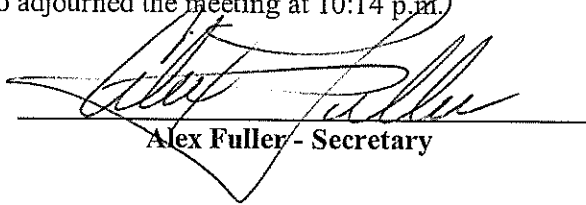
Other Business – 931 S. Isabella – Rezone Discussion. Presented by Peter Gallinat.

Extended Public Comment – Open at 10:10 p.m.

Tim Beebe – Concerns with 8.33 condo section of ordinance

Adjournment – Chairman Squattrito adjourned the meeting at 10:14 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)