



ZONING BOARD OF APPEALS

**Regular Meeting
September 2, 2015
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES JUNE 3, 2015
5. CORRESPONDENCE
 - Resignation letter Kathy Primeau
 - Resignation letter Guy Newland
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. EXISTING BUISINESS
 - A. VAR 20 15-05: Request by Paul Gross
Location: 2637 S. Meridian
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 June 3, 2015 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Jankens, Newland, Hauck, and Warner

Excused: Darin, McCracken

Absent: Primeau

Others Present

Peter Gallinat, Jennifer Loveberry, Margie Henry

Approval of Minutes

Newland moved and **Hauck** supported the approval of the March 4, 2015 minutes. Ayes: all. Motion carried.

Correspondence - None

Approval of Agenda

Newland moved **Hauck** 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 2015-02: Request by Real Pick LLC, location: 2064 Betty Lane: a variance to construct a 6' vinyl fence instead of the cinder block fence as required per the township zoning ordinance.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Mike Walters from Richmar Realty explained why the variance was being requested, the board held a discussion regarding the variance.

Chair Warner opened the floor to public comment –

Carol Davidson, 2066 Betty Lane, requesting that they construct a concrete fence

Marilyn Palmer, 2075 Betty Lane, requesting that they construct a concrete fence

Mike Walters, explained why the business desired to put up a vinyl fence

After the public comment the board held another discussion. Chair Warner stated that there would be a 21 day appeal period before the decision is final.

Newland moved **Jankens** supported to deny VAR 2015-02 as request by Real Pick LLC. Vote: Ayes: All. Motion carried.

- B. VAR 2015-03: Request by Sid and Linda Benaske, Location: 2721 E. Millbrook Rd.: a variance of 16' on Minimum Lot with in an AG zone.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Discussion was held by the board, there were no concerns from the public regarding this variance. Chair Warner stated that there would be a 21 day appeal period before the approval is final.

Newland moved **Hauck** supported to approve VAR 2015-02 as presented. Vote: **Ayes: All. Motion carried.**

- C. VAR 2015-04: Request by Richard Figg, Location: 1982 E. Remus Rd.: a variance for an Electric Billboard Message Center Sign in a B5 zone.

Peter Gallinat, Union Township Planning/Zoning Administrator read the public hearing notice regarding this variance.

Richard Figg explained why he was requesting the variance, Tom Baker, LED sign broker, explained the LED portion of Mr. Figg's request. Marty Figg was also in the audience.

Chair Warner opened the floor to public comment:

Leeland Hall – concerned with LED lighting, not in favor of billboard

After the public comment the board held a discussion. As stated in the Township's ordinance, Mr. Figg is allowed to have a message sign in the B5 zone. Chair Warner stated that there would be a 21 day appeal period before the decision is final.

Jankens moved **Newland** supported to deny VAR 2015-04 as request by Richard Figg. Vote: **Ayes: All. Motion carried.**

EXTENDED PUBLIC COMMENT

None

ADJOURNMENT

Newland motioned **Hauck** supported to adjourn the meeting. Chair Warner adjourned the meeting at 8:07 p.m.

APPROVED BY:

Bill McCracken –Secretary

(Recorded by Jennifer Loveberry)

August 13, 2015

Dear Peter,

Please accept my resignation for the position of alternate for the Zoning Board of Appeals. As I told you when we spoke, I am out of town too frequently to be on the board.

Thank you.

Kathy Primeau

Jennifer Loveberry

From: Peter Gallinat [pgallinat@uniontownshipmi.com]
Sent: Thursday, August 27, 2015 1:50 PM
To: jloveberry@uniontownshipmi.com
Subject: FW: resignation

-----Original Message-----

From: Newland, Guy Martin [<mailto:newla1gm@cmich.edu>]
Sent: Wednesday, August 26, 2015 4:18 PM
To: ralwood@uniontownshipmi.com
Cc: mhenry@uniontownshipmi.com; pgallinat@uniontownshipmi.com
Subject: resignation

Russ,

I resign from my position on the Zoning Board of Appeals. This is strictly a personal decision and it is no way related to anything in the township or its governing bodies. I have really enjoyed having this opportunity to serve; I have learned. I am sorry if this creates an inconvenience. Best wishes!

Guy Newland
944 0534

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: Aug 9 2015

I (we) Paul & Karen Gross 2637 S Meridian Rd
Name Address

owners of property at 2637 S Meridian Rd, Mt Pleasant 48858

the legal description is: T 44 N R 4 W, Sec 18, Com on WLN
S 522 Ft From W 1/4 Cor TH S 174 Ft
TH E 264 Ft TH 174 Ft TH W 264 Ft
To POB

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:

- X 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 21, Ag District

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
Rear yard	50'	27'	23'

- 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?

See Attached

- 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?

See Attached

- 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?

See Attached

- 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 10 - 31 - 2014
-

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 
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 8-11-2015

Public Notice published, date: 8-18-2015

Public Notice mailed, date: 8-11-2015

Hearing held, date: 9-2-2015

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

<p align="center">MESSAGE TO TAXPAYER</p> <p>POSTMARK DATE IS NOT HONORED FOR DUE DATE Summer Taxes are due by 11:59 pm on 9/14/15. After 9/14/15, 1% monthly interest will be added. To determine the correct payoff amount, go to uniontownshipmi.com or call 989-772-4600 Ext. 228. Credit Cards are now accepted for payment.</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 09/14/2015</p> <p>Pay by mail to: Charter Township of Union Kimberly M. Rice, Treasurer 2010 S. Lincoln Road Mt. Pleasant, MI 48858 989-772-4600 Ext. 228</p> <p align="center">**See reverse side for additional information**</p>																											
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: GROSS PAUL & KAREN 2637 S MERIDIAN RD MOUNT PLEASANT, MI 48858</p> <p>Prop #: 14-018-30-005-05 School: MT PLEASANT PU Prop Addr: 2637 S MERIDIAN RD Legal Description:</p> <p>T14N R4W, SEC 18, COM ON W LN S 522 FT FROM W 1/4 COR TH S 174 FT TH E 264 FT TH N 174 FT TH W 264 FT TO POB</p>	<p align="center">TAX DETAIL</p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td align="right">41,700</td> <td>401 RESIDENTIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">41,700</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td align="right">100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table style="width: 100%; border-top: 1px solid black;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td align="right">6.61000</td> <td align="right">275.63</td> </tr> <tr> <td>State Educ Tax</td> <td align="right">6.00000</td> <td align="right">250.20</td> </tr> <tr> <td colspan="2">Total Tax</td> <td align="right">12.61000</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td align="right">5.25</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td align="right">531.08</td> </tr> </tbody> </table>	Taxable Value:	41,700	401 RESIDENTIAL	State Equalized Value:	41,700	Class: 401	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	County Operation	6.61000	275.63	State Educ Tax	6.00000	250.20	Total Tax		12.61000	Administration Fee		5.25	TOTAL AMOUNT DUE		531.08
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TOTAL AMOUNT DUE		531.08																										
<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width: 100%;"> <tr> <td>County:</td> <td>10/01/15 - 9/30/16</td> </tr> <tr> <td>Township:</td> <td>1/1/15 - 12/31/15</td> </tr> <tr> <td>School:</td> <td>7/1/15 - 6/30/16</td> </tr> <tr> <td>State:</td> <td>10/1/15 - 9/30/16</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	10/01/15 - 9/30/16	Township:	1/1/15 - 12/31/15	School:	7/1/15 - 6/30/16	State:	10/1/15 - 9/30/16	<p align="center">POSTMARK DATE IS NOT HONORED FOR DUE DATE</p> <p>Due Date: September 14, 2015 11:59 PM Phone: 989-772-4600 Ext. 228 Office Hours: 8:30 to 5:30 Monday thru Friday</p>																			
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Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

Charter Township of Union
Kimberly M. Rice, Treasurer
2010 S. Lincoln Road
Mt. Pleasant, MI 48858
989-772-4600 Ext. 228

PLEASE RETURN THIS PORTION WITH PAYMENT

This tax is due by: 09/14/2015
After 09/14/2015 additional interest and fees apply

2015 Summer Tax for Prop #: 14-018-30-005-05

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.
Property Addr: 2637 S MERIDIAN RD

Make Check Payable To: Charter Township of Union

TOTAL AMOUNT DUE: 531.08

Amount Remitted: _____

To: GROSS PAUL & KAREN
2637 S MERIDIAN RD
MOUNT PLEASANT MI 48858

Ck# _____
Cash _____





Isabella County Map Document



**Isabella County
Map Service**

web mapping by
Amalgam LLC



1:1900

Map Publication:

Tue Jul 28 2015 03:44:16 PM

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

Notice of Appeal
Charter Township of Union
Zoning Board of Appeals
Attachment

Paul and Karen Gross

2637 S Meridian Rd

Mt Pleasant MI 48858

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 the West- the septic tank and drain field are located

To the South- the well head is located

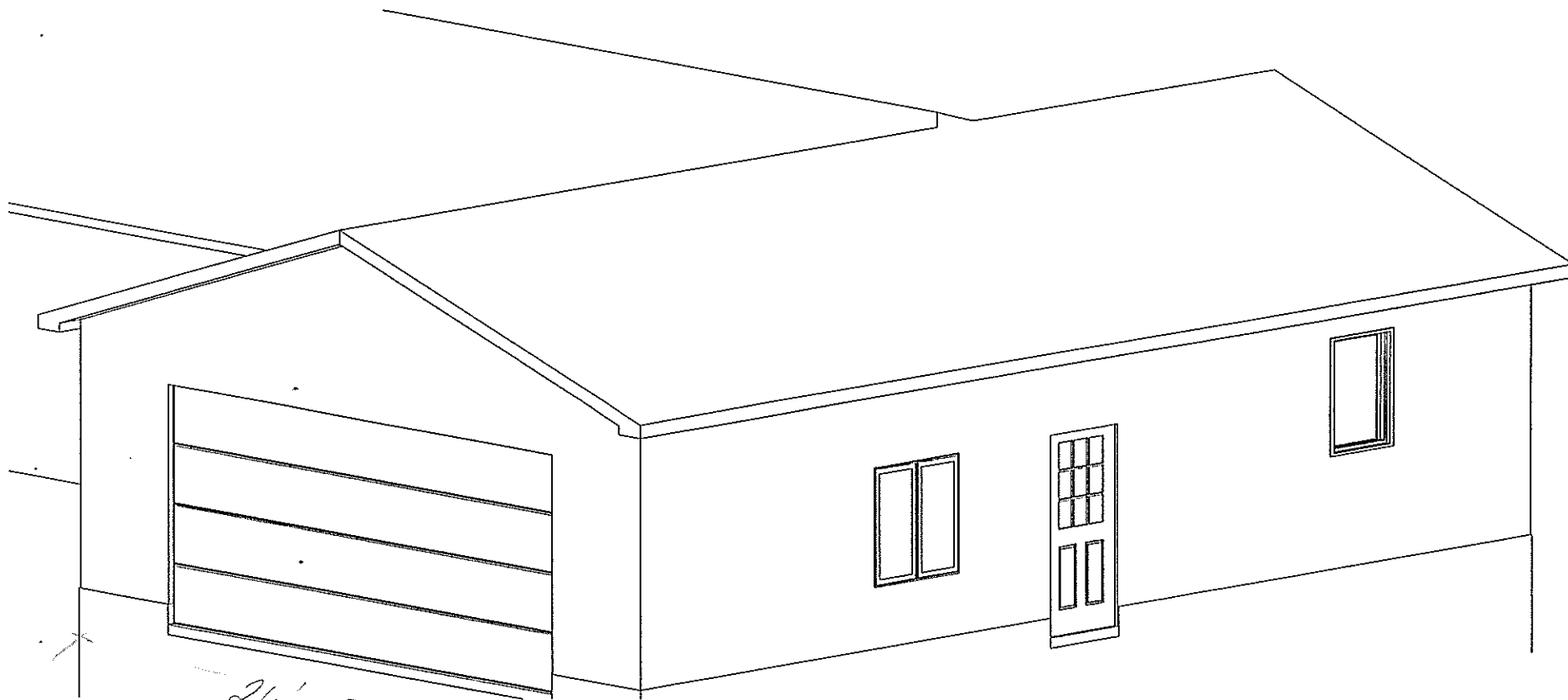
To the North- Slopes and woods

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?

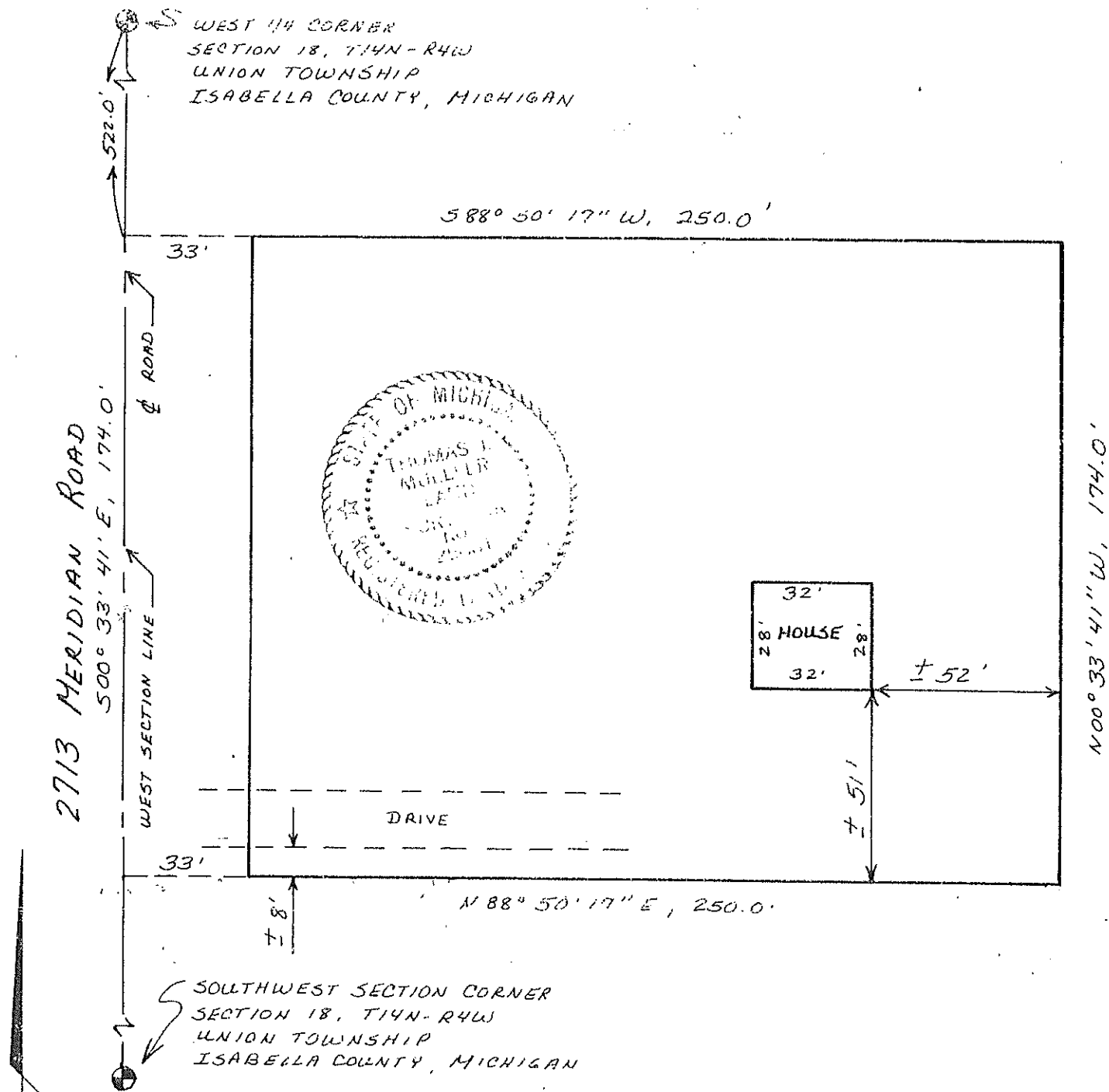
Nothing, the structures existed as purchased.

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?

If variance is not granted to only feasible location to add garage, bedroom and bathroom is to the north. In addition to slopes and woods, the driveway must be relocated across the lawn. The existing screen porch would also need to be eliminated or moved at great expense. Additionally, living areas are prohibited in detached accessory buildings, thus prohibiting a solution involving a permitted location as detached.

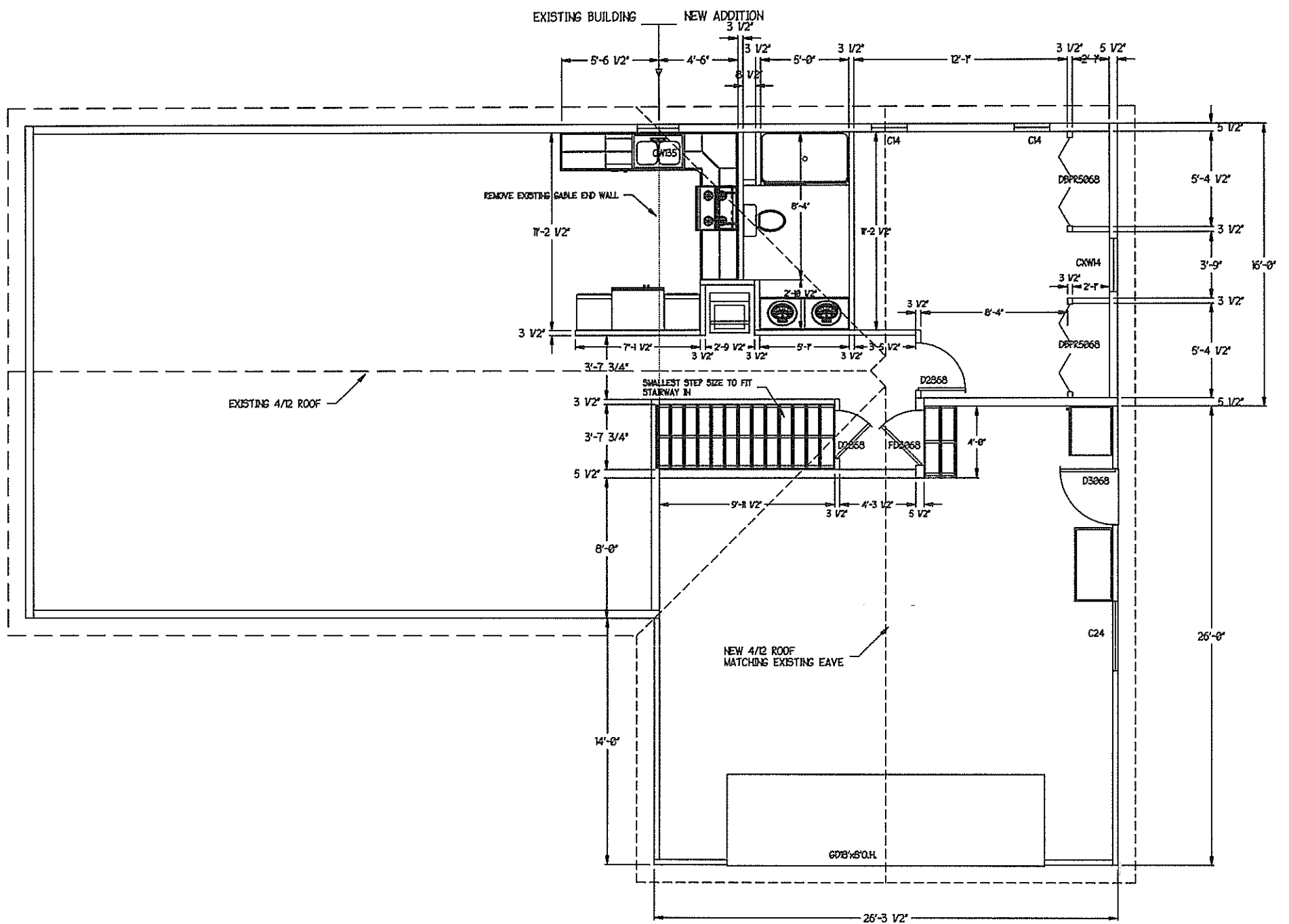


26' - 3 1/2"



DESCRIPTION:

A parcel of land being a part of the Northwest 1/4 of the Southwest



Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday September 02, 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 21 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Paul and Karen Gross, a variance of 23 feet in the rear yard in an AG zone.

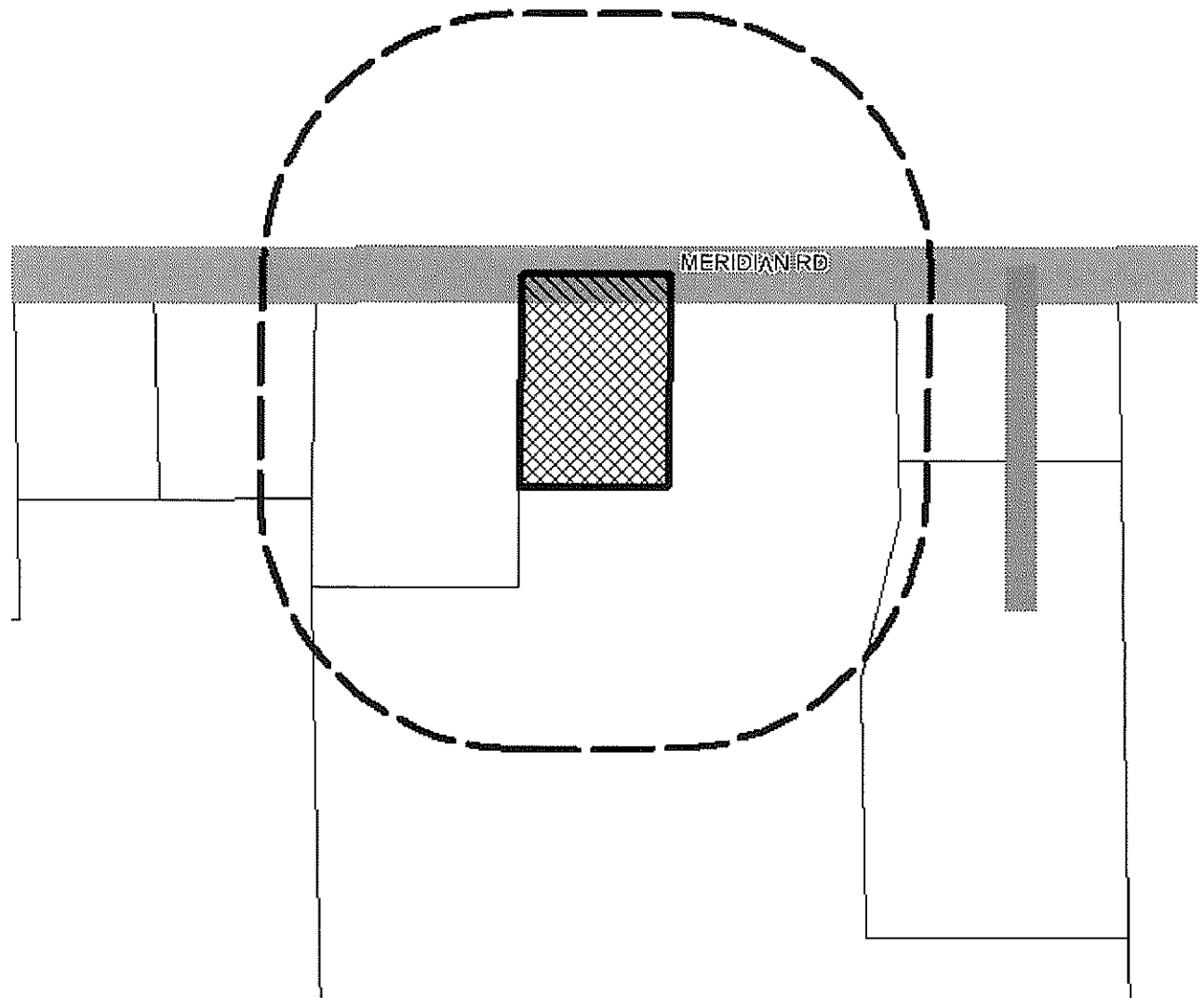
Legal Description of Property: *T14N R4W SEC 18 COM ON W LN S 522 FT FROM W 1/4 COR TH S 174 FT TH E 264 FT TH N 174 FT TH W 264 FT TO POB*

This property is located at 2637 S. Meridian 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



MCQUESTION ROBERT TRUST
14355 135TH AVE
LEROY, MI 49655

GROSS PAUL & KAREN
2637 S MERIDIAN RD
MOUNT PLEASANT, MI 48858

HOSPICE OF CENTRAL MICHIGAN
2597 S MERIDIAN RD
MT PLEASANT, MI 48858

MCCANN THOMAS J JR & ANGELA
2649 S MERIDIAN RD
MT PLEASANT, MI 48858

NELSON DAVID A
2721 S MERIDIAN RD
MT PLEASANT, MI 48858

ALWOOD JAMES
2945 S MERIDIAN RD
MT PLEASANT, MI 48858

COLE GARY R
95 WHITE TAIL DR
Mt. Pleasant, MI 48858

COLE GARY R & DOROTHY A
95 WHITE TAIL DR
MOUNT PLEASANT, MI 48858

KIHN BEVERLY A
2520 S MERIDIAN RD
Mount Pleasant, MI 48858



MICHIGAN GROUP

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 duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

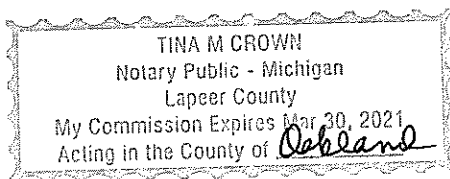
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morningstarpublishing.com	08/18/15

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Peter Gallinat, Union Twp Planner



Sworn to the subscribed before me this 20th August 2015

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Oakland

Advertisement Information

Client Id: 531226

Ad Id: 715302

PO:

Sales Person: 200307