

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on October 20, 2015 at the Township Hall.

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

Roll Call

Present: Squatrito, Fuller, McGuirk, Woerle, Mielke, Robinette, Strachan, Zerbe

Excused: LaBelle

Others Present

Peter Gallinat, Township Planner; Margie Henry, Jennifer Loveberry

Approval of Minutes

Mielke moved **McGuirk** supported the approval of the September 15, 2015 meeting minutes with corrections. **Vote: Ayes: All. Motion carried.**

Approval of Agenda

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

Public Comment --

Open 7:06 p.m. - none

New Business --

A. HOP 2015-03 Home Occupation Permit

Location: 3295 Isabella

Kelly Gadbury presented plans to open a hair salon in her home at 3295 Isabella.

Chairman Squatrito opened the floor for public hearing at 7:13 p.m. – None

McGuirk motioned **Woerle** supported to approve HOP 2015-03. **Vote: Ayes: All. Motion carried.**

B. REZ 2015-06: Rezoning: Re-zone from R2B to B4

C. REZ 2015-07: Rezoning: Re-zone from R2B to B4

D. REZ 2015-08: Rezoning: Re-zone from R2B to B4 Conditional Rezoning

Tim Beebe, CMS & D presented; based on public comments, staff and Planning Commission comments, the applicants propose to self-restrict access to and from parcel 14-013-10-025-06 so that it shall not take direct access to Bertshire. Access would only be allowed to be taken either internally across parcel 14-013-10-024-00 or directly to Isabella Rd. This self-restriction would be made part of the rezoning of the parcel and would run with the parcel's Title as long as the parcel remained zoned as B4.

Chairman Squatrito opened the floor for public hearing at 7:26 p.m.

Mary Freytag, 2460 Francis –shared her concerns with rezoning

Ryan Laus, 5102 Bertshire – shared that B4 sounded better than B5

Lois Taracks, 5125 Bertshire – shared that B4 was a better fit; however, supports zoning as OS

Linda Morell, 2402 Jareth Ln. – supports OS zoning, concerns with traffic

Discussion was held by the Planning Commission.

Robinette motioned **McGuirk** supported to postpone action on REZ 2015-06: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: 2255 S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

Robinette motioned **McGuirk** supported to postpone action on REZ 2015-07: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: 2309 S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

Robinette motioned **Mielke** supported to postpone action on REZ 2015-08: Rezoning: Re-zone from R2B one & two family district to B4 General Business, Location: S. Isabella, to give the applicant time to look into further self restrictions. **Vote: Ayes: 6 Nays: 2. Motion carried.**

E. TXT 2015-01: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H

Due to conflicting interest by the applicant requesting the change of the Zoning Ordinance, Alex Fuller and McGuirk have abstained themselves from the discussion and vote.

Tim Beebe, CMS & D presented, TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H proposing the change of text.

Public Hearing Open – 8:41 p.m.

Marty Figg, 810 Ashland – 100' setback should stay in ordinance

Terri Sommerville, 3678 St. Andrews Dr. – concerned with rewriting ordinance, should keep 100' setback

Discussion was held by the Planning Commission.

Zerbe motioned **Robinette** supported to adopt TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H **Vote: Ayes: 2. Nays: 4. Motion failed.**

Woerle motioned **Mielke** supported not to recommend approving, TXT 2015-05: Zoning Text Amendment: Ordinance 1991-5/Amend Section 22.2H, to the Board of Trustees. **Vote: Ayes: 4. Nays: 2. Motion carried.**

F. **Mielke** motioned **Zerbe** supported to appoint Norm Woerle as Planning Commission Representative to the Zoning Board of Appeals. **Vote: Ayes: All. Motion carried.**

Old Business

A. Master Plan- Would like to have 2009 survey questions emailed to planning commissioners so they can look over and bring any new questions back to the November meeting.

B. SPR 2015-16: Site Plan Review: University Motor Mall

Robinette motioned **Mielke** supported to postpone until the applicant comes back to request the site plan review as long as they are within the townships time limitations. **Vote: Ayes: All. Motion carried.**

Public Comment - None

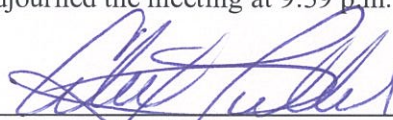
Other Business – None

Extended Public Comment – Open at 9:34 p.m.

Margie Henry, 3155 S. Meridian Rd. – Thanked everyone on the Planning Commission and Norm Woerle being appointed to ZBA Board as Planning Commission Representative.

Adjournment – Chairman Squattrito adjourned the meeting at 9:39 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)