

# Charter Township of Union



**BOARD OF TRUSTEES**  
**Regular Meeting**  
**December 1, 2015**  
**7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT: Restricted to three minutes regarding issues on this agenda
5. REPORTS/BOARD COMMENTS
6. APPROVAL OF AGENDA
7. CONSENT AGENDA
  - A. Communications
    - Planning Commission Minutes
    - EDA Minutes
  - B. Minutes – November 11, 2015– Regular Meeting
  - C. Minutes – November 19, 2015-Special Meeting
  - D. Bills
  - E. Payroll
  - F. Meeting Pay
8. BOARD AGENDA
  - A. 2016 Budget Hearing
  - B. Michigan Municipal League Presentation
  - C. Rezone introduction 931 S Isabella Rd from I-1 to R-1 (First Reading)
  - D. Appointment to Board of Review
  - E. Crawford Rd. safety issues
  - F. B-4 / Managing Growth (discussion)
  - G. Veterans Day
  - H. Brian Smith resignation
9. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
10. FINAL BOARD MEMBER COMMENT
11. ADJOURNMENT

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on November 17, 2015 at the Township Hall.

**Meeting was called to order at 7:02 p.m.**

**Roll Call**

**Present:** Squattrito, Fuller, Woerle, Mielke, Strachan, Zerbe

**Excused:** McGuirk, LaBelle, Robinette

**Others Present**

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

**Approval of Minutes**

**Mielke** moved **Zerbe** supported the approval of the October 20, 2015 meeting minutes as presented.

**Vote: Ayes: 6 Nays: 0. Motion carried.**

**Correspondence / Reports**

Norman Woerle gave ZBA updates

Bryan Mielke gave Board of Trustee updates

**Approval of Agenda**

**Fuller** moved **Woerle** supported approval of the agenda as amended, changing the order of the agenda to:

A. SPR 2015-19, B. Burn ordinance, and C. REZ 2015-06, D. REZ 2015-07, E. REZ 2015-08. **Vote:**

**Ayes: 6 Nays 0. Motion carried.**

**Public Comment –**

Open 7:15 p.m.

Ben Gunning 2270 & 2280 Broomfield, voiced concerns with Township operations.

Closed 7:24 p.m.

**New Business –**

- A. **Fuller** motioned **Mielke** supported to approve **SPR 2015-19: Site Plan Review: Holiday Inn, Location: 5280 E. Pickard**, presented by Joel Brookens of Lapham Associates. Re-submitting 5-story, 130 room hotel and restaurant, to include a shared parking agreement with Art Van, and storm water detention pond with the following additional conditions:

- Vacate public alley
- Comply with the fire department review

**Vote: Ayes: 6 Nays: 0. Motion carried.**

**B. Outdoor and Open Burn Ordinance Introduction**

Discussion was held by the board.

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

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

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

The applicant asked to postpone the following items: REZ 2015-06: Rezoning: Re-zone from R2B to B4, REZ 2015-07: Rezoning: Re-zone from R2B to B4, and REZ 2015-08: Rezoning: Re-zone from R2B to B4 Conditional Rezoning prior to the start of tonight's meeting.

Discussion was held by the Planning Commission. **Mielke** motioned **Woerle** supported to table the above rezoning until the December 15, 2015 meeting. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**Old Business**

- A. Master Plan- 2009 survey questions have been emailed to planning commissioners please look over and bring any new questions back to the December meeting.

**Extended Public Comment** – Open: 8:13 p.m.

Ben Gunning 2270 & 2280 Broomfield, would like the Planning Commission to look over the B-4 possibilities

**Other Business** – None

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:26 p.m.

**APPROVED BY:**

\_\_\_\_\_  
**Alex Fuller - Secretary**

*(Recorded by Jennifer Loveberry)*

**Charter Township of Union  
Economic Development Authority Board (EDA)  
Regular Board Meeting  
Tuesday, November 17, 2015**

**MINUTES**

**CALL TO ORDER**

Chairman Kequom called to order the EDA Board Meeting at 5:17 pm.

**ROLL CALL**

Present: Zalud, Johnson, Kequom, Alwood, Perry, Chowdhary, Elmore, Smith

Excused: Hunter

Absent: Figg, Bacon

Others Present: Brian Smith, Twp Manager; Angela Schofield, Bldg Dept Clerk

**APPROVAL OF AGENDA**

MOTION by **Alwood** SUPPORTED by **Elmore** to approve the agenda as presented.

MOTION CARRIED 8-0.

**APPROVAL OF MINUTES**

MOTION by **Johnson** SUPPORTED by **Perry** to approve minutes from the October 20, 2015 meeting as presented.

MOTION CARRIED 8-0.

**PUBLIC COMMENT** – None

**ACCOUNTS PAYABLE**

Mr. Smith reviewed the accounts payable, including an \$8,200 direct charge for a valve on the Enterprise Park project. He also noted that he did not receive a draw request from the Isabella Road Commission for the project.

MOTION by **Zalud** with SUPPORT by **Perry** to approve accounts payable for the East DDA as presented.

MOTION CARRIED 8-0.

**FINANCIAL STATEMENTS**

Mr. Smith reviewed the financial statements, stating there wasn't much activity last month. The financial statements were received and filed by Chairman Kequom.

**OLD BUSINESS**

**A. 2016 Budget Discussion**

Mr. Smith reviewed the proposed 2016 budget including east and west DDA tax captures, Lincoln Rd project/matching funds, GO debt service, and the inclusion of new line items under 801 to break out expense categories.

The board discussed the budgeting process, available contingency funds and fund balance, as well as future projects. Mr. Smith also stated he would present the approved project list at the December meeting for further review.

MOTION by **Johnson** with SUPPORT by **Perry** to recommend approval of the 2016 budget to the Board of Trustees as presented.

MOTION CARRIED 8-0.

**B. General Project Update** - Mr. Smith provided an update on the general projects.

Chairman adjourned the meeting at 5:33.

**APPROVED BY**

\_\_\_\_\_  
**Secretary**

**(Recorded by Angela Schofield)**

**CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Board of Trustees was held on November 11, 2015 at 7:00 p.m. at Union Township Hall.

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

**Roll Call**

Supervisor Alwood, Clerk Henry, Treasurer Rice Trustee Hauck, Lannen, Mielke and Mikus were present.

**Others Present**

Brian Smith, Jennifer Loveberry, Pat DePriest

**Public Comment**

Mary Freytag, 2460 Francis: Regarding Peddlers Ordinance, she feels they should be able to be out with their signs.

**Reports/Board Comments**

Alwood – Commented that Listening Ear does a fabulous job

Mielke – Met with Don Schuster from Listening Ear, they are interested in purchasing Northwinds Apartments (low income housing) on the pilot program; talked about Crawford Rd. tragedy/sidewalks mentioned lighting on Deerfield would bring more safety; lastly Thank You Russ and all the Veterans on this Veterans Day

**Approval of Agenda**

**Lannen** moved **Hauck** supported to approve the agenda with additions of items G. B-4/Managing Growth (discussion) and H. Veterans Day Off – add to township policy manual. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**Consent Agenda**

- A. Communications
- B. Minutes – October 28, 2015 Regular Meeting
- C. Bills
- D. Payroll
- E. Meeting Pay
- F. Fire Reports

**Hauck** moved **Mielke** supported to approve the consent agenda as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**BOARD AGENDA**

- A. **James McBryde Middle Michigan Development Corporation Presentation**  
Mr. McBryde gave presentation on the growth in Isabella County.

**B. Mary Sentor CARRS Survey**

Marry Sentor, Director, Center for Applied Research and Rural Studies (CARRS) presented her draft agreement suggesting that the township do a mailing survey sent to residents of the township and email to the students residing in Union Township. She also stated it would be good to add the survey to the Township Website. **Mikus** motioned **Lannen** supported to approve the contract between Central Michigan University and Charter Township of Union to develop a survey instrument and administer the survey to the residents of Union Township. **Vote: Ayes: 6 Nays: 1. Motion carried.**

**C. Deerfield Rd. Lighting Engineering Proposal**

8:21 p.m. Trustee Hauck excused himself from the vote due to owning rentals in the area. B. Smith presented the proposed special assessment district on Deerfield Rd. **Mielke** motioned **Mikus** supported the proposal for engineering services for the proposed special assessment District / Deerfield Rd lighting district for the Preliminary Design Phase for \$4,200. **Vote: Ayes: 6 Nays: 1. Motion carried.**

**D. Pickard Rd. Sidewalk Engineering Proposal**

B. Smith presented the proposed special assessment on Pickard Rd. sidewalk district. **Hauck** motioned **Henry** supported to postpone the Engineering fees for the Pickard Road Sidewalks discussion; which then was **rescinded** by **Hauck**; discussion concluded with no action taken.

**E. Peddlers Ordinance Discussion (Continued discussion)**

Continued discussion by the Board.

**F. Set 2016 Budget Hearing and Advertisement**

**Lannen** motioned **Rice** supported to set the public hearing for the “proposed 2016 Budget and the property tax millage rate to be levied to support that budget” on December 1, 2015. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**G. B-4 / Managing Growth (begin discussion)**

Trustee Mielke gave Planning Commission updates regarding issues with the B4 and OS zoning ordinance. Add to the December meeting for discussion.

**H. Veterans Day**

Clerk Henry proposed to add Veterans Day to the Personnel Manual, stating that Veterans Day would be recognized as a holiday by Union Township and the Township Hall would be closed and employees would be given the day off. Discussion was held by the Board.

**Henry** motioned **Mielke** supported to table discussion until the December meeting. **Vote: Ayes: 7 Nays 0. Motion carried.**

**EXTENDED PUBLIC COMMENT**

Open at 9:11p.m.

Ian Elliott, Student Government Association's city commission liaison – Expressed interest in working with the township to keep students safety a top priority.

Alanna D’Ambrosio-Berry, 2935 Billbrael – voiced pedestrian safety concerns on S. Crawford Rd.

Nicholas Madaj – Newly elected city commissioner introduced himself to the board.

**FINAL BOARD MEMBER COMMENTS**

Lannen – asked that after each vote number of ayes and nays be stated for the minutes and video; also asked for management team to contact CMU regarding lighting issues for the safety of their students.

**ADJOURNMENT**

**Hauck** motioned **Mielke** supported to adjourn the meeting at 9:32 p.m. **Ayes: all. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Margie Henry, Clerk**

\_\_\_\_\_  
**Russ Alwood, Supervisor**

*(Recorded by Jennifer Loveberry)*

**CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Special Meeting**

A special meeting of the Charter Township of Union Board of Trustees was held on November 19, 2015 at 7:00 p.m. at Union Township Hall.

**Meeting was called to order at 6:00 p.m.**

**Roll Call**

Supervisor Alwood, Clerk Henry, Treasurer Rice Trustee Hauck, Lannen, Mielke and Mikus were present.

**Others Present**

Brian Smith, Jennifer Loveberry

**Public Comment**

None

**Reports/Board Comments**

**Approval of Agenda**

**Hauck** moved **Rice** supported to approve the agenda as presented. **Vote: Ayes: 7 Nays: 0.**  
**Motion carried.**

**BOARD AGENDA**

**A. Discussion of New Manager search process**

**Hauck** motioned **Mikus** supported approval for Supervisor Alwood to proceed with initial contact with interim service for township manager. **Vote: Ayes: 7 Nays: 0.**  
**Motion carried.**

**EXTENDED PUBLIC COMMENT**

Open 6:20 p.m. - None

**FINAL BOARD MEMBER COMMENTS**

Smith – Picking up 2% disbursement check 11/20/15.

Lannen – Had zoning questions, looking to clarify B4 and OS zones.

**ADJOURNMENT**

**Hauck** motioned **Mielke** supported to adjourn the meeting at 6:26 p.m. **Ayes: all. Motion carried.**

**APPROVED BY:**

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**Margie Henry, Clerk**

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**Russ Alwood, Supervisor**



Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 101 POOLED CHECKING					
11/24/2015	101	23(E)	00146	CONSUMERS ENERGY PAYMENT CENTER	15,787.68
11/24/2015	101	24(E)	00146	VOID	0.00 V
11/24/2015	101	25(E)	00146	VOID	0.00 V
11/05/2015	101	17880	01451	CAROLINE BACOME	192.00
11/05/2015	101	17881	01407	VICTORIA BUSHONG	228.00
11/05/2015	101	17882	01402	SONYA M. CODY	259.00
11/05/2015	101	17883	01408	JULIE A ENGLER	222.00
11/05/2015	101	17884	01399	DUANE GOTTSCHALK	174.00
11/05/2015	101	17885	01400	MARJORIE GOTTSCHALK	174.00
11/05/2015	101	17886	01413	PAULETTE GREEN	168.00
11/05/2015	101	17887	00281	MARGIE HENRY	138.91
11/05/2015	101	17888	01452	MARIANNE MCJAMES	252.00
11/05/2015	101	17889	01333	VIRGINIA RICHARDSON	273.00
11/05/2015	101	17890	01162	ROSEANNA RILEY	222.00
11/05/2015	101	17891	01406	BONNIE SCHAEFFER	216.00
11/05/2015	101	17892	01405	KEN SCHAEFFER	216.00
11/05/2015	101	17893	01410	CINDY SMITH	228.00
11/05/2015	101	17894	01254	LARRY M SOMMER	192.31
11/05/2015	101	17895	01126	MARTY SIUDA	273.00
11/05/2015	101	17896	01450	SARA THERING	138.00
11/05/2015	101	17897	00714	RUTH A WENTWORTH	234.00
11/05/2015	101	17898	01372	JOSEPH W YODER	224.00
11/05/2015	101	17899	01159	SUSAN K YODER	224.00
11/19/2015	101	17900	01254	LARRY M SOMMER	192.31
12/01/2015	101	17901	01358	21ST CENTURY MEDIA-MICHIGAN	1,949.66
12/01/2015	101	17902	00043	ARROW UNIFORM	556.80
12/01/2015	101	17903	01240	BRAUN KENDRICK FINKBEINER PLC	1,901.34
12/01/2015	101	17904	00095	C & C ENTERPRISES, INC.	575.75
12/01/2015	101	17905	01309	CGS SAFETY TRAINING, INC	1,298.50
12/01/2015	101	17906	00129	CMS INTERNET, LLC	3,447.93
12/01/2015	101	17907	00155	COYNE OIL CORPORATION	865.96
12/01/2015	101	17908	01242	CULLIGAN WATER	21.50
12/01/2015	101	17909	01454	DARWIN BLANSHAN	100.00
12/01/2015	101	17910	01171	DBI BUSINESS INTERIORS	391.26
12/01/2015	101	17911	00201	ELHORN ENGINEERING COMPANY	2,178.50
12/01/2015	101	17912	00231	FOUR SEASON'S EXTERMINATING	40.00
12/01/2015	101	17913	00249	GILL-ROY'S HARDWARE	17.36
12/01/2015	101	17914	01094	ISABELLA COUNTY RECYCLING CENTER	7.50
12/01/2015	101	17915	00337	ISABELLA COUNTY TREASURER	7,571.83
12/01/2015	101	17916	00020	JAMES ALWOOD	260.88
12/01/2015	101	17917	00351	JONES & HENRY LABORATORIES, INC.	360.00
12/01/2015	101	17918	01324	KENEWELL GROUP	103.00
12/01/2015	101	17919	00360	KIMBALL MIDWEST	265.58
12/01/2015	101	17920	01237	KONE, INC	393.72
12/01/2015	101	17921	00362	KRAPOHL FORD & LINCOLN	39.95
12/01/2015	101	17922	00399	MCMASTER-CARR SUPPLY CO	416.44
12/01/2015	101	17923	01268	MICH LABOR LAW POSTER SERVICE	242.00
12/01/2015	101	17924	00418	MICHIGAN ELECTION RESOURCES	18.70
12/01/2015	101	17925	00142	MICHIGAN OFFICE SOLUTIONS	243.00
12/01/2015	101	17926	01199	MID MICHIGAN ANSWERING SERVICE	210.00
12/01/2015	101	17927	00907	MID MICHIGAN CABLE CONSORTIUM	13,077.09
12/01/2015	101	17928	00171	MIKE DEARING	99.95
12/01/2015	101	17929	00460	MT. PLEASANT AREA CHMB OF COMMERCE	370.00
12/01/2015	101	17930	00494	NORTH CENTRAL LABORATORIES	504.30
12/01/2015	101	17931	00493	NORTH STAR INSTRUMENTATION, LLC	1,999.06
12/01/2015	101	17932	01136	OPTO SOLUTIONS, INC	1,041.75
12/01/2015	101	17933	00512	PARKSON CORPORATION	20,599.86
12/01/2015	101	17934	00131	PERCEPTIVE CONTROLS, INC	11,615.00
12/01/2015	101	17935	00525	PICKARD STREET CAR WASH	84.00
12/01/2015	101	17936	01273	PRO-SEAL SERVICE GROUP	6,486.80
12/01/2015	101	17937	01364	SHERRIE TEALL	89.79
12/01/2015	101	17938	00597	SHERWIN WILLIAMS	702.32
12/01/2015	101	17939	01254	LARRY M SOMMER	20.41
12/01/2015	101	17940	01207	TEAM FINANCIAL GROUP, INC	1,097.87
12/01/2015	101	17941	00645	THERMO ELECTRON N. AMERICA LLC	640.86
12/01/2015	101	17942	00649	THIELEN TURF IRRIGATION, INC.	230.00
12/01/2015	101	17943	00668	UNITED PARCEL SERVICE	76.54
12/01/2015	101	17944	01013	USA BLUE BOOK	229.66
12/01/2015	101	17945	01257	JOSH WALDRON	100.00
12/01/2015	101	17946	00723	WINN TELECOM	195.47

101 TOTALS:

Total of 70 Checks:	102,966.10
Less 2 Void Checks:	0.00
Total of 68 Disbursements:	102,966.10

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
11/24/2015	101	23(E)	00146	CONSUMERS ENERGY PAYMENT CENTER	STREET LIGHTS	1,694.37
					2010 S LINCOLN RD #GUL	50.52
					5144 BUD ST	23.38
					5142 BUD ST	122.86
					1046 S. MISSION	22.62
					1660 BELMONT	74.07
					1933 S. ISABELLA	401.27
					5537 E. BROADWAY	110.35
					5525 E. REMUS RD.	47.19
					2055 ENTERPRISE DR.	173.96
					UNIFORMS	24.80
					5240 E. BROOMFIELD	817.77
					900 MULBERRY LANE	46.68
					4244 E. BLUEGRASS	41.01
					4822 ENCORE	119.73
					5228 S. ISABELLA	7,227.13
					4797 S. MISSION	215.25
					4795 S. MISSION	2,171.86
					5076 S. MISSION	692.47
					3248 S. CONCOURSE	84.37
					5369 S. CRAWFORD	53.50
					3998 E. DEERFIELD	58.91
					1776 E PICKARD RD	79.61
					2180 S LINCOLN RD	24.80
					2010 S LINCOLN RD	583.00
					1046 S. MISSION	146.11
					1605 SCULLY	51.05
					5319 E. AIRPORT	34.47
					1633 S. LINCOLN RD.	112.21
					4520 E. RIVER	85.01
					2424 E. MAY ST.	156.40
					2495 E. DEERFIELD	93.95
					1876 PACKARD	70.47
					2188 E. PICKARD	76.53
						<u>15,787.68</u>
11/24/2015	101	24(E)	00146	VOID		
11/24/2015	101	25(E)	00146	VOID		
11/05/2015	101	17880	01451	CAROLINE BACOME	ELECTION WORK	192.00
11/05/2015	101	17881	01407	VICTORIA BUSHONG	ELECTION WORK	228.00
11/05/2015	101	17882	01402	SONYA M. CODY	ELECTION WORK	259.00
11/05/2015	101	17883	01408	JULIE A ENGLER	ELECTION WORK	222.00
11/05/2015	101	17884	01399	DUANE GOTTSCHALK	ELECTION WORK	174.00
11/05/2015	101	17885	01400	MARJORIE GOTTSCHALK	ELECTION WORK	174.00
11/05/2015	101	17886	01413	PAULETTE GREEN	ELECTION WORK	168.00
11/05/2015	101	17887	00281	MARGIE HENRY	REIMBURSE FOOD FOR ELECTION WORKERS	138.91
11/05/2015	101	17888	01452	MARIANNE MCJAMES	ELECTION WORK	252.00
11/05/2015	101	17889	01333	VIRGINIA RICHARDSON	ELECTION WORK	273.00
11/05/2015	101	17890	01162	ROSEANNA RILEY	ELECTION WORK	222.00
11/05/2015	101	17891	01406	BONNIE SCHAEFFER	ELECTION WORK	216.00
11/05/2015	101	17892	01405	KEN SCHAEFFER	ELECTION WORK	216.00
11/05/2015	101	17893	01410	CINDY SMITH	ELECTION WORK	228.00
11/05/2015	101	17894	01254	LARRY M SOMMER	FLEX DEPENDENT CARE REIMBURSEMENT 11-5-	192.31
11/05/2015	101	17895	01126	MARTY SIUDA	ELECTION WORK	273.00
11/05/2015	101	17896	01450	SARA THERING	ELECTION WORK	138.00
11/05/2015	101	17897	00714	RUTH A WENTWORTH	ELECTION WORK	234.00

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CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
 CHECK DATE FROM 11/05/2015 - 12/01/2015

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
11/05/2015	101	17898	01372	JOSEPH W YODER	ELECTION WORK	224.00
11/05/2015	101	17899	01159	SUSAN K YODER	ELECTION WORK	224.00
11/19/2015	101	17900	01254	LARRY M SOMMER	FLEX DEPENDENT CARE REIMBURSEMENT 11-19	192.31
12/01/2015	101	17901	01358	21ST CENTURY MEDIA-MICHIGAN	ADVERTISING 10/1/15 TO 10/31/15	1,515.19
					ADVERTISING	434.47
						<u>1,949.66</u>
12/01/2015	101	17902	00043	ARROW UNIFORM	UNIFORMS	265.25
					UNIFORMS	43.00
					UNIFORMS	64.40
					UNIFORMS	70.04
					UNIFORMS	43.00
					UNIFORMS	71.11
						<u>556.80</u>
12/01/2015	101	17903	01240	BRAUN KENDRICK FINKBEINER PLC	SERVICES RENDERED THROUGH 10/31/15	1,901.34
12/01/2015	101	17904	00095	C & C ENTERPRISES, INC.	SUPPLIES	89.00
					SUPPLIES	54.25
					UNIFORMS	389.50
					SUPPLIES / WATER TREATMENT	43.00
						<u>575.75</u>
12/01/2015	101	17905	01309	CGS SAFETY TRAINING, INC	CONFINED SPACE ENTRY TRAINING	1,298.50
12/01/2015	101	17906	00129	CMS INTERNET, LLC	REPAIR SERVER AT ISABELLA WELL SITE	1,959.00
					ONSITE SUPPORT, HARDWARE (MERIDIAN RD W	245.00
					ONSITE SUPPORT, HARDWARE	529.98
					CMS SERVER & PHONE SERVICE 12/1/15 TO 1	713.95
						<u>3,447.93</u>
12/01/2015	101	17907	00155	COYNE OIL CORPORATION	GAS/FUEL	865.96
12/01/2015	101	17908	01242	CULLIGAN WATER	WATER	21.50
12/01/2015	101	17909	01454	DARWIN BLANSHAN	REFUND LAND DIVISION -INELIGIBLE UNIT 5	100.00
12/01/2015	101	17910	01171	DBI BUSINESS INTERIORS	SUPPLIES	96.06
					SUPPLIES	275.22
					SUPPLIES	19.98
						<u>391.26</u>
12/01/2015	101	17911	00201	ELHORN ENGINEERING COMPANY	CHLORINE	2,178.50
12/01/2015	101	17912	00231	FOUR SEASON'S EXTERMINATING	INTERIOR /EXTERIOR TREATMENT	40.00
12/01/2015	101	17913	00249	GILL-ROY'S HARDWARE	BUILDING DEPT FILING CABINET KEY AND SN	10.37
					PARKS SUPPLIES	6.99
						<u>17.36</u>
12/01/2015	101	17914	01094	ISABELLA COUNTY RECYCLING CENTER	USED MOTOR OIL	7.50
12/01/2015	101	17915	00337	ISABELLA COUNTY TREASURER	FORECLOSURE CHARGEBACK-VACANT LOT	7,571.83
12/01/2015	101	17916	00020	JAMES ALWOOD	NOVEMBER 2015	260.88
12/01/2015	101	17917	00351	JONES & HENRY LABORATORIES, INC.	SAMPLES	360.00
12/01/2015	101	17918	01324	KENEWELL GROUP	STOP WORK LABELS	103.00
12/01/2015	101	17919	00360	KIMBALL MIDWEST	DRILL BITS	265.58
12/01/2015	101	17920	01237	KONE, INC	ELEVATOR STATION 2	393.72
12/01/2015	101	17921	00362	KRAPOHL FORD & LINCOLN	2009 FORD OIL CHANGE	39.95
12/01/2015	101	17922	00399	MCMASTER-CARR SUPPLY CO	SUPPLIES	416.44
12/01/2015	101	17923	01268	MICH LABOR LAW POSTER SERVICE	COMPLETE SET OF 2017 STATE AND FEDERAL	242.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION

CHECK DATE FROM 11/05/2015 - 12/01/2015

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
12/01/2015	101	17924	00418	MICHIGAN ELECTION RESOURCES	RECALL PETITION & POSTAGE	18.70
12/01/2015	101	17925	00142	MICHIGAN OFFICE SOLUTIONS	CONTRACT 11-1-15 TO 1-31-16	243.00
12/01/2015	101	17926	01199	MID MICHIGAN ANSWERING SERVICE	OCT. NOV. DEC. 2015	210.00
12/01/2015	101	17927	00907	MID MICHIGAN CABLE CONSORTIUM	FRANCHISE FEES 3RD Q 2015	13,077.09
12/01/2015	101	17928	00171	MIKE DEARING	CLOTHING ALLOW-BOOTS	99.95
12/01/2015	101	17929	00460	MT. PLEASANT AREA CHMB OF COMMERCE	MEMBERSHIP DUES	370.00
12/01/2015	101	17930	00494	NORTH CENTRAL LABORATORIES	SUPPLIES	308.95
					SUPPLIES	195.35
						<u>504.30</u>
12/01/2015	101	17931	00493	NORTH STAR INSTRUMENTATION, LLC	WWTP FLOW METERS	1,999.06
12/01/2015	101	17932	01136	OPTO SOLUTIONS, INC	SNAP AC S SERIES PROGRAMMABLE AUTOIMATI	1,041.75
12/01/2015	101	17933	00512	PARKSON CORPORATION	FINE SCREEN REPAIR	20,599.86
12/01/2015	101	17934	00131	PERCEPTIVE CONTROLS, INC	CRAIGHILL RD PUMP STA./ DEERFIELD WATER	11,615.00
12/01/2015	101	17935	00525	PICKARD STREET CAR WASH	VEHICLE CLEANING	84.00
12/01/2015	101	17936	01273	PRO-SEAL SERVICE GROUP	AERATOR #4	6,486.80
12/01/2015	101	17937	01364	SHERRIE TEALL	MILEAGE TO DEBT MGT TRAINING	89.79
12/01/2015	101	17938	00597	SHERWIN WILLIAMS	JAMESON HALL (REPAINT)	665.31
					JAMESON	37.01
						<u>702.32</u>
12/01/2015	101	17939	01254	LARRY M SOMMER	NMCOA SEMINAR MEALS	20.41
12/01/2015	101	17940	01207	TEAM FINANCIAL GROUP, INC	2 XEROX WORKCENTRE 7435 COPIERS	1,097.87
12/01/2015	101	17941	00645	THERMO ELECTRON N. AMERICA LLC	SUPPLIES	640.86
12/01/2015	101	17942	00649	THIELEN TURF IRRIGATION, INC.	WINTERIZE IRRIGATION SYSTEM (JAMESON BA	70.00
					WINTERIZE IRRIGATION SYSTEM (MCDONALD P	160.00
						<u>230.00</u>
12/01/2015	101	17943	00668	UNITED PARCEL SERVICE	POSTAGE	13.55
					POSTAGE	62.99
						<u>76.54</u>
12/01/2015	101	17944	01013	USA BLUE BOOK	SUPPLIES	193.44
					SAFETY GLASSES	36.22
						<u>229.66</u>
12/01/2015	101	17945	01257	JOSH WALDRON	CLOTHING ALLOW-BOOTS	100.00
12/01/2015	101	17946	00723	WINN TELECOM	MONTHLY SERVICE	195.47
						<u><u>195.47</u></u>

101 TOTALS:

Total of 70 Checks:

102,966.10

Less 2 Void Checks:

0.00

Total of 68 Disbursements:

102,966.10

<b>Charter Township of Union Payroll</b>
--

CHECK DATE: Nov 19, 2015  
PPE: Nov 14, 2015

**NOTE: CHECK TOTAL FOR TRANSFER**

Gross Payroll	\$ 49,030.89
Employer Share Med	705.78
Employer Share SS	3,018.00
SUI	113.70
Pension-Employer Portion	3,406.95
Workers' Comp	535.71
Life/LTD	-
Dental	-
Health Care	-
Cobra/Flex Administration	169.20
Total Transfer to Payroll checking	<u><u>\$ 56,980.23</u></u>

**NOTE: PAYROLL TRANSFER NEEDED**

General Fund	\$ 22,740.90
Building Fund	-
EDDA	-
WDDA	-
Sewer Fund	19,409.57
Water Fund	14,829.76
Workers Comp	-
Health Care	-
Total To Transfer from Pooled Savings	<u><u>\$ 56,980.23</u></u>

**CHARTER TOWNSHIP OF UNION  
BOARD MEETING ATTENDANCE RECORD  
2015**

BOARD MEMBER: Kimberly Rice

DATE: September 2015

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
9/29	MTA Conference Retreat		X	\$75
9/30	MTA Retreat		X	\$75

SIGNATURE: Kimberly M. Rice

1. This form is filled out by the board member and turned into the Accountant prior to the last pay period of the month. The Accountant will send out a notice via email so everyone knows when it is due each month.
2. Only list those meetings that you have attended.
3. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. As published in the 2013 budget, 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
4. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

**CHARTER TOWNSHIP OF UNION  
BOARD MEETING ATTENDANCE RECORD  
2013**

BOARD MEMBER: Margie Henry - Clerk  
 DATE: Oct 2015

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
10-20-15	EPA meeting I did not charge township			
10-20-15	Planning meeting I did not charge township			
9-30-15	joint meeting I did not charge township			

SIGNATURE: Margie Henry

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3. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. As published in the 2013 budget, 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
4. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

**CHARTER TOWNSHIP OF UNION  
BOARD MEETING ATTENDANCE RECORD  
2013**

BOARD MEMBER: Russ Alwood

DATE: NOV. 2015

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
11-17-2015	EDA Meeting	✓		50.00
11-18-2015	Council of Government		✓	75.00

SIGNATURE: Russ Alwood

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2. Only list those meetings that you have attended.
3. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. As published in the 2013 budget, 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
4. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.



**CHARTER TOWNSHIP OF UNION  
BOARD MEETING ATTENDANCE RECORD  
2013**

BOARD MEMBER: Russ Alwood

DATE: Oct 21, 2015

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
Oct 21, 2015	MTA County Building		✓	75.00
Oct 20, 2015	EDA Meeting	✓		50.00
Oct. 24, 2015	Rd Hock Meeting Road Commission		✓	75.00
Oct 6, 2015	DOB Park advisory	✓		50.00
				250.00

SIGNATURE: Russ Alwood

1. This form is filled out by the board member and turned into the Accountant prior to the last pay period of the month. The Accountant will send out a notice via email so everyone knows when it is due each month.
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3. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. As published in the 2013 budget, 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
4. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

<b>SUBJECT</b>	Property Address <u>931 South Isabella Road</u> Census Tract <u>48858</u>	LENDER DISCRETIONARY USE
	City <u>Mt. Pleasant</u> County <u>Isabella</u> State <u>MI</u> Zip Code <u>48858</u>	Sale Price \$ _____
	Legal Description <u>to be supplied</u>	Date _____
	Owner/Occupant <u>PURCHASER/ Rick &amp; Candice Maylee</u> Map Reference _____	Mortgage Amount \$ _____
	Sale Price \$ <u>57,500</u> Date of Sale <u>9/89</u>	Mortgage Type _____
Loan charges/concessions to be paid by seller \$ _____	Discount Points and Other Concessions _____	
R.E. Taxes \$ _____ Tax Year _____ HOA \$/Mo. _____	Paid by Seller \$ _____	
Lender/Client <u>First of America Bank</u>	Source _____	
<u>102 E. Broadway, Mt. Pleasant, MI 48858</u>		

<b>NEIGHBORHOOD</b>	LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg	Fair	Poor
	BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PRESENT LAND USE %	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family <u>40</u>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2-4 Family <u>0</u>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Multi-family <u>0</u>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial <u>25</u>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Industrial <u>0</u>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vacant <u>35</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors.  
 COMMENTS: Subject situated 1 1/2 miles NE of Mt. Pleasant on rural blacktop road. Equal to inferior homes in immediate neighborhood. All showing average to good curb appeal. Delfield, Inc. located 1 block S.W. and is one of largest employers in area. Noise or pollution is not a factor from this factory.

<b>SITE</b>	Dimensions <u>see attached</u>	Topography <u>level at grade</u>
	Site Area <u>9 acres (9.58 a) more/less</u> Corner Lot <u>no</u>	Size <u>superior</u>
	Zoning Classification <u>RESIDENTIAL</u> Zoning Compliance <u>YES</u>	Shape <u>irregular/rectang</u>
	HIGHEST & BEST USE: Present Use <u>present</u> Other Use _____	Drainage <u>average</u>
	UTILITIES Public Other	View <u>resident/wood/indus</u>
	Electricity <input checked="" type="checkbox"/> _____	Landscaping <u>average</u>
	Gas <input checked="" type="checkbox"/> _____	Driveway <u>gravel</u>
	Water <input checked="" type="checkbox"/> <u>well</u>	Apparent Easements <u>none observed</u>
	Sanitary Sewer <input checked="" type="checkbox"/> <u>septic</u>	FEMA Flood Hazard Yes* _____ No <input checked="" type="checkbox"/>
	Storm Sewer <input type="checkbox"/> _____	FEMA* Map/Zone _____

COMMENTS (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): Superior sized rural site with small pond. 26 x 32 pole building with cement floor. Potential for increased industrial use and area is not looked upon as very probable. ZONING CHANGED TO RESIDENTIAL SUMMER 1989

<b>IMPROVEMENTS</b>	GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
	Units <u>one</u>	Foundation <u>block</u>	Slab <u>0</u>	Area Sq. Ft. <u>0</u>	Roof <u>0</u> <input type="checkbox"/>
	Stories <u>one</u>	Exterior Walls <u>alum.</u>	Crawl Space <u>yes</u>	% Finished <u>0</u>	Ceiling <u>A</u> <input type="checkbox"/>
	Type (Det./Alt.) <u>det.</u>	Roof Surface <u>3-1 shing</u>	Basement <u>0</u>	Ceiling <u>0</u>	Walls <u>A</u> <input type="checkbox"/>
	Design (Style) <u>rambler</u>	Gutters & Dwnsp. <u>alum.</u>	Sump Pump <u>0</u>	Walls <u>0</u>	Floor <u>0</u> <input type="checkbox"/>
	Existing <u>yes</u>	Window Type <u>wd/therm</u>	Dampness <u>0</u>	Floor <u>0</u>	None <u>0</u> <input type="checkbox"/>
	Proposed <u>0</u>	Storm Sash <u>0</u>	Settlement <u>0</u>	Outside Entry <u>0</u>	Adequacy <u>A</u> <input type="checkbox"/>
	Under Construction <u>0</u>	Screens <u>yes</u>	Infestation <u>0</u>	<u>0</u>	Energy Efficient Items: _____
	Age (Yrs.) <u>20</u>	Manufactured House <u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Effective Age (Yrs.) <u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<b>ROOM LIST</b>	ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
	Basement												
	Level 1		x	x	x				3	1 1/2	x		
	Level 2												

Finished area above grade contains: 6 Rooms; 3 Bedroom(s); 1 1/2 Bath(s); 1435 Square Feet of Gross Living Area

<b>INTERIOR</b>	SURFACES Materials/Condition	HEATING Type	KITCHEN EQUIP.	ATTIC	IMPROVEMENT ANALYSIS	Good	Avg	Fair	Poor
	Floors <u>carpet/lino</u>	Fuel <u>gas</u>	Refrigerator <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Quality of Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walls <u>drywall</u>	Condition <u>aver</u>	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Condition of Improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trim/Finish <u>average</u>	Adequacy <u>aver</u>	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Room Sizes/Layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Floor <u>linoleum</u>	COOLING Central	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Closets and Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Wainscot <u>drywall</u>	Other <u>0</u>	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Energy Efficiency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Doors <u>hollow core</u>	Condition <u>0</u>	Compaclor <input type="checkbox"/>	Heated <input type="checkbox"/>	Plumbing-Adequacy & Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fireplace(s) # <u>0</u>	Adequacy <u>0</u>	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Electrical-Adequacy & Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CAR STORAGE: Garage <input checked="" type="checkbox"/>	Attached <input checked="" type="checkbox"/>	Microwave <input type="checkbox"/>	House Entry <input checked="" type="checkbox"/>	Kitchen Cabinets-Adequacy & Cond.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No. Cars <u>2</u> Carport <input type="checkbox"/>	Delached <input type="checkbox"/>	Intercom <input type="checkbox"/>	Outside Entry <input type="checkbox"/>	Compatibility to Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition <u>aver</u> None <input type="checkbox"/>	Built-in <input type="checkbox"/>	Adequate <input checked="" type="checkbox"/>	Basement Entry <input type="checkbox"/>	Appeal & Marketability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Inadequate <input type="checkbox"/>		Estimated Remaining Economic Life			<u>45</u>	Yrs.	
		Electric Door <input checked="" type="checkbox"/>		Estimated Remaining Physical Life				Yrs.	

Additional features: 12' x 20' covered rear deck, 26'x32' pole building with cement floor, small pond on property, Visqueen in crawl space, furnace set-up for air condition but not attached, 12" attic insulation, garage door opener, Energy Tech woodstove for supplemental heat.

Depreciation (Physical, functional and external inadequacies, repairs needed, modernization, etc.): Subject is well built and properly maintained. No problems observed during inspection. Zoning changed from industrial to residential summer 1989. This was done to allow a golf course to be built Ely of subject and also due to the amount of homes that have been built in area.  
 General market conditions and prevalence and impact in subject/market area regarding loan discounts, interest buydowns and concessions: Due to current interest rates, conventional financing is typical. Adjustments made for other types.

Purpose of Appraisal: to estimate Market Value as defined in the Certification & Statement of Limiting Conditions.

**BUILDING SKETCH (SHOW GROSS LIVING AREA ABOVE GRADE)**  
 If for Freddie Mac or Fannie Mae, show only square foot calculations and cost approach comments in this space

MEASUREMENTS	NO. STORIES	SQUARE FEET
24.8 x 30.2	1	748.96
22.9 x 26.2	1	599.98
11.5 x 7.5	1	86.25
		<u>1435.19 sq.ft.</u>

Due to the subject being in excess of 10 years of age, the cost approach is not applicable, but was considered.

**ESTIMATED REPRODUCTION COST - NEW - OF IMPROVEMENTS**

Dwelling \_\_\_\_\_ Sq. Ft. @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 \_\_\_\_\_ Sq. Ft. @ \$ \_\_\_\_\_ = \_\_\_\_\_  
 Extras \_\_\_\_\_ = \_\_\_\_\_  
 Special Energy Efficient Items \_\_\_\_\_ = \_\_\_\_\_  
 Porches, Patios, etc. \_\_\_\_\_ = \_\_\_\_\_  
 Garage/Carport \_\_\_\_\_ Sq. Ft. @ \$ \_\_\_\_\_ = \_\_\_\_\_  
 Total Estimated Cost New \_\_\_\_\_ = \$ \_\_\_\_\_

Less  
 Depreciation \_\_\_\_\_ = \$ \_\_\_\_\_  
 Depreciated Value of Improvements \_\_\_\_\_ = \$ \_\_\_\_\_  
 Site Imp. "as is" (driveway, landscaping, etc.) \_\_\_\_\_ = \$ \_\_\_\_\_  
 ESTIMATED SITE VALUE \_\_\_\_\_ = \$ 15000  
 (If leasehold, show only leasehold value.)  
 INDICATED VALUE BY COST APPROACH \_\_\_\_\_ = \$ \_\_\_\_\_

(Not Required by Freddie Mac and Fannie Mae)  
 Does property conform to applicable HUD/VA property standards?  Yes  No  
 If No, explain: \_\_\_\_\_

Construction Warranty  Yes  No  
 Name of Warranty Program \_\_\_\_\_  
 Warranty Coverage Expires \_\_\_\_\_

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	931 South Isabella	1167 S. Lincoln	7489 E. River	4230 E. Millbrook
Proximity to Subject		4 miles SW	3 miles NE	5 miles S
Sales Price	\$ 57,500	\$ 53,500	\$ 55,900	\$ 50,000
Price/Gross Liv. Area	\$ 40.04	\$ 39.81	\$ 45.08	\$ 40.06
Data Source	inspection	selling broker	inspection/broker	selling broker
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjustment	DESCRIPTION + (-)\$ Adjustment	DESCRIPTION + (-)\$ Adjustment
Sales or Financing Concessions		CTNM 146 d	CTNM 128 d	Assump.98 d
Date of Sale/Time	9/89	9/89	8/88	7/89
Location	rural	superior -3000	superior -1000	superior -3000
Site/View	9 A/pond	175x154 +3000	1 A +3000	1.3 A +3000
Design and Appeal	rambler	equal	equal	equal
Quality of Construction	average	equal	modular +2000	equal
Age	15	20 +1000	12	15
Condition	average +	inferior +1000	inferior +1000	inferior +2000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 1 1/2	6 3 1 1/2	7 3 2 -500	6 3 1 + 500
Gross Living Area	1435 Sq. Ft.	1344 Sq. Ft. +1000	1240 Sq. Ft. +2000	1248 Sq. Ft. +2000
Basement & Finished Rooms Below Grade	crawl	100% -4000	equal	100% -4000
Functional Utility	average	equal	equal	equal
Heating/Cooling	gas fwa	equal	oil +1000	equal
Garage/Carport	2	equal	equal	equal
Porches, Patio, Pools, etc.	cov. prch/cov deck/26x32 pole	inf. +5000	inferior +5000	inferior +5000
Special Energy Efficient Items	woodstove	inferior + 500	inferior + 500	inferior + 500
Fireplace(s)	0	0	1 -1200	0
Other (e.g. kitchen equip., remodeling)	stov,ref,sof,n	+ 100	stov,ref,dw	inferior + 700
Net Adj. (total)		x + - \$ 4600	x + - \$ 11800	x + - \$ 6200
Indicated Value of Subject		\$ 58,100	\$ 67,700	\$ 56,200

Comments on Sales Comparison: Comps are most similar that could be found, Comp#1 relied upon most and needing least amount of adj., Comp#2 appears to be purchaser motivated sale and deemed least reliable, Comp#1&#3 show close value indicator.

INDICATED VALUE BY SALES COMPARISON APPROACH \_\_\_\_\_ \$ 57,500

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ \_\_\_\_\_ /Mo. x Gross Rent Multiplier \_\_\_\_\_ = \$ considered

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  completion per plans and specifications

Comments and Conditions of Appraisal: For exclusive use of First of America Bank for mortgage purposes only. Due to lack of rental information, the income approach to value was not used but was considered.

Final Reconciliation: Due to the age of the home and lack of an income approach, full consideration was given to the market data approach.

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

FmHA, HUD &/or VA instructions.  
 Freddie Mac Form 439 (Rev. 7/86)/Fannie Mae Form 1004B (Rev. 7/86) filed with client \_\_\_\_\_ 19 \_\_\_\_\_  attached

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 09/29/89 19 \_\_\_\_\_ to be \$ 57,500

I (We) certify: that to the best of my (our) knowledge and belief the facts and data used herein are true and correct; that I (we) personally inspected the subject property, both inside and out, and have made an exterior inspection of all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) SIGNATURE \_\_\_\_\_ NAME JOHN D. WILLIAMS (if applicable) Review Appraiser SIGNATURE \_\_\_\_\_ NAME \_\_\_\_\_

Did  Did Not Inspect Property

## 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:

**UNION TOWNSHIP  
PUBLIC HEARING NOTICE - REZONING**

NOTICE is hereby given that a Public Hearing will be held on Tuesday, September 15, 2015 at 7:00 PM at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following rezoning of property from Industrial to Residential:

I-1 to R-1  
14-001-30-004-00  
931 S. ISABELLA RD.

Legal Description: T14N R4W, SEC 1, S 10 A OF N 1/2 OF SW 1/4 OF SW 1/4 EXC. COM AT SW COR TH N 84 FT, TH E 272.2 FT, TH S 84 FT, TH W 272.2 FT TO POB

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 4:30p.m., Monday through Friday, Phone (989) 772 4600 extension 241.

**CHARTER TOWNSHIP OF UNION**

**Published in the following edition(s):**

Morning Sun 08/31/15  
morningstarpublishing.com 08/31/15



Sworn to the subscribed before me this 31<sup>st</sup> August 2015

*Tina M Crown*

**Notary Public, State of Michigan**  
**Acting in County of Oakland**

**Advertisement Information**

**Client Id:** 531226

**Ad Id:** 728199

**PO:**

**Sales Person:** 200307

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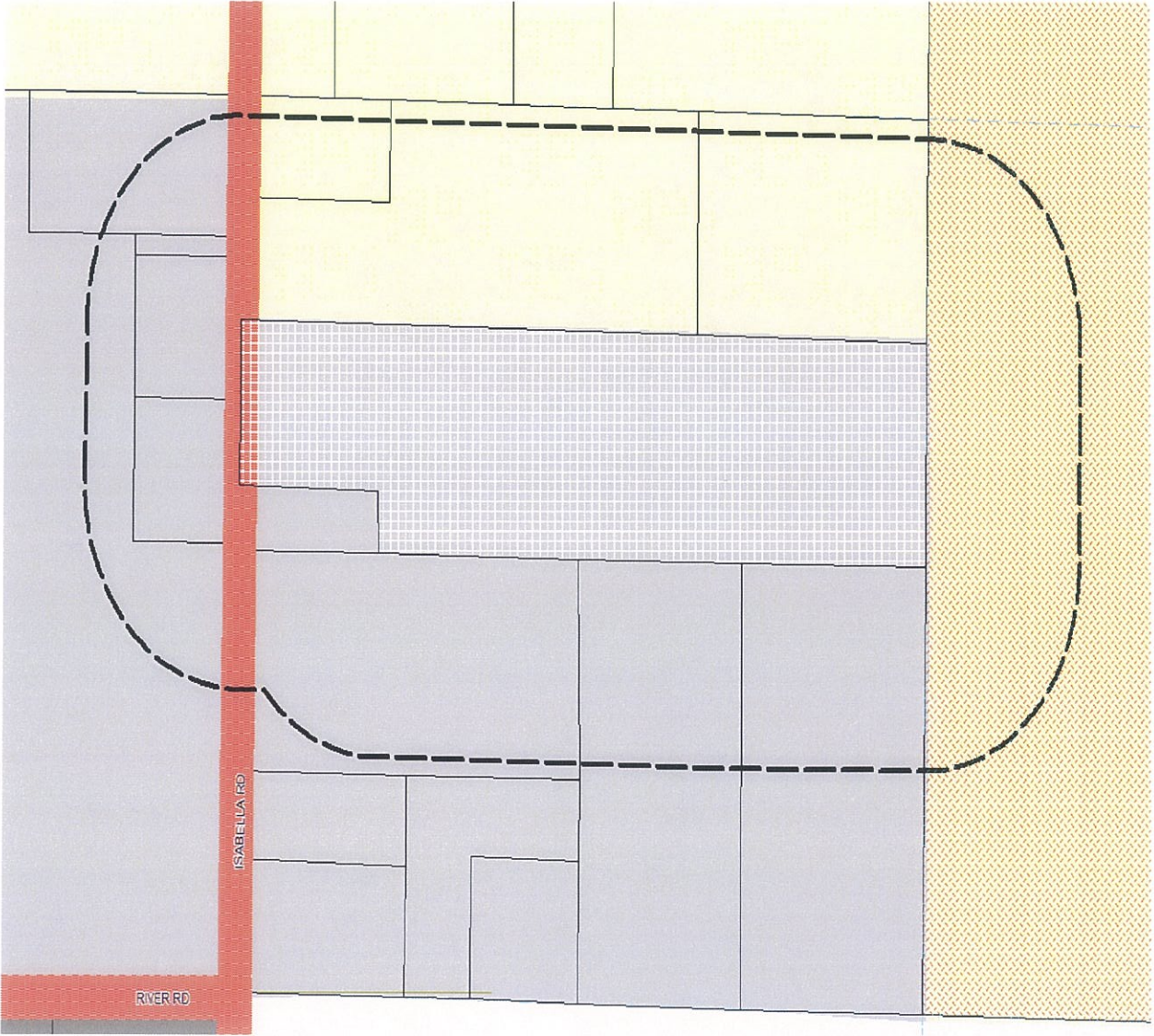
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Peter Gallinat,  
Twp Planner





NOTE: This is a proposed rezone for the checkered parcel from I-1(Light Industrial District) to R-1 (One Family Residential District). The yellow color represents R-1 and the grey is I-1. The dashed line represents residents within 300ft of the propose rezone.

MAYLEE RICK & CANDACE  
931 S ISABELLA RD  
MT PLEASANT, MI 48858

SILVERS FRANCIS  
943 S ISABELLA RD  
MOUNT PLEASANT, MI 48858

JL TRUCK REPAIR LLC  
1720 E PICKARD RD  
MT PLEASANT, MI 48858

DARNELL DOUGLAS W REV  
TRUST  
PO BOX 123  
MT PLEASANT, MI 48804-0123

FEIGHT KEITH E TRUST  
119 S FRANKLIN ST  
MT PLEASANT, MI 48858

DELFIELD COMPANY  
980 S ISABELLA RD  
MT PLEASANT, MI 48858

DENT PHILLIP D  
940 S ISABELLA RD  
Mt. Pleasant, MI 48858

MAYLEE RICK & CANDACE  
926 S ISABELLA RD  
MOUNT PLEASANT, MI 48858

FAN-C RENTAL COMPANY LLC  
2670 E BLANCHARD RD  
SHEPHERD, MI 48883

UPHOLD LOUISE  
849 S ISABELLA RD  
MT PLEASANT, MI 48858

HOUSEHOLD FINANCE CORP III  
636 GRAND REGENCY BLVD  
BRANDON, FL 33510

CITY OF MT PLEASANT  
Jacob Kain- City Planner  
320 W BROADWAY ST  
MT PLEASANT, MI 48858

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on September 15, 2015 at the Township Hall.

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

**Roll Call**

**Present:** Squatrito, Fuller, McGuirk, Woerle, Mielke, Robinette, Jankens, Zerbe

**Excused:** LaBelle

**Others Present**

Peter Gallinat, Township Planner; Jennifer Loveberry

**Approval of Minutes**

**McGuirk** moved **Woerle** supported the approval of the August 18, 2015 meeting minutes as presented.

**Vote: Ayes: All. Motion carried.**

**Approval of Agenda**

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

**Public Comment** –

Open 7:05 p.m. - none

**New Business** –

- A. **McGuirk** motioned **Zerbe** supported to approve SPR 2015-15: Site Plan Review: Mid Michigan Health, Location: MidMichigan Health Park, presented by Woody Woodruff, John Hill, John Geselski, Chad Sikkenga with the following conditions of approval/review from all county and local units including Storm water management from the County Engineer, County Road Commission, Mt. Pleasant Fire Department, ICTC, Wellhead protection with Township Utilities and any others that may be pertinent. Sidewalks already exist. **Vote: Ayes: All. Motion carried.**
- B. **Jankens** motioned **Robinette** supported to table SPR 2015-16: Site Plan Review: University Motor Mall, Location: 5152 E. Pickard due to no representation from the applicant to answer questions from the Planning Commissioners. **Vote: Ayes: All. Motion carried.**
- C. **Robinette** motioned **Mielke** supported to approve SPR 2015-17: Site Plan Review: Merchandise Outlet, Location: 2457 E. Remus, presented by Keith Feight with the following conditions of approval/review from all county and local units including Storm water management from the County Engineer, County Road Commission, Mt. Pleasant Fire Department, ICTC, Wellhead protection with Township Utilities and any others that may be pertinent. The additional conditions include: combining the two parcels under one tax id number and also to postpone sidewalks until adjacent sidewalks are constructed, which would make sidewalks required, by the Township, at that time. **Vote: Ayes: All. Motion carried.**
- D. **Jankens** motioned **Woerle** supported to approve as presented SPR 2015-18: Site Plan Review: Pleasant Plaza No. 1, LLC, Location: 5580 Venture Way, presented by Doug Litwiller contingent on clarification being reviewed by the Township Attorney classifying Parkway Dr. as a side yard otherwise further approval would be needed by the Zoning Board of Appeals; with the following conditions of approval/review from all county and local units including Storm water management from the County Engineer, County Road Commission, Mt. Pleasant Fire Department, ICTC,



Wellhead protection with Township Utilities and any others that may be pertinent. **Jankens** motioned **Woerle** supported to amend the motion to add: waive sidewalks. **Vote: Ayes: All. Motion carried.**

- E. **Robinette** motioned **Mielke** supported to recommend that the Board of Trustees approve REZ 2015-05: Rezoning of Property 931 S. Isabella Rd., currently zoned I1 requesting to be rezoned as R1. **Vote: Ayes: All. Motion carried.**

**Old Business**

- A. Master Plan  
Discussion by the Board. Add to the October Agenda

**Public Comment** - None

**Other Business** -

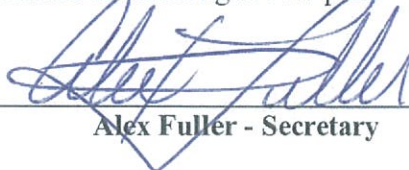
- A. Holiday Inn SUP/SPR, discussion by the Planning Commissioners regarding their current special use permit and site plan review.

**Extended Public Comment** - Open at 9:45 p.m.

Ben Jankens - Thanked everyone on the Planning Commission and the Township

**Adjournment** - Chairman Squattrito adjourned the meeting at 9:47 p.m.

**APPROVED BY:**



Alex Fuller - Secretary

*(Recorded by Jennifer Loveberry)*

APPOINTMENT TO BOARDS, COMMISSIONS & COMMITTEES OF  
UNION TOWNSHIP  
APPLICATION

Name: Bryan Neyer Date: 10-27-15

Principal Residence Address: 262 E. Wing Rd.

Business/Work Address: 168 E. Wing Rd.

Telephone: (Home #) 989-772-5564 (Work #) 989-330-0572

Email Address bryan.neyer@raho.com Occupation: Dairy Farmer

Number in order of preference, area(s) of interest; leave blank if you do not wish to serve on a particular board.

Zoning Board of Appeals, *Must be a Union Township resident.*

Board of Review, *Must be a Union Township resident.*

Planning Commission, *Must be a Union Township resident.*

Economic Development Authority(EDA), *Must own or operate a business in one of the DDA districts.*

Citizens Advisory Board for \_\_\_\_\_  
(Parks, Sustainability)

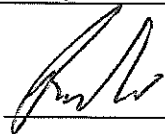
Please state reason(s) for interest in above board(s), use separate pages as necessary:

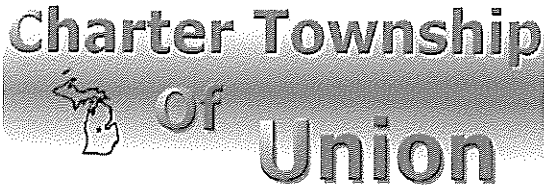
To bring my perspective as a Dairy Farmer and a large Euston harvester to the board of review to help other people from the township

Qualifications and other information:

I try to stay up to date on land prices throughout the township and surrounding areas.

Signature: \_\_\_\_\_





OFFICE OF THE TOWNSHIP MANAGER

2010 South Lincoln  
Mt. Pleasant MI. 48858  
Phone 989-772-4600  
Fax 989-773-1988

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12-1-15

Charter Township of Union Board of Trustees:

I have recently accepted a position with the Saginaw Chippewa Indian Tribe therefore I am submitting my 30 days notice to the board per the requirements of my contract. My last day with the Township will be December 31, 2015.

It has been a pleasure to be a part of the growth the township has experienced during my tenure here. I want to thank this board and the prior board of trustees for the support given to me during my 6+years here. I want to give a special thanks to the staff of the township. I cannot express in strong enough terms the quality and dependability of the staff here at Union Township. My job was certainly made much easier because of all of these employee's hard work and knowledge. Moving forward, it is my hope that you as a board will continue to acknowledge and support the great employees that work here.

Sincerely,

A handwritten signature in black ink that reads "Brian Smith". The signature is written in a cursive, flowing style.

Brian Smith

*"This institution is an equal opportunity provider and employer."*