

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

A regular meeting of the Charter Township of Union Planning Commission was held on January 19, 2016 at the Township Hall.

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

**Roll Call**

**Present:** Squattrito, Fuller, Mielke, Strachan, Zerbe, McGuirk, LaBelle, Robinette

**Excused:** Woerle

**Others Present**

Peter Gallinat, Township Planner; Margie Henry, Jennifer Loveberry

**Approval of Minutes**

**McGuirk** moved **Strachan** supported the approval of the December 15, 2015 meeting minutes as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports**

Chair Squattrito informed the Planning Commission of upcoming workshops and training by the Michigan Township Association

**Approval of Agenda**

**Fuller** moved **Robinette** supported approval of the agenda moving letter C. first on the Agenda. **Vote: Ayes: 8 Nays 0. Motion carried.**

**Public Comment** – None

**New Business** –

**A. SUP 2016-01: Lux Family Properties (Expansion)**

**Location: 2300 S. Lincoln Rd.**

John Jenson, Architect representing Lux Family Properties, presented SUP 2016-01: Special Use Permit, Location: 2300 S. Lincoln Rd.

Public Hearing open 7:08 p.m. - none.

Discussion was held by the Planning Commissioners.

**McGuirk** motioned **Mielke** supported to recommend approval of SUP 2016-01 to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motioned carried.**

**B. TXT AMENDMENT 2016-01A; Amend Ordinance 2012-09 sections 1 & 5**

Don Schuster, Director of Listening Ear Crisis Center presented TXT Amendment 2016-01: Text Amendment changing the title and service from 2012-09 Tax Exemption Ordinance for Northwinds Apartments.

Public Hearing open 7:32 p.m. - none.

Discussion was held by the Planning Commissioners.

**Robinette** motioned **LaBelle** supported to recommend approval of TXT Amendment 2016-01 to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motioned carried.**

C. **Storm Water Management Plan / Pleasant Optics**

**McGuirk** motioned **Mielke** supported to postpone Storm Water Management Plan consideration for Pleasant Optics until full site plan is submitted by applicant. **Vote: Ayes: 8 Nays 0. Motioned carried.**

D. **HOP 2016-01 - Home Occupation Permit**

**Location: 3446 S. Lincoln Rd.**

Recusal -**McGuirk** removed himself from participation in the decision so as to avoid a conflict of interest.

Nicole Briggs, representing Toto Budiyo, presented plans to conduct a landscaping planning and storage office in his home.

Chairman Squattrito opened the floor for public hearing at 8:08 p.m.

Jeremy Sheets, 1740 LeRoy Lane: Concerned with Mr. Budiyo's plans for home business turning into more than landscaping business and affecting property values.

Kent Vanderloon, 1782 LeRoy Lane: Concerned Mr. Budiyo's plans for home business affecting property values and neighborhood appearance.

Closed at 8:11 p.m.

Discussion by the planning commissioners.

**LaBelle** motioned **Robinette** supported to recommend postponing HOP 2016-01 until the applicant is available to attend the meeting to answer questions. **Vote: Ayes: 7 Nays 0. Motioned carried.**

E. **Ginger's Way, Lake LeRoy Site Condo Amendment #2**

Recusal -**McGuirk** removed himself from participation in the decision so as to avoid a conflict of interest.

Tim Beebe presented Ginger's Way, Lake LeRoy Site Condo Amendment #2

**LaBelle** motioned **Robinette** supported to recommend approval of Ginger's Way, Lake LeRoy Site Condo Amendment #2 to the Board of Trustees for approval. **Vote: Ayes: 7 Nays 0.**

**Motioned carried.**

**Old Business**

- A. Master Plan- Discussion was held by the planning commissioners. **Robinette** motioned **Mielke** supported for the Planning and Zoning Administrator to process the RFP with an outside consultant for updating the Master Plan and Zoning. **Vote: Ayes 8 Nays 0. Motioned carried.**

**Other Business**

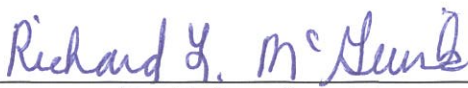
**LaBelle** thanked Gallinat, the Township Planner, for preparing the memo reviewing all items on the Agenda.

**Extended Public Comment**

Tim Beebe – forewarned the Planning Commissioners on current consultation costs that Chippewa Township is seeing while updating their Master Plan.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:51 p.m.

APPROVED BY:

  
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~~Alex Fuller~~ Secretary  
Richard L. McGuirk

(Recorded by Jennifer Loveberry)