

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on May 16, 2012.

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

Roll Call

Dinse, Henley, Primeau, Squattrito, Jankens, Fuller, Mielke, Shingles, present. **Wagner** excused absent.

Others Present

Woody Woodruff

Approval of Minutes

Dinse moved and **Jankens** supported to approve the April 18, 2012 meeting minutes. **Ayes: all.**
Motion carried.

Correspondence

No correspondence was offered

Approval of Agenda

Fuller moved **Mielke** supported to approve the agenda with the amendment of moving the Site Plan Amendment the first agenda item. **Ayes: All. Motion carried.**

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **SPA – 1574 Site Plan Amendment** for Zion Lutheran Church to defer the installation of the sidewalk on their property until the non-motorized plan moves into their area.

Fuller moved to approve the deferment with the following conditions:

1. The Church agrees to provide a letter of agreement that will be signed and submitted to the Zoning Administrator. The Letter of Agreement must be submitted prior to Occupancy.
2. The sidewalk/ pathway to be installed by order of the Planning Commission.
3. The sidewalk installation to be waived as a condition of the Occupancy Certificate.

Jankens supported. **Ayes: All. Motion carried.**

- 2.) **SPR – 1571 Site Plan Review for Public and Institutional Uses** for the Senior Living Facility Leisure Living Management.

Neil Gray the owner and partner for Leisure Living Management and Pete Lorenz explained the plan for the senior living facility located on vacant unaddressed property south of 2300 S Lincoln Rd.

Dinse moved to approve the Site Plan with the following conditions:

1. Comply with the Fire Department's drain office and Road Commission requirements.
2. Landscape plan to be submitted to the Zoning Administrator for approval.
3. Grant sidewalk easement along Lincoln Rd.

Mielke supported. Ayes: All. Motion carried.

- 3.) **SUP – 1571 Special Use Permit** for the Senior Living Facility for MAAS Development. Dennis Johnson, the architect for MAAS Development explained the plan for the senior living facility to be located on Remus Rd.

Public Comment

Dr. Robert Sinclair of 1741 E Remus Rd expressed his concern regarding the project being in a flood plane.

Joyce Figg, owner of the commercial property located at 1982 E Remus Rd, expressed her concern of keeping the property as commercial property instead of re-zoning it as residential.

Marty Figg, owner of the commercial property located at 1982 E Remus Rd, expressed his concern over re-zoning the property as residential property and recommended the Planning Commission table the issue until the Township Board makes a decision on the re-zoning of the project.

Public Comment Closed: 8:53 p.m.

Dennis Johnson addressed the concerns of the public.

Dinse moved to recommend the Special Use Project to the Board. **Fuller** supported. **Ayes: All. Motion carried**

OTHER BUSINESS

There was no other business offered.

Adjournment

The Chair adjourned the meeting at 9:23 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)