



**Planning Commission
Regular Meeting
June 21, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MAY 31, 2016 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. **New Business**
 - A. 2016 Summary of Key Findings: Township Resident Survey / Mary Senter – CMU
9. **Old Business**
 - A. RFP update for Master Plan and Zoning
 - B. Lighting Ordinance Discussion
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on May 31, 2016 at the Township Hall.

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

Roll Call

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

Excused: LaBelle, McGuirk

Others Present

Peter Gallinat, Township Planner & Jennifer Loveberry

Approval of Minutes

Robinette moved **Zerbe** supported the approval of the May 17, 2016 meeting minutes as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

Board of Trustees – Regarding sidewalk waivers: The Board of Trustees supports following the Township’s sidewalk ordinance and stated that waivers should only be given as an exception.

Approval of Agenda

Woerle moved **Strachan** supported approval of the agenda as presented. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment – No comments

New Business –

A. SPR 2016-06: Plaza Corp

Location: 4857 E. Bluegrass

Andy Wenzel, Plaza Corp and Tim Beebe, CMS & D presented SPR 2016-06: Site Plan Review, Location: 4857 E. Bluegrass Rd. The proposed site plan includes Phase 1 and Phase 2 development. Beebe discussed the connectivity issues with neighboring connection between the two parcels at the South and discussed congestion and traffic hazards of using the existing curb cut at Encore. The site plan shows an 8 ft. pathway along the existing developed portion and proposed portion. Wenzel shared his requests to hold off on the undeveloped portion as they are close to developing and a future site plan will include sidewalks.

Robinette moved **Fuller** supported approval of SPR 2016-06: Plaza Corp site plan review 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. Additional conditions: sidewalks required for existing and proposed site, temporarily waiving west

portion (vacant parcel) until December 31, 2017 or with conjunction with future development of an approved site plan. Lighting shall remain consistent with existing development. **Vote: Ayes: 9 Nays 0. Motion carried.**

The Commissioners have requested that Gallinat, Township Planner contact Goodwill / Developer to discuss connectivity of proposed site plan and Goodwill's site plan as there has not been an agreement made between the parties. Plaza Corp stated that they have reached out to discuss this matter.

Old Business

A. RFP for Master Plan and Zoning

- Gallinat stated that the RFP's will be published in the June 5, 2016 Morning Sun

Other Business

Extended Public Comment –open 8:36 p.m.

Tim Beebe, 510 W. Pickard – Urged the Township not to include sidewalk waiver in the Deed; however it should be a contract with the Township.

Adjournment – Chairman Squattrito adjourned the meeting at 8:39 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)