

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

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

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

**Roll Call**

**Present:** LaBelle, Mielke, Robinette, Squatrito, Woerle, Zerbe

**Excused:** Fuller, McGuirk, Strachan

**Others Present**

Peter Gallinat, Township Planner & Jennifer Loveberry

**Approval of Minutes**

**Mielke** moved **Zerbe** supported the approval of the June 21, 2016 meeting minutes with corrections. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**Correspondence / Reports**

**Approval of Agenda**

**Robinette** moved **LaBelle** supported approval of the agenda as presented. **Vote: Ayes: 6 Nays 0. Motion carried.**

**Public Comment** – No comments

**New Business** –

**A. SPR 2016-08: Messenger**

**Location: S. Isabella**

Tim Beebe, CMS & D presented SPR 2016-08: Site Plan Review, Messenger Medical Office, Location: S. Isabella. The proposed site plan is building a 9,856.69 sq. ft. medical office building. **Robinette** moved **Zerbe** supported approval of SPR 2016-08: Messenger 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 to be added on High and Isabella unless the parcel is parceled out prior to the certificate of occupancy; in the event a dumpster is ever required, the property owner is to add an enclosed dumpster that complies with section 12.2h of the Township's zoning ordinance. **Vote: Ayes: 6 Nays 0. Motion carried.**

**B. SPR 2016-09: Menards**

**Location: 4615 Encore**

Tyler Edwards, Real Estate Representative, 5101 Menard Drive Eau, Claire, WI

54703 presented SPR-09: Site Plan Review, Menards, Location: 4615 Encore. The proposed site plan encloses the warehouse. **Robinette** moved **Zerbe** supported approval of SPR 2016-09: Menards 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: contingent on 40 ft set back met. **Vote: Ayes: 6 Nays 0. Motion carried.**

**C. SPR 2016-10: Lexington Ridge**

**Location: 2700 E. Deerfield Rd.**

Tim Lapham, 515 E. 5<sup>th</sup>, Clare, MI 48617 presented SPR 2016-10: Site Plan Review, Lexington Ridge. The proposed site plan is for Phase 1 and Phase 2 (future development) of additional apartment buildings. **Zerbe** moved **Woerle** supported approval of SPR 2016-10: Lexington Ridge 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. **Vote: Ayes: 6 Nays 0. Motion carried.**

**D. Master Plan Bids**

P. Gallinat presented the three bids received from the Master Plan RFP.

**E. Proposed Lighting Ordinance**

**Mielke** moved **LaBelle** supported to approve the Township Attorney's recommendation using the City of Mt. Pleasants lighting ordinance as a guide to write the Township's Lighting Ordinance making any changes or recommendations as needed. Provide a drafted copy from the Attorney to the Planning Commissioners for their review.

**Old Business**

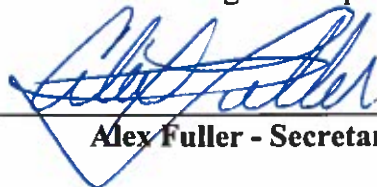
**Other Business**

**Extended Public Comment** –open 9:05 p.m.

No comments.

**Adjournment** – Chairman Squattrito adjourned the meeting at 9:05 p.m.

**APPROVED BY:**

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

*(Recorded by Jennifer Loveberry)*