

# Charter Township Of Union

**Planning Commission  
Special Meeting  
August 30, 2016  
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 16, 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. SPR 2016-11: Caspit Medial  
Location: 2245 S. Isabella Rd.
  - B. SPR 2016-12: Union Shoppes  
Location: 4445 E. Bluegrass Rd.
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

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

A regular meeting of the Charter Township of Union Planning Commission was held on August 16, 2016 at the Township Hall.

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

**Roll Call**

**Present:** Fuller, McGuirk, Mielke, Robinette, Squattrito, Woerle, Zerbe (Late)

**Excused:** LaBelle and Strachan

**Others Present**

Peter Gallinat, Township Planner, Mark Stuhldreher, Township Manager & Jennifer Loveberry

**Approval of Minutes**

**McGuirk** moved **Robinette** supported the approval of the July 19, 2016 meeting minutes as presented.

**Vote: Ayes: 7 Nays: 0. Motion carried.**

**Correspondence / Reports**

No Correspondence or Reports

**Approval of Agenda**

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

**Public Comment** – Open 7:03 p.m.

Tim Beebe, CMS & D – Voiced his disturbance with the timing of the Township's new Site Plan Policy implementation.

**New Business** –

**A. Master Plan Proposal: Interview preparation discussion**

Discussion was held by the Planning Commissioners. No action taken; The Commissioners requested for the Planning Administrator, Peter Gallinat, to check the references from the RFP's and present a recommendation back to the Commissioners.

Township Manager, Mark Stuhldreher, addressed the Board during their discussion in regards to the 5 year review of the master plan.

**Old Business**

**Other Business**

**Extended Public Comment** –open 8:21 p.m.

No comments.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:21 p.m.

**APPROVED BY:**

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

*(Recorded by Jennifer Loveberry)*



Peter Gallinat, Township Planner  
pgallinat@uniontownshipmi.com  
2010 South Lincoln  
Mt. Pleasant, MI 48858  
Phone 989-772-4600 Ext. 241  
Fax 989-773-1988

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Planning Commission Memo

08/26/2016

SPR 2016-11: Casipit Medical

Owner: Julie Casipit

Developer: Julie Casipit

Location: 2245 S. Isabella Rd, Section 13

Zoning B-5 (Highway Business District)

This Property is a zoned B-5 (Highway Business District) The project is to use the non-conforming residential home for a conforming physical therapy use. The plan has been approved by Utilities, Fire, Road Commission, storm water management and ICTC. The medical office use conforms to Section 23.2a which defaults to section 22.2.e. The scale on the plan should be 1" = 20' whereas right now the scale is 1" = 10'. I would recommend approval of the site plan with the condition that a variance is obtained from the ZBA. The variance sought is required from Section 9.1 and 9.9. This is due to the lot not conforming to dimensional requirements of a B-5 District.

Peter Gallinat

Twp Planner

## Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name JULIE CASIPIT
- III. Applicant Address 2023 MACKENZIE LANE, MT. PLEASANT, MI 48858
- IV. Applicant Phone ----- Owner Phone -----
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)  
Other
- VI. Land Owner Name SAME AS ABOVE
- VII. Land Owner Address -----
- VIII. Project/Business Name CASIPIT MEDICAL BUILDING
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	✓	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	✓	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	✓	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	✓	
<b>SITE PLAN REQUIREMENTS</b>	<b>I Of</b>	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
Name and addresses of Property Owner	✓	
Name and Address of Applicant	✓	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	✓	

**Union Township Site Plan Review Application** 2015 Revision

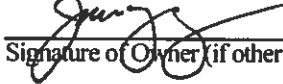
The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	✓	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	✓	
The location and dimensions of all existing and proposed:	✓	
fire hydrants (within 400 feet of building) - - - -	✓	
drives,-----	✓	
sidewalks, (required) -----	✓	
curb openings, -----	✓	
acceleration/deceleration lanes, -----	✓	
signs, -----	✓	
exterior lighting on buildings and parking lots, - -	✓	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	✓	
recreation areas, -----	✓	
common use areas, -----	✓	
areas to be conveyed for public use and purpose. -	✓	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	✓	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	✓	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)	✓	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	



**Union Township Site Plan Review Application** 2015 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

\_\_\_\_\_  
Signature of Applicant



\_\_\_\_\_  
Signature of Owner (if other than applicant)

\_\_\_\_\_  
Date

7/25/16

\_\_\_\_\_  
Date

PLEASE PLACE OUR REVIEW ON THE  AUGUST 16, 2016  (INSERT DATE)  
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You  
will not receive a reminder of the scheduled meeting.

**Union Township Site Plan Review Application** 2015 Revision

<u>Township use</u>	Review Comments
File # <u>2016-11</u>	_____
Fee Paid initial <u>\$225</u>	_____
Receipt # <u>74273</u>	_____
Date received <u>8-1-16</u>	_____
Date review completed by Zoning Administrator _____	
Place on the <u>8/30/16</u> Planning Commission Agenda	
Planning Commission Decision _____	
	_____



# CHARTER TOWNSHIP OF UNION

## SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: CASIPIT MEDICAL BUILDING

Name of business owner(s): JULIE CASIPIT

Street and mailing address: 2023 MACKENZIE LANE , MT. PLEASANT, MI 48858


Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: Jed74@hotmail.com

**I affirm that the information submitted is accurate.**

Owner(s) signature and date:

 7/25/12

Information compiled by:

SHANEE THAYER  
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO. INC.

## Part 1: Management of Hazardous Substances and Polluting Materials

1. Y  N  Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y N  ~~Will it be~~  
on-site?
3. Y  N  Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y N  Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y N  Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y N  N  Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
  - b. on-site system
- The on-site system must be approved by the MDEQ.  
Contact: MDEQ Waste Management Division.  
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y N  Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

## Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
<p><b>KEY:</b></p> <p>UQ.      = liquid</p> <p>P.LIQ   = pressurized liquid</p> <p>S        = solids</p> <p>G        = gas</p> <p>PG      = pressurized gas</p> <p><b>KEY:</b></p> <p>AGT = above ground tank DM   = drums UGT = underground tank CY   = cylinders CM   = metal cylinders OW   = wooden or composition container TP   = portable tank</p>				



# PERMIT INFORMATION

[www.michigan.gov/deqpermits](http://www.michigan.gov/deqpermits)

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
<b>MISCELLANEOUS CONSTRUCTION</b>			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Endangered Species Assessment, Threatened and Endangered Species Program, 517-373-1552</u>
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that <i>landfills, transfers, or processes</i> of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous Waste Section, Treatment, Storage and Disposal</u>
<b>WATER SUPPLY (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a>, select "drinking water")</b>			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply, DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <i>floodplain</i> of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <i>environmental area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
<b>Renewable Operating Permit:</b> Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
<b>NPDES:</b> Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate DEQ District Office, or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>OWMRP</u> or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Web Site</u> )	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
<b>CHEMICAL ADDITION PROJECTS</b>			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

<b>Water or Groundwater)?</b>			
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
<b>OIL, GAS AND MINERALS</b>			
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>			
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

**Union Township Site Plan Review Application 2015 Revision**

**UNION TOWNSHIP CONSTRUCTION CONTACTS**

**Building & Zoning Permits  
Sign Permit  
Water and Sewer review  
Site Plan Review**

Charter Township of Union  
2010 S. Lincoln Rd  
Mt. Pleasant, MI 48858

(989) 772 4600 (switchboard)  
(989) 773 1988 (FAX)

Building Official  
Randy Robinson - Ext. 227  
[rrobinson@uniontownshipmi.com](mailto:rrobinson@uniontownshipmi.com)

Zoning Administrator  
Peter Gallinat - Ext. 241  
[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)

Public Works Coordinator  
Kim Smith - Ext. 224  
[ksmith@uniontownshipmi.com](mailto:ksmith@uniontownshipmi.com)

**Road Permits**  
(submit (2) copies of site plan directly to proper authority prior to Site Plan Review)

State Highways M 20 and US 127 (portions of E. Pickard Rd, E Remus Rd, and Mission Rd)

MDOT  
1212 Corporate Drive  
Mt. Pleasant, MI 48858  
(989) 773-7756 FAX 775 6329

All other roads

Isabella County Road Commission  
2261 E. Remus Rd  
Mt. Pleasant, MI 48858  
(989) 773 7131 (FAX) 772 2371

ICTC  
2100 E Transportation Dr  
Mt. Pleasant, MI 48858  
(989)772-9441



## **Union Township Site Plan Review Application 2015 Revision**

### **Storm Water Management Plan**

Submit (2) copies of Storm Water Management Plan directly to county engineer prior to Site Plan Review  
Code - Union Township Ord. 1992-9 Storm Water Management

### **Isabella County Building**

Resource Management  
ATTN: Bruce Rohrer PE  
200 N. Main St.  
Mt. Pleasant, MI 48858

(989) 772 0911 Ext. 231 (FAX) 773 7431

### **Plumbing, Electrical, Mechanical Permits**

#### **Isabella County Building**

#### **Inspections**

ATTN: (SEE FOLLOWING LIST)

200 N. Main St.

Mt. Pleasant, MI 48858

(989) 772 0911 Ext. (SEE FOLLOWING) (FAX) 773 7431

Electrical Inspector  
Tim Wardwell - Ext. 230

Plumbing and Mechanical Inspector  
Doug Elias - Ext. 228

### **Fire Department Review**

Sgt. Randy Keeler

804 E. High St.

Mt. Pleasant, MI 48858

((989) 779-5122 (FAX) 773 4020

[rkeeler@mt-pleasant.org](mailto:rkeeler@mt-pleasant.org)

### **Addressing**

Isabella County Building Official (989) 772 0911, Ext 228

### **Miscellaneous**

Phone - GTE (800) 483 5600, Verizon (800) 483 4000

Gas/Electric - Consumer Energy (800) 572 4788, MichCon (800) 477 4747 Central MI Dist. Health Dept. (989) 773 5921

Miss Dig (800) 482 7171



**Mount Pleasant Fire Department  
804 E. High Street  
Mount Pleasant, Mi 48858**

**Union Township Site Plan Review**

Tuesday August 9, 2016

Casipit Medical Office  
2245 S Isabella RD  
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Tuesday August 9, 2016 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

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**Violation Code**

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1 PROPERTY Identification

2245 S. Isabella  
Proposed Casipit Medical Office  
Union Township  
Existing wood frame structure approximately 1200 square ft.

Recommending approval.

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ACCESS ROAD 150 FT Buildings within 150ft of Access Road

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements above.

---

BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

Will verify during inspections.

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DUMPSTERS Dumpster Locations

Dumpster's and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section

## Union Township Site Plan Review

304, and 304.3.3 of the 2012 Edition of the International Fire Code.

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### WATER SUPPLY (SPACING) Number and Spacing of Hydrants

Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements, see hydrant work sheet.

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Keeler, Randy  
Lieutenant  
Mount Pleasant Fire Department

# **FIRE HYDRANTS**

**Date: 8/9/16**

**Address: 2245 S. Isabella Rd. Casipit Medical Office**

1. Building Construction Type: VB
2. Building Square Footage: 1200
3. Fire Flow Required: 1500gpm
4. Number of Fire Hydrants Required: 1 hydrant
5. Spacing allowed between fire hydrants: 500'
6. Maximum distance from any street or road frontage to a hydrant: 250'
7. Building sprinkled or non-sprinkled: non-sprinkled
8. Distance from fire hydrant to the remote part of the building: 400'
9. Standpipes – Hydrant within 100' of FDC: N/A

## Peter Gallinat

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**From:** Kim Smith [ksmith@uniontownshipmi.com]  
**Sent:** Wednesday, August 24, 2016 2:09 PM  
**To:** Peter Gallinat  
**Cc:** Timothy Bebee  
**Subject:** RE: Site Plans

Peter,

I reviewed the Casipit Medical, 2245 S Isabella Road, that you sent to me yesterday and the water and sewer is already installed to this building and the leads will not be changed per Tim Bebee, CMS for this project.

I have no issues with this site plan.

**Kim Smith**



Department of Public Works  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
Visit us on the Web at  
<http://www.uniontownshipmi.com>

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

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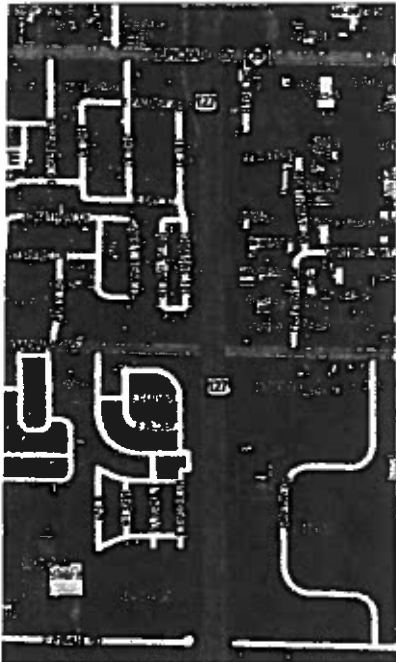
**From:** Peter Gallinat [mailto:pgallinat@uniontownshipmi.com]  
**Sent:** Tuesday, August 23, 2016 3:35 PM  
**To:** Kim Smith  
**Subject:** Site Plans

Hi Kim I'm looking for approval on these two projects. The Casipit Medical is 2245 S. Isabella. It is a house being remodeled for a physical therapy office. The next is the revised union shoppes/plazacorp project. Tim Bebee said he was going to meet with you tomorrow at 1pm so he should have a hard copy of the new plans by tomorrow. I hope the hard copy of the old plans helps.

Thank You

Peter Gallinat  
Township Planner  
Charter Twp of Union

# OFFICE



*Review  
Patrol 8/16/16  
C & G Radi  
Entrance  
Commercial Dring  
(Change in Use)*

SHEET INDEX	
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE & HORIZONTAL PLAN
4	STORM WATER MANAGEMENT, GRADING AND SOIL EROSION PLAN
5	CONSTRUCTION DETAILS

**BENCHMARK:**  
SANITARY MANHOLE AT THE INTERSECTION OF ISABELLA ROAD AND E. KAY (OR CROSSBARS STREET). RW M+FA ELEVATION AS SHOWN ON UNION TOWNSHIP, ISABELLA COUNTY SANITARY SEWER PLANS PREPARED BY GORDIE FRASER & ASSOCIATES, INC. DATED 2/27/73. BENCHMARK ELEVATION 765.17 (RW OF M+FA)


**BEARING BASIS:**  
THE WEST SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST 1/4 CORNER WAS TAKEN AS S00°-00'-00"W FROM THE PLAT OF DYER'S GARDEN PLAT, AS RECORDED IN LIBER 5, PAGE 269

<b>SITE:</b>	2245 SOUTH ISABELLA ROAD MT PLEASANT, MI 48858
<b>OWNER:</b>	JULIE CASPIT 2023 WICKENZE LANE MT PLEASANT, MI 48858
<b>CONSULTANT:</b>	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 510 W. PICKARD STREET - SUITE C MT PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E. ELEE PHONE (989) 775-0758 FAX (989) 775-5012 EMAIL: tk@cms-c.com

<p><b>CHARTER COMMUNICATIONS</b> 915 E. BROOMFIELD ROAD MT PLEASANT, MI 48858 (989) 821-4922 RANDY BLUNKER rbunker@charter.com</p> <p><b>CONSUMERS ENERGY</b> 325 WRIGHT AVENUE ALMA, MI 48801 (889) 466-4282 K M STOLT kimberly.stolt@cmsenergy.com</p> <p><b>FRONTIER</b> 345 PINE STREET ALMA, MI 48801 (989) 463-0792 MARY A. MARSHALL Mamr@frontier.com</p> <p><b>DTE ENERGY</b> 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO WICKERDIE mwickerdie@dteenergy.com</p> <p><b>MT. PLEASANT FIRE DEPARTMENT</b> 804 EAST - 6TH STREET MT PLEASANT, MI 48858 (989) 775-1100 EXT 5122 SOT RAINY KEELER rkeeler@mtpleasant.org</p>	<p><b>CHARTER TOWNSHIP OF UNION</b> PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT PLEASANT, MI 48858 (989) 772-4800 EXT 24 KIM SMITH ksmith@uniontownship.com</p> <p><b>CHARTER TOWNSHIP OF UNION</b> PLANNING &amp; ZONING 2010 NORTH LINCOLN ROAD MT PLEASANT, MI 48858 (989) 772-4800 EXT 24 PETER GALATI pgalati@uniontownship.com</p> <p><b>DRAIN COMMISSIONERS OFFICE</b> ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT PLEASANT, MI 48858 (989) 772-0911 RICK JAKLBIEC rjakl@isabellacounty.org</p> <p><b>ISABELLA COUNTY ROAD COMMISSION</b> 2261 EAST REMUS ROAD MT PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICIA GAFFNEY Pgaflney@isabellacounty.com</p>
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4):  
1/2 OF THE SOUTH 1/2 OF W. 1/4, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.  
DYER'S GARDEN PLAT AT THE EAST 1/2 LINE OF ISABELLA ROAD AND THE 1/2 LINE WITH THE SOUTH LINE OF SAID 1/2 LINE OF SAID LOT 1, 79.5 FEET, 1/2 OF SAID LOT 1, 79.5 FEET, THENCE NORTH ALONG E LINE OF LOT 1, 165 FEET TO THE N. MICHIGAN

**CMS & D**  
SURVEYING / ENGINEERING  
510 W. PICKARD STREET - SUITE C  
MT PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0758  
FAX: (989) 775-5012  
EMAIL: tk@cms-c.com



**COVER SHEET**  
CASPIT MEDICAL BUILDING  
PART OF LOT ONE OF DYER'S GARDEN PLAT AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, T14N R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

<b>PROJECT:</b>	1607-090
<b>DATE:</b>	7-27-16
<b>SCALE:</b>	1" = 10'
<b>DRAWN BY:</b>	RL
<b>DESIGNED BY:</b>	TELB
<b>CHECKED BY:</b>	TELB
<b>SHEET NUMBER:</b>	1 OF 5

**S**am **B**er **E**ngineering

Bruce Rohrer P.E.  
957 Morey Drive  
Mt. Pleasant, Michigan 48858  
(989) 330-2150

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August 16, 2016

Peter Galliant  
Union Township Zoning Administrator  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858

RE: Storm Water Management Plan for Casipit Medical Building Plan

Dear Mr. Galliant:

I have reviewed the revised Storm Water Management Plan dated 08-15-16 prepared by CMS & D Surveying & Engineering for the above captioned project located in part of the South ½ of the South ½ of the NW ¼ of NW 1/4 Section 13, Union Township at 2245 S. Isabella Road and High Street. The proposed plan is consistent with the Union Township Storm Water Ordinance.

If you have any questions or need any further information, please feel free to contact me in my office.

Sincerely,



Bruce E. Rohrer, P.E.  
Consulting Engineer  
Isabella County

BER/cs

cc: Tim Beebe  
CMS & D Surveying & Engineering

## Peter Gallinat

---

**From:** Rick Collins [rcollins@ictcbus.com]  
**Sent:** Tuesday, August 09, 2016 12:56 PM  
**To:** 'Peter Gallinat'  
**Subject:** RE: Casipit/Lockey

I have been out of the office. We are good with both sets of plans.

So you are aware, I will be out of the office from August 15<sup>th</sup> thru the 29<sup>th</sup>. Any plans delivered during that time will not be seen by me. If there is something that requires my attention, an emailed set will work.

Thanks



**Rick Collins | Executive Director**  
2100 E. Transportation Dr | Mt. Pleasant, MI 48858  
Phone 989.773.6766 | Fax 989.773.1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)  
Visit our website at [ictcbus.com](http://ictcbus.com)

**From: Peter Gallinat**

[<mailto:pgallinat@uniontownshipmi.com>]  
**Sent:** Tuesday, August 09, 2016 12:21 PM  
**To:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>; 'Pat Gaffney' <[PGaffney@isabellaroads.com](mailto:PGaffney@isabellaroads.com)>  
**Subject:** FW: Casipit/Lockey

Attached are two site plans I have not heard any response from.

Peter

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**From:** Shanee Thayer [<mailto:info@cms-d.com>]  
**Sent:** Tuesday, August 09, 2016 10:03 AM  
**To:** Peter Gallinat  
**Subject:** Re: Casipit/Lockey

Attached are the pdf you requested.

Shanee Thayer  
Office Manager  
Central Michigan Surveying & Development Co.  
510 W. Pickard Rd, Suite C  
Mt. Pleasant, MI 48858  
Phone: (989) 775-0756

**From:** Peter Gallinat  
**Sent:** Tuesday, August 09, 2016 9:17 AM  
**To:** 'Shanee Thayer'  
**Subject:** Casipit/Lockey

Could you send me a PDF version for these site plans that Tim is working on.

Thank You,





Peter Gallinat, Township Planner  
pgallinat@uniontownshipmi.com  
2010 South Lincoln  
Mt. Pleasant, MI 48858  
Phone 989-772-4600 Ext. 241  
Fax 989-773-1988

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Planning Commission Memo

08/26/2016

SPR 2016-12: Union Shoppes

Owner: MP Note LLC

Developer: Plaza Corp

Location: 4445 E. Bluegrass Rd, Section 26

Zoning B-5 (Highway Business District)

This Property is a zoned B-5 (Highway Business District) The project is to build a retail building for 3 tenants, one being Kay Jewelers and the other two TBD. This is a revised site plan from the one the board reviewed on May 31, 2016. The changes from that site plan include: 1) the exclusion of the 5,000sqft phase 2 addition. 2) The phase 1 building has been reduced from 12,000sqft to 10,000sqft. The plan has been approved by Utilities, Fire, Road Commission, storm water management and ICTC. The retail store use conforms to Section 23.2a which defaults to section 22.2.a. I would recommend approval of the site plan with the following conditions: 1) "A temporary sidewalk waiver on the west vacant parcel until Dec31, 2017 or within conjunction with future development of approved site plan" 2) The address on the plan is changed from 4857 Encore Drive to 4445 E. Bluegrass Rd. 3) the parking ratio for Kay Jewelers changed from 1 spot for every 250sqft to 1 spot for every 150sqft. This would change the Kay Jewelers total from 8 to 13 and the total site required from 220 to 225. The total parking spaces proposed is still 229 which is more than required per section 10. As discussed previously Plaza Corp is not required to connect into the service road on the east. The board recommended before and can recommend again encouraging Plaza Corp and Goodwill to work on a possible future connection agreement.

Peter Gallinat

Twp Planner

## Union Township Site Plan Review Application 2015 Revision

**FILL OUT THE FOLLOWING**

- I. This application is for (circle one) Preliminary Site Plan Review ~~Final Site Plan Review~~
- II. Applicant Name PLAZA CORP.
- III. Applicant Address 211 E. WATER STREET, SUITE 201, KALAMAZOO, MI 49007
- IV. Applicant Phone 269-352-2988 Owner Phone \_\_\_\_\_
- V. Applicant is (circle) Contractor ~~Architect/Engineer Developer Land Owner~~ (skip V & VI)  
Other
- VI. Land Owner Name SAME AS ABOVE
- VII. Land Owner Address \_\_\_\_\_
- VIII. Project/Business Name UNION SHOPPES - PROPOSED BUILDING
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	X	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	X	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	X	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	X	Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	X	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
<b>PERMIT INFORMATION - DEQ Check List</b>		
<b>SITE PLAN REQUIREMENTS</b>	I Of	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
Name and addresses of Property Owner		
Name and Address of Applicant	X	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	X	

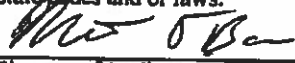
**Union Township Site Plan Review Application 2015 Revision**

The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	X	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	X	
The location and dimensions of all existing and proposed:		
fire hydrants (within 400 feet of building) - - -	X	
drives, -----	X	
sidewalks, (required) -----	X	
curb openings, -----	X	
acceleration/deceleration lanes, -----	X	
signs, -----	X	
exterior lighting on buildings and parking lots, - -	X	
parking areas (including handicapped parking spaces, barrier-free building access, unloading areas), -----	X	
recreation areas, -----	X	
common use areas, -----	X	
areas to be conveyed for public use and purpose. -		
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	X	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	X	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)	X	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	X	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	X	



**Union Township Site Plan Review Application 2015 Revision**

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

  
\_\_\_\_\_  
Signature of Applicant

8-24-16  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (if other than applicant)

\_\_\_\_\_  
Date

PLEASE PLACE OUR REVIEW ON THE AUGUST 29 2016 (INSERT DATE) PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You will not receive a reminder of the scheduled meeting.

**Union Township Site Plan Review Application 2015 Revision**

<u>Township use</u>	<u>Review Comments</u>
File # <u>2016-12</u>	_____
Fee Paid initial <u>225</u>	_____
Receipt # <u>74267</u>	_____
Date received <u>8-24-16</u>	_____
Date review completed by Zoning Administrator _____	
Place on the <u>8-30-16</u> Planning Commission Agenda	
Planning Commission Decision _____	_____

# CHARTER TOWNSHIP OF UNION

## SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: PLAZA CORP

Name of business owner(s): MATT BASTOS

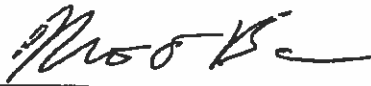
Street and mailing address: 211 E. WATER STREET, SUITE 201  
KALAMAZOO, MI 49007

Telephone: 269-352-2988

Fax: \_\_\_\_\_

Email: mbastos@plazacorp.net

I affirm that the information submitted is accurate.

Owner(s) signature and date:  8-17-16

Information compiled by: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Part 1: Management of Hazardous Substances and Polluting Materials

1. Y  N  Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y  N  ~~Will the facility be located on-site?~~  
on-site?
3. Y  N  Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y  N  Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y  N  Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y  N  Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
  - b. on-site system
- The on-site system must be approved by the MDEQ.  
Contact: MDEQ Waste Management Division.  
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y  N  Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works



## Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
None				
				<b>KEY:</b> AGT = above ground tank = drums DM = underground tank Cy = cylinders CM = metal cylinders OW = wooden or composition container TP = portable tank



## PERMIT INFORMATION

[www.michigan.gov/deqpermits](http://www.michigan.gov/deqpermits)

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM, WEBSITE AND CONTACTS
<b>MISCELLANEOUS CONSTRUCTION</b>			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Endangered Species Assessment, Threatened and Endangered Species Program, 517-373-1552</u>
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous Waste Section, Treatment, Storage and Disposal</u>
<b>WATER SUPPLY: (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a>; select "drinking water")</b>			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply, DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an Inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an Inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an Inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <i>environmental area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
<b>Renewable Operating Permit:</b> Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
<b>NPDES:</b> Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Appropriate DEQ District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>OWMRP</u> or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Web Site</u> )	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
<b>CHEMICAL ADDITION PROJECTS</b>			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?			
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
<b>OIL, GAS AND MINERALS</b>			
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping Unit, Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>			
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>



804 E. High Street  
Mount Pleasant, Mi 48858  
Union Township Site Plan Review

Tuesday August 9, 2016

Union Shoppes/Plaza Corp

4000blk E Bluegrass RD  
4000 Block of East Bluegrass Raod  
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Tuesday August 9, 2016 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

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Violation Code

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1 PROPERTY Identification

Proposed Construction Site (Revised plans received 7/26/16  
Union Shoppes  
Print Date Received 7/18/16  
4000 Block of E. Bluegrass Road, Union Township  
Construction type: IIB  
New proposal for 10,000 square foot structure. Previous 12,000 square ft. phase 1 and 5,000 square ft phase II. already approved.

Recommending approval for the site plan

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ACCESS AND WATER Road and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.

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ACCESS ROAD 150 FT Buildings within 150ft of Access Road

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

## Union Township Site Plan Review

Site plan meets requirements.

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### ACCESS ROAD LOAD Designed and Maintained to Support the

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

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### ACCESS ROAD OBSTRUCTED Dimensions and Clearances

All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)

Site plan meets requirements.

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### ACCESS ROAD SIGNAGE Signage Requirements

All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING" or "FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(E)

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### ACCESS ROAD W/HYDRANT Width of Road with a Fire Hydrant

Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements.

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### BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

Will verify during inspections.

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## Union Township Site Plan Review

### DUMPSTERS Dumpster Locations

Dumpster's and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section 304, and 304.3.3 of the 2012 Edition of the International Fire Code.

### GENERAL STATEMENT List Not All-Inclusive

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

### HYDRANT CLEARANCE 3 ft Space Around Hydrants

A 3 foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved, in accordance with Chapter 5, Section 507.5.5 of the 2012 Edition of the International Fire Code.

### HYDRANTS GUARDS Hydrants Subject to Impact

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be provided in accordance with Chapter 5, Section 507.5.6 and with Section 312 of the 2012 Edition of the International Fire Code.

### WATER SUPPLY (SPACING) Number and Spacing of Hydrants

Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements (see hydrant work sheet)

### WATER SUPPLY (GPM) Capable of Supplying the Required Fire

Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)

Site plan meets requirements.

### KNOX BOX Knox Box Requirements and Location

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to [Knoxbox.com](http://Knoxbox.com) and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)



## Union Township Site Plan Review

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Keeler, Randy  
Lieutenant  
Mount Pleasant Fire Department

## Peter Gallinat

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**From:** Rick Collins [rcollins@ictcbus.com]  
**Sent:** Wednesday, August 10, 2016 3:03 PM  
**To:** 'Peter Gallinat'  
**Subject:** RE: Casipit/Lockey

I did notice the amendment, and have no issue.



**Rick Collins | Executive Director**  
2100 E. Transportation Dr | Mt. Pleasant, MI 48858  
Phone 989.773.6766 | Fax 989.773.1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)  
Visit our website at [ictcbus.com](http://ictcbus.com)

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**From: Peter Gallinat**

[<mailto:pgallinat@uniontownshipmi.com>]

**Sent:** Wednesday, August 10, 2016 1:50 PM

**To:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>; 'Pat Gaffney' <[PGaffney@isabellaroads.com](mailto:PGaffney@isabellaroads.com)>

**Subject:** FW: Casipit/Lockey

The PlazaCorp project was amended from a two phase project to a just one phase. Originally, the proposed building was to be 12,000sqft with a possible 5,000 sqft addition totaling 17,000sqft. The new plan calls for just one single 10,000 sqft building. I don't believe this would change you approval of the project but please email me back letting me know just that.

Thank You  
Peter  
Union Twp Planner

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**From:** Shanee Thayer [<mailto:info@cms-d.com>]

**Sent:** Wednesday, August 10, 2016 11:00 AM

**To:** Peter Gallinat

**Subject:** Re: Casipit/Lockey

Attached is the pdf of Plaza Corp

Shanee Thayer  
Office Manager  
Central Michigan Surveying & Development Co.  
510 W. Pickard Rd, Suite C  
Mt. Pleasant, MI 48858  
Phone: (989) 775-0756

**From:** [Peter Gallinat](mailto:pgallinat@uniontownshipmi.com)

**Sent:** Tuesday, August 09, 2016 4:21 PM

**To:** 'Timothy Bebee'

**Subject:** FW: Casipit/Lockey

This is the response from ICTC for the Lockey and Casipit site plans.  
I noticed that Randy Keeler included you in an email with his review of each project.  
I have yet to receive comments from ICRC and Stormwater management from Bruce on either project.

## Peter Gallinat

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**From:** Kim Smith [ksmith@uniontownshipmi.com]  
**Sent:** Wednesday, August 24, 2016 3:32 PM  
**To:** Peter Gallinat  
**Cc:** Timothy Bebee  
**Subject:** RE: Site Plans

Peter,

I have reviewed the Plaza Corp project located on Bluegrass Road you sent to me yesterday. After meeting with Tim Bebee this afternoon and based on two revisions that Tim Bebee has completed to the utility plan I have no issues with this site plan.

Bruce Roher with Isabella County Drain Office is also trying to get in touch with you regarding the storm water management plan for this project.

Thank you,

**Kim Smith**



Department of Public Works  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
Visit us on the Web at  
<http://www.uniontownshipmi.com>

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**From:** Peter Gallinat [mailto:pgallinat@uniontownshipmi.com]  
**Sent:** Tuesday, August 23, 2016 3:35 PM  
**To:** Kim Smith  
**Subject:** Site Plans

Hi Kim I'm looking for approval on these two projects. The Casipit Medical is 2245 S. Isabella. It is a house being remodeled for a physical therapy office. The next is the revised union shoppes/plazacorp project. Tim Bebee said he was

**S**am **B**er **E**ngineering

Bruce Rohrer P.E.  
957 Morey Drive  
Mt. Pleasant, Michigan 48858  
(989) 330-2150

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August 24, 2016

Peter Galliant  
Union Township Zoning Administrator  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858


RE: Storm Water Management Plan for Union Shoppes/Plaza Corp Plan

Dear Mr. Galliant:

I have reviewed the revised Storm Water Management Plan dated 08-23-16 prepared by Tim Bebee of CMS & D Surveying & Engineering for the above captioned project located in part of the NE1/4 of Section 24, Union Township in the 4000 Block, East Bluegrass Road. The proposed plan is consistent with the Union Township Storm Water Ordinance. Storm Water detention was actually provided for in the original design plan that accounted for future expansion. Mr. Bebee has evaluated the detention pond in the current condition and has incorporated a bottom cleanout and a higher Berm elevation, which will cause the pond to accommodate a 100 yr. storm event

If you have any questions or need any further information, please feel free to contact me in my office.

Sincerely,



Bruce E. Rohrer, P.E.  
Consulting Engineer  
Isabella County

BER/taw

cc: Tim Beebe  
CMS & D Surveying & Engineering