

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on September 20, 2016 at the Township Hall.

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

Roll Call

Present: Fuller, Mielke, Strachan, Squatrito, Woerle, Zerbe

Excused: LaBelle, McGuirk, and Robinette

Others Present

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

Approval of Minutes

Woerle moved Strachan supported the approval of the August 30, 2016 meeting minutes with corrections. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports

Board of Trustees – Mielke stated that he informed the Board of Trustees additional funds may be needed for Master Plan update.

ZBA – Woerle gave updates from the 9/7/16 meeting.

Approval of Agenda

Fuller moved Woerle supported approval of the agenda with changes – moved SPR 2016-12 to Old Business. **Vote: Ayes: 6 Nays 0. Motion carried.**

Public Comment – Open 7:07 p.m.

Tim Coscarelly, 1210 Windrow Way –Access Management Plan for long term safety on Isabella and Bluegrass Roads.

New Business

Old Business

A. SPR 2016-12: Union Shoppes
Location: 4455 E. Bluegrass Rd.

This item was tabled at the August 30, 2016 Special Meeting. Fuller recused himself due to a conflict of interest citing section 5.005 (Conflict of interest) item B: member has a business/financial interest in the property involved in the request or has a business/financial interest in the applicant's company, agency or association. The Planning Commission accepted his recusal. In the absence of Fuller, Zerbe was named as Secretary Pro Tem. Zerbe moved Strachan supported to take from the table SPR 2016-12: Union Shoppes. **Vote: Ayes: 5 Nays 0. Motion carried.**

Township Planner Gallinat stated the applicant's site plan review that was approved in May 2016 has now changed, thus requiring a new site plan review for the proposed 10,000 sq. ft. building with three proposed tenants. One tenant being Kay Jewelers and the other two

unknown at this time; however, all three are proposed retail. Gallinat confirmed that he has received approvals from the County Drain Office regarding storm water management, Isabella County Road Commission, Isabella County Transportation Commission, Township Utilities, and the Mt Pleasant Fire Department.

Tim Beebe, CMS& D presented SPR 2016-12 addressing the required missing items: 12.2D Elevation of building front, side and back, 12.2.C Exterior lighting on buildings and parking lots, 12.2.P The location of all existing and proposed structures on and within one hundred feet of the subject properties boundary (if any), 12.2.N The location and detailed description of landscaping (if any), and 12.2.K A locational sketch drawn to scale giving the section number and the nearest crossroads(not to scale and section number not shown). He stated that all items have been corrected. Corrections were also made regarding tenant c parking count from eight (8) to thirteen (13).

Discussion was held by the Planning Commissioners.

Andy Wenzel and his attorney, Dave Smith, and Tim Coscarelly addressed the Planning Commissioners.

Zerbe moved Strachan supported to approve SPR 2016-12 Union Shoppes site plan review with the condition that sidewalks are temporarily waived on the west portion (vacant parcel) until December 31, 2017 or in conjunction with future development of an approved site plan approved by that date; however as part of approval, an ADA landing area is required to be built on the vacant west parcel at the time of construction.. **Vote: Ayes: 5 Nays 0. Motion carried.**

8:11 p.m. Fuller rejoined the Planning Commission.

B. Master Plan – Recommendation to the Board of Trustees of One of the Three (3) Firms from RFP

Woerle moved Zerbe supported to accept the bid from LSL, as well as, recommending to the Board of Trustees their proposal for reviewing and revising of the Charter Township of Union's Master Plan. **Vote: Ayes: 6 Nays 0. Motion carried.**

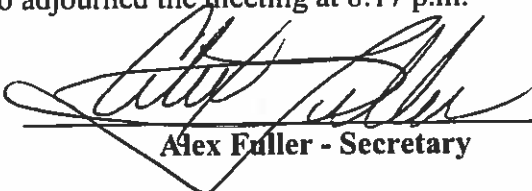
Other Business

Extended Public Comment –open 8:16 p.m.

No comments.

Adjournment – Chairman Squattrito adjourned the meeting at 8:17 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)