



**Planning Commission
Regular Meeting
September 20, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AUGUST 30, 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-2016-12: Union Shoppes
Location: 4445 E. Bluegrass Rd.
9. Old Business
 - A. Master Plan – Recommendation to the Board of Trustees of One of the Three (3) Firms from RFP
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A special meeting of the Charter Township of Union Planning Commission was held on August 30, 2016 at the Township Hall.

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

Roll Call

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

Excused: LaBelle, Robinette

Absent: Mielke

Others Present

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

Approval of Minutes

Woerle moved McGuirk supported the approval of the August 16, 2016 meeting minutes as presented. Vote: Ayes: 6 Nays: 0. Motion carried.

Correspondence / Reports

Approval of Agenda

Fuller moved McGuirk supported approval of the agenda as presented. Vote: Ayes: 6 Nays 0. Motion carried.

Public Comment

Tim Coscarelli- Made comments regarding cross connecting within Plaza Corp and Union Shoppes.

New Business –

A. SPR 2016-11: Casipit Medical

Location: 2245 S. Isabella

Tim Beebe, CMS & D presented SPR 2016-11: Site Plan Review, Casipit Medical Office, Location: 2245 S. Isabella. The proposed project is to use a 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.

Woerle moved Zerbe supported approval of SPR 2016-11: Casipit Medical site plan review with the condition that a variance is obtained by 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. Vote: Ayes: 6 Nays 0. Motion carried.

B. SPR 2016-12: Union Shoppes
Location: 4445 E. Bluegrass Rd.

Recusal – McGuirk and Fuller removed themselves from participation in the decision so as to avoid a conflict of interest.

The applicant, Andy Wenzel with Union Shoppes requested to table site plan review due lack of quorum after recusal. **Zerbe** moved **Strachan** supported to approve the applicant, Andy Wenzel's request and table SPR 2016-12: Union Shoppes until the September 20, 2016 Planning Commission meeting. Vote: ayes: 4 nays: 0. Motion carried.

Old Business

Other Business

Extended Public Comment –open 7:41 p.m.
No comments.

Adjournment – Chairman Squattrito adjourned the meeting at 7:41 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

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.

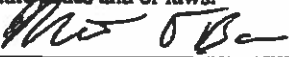
SUBMITTALS TO OTHER AGENCIES		OFF
Storm water management plan approval prior to application. Reviewed by the County Engineer	X	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce 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
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	X	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	X	
SITE PLAN REQUIREMENTS		I Of
		Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	X	
Name and Address of Applicant		
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

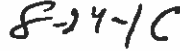
The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	X	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	X	
The location and dimensions 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



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>	Review Comments
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:

 8-19-16

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 store hazardous substances or polluting materials~~
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	KEY: LQ. = liquid P.LQ. = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

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/ehs/guide>. 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
MISCELLANEOUS CONSTRUCTION			
<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)?	<input type="checkbox"/>	<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.	<input type="checkbox"/>	<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?).	<input type="checkbox"/>	<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)?	<input checked="" type="checkbox"/>	<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?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<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> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OWMRP, <u>Hazardous Waste Section, Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	<input type="checkbox"/>	<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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Community Water Supply, DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
Storm Water Discharge to Wetlands: 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>
Great Lakes: 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>
Inland Lakes and Streams: 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>
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: 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 high risk erosion area?	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 environmental area?	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 critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, 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			
Renewable Operating Permit: 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>
NPDES: 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 <u>DEQ District Office</u> , 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"/>	<u>Office of Oil, Gas and Minerals (OOGM)</u>
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>
CHEMICAL ADDITION PROJECTS			
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>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
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>
PERSONAL LICENSES/CERTIFICATIONS			
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>
OIL, GAS AND MINERALS			
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"/>	OOWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)			
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>



MOUNT PLEASANT FIRE DEPARTMENT
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 Road
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.

Violation Code

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

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.

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.

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.

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.

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)

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.

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.

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 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

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

Peter Gallinat

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
Visit our website at ictcbus.com

From: Peter Gallinat

[<mailto:pgallinat@uniontownshipmi.com>]
Sent: Wednesday, August 10, 2016 1:50 PM
To: Rick Collins <rcollins@ictcbus.com>; 'Pat Gaffney' <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

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
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.

I need those reviews in before we can proceed to the planning commission meeting next week.

On another note I received a review from the Fire Department on the plazacorp project. Could you send me the new updated plans for that project.

Peter

From: Rick Collins [<mailto: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 15th thru the 29th. 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
Visit our website at ictcbus.com

From: Peter Gallinat

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

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

Peter

Peter Gallinat

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>

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

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
2010 S. Lincoln Rd.
Mt Pleasant, MI 48858
989-772-4600 x 241
www.uniontownshipmi.com

Sam **B**er **E**ngineering

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

August 24, 2016

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

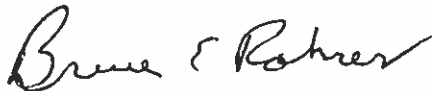
RE: Storm Water Management Plan for Union Shoppes/Plaza Corp Plan

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.

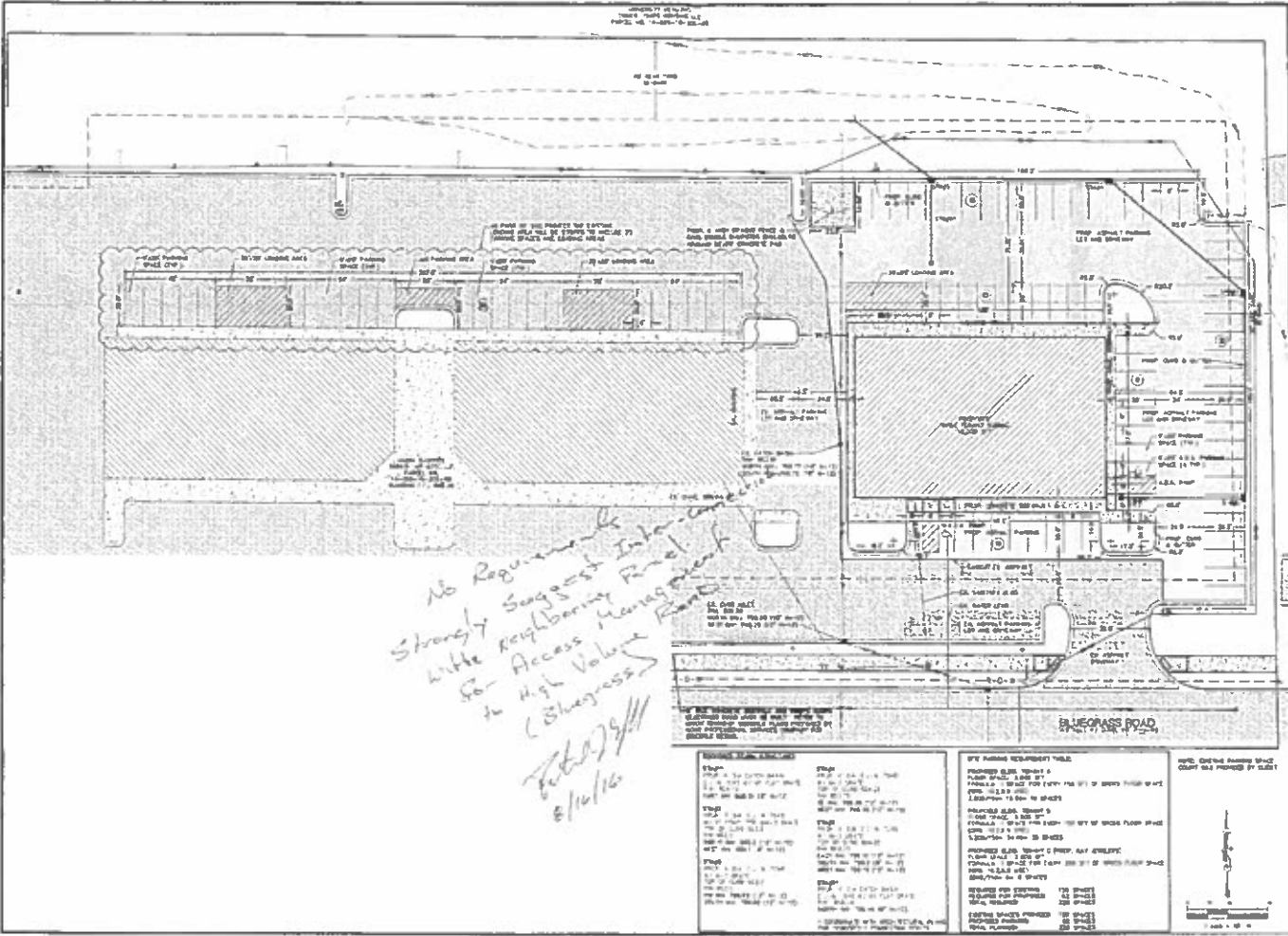
Sincerely,



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

BER/taw

cc: Tim Bebee
CMS & D Surveying & Engineering



*No Requirements
Strongly Suggest Interconnect
With Neighboring Parcel
For Access Management
to High Volume
(Shoppers)
Tobias
8/10/16*

CMS & D
SURVEYING ENGINEERING

SITE & HORIZONTAL PLAN
PLAZA CORP.

PLAN OF THE NORTHWEST 1/4 OF SECTION 16, T12N, R10E, S12W, DEER CREEK TOWNSHIP, CLATSOP COUNTY, OREGON

DATE: 8/10/16

SCALE: 1" = 40'

3 of 6

11111

(A)

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 11/12/2005

Re: 11/16/05 Meeting

1. REZ 1147 – This is for a shelter for abused children. The property is between other similar zoned property and is not a spot zone. It will allow for more than 3 unrelated persons maintaining a common domestic bond. This is similar in use to the Detox Center. These types of uses seek to be anonymous and will likely be very low key in its impact. I encourage a recommendation to the board for approval.
2. SUP 1148 This is package approval for Wal-Mart. The Special Use Permit is specifically for a gas station only. The rest of the use is by right. I recommend approval, the adjacent users will be the developers themselves and there is no harmful impact on adjacent uses. The Sams club and Wal-Mart plans meet our ordinances. I have not received final approvals for the Site wide storm plan, Road Commission and the MPFD. Approve and recommend subject to those approvals.
3. SPR 1149 – This is for a strip Mall on the North side of Bluegrass. I determined that it was below the threshold of a Planned Shopping Center, and is similar in character to other developments. The development currently sits on 3 parcels and are under common control. However, they are so located and splits are available that they could each be located on distinct parcels and meet setback requirements. Shared parking is always encouraged. I recommend approval as submitted pending outside approvals.
4. SPR 1152 – Kohl's – The proposed mall developers wish to have Kohl's approved as a stand alone site. This will be adjacent to the proposed Bluegrass Commons Mall. However there were 2 glitches with the mall that prevented its review at this meeting. The required market analysis was not submitted with the application and Kohl's wishes to own their building and grounds outright (fee simple) while the rest of the mall will be owned by the proprietor with leased space to the various tenants, as is typical. The applicant needs to either receive a variance to allow the rest of the mall structures to attach to Kohl's or file as a condo with 2 elements, Kohl's and the rest of the mall. There maybe other options as well, and the rest of the mall development will hinge on what approach is taken.
5. FPR 1135 – Final Plat review of Site Condo for CMCH medical office park. The applicant has returned for a recommendation for final approval. They have added the required details, principally, limited common elements (lots) for each building. Your motion is a recommendation the board for final approval.

6. FPR 939 – DuRay Development desires to reconfigure the already approved subdivision on Crawford Road. At my suggestion, they have submitted a Platt amendment, which will replace the previous Platt. They have decided to reduce the number of duplex lots to 4. This allows a net increase of 5 lots. While they could go through the Division of Platted lots ordinance to accomplish the same result, the assessor and I felt that this is a much cleaner way to do all this at one time.
7. SPR 1154 – Dollar General- The plan meets our requirements. Approvals for Storm, fire and roads need to be received.
8. SPR 1155 ASI is a retailer of building materials, they wish to construct a spec building for a contractor. This use is covered under uses in an enclosed building requiring a license. It should be stressed that no out side work is permitted, and storage is to be screened with a fence (no areas shown, so none are approved). Per owner's applicant (Central Mich Survey) Owner's contractor (Wolgast) was to submit elevations, and failed to do so, if they are not supplied at the meeting, I suggest it be tabled.
9. SUA 948- This is an amendment for the conversion of the house to an office. The garage is now to be demoed and about 2000 SF added, the net increase is about 1200 SF. The parking lot has been reconfigured to accommodate the increase, and I have issued permits to do so due to the lateness of the asphalt season.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on November 16, 2005 at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Darin, Fuller, Hills, Horton, Plachta, Schaeffer and Wilson were present. Hauck was excused. McGuirk arrived at 7:03 p.m.

Others Present

Woody Woodruff

Approval of Minutes

September 21, 2005 – regular meeting

Hills moved Darin supported to approve the September 21, 2005 regular meeting minutes as presented. Ayes: all. Motion carried.

Correspondence

No correspondence was submitted.

Approval of Agenda

Add under "Unfinished Business" 1.) Joint Meeting with the City of Mt. Pleasant and under "Other Business" 1.) 2006 Meeting Schedule

Plachta moved Wilson supported to approve the agenda as amended. Ayes: all. Motion carried.

Public Comment

No comments were offered.

UNFINISHED BUSINESS

1.) Joint Meeting with the City of Mt. Pleasant

Plachta moved Wilson supported to postpone until the City of Mt. Pleasant Planning Commission contacts the Union Township Planning Commission to set up a meeting.

NEW BUSINESS

1.) REZ 1147 – Toedecki, Mary Revocable Trust, 1719 E. High St. Rezoning of property in Section 14 from R-2A (One and Two-Family District) to R-3A (Apartment and Condominium District) for a shelter for more than 3 unrelated persons

Applicant

Gary Janofski 11370 M-46, Riverdale, MI of New Hope Youth and Family Service addressed the Commission and stated they want to open a home for abused neglected pregnant unwed teen mothers.

Public Hearing

Opened at 7:05 p.m.

No comments were offered.

Closed at 7:07 p.m.

Planning Commission

Hills moved Wilson supported to recommend approval of REZ 1147 – Teodecki, Mary Revocable Trust, 1719 E. High St. Rezoning of property in Section 14 from R-2A (One and Two-Family District) to R-3A (Apartment and Condominium District) for a shelter for more than 3 unrelated persons to the Board of Trustees. Ayes: all. Motion carried.

2.) **SUP 1149 – Bluegrass Investment Group LLC, Vacant land, South end of the East ½ of the SW ¼ Section 26. Special Use Permit for a Fueling Station on Sam’s Club Parcel and Site Plan Review for Sam’s Club and Super Walmart**

Applicant

Robert Matko of CESO, Inc. representing the applicant presented site plan review for the fueling station, Sam’s Club and Super Walmart

Public Hearing

Opened at 7:18 p.m.

No comments were offered.

Closed at 7:19 p.m.

Planning Commission

McGuirk moved Fuller supported to recommend approval of SUP 1149 – Bluegrass Investment Group LLC, Vacant land, South end of the East ½ of the SW ¼ Section 26. Special Use Permit for a Fueling Station on Sam’s Club Parcel to the Board of Trustees. Ayes: all. Motion carried.

Wilson moved McGuirk supported to approve SPR 1148 – Site Plan Review for Sam’s Club and Super Walmart contingent on approval of storm water management, Mt. Pleasant Fire Department and the Isabella County Road Commission. Ayes: all. Motion carried.

3.) **SPR 1149 – Bluegrass Investments LLC, 4471 E. Bluegrass Rd., Strip Mall Development of 3 Retail. 1 Bank (includes drive thru)**

Applicant

Jay Barnes of Encore Development 25 Ottawa SW, Grand Rapids, MI presented the site plan to the Commission.

Planning Commission

Darin moved Wilson supported to approve SPR 1149 – Bluegrass Investments LLC, 4471 E. Bluegrass Rd., Strip Mall Development of 3 retail and 1 Bank (includes drive thru) contingent on approval from the Isabella County Road Commission, Mt. Pleasant Fire Department and Storm Water Management. Ayes: all. Motion carried.

SPR 1149

Union Township Site Plan Review Application

FL L OUT THE FOLLOWING

I This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review

II Applicant Name BLUEGRASS INVESTMENT GROUP L.L.C.

III Applicant Address 25 OTTAWA S.W SUITE 203

IV Applicant is (circle) Contractor Architect/Engineer Developer Land Owner(s) (p 5 & 6)
Other

V Land Owner Name _____

VI Land Owner Address _____

VII 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 example, under sidewalks write "none" in the comment area if you are not installing any sidewalks). For the first three items, check off if you have made the required submittals to other reviewing agencies.

Rec'd

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) 77 20911, 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 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 71131. Submit (3) copies.
ML Pleasant Fire Dept.	✓	Capt. Andy Theisenn (989) 773 0808, (2) copies)
SITE PLAN REQUIREMENTS	✓ OFF	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of <u>Property Owner</u> Name and Address of <u>Applicant</u>	✓	OK
The <u>date</u> , <u>north arrow</u> and <u>scale</u> . 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.	✓	OK
All lot and/or <u>property lines</u> are to be shown and dimensioned, <u>including building setback lines</u>	✓	OK - Splitable layout

Union Township Site Plan Review Application

The location and dimensions of all existing and proposed: <u>drives,</u> ✓ <u>silewalks,</u> ✓ <u>curb openings,</u> ✓ <u>acceleration/deceleration lanes,</u> ✓ <u>signs,</u> TO BE APPLIED FOR THEN ZBA <u>exterior lighting on buildings and parking lots,</u> ✓ <u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), <u>recreation areas,</u> <u>common use areas,</u> areas to be conveyed for public use and purpose.	OK OK OK OK Shared parking OK
Elevation of building front, side, and back. Include Sign size, height, and design.	
Source of utilities. Public water and sewer approval by Union Township Utility Committee 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 (773 5921)
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)	✓ OK
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓ SH
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓ 21
The zoning of the subject property and the abutting properties.	✓
The location, height and type of fences and walls.	✓
The location and detailed description of landscaping.	✓ * Note!
For multiple family and mobile home parks, contour intervals shall be shown (two foot	

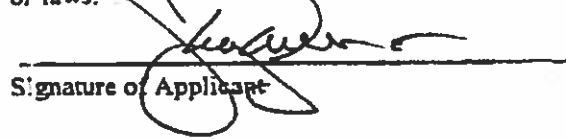
* North Property line Abundant Zone, I strongly urge a solid masonry or brick wall be installed along the property line cut across the property to get to Blue road. If you want to show the wall from the road side of the property.

Union Township Site Plan Review Application

intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures or and within one hundred feet of the subject property's boundary.		

COMMENTS

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

11-1-05

 Date

 Signature of Owner (if other than applicant)

 Date

PLEASE PLACE OUR REVIEW ON THE Nov 16th, 2005 (INSERT DATE)
 PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

Receipt 8803

B

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 12/14/2007

Re: 12/19/07 Items

-
1. MRF Site Plan Amendment. This is to add a 40 x 60 pole structure. The Fire Department has reviewed it and only asks that the roadway be kept clear in case of emergency. The Road Commission has no input, and the Drain office has indicated that the addition will not impair the storm water plan, but I need a letter on file prior to the building permit.
 2. Preliminary Tentative Plat Review for Tallgrass Commons Site Condo. I have talked to the engineer about the layout and access. Lots 11-13 and 17-20 are areas of concern. The service drive ROW must be 40'. Our subdivision ord requires lots to take access off the subdivision road, not the major thoroughfare. The road commission has issued a letter (I don't have it yet) that allows a cut for 17 and 18 to share and one for 19 & 20 to share. We also only allow a driveway to service 2 lots. If unit 13 comes off Sweeny, than 11 & 12 will share a driveway. The engineer will provide corrected copies at the meeting. I believe our subdivision ordinance trumps the road commission's approval of the 2 additional cuts on Bluegrass. I recommend the roadways be redone to eliminate curb cuts on Bluegrass, this may necessitate the service drive to be a county road.

The county is hosting a Citizens Planner Series , enclosed is information on that.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on December 19, 2007 at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Darin, Fuller, LaBelle, Plachta, Schaeffer and Wilson were present. Hauck arrived at 7:05 p.m. Horton was excused. McGuirk was absent.

Schaeffer welcomed new member Brandon LaBelle to the Commission.

Approval of Minutes

November 21, 2006 – regular meeting

Darin moved Plachta supported to approve the November 21, 2007 regular meeting minutes as presented. Ayes: all. Motion carried.

Correspondence

- Michigan State University Seminars
- Isabella County Citizen Planner Series

Approval of Agenda

Add under "Other Business" 2.) 2008 Meeting Schedule and 3.) Election of Officers
Plachta moved Wilson supported to approve the agenda as amended. Ayes: all. Motion carried.

Public comment

No comments were offered.

NEW BUSINESS

1.) SPA 1332 – Isabella County 4208 E. River Rd. Site Plan Amendment to a 40 x 60 Pole Barn

Applicant

Amy Shindorf, director of the Isabella County Recycling Center addressed the Commission and stated that they would like to build a 40 x 60 pole barn for truck storage.

Planning Commission

Plachta moved Darin supported to approve SPA 1332 – Isabella County 4208 E. River Rd. Site Plan Amendment to a 40 x 60 pole barn. Ayes: all. Motion carried.

2.) PPR 1330 – Tallgrass Commons 3/8 Mile West of Isabella Rd. Between Broomfield Bluegrass Roads, Preliminary Plat Review of Commercial Site Condo, Part of the West ½ of the West ½ of the NW ¼ of Section 26

Fuller moved Wilson supported to excuse LaBelle due to conflict of interest. Ayes: all. Motion carried.

Applicant

Brad Hansen of Newgrass LLC 405 S. Mission presented the preliminary tentative plat review of commercial site condo, part of the west ½ of the west ½ of the northwest ¼ of section 26 to the Commission.

Planning Commission

Wilson moved Darin supported recommend approval of PPR 1330 -- Tallgrass Commons 3/8 mile west of Isabella Rd. Between Broomfield and Bluegrass Roads, Preliminary Plat Review of Commercial Site Condo, Part of the west ½ of the northwest ¼ of section 26 with the stipulations that they extend the south service drive to the east property line, line up service drives on the north, cross drives line up with Menards and Copper Beach and storm water management approval. Ayes: all. Motion carried.

Other Business

1.) Citizen Planner Series Announcement, Isabella County Building

Schaeffer encouraged Commission members to attend the Citizen Planner Series

2.) 2008 Meeting Schedule

Plachta moved Hauck approve the 2008 meeting schedule as presented. Ayes: all. Motion carried.

3.) Election of Officers

Hauck moved Wilson supported that the existing officers remain the same.

Chair – Schaeffer

Darin – Vice Chair

Fuller – Secretary

McGuirk – Alternate Secretary

Ayes: all. Motion carried.

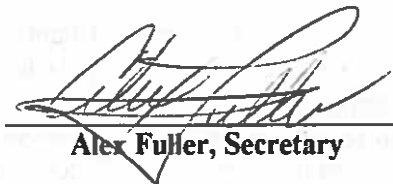
Extended Public Comment

Greg Nelson of the Morning Sun introduced himself.

Adjournment

The Chair adjourned the meeting at 8:10 p.m.

APPROVED BY:



Alex Fuller, Secretary

(Recorded by Kathy Blizzard)

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 2/15/2008

Re: 2/20/08 Meeting Notes

-
- Tall Grass Commons Final Review. They have included changes from our last meeting, the extension of the Southerly service drive to the property line, and alignment of 2 drives at the Northerly end. I suggest a recommendation to the board to accept the final plat.
 - REZ 1334 Rosewood Condos. We declined to support this on 5/15/2002, and I do not see any significant changes on Broadway. The consensus at the time was that the existing OS served as the buffer between residential to the west and more intense zoning to the east. I suggest we recommend denial to the board.
 - SPA 1348 – This site plan amendment adds to large item storage buildings. This is a use by right in the I zone. There was a variance granted to allow a 30' rear yard, so this meets setbacks. I recommend approval, with a building permit subject to receipt of the storm water and Fire Department approval letters.
 - REZ 1349 – R2A to OS. This fits the master plan at Isabella Rd, and is a bit deeper . The applicant will have an agreement to offer that the rezoning would be conditioned on. That would be to exclude traffic from this lot to an extension of Spring Street. I support the request with this stipulation.

-Woody

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 20, 2008 at 7:00 p.m.

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

Roll Call

Darin, Fuller, Horton, LaBelle, Plachta, Schaeffer, and Wilson were present. McGuirk was *excused*. Hauck arrived at 7:05 p.m.

Others Present

Woody Woodruff

Approval of Minutes

Darin moved Wilson supported to approve the January 23, 2008 regular meeting minutes as presented. Ayes: all. Motion carried.

Correspondence

No correspondence was submitted.

Approval of Agenda

Plachta moved Darin supported to approve the agenda as presented. Ayes: all. Motion carried.

Public Comment

No comments were offered.

NEW BUSINESS

1.) **FPR 1330 – Tallgrass Commons, Final Plat Review of Commercial Site Condo, Part of the West ½ of the NW ¼ Section 26**

Wilson moved Darin supported to excuse LaBelle due to conflict of interest. Ayes: all. Motion carried.

Woodruff presented the final plat review to the Commission.

Wilson moved Darin supported to recommend approval of FPR 1330 – Tallgrass Commons, Final Plat Review of Commercial Site Condo, Part of the West ½ of the NW ¼ Section 26 to the Board of Trustees. Ayes: all. Motion carried.

2.) **REZ 1334 – Rosewood Development Co. LLC, Rezone Vacant Lot East of 4795 E. Broadway from R-2A to OS**

Applicant

Tim Bebee of Central Michigan Surveying and Development 1985 Parkland addressed the Commission and stated that this rezoning is consistent with other surrounding properties.

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Township Board

Date: 2/08/2008

Re: File # PPR 1330 (Preliminary Platt Review), Tallgrass Commons

This project is located in Section 26. The parcel extends from Broomfield Rd to Bluegrass Rd. Our planning commission has approved the preliminary plan with minor changes. The service drive at the south end of the project is to extend to the property line for future connection, and 2 dries at the north end should be aligned to prevent left turn in and out conflicts. I have marked up the plan with these revisions. When the developer returns for final approval, these changes are to be included.

-Woody

UNFINISHED BUSINESS

1.) CSRC – Fees for Permits and Water /Sewer Taps

Alwood moved Supka supported to table this item until the February 27, 2008 meeting at the request of the Central Sports and Recreation Center. Ayes: all. Motion carried.

NEW BUSINESS

1.) Chippewa River District Library Presentation

Lese Mitchell of the Chippewa River District Library 301 S. University presented plan for Chippewa River District Library.

2.) Pre-approved Attorneys, Banks, Vendors and Engineers

McDonald moved Supka supported to approve the pre-approved list of attorneys, banks, vendors and engineers presented by Superintendent Plowman. Ayes: all. Motion carried.

3.) Richard Figg Interest Request

Horton moved Verwey supported to deny the request from Richard Figg for the \$7,288.00 interest on the amount he was over billed due to a faulty water meter. Ayes: all. Motion carried.

4.) Sage Development – Reimbursement of Building and Zoning Permits and Water Hook up Fees

Horton moved Alwood supported to approve Sage Development's request for refund on building and zoning permits and water hook up fees in the amount of \$16,200.00 final payment subject to inspection of water meters (amount for water meters deducted if not approved by Utility Coordinator) and develop a policy on refunding fees. Ayes: 6. Nays: 1. Motion carried.

5.) Oak Meadows Reimbursement of Building Permit Fees

Horton moved Henry supported to approve Oak Meadow's request for refund of building permit fees in the amount of \$1414.00 final payment and develop a policy on refunding fees. Ayes: 5. Nays: 2. Motion carried.

6.) PPR 1330 – Tallgrass Commons – Preliminary Plat Review of Commercial Site Condo, 3/8 Mile West of Isabella Road between Broomfield and Bluegrass Roads. Part of the West ½ of the NW ¼ of Section 26

Alwood moved Henry supported to accept the Planning Commission's recommendation and approve PPR 1330 Tallgrass Commons – Preliminary Plat Review of commercial site condo 38/ mile west of Isabella Road between Broomfield and Bluegrass roads, part of the west ½ of the northwest ¼ of section 26 with changes requested by the Planning Commission. Ayes: all. Motion carried.

7.) 2% Requests

Horton stated that he would like to see more 2% requests made to the Saginaw Chippewa Indian Tribe. Board members should give their suggestions to Superintendent Plowman and this item will be on the March 12, 2008 meeting agenda.

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Board of Trustees

Date: 11/06/2009

Re: 11/11/09 meeting zoning items

FPR 1330 Tallgrass Commons - The project has been completed with the installation of roads and utilities. A check with the road commission indicates there are no outstanding issues, the road has been accepted and the 2 year maintenance bond has been posted. The sewers have been videoed with a sewer-cam and the as-builts have been submitted. The conditions of the planning commission's review for the final Platt have been incorporated into the plan. Those conditions were to extend the service drive at the southerly end to the east property line to accommodate interconnection for future development. Service drives at the northern portion were to be aligned, And lastly, that shared entrances on Bluegrass road be aligned to existing curb openings across bluegrass in front of Minards. The Platt has been registered with the Isabella County Registrar of deeds and conforms to the recommended plan. This ensures that what is filed agrees with what was approved. Included in the packet are the approvals from the PC with conditions, and the registered copy that shows the corrections.

SUP 1435 Migizi Development's RV Park – The planning commission has reviewed the project and has recommended it for approval. The site plan also been reviewed and approved with these conditions; Drain Commission approval of Stormwater Management Plan, Approval of utilities by Union Township, and Approval from Mt Pleasant Fire Department, and Isabella County Road Commission Approval. We have the MPFD and Road Commission letters on file. Road has approved, fire has required an additional hydrant. Isabella County Transportation has also signed off. The Special Use approval is a broad brush and simply approves the use at the location. The site plan requirements are specific and will be monitored for conformance prior to the issuance of permits. The site plan requirements await the storm plan approval letter, and the approval of an additional fire hydrant. It is my recommendation to approve the special use permit subject to the site plan requirements.

NEW BUSINESS**1.) Water Bond Resolution**

The resolution requesting assistance from Isabella County in acquiring and financing water improvements was offered by Gallinat and supported by Stovak. Roll call vote – Ayes: Dinse, Gallinat, Lannen, Mikus, Stovak and Barker. Nays: Verwey. Absent: None. Resolution declared adopted.

2.) 125 Cafeteria Policy

The resolution to adopt the 125 Premium Conversion Plan to comply with the Internal Revenue Code was offered by Dinse and supported by Lannen. Roll call vote – Ayes: Dinse, Gallinat, Lannen, Mikus, Stovak, Verwey and Barker. Absent: None. Resolution declared adopted.

3.) FPR 1330 – Final Plat Review of Tallgrass Commons 3/8 Mile West of Isabella Rd. between Broomfield and Bluegrass Rds. A Commercial Site Condo, Part of the West ½ of the NW ¼, Section 25

Mikus moved Gallinat supported to approve FPR 1330 – Final Plat Review of Tallgrass Commons 3/8 mile west of Isabella Rd. between Broomfield and Bluegrass Rds. A commercial site condo, part of the west ½ of the NW ¼ of section 25. Ayes: all. Motion carried.

4.) SUP 1435 – Saginaw Chippewa Indian Tribe, Special Use Permit in an AG Zone for an RV Park/Campground

Dinse move Gallinat supported to accept the Planning Commission's recommendation and approve SUP 1435 – Saginaw Chippewa Indian Tribe, special use permit in an AG zone for and RV Park/Campground. Ayes: all. Motion carried.

5.) Personnel Committee Request

Lannen moved Gallinat supported to accept the Personnel Committee's recommendation and approve the full-time staff accountant position with a pay scale of \$16.00 - \$18.00 per hour. Ayes: 5. Nays: 2. Motion carried.

6.) 2010 Budget

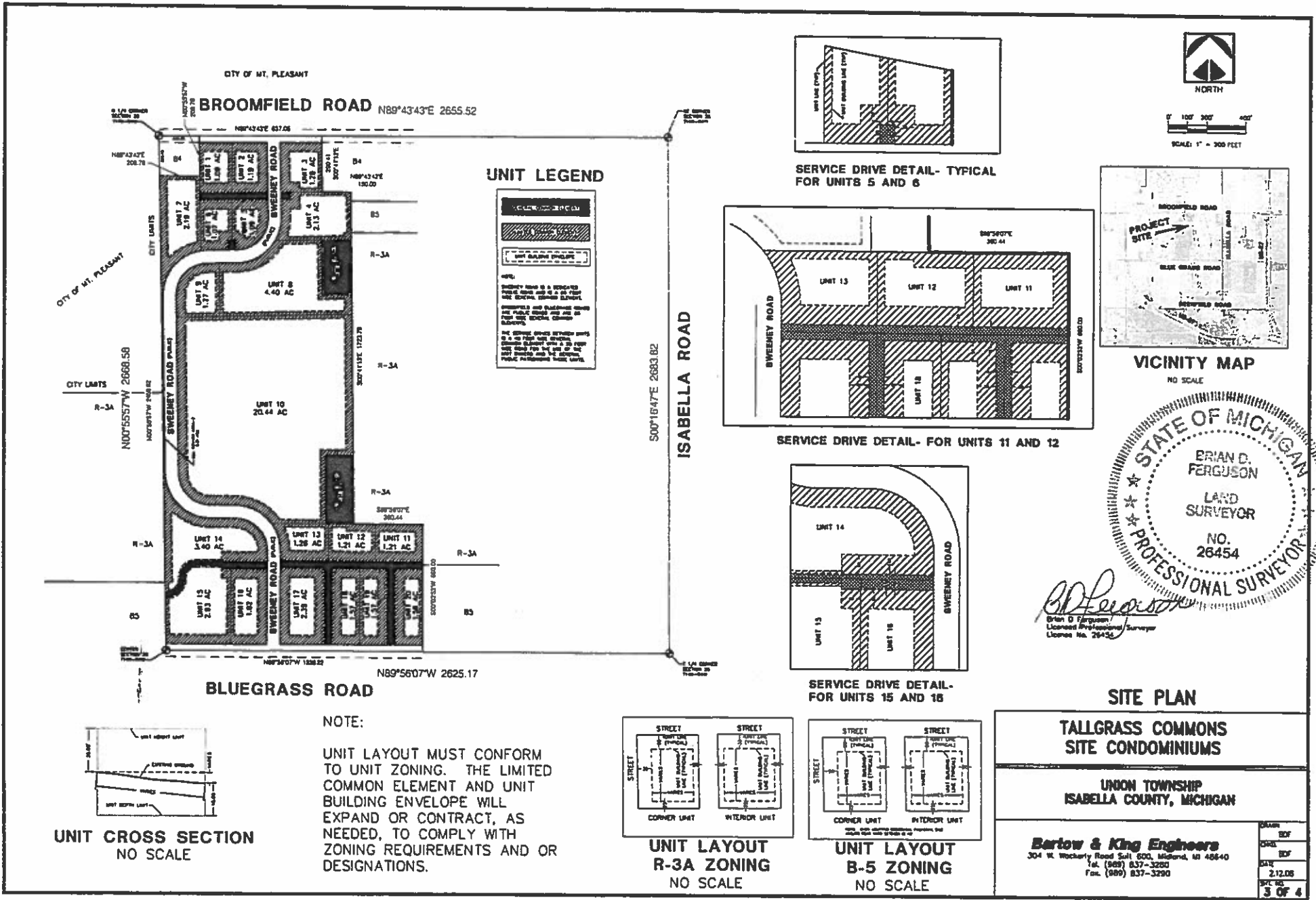
Brian Smith presented the proposed 2010 budget to the Board. Gallinat moved Verwey supported to hold a Public Hearing on the 2010 budget at the December 9, 2009 regular meeting. Ayes: all. Motion carried.

7.) Boundary Adjustment

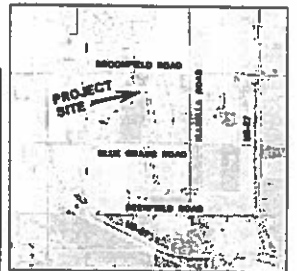
Stovak moved Verwey supported to accept the Assessor's recommendation and approve the boundary adjustment for Ron and Denise Morey. Ayes: all. Motion carried.

8.) Public Hearing for Street Light Assessments

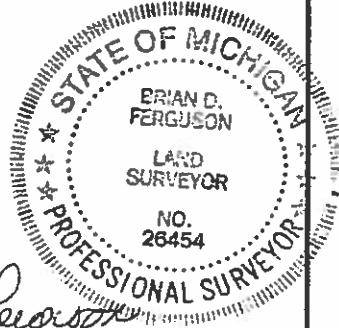
Gallinat moved Stovak supported to hold a Public Hearing for street light assessments at the November 19, 2009 special meeting. Ayes: all. Motion carried.



SCALE: 1" = 300 FEET



VICINITY MAP
NO SCALE



B.D. Ferguson
Brian D. Ferguson
Licensed Professional Surveyor
License No. 26454

SITE PLAN

**TALLGRASS COMMONS
SITE CONDOMINIUMS**

UNION TOWNSHIP
ISABELLA COUNTY, MICHIGAN

Bartow & King Engineers
304 W. Wackerly Road, Suite 600, Midland, MI 48640
Tel. (989) 837-3250
Fax. (989) 837-3290

DATE: 2.12.08
SHEET: 3 OF 4

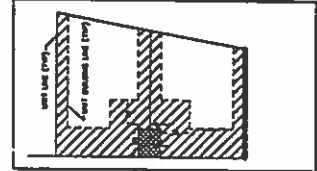
UNIT LEGEND

UNIT LEGEND

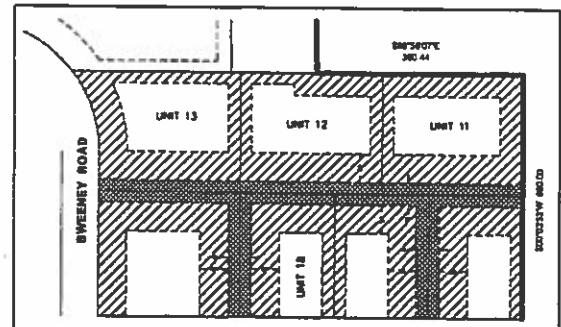
UNIT BOUNDARY

UNIT SERVICE DRIVE

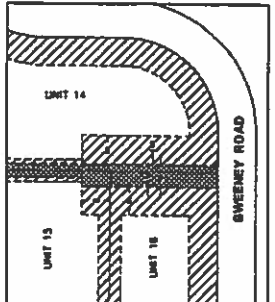
NOTE:
PROPERTY OWNER IS A DESIGNATED PARTY TO THIS PLAN AND IS NOT TO BE CONSIDERED A PARTY TO THIS PLAN UNLESS HE OR SHE IS A PARTY TO THIS PLAN. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



SERVICE DRIVE DETAIL- TYPICAL FOR UNITS 5 AND 6



SERVICE DRIVE DETAIL- FOR UNITS 11 AND 12

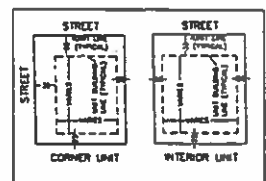


SERVICE DRIVE DETAIL- FOR UNITS 15 AND 16

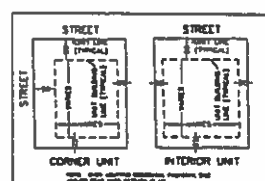


UNIT CROSS SECTION
NO SCALE

NOTE:
UNIT LAYOUT MUST CONFORM TO UNIT ZONING. THE LIMITED COMMON ELEMENT AND UNIT BUILDING ENVELOPE WILL EXPAND OR CONTRACT, AS NEEDED, TO COMPLY WITH ZONING REQUIREMENTS AND OR DESIGNATIONS.



UNIT LAYOUT
R-3A ZONING
NO SCALE



UNIT LAYOUT
B-5 ZONING
NO SCALE

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Union Township Planning Commission

Date: 9/16/2005

Re: 9/21/05 Meeting

We have the biggest agenda since I have been here, Lets keep on point. I have also included a chart for outside approvals. It has been our policy to not hold up developers that have submitted but the review has not been completed. Lt Martin at MPFD has been on vacation and I have received NO MPFD reviews, so all site plan reviews should be contingent on final approval by MPFD. Mr. Rohrer has several that have been submitted but not completed.

1. Unfinished Business

REZ 1111 rezoning on Betty Lane. (RichMar Properties) The applicant wishes to zone property adjacent to Richmar's strip mall on Pickard. I have one letter of objection, and a visit from another resident who objects. The neighbor across the street is in support. The decision should be made in light of the public hearing input and the reasonableness of the request. We cannot hold the applicant to any promises made about what it will be, however, they have indicated that they desired more parking on the side, and perhaps a small addition to the mall.

New Business

1. PPR 1102 Preliminary Platt review for Tanglewood Subdivision on the old Wood farm. This is a well-developed plan. They have worked closely with my office and other offices to achieve a good design meeting our requirements before submitting for review. I suggest you recommend the preliminary Platt to the Board. The Drain commission has had the drainage plan for sometime, but has not released the letter, I am not sure what the hold up is. Preliminary plans do not have to be 100%, so I would only ask that they receive final approvals for storm drainage prior to submitting the final review.
2. REZ 1116 – This is a joint request by Isabella Bank and Trust along with Dr Rodger Hou DDS (Ming and Jing). Dr Hou purchased additional property to the North (100') and it lines up with property the bank also purchased that is outside the OS Office / Service zone there. It is currently R-2A (One and Two-Family District). It will allow consistent development of the Banks property and will allow them access on both Lincoln and Pickard. The Dentist will use it for future expansion. It should be recommended for approval to the board.
3. REZ 1126 – This takes land currently zoned for apartments and puts it into commercial. This is part of the big picture for Encore's mall development. It will allow access from Isabella Road and give a good traffic circulation pattern for that development. Please recommend the project to the board. I have suggested to the applicant that they split this request from the next in case there would be objections so the board would not quash the whole request for failure of one

part, as happened to our past recommendation to rezone the Dave Lapham parcel on Isabella, two other parcels failed to receive approval because they were tied to the one next to Rosewood. These parcels are master planned for Apartments only because that was the current zoning when the master plan was developed. Also of note is the William Sprulle parcel that is not under ownership of the applicant. Good planning is to rezone that to be consistent with the surrounding parcels, I have received the blessing of that owner to be included in the request.

4. **REZ 1127** this is 3 AG parcels owned by the Hoyels. It is adjacent to the Bio Life Plasma center and will be developed by Encore as well. It is master planned for commercial as well. I expect Brad Hanson from LaBell Management to address the commission to ask that future development here be asked to work with them to construct a road from Bluegrass to Broomfield across the Labelle (New Grass LLC) property. I support this concept as a benefit to the township. Labelle Management suggested that the entire site plan for Minards and the traffic light be re-engineered to align with their property. That is unreasonable in light of the time and expense the applicant has made for the light, and the Supervisor and the road commission support that notion as well. This issue may come up now or during the Menards site Plan review.
5. SPR 1093 Minards. There are a few missing details, most notable setbacks from the property lines. The site scales out to conform. It is possible that the entire shopping center site would be configured as a site condo or PUD, so these lines are flexible and under common development by Encore. I recommend approval of the site plan, pending final approval of the project-wide storm water plan and MPFD
6. SPR 1130 Target. This is a small addition to the West and 2 parts of the South side. I recommend approval pending MPFD approval, there are no storm water issues as it trades rooftop for asphalt, and the county engineer does not see a need to require them to retro fit anything due to existing problems. The engineering firm has called and there is a last minute minor change. This will be explained at the meeting and corrected drawings will be on hand for my file and the approval copy.
7. SPR 1131 Sage development. This has been approved by all 3 agencies Kudos to Lapham engineering and Pete Lorenz for getting it all done before hand! As noted in the review there has been a variance for the rear yard separation from the Mobil Home Park granted and there does exist fencing and berming that is already in place. I recommend approval.
8. SPR 1132 this is another site in the Bamber Office park just down the road from us. As of this writing, no Stormwater plan has been submitted. We have already hashed out the parking for the entire site. It meets those criteria and I recommend approval pending Storm water Plan acceptance. They have done a good job on past storm water plans and have followed our ordinance there.
9. J4L SUP 1095 This is the site plan required by the commission prior to passing the recommendation to the board to approve the Special Use. There is a missing element from our discussion in the past NO SCREENING IS SHOWN. I want a revised plan submitted to me showing the screening at 20 foot on center for 300 feet to the north from the SW corner of the property and across the entire South property line. The South property line screening to be installed if and when any part of the second phase is commenced, this condition should be noted on the plan as well. Concerning the current phase, these plantings must be at least 4 feet off the property line (8.31.C), they show asphalt at 5 feet from the line. Therefore the asphalt will need to be moved at least 5 feet to the north to accommodate the trees, perhaps more so the branches will not impede traffic circulation. The 30' fire lane must be preserved.

Therefore the storage buildings will need to be shortened in length or moved to the west to accommodate this. I will not pass it to the board until I have the revised plan for their approval.

10. PPR 1134 Cornerstone Estates Phase 4. There are two problems I see with the preliminary plan that should be addressed. The ROW for Broadway shown on pages 3 and 4 is not the same as the one on page 2. The other problem is no road names are shown on the plan. I am sure that the main road will not change for Cornerstone, however the cul-de-Sac needs a name approved by Isabella County Equalization Dept. This should be corrected before sending it to the board.
11. PPR 1135 Office Park for the hospital. There are 3 parcels shown with multiple buildings on each. This is not a problem but will allow for only one freestanding sign per parcel. The applicant may want to rethink this. Also lacking are the general and limited common elements that will be required on the final condominium documents. I would like this remedied prior to sending the plan to the board.
12. SPR 1136 this is for 2 of the offices in the office park above. It is permissible to start this on the parent parcel as we do allow for more than one principal structure in non-residential zones. The buildings have sufficient separation to be on individual parcels. When the limited and general common elements are placed on the site condo, they can meet the separation as well. I would recommend approval of the site plan for these 2 offices. The Detox plan, which we have already approved, is on its own parcel, though it maybe incorporated into the site condo at a later date.

Other business, I have prepared our budget for FY 2006. As usual it is ample, and we rarely spend what is allotted for, lets get some seminars in people, they are paid for and it will help you in what you do.

Applicant

Jay Barnes of Encore Development 25 Ottawa SW, Grand Rapids, MI addressed the Commission and stated that this property is adjacent to property that they are developing and would like to have it rezoned for further development.

Darin moved Wilson supported to excuse McGuirk due to conflict of interest. Ayes: all. Motion carried.

Public Hearing

Opened at 7:26 p.m.

No comments were offered

Closed at 7:26 ½ p.m.

Planning Commission

Fuller moved Darin supported to recommend approval of REZ 1126 – Bean, McGuirk and Spruiell, 60 acres NW of the intersection of Isabella and Deerfield Rds., including 4838 S. Isabella Rd. Requested by Encore Development. Rezoning of property in section 26 from R-3A (Apartment and Condominium District) to B-5 (Highway Business District) to the Board of Trustees. Ayes: all. Motion carried.

4.) REZ 1127 – Glenn, Steven and John Hoyle, 4345 4459 and 4471 E. Bluegrass Rd. Requested by Encore Development. Rezoning of Property in Section 26 from AG (Agricultural District) to B-5 Highway District)

Applicant

Jay Barnes of Encore Development 25 Ottawa SW, Grand Rapids, MI that this property is across from their current mall development and fits the Master Plan.

Public Hearing

Opened at 7:34 p.m.

No comments were offered.

Closed at 7:35 p.m.

Planning Commission

McGuirk moved Darin supported to recommend approval of REZ 1127 – Glenn, Steven and John Hoyle, 4345, 4459 and 4471 E. Bluegrass rd. Requested by Encore Development. Rezoning of property in section 26 from AG (Agricultural District) to B-5 Highway District) to the Board of Trustees. Ayes: all. Motion carried.

5.) SPR 1093 – Encore Development, 4620 E. Bluegrass Rd. Site Plan Review of Menard's for Retail Sales of Building Material in a B-5 (Highway Business District)

Applicant

Tom O'Neil of Menard's 4777 Menard Dr. Eau Claire, WI presented the site plan to the Commission.

Brad Hansen of LaBelle Management addressed the Commission and asked that Encore Development work with them to construct a road from Bluegrass to Broomfield across LaBelle property. Jay Barnes of Encore Development stated that they would work with LaBelle on this project.

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Isabella County Planning Commission

Date: 09/27/2005

Re: Rezoning Reviews

Union Township submits the following rezoning applications for your review and comment.

1. REZ 1111 rezoning on Betty Lane. (Rosemary Reid and RichMar Properties) The applicant wishes to zone property adjacent to Richmar's strip mall on Pickard. I have one letter of objection fearing increased traffic on Betty Lane, however there would be no through traffic generated. The neighbor across the street is in support. There were 2 hearings for this proposal; the first was tabled to send out notices in the mail, which did not go out for the first hearing. There were no objections stated at the public hearings, and the Planning Commission recommended it.
2. REZ 1116 – This is a joint request by Isabella Bank and Trust along with Dr Rodger Hou DDS (Ming and Jing). Dr Hou purchased additional property to the North (100') and it lines up with property the bank also purchased that is outside the OS Office / Service zone there. It is currently R-2A (One and Two-Family District). It will allow consistent development of the Banks property and will allow them access on both Lincoln and Pickard. The Dentist will use it for future expansion. It has been recommend by the Planning Commission.
3. REZ 1126 – This takes land currently zoned for apartments and puts it into commercial. This is part of the big picture for Encore's mall development. It will allow access from Isabella Road and give a good traffic circulation pattern for that development. These parcels are master planned for Apartments only because that was the current zoning when the master plan was developed. However, another earmark of a good application is that it is of benefit to the township. I suggest to you that we have sufficient multi-family at this time, and this request to reduce that acreage is a benefit. This has also been recommended.
4. REZ 1127 this is 3 AG parcels owned by the Hoyels. It has been requested to become B-5 Highway Business District as well. It is adjacent to the Bio Life Plasma center, also zoned B-5 Highway Business District. It will be developed by Encore as well and is master planned for commercial as well.

Thank you for your time and consideration in these matters, immerse

Woody Woodruff

No: None.

Motion carried.

LIAISON REPORTS

ZBA – Ms. Fosburg reported that the ZBA had an applicant from Littlefield Lake whose appeal had been tabled. The ZBA discussed where to put the shed and could not find any alternative spot so the applicant was granted his variance to build the shed where he had wanted it.

Parks & Recreation - Mr. Willoughby reported that the Parks & Recreation Commission have had the mowing machine for the parks repaired, the cost was higher than they expected. He further reported that the numbers for the parks are all up, Coldwater 33%, Herrick 18% and Deerfield 30%. He also reported that bids for the Coldwater Lake project are coming in.

Board of Commissioners- The Chairperson stated that we will come back to this item when Ms. Alwood arrives.

PUBLIC COMMENT

None heard.

NEW BUSINESS

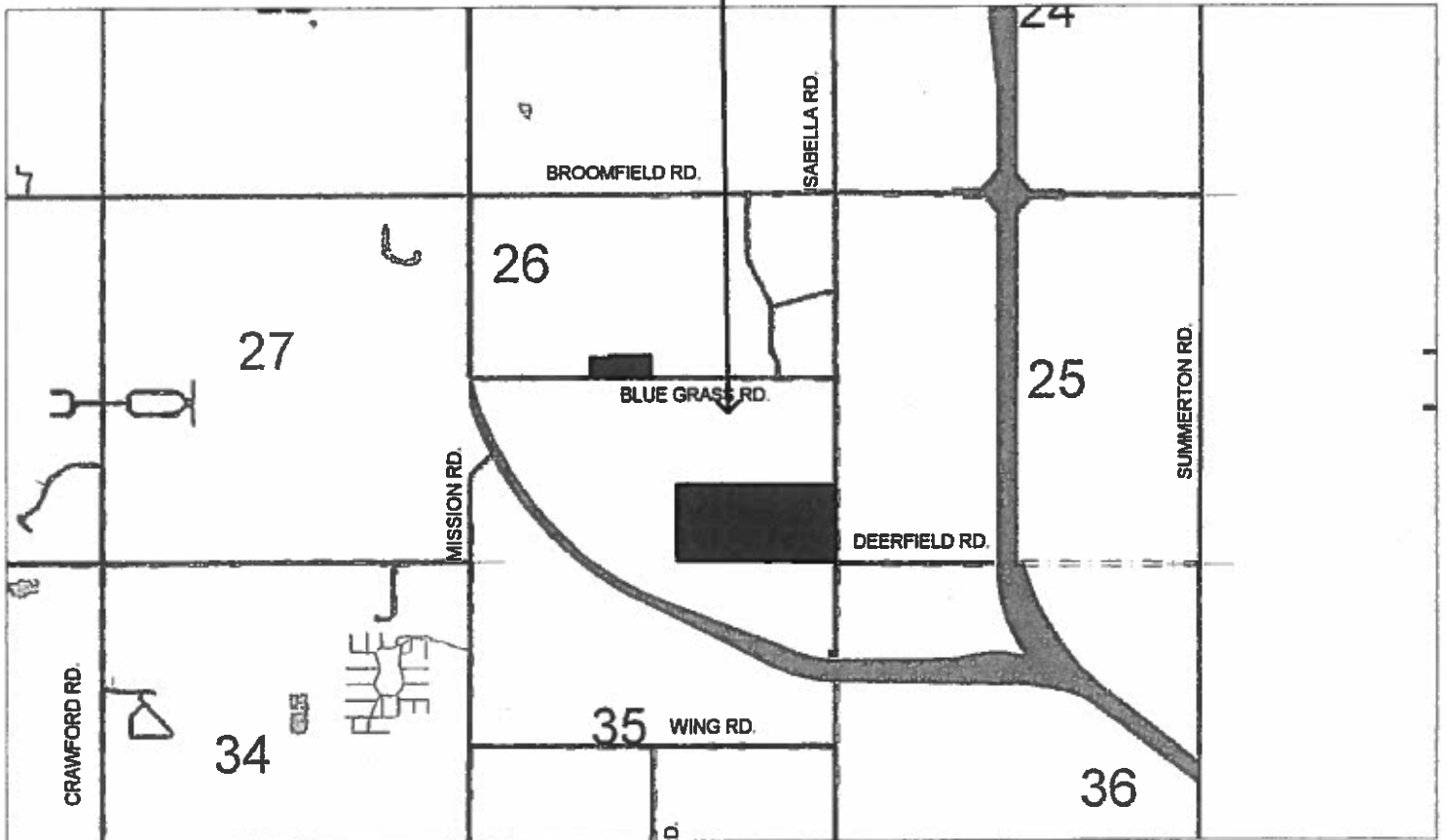
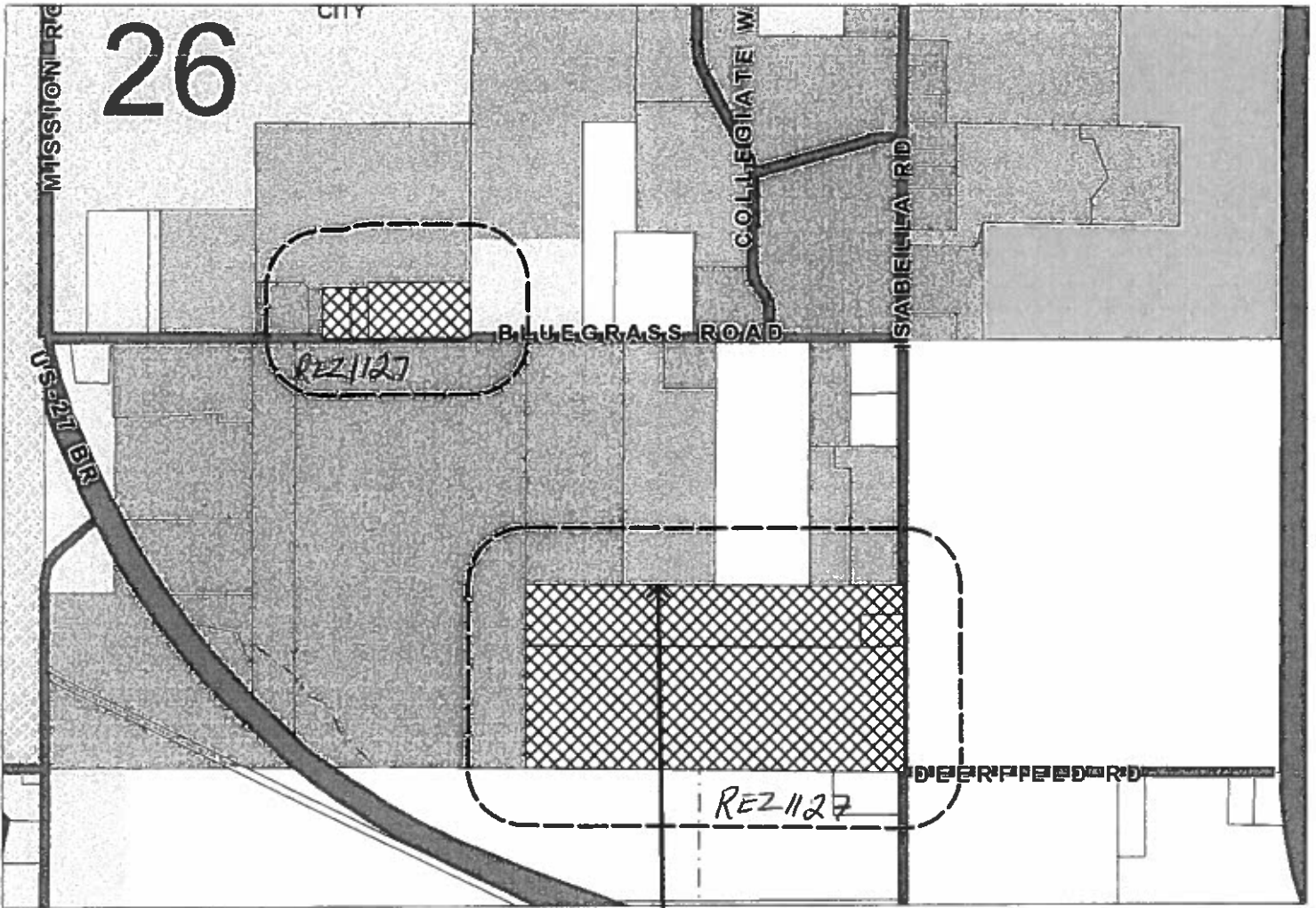
Review of Union Township Rezoning Requests

REZ 1111-- The property is on Betty Lane, is adjacent to B-7 district and is consistent with the township master plan. Staff has no concerns with this rezoning.

REZ 1116-- The property is adjacent to existing Office Service district. The property along Pickard has been developed with professional office buildings and this rezoning is consistent with that development. Staff has no concerns with this request.

REZ 1126-- This request is to rezone property from R-3A to B-5. The parcel is master planned for apartments. However, the township decided that they have sufficient multi family developments at this time and rezoning this parcel to B-5 is more beneficial to the township. Further, the parcel is adjacent to existing B-5 district. Staff has no concerns with the application.

REZ 1127-- This request is to rezone 3 AG parcels to B-5. The property is adjacent to B-5 and is master planned for commercial. Staff has no concerns with the application.



REZ 1126 and 1127 Encore Development

5.) Introduce Ordinance 2005-14, REZ 1127, Glen, Steven and John Hoyle, 4345, 4459 and 4471 E. Bluegrass Rd. Rezoning of Property in Section 26 from AG (Agricultural) to B-5 (Highway Business District)

McDonald moved Supka supported to accept the Planning Commission's recommendation and introduce Ordinance 2005-14, REZ 1127, Glen, Steven and John Hoyle, 4345, 4459 and 4471 E. Bluegrass Rd. Rezoning of property in section 26 from AG (Agricultural) to B-5 (Highway Business District) and send to publication. Ayes: all. Motion carried.

6.) Land Division – EZ Storage Co. LLC, Parcel #37-14-016-30-004-03

Supka moved Alwood supported to approve the land division for EZ Storage Co. LLC, Parcel #37-14-016-30-004-03. Ayes: all. Motion carried.

7.) Township Website

Woody Woodruff presented the ICWeb Host's easy-to-update website to the Board for their consideration. The Board would like the township staff to sample the website for a two week period and bring back to them at the November 9, 2005 meeting.

Supka moved Horton supported to table this item until the November 9, 2005 meeting. Ayes: all. Motion carried.

8.) Personnel Committee Recommendations

Supka presented Personal Committee Recommendation to the Board (copy attached).

1.) Vacation Accrual

Verwey moved Supka supported that article 1. Vacation Accrual of the Union Township Personnel Committee Recommendations be adopted and placed in the Personnel Manual effective immediately. Ayes: all. Motion carried.

Plowman recommended that the excess vacation be paid in one payment at the same time that the money paid for employees that do not take insurance is paid.

2.) Utility Workers Overtime

McDonald moved Alwood supported that article 2. Utility Workers Overtime of the Union Township Personnel Committee Recommendations be adopted and placed in the Personnel Manual effective immediately. Ayes: all. Motion carried.

3.) Employee Evaluation

Horton moved Verwey supported that article 3. Employee Evaluation of the Union Township Personnel Committee Recommendations be adopted and placed in the Personnel Manual effective immediately. Ayes: all. Motion carried.

The Board came to the consensus that the Personnel Committee continue to study the evaluation process.

UNFINISHED BUSINESS

- 1.) **Adopt Ordinance 2005-11 – REZ 1111, Rosemary Reid 2064 Betty Lane. Rezoning of Property from R-2B (One and Two Family District) to B-6 (Retail and Service Highway Business District)**
Alwood moved Henry supported to adopt Ordinance 2005-11 REZ 1111, Rosemary Reid 2064 Betty Lane. Rezoning of property from R-2B (One and Two Family District) to B-6 (Retail and Service Highway Business District). Roll call vote – Ayes: Horton, Collin, Supka, McDonald, Alwood, Verwey and Henry. Nays: None. Ordinance declared adopted.
- 2.) **Adopt Ordinance 2005-12 – REZ 1116, Ming and Jing Properties, LLC. Rezoning of Property in Section 9 for Dr. Roger Hou DDS and Isabella Bank and Trust from R-2A (One and Two Family District) to OS (Office Service)**
Verwey moved Supka supported to adopt Ordinance 2005-12 – REZ 1116, Ming and Jing Properties, LLC. Rezoning of property in section 9 for Dr. Roger Hou DDS and Isabella Bank and Trust from R-2A (One and Two Family District) to OS (Office Service). Roll call vote – Ayes: Verwey, Collin, Horton, McDonald, Supka, Alwood and Henry. Nays: None. Ordinance declared adopted.
- 3.) **Adopt Ordinance 2005-13 – REZ 1126, Bean, McGuirk and Spruiell, 60 Acres NW of the Intersection of Isabella and Deerfield Roads, including 4838 S. Isabella Rd. Rezoning of Property in Section 26 from R-3A (Apartment and Condominiums District) to B-5 (Highway Business District)**
Horton moved Supka supported to adopt Ordinance 2005-13 – REZ 1126, Bean, McGuirk and Spruiell, 60 acres NW of the intersection of Isabella and Deerfield Roads, including 4838 S. Isabella Rd. Rezoning of property in section 26 from R-3A (Apartment and Condominiums District) to B-5 (Highway Business District). Roll call vote – Ayes: Alwood, Verwey, McDonald, Horton, Supka, Collin and Henry. Nays: None. Ordinance declared adopted.
- 4.) **Adopt Ordinance 2005-14 – REZ 1127, Glen, Steven and John Hoyle, 4345, 4459 and 4471 E. Bluegrass Rd. Rezoning of Property in Section 26 from AG (Agricultural District) to B-5 (Highway Business District)**
Horton moved McDonald supported to adopt Ordinance 2005-14 – REZ 1127, Glen, Steven and John Hoyle, 4345, 4459 and 4471 E. Bluegrass Rd. Rezoning of property in section 26 from AG (Agricultural District) to B-5 (Highway Business District). Roll call vote – Ayes: McDonald, Supka, Alwood, Verwey, Collin, Horton and Henry. Nays: None. Ordinance declared adopted.
- 5.) **Township Website**
Horton moved Henry supported to accept the recommendation of the Zoning Administrator and approve the purchase of the Icommander Website package number 5 in the amount of \$260.00 per year with a directive to the Superintendent to oversee the development of the website. Ayes: all. Motion carried.

Access Management

Planning Commission

December 20, 2006

Applicant

Rick McGuirk of RCS Equities, Inc. 4175 E. Bluegrass Rd. addressed the Commission And presented the plan for a warehouse and storage area at 4175 E. Bluegrass Rd.

Planning Commission

Hills moved Horton supported to recommend approval of SUA 1259 – RCS Equities, Inc. 4175 E. Bluegrass Rd. Special Use Permit for Warehouse and Storage Area as an Accessory to the Board of Trustees. Ayes: all. Motion carried.

2.) Access Management Plan Implementation in Zoning Ordinance

The Commission sent this item to Committee. The committee will be Fuller, Hauck, Schaeffer, Wilson and a member of the EDDA. The first meeting will be January 9, 2007 at 7:00 p.m.

3.) Elect Officer and Approve 2007 Meeting Schedule

Wilson moved Darin supported to retain same officers as elected for 2006.

Chair – Schaeffer

Vice-Chair – Darin

Secretary – Fuller

Alternate Secretary – McGuirk

Representative to ZBA – McGuirk

Ayes: all. Motion carried.

Hills moved Plachta supported to approve the 2007 meeting schedule as presented. Ayes: all. Motion carried.

Other Business

None

Extended Public Comment

No comments were offered.

Adjournment

The Chair adjourned the meeting at 7:50 p.m.

APPROVED BY:



Alex Fuller, Secretary

(Recorded by Kathy Blizzard)

TNSMSOHUAM 22900A

CHARTER TOWNSHIP OF UNION
Board of Trustees
Work Session

The Charter Township of Planning Commission held a work session on May 16, 2007 at 6:00 p.m. at the Union Township Hall.

Work Session was called to order at 6:00 p.m.

Roll Call

Darin, Hills, Plachta, Schaeffer and Wilson were present. Fuller, Hauck and Horton were excused. McGuirk was absent.

Others Present

Woody Woodruff

Correspondence

No correspondence was submitted.

Approval of Agenda

Darin moved Wilson supported to approve the agenda as presented. Ayes: all. Motion carried.

Public Comment

No comments were offered.

BUSINESS

1.) Access Management

Wilson moved Darin supported to hire a consultant to assist in writing a zoning amendment for access management. Ayes: all. Motion carried.

Other Business

None

Extended Public Comment

No comments were offered.

Adjournment

Darin moved Wilson supported to adjourn the work session at 6:53 p.m.

APPROVED BY:



Alex Fuller, Secretary

(Recorded by Kathy Blizzard)

**BOARD OF COUNTY ROAD COMMISSIONERS
ISABELLA COUNTY
2261 E. REMUS ROAD
MT. PLEASANT, MICHIGAN 48858-9002
OFFICE PHONE: (989) 773-7131, GARAGE PHONE: (989) 772-2641
Fax: (989) 772-2371**

March 22, 2006

Lapham Associates
210 Court Street, Suite A
Mt. Pleasant, MI 48858
Attn: Jim Klein, PE

RE: Union Twp, Section 26 – Hoyle Property

Dear Mr. Klein:

At the Board meeting on March 10, 2006 the Board of County Road Commissioners approve the proposed site plan on the Hoyle Property. I do have the following conditions.

1. The entrance at the proposed signal shall be 3 lanes wide to head up the left turns.
2. The proposed shared drive will need to be built to the property line to allow joint access to the drive at the TS.
3. 10 ft of additional right of way along the frontage of Bluegrass Road.

If you have any questions please contact this office.

Sincerely,



Patrick J. Gaffney, P.E.
Engineer Superintendent

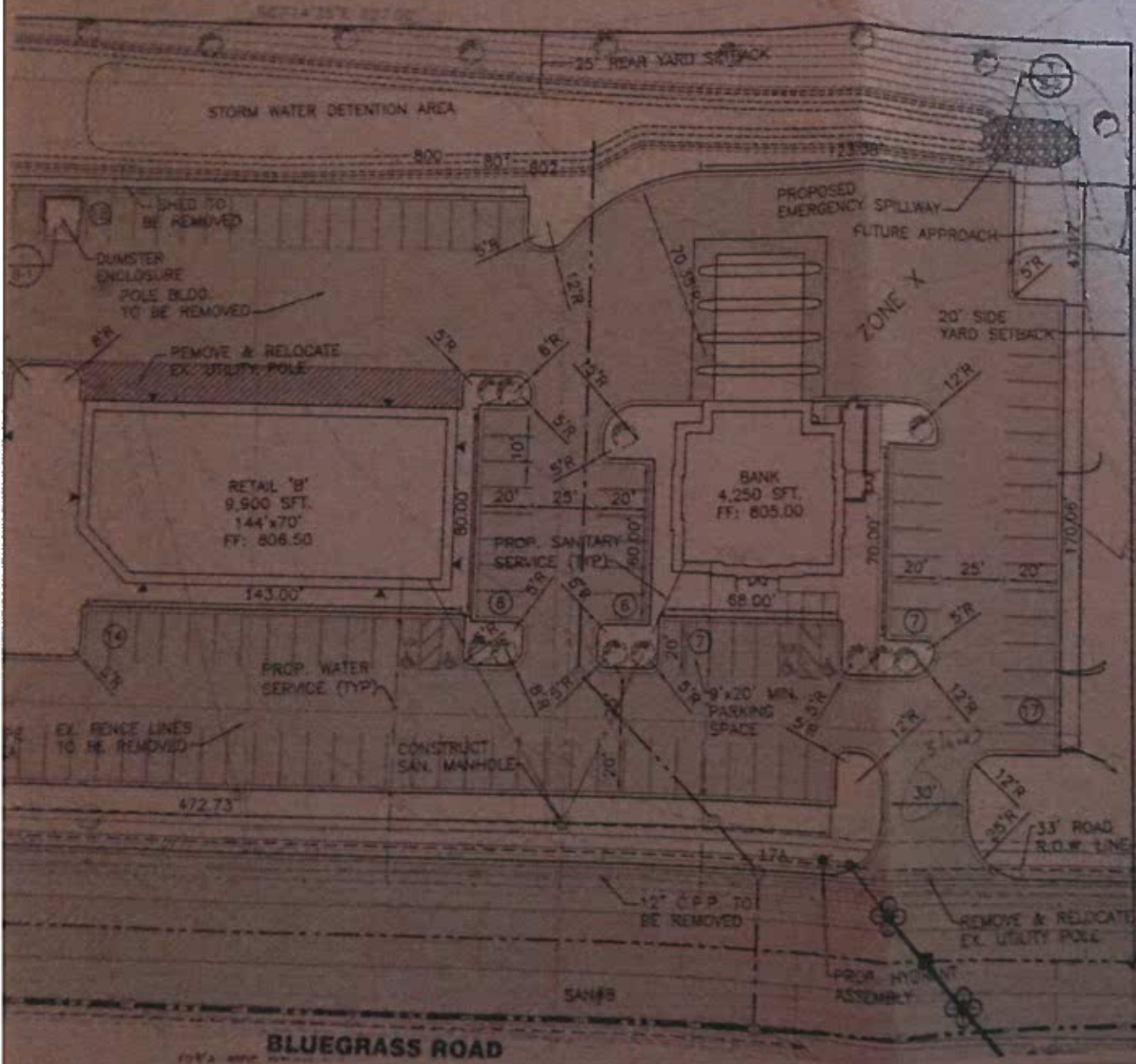
Enclosure:

Cc: File

James L. Miller, Manager – Isabella CRC

Woody Woodruff, Zoning – Union Twp

**25 OTTAWA SW, SUITE 203
GRAND RAPIDS, MICHIGAN 49503**



LEGEND:

- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- TELEPHONE FIBER OPTICS
- - - PROP WATER
- - - PROP SANITARY SEWER
- - - PROP STORM SEWER
- UTILITY POLE
- GUY WIRE
- ⊕ RISER
- ⊕ VAULT / TRANSFORMER
- ⊕ FIRE HYDRANT
- WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PUMPLIFT STATION
- ⊙ STORM SEWER MANHOLE
- ⊕ CATCHBASIN
- ⊕ SIGN
- ⊕ STOP SIGN
- ⊕ BM BENCHMARK LOCATION
- ⊕ CLEANOUT
- ⊕ LIGHT POLE
- ⊕ MANHOLE
- ⊕ WELL
- ⊕ GAS LINE MARKER
- ⊕ WATER SHUT-OFF

24' Min Must Be To Prop Line C&G.

INTERIOR 1/4 CORNER SECTION 26,
T14N, R4W, L100W TOWNSHIP
OSABELLA COUNTY, MICHIGAN

BLUEGRASS ROAD

Peter Gallinat

From: Tim [tcoscareilly@charter.net]
Sent: Tuesday, August 16, 2016 3:32 PM
To: Peter
Subject: Fwd: Union Commons II cross parking access

More detail

Sent from my iPhone

Begin forwarded message:

From: Brad Hansen <bhansen@labellemgt.com>
Date: August 16, 2016 at 2:30:00 PM EDT
To: "Glen Blystone (GBlystone@blystonebailey.com)" <GBlystone@blystonebailey.com>, Tim Coscareilly <tcoscareilly@charter.net>
Subject: FW: Union Commons II cross parking access

Here's more...

Brad Hansen
President/CEO
LaBelle Management
405 S. Mission
Mt. Pleasant Michigan 48858
Direct 989-817-4923
Cell 989-429-8421
Fax 989-773-7521
Email bhansen@labellemgt.com

Our Mission is to always, "DO THE RIGHT THING"
CONFIDENTIALITY NOTICE

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If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message, in whatever form, in your possession or control. Thank you for your cooperation

-----Original Message-----

From: Jay Barnes [<mailto:JayBarnes@vzw.blackberry.net>]
Sent: Thursday, September 21, 2006 10:29 PM
To: Bran Hansen

Subject: Re: Union Commons II cross parking access

Ok.

We will work with you any way we can.

Talk to you soon.

JB

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: "Brad Hansen" <bhansen@labellemgt.com>

Date: Thu, 21 Sep 2006 22:34:24

To: <JayBarnes@vzw.blackberry.net>

Subject: RE: Union Commons II cross parking access

Jay,

North side of Bluegrass, where your cross access drive from your strip center heads east and will connect with our access point. We are doing our engineering, going out for bids on our road and service drives. We want to make sure we are positioning our connection point correctly. Thanks, Brad

-----Original Message-----

From: Jay Barnes [<mailto:JayBarnes@vzw.blackberry.net>]

Sent: Thursday, September 21, 2006 5:02 PM

To: Brad Hansen

Subject: Re: Union Commons II cross parking access

Brad

Which site are you referring to? North side of bluegrass?

Jay

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: "Brad Hansen" <bhansen@labellemgt.com>

Date: Thu, 21 Sep 2006 17:07:33

To: "Woody Woodruff" <wwoodruff@uniontownshipmi.com>

Cc: "Pat Gaffney" <engineer@isabellaroads.com>, "Jay Barnes"

<jbarnes@encoredevelopmentgroup.com>

Subject: RE: Union Commons II cross parking access

Woody,

Maybe they could stake it so as we are finishing our engineering we can make sure we are tying in to the correct point? Thanks, Brad

-----Original Message-----

From: Woody Woodruff [<mailto:wwoodruff@uniontownshipmi.com>]

Sent: Thursday, September 21, 2006 3:12 PM

To: bhansen@labellemgt.com

Cc: Pat Gaffney; Jay Barnes

Subject: Union Commons II cross parking access

Dear Brad,

I visited the site this week and spoke to Chad, the project manager from Pumford (General Contractors for the development). He indicated that the easterly portion of the mall would not be commenced this fall. I made him aware of the cross access, as it was not shown on his construction plans.

When that portion of the project is constructed, the cross access will be required to be installed to the property line.

William "Woody" Woodruff
Zoning Administrator
Charter Township of Union
2010 S. Lincoln Road
Mt Pleasant, MI 48858
T14N,R4W Isabella County, Michigan
Phone (989) 772-4600, Ext 41
FAX (989) 773-1988
Visit us on the Web at
<http://www.uniontownshipmi.com>

Peter Gallinat

From: Mrdeza, William [wMrdeza@mt-pleasant.org]
Sent: Thursday, August 25, 2016 9:23 AM
To: 'Peter Gallinat'
Cc: Kain, Jacob; Bundy, Chris
Subject: RE: Spice Group

Hi Peter:

I apologize for the lateness of this reply. We did hire the Spicer Group to complete a limited 5-year update of the City's Master Plan. Due to circumstances at the time, our experience was perhaps not typical of the Master Planning process and therefore took longer than anticipated. Some of the circumstances surrounding the update process included:

- The focus was on 10 specific, limited areas of the plan, which restricted our ability to fully integrate the recommendations with areas that were not specifically within the scope of the project.
- The City's Planning and Community Development Director left to take another job early on in the process, which resulted in less staff time being available to devote entirely to the master planning update process.
- The City hired Spicer, under separate contract, to provide part time planning services until a new City Planner could be hired. It took almost two years before we were able to fill the position.
- The City Commission concurrently requested staff investigate the possibility of codifying the procedures adopted by both the Planning Commission and ZBA when considering applications for redeveloping the non-conforming properties in the M-2 zoning district north of CMU's campus. This resulted in the hiring of a separate consultant to work with staff and Spicer (as the City Planner) on this project, which ultimately led to the Planning Commission's recommendation to the City Commission being remanded back to the Planning Commission for further study on two different occasions. This affected the Master Plan update process because Neighborhoods were an area of focus and had to be put on hold until better clarity on this issue could be gained.
- Spicer made good use of social media and were able to shift their focus to a comprehensive survey and subsequent set of recommendations pertaining to the downtown area while waiting for the neighborhood issue to be resolved.
- Spicer also made good use of the "Plan in a Box" approach to informing the public of the Master Plan process and to generate feedback that was ultimately incorporated into the final product.

In summary, our Master Plan update process took much longer than originally anticipated due in large part to the circumstances above. The Spicer Group was responsive to the City's needs and requests; in the end they delivered a product that was consistent with the scope of work they were contracted to complete. Subsequent to the City Master Plan update, the Parks and Recreation Commission retained Spicer to help write a new 5-year Parks and Recreation Master Plan. I would suggest you follow up with Chris Bundy, our Parks and Public Spaces Department Director, to discuss his experiences with Spicer's work on this project. I have copied Chris in on this e-mail for your convenience. His direct dial number is 779-5328. I hope this information is of help to you and the Township, Peter. Feel free to follow up with me on this topic should you have any additional questions.

Sincerely,

Bill Mrdeza

William R. Mrdeza

William R. Mrdeza
Community Services & Economic Development Director
City Of Mt. Pleasant
320 W. Broadway
Mt. Pleasant, MI 48858
Ph. (989) 779-5311
wmrdeza@mt-pleasant.org
www.mt-pleasant.org



From: Peter Gallinat [<mailto:pgallinat@uniontownshipmi.com>]
Sent: Tuesday, August 23, 2016 3:50 PM
To: Mrdeza, William <wmrdeza@mt-pleasant.org>
Subject: Spice Group

Bill,

Our Township received a bid from Spicer group for our 5 year master plan review. They included the City of Mt. Pleasant as a community they have worked with. What could you tell me from that experience? Was it a successful positive experience? Would you recommend using them?

Peter Gallinat
Township Planner
Charter Twp of Union
2010 S. Lincoln Rd.
Mt Pleasant, MI 48858
989-772-4600 x 241
www.uniontownshipmi.com

Peter Gallinat

From: Mark Radosa [markradosa@aol.com]
Sent: Thursday, August 18, 2016 7:20 AM
To: pgallinat@uniontownshipmi.com
Subject: Spicers

I've been on the Planning Commission since 1997 and a Trustee for the past 12 years. We've delete with Rob Eggers mostly. Working on 2 master plans and incorporating a rec. plan into our last one 2 years ago. We are currently using them to apply for grants and have almost finished our first multi- use path along Poseyville Rd. We have always been very pleased with their professionalism. I highly recommend them and really think you should talk to Rob Eggers.

Good luck
Mark

Peter Gallinat

From: Tracey Tucker [ttucker@flinttownship.org]
Sent: Wednesday, August 24, 2016 3:19 PM
To: 'Peter Gallinat'
Subject: RE: ROWE recommendation

We have used them for several projects in the past. We have had a wonderful working relationship with Rowe. We currently are working with them to review the Master Plan and Update our Zoning Ordinance.

Thanks
Tracey Tucker

From: Peter Gallinat [mailto:pgallinat@uniontownshipmi.com]
Sent: Wednesday, August 17, 2016 1:27 PM
To: ttucker@flinttownship.org
Subject: ROWE recommendation

Tracey,

Our Township received a bid from ROWE Professional Services Company for our 5 year master plan review. They included Flint Township as a community they have worked with. What could you tell me from that experience? Was it a successful positive experience? Would you recommend using them?

Peter Gallinat
Township Planner
Charter Twp of Union
2010 S. Lincoln Rd.
Mt Pleasant, MI 48858
989-772-4600 x 241
www.uniontownshipmi.com