

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on October 18, 2016 at the Township Hall.

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

Roll Call

Present: Fuller, LaBelle, McGuirk, Mielke, Robinette, Squattrito, Woerle, and Zerbe

Excused: Strachan

Others Present

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

Approval of Minutes

Woerle moved Zerbe supported the approval of the September 20, 2016 meeting minutes as presented. Vote: Ayes: 8 Nays: 0. Motion carried.

Correspondence / Reports

Board of Trustees – Mielke stated that the Board of Trustees approved the additional funds needed for Master Plan update.

Approval of Agenda

Mielke moved Woerle supported approval of the agenda with changes – removing SPR 2016-13 from the Agenda. Vote: Ayes: 8 Nays 0. Motion carried.

Public Comment – Open 7:05 p.m.

No Comments.

New Business

A. SPR 2016-14: International RV

Location: 5365 E. Pickard Rd.

Tim Beebe, CMS& D presented SPR 2016-14, a revision to a previously approved site plan proposing an asphalt parking lot.

Township Planner Gallinat confirmed that he has received approvals from the Isabella County Transportation Commission, Isabella County Road Commission, Isabella County Drain Office for Storm Water Management, and Mt. Pleasant Fire Department and Township Utilities (additional construction drawings may be needed for Township Utilities final approval after the site plan has been approved).

Discussion was held by the Planning Commissioners.

Robinette moved LaBelle supported to approve SPR 2016-14 International RV site plan review with the condition that sidewalks are temporarily waived on Airway Dr. until the Township deems necessary. Vote: Ayes: 8 Nays 0. Motion carried.

B. SPR 2016-15: Doug's Small Engine

Location: 1875 Airway Dr.

Pete Lorenz, Lapham Associates, presented SPR 2016-15, a proposed 8,960 sq. ft. structure for office and storage use, he noted that the 1,040 sq. ft. block structure will be kept, and the two existing accessory structures will be demolished.

Township Planner Gallinat confirmed that he has received approvals from the Isabella County Transportation Commission, Isabella County Road Commission, Isabella County Drain Office for Storm Water Management, and Mt. Pleasant Fire Department and Township Utilities (additional construction drawings may be needed for Township Utilities final approval after the site plan has been approved).

Discussion was held by the Planning Commissioners.

McGuirk moved **Mielke** supported to approve SPR 2016-15 Doug's Small Engine site plan review with the condition that sidewalks are temporarily waived on Airway Dr. until the Township deems necessary. **Vote: Ayes: 8 Nays 0. Motion carried.**

C. SPR 2016-16: Lux Funeral Home

Location: 2300 S. Lincoln Rd.

Pete Lorenz, Lapham Associates, presented SPR 2016-16 a 2,132 sq. ft. addition to the Lux Funeral Home for public gatherings. The applicant has already been approved for a Special Use Permit back in January 2016, granting public gatherings in the new reception area. The applicant was previously approved in February 2016 for a site plan review; however, due to the reduction in the size of the addition (3,768 sq. ft. to 2,132 sq. ft.) a new site plan had to be submitted.

Township Planner Gallinat confirmed that he has received approvals from the Isabella County Transportation Commission, Isabella County Road Commission, Isabella County Drain Office for Storm Water Management, and Mt. Pleasant Fire Department and Township Utilities (additional construction drawings may be needed for Township Utilities final approval after the site plan has been approved).

Discussion was held by the Planning Commissioners.

Woerle moved **Robinette** supported to approve SPR 2016-16 Lux Funeral Home site plan review as presented. **Vote: Ayes: 8 Nays 0. Motion carried.**

D. SPR 2016-08: Messenger

Location: S. Isabella Rd.

The township received notification by representatives of Paras Group LLC that unauthorized construction was occurring on parcel 14-014-40-002-02; which they own. Messenger Medical Center had an approved site plan on July 19, 2016 and a Building Permit was issued October 10, 2016. After it was determined that the Parcel (14-014-40-002-02) was indeed owned by Paras Group LLC and not Messenger Medical Center, a Stop Work Order was issued by the Building Official on October 11, 2016.

Mielke moved Woerle supported to declare that site plan 2016-08 Messenger Medical Center on S. Isabella Rd. parcel number 14-014-40-002-02 as no longer valid. Vote: Ayes: 7 Nays 1. Motion carried.

Old Business

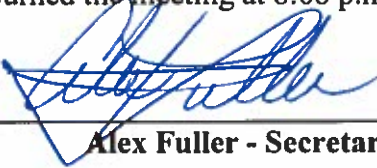
Other Business

Extended Public Comment –open 8:08 p.m.

No comments.

Adjournment – Chairman Squattrito adjourned the meeting at 8:08 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)