



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

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF NOVEMBER 15, 2016 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
 - A. Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. **New Business**
 - A. Public Hearing: REZ 2016-01 Robert Myers / Rezone from R1 to AG
 - B. REZ 2016-01: Robert Myers / Rezone from R1 to AG
Location: 4572 E. Valley Rd.
 - C. Adoption of 2017 Planning Commission Regular Meeting Schedule
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on November 15, 2016 at the Township Hall.

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

Roll Call

Present: Fuller, LaBelle, Mielke, Robinette, Squattrito, Strachan, and Woerle

Excused: McGuirk & Zerbe

Others Present

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

Approval of Minutes

Robinette moved **Mielke** supported the approval of the October 18, 2016 meeting minutes as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

Board of Trustees – New Board starting 11/21/16; noted that there is currently money in the budget for updating zoning ordinance.

ZBA – Variance 2016-02: Woodland Investments LLC approved at special meeting 11/15/16.

Approval of Agenda

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

Public Comment – Open 7:07 p.m.

Phil Squattrito, 1797 James Ct. – Comments were made regarding recycling (holiday pickup).

New Business

A. SPR 2016-17: Woodland Investments, LLC
Location: 2260 E. Remus Rd.

Tim Beebe, CMS& D presented SPR 2016-17, building a 1,792 sq. ft. addition onto an existing accessory building. The applicant has been approved for a 1 ft. variance (Variance 2016-02) to meet the 100 ft. requirement prior to this site plan. The principal structure and garage will continue as a one-family residential use continuing the non-conforming use.

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 2016-17 Woodland Investments, LLC site plan review with the condition that sidewalks on Remus Rd. are added to the revised Site Plan submitted to the Township, sidewalks are temporarily waived on Remus

Rd. until the Township deems necessary, and sidewalks are waived on Rodgers Rd. **Vote:**
Ayes: 7 Nays 0. Motion carried.

B. LSL Planning Commission Master Plan Kickoff

K. Duffy and J. Penn from LSL joined the Planning Commission for the Master Plan Kickoff. They went over Plan Goals, a Map Exercise, and the Process of updating the Master Plan.

9:11 p.m. Robinette excused himself from the meeting.

Old Business

Other Business

Extended Public Comment –open 9:20 p.m.

No comments.

Adjournment – Chairman Squattrito adjourned the meeting at 9:20 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)



Board Expiration Dates

Planning Commission Board Members (9 Members)			
#	F Name	L Name	Expiration Date
1-Chair	Phil	Squatrito	2/15/2017
2-BOT Representative	Norm	Woerle	11/20/2020
3	Rick	McGuirk	2/15/2016 ¹
4	Brandon	LaBelle	2/15/2017
5	Erik	Robinette	2/15/2018
6	Alex	Fuller	2/15/2017
7	Dwayne	Strachan	2/15/2018
8	Bryan	Mielke	2/15/2018
9	John	Zerbe	2/15/2018
Zoning Board of Appeals Members (5 Members, 2 Alternates)			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2016
2-PC Representative	Bryan	Mielke	2/18/2018
3	Bill	McCraken	12/31/2016
4	Mike	Darin	12/31/2016
5	Citizen at Large		12/31/2018
Alt. #1	Jake	Hunter	12/31/2016
Alt. #2	Paul	Gross	2/15/2018
Board of Review			
#	F Name	L Name	Expiration Date
1	James	Thering	12/31/2016
2	Ronald	Mclvor	12/31/2016
3	Brian	Neyer	12/31/2016
Citizens Task Force on Sustainability			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2016
2	Mike	Lyon	12/31/2016
3	Mike	Walton	12/31/2016
4	Phil	Mikus	11/20/2020
Construction Board of Appeals			
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017

¹ Per section 5.003 of the ordinance, member holds office until successor is appointed



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

12/12/16

TO: Planning Commission
FROM: Township Planner

SUBJECT: REZ 2016-01 4572 E VALLEY RD Rezone from R-1 to AG
(Item requires a public hearing.)

Applicant: MYERS ROBERT L & JOYCE J

Location: 4572 E VALLEY RD. MT PLEASANT, MI 48858

Current Zoning: R-1 Rural Residential District

Adjacent Zoning: R-1 to the north across the road, R-1 to the east, I-1 to the west across the highway, I-1 to the south.

Future Land Use/Intent: Agriculture A-2: Provide additional land for primarily residential uses with some mixed use development, relying on the underlying zoning as a guide. This area should only be developed when it is a logical extension of the developed areas in A-3.

Current Use: Residential

Reason for Request: Applicant desires AG zoning to permit more than one accessory building and without restriction on height. Applicant has proposed to build an accessory building approximately 70' x 130' with a sidewall of 12' in height.

History: Applicant currently has a one family dwelling on the property with one existing accessory building. The current accessory building is used to store an outdoor boiler for heat and wood. The new accessory building would be used for storage of owner's tools vehicles and a workshop. Applicant has provided a soil map to show that the parcel is indeed prime farmland. The property meets the dimensional requirements of an AG zone.

Objective of board: Recommend approval or denial to the Board of Trustees.

Recommend at this time a denial recommendation of REZ 2016-01 to the Board of Trustees from R-1 to AG.

- The Township is currently in the process of updating our Master Plan which includes the Future Land Use Map. The Township should be hesitant with any rezoning until this process is complete.
- The proposed 70' x 130' accessory building with a sidewall of 12' is currently an allowed special use in the R-1 District.
- The residential storage use of the accessory building is currently permitted in an R-1 District.

- If customary agricultural operations on a farm is a desired use both are permitted in an R-1 District.

SUBJECT: C) Regular Planning Commission meeting dates 2017

History: Meetings have traditionally been held on the 3rd Tuesday of each month at 7pm. The proposed meeting schedule is the same as the existing schedule. In addition to the (12) regular scheduled meeting dates the Planning Commission is also scheduled for (1) annual joint meeting. This joint meeting includes the Board of Trustees, ZBA, Planning Commission, EDA, and Sustainability Committee.

Objective of board: Adopt the proposed Planning Commission meeting schedule for 2017 as presented in order to comply with the Open Meetings Act. This includes meetings on the third Tuesday of the month each month at 7pm for total of (12) regular scheduled meetings in 2017 and one joint meeting on Wednesday August 30, 2017 at 7:00 p.m.

Recommend adoption of (12) regular scheduled meetings for 2017 with (1) joint meeting on August 30, 2017

- 12 regularly scheduled meetings a year continues the same level of customer service the township has provided in recent years.

Peter Gallinat

Twp Planner

APPLICATION FOR ZONING CHANGE
CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

APPLICATION NO. _____

DATE 10/24/2016

A. I (WE) Robert L. and Joyce J Myers

Address 4572 E Valley Rd

Phone _____

hereby file an application with the Township Clerk's office to:

1. Add to or change the text of the Zoning Ordinance.
2. Change the district boundaries.
3. Re-zone the property from R-1
zoning classification to AG
zoning classification.

B. If this application is for a text amendment please describe in detail what you would like to change. Give section numbers and proposed changes, standards, and procedures.

C. If this application is for the re-zoning of property please provide a complete legal description.

See Attached

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

4572 E Valley Rd between Isabelle and Base line

E. Please provide reasons for requesting text amendment or zoning change and include intended use of any land, buildings, or structures.

Desire Agricultural zoning to permit more than one accessory building, and without restriction on height.

F. Please provide a site plan for any property to be re-zoned following the requirements outlined in Section 12 of the Union Township Zoning Ordinance 1991-5.

See Attached

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet) *Attached*

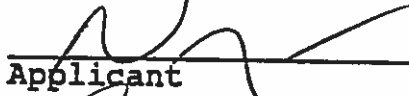

H. List all or any easements or right-of-ways which have been granted said properties herein described.

See attached Tax Bill

CERTIFICATION:

I (WE) hereby certify that the afore information is accurate and assume responsibility for any error.

SIGNED:

	_____	_____	<u>10-22-16</u>
Applicant		Date	
	_____	_____	<u>10-22-16</u>
Applicant		Date	
_____	_____	_____	_____
Applicant		Date	

**** FOR OFFICE USE ONLY ****

Date application referred to Planning Commission _____

Date public hearing notice published _____

Date public hearing notice mailed _____

Planning Commission Action. Adopted Denied Date _____

Date referred to County Planning Commission _____

Township Board Action Adopted Denied Date _____

Remarks: _____

FEE _____

RECEIPT NO. _____

**REZONING APPLICATION
ROBERT MYERS
4572 E VALLEY ROAD
CHARTER TOWNSHIP OF UNION**

The following narrative supports the rezoning of the subject property from Rural Residential to Agricultural.

PURPOSE

The proposed rezoning is desired to allow the applicant to construct an additional accessory building approximately 70' x 130' with a sidewall height in excess of 12'. As zoned in the R1 District only one accessory building less than 12' sidewall height is allowed. An allowance is made for a second accessory building with an approved Special Use Permit. The applicant desires his second accessory building to be a use by right. The current accessory building houses an outdoor boiler for heat and wood storage. The new accessory building will house the owner's tools, vehicles, and a workshop. This convenience is allowed for in the zoning ordinance at section 4.1.

SURROUNDING LANDS

The lands adjacent to the property are typically large natural or farmed lands. To the west is US 127 freeway. To the north, approximately 20 acres with large pond and a single family home. There are additional large Agricultural lands north of that. To the East are Chippewa River lowlands as is the southerly adjacent lands with the Union Township Waste Water Treatment Plant.

CHARACTER

The surrounding lands are rural with wooded areas and farms, served by gravel roads. Small residential lots are found along Valley Road North East of the property.

MASTER PLAN

The Master Plan indicates Mr. Myers land, as well as the adjacent lands to the North and East, would be best zoned Agricultural (AG2). Soil types shown in the plan indicate they are Prime Farmland. When so Planned, it is not required to be contiguous with other Ag lands to be considered a Spot Zoning.

CONCLUSION

The rezoning of 4572 E Valley Road to AG (Agricultural) is consistent with the Township's Master Plan, the surrounding area, and the Zoning Ordinance.

Prepared by William "Woody" Woodruff

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, December 20, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning of property from R-1(Rural-Residential District) to AG (Agricultural District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Robert L. and Joyce J. Myers** a rezoning of property from R-1 to AG zone

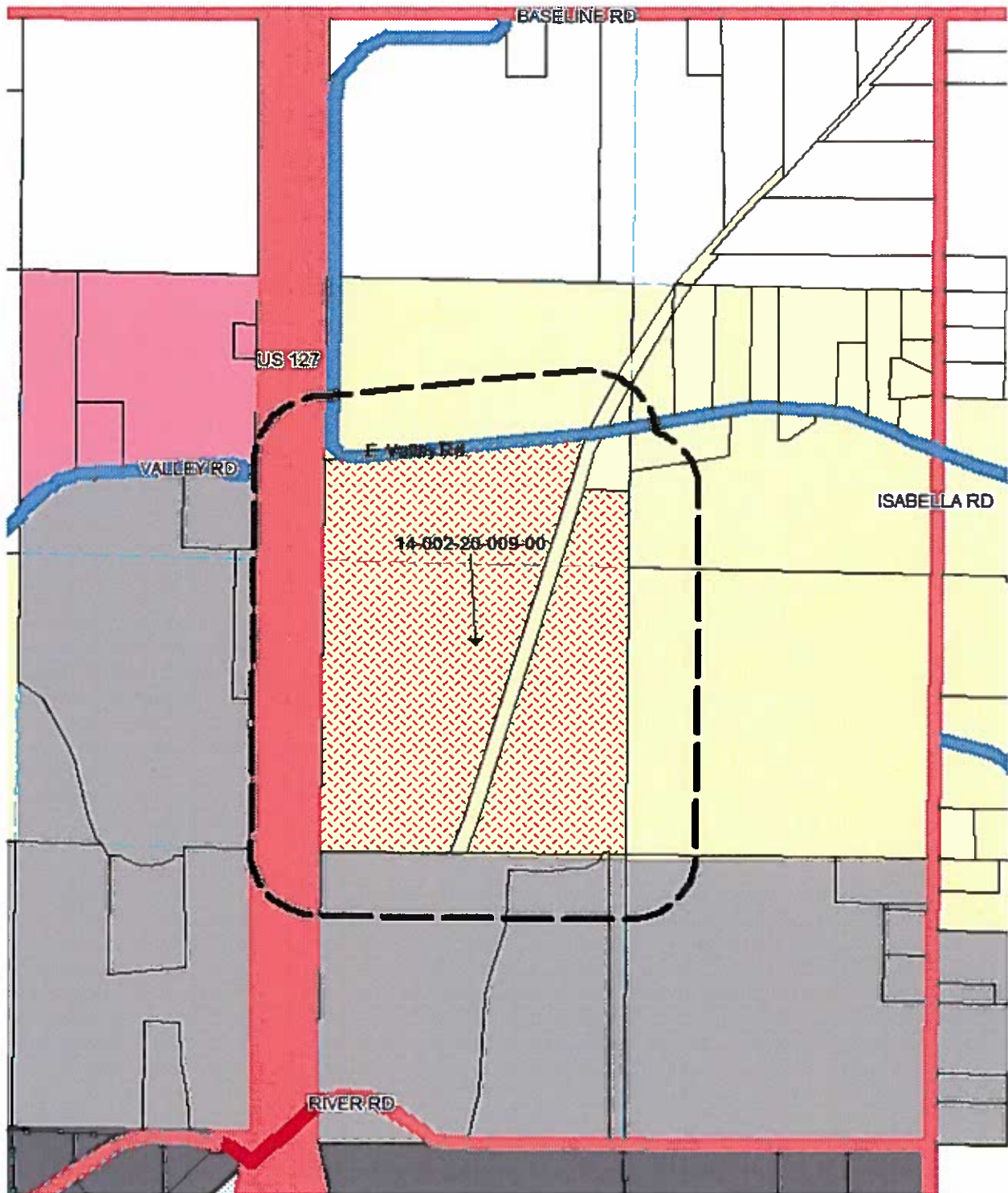
Legal Description of properties: T14N R4W SEC 2 UNION TOWNSHIP ISABELLA COUNTY NW 1/4 OF SE 1/4 AND SW 1/4 OF NE 1/4 LYNG S OF HWY, EXC COM AT NE COR THEREOF TH S 10 RDS 7 FT (172 FT) W 8 RDS 2 FT (134 FT) N 10 RDS 7 FT (172 FT) TO 1/8 LN TH E 8 RDS (132 FT) TO POB EXC US-27 ROW AND PM RR ROW LANDS. ALSO INCLUDING PART OF THE FORMER CSX RR ROW (VARYING WIDTHS) LYING WITHIN THE ABOVE DESCRIBED DESCRIPTION L1411/P0412. DESCRIPTION EDITED PER ASSR 01-31-2008

These properties located at: 4572 E VALLEY RD, 14-002-20-009-00

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



The highlighted property represents 4572 E. Valley Rd which is currently zoned R-1 and requesting a rezone to AG. The yellow colored parcels represent R-1 zones(Rural Residential) the lighter grey represent I-1(Light Industrial) The pink represents B-5(Highway Business District) and the white is AG(Agricultural)

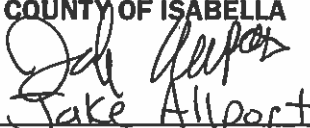
AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF ISABELLA



The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Union Township Public Hearing Notice - Rezoning

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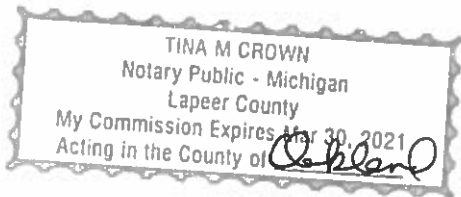
Peter Gallinat, Union Twp Planner

Published: December 5, 2016

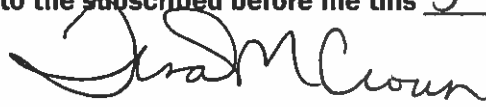
CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	12/05/16
morningstarpublishing.com	12/05/16



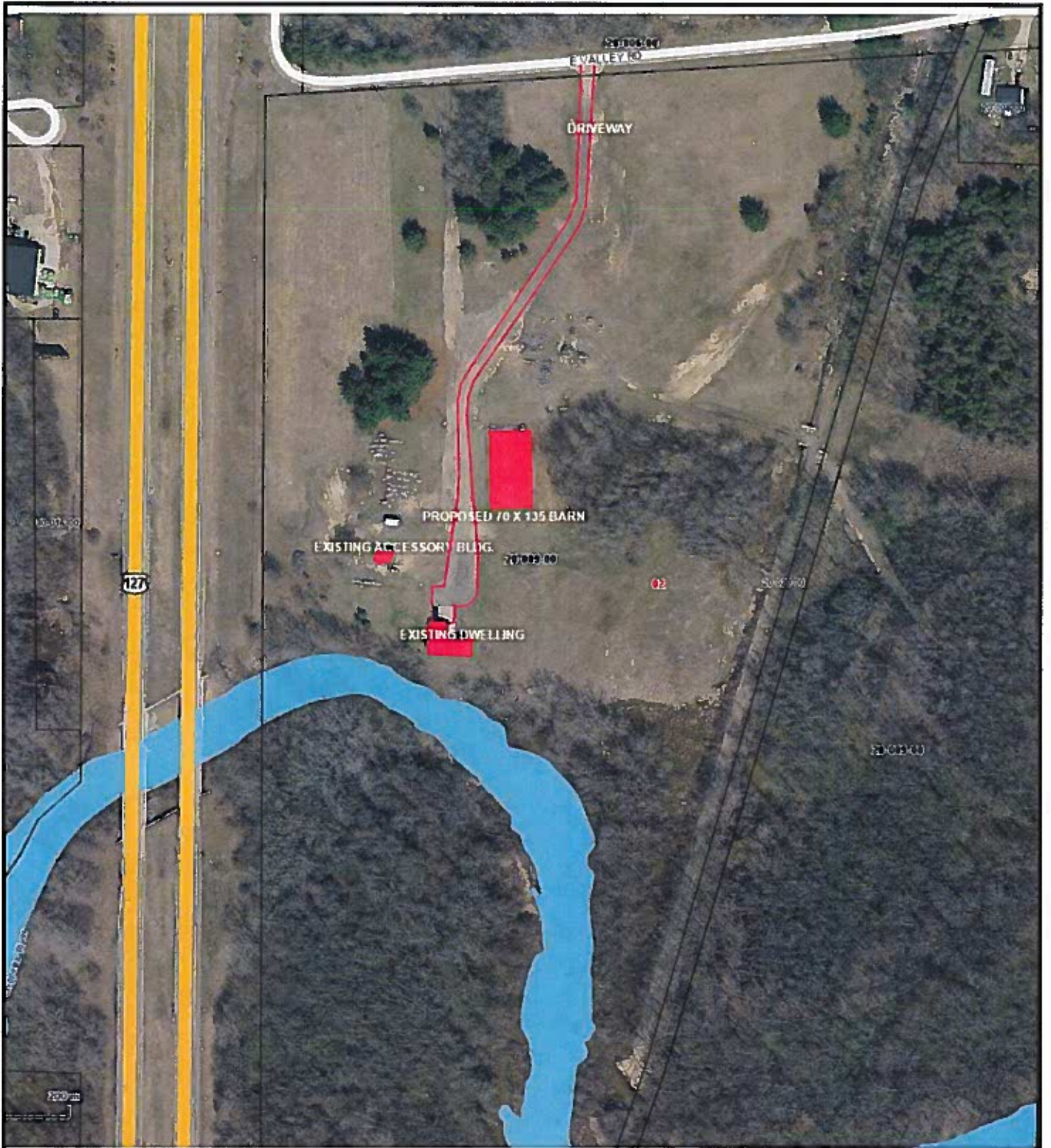
Sworn to the subscribed before me this 5th December 2016



Notary Public, State of Michigan
Acting in County of Isabella

Advertisement Information

Client Id: 531226 Ad Id: 1198320 PO: Sales Person: 200303



ROBERT MYERS SITE PLAN



Isabella County
Map Service

web mapping by
Amalgam LLC



1:3700

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

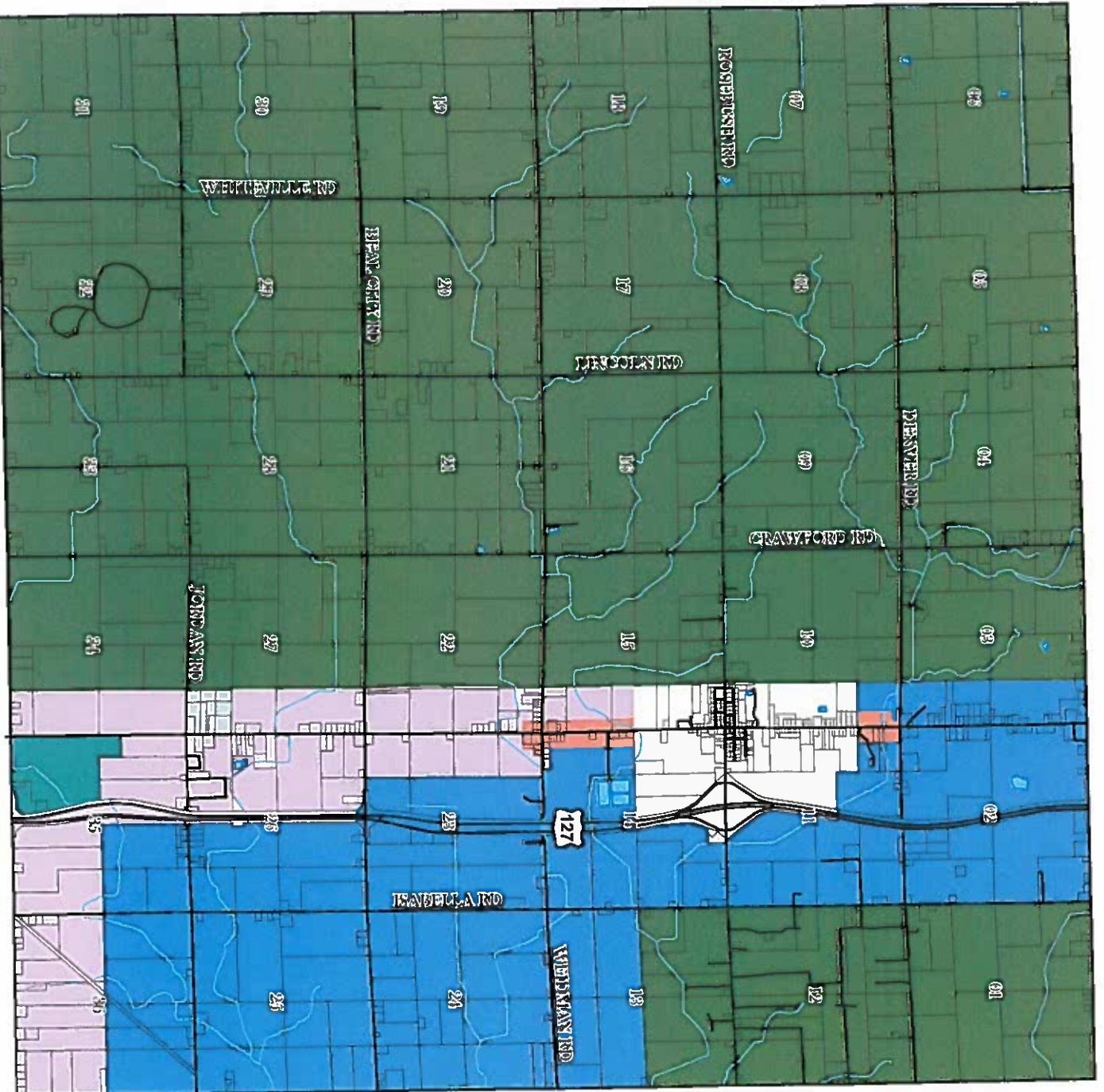
Publication: Mon Oct 24 2016 01:08:33 PM

County Zoning Map

Isabella Township

Isabella County, Michigan

JUNE 2007



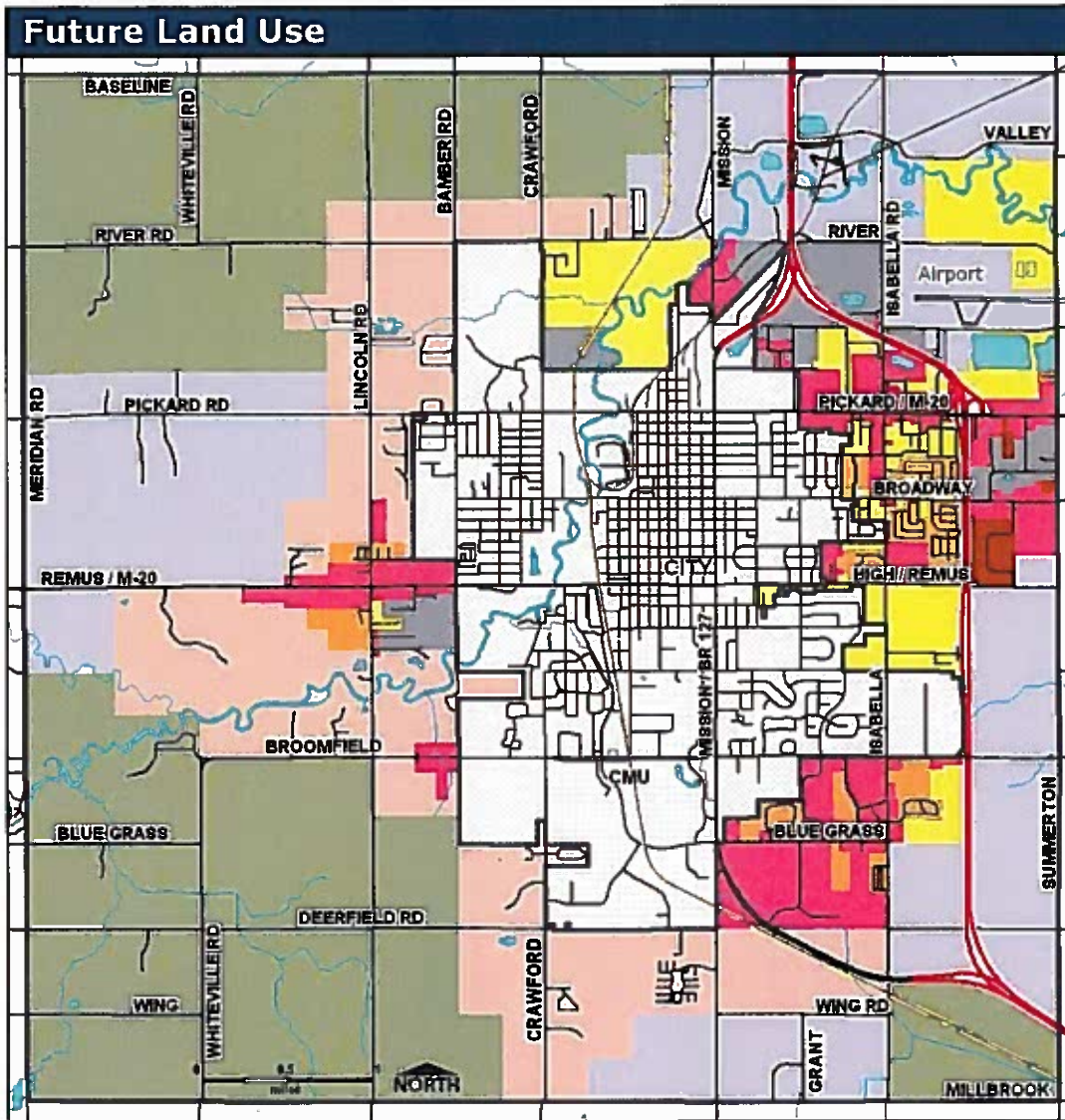
- RESTRICTIVE AGRICULTURAL (AG-1)
- GENERAL AGRICULTURAL (AG-2)
- AGRICULTURAL BUFFER (AG-3)
- GENERAL COMMERCIAL (C-1)
- RECREATIONAL COMMERCIAL (C-2)
- MEDIUM DENSITY RESIDENTIAL (R-2)
- LOCAL ZONING (LZ)

THIS DATA IS FOR INFORMATION PURPOSES ONLY AND IS NOT THE OFFICIAL RECORD OF THE COUNTY.



Data Sources:
 1989 County Zoning Map (as amended) - I.C.P.C.
 Projection - NAD 1983 Michigan Grid - Meters

Map 17 Future Land Use

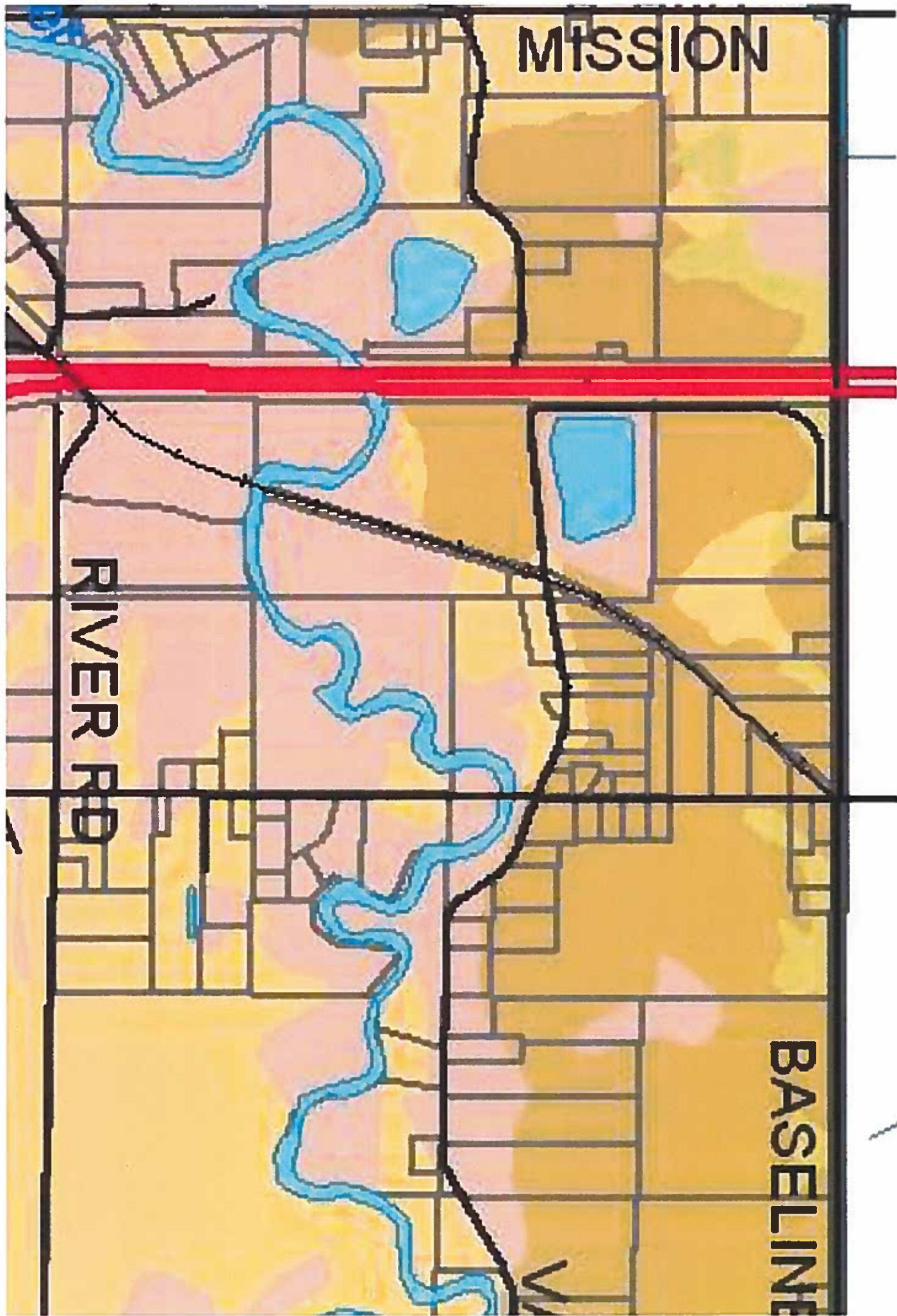


Subject Property

Future Land Use

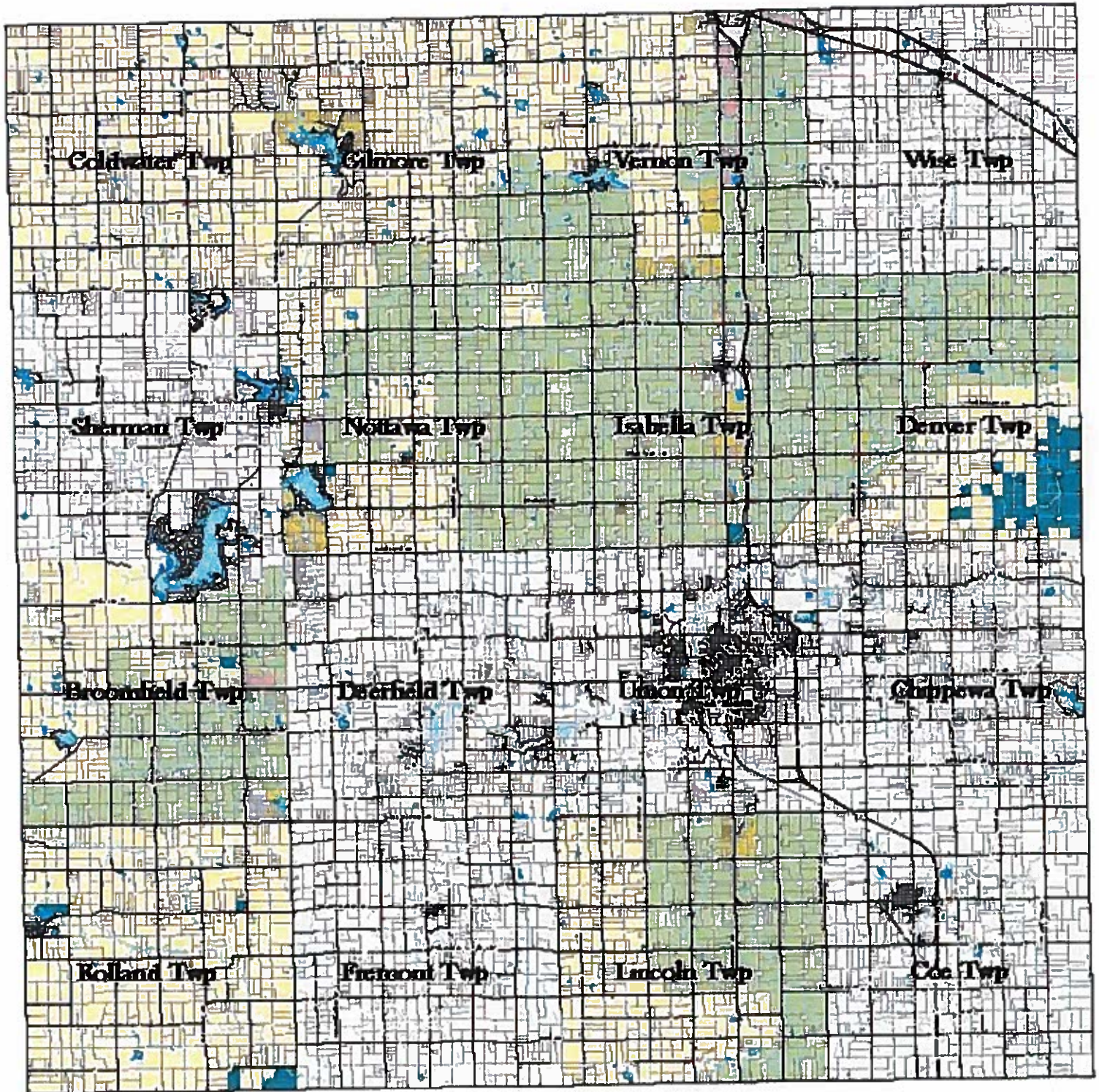
- A-1
- A-2
- A-3
- Commercial
- Industrial
- Residential
- High-Density Residential
- Tribal Trust Lands

Map Produced in March 2011 by:
Union Township GIS Department



Future Land Use

Isabella County, Michigan



- | | |
|---|--|
|  AC - Agricultural Conservation |  I - Industrial |
|  RAR - Rural Agricultural Residential |  FQP - Public/Quasi-Public |
|  LDR - Low Density Residential |  City/Village/Tribal Land |
|  MDR - Medium Density Residential |  NC - Neighborhood Commercial |
|  GC - General Commercial | |

Information is for the user through Isabella County and is not intended to be used as a basis for any legal action. It is not intended to be used as a basis for any legal action. It is not intended to be used as a basis for any legal action.

© 2009 ISABELLA COUNTY
 1000 W. WASHINGTON ST.
 ISABELLA, MICHIGAN 49755

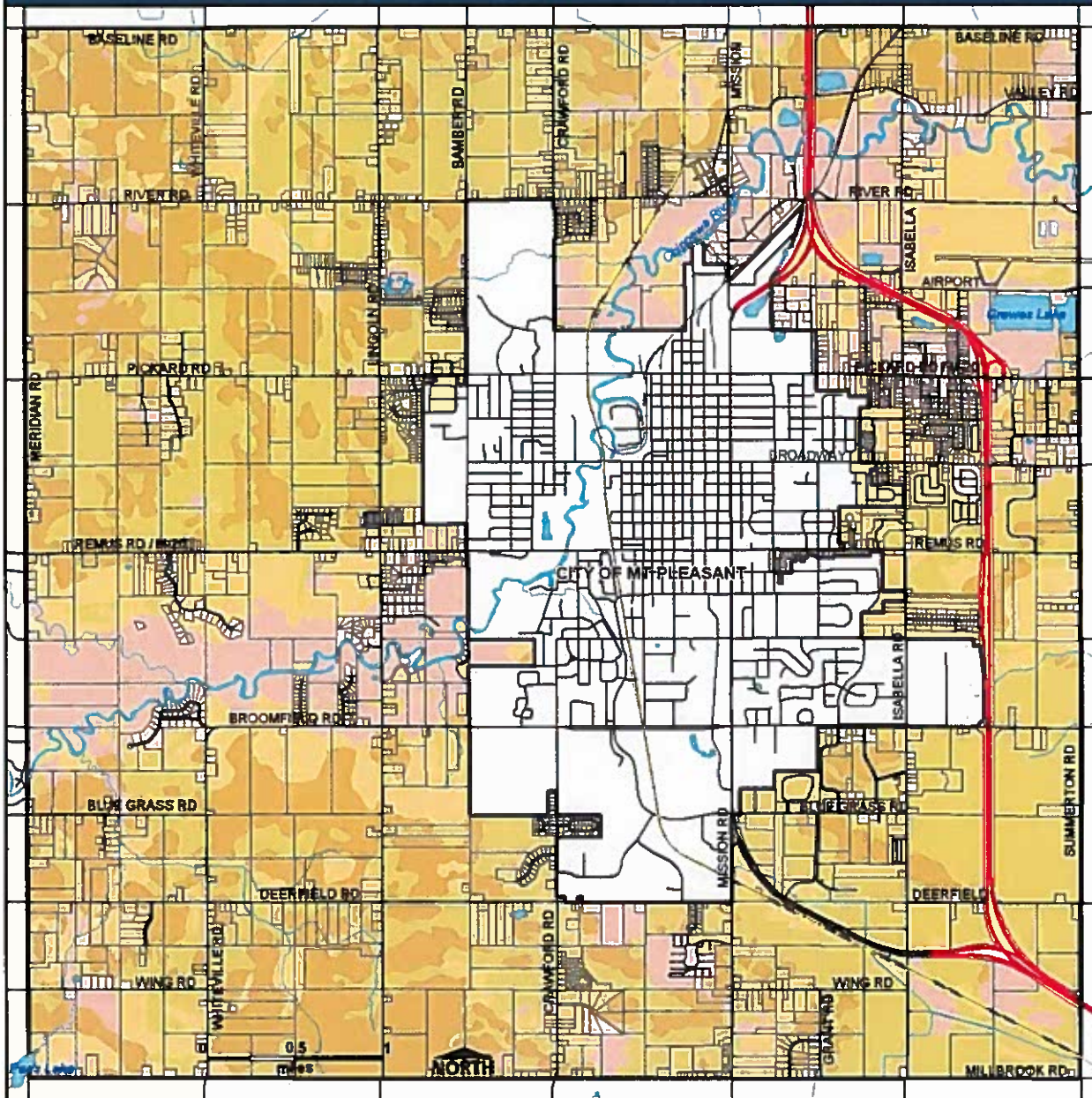


July 21, 2009



ISABELLA COUNTY
 1000 W. WASHINGTON ST.
 ISABELLA, MICHIGAN 49755
 (517) 837-1234

Prime Farmland by Soil Type



Farmland Classification by Soil Type

- All areas are prime farmland
- Prime farmland if drained
- Farmland of local importance
- Not prime farmland

Source: Soil Survey of Isabella County Michigan, 1985. USDA / NRCS Soil Conservation Service (<http://websollsurvey.nrcs.usda.gov>). Map produced October 2010.



<p align="center">MESSAGE TO TAXPAYER</p> <p align="center">POSTMARK DATE IS NOT HONORED FOR DUE DATE</p> <p>Summer Taxes are due by 11:59 pm on 9/14/16.</p> <p>After 9/14/16, 1% monthly interest will be added. To determine the correct payoff amount, go to uniontownshipmi.com or call 989-772-4600.</p> <p>Credit Cards are now accepted for payment.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 09/14/2016</p> <p>Pay by mail to: Kimberly M. Rice, Treasurer Charter Township of Union 2010 S. Lincoln Road Mt. Pleasant, MI 48858 989-772-4600 Ext. 228</p> <p align="center">**See reverse side for additional information**</p>																														
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: MYERS ROBERT L & JOYCE J 4572 E VALLEY RD MOUNT PLEASANT, MI 48858-0000</p> <p>Prop #: 14-002-20-009-00 School: MT PLEASANT PUBL Prop Addr: 4572 E VALLEY RD</p> <p>Legal Description: *</p> <p>T14N R4W, SEC 2, NW 1/4 OF SE 1/4 AND SW 1/4 OF NE 1/4 LYNG S OF HWY, EXC COM AT NE COR THEREOF TH S 10 RDS 7 FT (172 FT), W 8 RDS 2 FT (134 FT), N 10 RDS 7 FT (172 FT) TO 1/8 LN, TH E 8 RDS (132 FT) TO POB, EXC US-27 ROW AND PM RR ROW LANDS. ALSO PART OF THE FORMER CSX RR ROW (VARYING WIDTHS) LYING WITHIN THE ABOVE DESCRIBED DESCRIPTION L1411/P0412</p> <p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td>108,123</td> <td>401 RESIDENTIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td>113,100</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td>100.0000</td> <td></td> </tr> <tr> <td>Mortgage Co:</td> <td></td> <td></td> </tr> </table> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td>6.61000</td> <td>714.69</td> </tr> <tr> <td>State Educ Tax</td> <td>6.00000</td> <td>648.73</td> </tr> <tr> <td>Total Tax</td> <td>12.61000</td> <td>1,363.42</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>13.63</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>1,377.05</td> </tr> </tbody> </table>	Taxable Value:	108,123	401 RESIDENTIAL	State Equalized Value:	113,100	Class: 401	PRE/MBT %:	100.0000		Mortgage Co:			DESCRIPTION	MILLAGE	AMOUNT	County Operation	6.61000	714.69	State Educ Tax	6.00000	648.73	Total Tax	12.61000	1,363.42	Administration Fee		13.63	TOTAL AMOUNT DUE		1,377.05
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: 10/01/16 - 9/30/17 Township: 1/1/16 - 12/31/16 School: 7/1/16 - 6/30/17 State: 10/1/16 - 9/30/17</p> <p>Does NOT affect when the tax is due or its amount</p>	<p align="center">POSTMARK DATE IS NOT HONORED FOR DUE DATE</p> <p>Due Date: September 14, 2016 11:59 PM Phone: 989-772-4600 Office Hours: 8:30 to 4:30 Monday thru Friday</p>																														

Please detach along dotted line. Keep the top portion.

Mortgage Co:

Bill Number:

Mail Payment To:

Kimberly M. Rice, Treasurer
Charter Township of Union
2010 S. Lincoln Road
Mt. Pleasant, MI 48858
989-772-4600 Ext. 228

PLEASE RETURN BOTTOM PORTION OF BILL WITH YOUR PAYMENT
This tax is due by: 09/14/2016 After 09/14/2016 additional interest and fees apply
2016 Summer Tax for Prop #: 14-002-20-009-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: Charter Township of Union

Property Addr: 4572 E VALLEY RD

TOTAL AMOUNT DUE: 1,377.05

Amount Remitted: _____

To: MYERS ROBERT L & JOYCE J
4572 E VALLEY RD
MOUNT PLEASANT MI 48858-0000

Ck# _____
Cash _____



SECTION 4 AMENDMENTS

4.1 ADOPTION, AMENDMENTS, AND MAP CHANGES (AMENDED 1998-17)

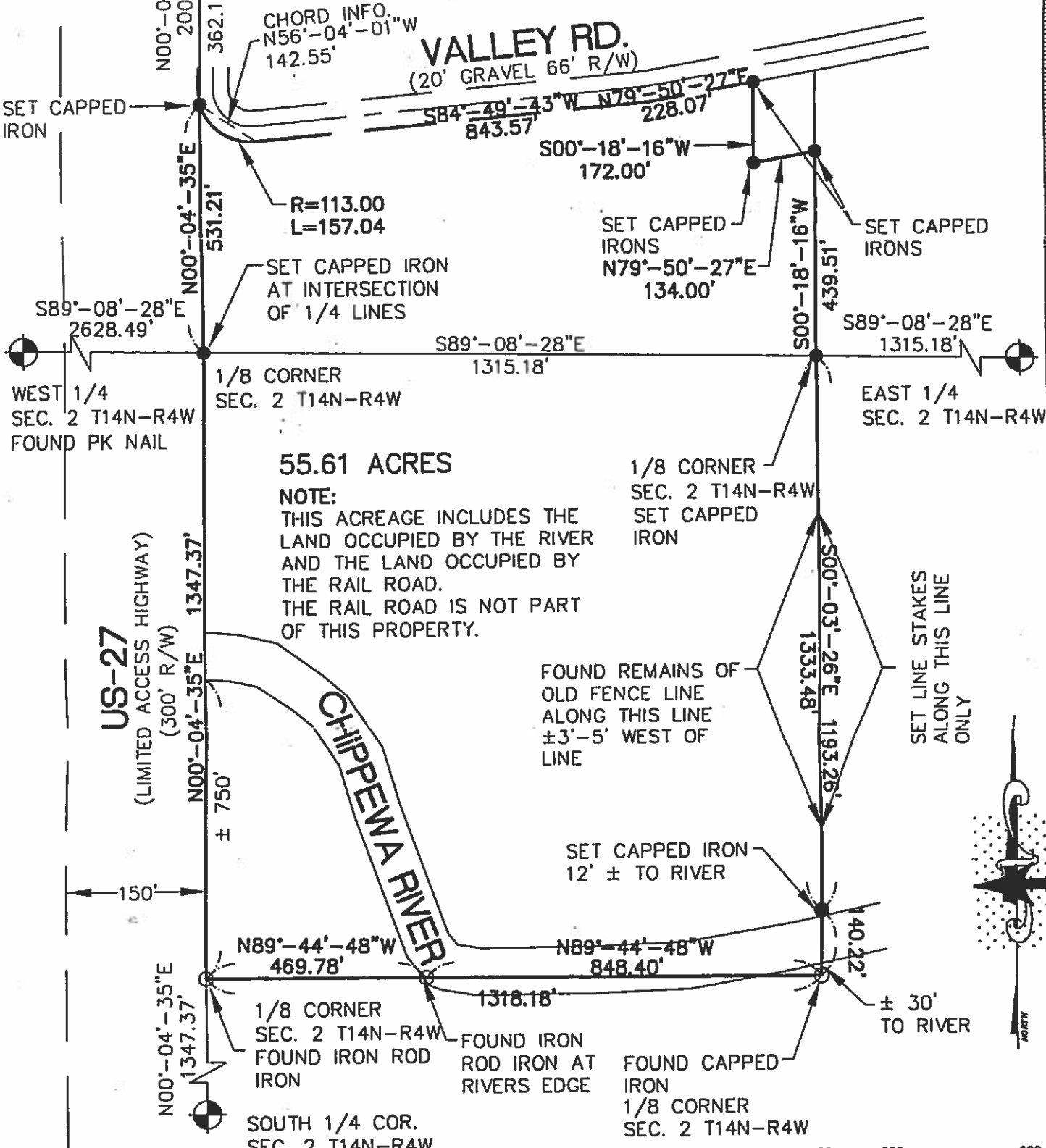
Whenever the public necessity, convenience, general welfare or good Zoning practice require, the regulations and District boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard, in accordance with Act 110 of the Public Acts of 2006 of the State of Michigan, as amended.

- A. Any public agency or interested person may make application to the Planning Commission for an amendment or map change. All requests must be submitted on forms carefully filled out with such data and information as to assure the fullest practicable presentation of facts for the permanent record.
- B. A fee shall be collected from the applicant sufficient to cover the expenses for said notices and hearings as specified in the schedule of fees.
- C. After receipt of a request for a change in the Zoning Ordinance, (map or text amendments) the Planning Commission shall hold a public hearing in accordance with Section 7.8" (Amended 2006-10)
- D. Township Planning Commission: Following such hearing, or hearings, the Township Planning Commission shall submit the proposed amendment to the County Planning Commission for proper action. The approval of the County Planning Commission shall be conclusively presumed unless such Commission shall, within thirty (30) days of its receipt, have notified the Township Clerk to the contrary.
- E. The Planning Commission shall submit the proposed amendment, along with its recommendation, to the Township Board for consideration within sixty (60) days from the conclusion of the public hearing. (Ord. 1998-17)
1. The Township board may adopt or reject the amendment as proposed. However, if the Board decides to make changes it must return the proposed amendment with changes to the Planning Commission for review and comment.
 2. After receipt of this report from the Planning Commission the Township Board may proceed to adopt the amendment with or without changes. Adoption must be by Ordinance, with yeas and nays recorded.
 3. Whenever a proposed amendment or District change has not been adopted by the Township Board, the Planning Commission may refuse to hold another public hearing on same for at least one (1) year unless it is conclusively proven that new conditions and circumstances exist.
- F. A notice of adoption shall be published in a newspaper published in the County with general circulation within the Township within fifteen (15) days after final approval. Said notice shall include the following:
1. In the case of a newly adopted Zoning Ordinance the following statement: "A Zoning Ordinance relating the development and use of land has been adopted by the Union Township Board."

BOUNDARY SURVEY

ROBERT L. AND JOYCE J. MYERS

NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SEC. 2, T14N, R4W, UNION TOWNSHIP
ISABELLA COUNTY, MICHIGAN



55.61 ACRES

NOTE:
THIS ACREAGE INCLUDES THE
LAND OCCUPIED BY THE RIVER
AND THE LAND OCCUPIED BY
THE RAIL ROAD.
THE RAIL ROAD IS NOT PART
OF THIS PROPERTY.

FOUND REMAINS OF
OLD FENCE LINE
ALONG THIS LINE
±3'-5' WEST OF
LINE

SET LINE STAKES
ALONG THIS LINE
ONLY

SET CAPPED IRON
12' ± TO RIVER

± 30'
TO RIVER

NOTE:
FOR LEGAL DESCRIPTION AND CORNER WITNESSES
SEE PAGE 2 OF 2.



1 inch = 300 ft.

I TIMOTHY E BEBEE HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION ON THE PROPERTY HEREIN DESCRIBED ON 2/16/01.

Timothy E Bebee
TIMOTHY E BEBEE P.S. #39074

R - RECORDED	○ - FOUND IRON	⊕ - SECTION CORNER	⊙ - CONCRETE MONUMENT
M - MEASURED	● - SET IRON	⊗ - 1/8 CORNER	□ - SET WOOD STAKE

CENTRAL MICHIGAN SURVEYING AND DEVELOPMENT CO., INC.

105 S. FRANKLIN STREET, SUITE 211, MT. PLEASANT, MICHIGAN 48858
PHONE: (517) 775-0756 FAX: (517) 775-5012 E-MAIL: cmad@ethowk.com

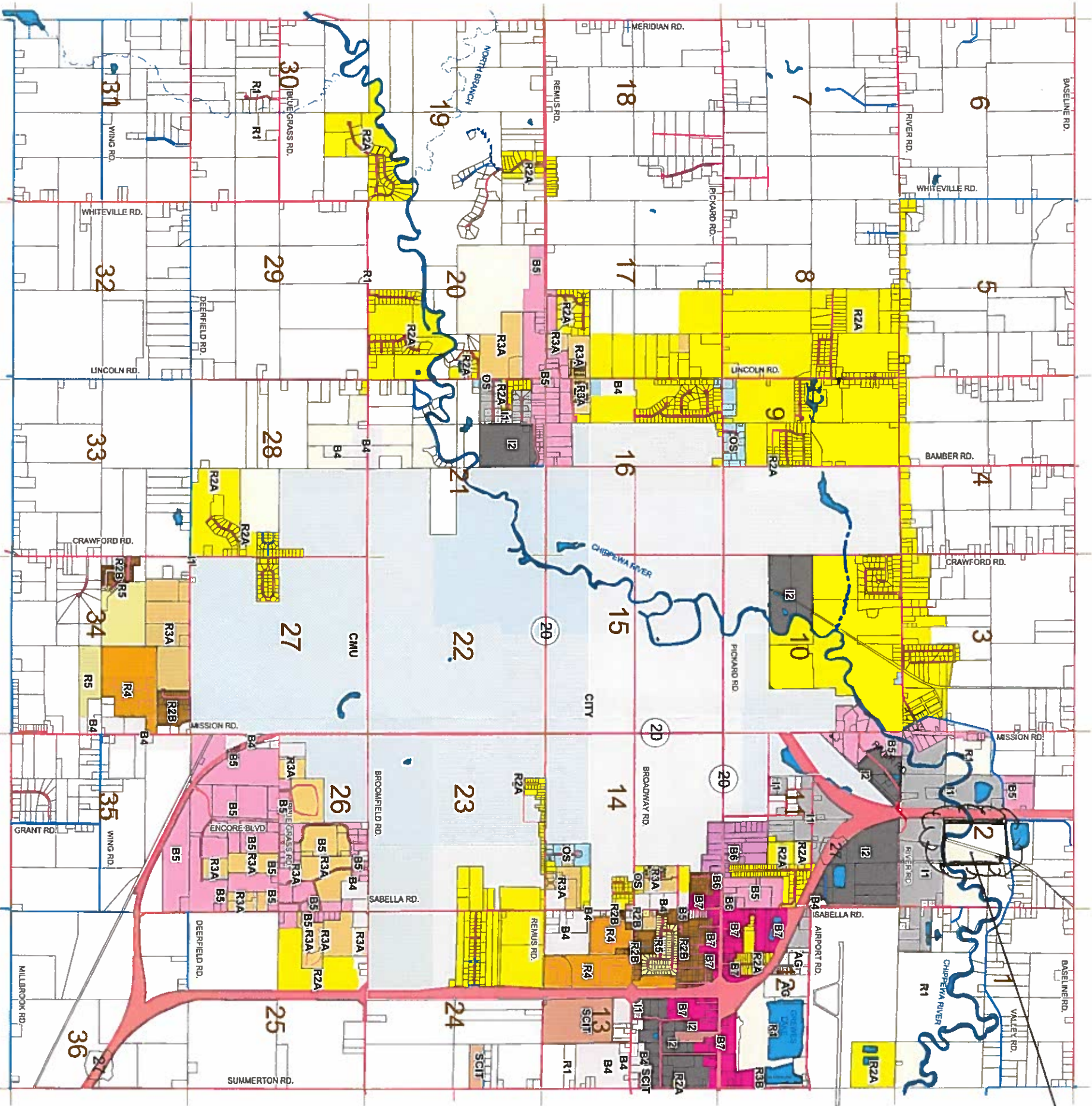


SCALE: 1" = 300'	SURVEY DATE:	DATE: 2/09/01	REVISED:	DRAWN BY: AMM	JOB NUMBER: 0101-04	SHEET NUMBER: 2 OF 2
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PIN	Name	Property Street Address	Owner Street Address	Owner City	Owner St	Owner Zipcode
14-002-20-007-02	STANTON JEFFREY	4815 E VALLEY RD	4815 E VALLEY RD	MOUNT PLEASANT	MI	48858
14-002-30-013-03	BGL HOLDINGS LLC <i>ATTN: Brian Horanoff</i>	4491 E RIVER RD	11497 S WOODRUFF RD	BLANCHARD	MI	49310
14-002-40-004-01	DELFIELD COMPANY	E RIVER RD	980 S ISABELLA RD	MT PLEASANT	MI	48858
14-002-40-008-00	DELFIELD COMPANY	980 S ISABELLA RD	980 S ISABELLA RD	MT PLEASANT	MI	48858
14-002-40-004-02	CHARTER TOWNSHIP OF UNION	4520 E RIVER RD	2010 S LINCOLN RD	MT PLEASANT	MI	48858
14-002-30-015-01	PJDJ PROPERTIES LLC	4356 E VALLEY RD	4356 E VALLEY RD	MOUNT PLEASANT	MI	48858
14-002-20-009-00	MYERS ROBERT L & JOYCE J	4572 E VALLEY RD	4572 E VALLEY RD	MT PLEASANT	MI	48858
14-002-20-009-00	MYERS ROBERT L & JOYCE J	4572 E VALLEY RD	4572 E VALLEY RD	MT PLEASANT	MI	48858
14-002-40-001-00	BUCKLEY DANIEL	640 S ISABELLA RD	640 S ISABELLA RD	MT PLEASANT	MI	48858
14-002-30-016-00	THERMAN JOANNE E REV TRUST	E VALLEY RD	9990 SAINT IVES DR	CANADIAN LAKES	MI	49346
14-002-30-015-02	MACHUTA MICHAEL & PATRICIA	E VALLEY RD	6801 E VALLEY RD	MOUNT PLEASANT	MI	48858
14-002-20-019-00	TOLAS PETER & TOLAS GEORGE &	E VALLEY RD	306 E BROADWAY ST STE #1	MT PLEASANT	MI	48858
14-002-20-010-00	BOGENRIEDER GLEN A	4880 E VALLEY RD	4880 E VALLEY RD	MOUNT PLEASANT	MI	48858
14-002-20-008-00	STANTON BELINDA	4798 E VALLEY RD	4798 E VALLEY RD	MT PLEASANT	MI	48858
14-002-20-016-01	<i>WHRD</i> SUNDBERG JANE E	4889 E VALLEY RD	4889 E VALLEY RD	MT PLEASANT	MI	48858
14-002-20-006-00	DENNIS ROGER	4705 E VALLEY RD	4705 E VALLEY RD	MT PLEASANT	MI	48858
14-002-20-006-00	DENNIS ROGER	4705 E VALLEY RD	4705 E VALLEY RD	MT PLEASANT	MI	48858
14-002-10-006-03	EPPLE WENDY	4519 E VALLEY RD	4519 E VALLEY RD	MOUNT PLEASANT	MI	48858
14-002-20-023-00	CONSUMERS ENERGY CO	E VALLEY RD	ONE ENERGY PLZ	JACKSON	MI	49201-9981

I certify that Public Notices for
 file # 2016-01 were
 mailed on 12-2-16 to all persons listed on
 this page. *Peter Vukobratovic* (signature)

Subject Property



- CHARTER TOWNSHIP OF UNION**
ZONING MAP - Through Ordinance 2014-02
- AG Agricultural
 - B-4 General Business
 - B-5 Highway Business
 - B-6 Auto-Related Highway Business
 - B-7 Retail and Service Highway Business
 - CITY
 - CMU
 - I-1 Light Industrial
 - I-2 General Industrial
 - OS Office / Service
 - R-1 One-family Residential
 - R-2A One and Two-Family District
 - R-2B One and Two-Family District
 - R-3A Apartment and Condominiums
 - R-3B Medium Density Apartment & Condos
 - R-4 Mobile or Modular Home District
 - R-5 Single-wide Mobile Home District
 - Saginaw Chippewa Indian Tribe Trust Lands

33 SECTION NUMBER
 SECTION CORNER



PRODUCED BY
 UNION TOWNSHIP
 GIS DEPARTMENT

CHARTER TOWNSHIP OF UNION
 T14N, R4W
 ISABELLA COUNTY, MICHIGAN



REQUEST FOR TOWNSHIP BOARD ACTION

To: Planning Commission	DATE: December 12, 2016
FROM: Peter Gallinat, Township Planner	DATE FOR BOARD CONSIDERATION: December 20, 2016
ACTION REQUESTED: Consider approval of the proposed Planning Commission meeting dates for the 2017 calendar year in accordance with the Open Meetings Act.	

Current Action Emergency

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A N/A

Finance Approval _____

RESOLUTION

RESOLVED that the regular Planning Commission meeting dates for the 2017 calendar year through December 31, 2017, scheduled for 7:00 p.m., on the third Tuesday of each month at Union Township Hall located at 2010 S. Lincoln Road, Union Township, Michigan, are hereby established in accordance with the Open Meetings Act, being MCL15.261, et, Seq., whereas these meetings are conducted and open to the public as follows:

- January 17, 2017
- February 21, 2017
- March 21, 2017
- April 18, 2017
- May 16, 2017
- June 20, 2017
- July 18, 2017
- August 15, 2017
- September 19, 2017
- October 17, 2017
- November 21, 2017
- December 19, 2017

Wednesday August 30, 2017 at 7:00p.m. (Joint Board of Trustees, ZBA, Planning Commission, EDA, and Sustainability meeting)

Resolved by _____ Seconded by _____

Yes:
No:
Absent: