

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 21, 2017 at the Township Hall.

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

Roll Call

Present: Buckley, Mielke, Robinette, Squattrito, Strachan, Webster, Woerle, & Zerbe

Excused: Fuller

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Mielke moved Zerbe supported the approval of the January 17, 2017 meeting minutes as presented. Vote: Ayes: 8 Nays: 0. Motion carried.

Robinette moved Woerle supported the approval of the February 7, 2017 special meeting minutes with corrections. Vote: Ayes: 8 Nays: 0. Motion carried.

Correspondence / Reports

Woerle updates on Board of Trustees.

Approval of Agenda

Webster moved Zerbe supported approval of the agenda as presented. Vote: Ayes: 8 Nays 0. Motion carried.

Public Comment – Open 7:09 p.m.

No comments.

Public Hearing

- **SUP 2017-02 Self Storage Buildings: Owner – McGuirk Mini Storage Inc.**
Location: 2420 E. Broomfield Rd.

Public Notice was read by Township Planner, Gallinat

Public Hearing open 7:12 p.m.

No comments.

Letter received at Union Township Hall from Brian Deans, 2265 E. Broomfield Rd. read by Township Planner, Gallinat.

Public Hearing closed 7:13 p.m.

New Business

- A. **SPR 2017-01 Taco Bell**
Location: 5760 E. Pickard Rd.

Bill Beckett, WT Development Corporation represented Taco Bell. The applicant is requesting to build a Taco Bell fast food restaurant with drive thru and a pole barn

accessory building on the property.

Township Planner, Gallinat confirmed that he has received review approvals from the Isabella County Drain Commission, Isabella County Transportation Commission, Township Utilities, and MDOT. The Mt. Pleasant Fire Department has reviewed the site plan and is awaiting a new site plan including fire hydrant placement.

Robinette moved **Woerle** supported to approve SPR 2017-1 Taco Bell with the condition that the Fire Department approves the revised site plan, recommending the fire hydrant placement requirements have been met. **Vote: Ayes: 8 Nays 0. Motion carried.**

B. SUP 2017-01 Self Storage Buildings: Owner – McGuirk Mini Storage Inc. Location: 2420 E. Broomfield Rd.

Woerle moved **Mielke** supported to postpone SUP 2017-01 pending satisfactorily completing the requirements from SPR 2016-03 (screening adjacent property and storm water management). **Vote: Ayes: 4 Nays 4. Motion failed.**

Robinette moved **Zerbe** supported to recommend approval of SUP 2017-01 Self Storage Buildings: Owner – McGuirk Mini Storage Inc. to the Board of Trustees with the condition that the site plan is in accordance with the criteria for a special use permit, also including the Township Planners recommendation: a site plan is in accordance with Section 12, 22, and 30 of the Zoning Ordinance is approved by the Township Planning Commission along with any additional conditions at the time the site plan is considered; the special use comports with section 30 of the Zoning Ordinance; and as part of section 30.2.D, the applicant demonstrates prior to Township Board of Trustees approval that all conditions of SPR 2016-03 have been satisfied. **Vote: Ayes: 4 Nays 4. Motion failed.**

Mielke moved **Woerle** supported to recommend denial of SUP 2017-01 Self Storage Buildings: Owner – McGuirk Mini Storage Inc. to the Board of Trustees. **Vote: Ayes: 4 Nays 4. Motion failed.**

C. Proposed Planning Commission By Laws

Discussion was held by the Planning Commissioners.

Woerle moved **Zerbe** supported to approve the proposed Planning Commission By Laws with corrections. **Vote: Ayes: 8 Nays 0. Motion carried.**

D. Nomination / Election of Vice Chair

Robinette moved **Woerle** supported to name **Mielke** as Planning Commission Vice Chair for 2017. **Vote: Ayes: 8 Nays 0. Motion carried.**

Other Business

A. Township Lighting Ordinance

Discussion by the Planning Commission, no action taken.

Extended Public Comment –open 10:26 p.m.

Marty Figg – Commented on SUP discussion.

Mark Stuhldreher, Township Manager – Suggested that the Planning Commission table the Special Use Permit, as it will not leave the applicant with nothing.
Joyce Figg, 810 National - Commented on Township operations, policies, and procedures.

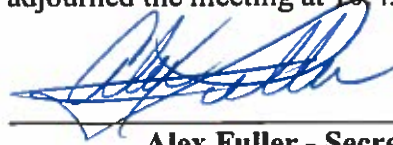
Final Board Comment

Mielke thanked the public for their comments, as it is helpful for updating the Future Land Use Map.

Zerbe moved Robinette supported to table SUP 2017-01: Self Storage Buildings: Owner – McGuirk Mini Storage Inc. **Vote: Ayes: 8 Nays 0. Motion carried.**

Adjournment – Chairman Squattrito adjourned the meeting at 10:45 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)