

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

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

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

Roll Call

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

Excused: Strachan

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Mielke moved Zerbe supported the approval of the February 21, 2017 meeting minutes with corrections. **Vote: Ayes: 8 Nays: 0. Motion carried.**

The February 28, 2017 special meeting minutes were approved as presented.

Correspondence / Reports

Woerle updates on Board of Trustees.

Mielke updates on the Zoning Board of Appeals.

Approval of Agenda

Mielke moved Woerle supported to add under Other Business: Debriefing of the LSL / Boards and Commissions Special Joint Meeting to Discuss the Master Plan Update (Future Land Use Map) to the agenda. **Vote: Ayes: 8 Nays 0. Motion carried.**

Fuller moved Robinette supported approval of the agenda as amended. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – Open 7:07 p.m.

Richard Figg, - Commented on extending water/sewer down Broomfield Rd. and suggested that information/directional LED signs needed.

Marty Figg, 810 Ashland – Commented on Roads.

Public Hearing

- **REZ 2017-01 I-1 to R-2A: Owner: VanBuskirk, Barry & Delores Action: Recommendation to Township Board of Trustees**
Location: 4531 Corporate Dr.

Public Notice was read by Township Planner, Gallinat

Brief description for the rezoning request was given by Township Planner, Gallinat

Public Hearing open 7:16 p.m.

No comments offered.

No written correspondence received.

Public Hearing closed 7:17 p.m.

- **REZ 2017-02 R-4 to B-4 Owner: Michigan Reserve Inc. Action: Recommendation to Township Board of Trustees**

Location: 2420 E. Remus Rd.

Public Notice was read by Township Planner, Gallinat

Brief description for the rezoning request was given by Township Planner, Gallinat

Public Hearing open 7:20 p.m.

Jim Holton, 506 W. Broadway – Commented on possibly expanding Morey Courts if rezone is approved.

No written correspondence received.

Public Hearing closed 7:22 p.m.

New Business

- A. **REZ 2017-01 I-1 to R-2A: Owner: VanBuskirk, Barry & Delores Action: Recommendation to Township Board of Trustees**

Location: 4531 Corporate Dr.

Township Planner, Gallinat read a letter written by the applicant, which was included in the Planning Commissioners' packet, giving reasoning for the rezoning request.

Tim Beebe was addressed by Chair Squattrito to speak from the audience – He commented on non conforming uses in commercially zoned areas are more difficult to get financing from lending institutions.

Fuller moved Webster supported to recommend denial of REZ 2017-01 rezoning Barry & Delores VanBuskirk, 4531 Corporate Drive from I-1 to R-2A to the Charter Township Board of Trustees to keep the parcel consistent with the Future Land Use Map and to have Township staff explore options to extend water / sewer to the parcel. Vote: Ayes: 8 Nays 0. Motion carried.

- B. **REZ 2017-02 R-4 to B-4 Owner: Michigan Reserve Inc. Action: Recommendation to Township Board of Trustees**

Location: 2420 E. Remus Rd.

Township Planner, Gallinat gave a brief history of the property, stating that the said parcel would be part of a potential expansion if rezoned, still fitting the future land use map. He also stated that this parcel could have mixed neighborhood commercial uses.

Woerle moved Buckley supported to recommend approval of REZ 2017-02 Property #14-013-30. Vote: Ayes: 8 Nays 0. Motion carried.

Other Business

- A. **SUP 2017-01 (Tabled 2-21-2017) Self Storage Buildings Owner: McGuirk Mini Storage Inc.**

Location: 2420 E. Broomfield Rd.

Conflict of Interest – Recusal of Planning Commissioner, Alex Fuller, per section 5.005d. There is reasonable appearance of a conflict of interest, as determined by a majority vote of the remaining members of the Planning Commission for SUP 2017-01 Self Storage Buildings, Owner: McGuirk Mini Storage Inc. Vote: Ayes: 6 Nays 1 Motion carried.

Woerle moved Mielke supported to remove from the Table SUP 2017-01 Self Storage Buildings Owner: McGuirk Mini Storage Inc. Vote: Ayes: 7 Nays 0 Motion carried.

Webster moved Mielke supported to postpone further discussion of SUP 2017-01 until the April 18, 2017 Planning Commission meeting. **Vote: Ayes: 7 Nays 0 Motion carried.**

B. Township Lighting Ordinance

Robinette moved Mielke supported approval to set the public hearing for the Township Lighting Ordinance, presented by the Township Legal Council at the March 21, 2017 Planning Commission meeting, for April 18, 2017 with the amended changes by the Planning Commission. **Vote: Ayes: 6 Nays 1 Motion carried.**

C. Debriefing of the LSL / Boards and Commissions Special Joint Meeting to Discuss the Master Plan Update (Future Land Use Map)

Discussion by the Planning Commission, no action taken.

Extended Public Comment –open 9:37 p.m.

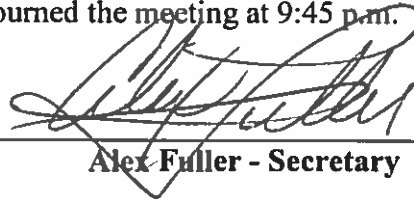
No Comments

Final Board Comment

Mielke - passed out Parliamentary Procedures (Robert's Rules) as a helpful tool; commented on Marty Figg's comment regarding Roads / Shoulders of Roads as a future discussion; brought up Chippewa River / septic issues as a future discussion.

Adjournment – Chairman Squattrito adjourned the meeting at 9:45 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)