



**Planning Commission  
Regular Meeting  
March 21, 2017  
7:00p.m.**

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- 2-21-2017 Regular Planning Commission Meeting
- 2-28-2017 Special Planning Commission Meeting

5. CORRESPONDENCE / BOARD REPORTS

6. APPROVAL OF AGENDA

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

8. PUBLIC HEARINGS

- REZ 2017-01 I-1(light Industrial) to R-2A (One and Two family Low Density Residential) 4531 Corporate Dr. Owner: VANBUSKIRK BARRY & DELORES
- REZ 2017-02 R-4 (Mobile Home Park) to B-4 (General Business District) E. Remus Rd. PID: 14-013-30-001-03. Owner: Michigan Reserve INC.

9. NEW BUSINESS

- A. REZ 2017-01 I-1 to R-2A 4531 Corporate Dr. Owner: VANBUSKIRK BARRY & DELORES *Action: Recommendation to Township Board of Trustees*
- B. REZ 2017-02 R-4 to B-4 2420 E. Remus Rd. Owner: Michigan Reserve INC. *Action: Recommendation to Township Board of Trustees*

10. OTHER BUISINESS

- A. (Tabled 2-21-17) SUP 2017-01 Self Storage Buildings 2420 E. Broomfield Rd. Owner McGuirk Mini Storage INC. *Action: Leave on table to take off table to*

*make recommendation to the Board of Trustees.*

**B. Township Lighting Ordinance. Action: Final Review before public hearing**

11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

12. FINAL BOARD COMMENT

13. ADJOURNMENT



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

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03/17/17

TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: A) REZ 2017-01 I-1 to R-2A 4531 Corporate Dr. Vanbuskirk Barry & Delores**

**Applicant:** VANBUSKIRK BARRY & DELORES

**Owner:** VANBUSKIRK BARRY & DELORES

**Location:** 4531 CORPORATE DR. MT PLEASANT, MI 48858

**Current Zoning:** I-1 Light Industrial District.

**Adjacent Zoning:** I-1 to the North, B-6 to the South across the road, I-1 to the West, and R-2A to the East.

**Future Land Use/Intent:** Industrial: Areas for factories and research facilities.

**Current Use:** Non-conforming residential home.

**Reason for Request:** Applicant has been unable to sell property for the past 10 years.

**History:** The property currently has an existing principal structure with an accessory structure on the property. Both structures have a residential use. 4531 Corporate Dr is not hooked up to Township water. Township water is available to 4531 Corporate Dr. There is no Twp Sewer available on Corporate Drive. There is Twp Sewer available on Packard Rd. to the East of the property. The current Township Zoning map, 2011 future land use map, and the proposed 2017 future land use map(2-28-17) future land use map show this parcel to be zoned Industrial. All 3 maps show the parcels to the east to be zoned residential and the property to the west Industrial. This area is a borderline that separates residential from industrial. The property meets the dimensional requirements for the R-2A District.

**Objective of board:** Recommend approval or denial of REZ 2017-01 to the Charter Township Board of Trustees. A rezone from I-1 to R-2A

**Recommend approval of REZ 2017-01 to the Charter Township Board of Trustees I-1 to R-2A unless there is a desire to expand sewer to the property for industrial development**

- This extends the residential zoning further to the west on Corporate Drive with no impact to the property on the west zoned I-1. Setback requirements for an I-1 district are the same for both residential uses and districts. 4531 Corporate Dr is currently not zoned residential but has an existing residential use.

- If the Planning Commission recommends denial I recommend they encourage the Township to extend sewer on corporate drive. This could make the parcel more suitable for industrial development.

**SUBJECT:      B) REZ 2017-02 E. Remus Rd PID: 14-013-30-001-03 Michigan Reserves INC.**

**Applicant:** CMS&D Surveying and Engineering

**Owner:** Michigan Reserves INC

**Location:** E. Remus Rd. MT PLEASANT, MI 48858 PID: 14-013-30-001-03

**Current Zoning:** R-4 Mobile Home Park District.

**Adjacent Zoning:** R-4 to the North, SCIT to the East across highway 127, B-4 to the West, R-2A to the South.

**Future Land Use/Intent:** High Density Residential: Primarily high density housing with mixed neighborhood commercial uses.

**Current Use:** Current vacant lot zoned R-4

**Reason for Request:** the Cultural and Recreational Commission of Isabella County at the potential of expanding their current facility. This parcel would be part of that potential expansion if rezoned.

**History:** The property is zoned R-4 but is currently vacant. At one time the property was part of the parcel to the North but was split in 2001. Since that time the township and that area has seen development. There has not been any development for a mobile home park on this parcel. The parcel meets the dimensional requirements of a B-4 District.

**Objective of board:** Recommend approval or denial of REZ 2017-02 to the Charter Township Board of Trustees. A rezone from R-4 to B-4

**Recommend at this time a recommendation of approval to the Township Board of Trustees REZ 2017-02**

- The current mobile home parks in the Township are not fully developed or fully occupied. If rezoned this would not prevent the existence of a mobile home park in the township
- The future land use map says this parcel could have mixed neighborhood commercial uses. Expanding the CRC would fit this use.

### **Other Business**

**SUBJECT:      A) SUP 2017-01 Self Storage Buildings 2420 E. Broomfield Rd.**

**History:** Public hearing for SUP 2017-01 held on 2-21-17. The Planning commission was unable to make a recommendation to the Board of Trustees. Item was tabled at 2-21-17 Planning Commission meeting.

**Objective of board:** The Planning Commission is to either leave the item on the table or take the item off the table. If the item is taken off the table the PC should make a recommendation to the Board of Trustees on approval or denial.

**SUBJECT:**     **A) Township Lighting Ordinance**

**Reason for Request:** There is the need to either add standards for outdoor lighting in Zoning Districts where there is currently none or, to add an outdoor lighting ordinance that addresses all Zoning Districts.

**History:** In 2002 the Township Planning Commission began work on an Outdoor lighting amendment Ordinance to be added in Section 8 of the Zoning Ordinance. In the last year the Planning Commission has discussed at a number of meetings outdoor lighting in the township. During this time the board entertained a presentation from Roger Hammer, a Twp resident who helped draft the current Isabella County Outdoor lighting Ordinance. In the last year it came to the board's attention that there was no record of the Township adopting the proposed 2002 Lighting Ordinance.

Following this discovery the Planning Commission again set forth to draft a lighting Ordinance. The Planning Commission reviewed the proposed 2002 Township Planning Commission Outdoor lighting Ordinance, Isabella County Lighting Ordinance and the City of Mt. Pleasant lighting Ordinance. The Commission sought input from Township staff, outside staff and the Township Legal team but was unable to reach a consensus of how the Ordinance would read.

**Objective of board:** Review Ordinance final time before a Public Hearing next month.

Peter Gallinat  
Twp Planner

**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 201603 (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 Squatrito adjourned the meeting at 10:45 p.m.

**APPROVED BY:**

\_\_\_\_\_  
**Alex Fuller - Secretary**

*(Recorded by Jennifer Loveberry)*

DRAFT



**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Special Joint Meeting**

A special joint meeting of the Charter Township of Union Planning Commission, Board of Trustees, ZBA, and EDA was held on February 28, 2017 at the Township Hall.

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

**Roll Call**

**Present:** Planning Commission: Buckley, Fuller, Mielke, Robinette, Squatrito, Strachan, Webster, Zerbe; Board of Trustees: Gunning, Cody, Rice, B. Hauck, Lannen, Mikus, Woerle; ZBA: Darin, Hunter, Sheahan-Stahl, Theisen, Warner; EDA: Figg, Kequom, Perry  
**Excused:** ZBA: Gross; EDA: Chowdhary, Elmore, Hilliard, Hunter, Johnson, Smith, Zalud

**Approval of Agenda**

**Webster moved Lannen supported approval of the agenda as presented. Vote: Ayes: 23 Nays 0. Motion carried.**

**Public Comment** – Open 7:07 p.m.

No comments.

**New Business**

**A. Presentation and discussion with LSL Planning on the Future Land Use Map for the Charter Township of Union Master Plan**

LSL Planning presented the Future Land Use Map for Union Township that the Planning Commission and LSL Planning have been working on to the Board of Trustees, ZBA, and EDA. Discussion was held by Boards / Commissions / Authorities.

**Extended Public Comment** –open 8:54 p.m.

No comments.

**Adjournment** – Chairman Squatrito adjourned the meeting at 8:54 p.m.

**APPROVED BY:**

\_\_\_\_\_  
**Alex Fuller - Secretary**

*(Recorded by Jennifer Loveberry)*

## Board Expiration Dates

<b>Planning Commission Board Members (9 Members) 3 year term</b>			
#	F Name	L Name	Expiration Date
1-BOT Representative	Norm	Woerle	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2018
4-Secretary	Alex	Fuller	2/15/2020
5-Vice Secretary	John	Zerbe	2/15/2018
6	Ryan	Buckley	2/15/2019
7	Denise	Webster	2/15/2020
8	Erik	Robinette	2/15/2018
9	Dwayne	Strachan	2/15/2018
<b>Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term</b>			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2018
3-Vice Secretary	Jake	Hunter	12/31/2019
4-Secretary	Mike	Darin	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	Andy	Theisen	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2018
<b>Board of Review (3 Members) 2 year term</b>			
#	F Name	L Name	Expiration Date
1-Chair	Ronald	Mclvor	12/31/2018
2	James	Thering	12/31/2018
3	Brian	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
<b>Citizens Task Force on Sustainability (4 Members) 2 year term</b>			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
<b>Construction Board of Appeals (3 Members) 2 year term</b>			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017
<b>Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term</b>			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2017
<b>Ghippewa River District Library Board 4 year term</b>			
1	Ruth	Helwig	12/31/2019



## Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Robert	Elmore	2/13/2017
4	Robert	Bacon	1/13/2019
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2018
7	Sarvjit	Chowdhary	1/20/2018
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2017
10	Michael	Smith	2/13/2017
11	Mark	Perry	3/26/2018

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

APPLICATION NO. Rez 2017-01

DATE 1-31-17

A. I (WE) Barry Van Buskirk

Address: 1424 Rock Rd  
Farwell MI 48622  
Phone: 989 386 3113

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 commercial / industrial zoning classification to residential 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.

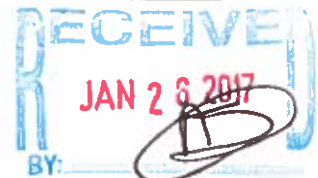
ZONING OF PROPERTY USE

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

14-011-40-004-00  
See ON Back

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

4531 Corporate Dr Mt Pleasant  
300 FT east of Packard Rd north side



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

NO water or sewer available

have had for sale 10 years can't sell because of zoning

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

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (Use separate sheet.) *(TWP will provide this)*

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

CERTIFICATION:

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

SIGNED:

Barry Van Buehrik  
Applicant \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
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. \_\_\_\_\_  
HOME FORMS AND HANDOUTS/PUBLIC FORMS

<p align="center"><b>MESSAGE TO TAXPAYER</b></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 <a href="http://uniontownshipmi.com">uniontownshipmi.com</a> or call 989-772-4600.</p> <p>Credit Cards are now accepted for payment.</p>	<p align="center"><b>PAYMENT INFORMATION</b></p> <p align="center">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"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: VANBUSKIRK BARRY &amp; DELORES 1424 E ROCK RD FARWELL, MI 48622</p> <p>Prop #: 14-011-40-004-00      School: MT PLEASANT PUBL Prop Addr: 4531 CORPORATE DR</p> <p>Legal Description: T14N R4W, SEC 11, BEG S OD34M W 1311.99 FT ALG N-W 1/4 LN; TH S 86D56M30S E 331.18 FT ALG S E-W LN FROM TH INT 1/4 COR; TH S 86D56M30S E 318.82 FT; TH N OD34M E 1314.65 FT; TH N 87D11M W 33 FT ALG E-W 1/4 LN; TH S OD34M W 555.5 FT; TH N 87D11M W 285.82 FT; TH S OD34M W 757.86 FT TO POB; EXC S 264 FT OF E 165 FT 4.97 AC M/L. I/E EZMT L819/P463</p> <p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>	<p align="center"><b>TAX DETAIL</b></p> <table border="0"> <tr> <td>Taxable Value:</td> <td align="right">27,600</td> <td>201 COMMERCIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">27,600</td> <td>Class: 201</td> </tr> <tr> <td>PRE/MBT %:</td> <td align="right">0.0000</td> <td>DDA EAST</td> </tr> <tr> <td>Mortgage Co:</td> <td></td> <td></td> </tr> </table> <table border="0"> <thead> <tr> <th align="left">DESCRIPTION</th> <th align="right">MILLAGE</th> <th align="right">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td align="right">6.61000</td> <td align="right">182.43</td> </tr> <tr> <td>State Educ Tax</td> <td align="right">6.00000</td> <td align="right">165.60</td> </tr> <tr> <td> </td> <td></td> <td></td> </tr> <tr> <td align="right">Total Tax</td> <td align="right">12.61000</td> <td align="right">348.03</td> </tr> <tr> <td align="right">Administration Fee</td> <td></td> <td align="right">3.48</td> </tr> <tr> <td align="right"><b>TOTAL AMOUNT DUE</b></td> <td></td> <td align="right"><b>351.51</b></td> </tr> </tbody> </table>	Taxable Value:	27,600	201 COMMERCIAL	State Equalized Value:	27,600	Class: 201	PRE/MBT %:	0.0000	DDA EAST	Mortgage Co:			DESCRIPTION	MILLAGE	AMOUNT	County Operation	6.61000	182.43	State Educ Tax	6.00000	165.60	 			Total Tax	12.61000	348.03	Administration Fee		3.48	<b>TOTAL AMOUNT DUE</b>		<b>351.51</b>
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<p align="center"><b>OPERATING FISCAL YEARS</b></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.

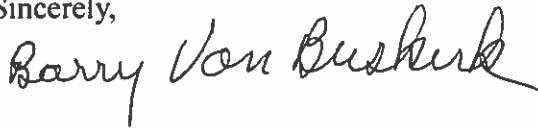
Union Township Zoning Board  
2010 S. Lincoln Rd.  
Mt. Pleasant, MI 48858

January 30, 2017

To the Union Township Zoning Board:

I am writing this letter in regards to the property located at 4531 Corporate Drive, Mt. Pleasant, MI, with existing house and garage. I am asking you to re-zone this property from Industrial to Residential. I have had this property for sale for over 10 years at below S.E.V. There is no water or sewer available to me or any of my neighbors, half of which are zoned residential now. I believe this zoning change would be a benefit to the neighbors and Union Township.

Sincerely,

A handwritten signature in black ink that reads "Barry Van Buskirk". The signature is written in a cursive style with a large, sweeping "B" at the beginning.

Barry Van Buskirk  
1424 E. Rock Road  
Farwell, MI 48622  
(989) 386-3113

VALVE BOX  
S15°E-32.55' "PK"  
NAIL & FLAG IN  
POWER POLE



○ - SET CAPPED "T"  
IRON  
● - FOUND IRON

PACKARD ST.

166' WIDE R.O.W.J

S 00°-34' W  
1311.99'

N 87°-11' W  
1.0'

757.09'

S 00°-34' W

757.09'

N 00°-34' E

757.86'

S 00°-34' W

N 87°-11' W  
285.82'

S 00°-3  
555.5

1314.68'

N 00°-34' E

264.0'

SOUTH - E & W  
1/8 LINE

159'

145'

N 00°-34' E  
1313.50'

1.0'

186.18'

153.82'

165.0'

318.82'

S 86°-56'-30" E

HOUSE

33' INGRESS-  
EGRESS  
EASEMENT



33' INGRESS-  
EGRESS  
EASEMENT

EXCEPT

S 1/4 COR., SEC. 11, T14N-R4W, UNION  
TWP., ISABELLA CO., MICHIGAN. (J-5)  
FOUND "T" IRON IN MON. BOX  
NE-36.56' SPIKE & FLAG IN 24" BOX ELDER  
SE-56.26' SPIKE & FLAG IN 10" APPLE  
S5°W-95.38' SPIKE & FLAG IN POPLAR  
S10°W-12.75' R.R. SPIKE IN & ROAD



William B. Ruddell  
PE & RLS 14769



As a Registered Land Surveyor, I hereby certify that I have surveyed and mapped the property herein described and that the requirements of Act 132, Public Acts 1970, have been met.

PLAT OF SURVEY FOR  
DWAINE WING.

Part of the NW 1/4, SE 1/4, of  
Section 11, Union Township,  
Isabella County, Michigan.

RUDELL ENGINEERING, INC.

Engineers & Surveyors

MT. PLEASANT, MICHIGAN ALMA, MICHIGAN  
(517) 772-2138 (517) 463-8565

DRAWN BY: JWR

SCALE: 1"=200'

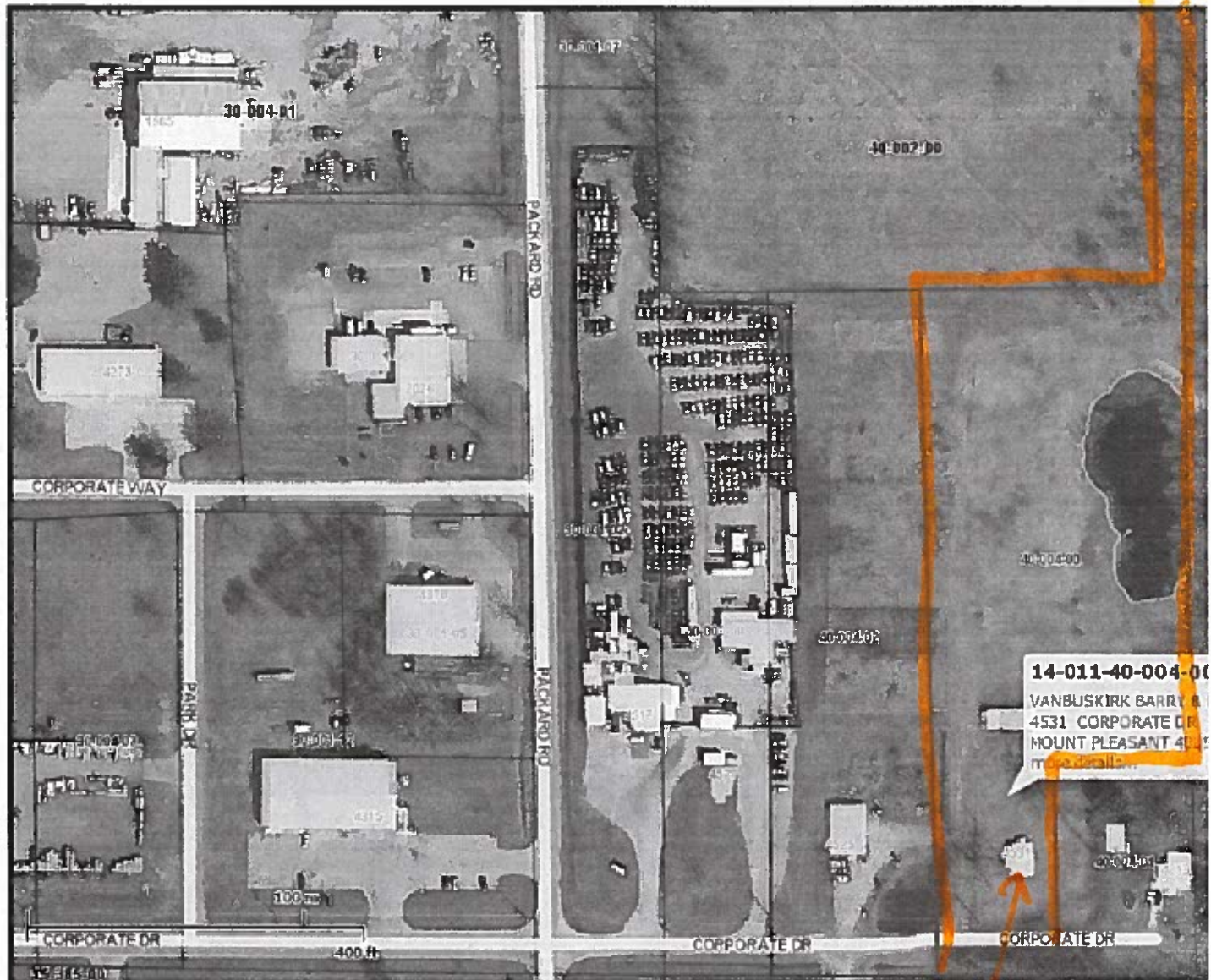
DATE: JUNE 1, 1990

JOB NO.: 90-04-073

REVISED:

SHEET NO. 1 OF: 2





14-011-40-004-00  
VANBUSKIRK BARRY M  
4531 CORPORATE DR  
MOUNT PLEASANT 4015  
more details

House

### Isabella County Map Document



Isabella County  
Map Service

web mapping by  
Amalgam LLC



1:3700

Map Publication

Mon Jan 30 2017 02:08

## UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, March 21, 2017, 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 I-1(Light-Industrial District) to R-2A (One and Two Family, Low Density Residential District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: **Barry & Delores Vanbuskirk** a rezoning of property from I-1 to R-2A zone

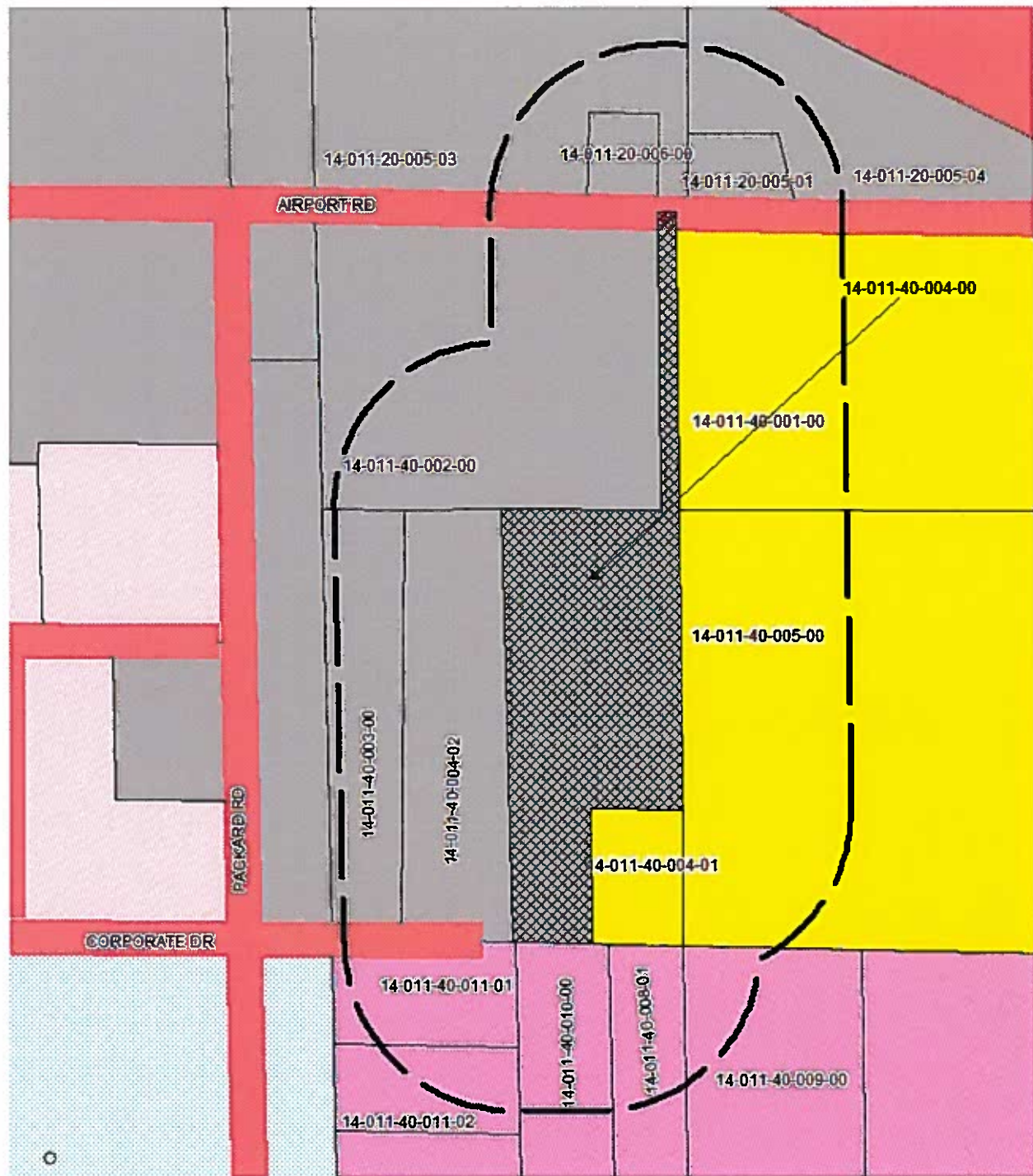
Legal Description of properties: T14N R4W, SEC 11, BEG S 0D34M W 1311.99 FT ALG N-W 1/4 LN; TH S 86D56M30S E 331.18 FT ALG S E-W LN FROM TH INT 1/4 COR; TH S 86D56M30S E 318.82 FT; TH N 0D34M E 1314.65 FT; TH N 87D11M W 33 FT ALG E-W 1/4 LN; TH S 0D34M W 555.5 FT; TH N 87D11M W 285.82 FT; TH S 0D34M W 757.86 FT TO POB; EXC S 264 FT OF E 165 FT 4.97 AC M/L. I/E EZMT L819/P463

These properties located at: 4531 CORPORATE DR, 14-011-40-004-00

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



Applicant Property (4531 Corporate Dr. PID 14-011-40-004-00) is the property highlighted and checked with a crosshatch pattern. The dashed line around property represents owners within 300 feet of applicant property. Applicant has request a rezone from I-1 (Light Industrial) Grey to R-2A (One and Two Family Low Density Residential District) Yellow.



VANBUSKIRK BARRY & DELORES  
1424 E ROCK RD  
FARWELL, MI 48622

GLUCH CHAD & RENEE  
4613 CORPORATE  
MOUNT PLEASANT, MI 48858

CASHEN FRED & JOYCE  
70 WARSAW AVE  
MOUNT PLEASANT, MI 48858

MCFARLANE WILLIAM J & LORI S  
1490 RANDALL BLVD  
NAPLES, FL 34120-5426

QUINN DAVID P & PAULA  
7352 BELLEVUE  
MOUNT PLEASANT, MI 48804-0329

MACDONALD JOHN W TRUST  
6266 LIBERTY CHURCH RD  
COOKEVILLE, TN 38501

MCBRIDE ALBERTA TRUST  
PO BOX 387  
MOUNT PLEASANT, MI 48804-0387

DREHER CHARLES H  
1924 HARPETH RIVER DR  
BRENTWOOD, TN 37027

BRICK LLC  
PO BOX 370  
MOUNT PLEASANT, MI 48804-0370

WING WALTER  
1005 PACKARD ST  
MT PLEASANT, MI 48858

BARTON LAWCARE LLC  
306 E BROADWAY STE 2  
MT PLEASANT, MI 48858

HOLSWORTH CHRIS & CASZATT  
CHARLES  
1106 N PACKARD RD  
MOUNT PLEASANT, MI 48858

BLAIR CAPITAL LLC  
325 ENTERPRISE DR  
BRECKENRIDGE, MI 48615-8528

RAYS AUTOMOTIVE INC  
4595 E PICKARD RD  
MT PLEASANT, MI 48858

PACKER ANITA STRUBLE  
3115 W BROOMFIELD RD  
MT PLEASANT, MI 48858

PRICE JAMES & IRENE TRUST  
3290 E RIVER RD  
MT PLEASANT, MI 48858

I certify that Public Notices for  
file # RE21017-04 were  
mailed on 3-6-17 to all persons listed on  
this page. Pat (signature)

# digitalfirst M E D I A

MICHIGAN GROUP

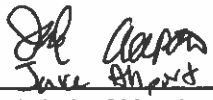
## AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION  
2010 S Lincoln

Mount Pleasant, MI 48858  
Attention: Kim Smith

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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Requested by: Barry & Delores Vanbuskirk a rezoning of property from I-1 to R-2A zone

Legal Description of properties: T14N R4W, SEC 11, BEG S 0D34M W 1311.99 FT ALG N-W 1/4 LN; TH S 86D56M30S E 331.18 FT ALG S E-W LN FROM TH INT 1/4 COR; TH S 86D56M30S E 318.82 FT; TH N 0D34M E 1314.65 FT; TH N 87D11M W 33 FT ALG E-W 1/4 LN; TH S 0D34M W 555.5 FT; TH N 87D11M W 285.82 FT; TH S 0D34M W 757.86 FT TO POB; EXC S 264 FT OF E 165 FT AC M/L I/E EZMT L819/P463

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Peter Gallinat,  
Township Planner  
Published March 5, 2017

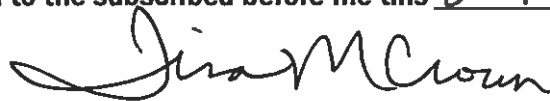
### CHARTER TOWNSHIP OF UNION

#### Published in the following edition(s):

Morning Sun	03/05/17
morningstarpublishing.com	03/05/17



Sworn to the subscribed before me this 6<sup>th</sup> March 2017



Notary Public, State of Michigan  
Acting in County of Isabella

#### Advertisement Information

Client Id: 531226

Ad Id: 1274811

PO:

Sales Person: 200307

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

APPLICATION NO. <sup>Rez</sup> 2017-02

DATE 2-28-17

A. I (WE) MICHIGAN RESERVES INC.

Address P.O. BOX 329, MT. PLEASANT, MI 48804-0329

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 R4  
zoning classification to B4  
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.)

E. REMUS ROAD, MT. PLEASANT

14-013-30-001-03

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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


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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION:**

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

SIGNED:

 2-28-17  
Applicant TIMOTHY HAUCK Date

PRESIDENT MICHAEL BRESNAHAN  
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. \_\_\_\_\_

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

*The Property lies on the North side of Remus Road between Isabella Road and the freeway. The Parcel's West line is approximately 1/4 mile East of Isabella Road and runs to the Westerly right-of-way line of the freeway.*

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

*A group of community members and organizations, along with the Cultural and Recreational Commission of Isabella County (CRC) are looking at the potential of expanding the current facility, which lies West of the subject property, in order to expand onto this parcel with these types of community services. It would require the property to be rezoned from R-4 to B-4 to match the CRC's existing property's zoning.*

- 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.

*At this point, the CRC has identified the need for expanded services but has not pursued the development of a site plan or site layout until they know that the property that they wish to expand into could be re-zoned properly. Thus, we have prepared an overall map of the area showing the parcels and their current zoning and on a separate sheet laid this map over an aerial map of the area to show the existing features.*

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

*See Separate Sheet*

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

*We have attached Schedule B-II of the ALTA Commitment which lists all easements and restriction on the property.*



**G.) MICHIGAN RESERVES – NEIGHBOR LIST**

**CROSSING AT BROADWAY MP LLC  
3290 W BIG BEAVER RD, STE 51  
TROY, MI 48084**

**CULT & REC COMM OF ISABELLA CO  
525 E. BROADWAY ST.  
MT. PLEASANT, MI 48858**

**SAGINAW CHIPPEWA INDIAN TRIBE  
7070 E BROADWAY RD  
MT. PLEASANT, MI 48858**

**BADER & MCDONALD LLC  
1720 E. PICKARD RD  
MT. PLEASANT, MI 48858**

Received  
ISABELLA COUNTY, MI  
01-12-2015 02:07 pm.

201500000274  
Filed for Record in  
ISABELLA COUNTY, MI  
KAREN R. JACKSON  
01-12-2015 At 02:07:33 pm.  
QUIT C DEED 17.00  
Liber 1688 Page 444 - 445  
201500000274  
TIM HAUCK

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That BROADWAY COMMUNITY HOUSING, LLC, a Michigan Limited Liability Company, of P.O. Box 329, Mt. Pleasant, Michigan, 48804-0329, Quit-Claims to:

MICHIGAN RESERVES INC., a Michigan Corporation, of P.O. Box 329, Mt. Pleasant, Michigan 48804-0329,

the following described premises situated in the Township of Union, County of Isabella, State of Michigan, and described as follows, to-wit:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Fourteen North (T-14-N), Range Four West (R-4-W), Union Township, Isabella County, Michigan, EXCEPT US-27 right-of-way; and EXCEPT a parcel of land described as beginning South 88°-31'-17" East, along the East-West Quarter line, 1317.12 feet from the West One-Quarter Corner of said Section 13; thence continuing South 88°-31'-17" East, along said East-West One-Quarter line, 770.43 feet; thence South 40°-53'-22" East, 390.89 feet to the US-27 Highway right-of-way line; thence South 00°-36'-47" East, along said Highway right-of-way line, 1486.48 feet; thence South 89°-34'-23" West, 536.50 feet; thence 579.62 feet along a 492.00 foot radius curve to the left, having a long chord bearing of South 55°-49'-23" West, 546.68 feet; thence South 89°-34'-23" West, 37.45 feet to the West 1/8 line; thence North 00°-25'-37" West, along said West 1/8 line, 2113.20 feet back to the place of beginning.

This conveyance is exempt from State Real Estate Transfer Tax pursuant to MCL 207.526(6)(a), and is exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(5)(a). (Consideration less than \$100.00).

For the full consideration of One (\$1.00) Dollar.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his hand this 22<sup>nd</sup> day of JAN, 20 17.

BROADWAY COMMUNITY HOUSING, LLC

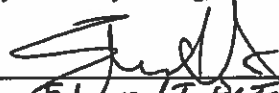
By   
Timothy R. Hauck, Managing Member

STATE OF MICHIGAN )  
 ) ss.  
County of Isabella )

On this 22 day of JAN, 2014, before me, a Notary Public, in and for said County, personally appeared Timothy R. Hauck, to me known to be the same person described in and who executed the within instrument, and who acknowledged the same to be his free act and deed, as Managing Member of Broadway Community Housing, LLC.

My commission expires:

4-30-2017

  
\_\_\_\_\_  
Edmund T. Patras  
Notary Public, Isabella County, Michigan,  
Acting in the County of Isabella

This instrument prepared by:  
JAMES S. FOX, Attorney at Law  
702 East Michigan  
Mt. Pleasant, MI 48858

When recorded return to:  
MICHIGAN RESERVES INC.  
P.O. Box 329  
Mt. Pleasant, MI 48804-0329

Property Tax I.D. Number: \_\_\_\_\_



**WFG National Title Insurance Company**  
a Williston Financial Group company

**SCHEDULE B-II  
ALTA COMMITMENT**

**Exceptions**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of Dower, homestead or marital rights of the spouse, if any, of any individual insured.
6. Restrictions or restrictive Covenants affecting the property described in Schedule A and not appearing in the chain of title to the land.
7. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which an accurate survey would disclose.
8. Taxes or special assessments which are not shown as existing liens by the public records or which constitute a lien, but are not yet due and payable.
9. Any and all oil, gas, mineral, exploration and extraction rights, and/or reservations thereof which may or may not be recorded.
10. Taxes and assessments that become a lien against the property after date of closing. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land or usage or loss of any homestead exemption status for the insured premises.
11. Rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
12. Notice of filing of Determination of Necessity and Taking Possession of Lands recorded June 30, 1960 in Liber 288, Page 512.
13. Distribution Main and Service Line Agreement granted to Michigan Consolidated Gas Company dated August 18, 1997 and recorded September 5, 1997 in Liber 887, Page 318.
14. Easements as disclosed in a Warranty Deed dated January 8, 2002 and recorded January 9, 2002 in Liber 1060, Page 683.
15. Easement granted to State of Michigan for highway purposes dated October 20, 1960 and recorded November 18, 1960 in Liber 290, Page 353.
16. Taxes paid through 2016, inclusive. #14-013-30-001-03



**Isabella County Map Document**


**Isabella County** | web mapping by **Amalgam LLC**




1:9100

**Map Publication:**

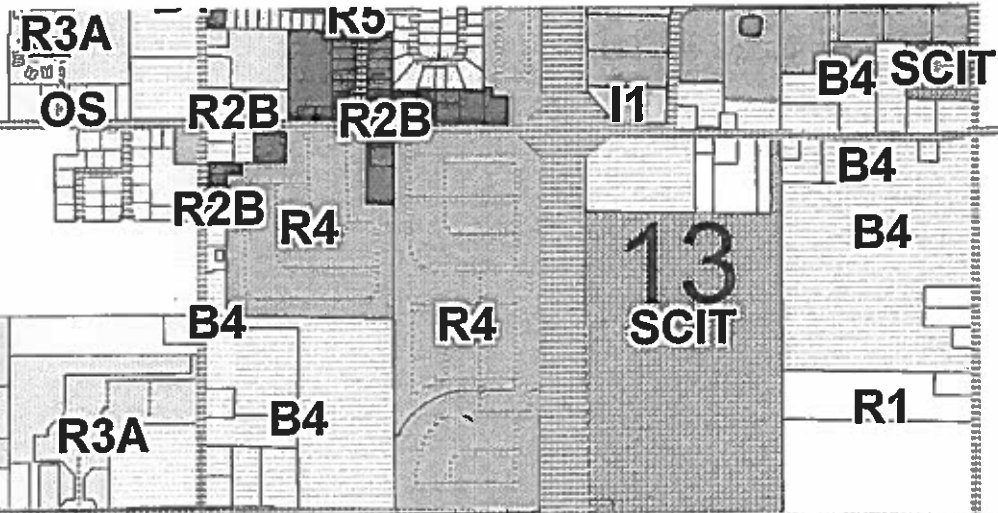
Wed Feb 22 2017 10:44:46 AM

**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.

ADWAY RD.

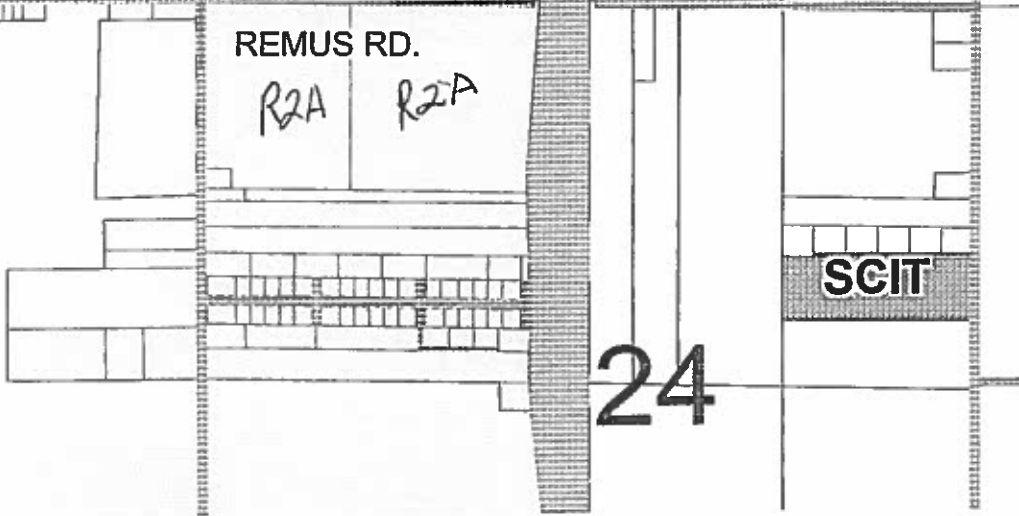
14



2A

REMUS RD.

23



24

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Requested by: **Michigan Reserves Inc.** a rezoning of property from R-4 to B-4 zone

Legal Description of properties: T14N R4W SEC 13; COM S 88D 31M 17S E, ALG E-W 1/4 LN, 2087.55 FT; TH S 40D 53M 22S E, 390.89 FT TO US-27 ROW LN; TH S 0D 36M 47S E, ALG ROW LN, 1486.48 FT, FROM W 1/4 COR SEC 13; TH S 0D 36M 47S E, 105.69 FT; TH ALG A CRV TO RT CHD BRG & DIST S 1D 44M 35S W, 619.68 FT, RAD 7536.33 FT, ARC 619.85 FT; TH S 4D 5M 59S W, 128.48 FT TO S SEC LN; TH N 88D 50M 37S W, ALG SEC LN, 995.62 FT TO W 1/8 LN; TH N 0D 25M 37S W, ALG 1/8 LN, 521.77 FT; TH N 89D 34M 23S E, 37.45 FT; TH ALG CRV TO RT, CHD BRG & DIST N 55D 49M 23S E, 546.68 FT, RAD 492 FT, ARC 579.62 FT; TH N 89D 34M 23S E, 536.5 FT TO POB 18.5 A M/L 12/26/01 SPLIT 14-013-30-001-00 NOW 001-03 (S 18.5 A) AND 001-04 (N 42.5 A)

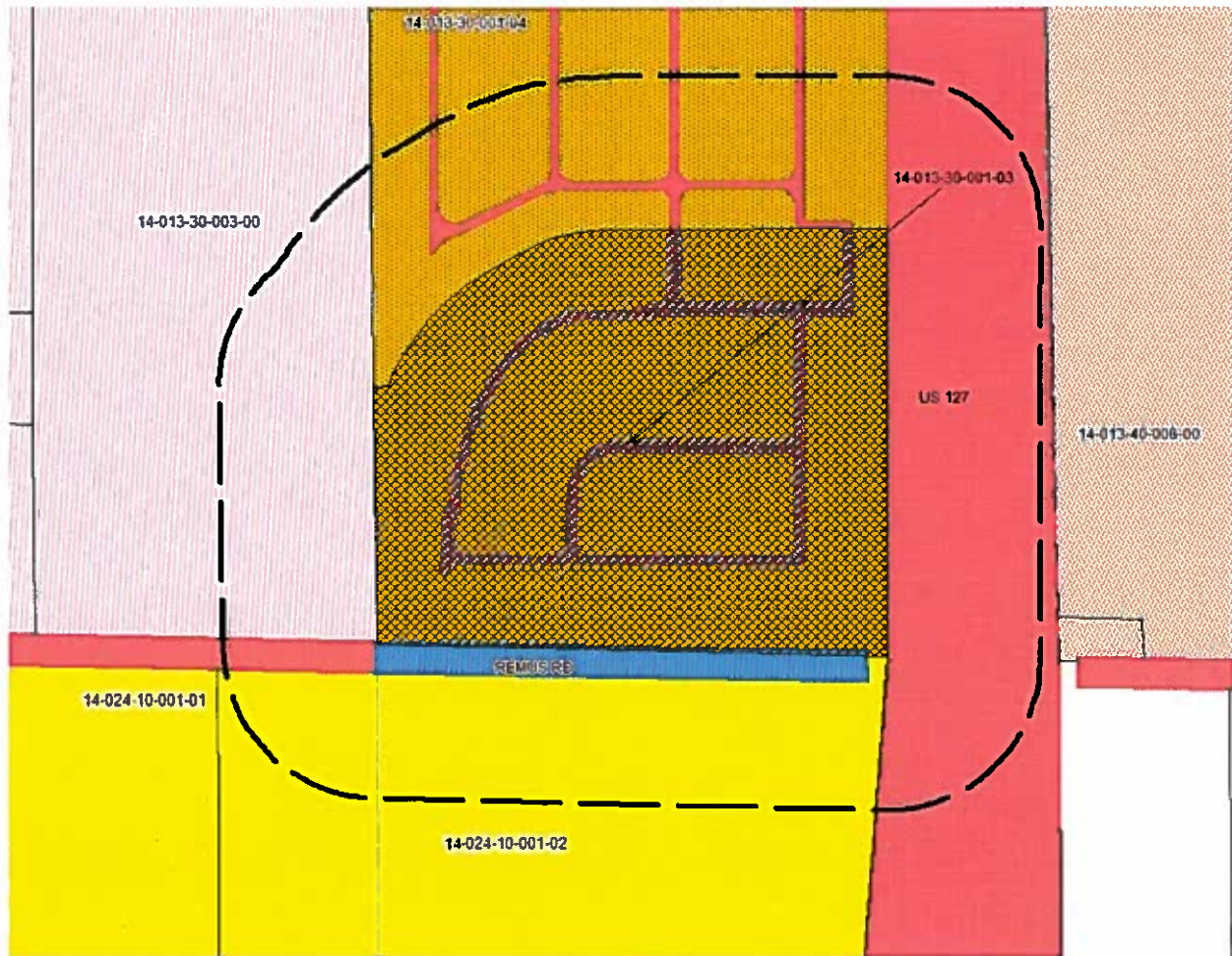
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Peter Gallinat,  
Township Planner





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SAGINAW CHIPPEWA INDIAN  
TRIBE  
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MT PLEASANT, MI 48858

CROSSING AT BROADWAY MP LLC  
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TROY, MI 48084

BADER & MCDONALD LLC  
1720 E PICKARD RD  
MOUNT PLEASANT, MI 48858

BONTRAGER JULIE &  
797 W REMUS RD  
MOUNT PLEASANT, MI 48858

MICHIGAN RESERVES INC  
PO BOX 329  
MOUNT PLEASANT, MI 48804-0329

CULT & REC COMM OF ISAB CO  
525 E BROADWAY ST  
MOUNT PLEASANT, MI 48858

CROSSING AT BROADWAY MP  
LLC  
5402 E BROADWAY RD  
MOUNT PLEASANT, MI 48858

I certify that Public notices for  
file # <sup>RE</sup>2017-02  
mailed on 3-6-17 to all persons listed on  
this page. Pete Kelly (signature)

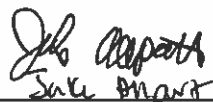
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2010 S Lincoln

Mount Pleasant, MI 48858  
Attention: Kim Smith

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COUNTY OF ISABELLA

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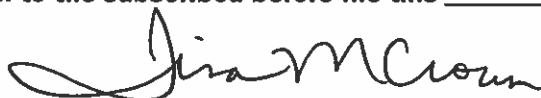
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morningstarpublishing.com	03/05/17



Sworn to the subscribed before me this 6<sup>th</sup> March 2017



Notary Public, State of Michigan  
Acting in County of Isabella

#### Advertisement Information

Client Id: 531226 Ad Id: 1274802 PO: Sales Person: 200307

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Peter Gallinat,  
Township Planner  
Published March 5, 2017

**8.225**

**OUTDOOR LIGHTING**

- A.** Unless specifically stated within this ordinance all outdoor lighting in all districts shall be down shielded as to reflect light away from adjoining properties.
- B.** For all Business, Industrial, and Office Districts there shall be no direct or sky-reflected glare exceeding one and one-half (1-1/2) foot candles or that would be damaging to the human eye measured at the property line of the lot occupied by such use. This regulation shall not apply to a parking lot. Exterior lighting sources shall be directed away from any neighboring residential Districts.

No outdoor lighting shall be directed off the lot on which it is located; and no light shall be so bright or otherwise obnoxious as to adversely affect adjacent land uses, especially adjacent residential land. In no case, except municipal street lighting, shall more than one (1) foot candle power of light cross a lot line, five (5) feet above the ground into a residential District.

Lighting of outdoor display areas shall be shielded so as to deflect light away from adjacent properties. Such lighting shall also be deflected away from any adjacent properties. Such lighting shall also be deflected away from any adjacent street so as not to interfere with traffic.

- C.** The use of laser lighting for Holiday decorations is to be directed towards the structure on the property that they are used. Other Holiday decorations are exempt from outdoor lighting. The Township may take steps to eliminate the impact of holiday decorations if it deemed necessary to protect the health, safety, and welfare of the public.