

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on April 18, 2017 at the Township Hall.

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

**Roll Call**

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

**Others Present**

Peter Gallinat and Jennifer Loveberry

**Approval of Minutes**

**Webster** moved **Robinette** supported the approval of the March 21, 2017 meeting minutes with corrections. **Vote: Ayes: 9 Nays: 0. Motion carried.**

**Correspondence / Reports**

Woerle updates on Board of Trustees Union Township Annual Clean Up day is set for June 10, 2017 from 8 a.m. to 12 p.m. for Township residents.

Mielke the Zoning Board of Appeals did not have any business in March.

**Approval of Agenda**

**Webster** moved **Woerle** supported approval of the agenda as amended (corrected address on Agenda for SUP 2017-02). **Vote: Ayes: 9 Nays 0. Motion carried.**

**Public Comment** – Open 7:07 p.m.

Tim Beebe, 510 W. Pickard – Inquired on the date of special meeting that was added for the planning commission. (4/25/17 at 7 p.m.)

**Public Hearing**

- **SUP 2017-02 B4 District: Owner: Gwendalyn Oswald/Clint Oswald :Retail Sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes**
- **Location: 5598 S. Mission Rd.**

**Public Notice** was read by Township Planner, Gallinat

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

Public Hearing open 7:15 p.m.

No comments offered.

No written correspondence received.

Public Hearing closed 7:16 p.m.

## New Business

### **A. SUP 2017-02 B4 (General Business District): Owner: Gwendalyn Oswald/Clint**

**Oswald Action: Recommendation to Township Board of Trustees**

**Location: 5598 S. Mission Rd.**

The applicant operates an automobile repair shop and is requesting to sell used cars/light trucks. This use is only allowed as a special use in a B-4 District.

Discussion was held by the Planning Commissioners, questions were directed to the applicant, Clint Oswald, who was in the audience.

Peter Gallinat, Township Planner, read through the zoning ordinance general requirements for special uses section 30.3.

**Woerle** moved **Robinette** supported to recommend approval of SUP 2017-02, a special use permit in the B-4 District with the conditions: Retail sale of used cars/light trucks a site plan approval, to be approved by Township Staff, for Gwendalyn and Clint Oswald, 5598 S. Mission to the Charter Township Board of Trustees. **Vote: Ayes: 9 Nays 0. Motion carried.**

- 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 SPR 2017-02, SPR 2017-03, and SUP 2017-01 Owner: McGuirk Mini Storage Inc. **Mielke** moved **Zerbe** supported the recusal of Planning Commissioner Fuller. **Vote: Ayes: 7 Nays 1 Motion carried.**  
**Due to reasonable appearance of conflict of interest for the remainder of the agenda, Commissioner Fuller left the meeting.**

### **B. SPR 2017-02 I1 (Light Industrial District) Owner: McGuirk Mini Storage Inc.**

**Action: Review and approve site plan**

**Location: Independence Dr.**

Township Planner, Gallinat gave a brief history of the property, stating that the said parcel is currently a vacant site zoned I1. The applicant is requesting to construct a 2,500 sq. ft. office with 7,500 sq. ft. warehouse storage as part of a phase 1. Additional storage of 6,500 sq. ft. will be built as part of a phase 2.

Tim Beebe, CMS&D Surveying and Engineering, representing McGuirk Mini Storage Inc. presented the site plan and requested that sidewalks be waived until the Township deems necessary. Letters of approval from outside agencies have been received. Further information / requirements have been requested by: Public Works, Fire Department, and the Road Commission.

**Mielke** moved **Buckley** supported to recommend approval of SPR 2017-02 with the following conditions: all outside agency requirements have been met, sidewalks waived until the Township deems necessary and legal agreement to be drafted by Township Attorney and signed by both parties stating the sidewalk waiver to be recorded at the Register of Deeds at the Isabella County Building. **Vote: Ayes: 8 Nays 0. Motion carried.**

### **C. SPR 2017-03 Office Site with Garages Owner: McGuirk Mini Storage Inc. Action:**

**Review and approve site plan**

**Location: Corner of Lincoln and Independence Dr.**

Township Planner, Gallinat gave a brief history of the property, stating that the said parcel is currently a vacant OS. The applicant is requesting to construct two 2,400 sq. ft. offices with two 1,040 sq. ft. garages.

Tim Beebe, CMS&D Surveying and Engineering, representing McGuirk Mini Storage Inc. presented the site plan and requested that sidewalks on Independence Dr. be waived until the Township deems necessary and requesting a waiver for sidewalks on Lincoln Rd. until the Road Commission declares what side of Lincoln Rd. sidewalks will be installed. Letters of approval from outside agencies have been received. Further information / requirements have been requested by: Public Works, Fire Department, and the Road Commission.

**Robinette** moved **Strachan** supported to recommend approval of SPR 2017-03 with the following conditions: all outside agency requirements have been met, sidewalks waived until the Township deems necessary and legal agreement to be drafted by Township Attorney and signed by both parties stating the sidewalk wavier to be recorded at the Register of Deeds at the Isabella County Building, screening was modified from plan and spruce trees will be planted in a single row, and lots 1 & 2 of Lincoln Commerce park be combined into one parcel. **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.**

SUP 2017-01 was previously tabled on 2-21-17, removed from the table 3-21-17, and postponed until 4-18-17 meeting.

Peter Gallinat, Township Planner, read through the zoning ordinance general requirements for special uses section 30.3. Discussion was held by the Commissioners.

**Zerbe** moved **Webster** supported to not recommend approval of SUP 2017-01 Self Storage Buildings Owner: McGuirk Mini Storage Inc. to the Township Board of Trustees stating reasoning 30.3A.1, 2, 4, and 8. **Vote: Ayes: 5 Nays 3 Motion carried.**

**Extended Public Comment** –open 9:27 p.m.

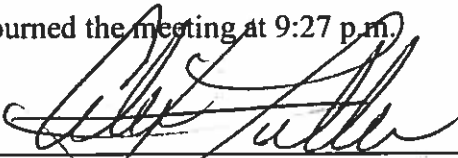
No Comments

**Final Board Comment**

No comments.

**Adjournment** – Chairman Squattrito adjourned the meeting at 9:27 p.m.

**APPROVED BY:**

  
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**Alex Fuller - Secretary**

*(Recorded by Jennifer Loveberry)*