



**Planning Commission
Special Meeting
April 25, 2017
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 4-18-2017 Regular Planning Commission Meeting
 - 3-28-2017 Special Planning Commission Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. PUBLIC HEARINGS
 - TXT Amendment 2017-01 Outdoor Lighting Charter Township Of Union Zoning Ordinance 1991-5 as amended (*Action needed: recommend approval to Board of Trustees*)
9. NEW BUSINESS
 - A. FLU Map Discussion and Recommendation to LSL. (*Action needed: Recommend a draft FLU Map to LSL*)
10. OTHER BUSINESS
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. FINAL BOARD COMMENT
13. ADJOURNMENT

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: 8 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 2017-02 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 waiver 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:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A special meeting of the Charter Township Planning Commission was held on March 28, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Buckley, Fuller, Mielke, Robinette, Squatrito, Strachan, Webster, Woerle, & Zerbe

Others Present

Twp Peter Gallinat, Josh Penn LSL, Kathleen Duffy LSL

Approval of Agenda

Robinette moved **Mielke** supported to approve the agenda as presented. **Ayes: all. Motion carried.**

Others Present

Open at 7:04

Richard Figg 1239 E. Broomfield Rd.

Closed at 7:05pm

New Business

A. Discuss The Union Township Master Plan Action Plan with LSL Planning

Kathleen Duffy and Josh Penn presented ideas and goals for the Master Plan. The Planning Commission discussed goals for the Township Master Plan.

EXTENDED PUBLIC COMMENT

Open at 9:02pm

Ben Gunning 2270 E. Broomfield Rd. commented on the meeting process zoning of other Townships.

Marty Figg 810 Ashland Dr. commented on travel paths in the Township

Closed at 9:12pm

FINAL BOARD MEMBER COMMENTS

Mielke commented on septic system information for the community.

Squatrito reminded board to watch their email for polling special meetings.

ADJOURNMENT

Chair adjourned the meeting at 9:13p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Peter Gallinat)

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	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
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	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
Board of Review (3 Members) 2 year term			
#	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
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	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
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2017
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019

Charter Township Of Union



The committee was able to come to the following conclusions 1-15 on 4-11-17. Some are recommendations and others are questions they needed answered by the entire board. Please refer to the attached Land Use Descriptions form in the packet and your large colored copy of the FLU Map provided to you at the March meeting.

- 1) Broomfield road properties that have B-4 / R-1 zoning. Community Commercial or Institutional Recreational?
- 2) Lincoln Rd. between Pickard and Remus Rd. Recommend property frontages on West Community Commercial. Properties on the East Neighborhood Service or Community Commercial? This does not include the current houses on Lincoln Rd.
- 3) Recommend Seaman Dr. Industrial/Employment. Frontage along Lincoln on East Community Commercial or Neighborhood Service.
- 4) Recommend PID 14-013-30-001-03 Remus Rd. Institutional Recreation. (property the PC recently recommended to change to B-4 for a More Courts expansion)
- 5) Recommend Isabella Rd. Pickard to Kay St. Community Commercial on East.
- 6) Recommend Isabella Rd. Kay St. to Broadway Neighborhood Service on East.
- 7) Recommend 4964 E. Broadway Neighborhood Service.
- 8) Recommend NW corner of Remus Isabella Community Commercial or Neighborhood Service.
- 9) Recommend North of River Rd. East of Highway 127 South of Chippewa River Industrial Employment.
- 10) Recommend Valley Rd West of Highway 127 on the South industrial Employment and the North Rural Buffer. Mission Rd South of Valley frontages Community Commercial.
- 11) Recommend Property immediately south of Highway 127 and south of Deerfield Rural Buffer.
- 12) Recommend Wing Rd. East of Mission Rd. Rural Buffer.
- 13) Mission Rd. between Deerfield and Wing Rd Community Commercial or Commercial Industrial Mix?
- 14) Orange Parcels West of Bamber North of Pickard Neighborhood Service?
- 15) Orange Parcels North of Remus Neighborhood Service?

Union Township Master Plan
 Future Land Use Descriptions
 DRAFT April 2017

Future Land Use Category	Description
Rural Preservation	Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for high intensity uses should be prohibited to prevent leapfrog development.
Rural Buffer	Rural Buffer areas do not have sewer and water, but are appropriate for agriculture uses and some infill, typically low density residential. Typically located on the fringe between rural and more urbanized areas, future rezoning in this district should be limited for all heavier uses, especially those requiring extended utility service.
Residential	After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.
Residential – Attached	This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.
Manufactured Housing	This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.
Bluegrass Center Area	While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. It is characterized by multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and urban housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, and should collectively promote a vibrant, livable center to the neighboring university population.
Neighborhood Service	Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district has shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the Township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses.

Union Township Master Plan
 Future Land Use Descriptions
 DRAFT April 2017

<p>Community Commercial</p>	<p>This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.</p>
<p>Commercial / Industrial Mix</p>	<p>This district is intended for a blend of medium intensity commercial and some light industrial uses. Small-scale manufacturing, auto-related uses, storage and businesses such as construction or landscape supply which require outdoor storage and a limited retail component are promoted here, with heavier screening requirements to ease the transition between these areas and less intense adjoining uses.</p>
<p>Industrial / Employment</p>	<p>This category promotes employment generating uses associated with industry, as well as production for regional goods and services. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.</p>
<p>Recreation / Institutional</p>	<p>This category is designated primarily for large-scale recreation, natural features and open space.</p>
<p>Tribal Trust Lands</p>	<p>These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.</p>

**UNION TOWNSHIP PUBLIC HEARING NOTICE -
ZONING TEXT AMENDMENT**

NOTICE is hereby given that a Public Hearing will be held on Tuesday April 25, 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 Zoning Ordinance Text Amendment of the Union Township Zoning Ordinance 1991-5 as amended:

An ordinance to amend the Charter Township of Union Zoning Ordinance by amending Section 8 GENERAL PROVISIONS with the following:

8.225 OUTDOOR LIGHTING

- A. Unless specifically stated within this ordinance all outdoor lighting in all districts shall be down shielded so as to reflect light away from adjoining properties.
- B. For all Business, Industrial, and Office Districts:
 - (1) There shall be no direct or sky-reflected glare exceeding one and one-half (1-1/2) foot candles or that otherwise would be damaging to the human eye as measured at the property line of the lot from which such glare emits.
 - (2) Exterior lighting sources shall be directed away from any neighboring residential Districts.
 - (3) No outdoor lighting shall be directed off the lot on which it is located; and no light shall be so bright or otherwise obnoxious so as to adversely affect adjacent land uses, especially adjacent residential land.
 - (4) 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.
 - (5) 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 street so as not to interfere with traffic.
- C. Laser lighting is to be directed towards the structure or the ground the structure is located on the property on which such lighting is used.
- D. Holiday or themed decorations are exempt from outdoor lighting requirements; provided, however, that the Township may take steps to remove or eliminate the impact of holiday or themed decorations if deemed a public nuisance or necessary to protect the health, safety, and welfare of the public.

Any interested person 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. A true copy of this Ordinance may be obtained or inspected on the township's website, <http://www.uniontownshipmi.com/BoardsandCommissions/PublicNotices.aspx> Please contact the Township Planner to make arrangements for accessibility and impairment concerns. Phone (989) 772 4600 extension 241

Peter Gallinat
Township Planner



MICHIGAN GROUP

Account: 531226
 Name:
 Company: CHARTER TOWNSHIP OF UNION
 Address: 2010 S Lincoln
 Mount Pleasant, MI 48858
 Telephone: (989) 772-4600
 Fax: (000) 000-0000
 Description: UNION TOWNSHIP PUBLIC HEARING
 NOTICE

Date: 04/07/17
 Start Date: 04/10/17 Stop Date: 04/10/17
 Class: 1201 - Legal Notices
 Ad ID: 1304112
 Ad Taker: CRTCROWN
 Sales Person: Tina Crown (200303)
 Words: 462
 Lines: 60
 Agate Lines: 110
 Depth: 6.1
 Inserts: 2
 Blind Box:
 PO Number:

Ad sample

Total: \$230.13
 Paid Amount: \$0.00
 Amount Due: \$230.13

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Peter Gallinat
 Township Planner

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