



BOARD OF TRUSTEES
Regular Meeting
May 10, 2017
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. CLOSED SESSION
7. PUBLIC HEARINGS
8. PUBLIC COMMENT: Restricted to three minutes regarding issues on this agenda
9. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
10. CONSENT AGENDA
 - A. Communications
 - B. Minutes – April 26, 2017- regular meeting
 - C. Bills
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
11. NEW BUSINESS
 - A. Discussion / Action: Introduce Rezoning Ordinance 2017-03 and conduct first reading
 - B. Discussion/ Action: Introduce Rezoning Ordinance 2017-04 and conduct first reading
 - C. Discussion / Action: Recommendation by Planning Commission to deny Special Use Permit 2017-01.
 - D. Discussion / Action: Recommendation by Planning Commission to approve Special Use Permit 2017-02.
12. MANAGER COMMENTS
13. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
14. FINAL BOARD MEMBER COMMENT
15. ADJOURNMENT

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



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	2/13/2021
10	Michael	Smith	2/13/2021
11	Mark	Perry	3/26/2018
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019

2017 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on April 26, 2017 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Supervisor Gunning, Treasurer Rice, Clerk Cody, Trustees B. Hauck, Lannen, Mikus, and Woerle

Approval of Agenda

B. Hauck moved **Cody** supported to approve the agenda as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Presentations

Isabella County Road Commission – Traffic Study Review presented by Pat Gaffney, Isabella County Road Commission and Craig Schripsema, OHM Consultant on Isabella Rd, Broadway Rd., Broomfield Rd., High St, Remus Rd, Bluegrass Rd. Mr. Schripsema provided recommendations from the study to the Township Board.

Public Hearings

Public Comment - open 7: 15 p.m.

No comments.

Reports/Board Comments

Woerle – Planning Commission updates.

Cody – Updates from City of Mt. Pleasant Commission meeting.

B. Hauck – Updated on Lincoln Rd. Bridge and commented on Township approved gravel road projects to be started middle of June.

Lannen – Isabella County Commission updates and MTA Isabella Chapter updates.

Gunning – EDA appointments and Cultural and Recreational Commission (CRC) appointment

- Gunning nominated **Mikus** supported to re-appoint Michael Smith to the EDA with term ending 2/13/2021. **Vote: Ayes 7 Nays 0. Motion Carried.**
- Gunning nominated **B. Hauck** supported to re-appoint Vance Johnson to the EDA with term ending 2/13/2021. **Vote: Ayes: 7 Nays: 0. Motion carried.**
- **Lannen** moved **Mikus** supported to re-appoint Township citizen, Brian Smith to the Cultural and Recreational Commission. **Vote: Ayes: 6 Nays: 1. Motion carried.**

Consent Agenda

- A. Communications
- B. Minutes April 12, 2017 – Regular Meeting
- C. Bills

- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. 1.1 – 1.6 Global Ends Annual Review
- H. 2.5 Financial Condition and Activities
- I. 2.5.10 Cash Flow Ratio
- J. 2.6 Asset Protection

Stuhldreher, Township Manager, acknowledged and thanked Township Staff for their input in 1.1-1.6 Global Ends Annual Review.

B. Hauck moved **Cody** supported to approve the consent agenda as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

BOARD AGENDA

A. Discussion / Action: Approval of Contract for Professional Services between Gourdie Fraser and Charter Township of Union

Rice moved **Woerle** supported to approve the contract for Professional Services between Gourdie Fraser and Charter Township of Union in the amount of \$12,500.00, to complete the 2017 Water System Reliability Study. **Vote: Ayes: 7 Nays: 0. Motion carried.**

B. Discussion / Action: Approval of the purchase of 2017 ½ Ton Extended Cab Work Truck

Woerle moved **Cody** supported to approve the purchase of 2017 ½ Ton Extended Cab Work Truck in the amount of \$24,095.00. **Vote: Ayes: 7 Nays: 0. Motion carried.**

C. Discussion / Action: 3.3 Board Members Code of Conduct

Discussion was held by the Board of Trustees.

D. Discussion / Action: 3.3 Board Members Code of Conduct

Discussion was held by the Board of Trustees.

MANAGER COMMENTS

- Thanked the Township Board for closing Township Hall early for the Elected Officials, Township Staff, and Township Boards and Commissions to attend an Ethics presentation, presented by Jeff Collins, as it promotes accountability, growth, professionalism, and transparency within the Township.
- Water softening study moving forward.
- Clean Up day flyers have been mailed for the June 10th, 4th annual Clean Up Day from 8am to 12pm.
- Welcome new Parks/Utilities employee Jeff Hohlbein.
- Interviewing has been completed for the Building Department Clerk position.
- Both Union Township Little League & Union Township are working well towards finalizing a written agreement between both parties. Fields are being prepped for opening day, restrooms are open.

EXTENDED PUBLIC COMMENT - Open 8:14 p.m.

Jim MacLean, Township Resident & Little League President – Little League opening day is April 29, 2017 and urged everyone to come out to the fields.

FINAL BOARD MEMBER COMMENTS

Lannen – Thanked Jim MacLean for his years of service with the Union Township Little League.

Woerle – Thanked Jim MacLean for years of volunteerism with the Union Township Little League. Thanked everyone again for their support with the Human Rights Resolution.

Mikus – Commented and thanked Jim MacLean for his 59 years of service with Union Township Little League.

Gunning – Thanked Jim MacLean for his years of service and commented on his memories of years playing for the Union Township Little League program.

Rice – Shared MTA updates from MTA conference she attended.

ADJOURNMENT

Cody moved **Woerle** supported to adjourn the meeting at 8:05 p.m. **Vote: Ayes: 7 Nays: 0.**
Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Ben Gunning, Supervisor

(Recorded by Jennifer Loveberry)

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 101 POOLED CHECKING					
05/01/2017	101	114 (E)	01233	UNITED STATES OF AMERICA	32,672.49
05/01/2017	101	115 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	32,290.34
05/01/2017	101	116 (E)	00146	VOID	0.00 V
05/01/2017	101	117 (E)	00146	VOID	0.00 V
05/03/2017	101	118 (E)	00845	PITNEY BOWES, INC	130.88
05/05/2017	101	119 (E)	01105	MASTERCARD	7,208.24
05/10/2017	101	19269	MISC	JUSTINE SHERLOCK	114.82
05/10/2017	101	19270	01476	A LOT A CLEAN	113.00
05/10/2017	101	19271	00020	JAMES ALWOOD	337.12
05/10/2017	101	19272	00043	ARROW UNIFORM	327.34
05/10/2017	101	19273	00066	BILL'S CUSTOM FAB, INC.	160.80
05/10/2017	101	19274	01240	BRAUN KENDRICK FINKBEINER PLC	2,070.00
05/10/2017	101	19275	01309	CGS, INC	998.50
05/10/2017	101	19276	00791	JANE CHAFFEE	223.40
05/10/2017	101	19277	01515	LISA M CODY	278.16
05/10/2017	101	19278	01539	COLLINS & COLLINS, P.C.	2,000.00
05/10/2017	101	19279	00155	COYNE OIL CORPORATION	569.85
05/10/2017	101	19280	01242	CULLIGAN WATER	19.50
05/10/2017	101	19281	01171	DBI BUSINESS INTERIORS	41.18
05/10/2017	101	19282	00207	E & S GRAPHICS, INC	1,071.32
05/10/2017	101	19283	00249	GILL-ROY'S HARDWARE	4.98
05/10/2017	101	19284	00307	IDEXX DISTRIBUTION, INC	1,493.63
05/10/2017	101	19285	01540	ISABELLA COUNTY COMMISSION ON AGING	25.00
05/10/2017	101	19286	00822	ISABELLA COUNTY EQUALIZATION	322.50
05/10/2017	101	19287	00359	KERR PUMP & SUPPLY	319.34
05/10/2017	101	19288	00362	KRAPOHL FORD & LINCOLN	40.25
05/10/2017	101	19289	01455	JENNIFER LOVEBERRY	62.17
05/10/2017	101	19290	01274	MORRISON INDUSTRIAL EQUIPMENT CO	190.94
05/10/2017	101	19291	00463	MT. PLEASANT HEATING & AIR COND	235.00
05/10/2017	101	19292	00494	NORTH CENTRAL LABORATORIES	105.52
05/10/2017	101	19293	01090	SIMPLY ENGRAVING	14.00
05/10/2017	101	19294	00601	KIMBERLY SMITH	205.44
05/10/2017	101	19295	01270	STATE OF MICHIGAN - DEQ	95.00
05/10/2017	101	19296	01446	THRUN LAW FIRM P.C.	1,799.95
05/10/2017	101	19297	01223	TRI-TURF	910.40
05/10/2017	101	19298	01032	UNITED STATES POSTAL SERVICE	450.00
05/10/2017	101	19299	01013	USA BLUE BOOK	524.16
05/10/2017	101	19300	01314	VERIZON WIRELESS	443.32
05/10/2017	101	19301	00703	WASTE MANAGEMENT OF MICHIGAN, INC	54.45
05/10/2017	101	19302	01483	XEROX FINANCIAL SERVICES	1,500.76

101 TOTALS:

Total of 40 Checks:	89,423.75
Less 2 Void Checks:	0.00
Total of 38 Disbursements:	89,423.75

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
05/01/2017	101	114 (E)	01233	UNITED STATES OF AMERICA	RURAL DEV I BOND PMT (92-04)	32,672.49
05/01/2017	101	115 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	900 MULBERRY LN 5240 E BROOMFIELD RD 2270 NORTHWAY DR 2055 ENTERPRISE DR 5525 E REMUS RD 5537 E BROADWAY RD 1933 S ISABELLA RD 5144 BUDD ST 5142 BUDD ST 1660 BELMONT DR 2279 S MERIDIAN RD PUMP HOUSE 2188 E PICKARD RD 1776 E PICKARD RD 1876 PACKARD RD 2180 S LINCOLN RD 2495 E DEERFIELD RD 2424 W MAY ST 5076 S MISSION RD 4795 S MISSION ST 4797 S MISSION ST #BARN 5228 S ISABELLA RD 4822 ENDCORE BLVD 4244 E BLUE GRASS RD 3998 E DEERFIELD RD 5369 S CRAWFORD RD 3248 S CONCOURSE DR 2279 S MERIDIAN RD 800 CRAIG HILL RD 4520 E RIVER RD 1633 S LINCOLN RD 5319 E AIRPORT RD 1046 S MISSION ST 1605 SCULLY RD 4511 E RIVER RD 2010 S LINCOLN RD	152.89 988.37 26.17 328.86 117.95 289.63 627.03 22.57 159.32 118.62 155.90 153.03 85.81 54.05 22.57 259.42 502.79 1,223.55 2,336.63 425.46 7,181.91 141.55 94.06 83.51 75.93 278.69 930.09 47.05 340.60 275.50 34.18 150.64 71.12 13,708.28 826.61
						32,290.34
05/01/2017	101	116 (E)	00146	VOID		
Void Reason: Created From Check Run Process						V
05/01/2017	101	117 (E)	00146	VOID		
Void Reason: Created From Check Run Process						V
05/03/2017	101	118 (E)	00845	PITNEY BOWES, INC	INK CARTRIDGES - POSTAGE MACHINE	130.88
05/05/2017	101	119 (E)	01105	MASTERCARD	MASTERCARD CRAWFORD MASTERCARD BEBOW MASTERCARD WALDRON MASTERCARD DEARING MASTERCARD TAYLOR MASTERCARD MCBRIDE MASTERCARD GALLINAT MASTERCARD DEPRIEST MASTERCARD ROCKAFELLOW MASTERCARD RICE MASTERCARD FUSSMAN	416.74 783.60 192.47 225.53 136.61 3,044.89 300.25 132.58 134.65 42.00 53.22

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					MASTERCARD SMITH K	924.12
					MASTERCARD STUHLBREHER	408.75
					MASTERCARD CODY	360.00
					MASTERCARD MCPHERSON	52.83
						<u>7,208.24</u>
05/10/2017	101	19269	MISC	JUSTINE SHERLOCK	UB refund for account: 02622	114.82
05/10/2017	101	19270	01476	A LOT A CLEAN	WINDOW CLEANING INSIDE AND OUT - TWP HAL	113.00
05/10/2017	101	19271	00020	JAMES ALWOOD	WELL SITE LEASE-APR 2017	337.12
05/10/2017	101	19272	00043	ARROW UNIFORM	UNIFORMS	202.26
					UNIFORMS	48.21
					UNIFORMS	76.87
						<u>327.34</u>
05/10/2017	101	19273	00066	BILL'S CUSTOM FAB, INC.	TENSION BRACKETS FOR GEAR REDUCTION HOUS	135.80
					PLASMA CUT HOLE IN MATERIAL	25.00
						<u>160.80</u>
05/10/2017	101	19274	01240	BRAUN KENDRICK FINKBEINER PLC	GENERAL LEGAL FEES-MARCH 2017	2,070.00
05/10/2017	101	19275	01309	CGS, INC	OSHA TRAINING - WTR/SWR	998.50
05/10/2017	101	19276	00791	JANE CHAFFEE	FLEX MEDICAL REIMB - 4/27/17	223.40
05/10/2017	101	19277	01515	LISA M CODY	MILEAGE/PARKING-MTA CONFERENCE	178.86
					MILEAGE TO ELECTION SOURCE TRNG	99.30
						<u>278.16</u>
05/10/2017	101	19278	01539	COLLINS & COLLINS, P.C.	ETHICS WORKSHOP SPEAKER	2,000.00
05/10/2017	101	19279	00155	COYNE OIL CORPORATION	GAS & FUEL	569.85
05/10/2017	101	19280	01242	CULLIGAN WATER	WWTP APRIL WATER	19.50
05/10/2017	101	19281	01171	DBI BUSINESS INTERIORS	PEN REFILLS, WTR PROOF FILES	41.18
05/10/2017	101	19282	00207	E & S GRAPHICS, INC	2017 CLEAN UP DAY FLYERS/POSTAGE	1,071.32
05/10/2017	101	19283	00249	GILL-ROY'S HARDWARE	MAINT SUPPLIES FOR FLAG POLE	4.98
05/10/2017	101	19284	00307	IDEXX DISTRIBUTION, INC	LAB FEES	212.01
					LAB FEES	1,281.62
						<u>1,493.63</u>
05/10/2017	101	19285	01540	ISABELLA COUNTY COMMISSION ON AGING	COFFEE/WATER FOR ETHICS SESSION	25.00
05/10/2017	101	19286	00822	ISABELLA COUNTY EQUALIZATION	2017 PERSONAL PROPERTY TAX FORMS	322.50
05/10/2017	101	19287	00359	KERR PUMP & SUPPLY	GATE MAINT PARTS	319.34
05/10/2017	101	19288	00362	KRAPOHL FORD & LINCOLN	2004 CHEV-OIL CHANGE	40.25
05/10/2017	101	19289	01455	JENNIFER LOVEBERRY	MILEAGE REIMB FOR BANK DEPOSITS	62.17
05/10/2017	101	19290	01274	MORRISON INDUSTRIAL EQUIPMENT CO	FORK LIFT ISABELLA WELL SITE	190.94
05/10/2017	101	19291	00463	MT. PLEASANT HEATING & AIR COND	NEW THERMOSTAT-BOARD RM TWP HALL	235.00
05/10/2017	101	19292	00494	NORTH CENTRAL LABORATORIES	AMMONIA STANDARD	105.52
05/10/2017	101	19293	01090	SIMPLY ENGRAVING	FIN DIR/ZBA - NAME PLATES	14.00
05/10/2017	101	19294	00601	KIMBERLY SMITH	MILEAGE REIMB FOR MAPSI TRAINING	205.44
05/10/2017	101	19295	01270	STATE OF MICHIGAN - DEQ	WWTP OP CERTIFICATION - CHRIS RADER	95.00
05/10/2017	101	19296	01446	THRUN LAW FIRM P.C.	MICH MARIJUANA ACT LEGAL REVIEW	88.00
					MTTA/ASSESSING	176.00
					CAMPUS CREST MP II LLC V UNION TWP	739.20
					PEP-CMU LLC V UNION TWP	796.75
						<u>1,799.95</u>
05/10/2017	101	19297	01223	TRI-TURF	MARKING LIME FOR BALL FIELDS	910.40
05/10/2017	101	19298	01032	UNITED STATES POSTAL SERVICE	PERMIT #11 ANNUAL FEES	450.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
05/10/2017	101	19299	01013	USA BLUE BOOK	CHEMICALS AND SAFETY EQUIPMENT	524.16
05/10/2017	101	19300	01314	VERIZON WIRELESS	CELL PHONES 4/16/17 - 5/15/17	443.32
05/10/2017	101	19301	00703	WASTE MANAGEMENT OF MICHIGAN, INC	TWP HALL DUMPSTER SERVICE - MAY	54.45
05/10/2017	101	19302	01483	XEROX FINANCIAL SERVICES	LEASE PAYMENT-APR 2017	1,500.76

101 TOTALS:

Total of 40 Checks:

89,423.75

Less 2 Void Checks:

0.00

Total of 38 Disbursements:

89,423.75

Charter Township of Union Payroll
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CHECK DATE: May 4, 2017

PPE: April 29, 2017

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	48,918.93
Employer Share Med		700.33
Employer Share SS		2,994.33
SUI		218.17
Pension-Employer Portion		3,220.20
Workers' Comp		510.56
Life/LTD		475.82
Dental		1,838.10
Health Care		26,747.46
Cobra/Flex Administration		324.35
PCORI Fee		-
Total Transfer to Payroll Checking	\$	85,948.25

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	29,689.68
EDDA		
WDDA		
Sewer Fund		31,032.61
Water Fund		25,225.96
Total To Transfer from Pooled Savings	\$	85,948.25

meeting 5-10-17

CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2017

BOARD MEMBER: Lisa Cody

MONTH: March & April

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
3-13-17	special city commission	X		50
3-13-17	city commission		X	75
3-27-17	city commission		X	75
4-10-17	city commission		X	75
4-24-17	city commission		X	75

SIGNATURE: Lisa Cody Date: 4-21-17

1. This form is filled out by the board member monthly and turned into the Finance Director. Completed requests will be added to the consent agenda for approval at the next regular board meeting. After board approval, payment will be added to the next regular payroll process.
2. Only list those meetings that you have attended. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

meeting 5-10-17

CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2017

BOARD MEMBER: TIM LANNEN

MONTH: April

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
4-18-17	Isabella County BOC	✓		\$50
4-19-17	MTA County Chapter		✓	\$75
4-29-17	Ad Hoc Road Commission		✓	\$75

SIGNATURE: Tim Lannen Date: 4.29.17

1. This form is filled out by the board member monthly and turned into the Finance Director. Completed requests will be added to the consent agenda for approval at the next regular board meeting. After board approval, payment will be added to the next regular payroll process.
2. Only list those meetings that you have attended. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

Mount Pleasant Fire Department

Fire Experience Report For Union Township/City of Mt. Pleasant
Period - April 17, 2017 through April 23, 2017


Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	116	Fuel Burner/Boiler Malfunction			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	137	Camper or Recreational Vehicle (RV) Fire			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
		154	Dumpster Fire	2	4
	160	Special Outside Fire, Other			
Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire			
	231	Chemical reaction rupture of process vessel			
Rescue & EMS Incident	300	Rescue, EMS incident, other			
	311	Medical Assist to EMS Crew	1	3	3
	321	EMS Call excluding Veh. Accident			
	322	Motor Vehicle Acc. W/ Injuries	1	3	1
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
361	Swimming /recreational water area rescue				
	3811	Technical rescue standby			
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak (natural gas or LPG)			
	413	Oil of Combustible Liquid Spill			
	421	Chemical Hazard (No Spill or Leak)			
	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			
	440	Electric Wiring/Equipment Problem			1
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			

	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			2
Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			1
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			
	622	No Incident Found on Arrival	1	3	
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			
	744	Detector activation, no fire			1
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather	813	Wind Storm, Tornado/Hurricane Assessment			

Special Incident Type	911	Citizen Complaint			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	5	13	9

 Emergency - MPFD

 Emergency - MPFD Secondary to MMR

 Non - Emergency



REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: 05/03/2017
FROM: Twp Planner Peter Gallinat	DATE FOR BOARD CONSIDERATION: 05/10/2017
ACTION REQUESTED: Introduce Rezoning Ordinance 2017-03, conduct a first reading and deny Rezoning Ordinance 2017-03. (By roll call vote)	

Current Action _____ Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____ X _____

Finance Approval _____

BACKGROUND INFORMATION

On March 21, 2017 the Charter Township of Union Planning Commission reviewed a rezoning request from owner Barry and Delores Vanbuskirk. The request was to rezone their property at 4531 Corporate Dr. from I-1 (Light Industrial District) to R-2A (One and Two Family, Low Density Residential District). The applicant desire for the rezone was for the property to be sold and used as residential. A public hearing was held on March 21, 2017. No comment was given at the public hearing. The only comment from the audience was after the public hearing in reference to the difficulty of obtaining financing from a lending institution for non-conforming uses in a commercial zone. After hearing from township staff the Planning Commission voted to not recommend approval of the rezoning request. The Planning Commission determined the new R-2A zone would not be consistent with the future land use map. The Planning Commission recommended Township staff to explore option to extend water/sewer to the parcel

The rezone request was forwarded to the Isabella County Planning Commission for review as required by the Township Ordinance. The County Planning Commission reviewed the rezone on Thursday 04/20/2017. They had no comments on the proposed map amendment. The next step in the process is for the Board of Trustee’s to consider the request for adoption. Tonight’s meeting serves as an introduction or first reading of the proposed Ordinance to amend the Zoning Map. The Township Planning Commission has recommended not adopting Rezoning Ordinance 2017-03. If the board decides to follow the Planning Commission’s recommendation tonight’s meeting would be to deny or reject the request.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Township Planning Commission recommends this rezoning request be denied.

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with the request (from Policy 1.0: Global End)

1. Community well-being and common good.

COSTS

N/A

PROJECT TIME TABLE

If the Board chooses to not follow the recommendation of the Planning Commission the board will introduce the Ordinance on the May 10, 2017 for a first reading. After which the Board votes to publish a notice for a public hearing on the adoption of said Ordinance. The public hearing for the adoption of the Ordinance will take place at the next Township Board of Trustees meeting. The Township Board would hold a Public hearing followed by roll call vote to adopt the Ordinance and send notice to the paper that the Ordinance has been adopted.

RESOLUTION

Authorization is hereby given to...

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

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.

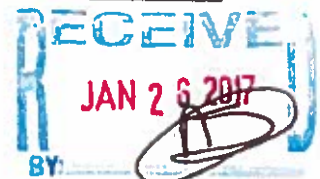
14-011-40-004-00

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 Buschick _____
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 _____
F HOME FORMS AND HANDOUTS PUBLIC FORMS

RECEIPT NO. _____

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p style="text-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 uniontownshipmi.com or call 989-772-4600.</p> <p>Credit Cards are now accepted for payment.</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-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 style="text-align: center;">**See reverse side for additional information**</p>																														
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: VANBUSKIRK BARRY & 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 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</p> <p style="text-align: center;">*BALANCE OF DESCRIPTION ON FILE*</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Taxable Value:</td> <td style="width:20%; text-align: right;">27,600</td> <td style="width:20%;">201 COMMERCIAL</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">27,600</td> <td>Class: 201</td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">0.0000</td> <td>DDA EAST</td> </tr> <tr> <td colspan="3">Mortgage Co:</td> </tr> </table> <table style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>County Operation</td> <td style="text-align: right;">6.61000</td> <td style="text-align: right;">182.43</td> </tr> <tr> <td>State Educ Tax</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">165.60</td> </tr> <tr> <td colspan="2" style="text-align: right; padding-top: 10px;">Total Tax</td> <td style="text-align: right; padding-top: 10px;">12.61000</td> </tr> <tr> <td colspan="2" style="text-align: right;">Administration Fee</td> <td style="text-align: right;">3.48</td> </tr> <tr> <td colspan="2" style="text-align: right; padding-top: 10px;">TOTAL AMOUNT DUE</td> <td style="text-align: right; padding-top: 10px;">351.51</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	Administration Fee		3.48	TOTAL AMOUNT DUE		351.51
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">County:</td> <td style="width:15%;">10/01/16</td> <td style="width:15%;">-</td> <td style="width:15%;">9/30/17</td> </tr> <tr> <td>Township:</td> <td>1/1/16</td> <td>-</td> <td>12/31/16</td> </tr> <tr> <td>School:</td> <td>7/1/16</td> <td>-</td> <td>6/30/17</td> </tr> <tr> <td>State:</td> <td>10/1/16</td> <td>-</td> <td>9/30/17</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</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 style="text-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>														
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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, prominent '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



O - 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'

S 00°-34' W
757.09'

N 00°-34' E
757.09'

S 00°-34' W
757.86'

N 87°-11' W
285.82'

S 00°-34' W
555.5'

1314.68'

33' INGRESS-EGRESS EASEMENT

33' INGRESS-EGRESS EASEMENT

EXCEPT

N 00°-34' E
264.0'

SOUTH - E & W
1/8 LINE

159'

145'

186.18'

N 00°-34' E
1313.50'

1.0'

153.82'

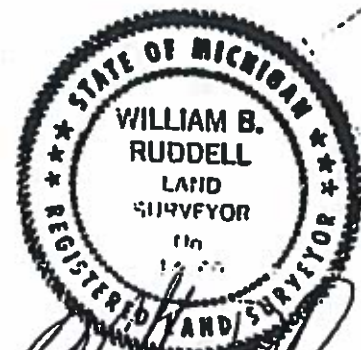
165.0'

318.82'

S 86°-56'-30" E

House

S 1/4 COR., SEC. 11, T14N-R4W, UNION
TWP., ISABELLA CO., MICHIGAN. 1J-51
FOUND "T" IRON IN MON. BOX
NE-36.56' SPIKE & FLAG IN 24" BOX ELDER
SE-56.26' SPIKE & FLAG IN 10" APPL.E
SW-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
(517) 772-2138

ALMA, MICHIGAN
(517) 463-8565

DRAWN BY: JWR

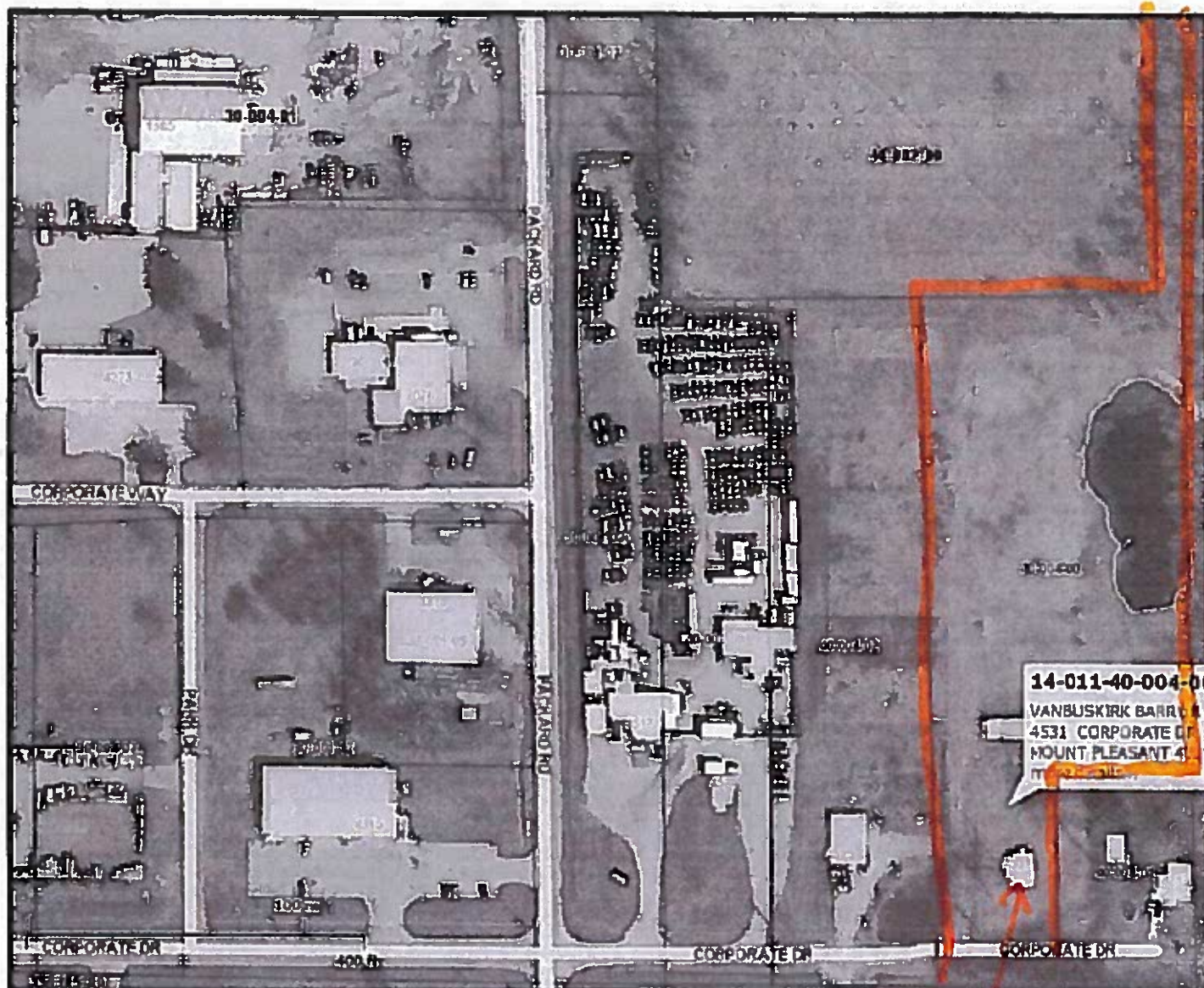
SCALE: 1"=200'

DATE: JUNE 1, 1990

JOB NO.: 90-04-073

REVISED:

SHEET NO. 1 OF: 2



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

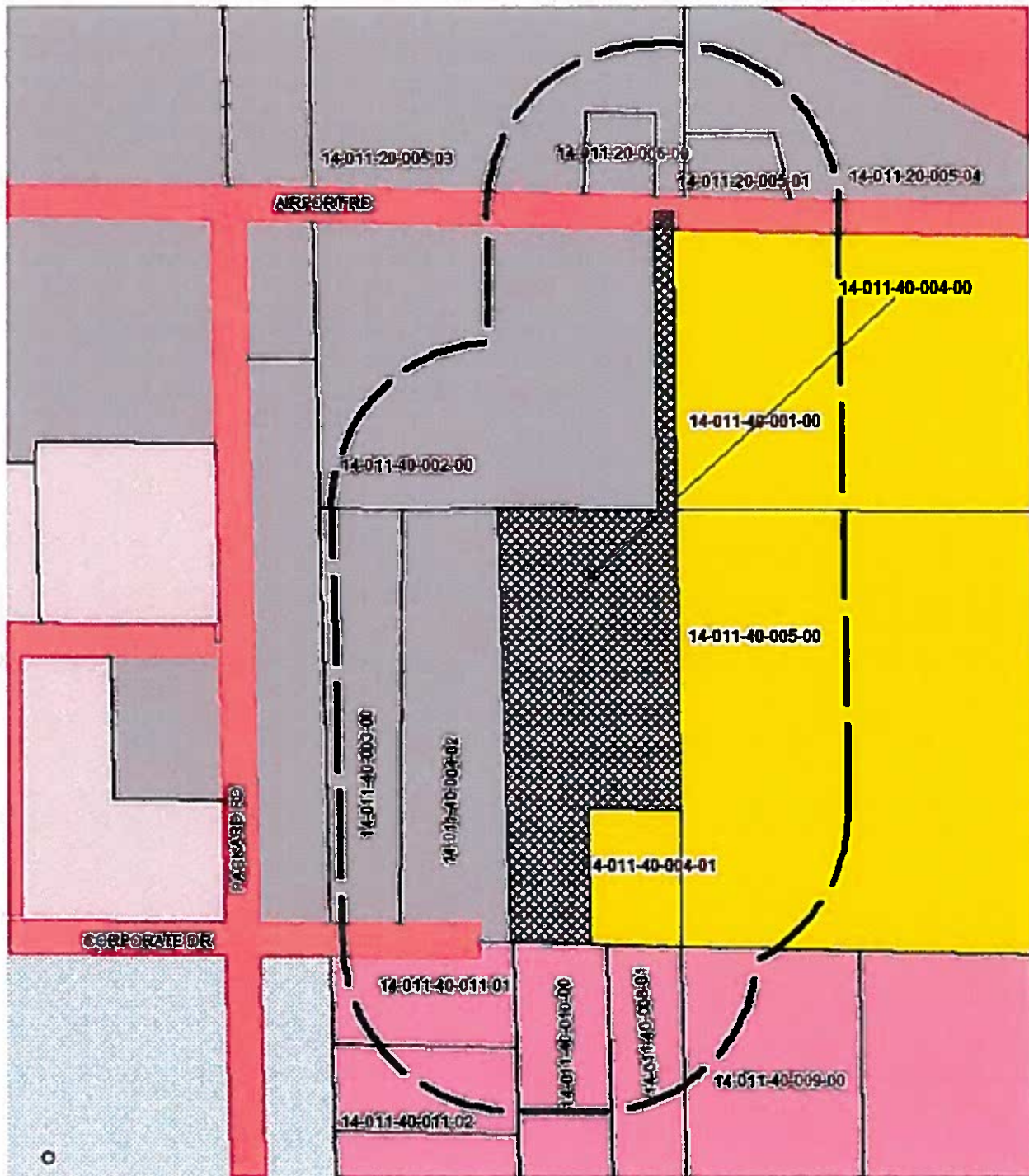
Legal Description of properties: T14N R4W, SEC 11, BEG S 0D34M W 1311.99 FT ALG N-W 1/4 LN; TH S 86D56M30S E 331.18 FT ALG S E-W LN FROM TH INT 1/4 COR; TH S 86D56M30S E 318.82 FT; TH N 0D34M E 1314.65 FT; TH N 87D11M W 33 FT ALG E-W 1/4 LN; TH S 0D34M W 555.5 FT; TH N 87D11M W 285.82 FT; TH S 0D34M 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 LAWNCARE 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. DAW (signature)

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 *Jill Cooper*, 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 & Debra Vanbeskirk a rezoning of property from I-1 to R-2A zone

Legal Description of properties: T14N RAW, SEC 11, BEG S 0034M W 1311.89 FT ALG N-W 1/4 LN; TH S 86056M30S E 331.18 FT ALG S E-W LN FROM TH INT 1/4 COR; TH S 86056M30S E 318.82 FT; TH N 0034M E 1314.65 FT; TH N 87011M W 33 FT ALG E-W 1/4 LN; TH S 0034M W 955.5 FT; TH N 87011M W 285.82 FT; TH S 0034M W 757.86 FT TO POB; EXC S 264 FT OF E 165 FT 4.97 AC M/L 1/E EZAT L819/P463

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Peter Gallant,
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

TINA M CROWN
Notary Public - Michigan
Lapeer County
My Commission Expires Mar 30, 2021
Acting in the County of *Isabella*

Sworn to the subscribed before me this 16th March 2017

Tina M Crown

Notary Public, State of Michigan
Acting in County of Isabella

Advertisement Information

Client Id: 531226

Ad Id: 1274811

PO:

Sales Person: 200307

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, Squatrito, 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.

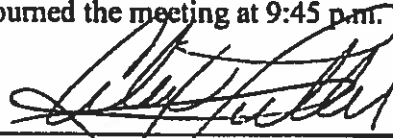
No Comments

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 Squatrito adjourned the meeting at 9:45 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees

DATE: 05/03/2017

FROM: Twp Planner Peter Gallinat

DATE FOR BOARD CONSIDERATION: 05/10/2017

ACTION REQUESTED: Introduce Rezoning Ordinance 2017-04 and conduct a first reading. Vote to publish a notice of public hearing for adoption of Rezoning Ordinance 2017-04 on 05/24/2017 as recommended by the Planning Commission. (By roll call vote)

Current Action _____

Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____

Finance Approval _____

BACKGROUND INFORMATION

On March 21, 2017 the Charter Township of Union Planning Commission reviewed a rezoning request from owner Michigan Reserve INC. The request is to rezone their property on E. Remus Rd. PID 14-013-30-001-03 from R-4 (Mobile Home Park District) to B-4 (General Business District). The intention for the rezoning of the property is to accommodate the future expansion of the Isabella Community Sportsplex. A Public hearing was held on March 21, 2017. No comment in opposition to the rezone was made at the public hearing. After hearing from both township staff and the applicant the Planning Commission voted to recommend approval of the rezone request. The Planning Commission determined the new B-4 zone would remain consistent with the Future Land Use Map.

The rezoning request was forwarded to the Isabella County Planning Commission for review as required by the Township Ordinance. The County Planning Commission reviewed the rezoning on Thursday 04/20/2017. They had no comments on the proposed map amendment. The next step in the process is for the Board of Trustees to consider the request for adoption. Tonight's meeting serves as an introduction or first reading of the proposed Ordinance to amend the Zoning Map. If the board does so choose to adopt the amendment the motion would be to publish a notice for a public hearing on the adoption of Ordinance 2017-03 to schedule at the Board's next regular scheduled meeting on 05/24/2017. Note that the Township board will not actually vote to adopt the amendment until the May 24, 2017 meeting.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The rezoning request has been recommended for approval by the Township Planning Commission.

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with the request (from Policy 1.0: Global End)

1. Community well-being and common good.

COSTS

N/A

PROJECT TIME TABLE

This is done in a 3 step process. The first step is to introduce the Ordinance at a board meeting to hold a 1st reading. At this first meeting the board votes to publish for a public hearing on the adoption of said Ordinance. The second step is to hold that public hearing for the adoption of the Ordinance at the next Township board meeting. At the next Township board meeting the board votes to adopt the Ordinance and publish a notice of the adoption. The publishing of a notice of adoption is the third and final step of the Ordinance process for the Township Board.

RESOLUTION

Authorization is hereby given to...

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

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

APPLICATION NO. Rez 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 seperate 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:

	
Applicant <u>TIMOTHY HACY</u>	<u>2-28-17</u>
	Date
Applicant <u>PRESIDENT MICHAEL BRISQUED</u>	
	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 ¼ 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.

20150000274
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

20150000274
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 22nd 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


Edward 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



14-013-20-001-03
MEDICAL RESERVES INC
8 RICHIE RD
POINT PLEASANT 48316
more details

Isabella County Map Document

Isabella County Map Service | web mapping by Amalgam LLC



1:9100

Map Publication:

Wed Feb 22 2017 10:44:46 AM

Disclaimer:

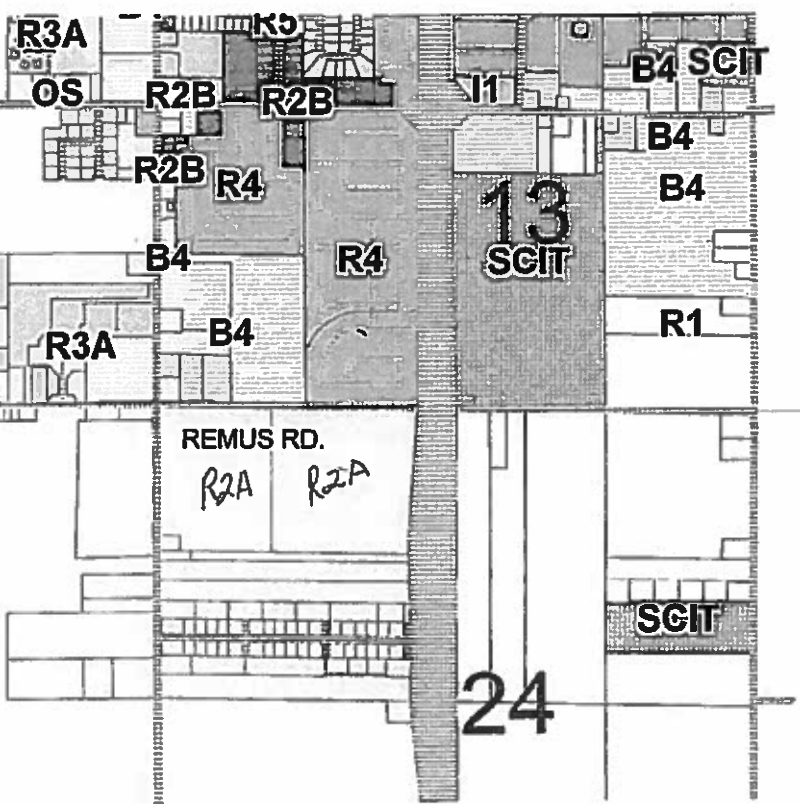
This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

ADWAY RD.

14

A

23



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 R-4 (Mobile Home Park District) to B-4 (General Business District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

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

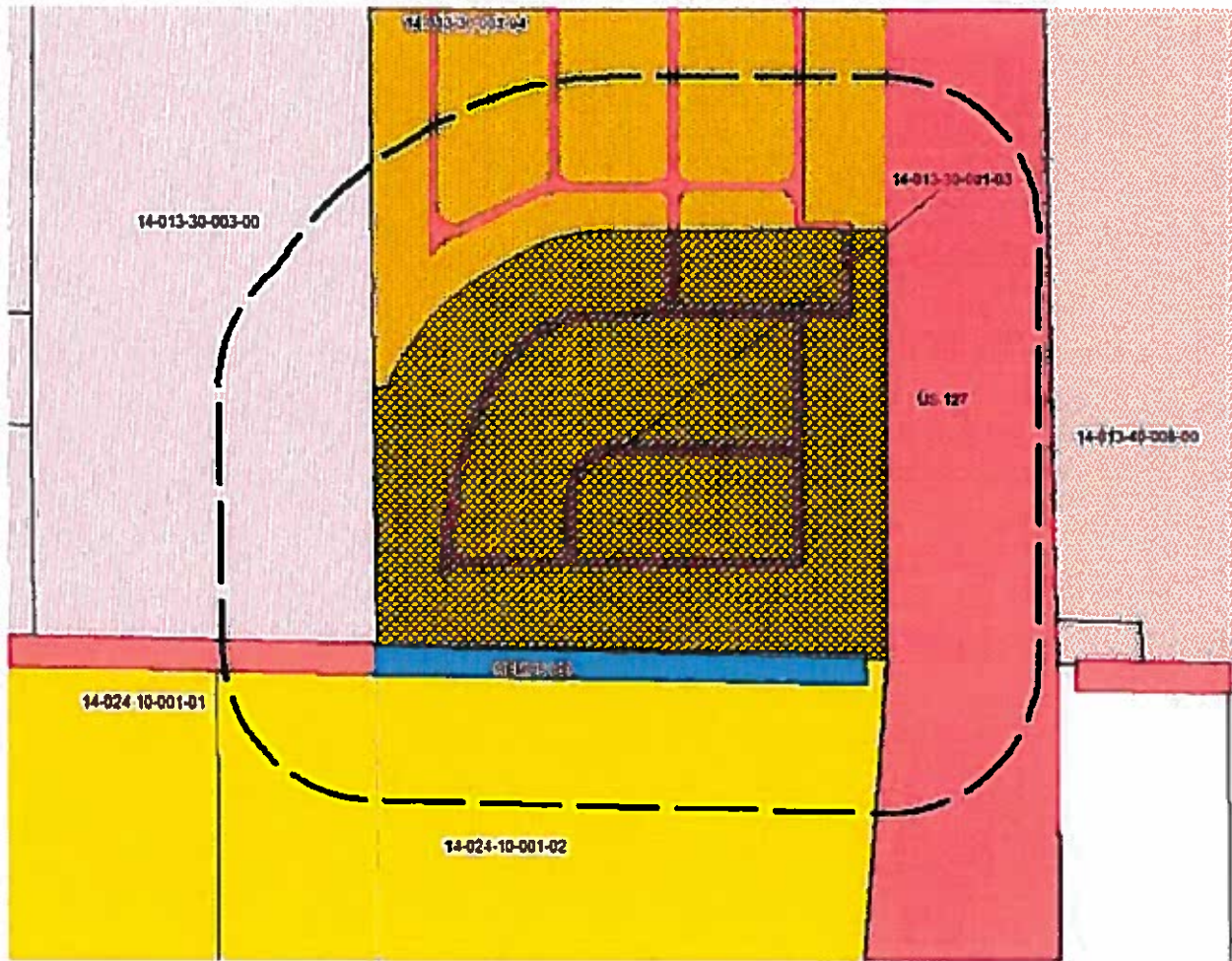
Legal Description of properties: T14N R4W SEC 13; COM S 88D 31M 17S E, ALG E-W 1/4 LN, 2087.55 FT; TH S 40D 53M 22S E, 390.89 FT TO US-27 ROW LN; TH S 0D 36M 47S E, ALG ROW LN, 1486.48 FT, FROM W 1/4 COR SEC 13; TH S 0D 36M 47S E, 105.69 FT; TH ALG A CRV TO RT CHD BRG & DIST S 1D 44M 35S W, 619.68 FT, 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)

These properties located at: E REMUS RD 14-013-30-001-03

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 (E. Remus Rd. PID 14-013-30-001-03) 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 requested a rezone from R-4 (Mobile Home Park District) Orange to B-4 (General Business District) Pink.

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

CROSSING AT BROADWAY MP LLC
3290 W BIG BEAVER RD STE 51
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 # ^{RE}2017-02 was
mailed on 3-6-17 to all persons listed on
this page. Pete Kelly (signature)

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 *Joh Capata*
Sally Bryant, 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:

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 6th March 2017

Tina M Crown

Notary Public, State of Michigan
Acting in County of Isabella

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 R-4 (Mobile Home Park District) to B-4 (General Business District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

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 850 31N 175 E, ALG E-W 1/4 LN, 2087.55 FT; TH S 40D 53M 225 E, 390.89 FT TO US-27 ROW LN; TH S 00 36M 475 E, ALG ROW LN, 1486.48 FT, FROM W 1/4 COR SEC 13; TH S 00 36M 475 E, 105.69 FT; TH ALG ACRV TO RT CHD BRG & DIST S 1D 44M 355 W, 619.68 FT, RAD 7536.33 FT, ARC 619.85 FT; TH S 4D 5M 595 W, 128.48 FT TO S SEC LN; TH N 88D 50M 375 W, ALG SEC LN, 995.62 FT TO W 1/8 LN; TH N 80D 25M 375 W, ALG 1/8 LN, 521.77 FT; TH N 89D 34M 235 E, 37.45 FT; TH ALG CRV TO RT, CHD BRG & DIST N 55D 49M 235 E, 546.68 FT, RAD 492 FT, ARC 579.62 FT; TH N 89D 34M 235 E, 338.5 FT TO POB 18.5 A W/L 12/26/01 SPLIT 14-013-30-001-00 NOW 001-03 (S 18.5 A) AND 001-04 (N 42.5 A)

These properties located at: E REMUS RD 14-013-30-001-03

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 Gallant,
Township Planner
Published March 5, 2017

Advertisement Information

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

REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees **DATE:** 05/03/2017
FROM: Twp Planner Peter Gallinat **DATE FOR BOARD CONSIDERATION:** 05/10/2017
ACTION REQUESTED: Deny Special Use Permit 2017-01 as recommended by the Charter Township of Union Planning Commission due to issues with 1, 2, 4 and 8 from Section 30.3.A of the Zoning Ordinance.

Current Action _____ Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____

Finance Approval _____

BACKGROUND INFORMATION

2420 E. Broomfield Rd. is zoned B-4 (General Business District). The current use of the property is for indoor recreation and office space. The owner has applied for a Special Use Permit for Self storage buildings. This is a special use permitted in the B-4 District. The Planning Commission held a public hearing for SUP 2017-01 on February 21, 2017. Over the course of several meetings the Planning Commission deliberated as to their recommendation to the Board.

On April 18, 2017 the Planning Commission reviewed the request under Section 30.3.A.1-10 and found issues with 1, 2, 4, and 8. The commission voted 5-3 to recommend that the Board of Trustees deny the Special Use application 2017-01 to the Board of Trustees.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Special Use request has not been recommended for approval by the Township Planning Commission

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with the request
(from Policy 1.0: Global End)

1. Commerce

COSTS

N/A

PROJECT TIME TABLE

N/A

RESOLUTION

Authorization is hereby given to...

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

APPLICATION FOR A SPECIAL USE PERMIT

I (we) McGuirk Mini Storage, Inc OWNERS OF PROPERTY AT
2420 E. Broomfield Rd. LEGAL DESCRIPTION AS FOLLOWS:

The West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4
of Section 28, T14N-R4W, Union Township, Isabella County, Michigan

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For Self-storage Buildings within a B-4 Zone
- II. Junk Yard Permit



Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for PLEASE SEE Attached

Give reason why you feel permit should be granted: PLEASE SEE Attached

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is B-4 General Business District

Zoning of the abutting areas B-4 to NE, NE & NW & R-1 to SE, S & SW
SEE ATTACHED MAP.



Fees _____ Signature of Applicant [Signature]

Date _____



CMS & D

SURVEYING/ENGINEERING

510 West Pickard, Mt. Pleasant, MI 48858

Phone: 989-775-0756, Fax: 989-775-5012 Email:info@cms-d.com

January 26, 2017

Union Charter Township
Planning Commission Members
Township Board Members
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

**Re: Special Use Application, 2420 East Broomfield Road,
Self-Storage Buildings within a B-4 Zoning District.**

Dear Members:

Please find attached to this letter the completed Application for a Special Use Permit for 2420 East Broomfield Road in Section 28 of Union Township, Isabella County, Michigan. The specific request is for the installation of self-storage buildings within a B-4 General Business District. The owner/applicant has an approved site plan for the installation of approximately 60,000 sq.ft. of commercial buildings. To date, approximately 18,000 sq.ft. has been constructed and occupied.

The owner wishes to explore the possibility of installing self-storage building on the site in lieu of all or part of the approved commercial buildings. A conceptual plan has been developed to show the maximum build out of the site if storage buildings were to be installed. At this time, the owner/applicant is not turning in for a "Site Plan Approval", but only the "Special Use Determination". If the Special Use Application were to be approved, a revised site plan and application would then be made to the Planning Commission.

This site has been an item of controversy in the past at the Township and with the neighbors. One of the neighbor's items of concern was the installation of a 30 foot tall structure. Although the height restriction for the B-4 Zone is 35 feet, the 30 foot tall structure was a concern for the neighbor. Self Storage Structures are typically shorter. We have attached photo examples of the 30 foot and 40 foot wide structures. The typical traffic seen in a self storage facility is less than that of most commercial businesses. This should be a benefit to the neighbors.

Union Charter Township
January 26, 2017
Page 2 of 2

A 10,000 sq.ft. building was installed in the later part of 2016. Its address is 2422 East Broomfield Road. A staggered row of evergreens is to be installed in the Spring of 2017, in compliance with the conditions of the site plan approval. We would expect that this would remain a condition of approval if a revised site plan were submitted. The screening provided by a staggered row of 6 foot tall evergreens would be greater for a typical self-storage building than the existing commercial building. This should be a benefit to the neighbors.

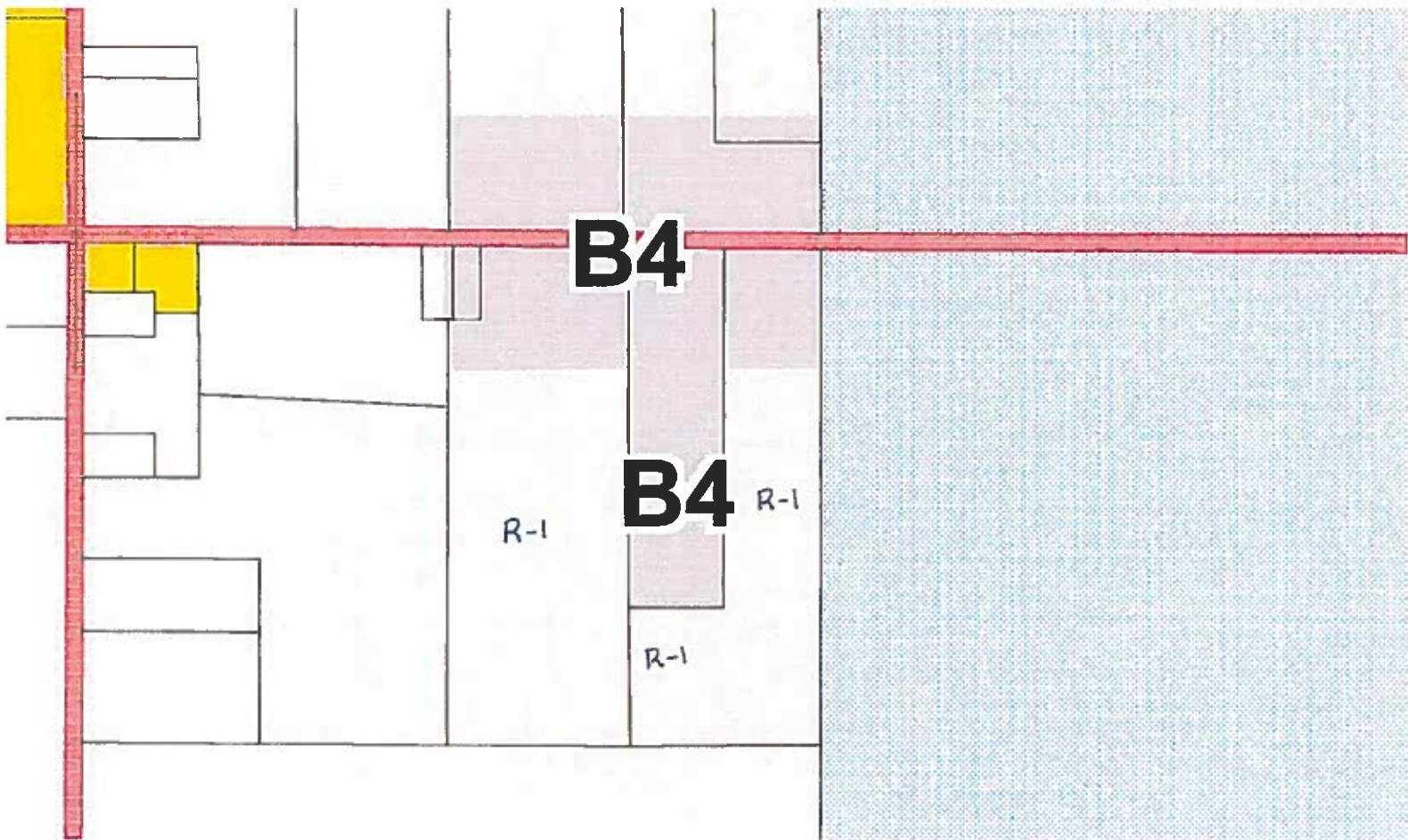
In closing, we believe that the installation of self-storage buildings would be of lesser impact than that of the approved commercial buildings, that there would be less day to day traffic and that the size (height) of the structures would be more palatable to the neighbors. Should you have any questions regarding the information provided we would be happy to discuss them with you.

Respectfully Submitted,

Central Michigan Surveying & Development Company, Inc.



Timothy Bebee
President



UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 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 Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by McGuirk Mini Storage, INC, a Special Use Permit in a B-4 (General Business District) zone for Self-storage buildings

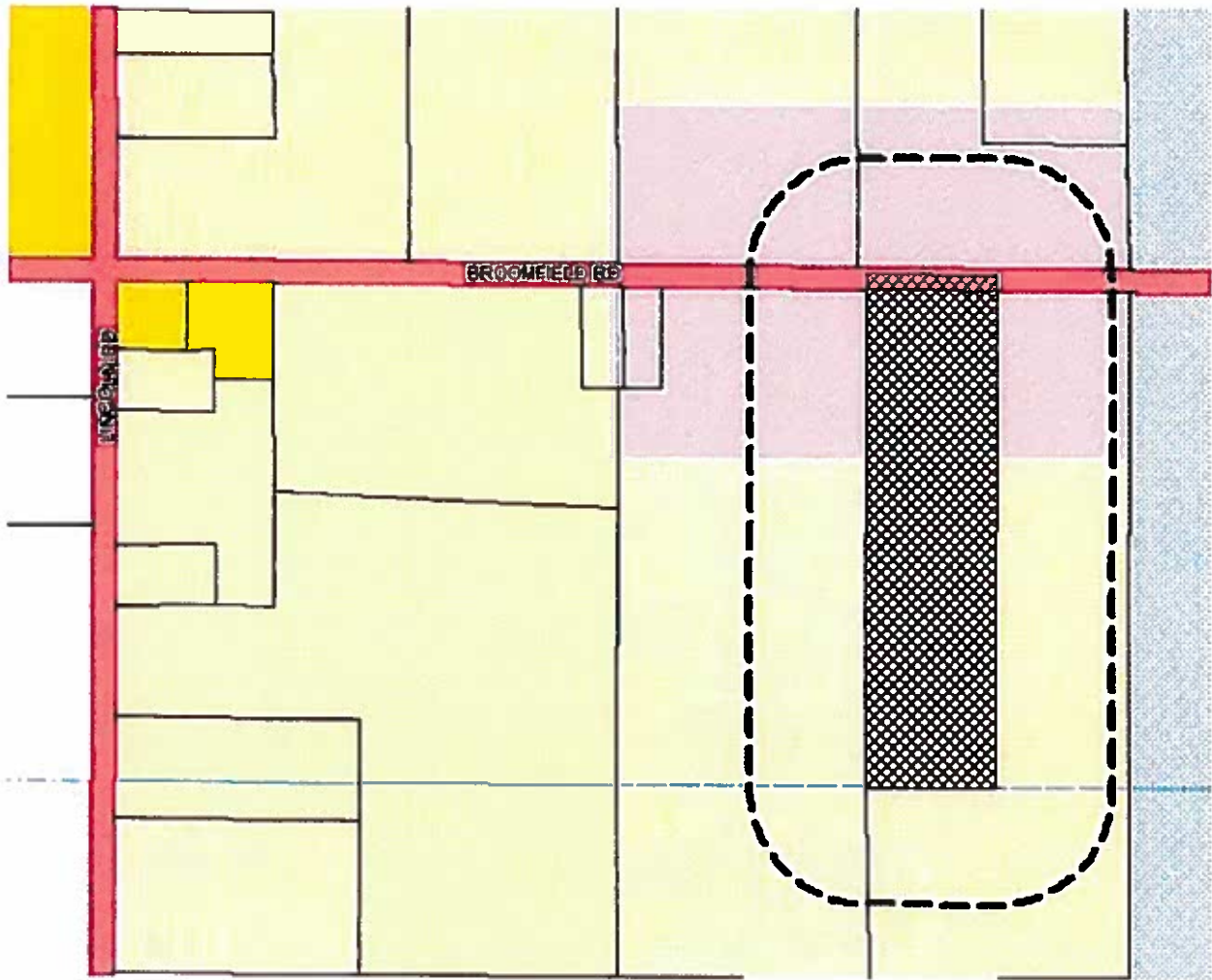
Legal Description of property: T14N R4W, SEC 28, W 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4

This property is located at: 2420 E BROOMFIELD RD MT PLEASANT, MI 48858

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**



The crosshatched highlighted parcel represents 2420 E. Broomfield Rd. The parcel is zoned B-4 (General Business District) The dashed line represents a 300ft radius around the property. The applicant has requested a special use permit to use the highlighted property for Self-storage buildings. This use is allowed as a special use. It requires a public hearing at the Planning Commission and approval by the Township Board of Trustees.

MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48858

B NELSON ENTERPRISES INC
2280 E BROOMFIELD RD
MOUNT PLEASANT, MI 48858

PETERS EDWARD ET AL
4240 MILLBROOK RD
MT PLEASANT, MI 48858

DEANS BRIAN
2265 E BROOMFIELD RD
MT PLEASANT, MI 48858

OTTERBINE MICHAEL TRUST
1832 W IRVING PARK RD APT 202
CHICAGO, IL 60615

I certify that Public Notices for
file # Sup 2017-01 were
mailed on 2-6-17 to all persons listed on
this page. Peter J. Allen (signature)

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

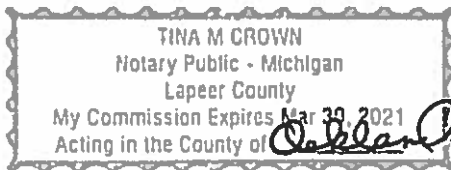
STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned *Jed Albert*
State of Michigan, 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:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	02/06/17
morningstarpublishing.com	02/06/17



Sworn to the subscribed before me this 7th February 2017

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Isabella

Advertisement Information

Client Id: 531226

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PO:

Sales Person: 200307

UNION TOWNSHIP PUBLIC HEARING NOTICE - SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, February 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 Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by *McBark Mini Storage, INC.*, a Special Use Permit in a B-4 (General Business District) zone for Self-storage buildings

Legal Description of property: T14N R4W, SEC 28, W 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4

This property is located at: 2420 E BROOMFIELD RD MT PLEASANT, MI 48858

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,
Union Twp Planner
Published February 6, 2017

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.

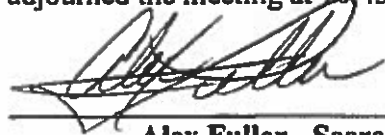
Final Board Comment

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)

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, Squatrito, 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 2017-02 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.

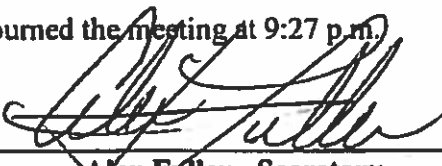
No Comments

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)

(989) 666-1595
ClintOswald@Hotmail

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Gwendalyn Oswald/Clint Oswald OWNERS OF PROPERTY AT
5598 S. Mission Rd. LEGAL DESCRIPTION AS FOLLOWS:

T14N R4W SEC 34 PART OF SE 1/4 COM AT E 1/4 COR OF SEC TH S 03D 41M 38S W 408 FT TH N 87D 04M 22S
W 1067.74 FT TH N 03D 41M 38S E 408 FT TO E & W 1/4 LINE TH S 87D 04M 22S E 1067.74 FT TO POB EXC
COM AT E 1/4 COR OF SEC TH S 03D 41M 38S W ALG E SEC LINE 220 FT TH N 87D 04M 22S W PAR WITH E &
W 1/4 LINE 600 FT TH N 03D 41M 38S E 220 FT TH S 87D 04M 22S E ALG SAID E & W 1/4 LINE 600 FT TO POB
7.00 A M/L . SPLIT FOR 2006 FROM 40-001-03 TO 40-001-04 & 40-001-06 . 40-001-04 RETIRED FOR 2006 TO
40-001-05

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For Auto Dealer License 22.3H
- II. Junk Yard Permit



Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for Auto Dealer License 22.3H

Give reason why you feel permit should be granted: To be able to purchase wrecked vehicles at auction to repair and sell.

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is B4

Zoning of the abutting areas AG, B4



Fees \$200 Signature of Applicant Clint

Date 3-28-17

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, April 18, 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 Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Gwendalyn Oswald/Clint Oswald, a Special Use Permit in a B-4 (General Business District) zone for retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes.

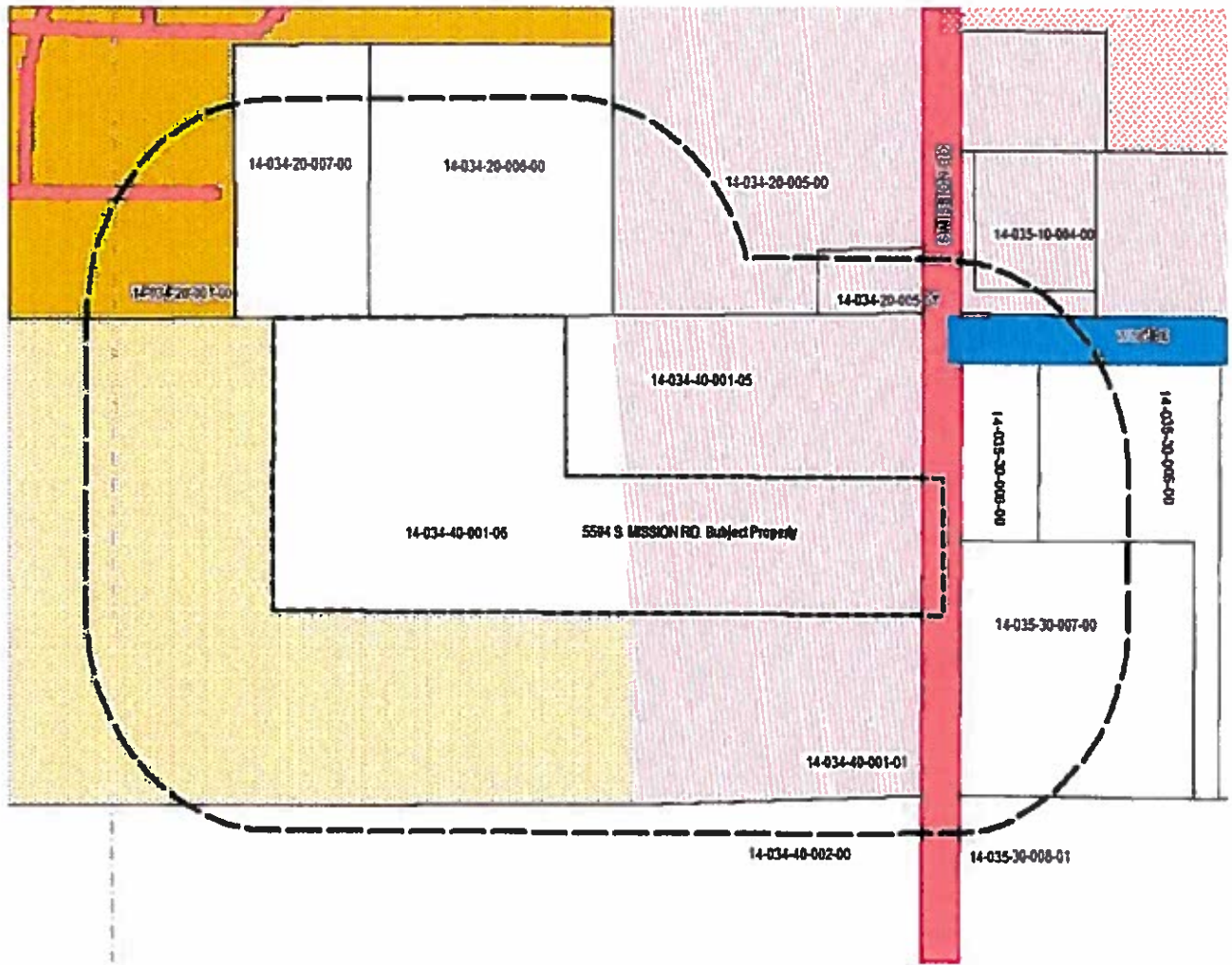
Legal Description of property: T14N R4W SEC 34 PART OF SE 1/4 COM AT E 1/4 COR OF SEC TH S 03D 41M 38S W 408 FT TH N 87D 04M 22S W 1067.74 FT TH N 03D 41M 38S E 408 FT TO E & W 1/4 LINE TH S 87D 04M 22S E 1067.74 FT TO POB EXC COM AT E 1/4 COR OF SEC TH S 03D 41M 38S W ALG E SEC LINE 220 FT TH N 87D 04M 22S W PAR WITH E & W 1/4 LINE 600 FT TH N 03D 41M 38S E 220 FT TH S 87D 04M 22S E ALG SAID E & W 1/4 LINE 600 FT TO POB 7.00 A M/L . SPLIT FOR 2006 FROM 40-001-03 TO 40-001-04 & 40-001-06 . 40-001-04 RETIRED FOR 2006 TO 40-001-05

This property is located at: 5594 S MISSION RD MT PLEASANT, MI 48858
PID 14-034-40-001-06

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



The applicant is 5594 S. Mission Rd. noted as the subject property. The Zoning of the property is AG (Agricultural) in the back and B-4 (General Business) in the front. In the front of the subject property there is an active permitted automobile repair shop. Applicant has requested a special use for retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes. The pink colored parcels are zoned B-4, the white AG, Orange R-4 (Mobile Home Park District), and Tan is R-5 (Mobile or Modular Home District).

Oswald Gwenaelyn & Clint Oswald
5594 S. Mission Rd.
MT PLEASANT, MI 48858

Kastle Leasing LLC
3209 E. South Co line Rd
SHEPHERD, MI 48883

Mike Klumpp
1955 E. Walton Rd.
SHEPHERD, MI 48883

Vondoloski Martin J & Sherry A
4293 E. Millbrook Rd.
MOUNT PLEASANT, MI 48858

Goffnett Elton & Evelyn Living Trust
5757 S. Mission Rd
MOUNT PLEASANT, MI 48858

Crawford Anthony M & Nicole A
5595 S. Mission Rd.
MOUNT PLEASANT, MI 48858

Shoemaker Thomas J.
5505 S. Mission Rd.
MOUNT PLEASANT, MI 48858

Wiley Robert & Stacy
4152 E. Wing
MOUNT PLEASANT, MI 48858

Utterback Lawrence H & Frelyn A
5419 S. Mission Rd
MOUNT PLEASANT, MI 48858

Green Joanne M Living Trust
256 Wilson Dr.
SAINT LOUIS, MI 48880

Green Richard & Joann
C/O Superior Heating and Cooling
256 Wilson Dr.
SAINT LOUIS, MI 48880

SBA Infrastrue LLC
8051 Congress Ave
BOCA RATON, FL 33487

Patriot Communication Serv, INC
2860 County Road 215
CLYDE, TX 79510

Pleasant Ridge Estates
5280 S. Mission Rd.
MOUNT PLEASANT, MI 48858

I certify that Public Notices for
file # SEP017-02 were
mailed on 4-3-17 to all persons listed on
this page. Pete Klumpp (signature)

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Jake Allport, 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:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

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morningstarpublishing.com	04/03/17



Sworn to the subscribed before me this 5th April 2017

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Isabella

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Peter Gallinat,
Township Planner
Published April 3, 2017