

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 20, 2017 at the Township Hall.

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

Roll Call

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

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Robinette moved **Mielke** supported the approval of the April 25, 2017 regular meeting minutes as presented. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Woerle moved **Buckley** supported the approval of the March 28, 2017 special meeting minutes as presented. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Correspondence / Reports

Woerle updates from the Board of Trustees – shared that the Board approved the Planning Commission’s recommendation to approve the Lighting Ordinance.

Mielke updates from the Zoning Board of Appeals – reporting back from the ZBA to the Planning Commission, look into zoning code for sheds and height of auxiliary buildings.

Approval of Agenda

Fuller moved **Woerle** supported to move Items F & G to the top of the Agenda, as he will be declaring a conflict of interest for the remainder of the Agenda. **Vote: Ayes: 9 Nays 0. Motion carried.**

Robinette moved **Webster** supported approval of the agenda as amended. **Vote: Ayes: 9 Nays 0. Motion carried.**

Public Comment – Open 7:12 p.m.

No comments were offered.

Public Hearing

- **SUP 2017-03 Retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes 2420 E. Broomfield Rd. Owner: McQuirk Mini Storage**

Public Hearing open 7:15 p.m.

Brief description for the special use permit request was given by Township Planner.

Gallinat read letter of correspondence from Brian Deans to oppose project.

Bob Sommerville, 3678 St. Andrews Dr. – Opposes used car lot.

Public Hearing closed 7:18 p.m.

- **SUP 2017-04 Multi Use Structures 1982 E. Remus Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Greenspace Inc.**

Brief description for the special use permit request was given by Township Planner, Gallinat.

Public Hearing open 7:20 p.m.

Steven Wieczorek, 767 Doe Trail – opposes special use permit

Vance Johnson, 7777 S. Whiteville – Representing Fisher Transportation, in favor of project and special use permit

Kelly Keehbauch, 3410 S. Lincoln – in favor of project and special use permit

Charlene Merritt, 1810 Liberty Dr. – Representing Arboretum Apartments, opposes special use permit

Earnest Peters, 1710 E. Remus Rd. – in favor of special use permit

Bob Sommerville, 3678 St. Andrews Dr. – Opposes special use permit

Sid Smith, 730 E. Bluegrass - in support of developer

Peter Gallinat read correspondence

Edward Peters, P.O. Box 653 (letter) – in favor of project

Tim Hauck, 4308 E. River Rd. (letter) – in favor of project

Jim Holton, 506 W Broadway – in favor of project

Jeremy Sheets, 1740 LeRoy Ln. – Township resident, also representing CMS Internet, in favor of project personally and professionally

Josh Reasoner, 795 Meadowbrook – in favor of project

Public Hearing closed 7:45 p.m.

- **SUP 2017-05 Self storage buildings 1982 E. Remus Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Greenspace Inc**

Brief description for the special use permit request was given by Township Planner, Gallinat.

Public Hearing open 7:47 p.m.

Vance Johnson, 7777 S. Whiteville – Representing Fisher, in favor of project and special use permit

Marty Figg, 810 Ashland, - addressed the board with questions regarding special use permit

Tom Kequom, 1908 Oakwood – Chair of EDA and WDDA, commented that project meets the needs of the DDA

Dave Coyne, 768 Stoneridge – in favor of development

Public Hearing closed 7:55 p.m.

- **SUP 2017-06 Public and Institutional Use S. Lincoln Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Figg, Richard & Betty**

Brief description for the special use permit request was given by Township Planner, Gallinat.

Public Hearing open 7:57 p.m.

No comments were offered.

Public Hearing closed 7:58 p.m.

- **REZ 2017-04 I-2 General Industrial to R-1 Rural Residential 6.08 acres Coyne LLC N. Harris(Crawford Rd.) PID 14-010-30-003-03 Owner Coyne LLC**

Brief description for the special use permit request was given by Township Planner, Gallinat.

Public Hearing open 8:00 p.m.

No comments were offered.

Public Hearing Closed 8:01 p.m.

New Business

A. REZ 2017-04 I-2 General Industrial to R-1 Rural Residential 6.08 acres Coyne LLC N. Harris(Crawford Rd.) PID 14-010-30-003-03 Owner Coyne LLC. Action: Recommendation to Township Board of Trustees

The applicant is proposing to rezone 6.08 acres of property to R-1 to build a residential home. Tim Beebe, CMS&D Surveying and Engineering represented the applicant. Discussion was held by the Planning Commissioners, questions were directed to the applicant.

Email Correspondence received from City of Mt. Pleasant Planner, Jacob Kain, read by Township Planner, Gallinat.

Robinette moved **Webster** supported to recommend approval of REZ 2017-04, I-2 to R-1 6.08 acres at N. Harris (Crawford Rd.) PID 14-010-30-003 to the Charter Township Board of Trustees. The following condition was offered by the applicant: an easement will be provided for the purpose of connecting park trails. **Vote: Ayes: 9 Nays 0. Motion carried.**

B. Preliminary site plan review Cold Storage N. Harris(Crawford Rd.) PID 14-010- 30-003-03 Coyne LLC Owner Coyne LLC Action: Recommendation for Final Site Plan Review

Township Planner, Gallinat gave a brief history of the property, stating that the applicant is proposing to construct five (5) 4,992 square feet cold storage pole buildings.

Tim Beebe, CMS&D Surveying and Engineering represented the applicant.

The Planning Commission discussed the project and did not have any concerns per the preliminary site plan presented.

- **Recusal – Fuller** recused himself for the remainder of the Agenda due to conflict of interest. **Zerbe** moved **Mielke** supported the recusal of Commissioner Fuller for the remainder of the Agenda, due to conflict of interest. **Vote: Ayes: 8 Nays 0. Motion carried.**

C. SUP 2017-03 Retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes 2420 E. Broomfield Rd Owner: McGuirk Mini Storage Action: Recommendation to Township Board of Trustees

Township Planner, Gallinat gave a brief history of the property, stating that Raymond's Camper Sales was located on the property inside the existing red barn building. This is an allowed special use that stays with the property; however, no record could be found by the Township.

Tim Beebe, CMS&D Surveying and Engineering, representing McGuirk Mini Storage Inc. presented the request for the special use permit, stating that the applicant is requesting to sell used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes.

Zerbe moved **Strachan** supported to recommend approval of SUP 2017-03, Retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes, location: 2420 E. Broomfield Rd Owner: McGuirk Mini Storage to the Township Board of Trustees, restricting the special use to not include mobile homes and farm equipment. **Vote: Ayes: 8 Nays 0. Motion carried.**

D. SUP 2017-04 Multi Use Structures 1982 E. Remus Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Greenspace Inc. Action: Recommendation to Township Board of Trustees

Joe Quandt, representing Mt. Pleasant Properties, requested to withdraw SUP 2017-04 Multi Use Structure located at 1982 E. Remus Rd. No action required.

E. SUP 2017-05 Self storage buildings 1982 E. Remus Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Greenspace Inc. Action: Recommendation to Township Board of Trustees

Joe Quandt, representing Mt. Pleasant Properties, explained that the applicant is proposing self storage buildings. He went over section 30.3.A.1-10 of the Zoning Ordinance.

Webster moved Robinette supported to recommend approval of SUP 2017-05, Self storage buildings, 1982 E. Remus Rd. Owner: McGuirk Mini Storage to the Township Board of Trustees. **Vote: Ayes: 5 Nays 3. Motion carried.**

F. SUP 2017-06 Public and Institutional Use S. Lincoln Rd. Owner: Mt Pleasant Investment Properties LLC (Authorized by current owner Figg, Richard & Betty. Action: Recommendation to Township Board of Trustees

Joe Quandt, representing Mt. Pleasant Properties, explained the applicant is proposing an assisted senior living facility, as well as independent senior living. He went over section 30.3.A.1-10 of the Zoning Ordinance.

Township Planner, Gallinat, stated that special uses require a site plan review approved by the Planning Commission that will be at a later date.

Mielke moved Buckley supported SUP 2017-06 Public and Institutional Use, Location: S. Lincoln Rd. to the Township Board of Trustees. **Vote: Ayes: 8 Nays 0. Motion carried.**

G. SPR 2017-04 Self storage buildings & Office building 1982 E Remus Rd. Owner Mt. Pleasant Investment Properties (Authorized by current owner Greenspace Inc.)

Joe Quandt, representing Mt. Pleasant Properties and Tim Beebe, CMS & D stated that the applicant is proposing self storage buildings and office buildings with attached accessory buildings.

Township Planner, Gallinat, stated the proposed location of the self storage buildings and office building is currently vacant. A special use permit for self storage has been applied for at the same time as this site plan review.

Webster moved Zerbe supported to recommend approval of SPR 2017-04 Self Storage Buildings, and Office Space with the following conditions: access agreement with proposed self storage and office building, length of self storage buildings 225ft., row of trees to be planted behind proposed wall per the zoning ordinance; 5 ft sidewalk installed down Remus, Lincoln Rd. deferred for 5 years or until a new site plan comes before the Planning Commission (6/15/2022) draft agreement and register with the Register of Deeds. **Vote: Ayes: 8 Nays 0. Motion carried.**

H. Preliminary site plan review Assisted Senior living/independent senior living S. Lincoln Rd. PID 14-020-20-001-03. Owner: Mt. Pleasant Investment Properites LLC (Authorized by current owner: Figg, Richard and Betty

The Planning Commission reviewed the preliminary site plan for the Assisted Senior Living/Independent Senior Living Facility; the Commissioners recommend a final site plan review adhering to the requirements of sections 10, 12, 17, and 30, also meeting all outside agency requirements.

The Planning Commission discussed the project and did not have any concerns per the preliminary site plan presented.

Other Business

Extended Public Comment –open 11:56 p.m.

No Comments.

Final Board Comment

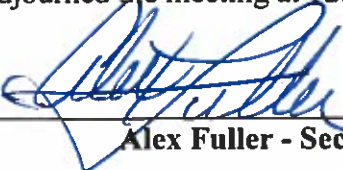
Buckley – Commented on possibly spreading out heavy Agenda's.

Fuller – Commented on six month construction season and the need for applicants to get through all Boards and Commissions during this season.

Robinette – Commented on having Commissioner's packet containing all pertinent information and have questions brought to Township Planner before the meeting.

Adjournment – Chairman Squattrito adjourned the meeting at 12:01 a.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)