



**BOARD OF TRUSTEES**  
**Regular Meeting**  
**July 12, 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 – June 28, 2017- regular meeting
  - C. Bills
  - D. Payroll
  - E. Meeting Pay
  - F. Fire Reports
11. NEW BUSINESS
  - A. Discussion/ Action: Approval of SUP 2017-03 retail sales of new or used cars, trucks, boats, travel trailers, and motor homes on eleven (11) parking spaces
  - B. Discussion/Action: Approval of SUP 2017-05 self storage buildings at 1982 E. Remus Rd.
  - C. Discussion/ Action: Approval of SUP 2017-06 Public and Institutional Use (Nursing, extended care or convalescent home) at S. Lincoln Rd. PID 14-020-20-001-03
  - D. Discussion/ Action: Resolution to authorize Charter Township of Union Clerk to submit Grant Application to the Secretary of State for a grant to purchase new voting system on behalf of Union Township
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	vacant seat		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	Richard	Barz	2/13/2021
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 June 28, 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 **Mikus** supported to approve the agenda postponing the E Coli presentation until a later date. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**Presentations**

Jim Horton of the 4<sup>th</sup> District County Commission updated the board on the on the county government.

**Public Hearings**

**Public Comment** - open 7:09 p.m.  
No comments were offered.

**Reports/Board Comments**

B. Hauck – Isabella County Road Commission updates.  
Woerle –Planning Commission updates, attended the Tribal Council meeting as a guest.  
Lannen – Thanked Township Manager, Stuhldreher, for his leadership throughout the 2017 Rain Event, as well as staff. County Commission meeting updates.  
Cody – Council of Governments and City of Mt. Pleasant updates.

**Consent Agenda**

- A. Communications
- B. Minutes June 14, 2017 – Regular Meeting
- C. Bills
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. 2.5 Financial Condition & Activities
- H. 2.5.10 Cash Flow Ratio
- I. 2.7 Ends Focus of Grants and Contracts

**Mikus** moved **Rice** supported to approve the consent agenda as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

## **BOARD AGENDA**

**A. Discussion/ Action: Consider appointment of John Dauffenbach as Township of Union's Building Official.**

Mikus moved Rice supported appoint John Dauffenbach as the Township of Union's Building Official. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**B. Discussion / Action: Sidewalk Report from Township Planner**

Township Planner, Gallinat, provided the Board of Trustees an updated Sidewalk Report concerning sidewalk waivers given by the Planning Commission.

**C. Discussion / Action: 2017 Trailer Mounted 80 kw generator from Michigan Critical Power**

Lannen moved Woerle supported the purchase of a 2017 Trailer Mounted 80 kw generator from Michigan Critical Power in the amount of \$46,592. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**D. Discussion / Action: 3.5 Board Commission and Community Linkage**

Discussion was held by the Board of Trustees.

**E. Discussion / Action: 3.6 Supervisor's Role**

Discussion was held by the Board of Trustees.

**F. Discussion / Action: 3.7 Duties of Elected Department Heads**

Discussion was held by the Board of Trustees.

## **MANAGER COMMENTS**

- Mid July the water tower will be repainted and Township Hall parking lot will be blocked off due to overspray.
- Meeting with architect to talk about design recommendations for Township Hall.
- Talked about Rain Event and thanked you to Kim Smith and her utility staff.

## **EXTENDED PUBLIC COMMENT** - Open 8:38 p.m.

No comments.

## **FINAL BOARD MEMBER COMMENTS**

Rice – Thanked Township Manager and Staff during the 2017 Rain Event. Summer taxes will be mailed June 30, 2017. Working on collecting delinquent personal property taxes.

Lannen – Suggested looking into voting precincts on southern part of the Township. Strongly mentioned the need of pathways/sidewalks for the safety and protection of citizens.

B. Hauck – Commented on goals/objectives set in January.

Woerle – Recognized the framed Resolution to reaffirm Human Rights Ordinance No: 2012-06 hanging at Township Hall for all residents to view. Thanked Township staff during the 2017 Rain Event.

**ADJOURNMENT**

**Rice** moved **Cody** supported to adjourn the meeting at 8:50 p.m. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Lisa Cody, Clerk**

\_\_\_\_\_  
**Ben Gunning, Supervisor**

*(Recorded by Jennifer Loveberry)*

*draft*

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
06/30/2017	101	125 (E)	01233	UNITED STATES OF AMERICA	SEWER LOAN (92-05)	134,842.69
07/05/2017	101	126 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	2279 S MERIDIAN RD PUMP HOUSE 2270 NORTHWAY DR 255 ENTERPRISE DR 5525 E REMUS RD 5537 E BROADWAY RD 1933 S ISABELLA RD 5144 BUDD ST 5142 BUDD ST 1660 BELMONT DR 900 MULBERRY LN 5240 E BROOMFIELD RD 3248 S CONCOURSE DR 5369 S CRAWFORD RD 3998 E DEERFIELD RD 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 ENCORE BLVD 4244 E BLUERASS RD 4511 E RIVER RD 2010 S LINCOLN RD 800 CRAIG HILL RD 4520 E RIVER RD 1633 S LINCOLN RD 5319 E AIRPORT RD 1046 S ISION ST 1605 SCULLY ROAD 2279 S MERIDIAN RD PUMP HOUSE 2279 S MERIDIAN RD 2010 S LINCOLND RD #GUL STREET LIGHTS	79.84 26.27 271.25 49.16 62.04 508.42 32.17 155.92 197.99 90.55 577.69 143.18 44.49 61.66 99.17 429.27 40.94 69.45 107.63 340.52 624.54 2,130.24 204.76 6,257.03 118.37 46.96 12,285.14 660.10 43.48 118.45 161.63 34.50 88.35 38.46 29.33 1,962.10 50.08 1,670.73
						<u>29,911.86</u>
07/05/2017	101	127 (E)	00146	VOID	Void Reason: Created From Check Run Process	V
07/05/2017	101	128 (E)	00146	VOID	Void Reason: Created From Check Run Process	V
07/05/2017	101	129 (E)	01105	MASTERCARD	MASTERCARD DEPRIEST MASTERCARD CRAWFORD MASTERCARD BEBOW MASTERCARD RADAR MASTERCARD MCBRIDE MASTERCARD MCPHERSON MASTERCARD FUSSMAN MASTERCARD SMITH K MASTERCARD STUHLREHER	1,275.13 398.21 124.61 398.71 1,239.80 194.43 7.96 56.91 150.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					MASTERCARD HOHLBEIN	165.10
					MASTERCARD DEARING	1,217.12
						<u>5,227.98</u>
07/12/2017	101	19428	01358	21ST CENTURY MEDIA-MICHIGAN	ADS FOR ZBA, PLANNING COMM, BOT	1,638.64
07/12/2017	101	19429	00948	ARGUS-HAZCO	OXYGEN SENSOR	151.97
07/12/2017	101	19430	00043	ARROW UNIFORM	UNIFORMS	47.12
					UNIFORMS	47.12
						<u>94.24</u>
07/12/2017	101	19431	00066	BILL'S CUSTOM FAB, INC.	STEEL BOLTS, NUTS, LOCKS, WASHERS FOR WW	33.35
07/12/2017	101	19432	00095	C & C ENTERPRISES, INC.	TWP HALL - TRASH BAGS & TOWELS	59.95
07/12/2017	101	19433	01415	KEVIN CRAWFORD	CALL IN-SCREW PUMP-MILEAGE REIMB	25.68
					CALL IN-FLOODING-MILEAGE REIMB	12.84
						<u>38.52</u>
07/12/2017	101	19434	01171	DBI BUSINESS INTERIORS	PENCILS FOR ASSESSING	61.08
					PAYROLL BINDER SEPARATORS	35.11
						<u>96.19</u>
07/12/2017	101	19435	00176	PATRICIA DEPRIEST	MMA CONFERENCE @ MEETING MILEAGE REIMB	392.54
07/12/2017	101	19436	01353	EVOQUA WATER TECHNOLOGIES LLC	BIOXIDE	9,428.20
07/12/2017	101	19437	01221	ANDREW FUSSMAN	CALL IN-FISHER LS ALARM-MILEAGE REIMB	10.38
					CALL IN-2ND ST WATER LEAK-MILEAGE REIMB	7.49
						<u>17.87</u>
07/12/2017	101	19438	00261	GRAINGER	TAPCON ANCHOR/CONDUIT STRAP	179.93
07/12/2017	101	19439	00262	GRAND TRAVERSE RUBBER SUPPLY	HOSE AND PARTS	134.64
					HYD HOSE	150.73
						<u>285.37</u>
07/12/2017	101	19440	00287	HOME BUILDERS ASSOCIATION	HOME BUILDERS ASSOC MEM DUES	470.00
07/12/2017	101	19441	00362	KRAPOHL FORD & LINCOLN	2014 FORD ESCAPE OIL CHANGE	35.95
07/12/2017	101	19442	01356	MCLAREN CENTRAL MICHIGAN	DRUG SCREEN FOR NEW HIRES	54.00
07/12/2017	101	19443	00402	MEDLER ELECTRIC CO	600V CLASS T FUSE	326.88
					VFD SCREW PUMP #2	2,800.00
					VFD - SCREW PUMPS #1	2,700.00
						<u>5,826.88</u>
07/12/2017	101	19444	00142	MICHIGAN OFFICE SOLUTIONS	COLOR COPY Overage CHARGE 3-18 THRU 6-17	796.62
07/12/2017	101	19445	01255	MID MICHIGAN SECURITY	ALARM MONITORING/DAILY TESTING	156.00
07/12/2017	101	19446	00437	MIDDLE MICHIGAN DEVELOPMENT CORP	CLIENT FEE 3RD QUARTER 2017	2,500.00
07/12/2017	101	19447	00463	MT. PLEASANT HEATING & AIR COND	FURNACE & AIR HANDLER INSPECTION	95.00
07/12/2017	101	19448	01293	SHAY WATER CO/CUSTOM COFFEE SERV	TWP HALL - COFFEE	120.00
07/12/2017	101	19449	00629	STU'S ELECTRIC MOTOR	SCREW PUMP #2 MOTOR REPLACEMENT	1,500.00
07/12/2017	101	19450	01364	SHERRIE TEALL	ACCTING STANDARDS MEETING-EXPENSE REIMB	136.70
07/12/2017	101	19451	01446	THRUN LAW FIRM P.C.	MTT / ASSESSING	440.00
					MTT DARDEN RESTAURANTS	140.80
					MTT RED LOBSTER	70.40
					MTT CAMPUS CREST AT MP	1,460.80
					MTT PEP-CMU	52.80



07/06/2017 01:10 PM  
 User: SHERRIE  
 DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
 CHECK DATE FROM 06/29/2017 - 07/12/2017

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					MTT DARDEN RESTAURANT (MENARDS)	140.80
					MTT ARCP RL PORT IV	70.40
					MTT CAMPUS CREST	90.40
						<u>2,466.40</u>
07/12/2017	101	19452	01314	VERIZON WIRELESS	CELL PHONES 5-16-17 TO 6-15-17	441.60
07/12/2017	101	19453	01257	JOSH WALDRON	CALL IN-EMERG MISSDIG-MILEAGE REIMB	10.70
					CALL IN-#3 ALARM-MILEAGE REIMBURSMENT	10.70
					CALL IN-#19 ALARM-MILEAGE REIMB	10.70
					CALL IN-#14 ALARM-MILEAGE REIMB	20.85
					CALL-IN-ALARMS WWTP-MILEAGE REIMB	21.40
						<u>74.35</u>
07/12/2017	101	19454	00703	WASTE MANAGEMENT OF MICHIGAN, INC	JAMESON PARK DUMPSTER SERVICE	106.61
					MCDONALD PARK DUMPSTER SERVICE	166.95
					TWP HALL DUMPSTER SERVICE	54.45
						<u>328.01</u>
07/12/2017	101	19455	01236	WEB ASCENDER	WEBSITE (Q3) HOSTING 2017	90.00
07/12/2017	101	19456	01483	XEROX FINANCIAL SERVICES	LEASE PAYMENT - JUNE 2017	1,500.76
07/12/2017	101	19457	01548	KUMAR YELAMARTHI	REFUND PARKS PAVILION RENTAL FEE - FLOOD	40.00
						<u><u>40.00</u></u>

101 TOTALS:

Total of 35 Checks:	199,031.57
Less 2 Void Checks:	0.00
Total of 33 Disbursements:	<u>199,031.57</u>

<b>Charter Township of Union</b> <b>Payroll</b>
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**CHECK DATE: June 29, 2017**

**PPE: June 24, 2017**

**NOTE: CHECK TOTAL FOR TRANSFER**

Gross Payroll	\$	53,081.37
Employer Share Med		764.34
Employer Share SS		3,268.22
SUI		357.05
Pension-Employer Portion		3,448.73
Workers' Comp		553.01
Life/LTD		-
Dental		-
Health Care		-
Cobra/Flex Administration		-
PCORI Fee		-
<b>Total Transfer to Payroll Checking</b>	<b>\$</b>	<b>61,472.72</b>

**NOTE: PAYROLL TRANSFER NEEDED**

General Fund	\$	22,375.09
EDDA		22,197.05
WDDA		16,900.58
Sewer Fund		
Water Fund		
<b>Total To Transfer from Pooled Savings</b>	<b>\$</b>	<b>61,472.72</b>

**CHARTER TOWNSHIP OF UNION  
MEETING PAY REQUEST FORM  
2017**

BOARD MEMBER: NORMAN WOERLE

MONTH: JUNE, 2017

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
6-21-17	SAGINAW CHIPPEWA TRIBAL COUNCIL	✓		\$50. <sup>00</sup>

SIGNATURE: Norman Woerle Date: 6-28-17

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.



# REQUEST FOR TOWNSHIP BOARD ACTION

**To:** Board of Trustees **DATE:** 07-05-2017  
**FROM:** Township Planner Peter Gallinat **DATE FOR BOARD CONSIDERATION:** July 12, 2017  
**ACTION REQUESTED:** Approval of SUP 2017-03 retail sales of new or used cars, trucks, boats, travel trailers, and motor homes on eleven (11) parking spaces on the condition that farm equipment and mobile homes not be sold and that all requirements in section 30 of the Zoning Ordinance be adhered to.

Current Action Emergency \_\_\_\_\_

Funds Budgeted: If Yes \_\_\_\_\_ Account # \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_

Finance Approval \_\_\_\_\_

### BACKGROUND INFORMATION

Raymond’s camper sales were at one point an existing use of the property before the current owner. This would have been a permitted special use but, no record was found for approving this use or the conditions of its approval. The Planning Commission held a public hearing for the proposed special use at a regular meeting on June 20, 2017. After the hearing the commission deliberated and voted to recommend approval of the use on the condition that farm equipment and mobile homes not be allowed for sale.

A site plan for the current structures and uses on the property was approved in March 2016 by the Charter Township of Union Planning Commission. Applicant has shown on that site plan the eleven (11) parking spaces for the sale of the cars, trucks, boats, travel trailers, and motor homes. The applicant at this time proposes no new construction associated with the special use if approved.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

The Special Use has been recommended for approval by the Township Planning Commission.

### PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with this 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:



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

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TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: A) 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.**

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

**Owner:** McGuirk Mini Storage Inc.

**Location:** 2420 E. Broomfield Rd. MT PLEASANT, MI 48858

**Current Zoning:** B-4 General Business District.

**Adjacent Zoning:** B-4 to the north across the road, B-4 to the west, B-4 to the south, and B-4 to the east.

**Future Land Use/Intent:** Commercial: Shopping, office and professional services with mixed neighborhood commercial uses.

**Current Use:** Office/indoor recreation.

**Reason for Request:** Applicant request to sell used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes.

**History:** Raymond's Camper Sales was located on the property at one point inside the existing red barn building. This is an allowed special use. If the special use was granted by the township the use stays with the property regardless of ownership. No record could be found if the township ever granted the special use or not.

A site plan for the existing uses on the property was approved by the Planning Commission in March of 2016. Applicant has proposed no changes to that site plan and proposes no new structures. Applicant has shown where the vehicles would be placed to be sold. The use of these parking spaces still allows enough parking for the other uses on the property.

A special use for self storage was applied for by the same applicant/owner of the same property in February of 2017. The planning commission recommended not approving a self storage special use. The Board of Trustees voted to not grant the self storage special use on the in May 2017.

**Objective of board:** Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation

**Recommend at this time a recommendation of approval to the Township Board of Trustees SUP 2017-03 on the condition that:**

- Only the sale of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes allowed for sale. No other type of vehicle not mentioned above is permitted for sale.
- The sale of campers had existed before on the property.

**Peter Gallinat**  
Twp Planner

## 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

*John Alpert*  
*Take Airport*

The undersigned \_\_\_\_\_, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT**

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 20, 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 Min Storage Inc, 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 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  
PID 14-028-10-002-01

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

Published June 4, 2017

**CHARTER TOWNSHIP OF UNION**

Published in the following edition(s):

Morning Sun	06/04/17
morningstarpublishing.com	06/04/17



Sworn to the subscribed before me this 5<sup>th</sup> June 2017.

*Tina M Crown*

**Notary Public, State of Michigan**  
**Acting in Oakland County**

**Advertisement Information**

Client Id: 531226      Ad Id: 1351440      PO:      Sales Person: 200300

## **UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT**

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

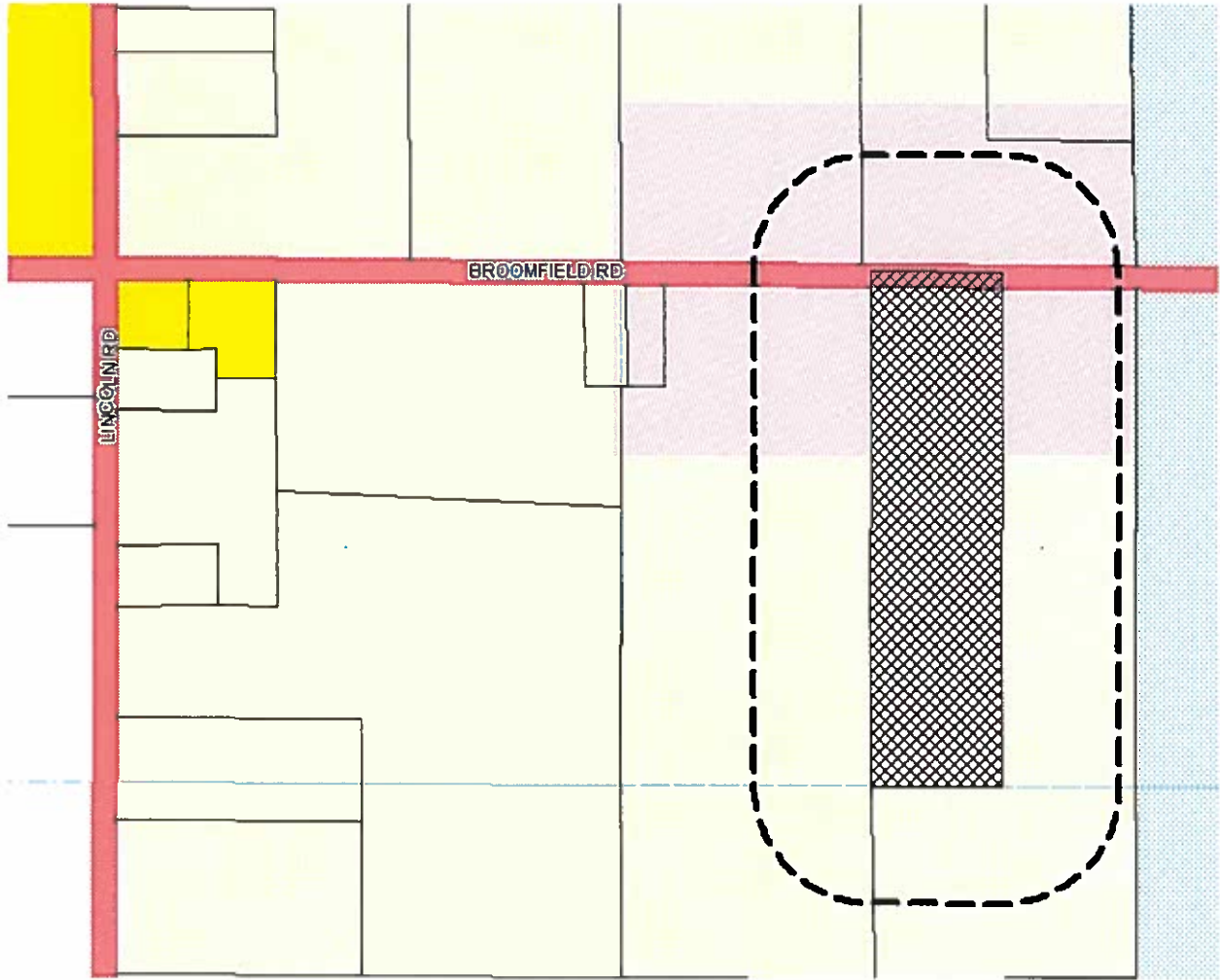
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Peter Gallinat,  
Township Planner





The checked parcel represents 2420 E. Broomfield Rd. The parcel is zoned B-4(General Business District. B-4 Districts are colored pink. The off yellow parcels are R-1 (Rural Residential). The dashed line around the property represents a 300ft radius around the checked property 2420 E. Broomfield Rd.

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

B NELSON ENTERPRISES INC  
C/O The Golf Center  
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 2  
CHICAGO, IL 60615

OTTERBINE MICHAEL  
2475 E. BROOMFIELD RD  
MT PLEASANT, MI 48858

**APPLICATION FOR A SPECIAL USE PERMIT**

I (we) MCGUIRK MINI STORAGE INC OWNERS OF PROPERTY AT  
2420 E. BROOMFIELD RD, MT. PLEASANT LEGAL DESCRIPTION AS FOLLOWS:

SEE ATTACHED SHEET

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

I. Special Use For B4 - Retail Sales of new and used cars, trucks, boats, farm equipment, mobile homes, travel trailers and motor homes.

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 Retail Sales of new and used cars, trucks, boats, farm equipment, mobile homes, travel trailers and motor homes.

Give reason why you feel permit should be granted: SEE ATTACHED SHEET

II. Junk Yard Permit requirements are:

Location of property to be used \_\_\_\_\_

Zoning of the area involved is B4

Zoning of the abutting areas B4

.....

Fees \_\_\_\_\_ Signature of Applicant 

Date 5-30-17



**PROPOSED SPECIAL USE  
FOR  
RETAIL SALES OF NEW AND USED CARS, TRUCKS, BOATS, FARM  
EQUIPMENT, TRAVEL TRAILERS AND MOTOR HOMES.**

LEGAL DESCRIPTION OF THE DEVELOPMENT PARCEL PROVIDED:

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.

**Summary of Request**

Based on our discussions with the Union Township Zoning Administrator, he has stated that he was unable to locate a copy of the previously approved and granted special use for the previous travel trailer, motor home & RV sales that was located on this parcel. He has stated that as the Township was unable to locate their copy and the previous owner could not provide us with a copy, that we would need to re-apply for this same special use.

Thus, based on the Township's direction, please consider the following request for retail sales of new and used cars, trucks, boats, farm equipment, travel trailers and motor homes.

**Give Reason why you feel permit should be granted:**

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

*The proposed use would not require any additional facilities to be constructed on the site. The existing parking spaces along the North end of the existing parking lot would be available for the placement of these items for retail sale. This proposed use is consistent with the previous owners operation and would be far less in inventory.*

*The parcels to the East, South, North and West of the proposed sales area is zoned B-4 and would be consistent in general use.*

*We feel that existing site will not be negatively impacted by the parking of these items and that the current tenant will not be inconvenienced. The site plan has already been reviewed and approved for Commercial activities and the access drive and interior drive isles will accommodate this activity. The office for the sales will be part of one of the existing suites*

2. The special use shall not change the essential character of the surrounding area.

*This type of business had been on the site for many years. The site layout will have no need to be changed. The Northern spaces would just be designated for this use. All natural screening previously provided is still in place.*

3. The special use shall not interfere with the general enjoyment of adjacent property.

*As was previously noted, this use had been performed on this parcel, in the same location for many years. The past use nor this reduced use will interfere with the adjacent properties.*

4. The special use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

*The site access has already been reviewed and approved by the Isabella County Road Commission. The site had been used for this purpose previously and the proposed use is lesser in magnitude. The proposed operations will not pose a health, safety of welfare problem.*

5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.

*There will be no need to add any essential services to the site or buildings due to the granting of this special use.*

6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

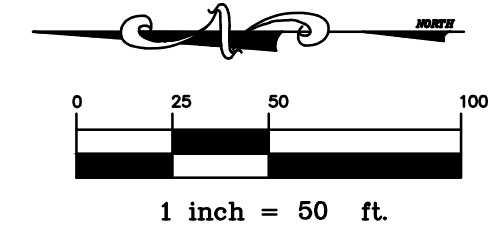
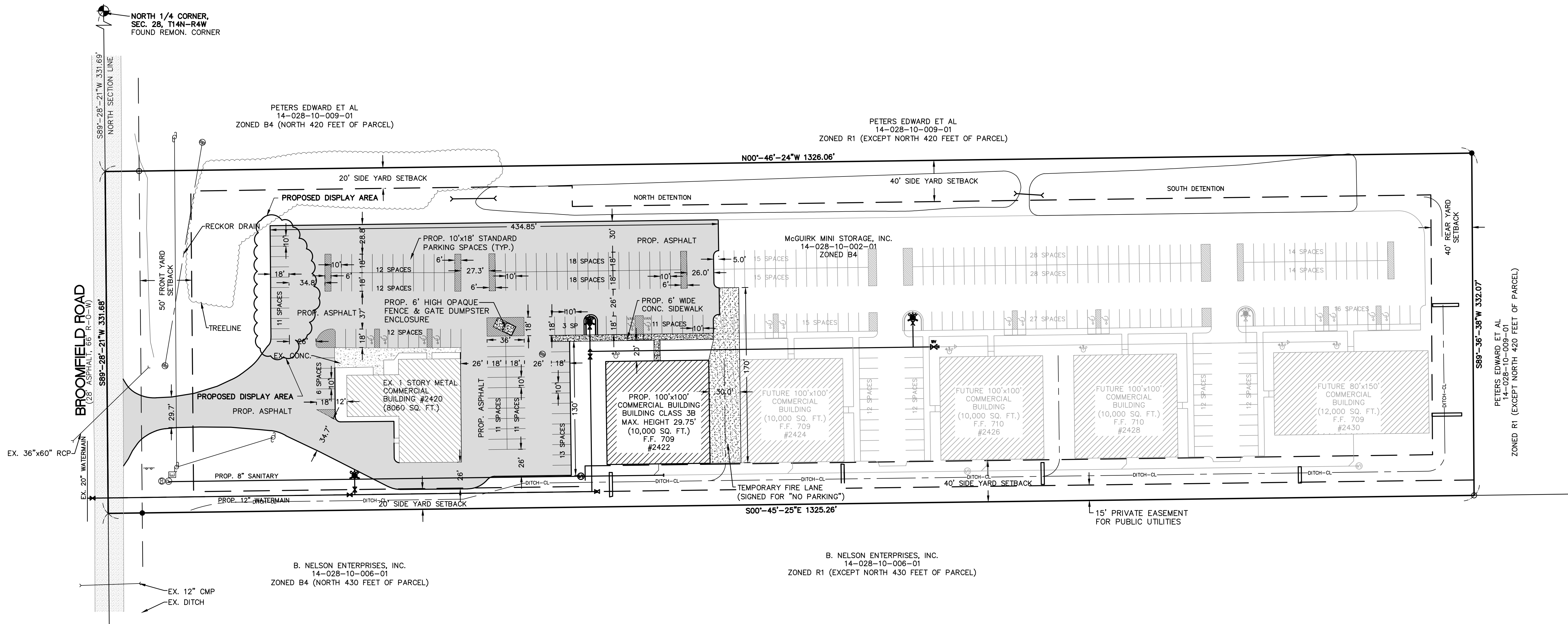
*The Properties to the East, North, South and West are Commercial Zoned Properties and the existing natural screening is still intact.*

7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.

*As nothing is being proposed to be built this should not be an issue.*

8. That such use will be an asset to the Township.

*The approval would allow an existing local sales company to remain open and this is a benefit and asset to the Township.*



PARKING TABLE:	
FIRST PHASE ASPHALT PARKING:	
STANDARD PARKING SPACES:	132
A.D.A. PARKING SPACES:	6
FUTURE ASPHALT PARKING:	
STANDARD PARKING SPACES:	210
A.D.A. PARKING SPACES:	10
TOTAL PARKING FOR FIRST PHASE:	138
TOTAL PARKING FOR FUTURE PHASE:	220

**CMS & D**  
 SURVEYING / ENGINEERING  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0730  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com



**SITE & HORIZONTAL PLAN**  
 MCGUIRK'S BROOMFIELD ROAD DEVELOPMENT  
 PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4  
 SECTION 28, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

8-11-15	REVISE PROP. & FUTURE BUILDINGS
8-14-15	REVISED PER M.P.F.D. SITE MEETING
10-21-15	REVISED PARKING PER CLIENT

SUBMITTALS:

8-4-15	TO UNION TOWNSHIP
8-11-15	TO CLIENT
8-17-15	TO UNION TOWNSHIP
9-17-15	TO CLIENT
10-15-15	TO UNION TWP. Z.B.A.
10-21-15	TO CLIENT

SCALE	1" = 50'
JOB NUMBER:	1504-044
DRAWN BY:	RL
DESIGNED BY:	N/A
CHECKED BY:	TELB
SHEET NUMBER	3 of 10

# REQUEST FOR TOWNSHIP BOARD ACTION

**To:** Board of Trustees **DATE:** 07/05/2017  
**FROM:** Township Planner Peter Gallinat **DATE FOR BOARD CONSIDERATION:** July 12, 2017  
**ACTION REQUESTED:** Approval of SUP 2017-05 self storage buildings at 1982 E. Remus Rd. on the condition that all requirements of Section 30 of the Zoning Ordinance are adhered to.

Current          Action                      Emergency         

Funds Budgeted: If Yes          Account #                                  No          N/A         

Finance Approval   

**BACKGROUND INFORMATION**

Mt. Pleasant Investment Properties LLC has been authorized to seek special land use approval associated with 1982 E. Remus Rd. currently owned by Greenspace Inc. All special uses require a site plan in accordance with Section 12 of the Zoning Ordinance approved by the Township Planning Commission. The applicant provided a site plan to the Planning Commission depicting the 5.52 acres of land on the parcel the special land use will occur if approved.

On June 20, 2017 the Charter Township of Union Planning Commission at a regularly scheduled meeting held a public hearing for SUP 2017-05 as required. After the hearing the Commission deliberated on the use and voted to recommend approval of SUP 2017-05. That same night the Planning Commission approved a site plan associated with SUP 2017-05. This project is located in the West Downtown Development Authority. The Economic Development Authority for the Charter Township of Union supports this project.

If the 5.52 acres of land are split off from the existing parcel the planned landscaping bins in the rear yard would not be allowed. A B-5 district allows for outdoor storage screened in the rear yard. It is not allowed with self storage units. Section 30.4.U. states "No storage outside of the self-storage buildings shall be permitted."

**SCOPE OF SERVICES**

N/A

**JUSTIFICATION**

The Special Use has been recommended for approval by the Township Planning Commission.

**PROJECT IMPROVEMENTS**

The following Board of Trustees goal is addressed with this 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:



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

TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: C) SUP 2017-05 Self storage buildings 1982 E. Remus Rd.**  
(Public Hearing Required)

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

**Owner:** Mt Pleasant Investment Properties LLC (Authorized by current owner Greenspace Inc.)

**Location:** Corner of Independence Dr. and Lincoln Rd. MT PLEASANT, MI 48858

**Current Zoning:** O-S Office Service District

**Adjacent Zoning:** B-5/R-3A to the north across the road, B-5/R-2A to the east, B-5 to the west, R-3A to the south.

**Future Land Use/Intent:** Commercial: Shopping, office and professional services with mixed residential uses.

**Current Use:** Coffee shop currently not in business.

**Reason for Request:** Applicant proposes self storage buildings.

**History:** The proposed location of the self storage buildings is currently vacant. A special use for self storage was applied for by the same applicant different owner of a different property in February of 2017. The planning commission recommended not approving a self storage special use. The Board of Trustees voted to not grant the self storage special use on the in May 2017.

The current owner of the property is Greenspace Inc. Mt Pleasant Investment Properties LLC has been authorized to seek a special use for self storage buildings for the property. A site plan provided by the applicant shows the existing parcel to be split up at a later date. The location of the self storage buildings will be on a parcel owned by McGuirk Mini-Storage.

Special uses require a site plan review approved by the Planning Commission. The applicant has provided a site plan to be reviewed for final approval at the same time as the special use is being considered.

**Objective of board:** Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation

**Recommend at this time recommend approval of SUP 2017-05 Self storage buildings on the condition that**



- A final site plan is approved by the Planning Commission in accordance with Sections 10, 12, 23, and 30 of the Zoning Ordinance
- All requirements of sections 10, 12, 23, and 30 of the Zoning Ordinance are adhered to.

**Peter Gallinat**  
Twp Planner

## 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

*Jake Allport*

The undersigned \_\_\_\_\_, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	06/04/17
morningstarpublishing.com	06/04/17



Sworn to the subscribed before me this 5<sup>th</sup> June 2017

*Tina M Crown*

Notary Public, State of Michigan  
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 20, 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 Mt. Pleasant Investments Properties, LLC, a Special Use Permit in a B-5 (Highway Business District) zone for Self-Storage Buildings.

Legal Description of property: T14N R4W, SEC 20: COMM AT THE NE CORNER OF SECTION 20: S 89D37M58S W ALG N SEC LN 242 FT; TH S 1D0M7S E 178 FT; TH S 89D37M58S W 165 FT; TH N 1D0M7S W 178 FT TO N SEC LN; TH S 89D37M58S W 914 FT; TH S 1D0M7S E 182 FT; TH S 89D37M58S W 34 FT; TH S 1D0M7S E 132 FT; TH S 89D37M58S W 594 FT; TH S 1D0M7S E 386 FT; TH N 89D37M58S E 1949 FT TO E SEC LN; TH N 1D0M7S W 700 FT TO POB 26.2 ACRES

This property is located at: 1982 E. REMUS RD MT PLEASANT, MI 48858  
PID 14-020-20-001-01

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

Published June 4, 2017

### Advertisement Information

Client Id: 531226

Ad Id: 1351355

PO:

Sales Person: 200300

## UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

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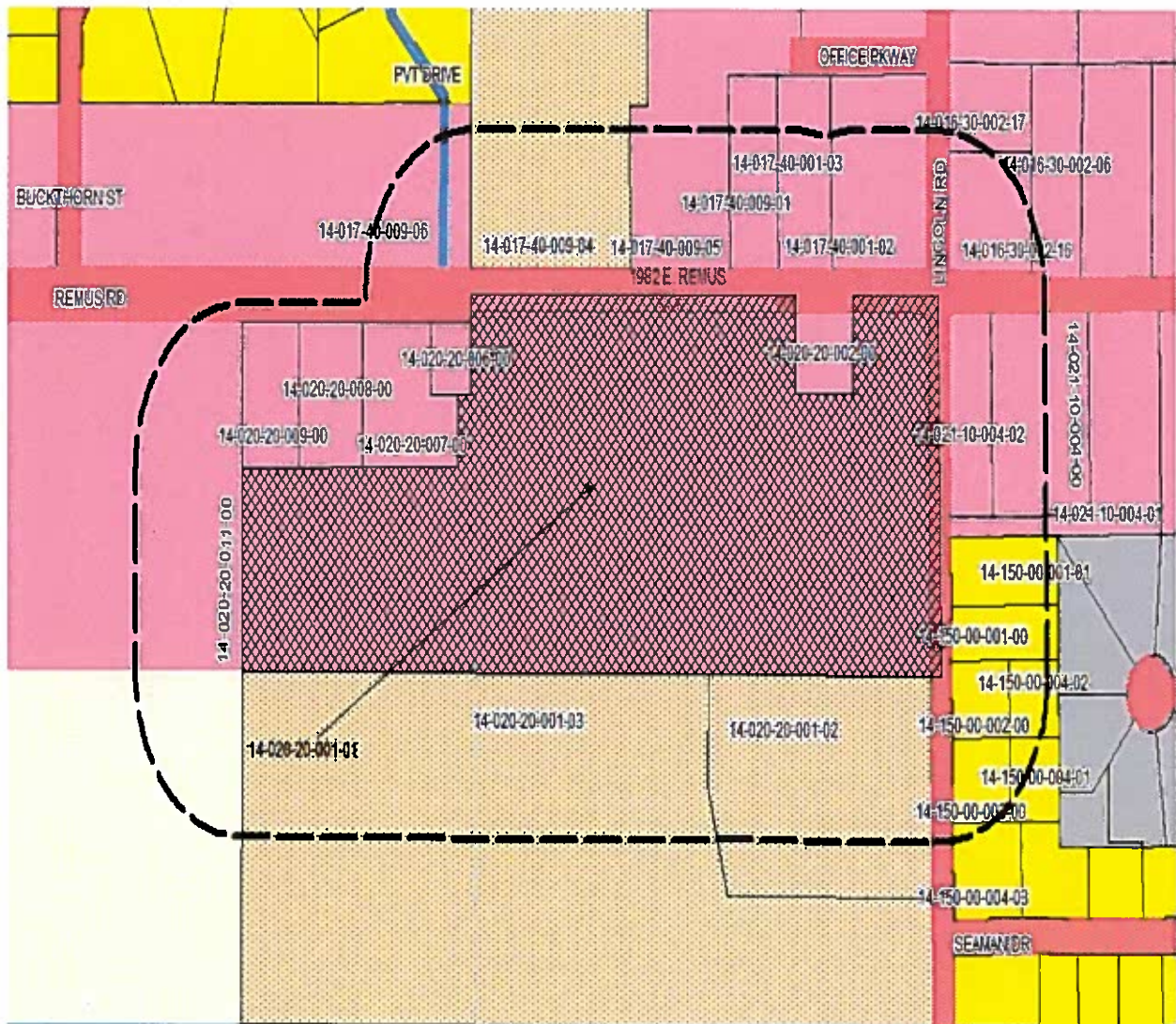
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This property is located at: 1982 E. REMUS RD MT PLEASANT, MI 48858  
PID 14-020-20-001-01

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 checkered parcel represents 1982 E. Remus Rd. This parcel is zoned B-5 (Highway Business District). The pink parcels are B-5. The brownish tan colored parcels represent R-3A (Multiple-Family Residential District). The yellow parcels represent R-2A (One and Two Family Low Density Residential District). The off yellow parcel represents R-1 (Rural Residential District). The grey parcels represent I-1 (Light Industrial District). The dashed line around the subject property represents a 300 foot radius around 1982 E. Remus Rd.

MCGUIRK MINI STORAGE INC  
PO BOX 530  
MT PLEASANT, MI 48804-0530

GREENSPACE INC  
1982 E. REMUS RD.  
MT PLEASANT, MI 48858

UNION FARMS LLC  
1720 E. PICKARD RD.  
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY  
1239 E. BROOMFIELD RD.  
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY  
ARBORETUM APARTMENTS  
6860 ST. ADREWS DR.  
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD  
700 N. ISABELLA  
MT PLEASANT, MI 48858

WIECZOREK STEVEN M.  
767 S. DOE TRL  
MT PLEASANT, MI 48858

UTTERBACK CURT J & ROBYN L  
3397 S. LINCOLN RD.  
MT PLEASANT, MI 48858

ISABELLA COMMUNITY CREDIT  
UNION  
P.O. BOX 427  
2100 E. REMUS RD.  
MT PLEASANT, MI 48804-0427

BRENDA ROBINSON, TRUSTEE  
2970 GRANDE OAKS WAY  
ORANGE PARK, FL 30003

MID MICHIGAN PROPERTY GROUP  
2060 REMUS RD.  
MT PLEASANT, MI 48858

SCOTLAND LEASING CORP  
114 GRANT  
ALMA, MI 48801

RI CS4 LLC  
ATTN: PM DEPT #2500  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130

RYANS INVESTMENTS LLC  
P.O. BOX 753  
MT PLEASANT, MI 48804-0753

MCDONALDS CORPORATION (21-  
1306)  
P.O. BOX 182571  
COLUMBUS, OH 43218-2571

MERCANTILE BANK  
102 S. MAIN ST.  
MT PLEASANT, MI 48858

TWENTY WEST PARTNERSHIP INC.  
P.O. BOX 329  
MOUNT PLEASANT, MI 48804-0329

VICTORY CHRISTIAN CENTER  
2445 S. LINCOLN RD.  
MT PLEASANT, MI 48858

MASS, MT. PLEASANT LLC  
1845 BIRMINGHAM SE  
LOWELL, MI 49331

ZENEBERG GAIL D  
1688 E. REMUS  
MT PLEASANT, MI 48858

PETRO-VEST OPERATING LLC  
P.O. BOX 653  
MT PLEASANT, MI 48804-0653

EDC INVESTMENTS, LLC  
P.O. BOX 653  
MT PLEASANT, MI 48804-0653

HALL LELAND R & DINAH REV TRUST  
TINK SALES & SERVICES INC.  
1302 E HIGH ST.  
MT PLEASANT, MI 48858

**APPLICATION FOR A SPECIAL USE PERMIT**

I (we) MT. PLEASANT INVESTMENTS PROPERTIES, LLC. OWNERS OF PROPERTY AT  
14-020-20-001-01 LEGAL DESCRIPTION AS FOLLOWS:

SEE ATTACHED SHEET

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

I. Special Use For SELF STORAGE BUILDINGS

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 SELF STORAGE BUILDINGS

Give reason why you feel permit should be granted: SEE ATTACHED SHEET

II. Junk Yard Permit requirements are:

Location of property to be used \_\_\_\_\_

Zoning of the area involved is B5

Zoning of the abutting areas R3A



Fees \_\_\_\_\_ Signature of Applicant [Signature]

Date 5/30/17 Joseph Blumnot, AUTHORIZED AGENT



**PROPOSED SPECIAL USE  
FOR  
SELF STORAGE STRUCTURES**

**LEGAL DESCRIPTION OF THE PROPOSED B-5 DEVELOPMENT PARCEL:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-57"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 1313.60 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 594.13 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET TO A POINT ON SAID NORTH SECTION LINE, THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.68 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

**LEGAL DESCRIPTION FOR PROPOSED SPECIAL USE:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-57"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1327.12 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.89°-42'-08"W., 622.03 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 623.89 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE S.00°-39'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 385.98 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 5.52 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

**Summary of Request**

Based on our review of the Ordinance, Self Storage Units are a Special Use within the B-5 District. Based on previous submittal to the Township for this use, we have utilized a secluded area of the B-5 zoned property to place this use. It will be approximately 300 feet off Rmus Road and tucked in behind other B-5 Zoned property. The parcel is approximately 5.5 acres in size and will house 80,000 square feet of storage units, when fully developed. The parcel will be developed starting at the East and working West as the market dictates.

Please consider the following self storage use.

**Give Reason why you feel permit should be granted:**

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

*The proposed development sets on the South side Remus Road (M-20) in a commercial area, but has been tucked back off the road by approximately 300 feet. There are 4 Commercially Zoned parcel between the development and M-20.*

*We feel that we have designed the overall site layout and the proposed buildings to be an asset to the surrounding commercial properties. We have met with the Road Commission and MDOT Engineers to assure that the access to the site was appropriate for the intended use. All drive isles are larger that those required by the ordinance.*

*Where adjacent to a R-3A Multi-Family parcel to the South, a 6 foot tall decorative concrete wall is being proposed.*

2. The special use shall not change the essential character of the surrounding area.

*The type of business and use which is being proposed is consistent with others along Remus (M-20). It should be noted that there is another self storage facility just East at the corner of Remus and Bradley Street. The parcel is also zoned B-5.*

3. The special use shall not interfere with the general enjoyment of adjacent property.

*The adjacent properties to the North, West and East are either zoned commercial and/or zoned and operated as commercial or are zoned as multi-family. The vacant zoned multi-family property to the South will be separated from the development by a decorative concrete wall. It should also be noted that this parcel is part of the lands being proposed for purchase by Mt. Pleasant Investment Properties.*

4. The special use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

*Based on our discussions with MDOT their preferred point of access for the parcel was out to Lincoln Road. Based on this, a Private Roadway has been shown to extend from the development East to Lincoln Road. This Roadway has been slide to the South as far as possible to allow more distance to the traffic light at Lincoln and Remus, while still abiding by the Isabella County Road Commissions Access Management Design Criteria. Appropriate screening has been shown around the parcel and a black chain link fence will surround the parcel to provide security along with security camera. The complex will have gated access points. The proposed operations will not pose a health, safety of welfare problem.*



5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.

*The proposed development will be extending Public Water and its own Private Storm Sewer Services. Fire Flows were completed by the Township DPW in conjunction with the Mt. Pleasant Fire Department on the Water System to assure that there was adequate flow and pressure for the system. The newly installed County Drain along Lincoln Road also has capacity for the propose private system.*

6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

*We believe that we have addressed the screening of the project with a combination of natural screening, plantings and a decorative concrete wall.*

7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.

*The proposed development, if approved will be constructed in compliance with the approved plans. The township has the ability to withhold final occupancy should this not occur.*

8. That such use will be an asset to the Township.

*The proposed development constitutes a multi-million dollar investment into the community. The renders show that the development will be an asset to the community and the surrounding area. This is a needed commodity for this community and based on the current demand at other facilities, the project will commence at the East and expand Westerly as the need requires.*

**Mt Pleasant Investment Properties LLC**

May 25, 2017

Charter Township of Union  
2010 S. Lincoln  
Mt. Pleasant, MI 48858

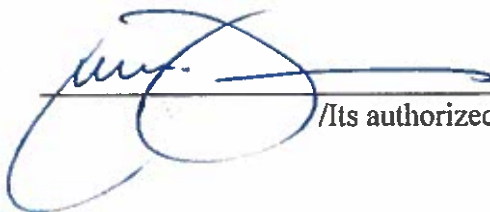
Re: Authorized Agent

To whom it may concern,

Mt. Pleasant Investment Properties, LLC has authority to pursue zoning or land use approvals including but not limited to, site plan reviews or special use permits from the title holders of certain properties pursuant to purchase agreements with those owners. Those properties include: parcel ID 14-020-20-001-03, 14-020-20-002-00, and 14-020-20-001-01. Mt. Pleasant Investment Properties, LLC therefore authorizes CMS&D to act on behalf, as its agent, to seek such land use approvals.

Regards,

Mt. Pleasant Investment Properties, LLC

  
\_\_\_\_\_  
/Its authorized Agent



R. EDWARD KUHN  
TERRY C. ROGERS  
*(LLM, Taxation)*  
A. BROOKS DARLING  
EDGAR ROY III  
JOSEPH E. QUANDT  
GREGORY J. DONAHUE  
GREGORY L. JENKINS

412 SOUTH UNION STREET  
TRAVERSE CITY, MICHIGAN 49684  
TELEPHONE: 231-947-7900  
FAX: 231-941-5154

LANSING OFFICE:  
2937 ATRIUM DRIVE, SUITE 200  
OKEMOS, MICHIGAN 48864  
TELEPHONE: 517-347-7720

TROY W. STEWART  
GINA A. BOZZER  
MATTHEW L. BOYD  
CHRISTOPHER G. ROGERS  
*(also admitted in Illinois)*  
MARC S. McKELLAR II

OF COUNSEL:  
LEWIS G. GATCH

June 15, 2017

**FACSIMILE COVER SHEET**

Please deliver the following pages to:

Name: Peter Gallinat  
Fax No.: 989-773-1988  
RE: Mt. Pleasant Investment Properties, LLC  
From: Joe Quandt

Total number of pages (including cover sheet):

Our File No.

Message:

**THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS  
ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL**

It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, collect, and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for the postage. Thank you.

Transmitted By: Sherri  
Direct Dial: (231) 947-7901 x114



R. EDWARD KUHN  
TERRY C. ROGERS  
*(LLM, Taxation)*  
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OF COUNSEL:  
LEWIS G. GATCH  
A. BROOKS DARLING

June 15, 2017

VIA FAX - 989-773-1988  
VIA EMAIL - [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)  
AND FIRST CLASS MAIL  
Peter Gallinat  
Zoning Administrator  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858

Re: Mt. Pleasant Investment Properties, LLC

Dear Peter:

Pursuant to our discussion earlier today, this letter is to advise you that my client, Mt. Pleasant Investment Properties, LLC, is appropriately authorized to seek site plan approval and special use permit approval as requested in applications previously submitted to Union Township. It is my understanding that you may have been under the mistaken perception that my client did not have appropriate authority. Please be advised that my client has a purchase agreement in place with the current owners of the property which provides my client authorization to pursue township approval for my client's proposed land use. Enclosed is a copy of correspondence from the owner's attorney which more definitively sets forth my client's authority to seek these approvals.

Also, for clarification purposes with respect to the applications submitted, please be advised that Mt. Pleasant Investment Properties, LLC is not the owner of the property, but is authorized to seek site plan approval and special use permit approval from the owner. Accordingly, on the application for special use permit and application for site plan review, please feel free to place the notation on the applications with respect to my client's authorizations as referenced in the attached document. Please provide a copy of this letter in the package to the Planning Commission, so that this clarification and authorization is part of the administrative record of my client's applications.

Please let me know if you have any questions, comments or concerns related to this clarification.

Sincerely,

KUHN ROGERS PLC

Joseph E. Quandt  
Direct Dial: (231) 947-7901 x115  
[jequandt@krlawtc.com](mailto:jequandt@krlawtc.com)

JEQ:shp  
enclosures



GREGORY T. DEMERS

989-698-3708

FAX 989-486-6108

GDemers@wnj.com

June 15, 2017

Re: **Figg Equities Limited Partnership / Mt. Pleasant Investment Properties, LLC**

To whom it may concern:

Please be advised that I am the representative of the owner of real property owned by Figg Equities Limited Partnership, which is described on the attached Exhibit A (the "Property"). This letter is to advise you that the Property is subject to a purchase agreement whereby Mount Pleasant Investment Properties, LLC is the prospective purchaser of the Property. Under the purchase agreement, Mount Pleasant Investment Properties, LLC has the right to seek zoning or land use approvals so long as those approvals are conditioned upon Mount Pleasant Investment Properties, LLC (or its allowed/designated assignee) actually purchasing the property. Mount Pleasant Investment Properties, LLC has the authority of the owner of the Property to seek these conditional approvals from any and all governmental authorities, including the Union Township Planning Commission and Union Township Board of Trustees for site plan or special use permit approval, subject to the conditions referenced above.

Very truly yours,

A handwritten signature in black ink, appearing to read 'G. Demers'.

Gregory T. Demers

GTD/hmt  
15955759

Warner Norcross & Judd LLP  
Attorneys at Law  
715 East Main Street Suite 110  
Midland, Michigan 48640 • www.wnj.com

**EXHIBIT A**

A parcel of real estate approximately forty-six (46) acres; excepting seven (7) acres, consisting of a parcel bounded on the north by the south line of Parcel I.D. #14-020-20-001-02, by Lincoln Road to the east, by McGuirk Road to the south, and on the west at a line determined by survey to equal a seven (7) acre parcel; property to be sold is thirty-nine (39) acres +/- to be confirmed by survey located at South Lincoln Road, Union Township, Isabella County, Michigan (the "Premises"), more particularly described as:

Commencing 1102.88 feet South of the Northeast corner of Section 20, Town 14 North, Range 4 West, thence West 577.48 feet; thence North 15 degrees 57 minutes 11 seconds West, 209.03 feet; thence North 00 degrees 09 minutes 44 seconds West, 208.6 feet; thence North 89 degrees 21 minutes 46 seconds West, 1313.49 feet; thence South 640 feet; thence East 610.12 feet; thence South 660 feet; thence East 1338.88 feet, thence North 897.12 feet to the Point of Beginning.

Excepting:

Town 14 North, Range 4 West, Section 20, Commence 1102.88 feet South of the Northeast corner; thence South 472.16 feet; thence West 633.03 feet; thence North 00 degrees 09 minutes 44 seconds West, 673.14 feet; thence South 15 degrees 57 minutes 11 seconds East, 209.03 feet; thence East 577.48 feet to the Point of Beginning. 7.0 acres, more or less, and subject to an easement over the South 66.00 feet thereof for private roadway purposes.



GREGORY T. DEMERS

989-698-3708  
FAX 989-486-6108

GDemers@wnj.com

June 15, 2017

Re: Greenspace, Inc. / Mt. Pleasant Investment Properties, LLC

To whom it may concern:

Please be advised that I am the representative of the owner of real property owned by Greenspace, Inc., which is described on the attached Exhibit A (the "Property"). This letter is to advise you that the Property is subject to a purchase agreement whereby Mount Pleasant Investment Properties, LLC is the prospective purchaser of the Property. Under the purchase agreement, Mount Pleasant Investment Properties, LLC has the right to seek zoning or land use approvals so long as those approvals are conditioned upon Mount Pleasant Investment Properties, LLC (or its allowed/designated assignee) actually purchasing the property. Mount Pleasant Investment Properties, LLC has the authority of the owner of the Property to seek these conditional approvals from any and all governmental authorities, including the Union Township Planning Commission and Union Township Board of Trustees for site plan or special use permit approval, subject to the conditions referenced above.

Very truly yours,

A handwritten signature in black ink, appearing to read 'G. Demers'.

Gregory T. Demers

GTD/hmt  
15955781

**EXHIBIT A**

A parcel of real estate approximately twenty-six point two (26.2) acres in size located at South Lincoln Road, Union Township, Isabella County, Michigan (the "Premises"), more particularly described as:

B-5

T14N R4W, Section 20; commencing at the Northeast corner of Section 20; South 89°37'58" West along the North section line 242 feet; thence South 1°0'7" East 178 feet; thence South 89°37'58" West 165 feet; thence North 1°0'7" West 178 feet to the North section line; thence South 89°37'58" West 914 feet; thence South 1°0'7" East 182 feet; thence South 89°37'58" West 34 feet; thence South 1°0'7" East 132 feet; thence South 89°37'58" West 594 feet; thence South 1°0'7" East 386 feet; thence North 89°37'58" East 1949 feet to the East section line; thence North 1°0'7" West 700 feet to the Point of Beginning. (26.2 acres.)  
Parcel I.D. # 14-020-20-001-01





R. EDWARD KUHN  
TERRY C. ROGERS  
*(LLM, Taxation)*  
EDGAR ROY III  
JOSEPH E. QUANDT  
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MARC S. McKELLAR II

OF COUNSEL:  
LEWIS G. GATCH  
A. BROOKS DARLING

June 16, 2017

**VIA FAX - 989-773-1988**  
**VIA EMAIL - [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)**  
**AND FIRST CLASS MAIL**

Peter Gallinat  
Zoning Administrator  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858

Re: Mt. Pleasant Investment Properties, LLC/Applications for Special Use and Site Plan Review

Dear Peter:

In my review of the documents submitted for consideration by the planning commission we noted some additional points where clarification may be helpful.

Accordingly, please be advised of the following details:

1. The special use application and site plan application submitted for the senior living facility should include, as a basis for the special use, the public or institutional use basis, in addition to the multi-family dwellings of five (5) or more units basis currently noted in the application.
2. The legal description for the special use application and site plan application submitted for the senior living facility should be clarified as the description attached to this letter as Exhibit A. This description is wholly within the description previously provided in the application and thus no adjustment of the public notice should be necessary.
3. The site plan application submitted for the senior living facility is a request for preliminary site plan review only.

**KUHN ROGERS PLC**

June 16, 2017

Page 2

4. The special use application and site plan application submitted for the self-storage facility, is for final site plan approval, which may be conditioned on my client's purchase of the property.
5. The site plan application for the commercial use by right is for final site plan approval, which may be conditioned on my client's purchase of the property.

Please provide a copy of this letter in the package to the Planning Commission, so that this clarification is part of the administrative record of my client's applications.

Please let me know if you have any questions, comments or concerns related to this clarification.

Sincerely,

KUHN ROGERS PLC



Joseph E. Quandt  
Direct Dial: (231) 947-7901 x115  
jequandt@krlawtc.com

JEQ:shp

# EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED SPECIAL USE R-3A

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-47"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 1575.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 406.35 FEET; THENCE S.89°-30'-03"W., 1333.25'; THENCE N.00°-39'-12"W., ON AND ALONG THE EAST 1/8 LINE OF SAID SECTION, 1286.02 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 691.56 FEET; THENCE S.01°-03'-50"E., 881.74 FEET; THENCE N.89°-05'-54"E., 633.42 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 26.41 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF, LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, FOR HIGHWAY USE AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

Steven Wiczorek  
767 S. Doe Trail  
Mt. Pleasant, MI 48858  
989-450-5289  
[stevow@msn.com](mailto:stevow@msn.com)

6/26/2017

Union Township Board of Trustees:  
Ben Gunning, Lisa Cody, Kimberly Rice,  
Bill Hauck, Tim Lannen, Phil Mikus, Norm Woerle  
Mt. Pleasant, MI 48858

Re: Special Use Permit and Site Plan Approval of Mt. Pleasant Properties, LLC. by  
Planning Commission on June 20, 2017

Dear Union Township Board of Trustees,

I am writing you today to voice my concerns over the “Midnight Hour” decision to allow what appear to be a “Sand and Gravel” and “Trucking” business to be located adjacent to R-2A and R-3 residential zones. My concerns are as follows:

1. The Township Planning Commission made a very late hour decision (somewhere around 11:55 PM, June 20, 2017) WITHOUT the input of the Township Attorney being present to give his legal advice on the applicant’s attorney stating that a prior ZBA’s interpretation of the B-5 zoning text allowed a “Sand and Gravel” and “Trucking” operation in a B-5 zone. Clearly, the text of the B-5 zoning language excludes this type of operation in a B-5 zone.
2. Sand and Gravel, and Trucking operations similar to this are normally located in Industrial zones or Manufacturing zones, and therefore the Planning Commission should be requiring a ZONING CHANGE from the applicant, as the applicant will be storing “construction materials” on-site, as evidenced by the site plan for exterior storage of materials on the South border of the mini-storage site plan.
3. No questions were raised by the Planning Commission as to the planned use of the south 9 truck bays on the site plan, which rumor has it that Michigan Kenworth LLC, is interested in using. Michigan Kenworth LLC is a truck dealer selling new and used trucks, and repairing trucks. Other communities where Michigan Kenworth LLC locations are allowed are primarily zoned industrial or manufacturing in those other communities.
4. Allowing an operation of this type will substantially change the dynamics of the R-2A and R-3 surrounding areas, as follows:

- a. The private access road from S. Lincoln Rd., as proposed, will exist directly across from an R-2A zone with families living there. This fact alone will impinge on the “quiet enjoyment” of the residential value of the adjacent neighborhood.
- b. The increase in noise pollution from heavy trucks coming and going at every hour of the day will, in fact, further disturb the “peaceful enjoyment” of the residents of the adjacent residential properties.
- c. This proposed use will heavily increase large diesel truck traffic along S. Lincoln Rd. in front of an R-2A zoned property.

In summary, I contend that it is the duty of the Union Township Board of Trustees to deny the applicant its petition to allow this type of operation on a B-5 zoned property. If the applicant wants to request a change in zoning, that is another matter altogether. However, under the current circumstances, I feel that the Union Township Board of Trustees has an obligation to uphold the existing zoning laws, and preserve the characteristics of the adjacent residential zoned properties, regardless of the “midnight hour” recommendation by the Planning Commission.

Thank you for considering my above stated concerns.

Respectfully Submitted,



Steven Wiczorek  
767 S. Doe Trail  
Mt. Pleasant, MI 48858

# SITE PLAN FOR COMMERCIAL PROPERTY LINCOLN RD. & E. REMUS RD. (M-20)

B-5 ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ FT)	16,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

- A. OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD, PROVIDED THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF TEN (10) FEET BETWEEN THE NEAREST POINT OF THE OFF-STREET PARKING AREAS, EXCLUSIVE OF ACCESS DRIVEWAYS AND THE NEAREST RIGHT-OF-WAY LINE AS INDICATED ON THE MAJOR THOROUGHFARE PLAN.
- B. A LOT IN THE B-5 DISTRICT WILL PROVIDE A SIDE AND REAR YARD OF AT LEAST FORTY (40) FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.

R-3A ZONE	
MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	30 FT
MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT (F)
MINIMUM LOT AREA (TWO FAM.)	(G)
MINIMUM LOT AREA (SING. FAM.)	(G)
MINIMUM FLOOR AREA (SING. FAM.)	500 SQ. FT.

- B. MINIMUM FLOOR AREA EXCLUDES PORCHES, GARAGES, BASEMENTS, OR UTILITY AREAS. FOR EACH ADDITIONAL BEDROOM ADD ONE HUNDRED (100) SQUARE FEET.
- F. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, EXCEPT APARTMENTS MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF SEVENTY (70) FEET; PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE (1) FOOT FOR EACH IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- G. MULTI-FAMILY

REQUIRED GROUND PER UNIT, NO. UNITS	R-3A
MINIMUM FRONT YARD SETBACK	4,000 SQ FT
MINIMUM SIDE YARD SETBACK	3,600 SQ FT
MINIMUM REAR YARD SETBACK	3,200 SQ FT
MAXIMUM BUILDING HEIGHT	2,900 SQ FT

**MISS DIG.**  
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

**UTILITY NOTE.**  
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

## LEGEND

### SYMBOLS

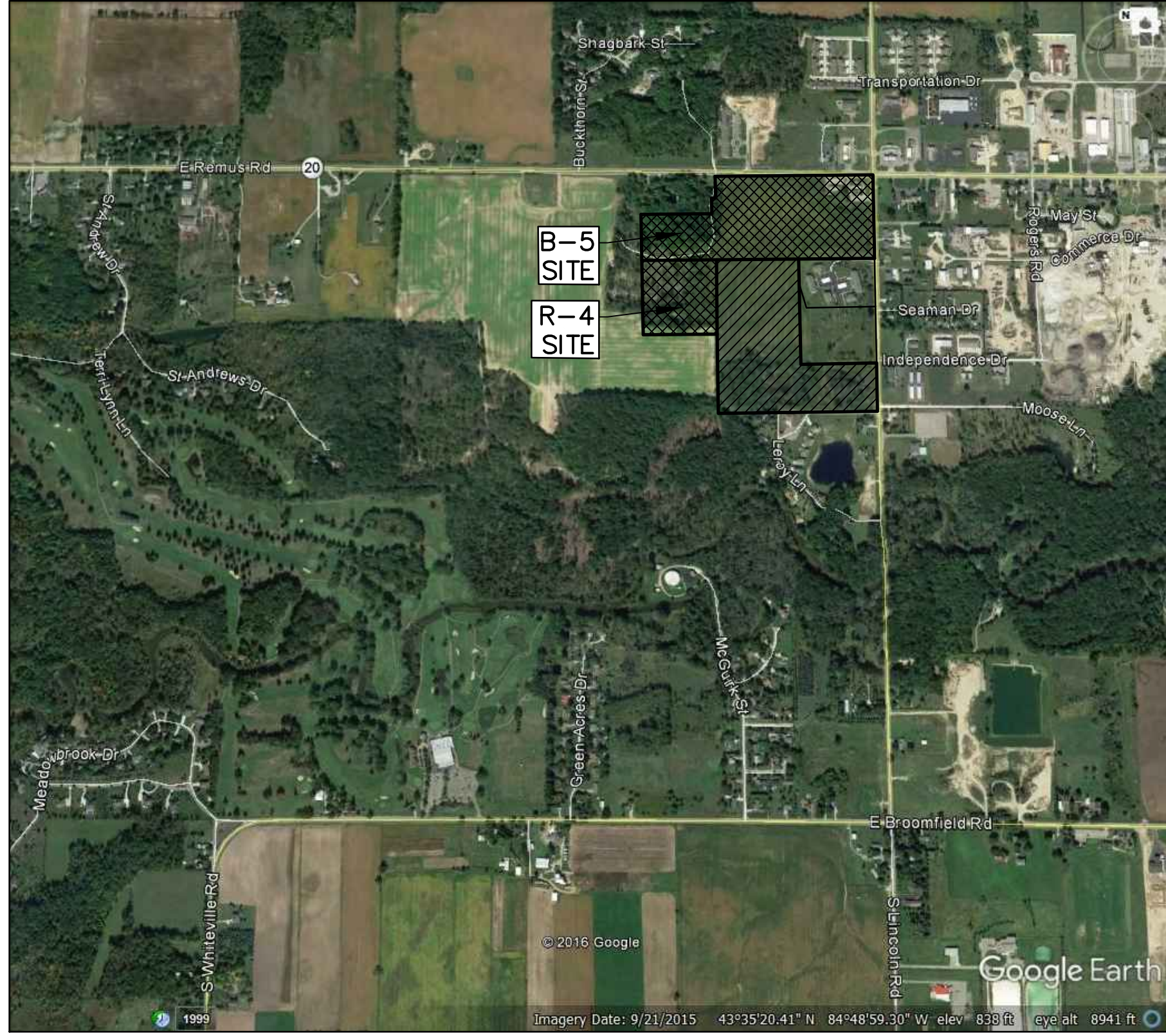
○ BOLLARD	⊠ GAS RISER	⊛ SOIL BORING
⊠ CATCH BASIN (CURB INLET)	⊠ GUY ANCHOR	⊠ STORM SEWER MANHOLE
⊠ CATCH BASIN (ROUND)	⊠ HYDRANT - EXISTING	⊠ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⊠ HYDRANT - PROPOSED	⊠ TREE - CONIFEROUS
⊠ CLEAN OUT	⊠ LIGHT POLE	⊠ TREE - DECIDUOUS
→ DRAINAGE FLOW	⊠ MAILBOX	⊠ UTILITY POLE
⊠ ELECTRICAL BOX	⊠ MONITORING WELL	⊠ WATER MAIN VALVE
○ FOUND CONC. MONUMENT	⊠ SANITARY SEWER MANHOLE	⊠ WATER SHUT-OFF
○ FOUND IRON	⊠ SET IRON	⊠ WATER WELL
⊠ GAS MAIN VALVE	⊠ SIGN	⊠ WOOD STAKE

### LINETYPES

----	ELEC.	BURIED ELECTRICAL CABLE
----	PHONE	BURIED TELEPHONE CABLE
- - - -	DITCH-CL	CENTERLINE OF DITCH
----	FM	FORCE MAIN
----	GAS	GAS MAIN
----	RD-CL	ROAD CENTERLINE
----	8" SAN	SANITARY SEWER
----	12" SS	STORM SEWER
----	EK-TOS	TOE OF SLOPE
----		TOP OF BANK
----	OHE	UTILITIES - OVERHEAD
----	UTL	UTILITIES - UNDERGROUND
----	12" WM	WATER MAIN

### HATCH PATTERNS

▨	ASPHALT - EXISTING
▨	ASPHALT - PROPOSED
▨	CONCRETE
▨	GRAVEL
▨	LANDSCAPING
▨	RIP-RAP



PART OF THE NORTHEAST 1/4, SECTION 20, T14N-R4W,  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN  
**LOCATION MAP**  
NOT TO SCALE

**PROPOSED B-5 DEVELOPMENT PARCEL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-57"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 1313.60 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 594.13 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET TO A POINT ON SAID NORTH SECTION LINE, THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.68 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

**PROPOSED R-3A DEVELOPMENT PARCEL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-57"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1327.12 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-39'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 622.35 FEET TO ITS INTERSECTION WITH THE NORTH 1/8 LINE OF SAID SECTION; THENCE S.89°-41'-48"W., ON AND ALONG SAID NORTH 1/8 LINE, 619.03 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 622.41 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 622.03 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.87 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

**PROPOSED B-5 SPECIAL USE - SELF STORAGE - PARCEL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-57"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1327.12 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.89°-42'-08"W., 622.03 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 623.89 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE S.00°-39'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 385.98 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 5.52 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

**PROPOSED B-5 SPECIAL USE - MULTI-USE STRUCTURE - PARCEL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-57"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 691.56 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE N.00°-39'-12"W., ON AND ALONG SAID EAST 1/8 LINE, 385.98 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 29.76 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET TO A POINT ON SAID NORTH SECTION LINE, THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 11.16 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

### SHEET INDEX

1	COVER SHEET
2	BOUNDARY - EASEMENT SHEET
3	TOPOGRAPHY SURVEY SHEET (1)
4	TOPOGRAPHY SURVEY SHEET (2)
5	TOPOGRAPHY SURVEY DETAIL SHEET
6	OVERALL SITE PLAN - WEST
7	OVERALL SITE PLAN - EAST
8	OVERALL UTILITY PLAN - WEST
9	OVERALL UTILITY PLAN - EAST
10	OVERALL STORM PLAN - WEST
11	OVERALL STORM PLAN - EAST
12	OVERALL GRADING PLAN - WEST
13	OVERALL GRADING PLAN - EAST

**FLOOD ZONE CERTIFICATION:**

A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C0305D WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

**BENCHMARKS:**

**BENCHMARK #1:** FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT MODERNIZATION MARK DISK SET IN THE TOP OF A 12 INCH DIAMETER CONCRETE POST. LOCATION IS AT THE SOUTH EAST CORNER OF THE LINCOLN ROAD AND REMUS ROAD (M-20) INTERSECTION. ELEVATION 786.62

**BEARING BASIS:**  
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 20, T14N-R4W WAS DETERMINED TO BE S89°-42'-08"W.

<b>SITE:</b>	SOUTHWEST CORNER OF THE INTERSECTION OF REMUS ROAD (M-20) AND LINCOLN ROAD. MT. PLEASANT, MI 48858
<b>CLIENT:</b>	MT. PLEASANT INVESTMENT PROPERTIES, LLC 2937 ATRIUM DRIVE, SUITE 200 OKEMOS, MI 48864 CONTACT: JOSEPH QUANT PHONE: (231) 947-7901 EXT. 115
<b>CONSULTANT:</b>	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

<b>CHARTER COMMUNICATIONS</b> 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com	<b>CHARTER TOWNSHIP OF UNION</b> PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com
<b>CONSUMERS ENERGY</b> 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDD kimberly.studd@cmsenergy.com	<b>CHARTER TOWNSHIP OF UNION</b> PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com

**FRONTIER**  
345 PINE STREET  
ALMA, MI 48801  
(989) 463-0392  
MARK A. MARSHALL  
Mark.Marshall@ftr.com

**DTE ENERGY**  
4420 44TH ST., S.E., SUITE B  
KENTWOOD, MI 49512  
(616) 954-4623  
MARY J MCKERSIE  
mckersiem@dteenergy.com

**MT. PLEASANT FIRE DEPARTMENT**  
804 EAST HIGH STREET  
MT. PLEASANT, MI 48858  
(989) 779-5100 EXT 5122  
SGT. RANDY KEELER  
rkeeler@mt-pleasant.org

**ISABELLA COUNTY ROAD COMMISSION**  
2261 EAST REMUS ROAD  
MT. PLEASANT, MI 48858  
(989) 773-7131 EXT 115  
PATRICK GAFFNEY  
Pgaiffney@isabellacounty.org

**CMS & D**  
SURVEYING / ENGINEERING  
510 W. PICKARD STREET - SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com



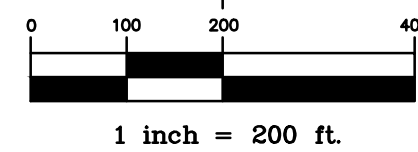
**COVER SHEET**  
COVER SHEET INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:					
SUBMITTAL TO TWP PLANNING COM.	5-30-17				
SUBMITTAL TO TWP PLANNING COM.	6-6-17				
JOB NUMBER:	1704-062				
DRAWN BY:	WRE/TELB				
DESIGNED BY:	TELB				
CHECKED BY:	TELB				
SCALE:	N/A				
SHEET NUMBER:	1 OF 13				

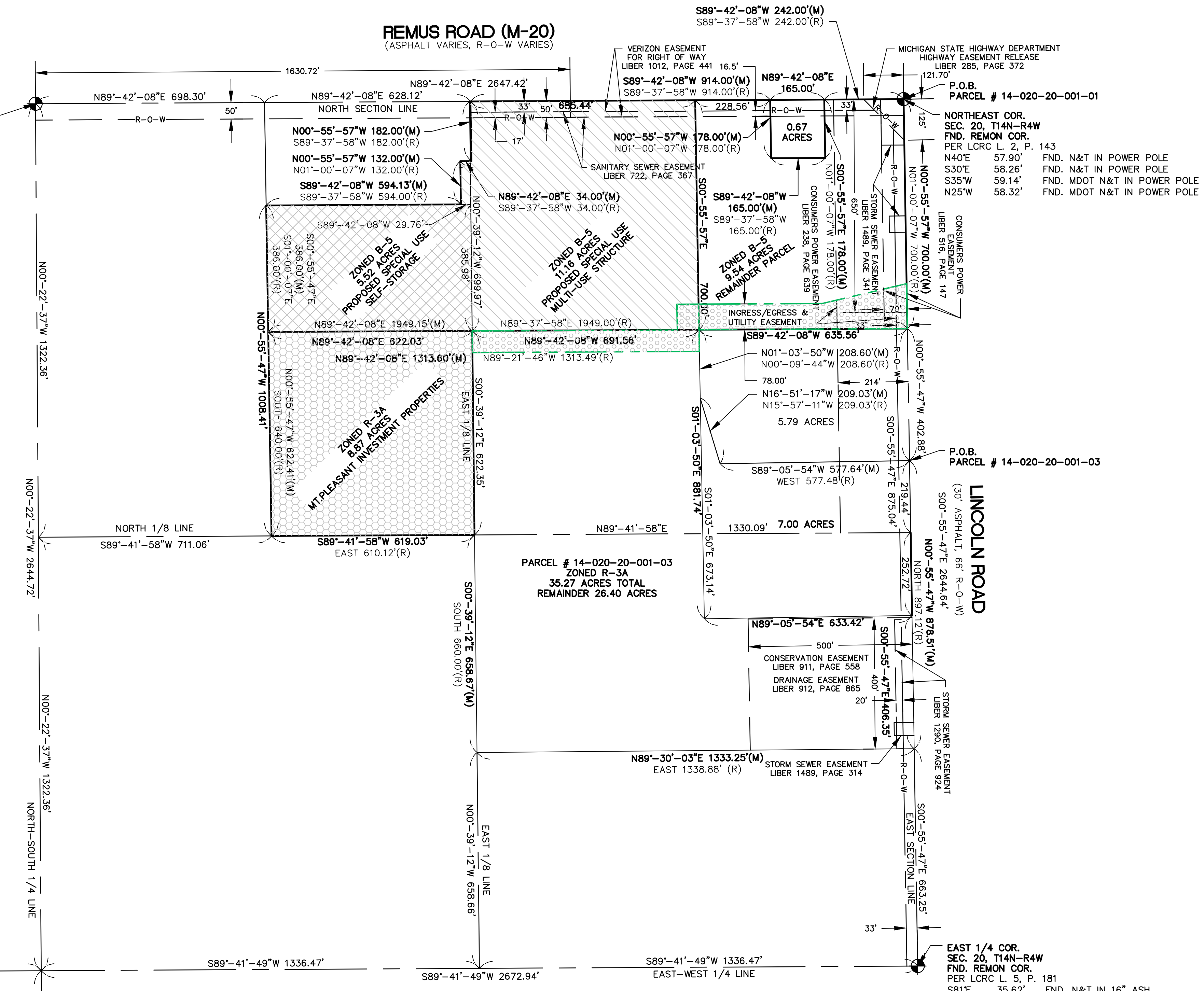
S05°W 71.37' FND. 20d NAIL IN 7" TREE  
 N05°E 44.20' FND. N&T IN POWER POLE  
 N80°E 154.30' FND. N&T IN POWER POLE  
 S45°W 66.79' FND. 20d NAIL IN 4" ASH

WEST 1/4 COR.  
 SEC. 20, T14N-R4W  
 FND. REMON COR.  
 PER LORC L. 5, P. 87  
 N05°W 5.88' FND. N&T IN 30" OAK  
 N75°E 31.40' FND. N&T IN 10" MAPLE  
 N60°W 28.79' FND. N&T IN 8" OAK  
 S25°W 25.05' FND. N&T IN DEAD 12" OAK

SOUTH 1/4 COR.  
 SEC. 20, T14N-R4W  
 FND. REMON COR.  
 PER LORC L. 3, P. 249  
 N29°E 34.58' FND. PK IN POWER POLE  
 N69°E 141.47' FND. CONC. MONUMENT  
 S20°E 52.75' FND. PK IN POWER POLE  
 S70°W 147.58' FND. N&T IN POWER POLE  
 N05°W 30.91' S. FACE S. END POST OF CHAIN LINK FENCE



**REMUS ROAD (M-20)**  
 (ASPHALT VARIES, R-O-W VARIES)



**NOTE:**  
 BEARING BASIS PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE N89°-42'-08"E

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11500)**  
 TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.  
 PART OF THE NORTH 700.00 FEET OF THE EAST 1949.00 FEET OF SECTION 20, T.14 N.-R.4 W., DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ALONG THE NORTH SECTION LINE, 242.00 FEET; THENCE S.01°-00'-07"E, PARALLEL TO THE EAST SECTION LINE, 178.00 FEET; THENCE S.89°-37'-58"W, 165.00 FEET; THENCE S.89°-37'-58"W, 165.00 FEET; THENCE N.01°-00'-07"W, 178.00 FEET TO THE NORTH SECTION LINE; THENCE S.89°-37'-58"W, ALONG SAID NORTH SECTION LINE, 914.00 FEET; THENCE S.01°-00'-07"E, 182.00 FEET; THENCE S.89°-37'-58"W, 34.00 FEET; THENCE S.01°-00'-07"E, 132.00 FEET; THENCE S.89°-37'-58"W, 594.00 FEET; THENCE S.01°-00'-07"E, 386.00 FEET; THENCE N.89°-37'-58"E, 1949.00 FEET TO THE EAST SECTION LINE; THENCE N.01°-00'-07"W, ALONG SAID EAST SECTION LINE, 700.00 FEET BACK TO THE PLACE OF BEGINNING.

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11499)**  
 TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.  
 COMMENCING 1102.88 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 20, T.14 N.-R.4 W., THENCE WEST 577.48 FEET; THENCE N.15°-57'-11"W, 209.03 FEET; THENCE N.00°-09'-44"W, 208.60 FEET; THENCE N.89°-21'-46"W, 1313.49 FEET; THENCE SOUTH, 640.00 FEET; THENCE EAST, 610.12 FEET; THENCE SOUTH, 660.00 FEET; THENCE EAST, 1338.88 FEET; THENCE NORTH, 897.12 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 434271)**  
 THE WEST 165.00 FEET OF THE EAST 407 FEET OF THE NORTH 178 FEET OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.  
**AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**  
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.01°-00'-07"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET; THENCE S.89°-37'-58"W, PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET; THENCE N.01°-00'-07"W, PARALLEL WITH SAID EAST SECTION LINE, 165.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.674 ACRES OF LAND.

**EXISTING STRUCTURE TABLE**

<b>EX--STM #1</b>	RIM = 786.71 FLOWLINE N-S 767.26 60" RCP INV. E. 781.90 12" RCP INV. N. 781.93 30" RCP
<b>EX--STM #2</b>	RIM = 777.59 FLOWLINE N-S 767.59 60" RCP INV. E. 771.89 12" RCP INV. W. 771.89 12" RCP
<b>EX--CB #1</b>	RIM 789.42 INV. E. 785.23 18" RCP INV. W. 785.15 18" RCP INV. NW. 786.25 6" N-12
<b>EX--CB #2</b>	RIM 787.26 INV. N. 781.26 24" RCP INV. S. 780.51 30" RCP INV. W. 781.91 18" RCP
<b>EX--CB #3</b>	RIM 785.41 FLOWLINE N-S 768.91 60" RCP INV. E. 779.76 12" RCP INV. N. 778.71 30" RCP
<b>EX--CB #4</b>	RIM 786.78 INV. ESE. 781.28 24" RCP INV. W. 781.08 12" RCP
<b>EX--CB #5</b>	RIM 786.82 INV. SE. 781.33 24" RCP INV. WNW. 781.27 24" RCP
<b>EX--CB #6</b>	RIM 782.35 INV. E. 775.50 12" RCP
<b>EX--CB #7</b>	RIM 782.51 INV. W. 779.11 12" RCP
<b>EX--CB #8</b>	RIM 774.73 INV. E. 768.28 18" RCP INV. W. 768± 15" RCP
<b>EX--CB #9</b>	RIM 774.05 FLOW LINE E-W 761.6 36" RCP

**SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 17-11499(a) & 17-11500(b) & 434271(c).**

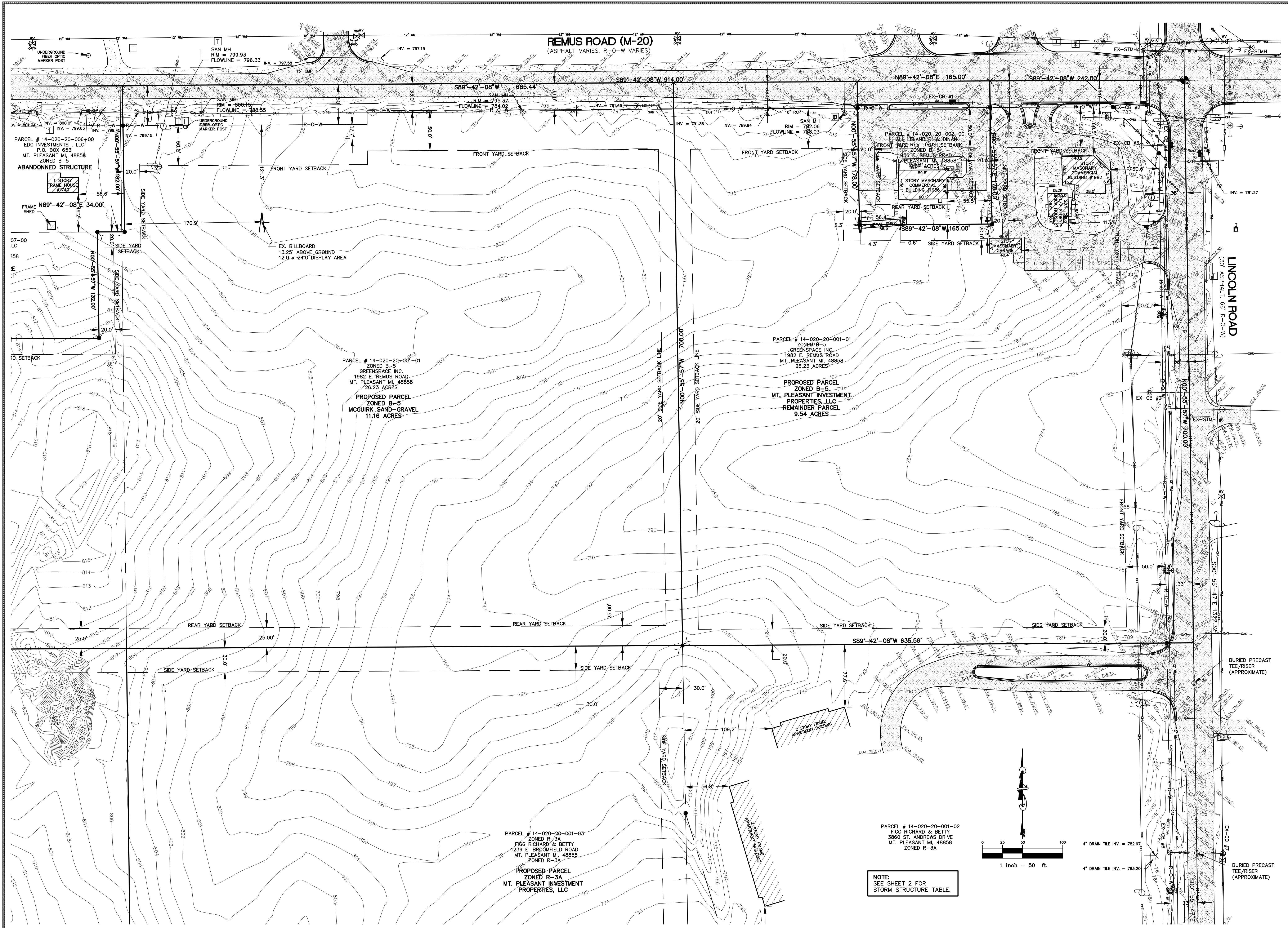
13(a)	EASEMENT AS SET FORTH IN LIBER 1298, PAGE 924, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
13(b)	PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 341, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
13(c)	RIGHT OF WAY FOR CONSUMERS POWER COMPANY OVER PART OF CAPTIONED LAND DATED MAY 2, 1949 AND RECORDED DECEMBER 21, 1949 IN LIBER 238, PAGE 639. AS SHOWN ON SURVEY.
14(a)	PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 314, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
14(b)	EASEMENT FOR TIGHT-OF-WAY AS SET FORTH IN LIBER 1012, PAGE 441, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
14(c)	EASEMENT GRANTED TO THE STATE OF MICHIGAN OVER PART OF CAPTIONED LAND DATED AUGUST 9, 1944 AND RECORDED AUGUST 29, 1944 IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
15(a)	RECIPROCAL USE AGREEMENT AS SET FORTH IN LIBER 912, PAGE 870 ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT THE SUBJECT PROPERTY.
15(b)	EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
16(a)	EASEMENT AS SET FORTH IN LIBER 912, PAGE 865, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
16(b)	EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
17(a)	CONSERVATION EASEMENT AS SET FORTH IN LIBER 911, PAGE 558, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
17(b)	HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
18(a)	EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN LIBER 909, PAGE 332, ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY.
19(A)	EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
20(a)	EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
21(a)	HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.

**CMS & D**  
 SURVEYING / ENGINEERING  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com

**BOUNDARY EASEMENT SHEET**  
 MT. PLEASANT INVESTMENT PROPERTIES, LLC  
 PART OF THE NORTHEAST 1/4  
 SECTION 20, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:			
SUBMITTALS:			
1704-062	1704-062	5-30-17	5-30-17
WRE/TELB	WRE/TELB	6-6-17	6-6-17
DESIGNED BY:	NA		
CHECKED BY:	TELB		
SCALE:	1" = 200'		
SHEET NUMBER:	2 OF 13		



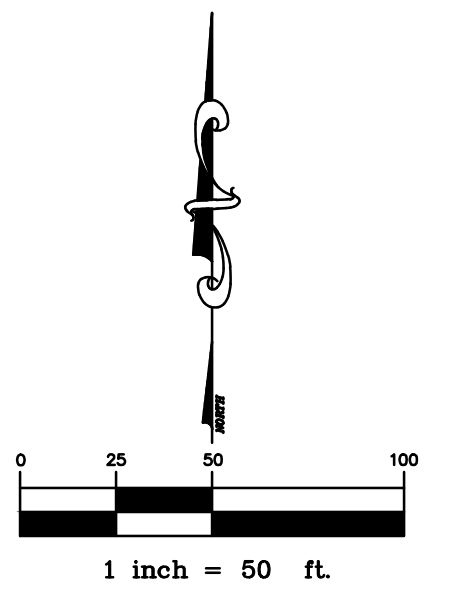


REVISIONS:

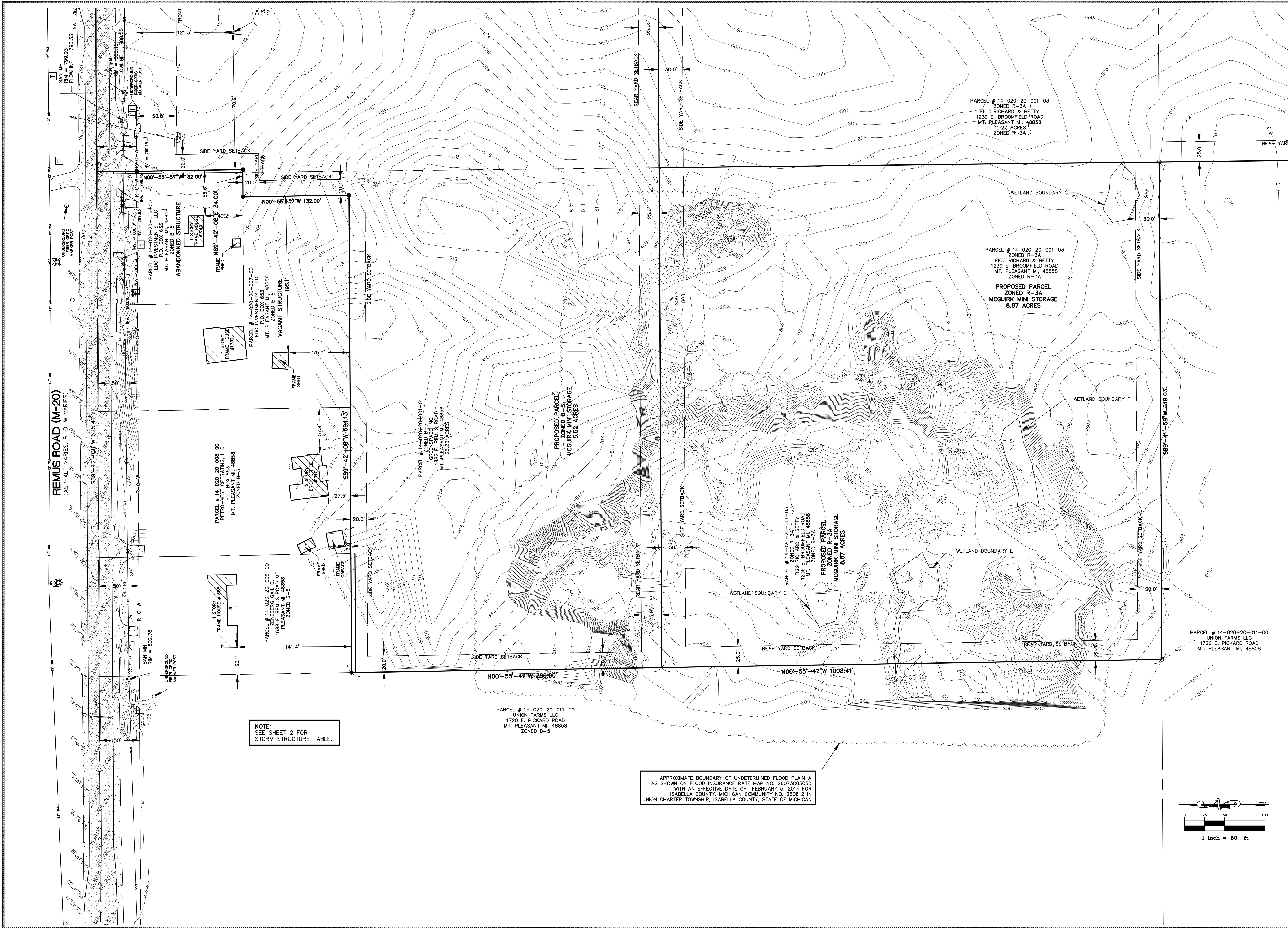
SUBMITTALS:	5-30-17
SUBMITTAL TO TWP PLANNING COM.	5-30-17
DESIGNED BY:	WRE/TELB
CHECKED BY:	TELB

JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB
SCALE:	1" = 50'
SHEET NUMBER:	3 OF 13

NOTE:  
 SEE SHEET 2 FOR  
 STORM STRUCTURE TABLE.



4" DRAIN TILE INV. = 782.97  
 4" DRAIN TILE INV. = 783.20  
 BURIED PRECAST TEE/RISER (APPROXIMATE)

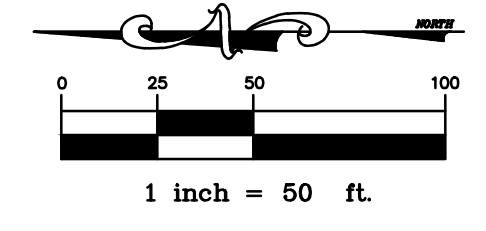


**REMUS ROAD (M-20)**  
(ASPHALT VARIES, R-O-W VARIES)

**NOTE:**  
SEE SHEET 2 FOR  
STORM STRUCTURE TABLE.

PARCEL # 14-020-20-011-00  
UNION FARMS LLC  
1720 E. PICKARD ROAD  
MT. PLEASANT MI, 48858  
ZONED B-5

APPROXIMATE BOUNDARY OF UNDETERMINED FLOOD PLAIN A  
AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 2607300305D  
WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR  
ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN  
UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN



PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
35.27 ACRES  
ZONED R-3A

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A  
**PROPOSED PARCEL**  
ZONED R-3A  
MCGUIRK MINI STORAGE  
8.87 ACRES

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A  
**PROPOSED PARCEL**  
ZONED R-3A  
MCGUIRK MINI STORAGE  
8.87 ACRES

**PROPOSED PARCEL**  
ZONED B-5  
MCGUIRK MINI STORAGE  
5.52 ACRES

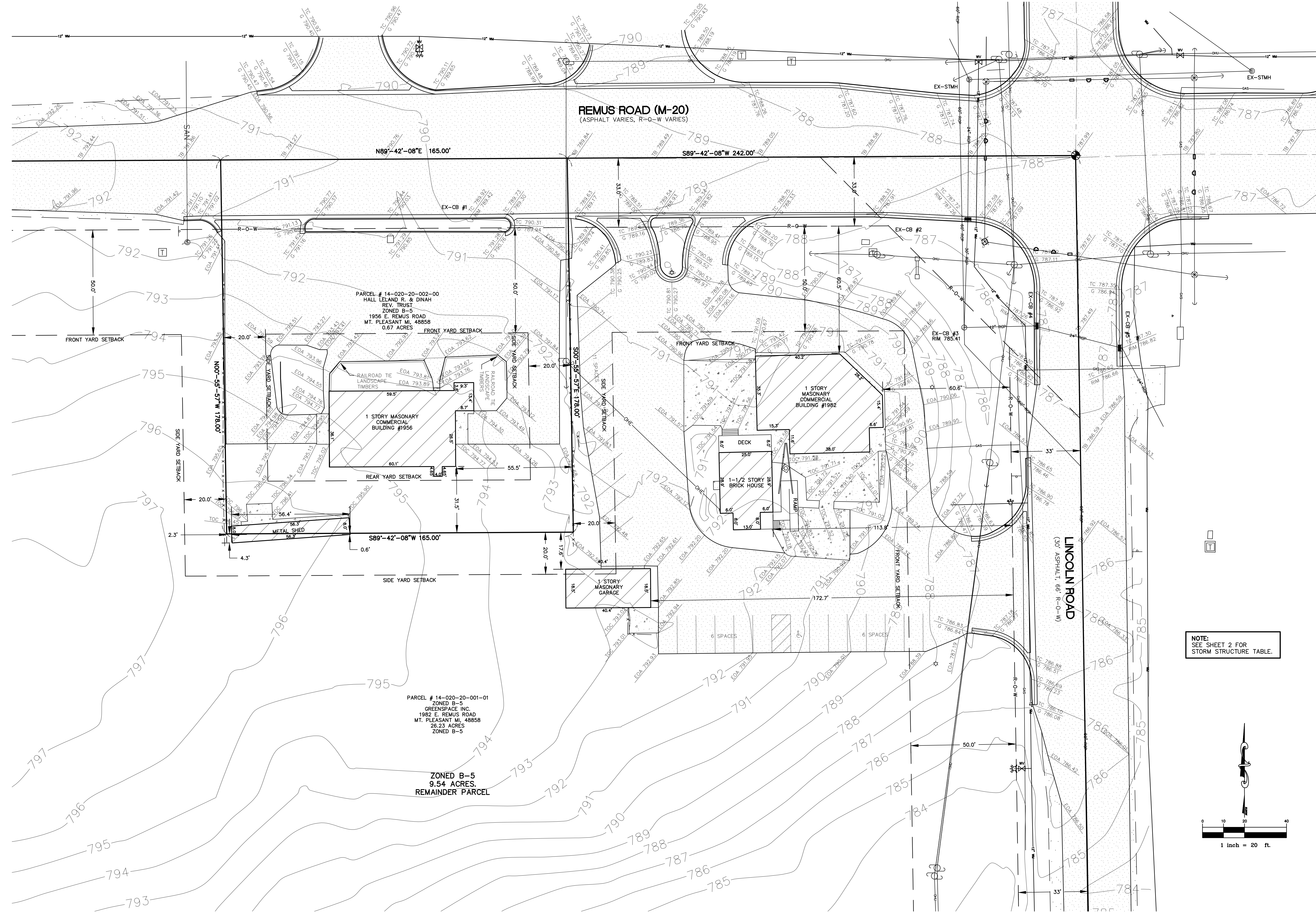
PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENHUS ROAD  
198 GREENHUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES

PARCEL # 14-020-20-008-00  
PETRO-VEST OPERATING, LLC  
P.O. BOX 653  
MT. PLEASANT MI, 48858  
ZONED B-5

PARCEL # 14-020-20-009-00  
ZENBERG GAIL D.  
186 ZENBERG GAIL D. DR.  
MT. PLEASANT MI, 48858  
ZONED B-5

PARCEL # 14-020-20-011-00  
UNION FARMS LLC  
1720 E. PICKARD ROAD  
MT. PLEASANT MI, 48858

<p><b>CMS &amp; D</b> SURVEYING / ENGINEERING 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-0752 EMAIL: info@cms-d.com</p>	<p><b>TOPOGRAPHIC SURVEY SHEET 2</b> MT. PLEASANT INVESTMENT PROPERTIES, LLC PART OF THE NORTHEAST 1/4 SECTION 20, T14N-R4W UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN</p>									
	<p>SCALE 1" = 50'</p>	<p>SHEET NUMBER 4 of 13</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td> <p>JOB NUMBER: 1704-062</p> </td> <td> <p>SUBMITTALS TO TWP PLANNING COM. 5-30-17</p> </td> </tr> <tr> <td> <p>DRAWN BY: WRE/TELB</p> </td> <td> <p>SUBMITTALS TO TWP PLANNING COM. 6-6-17</p> </td> </tr> <tr> <td> <p>DESIGNED BY: NA</p> </td> <td></td> </tr> <tr> <td> <p>CHECKED BY: TELB</p> </td> <td></td> </tr> </table>	<p>JOB NUMBER: 1704-062</p>	<p>SUBMITTALS TO TWP PLANNING COM. 5-30-17</p>	<p>DRAWN BY: WRE/TELB</p>	<p>SUBMITTALS TO TWP PLANNING COM. 6-6-17</p>	<p>DESIGNED BY: NA</p>		<p>CHECKED BY: TELB</p>
<p>JOB NUMBER: 1704-062</p>	<p>SUBMITTALS TO TWP PLANNING COM. 5-30-17</p>									
<p>DRAWN BY: WRE/TELB</p>	<p>SUBMITTALS TO TWP PLANNING COM. 6-6-17</p>									
<p>DESIGNED BY: NA</p>										
<p>CHECKED BY: TELB</p>										



**REMUS ROAD (M-20)**  
(ASPHALT VARIES, R=0-W VARIES)

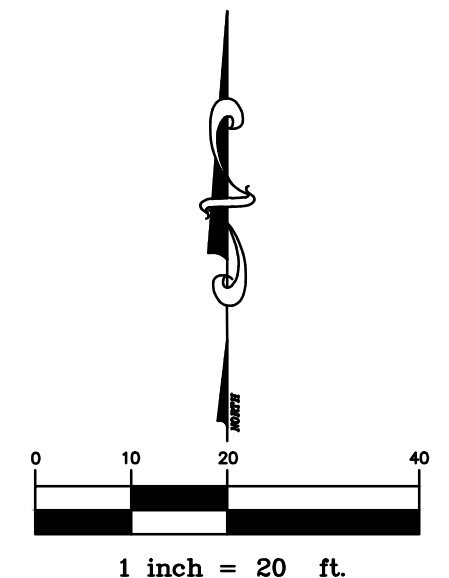
**LINCOLN ROAD**  
(30' ASPHALT, 68' R-O-W)

PARCEL # 14-020-20-002-00  
HALL LELAND R. & DINAH  
REV. TRUST  
ZONED B-5  
1956 E. REMUS ROAD  
MT. PLEASANT MI. 48858  
0.67 ACRES

PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI. 48858  
26.23 ACRES  
ZONED B-5

ZONED B-5  
9.54 ACRES.  
REMAINDER PARCEL

NOTE:  
SEE SHEET 2 FOR  
STORM STRUCTURE TABLE.



**CMS & D**  
SURVEYING / ENGINEERING  
510 W. PICKARD STREET - SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

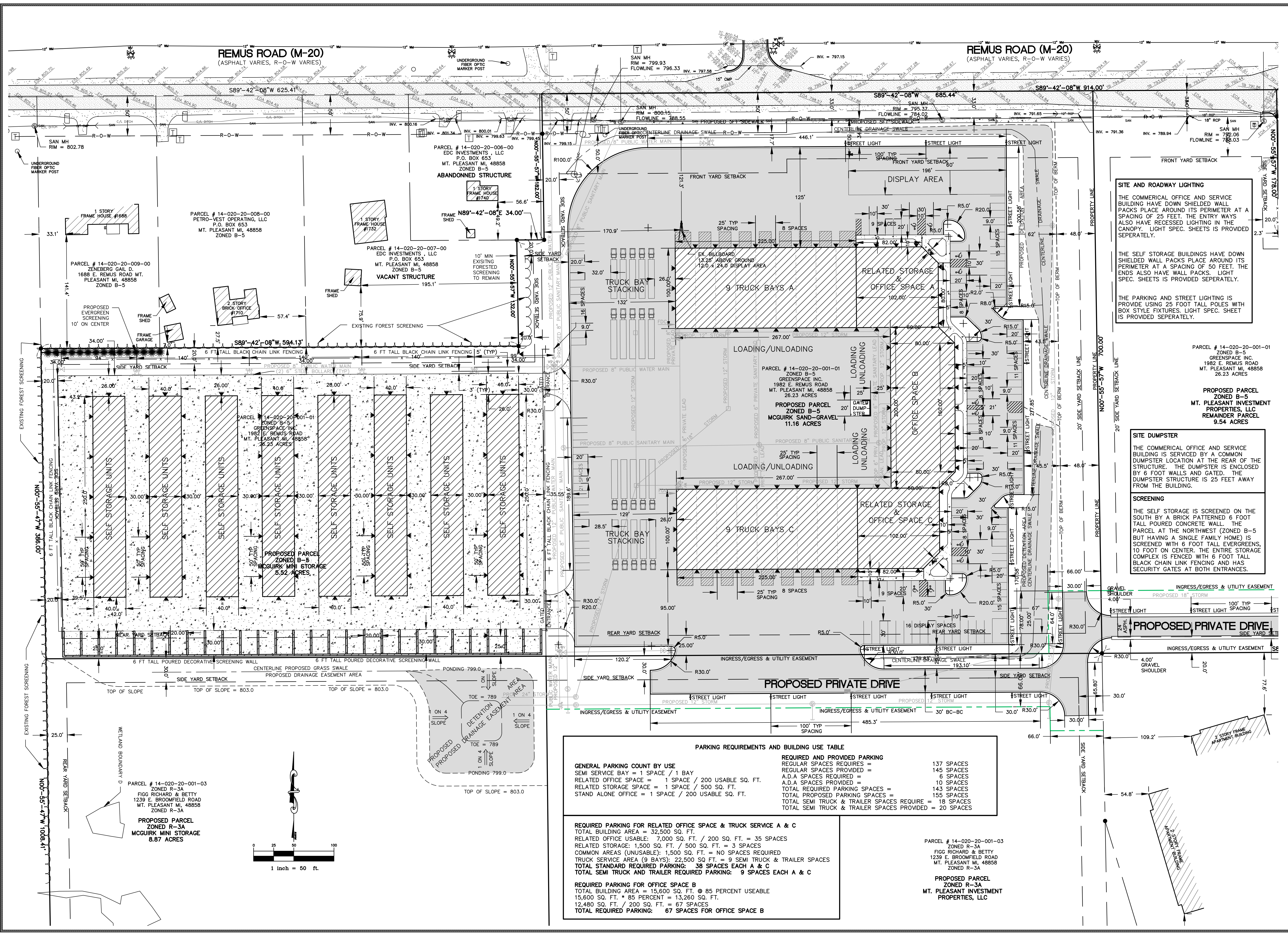


**TOPOGRAPHIC SURVEY DETAIL SHEET**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:	SUBMITTAL TO TWP PLANNING COM. 5-30-17
JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB

SCALE	1" = 20'
SHEET NUMBER	5 of 13



**SITE AND ROADWAY LIGHTING**

THE COMMERCIAL OFFICE AND SERVICE BUILDING HAVE DOWN SHIELDED WALL PACKS PLACE AROUND ITS PERIMETER AT A SPACING OF 25 FEET. THE ENTRY WAYS ALSO HAVE RECESSED LIGHTING IN THE CANOPY. LIGHT SPEC. SHEETS IS PROVIDED SEPARATELY.

THE SELF STORAGE BUILDINGS HAVE DOWN SHIELDED WALL PACKS PLACE AROUND ITS PERIMETER AT A SPACING OF 50 FEET. THE ENDS ALSO HAVE WALL PACKS. LIGHT SPEC. SHEETS IS PROVIDED SEPARATELY.

THE PARKING AND STREET LIGHTING IS PROVIDE USING 25 FOOT TALL POLES WITH BOX STYLE FIXTURES. LIGHT SPEC. SHEET IS PROVIDED SEPARATELY.

**SITE DUMPSTER**

THE COMMERCIAL OFFICE AND SERVICE BUILDING IS SERVICED BY A COMMON DUMPSTER LOCATION AT THE REAR OF THE STRUCTURE. THE DUMPSTER IS ENCLOSED BY 6 FOOT WALLS AND GATED. THE DUMPSTER STRUCTURE IS 25 FEET AWAY FROM THE BUILDING.

**SCREENING**

THE SELF STORAGE IS SCREENED ON THE SOUTH BY A BRICK PATTERNED 6 FOOT TALL POURED CONCRETE WALL. THE PARCEL AT THE NORTHWEST (ZONED B-5 BUT HAVING A SINGLE FAMILY HOME) IS SCREENED WITH 6 FOOT TALL EVERGREENS, 10 FOOT ON CENTER. THE ENTIRE STORAGE COMPLEX IS FENCED WITH 6 FOOT TALL BLACK CHAIN LINK FENCING AND HAS SECURITY GATES AT BOTH ENTRANCES.

**PARKING REQUIREMENTS AND BUILDING USE TABLE**

GENERAL PARKING COUNT BY USE	REQUIRED AND PROVIDED PARKING	
SEMI SERVICE BAY = 1 SPACE / 1 BAY	REGULAR SPACES REQUIRED =	137 SPACES
RELATED OFFICE SPACE = 1 SPACE / 200 USABLE SQ. FT.	REGULAR SPACES PROVIDED =	143 SPACES
RELATED STORAGE SPACE = 1 SPACE / 500 SQ. FT.	A.D.A SPACES REQUIRED =	9 SPACES
STAND ALONE OFFICE = 1 SPACE / 200 USABLE SQ. FT.	A.D.A SPACES PROVIDED =	10 SPACES
	TOTAL REQUIRED PARKING SPACES =	143 SPACES
	TOTAL PROPOSED PARKING SPACES =	155 SPACES
	TOTAL SEMI TRUCK & TRAILER SPACES REQUIRE =	18 SPACES
	TOTAL SEMI TRUCK & TRAILER SPACES PROVIDED =	20 SPACES

REQUIRED PARKING FOR RELATED OFFICE SPACE & TRUCK SERVICE A & C	REQUIRED PARKING FOR OFFICE SPACE B
TOTAL BUILDING AREA = 32,500 SQ. FT.	TOTAL BUILDING AREA = 15,600 SQ. FT. @ 85 PERCENT USEABLE
RELATED OFFICE USABLE: 7,000 SQ. FT. / 200 SQ. FT. = 35 SPACES	15,600 SQ. FT. * 85 PERCENT = 13,260 SQ. FT.
RELATED STORAGE: 1,500 SQ. FT. / 500 SQ. FT. = 3 SPACES	12,480 SQ. FT. / 200 SQ. FT. = 67 SPACES
COMMON AREAS (UNUSABLE): 1,500 SQ. FT. = NO SPACES REQUIRED	TOTAL REQUIRED PARKING: 67 SPACES FOR OFFICE SPACE B
TRUCK SERVICE AREA (9 BAYS): 22,500 SQ. FT. = 9 SEMI TRUCK & TRAILER SPACES	
TOTAL STANDARD REQUIRED PARKING: 38 SPACES EACH A & C	
TOTAL SEMI TRUCK AND TRAILER REQUIRED PARKING: 9 SPACES EACH A & C	

**PROPOSED PRIVATE DRIVE**

INGRESS/EGRESS & UTILITY EASEMENT

4.00' GRAVEL SHOULDER

100' TYP SPACING

STREET LIGHT

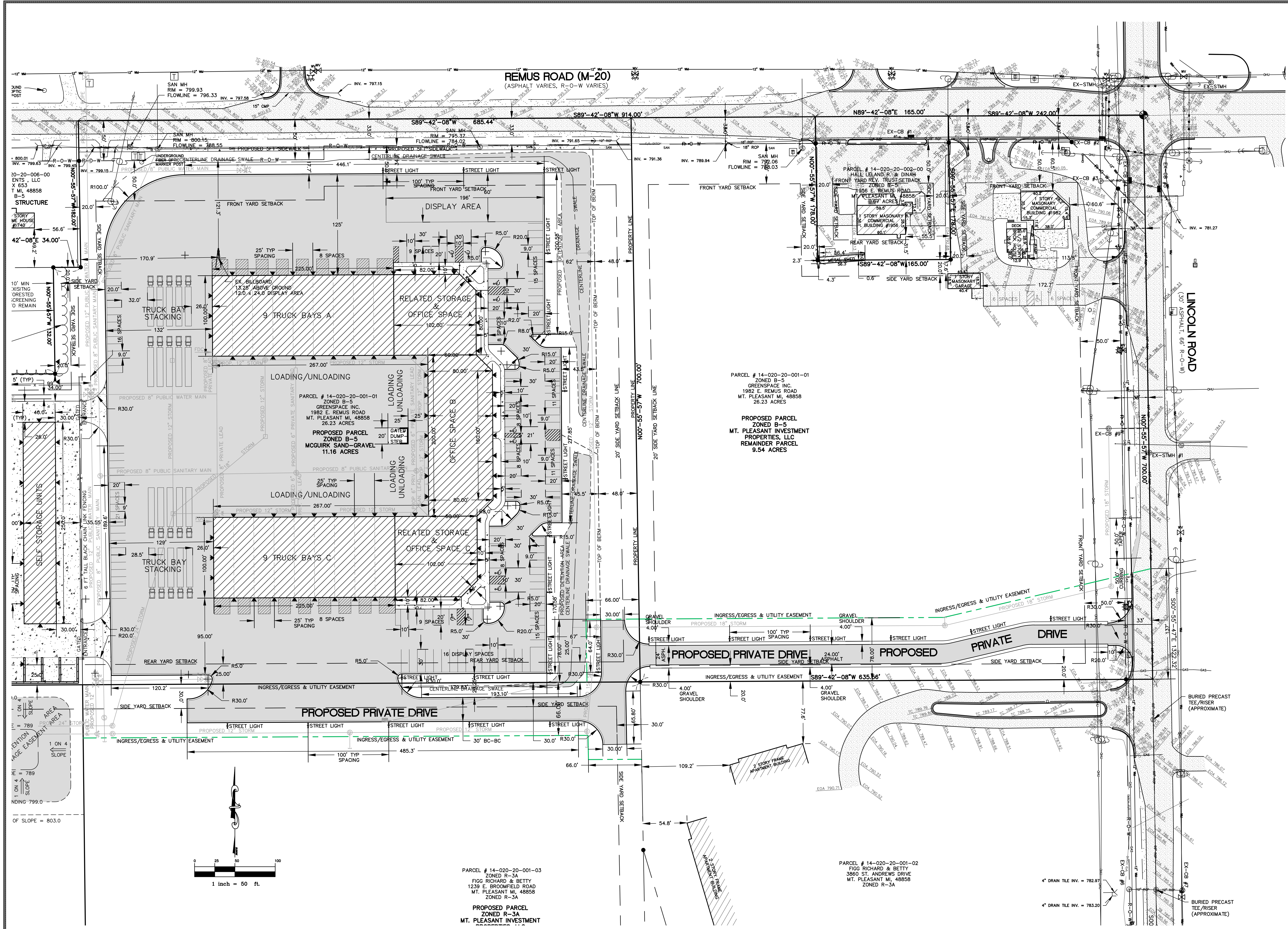


REVISIONS:

NO.	DATE	DESCRIPTION
1	5-30-17	SUBMITTAL TO TWP PLANNING COM.
2	6-6-17	SUBMITTAL TO TWP PLANNING COM.

SCALE	JOB NUMBER	DRAWN BY	DESIGNED BY	CHECKED BY
1" = 50'	1704-062	WRE/TJLB	NA	TELB
SHEET NUMBER				
6 OF 13				



REMUS ROAD (M-20)  
(ASPHALT VARIES, R-O-W VARIES)

LINCOLN ROAD  
(30' ASPHALT, 66' R-O-W)

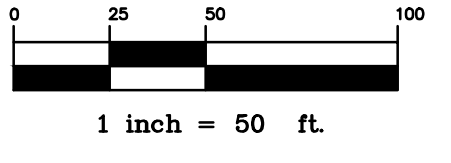
PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES

PROPOSED PARCEL  
ZONED B-5  
MT. PLEASANT INVESTMENT  
PROPERTIES, LLC  
REMAINDER PARCEL  
9.54 ACRES

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A

PROPOSED PARCEL  
ZONED R-3A  
MT. PLEASANT INVESTMENT

PARCEL # 14-020-20-001-02  
FIGG RICHARD & BETTY  
3860 ST. ANDREWS DRIVE  
MT. PLEASANT MI, 48858  
ZONED R-3A



**CMS & D**  
SURVEYING/ENGINEERING  
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MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

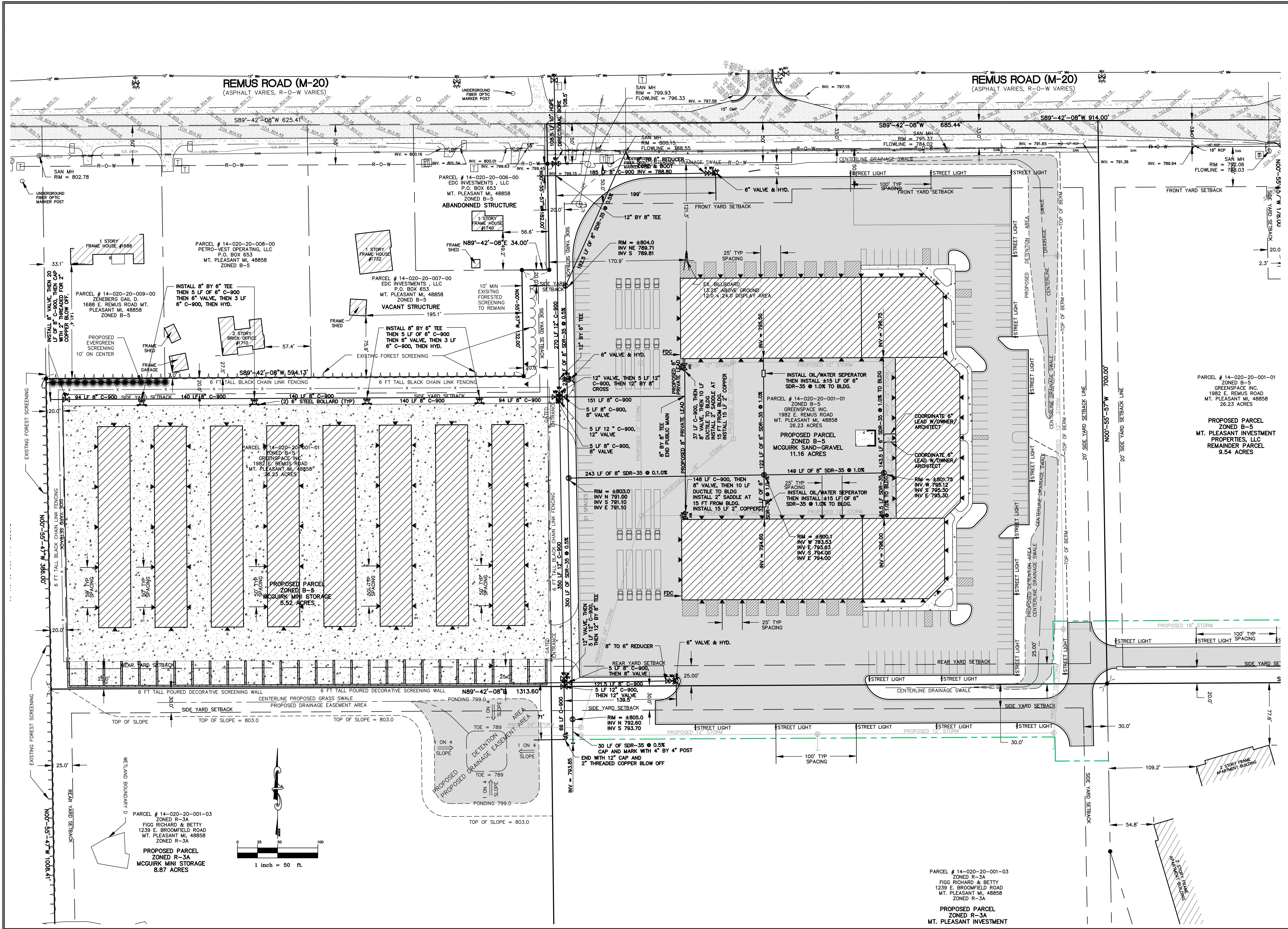


**OVERALL SITE PLAN - EAST**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB

SCALE:	1" = 50'
SHEET NUMBER:	7 OF 13



**OVERALL UTILITY PLAN - WEST**  
**MT. PLEASANT INVESTMENT PROPERTIES, LLC**  
 PART OF THE NORTHEAST 1/4  
 SECTION 20, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

NO. 1	DATE	DESCRIPTION

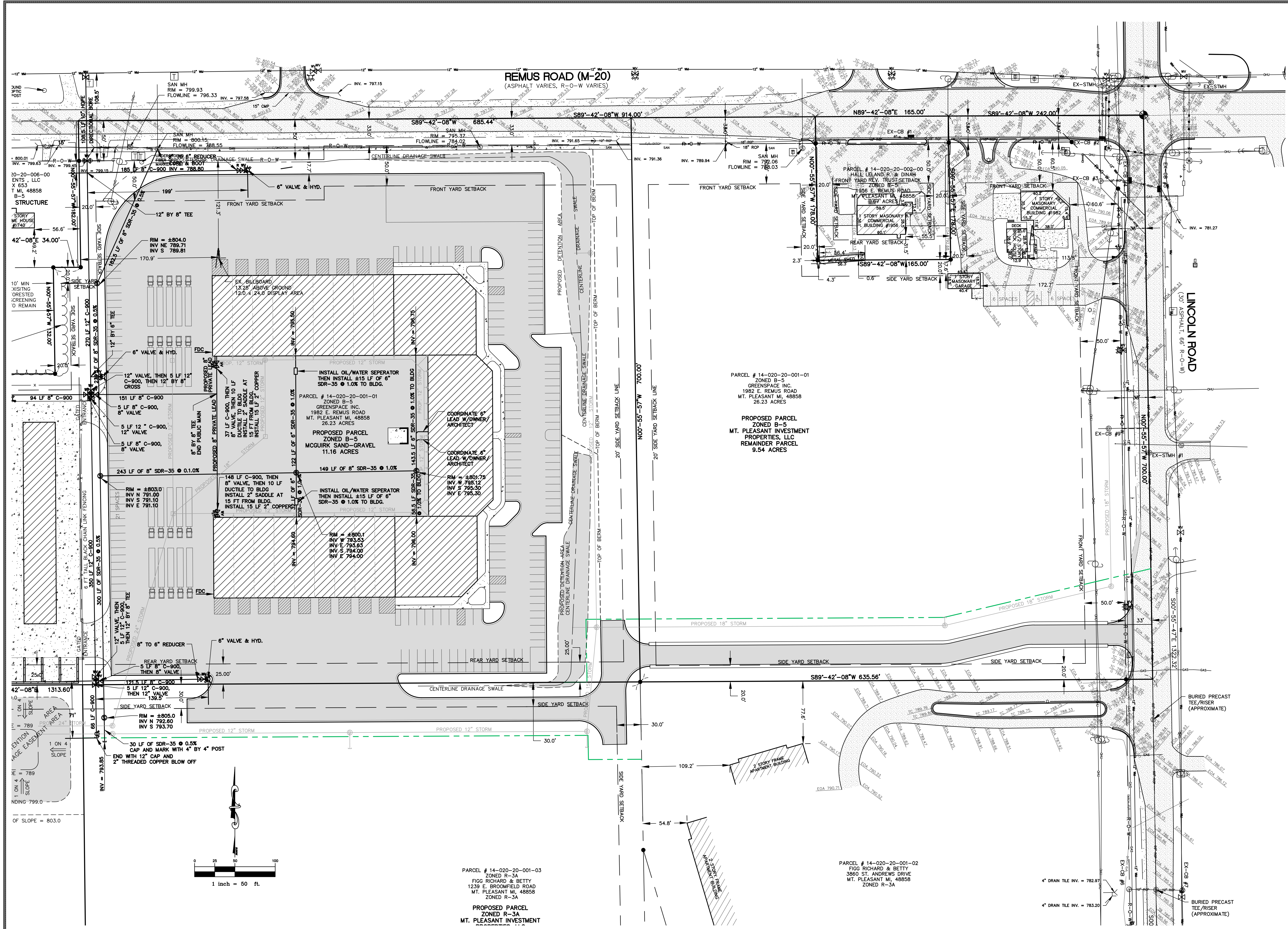
SUBMITTALS:

JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB

SCALE: 1" = 50'

SHEET NUMBER: 8 of 13

PARCEL # 14-020-20-001-03  
 ZONED R-3A  
 FIGG RICHARD & BETTY  
 1239 E. BROOMFIELD ROAD  
 MT. PLEASANT MI, 48858  
 ZONED R-3A  
 PROPOSED PARCEL  
 ZONED R-3A  
 MT. PLEASANT INVESTMENT



REMUS ROAD (M-20)  
(ASPHALT VARIES, R-O-W VARIES)

LINCOLN ROAD  
(30' ASPHALT, 66' R-O-W)

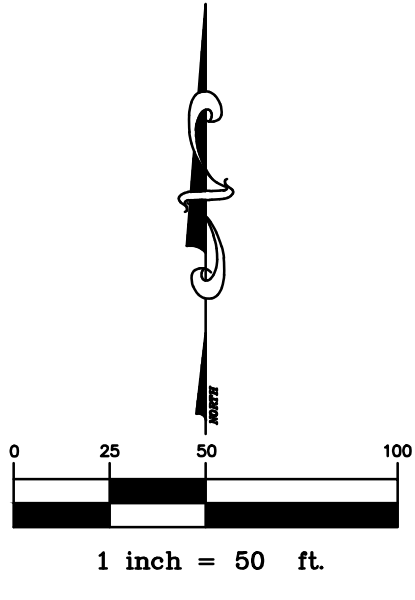
PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES

PROPOSED PARCEL  
ZONED B-5  
MT. PLEASANT INVESTMENT  
PROPERTIES, LLC  
REMAINDER PARCEL  
9.54 ACRES

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A

PROPOSED PARCEL  
ZONED R-3A  
MT. PLEASANT INVESTMENT

PARCEL # 14-020-20-001-02  
FIGG RICHARD & BETTY  
3860 ST. ANDREWS DRIVE  
MT. PLEASANT MI, 48858  
ZONED R-3A



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FAX: (989) 775-5012  
EMAIL: info@cms-d.com



OVERALL UTILITY PLAN - EAST  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:  
SUBMITTAL TO TWP PLANNING COM. 5-30-17  
SUBMITTAL TO TWP PLANNING COM. 6-6-17

JOB NUMBER:  
1704-062

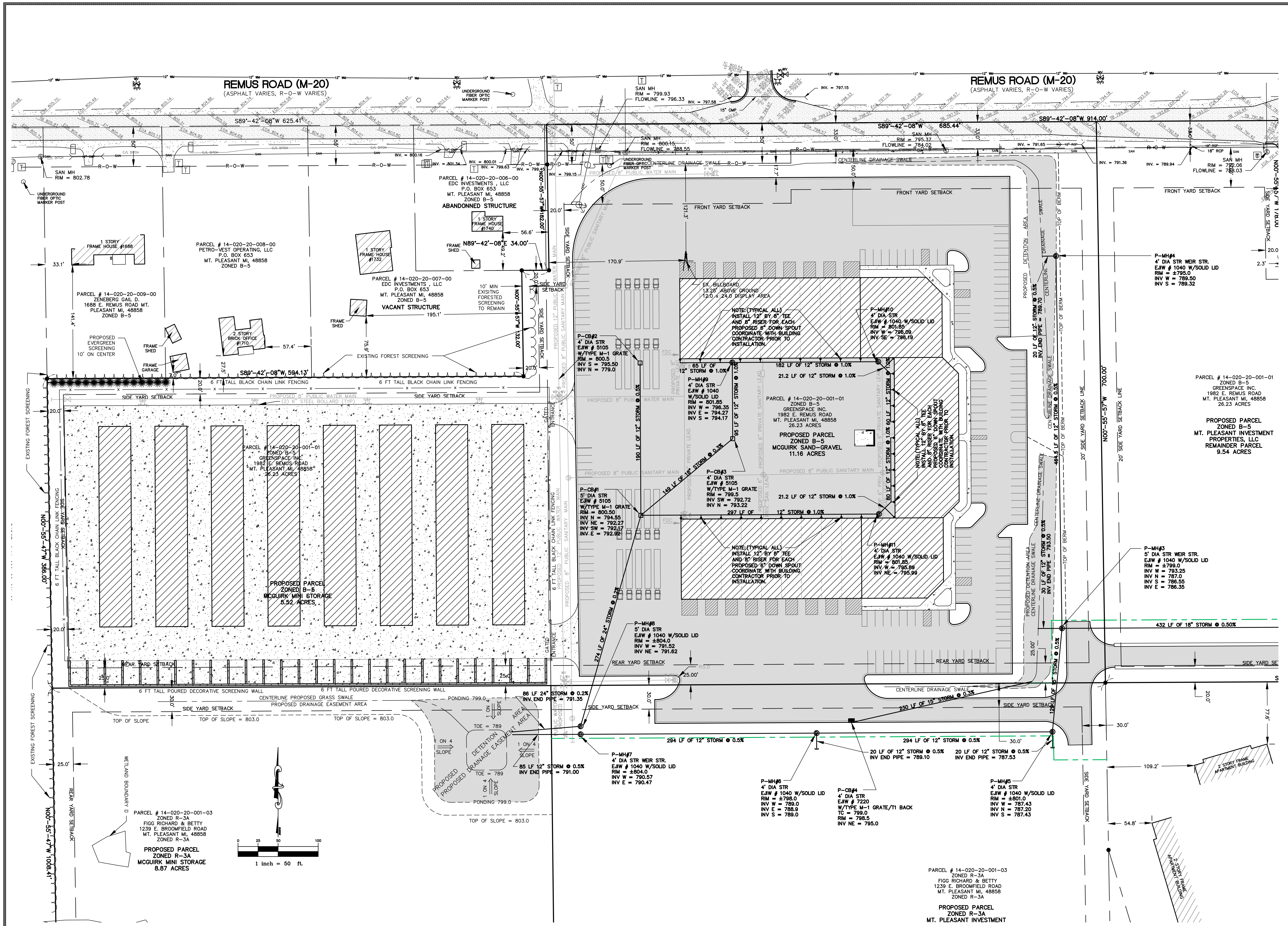
DRAWN BY:  
WRE/TELB

DESIGNED BY:  
NA

CHECKED BY:  
TELB

SCALE:  
1" = 50'

SHEET NUMBER:  
9 OF 13



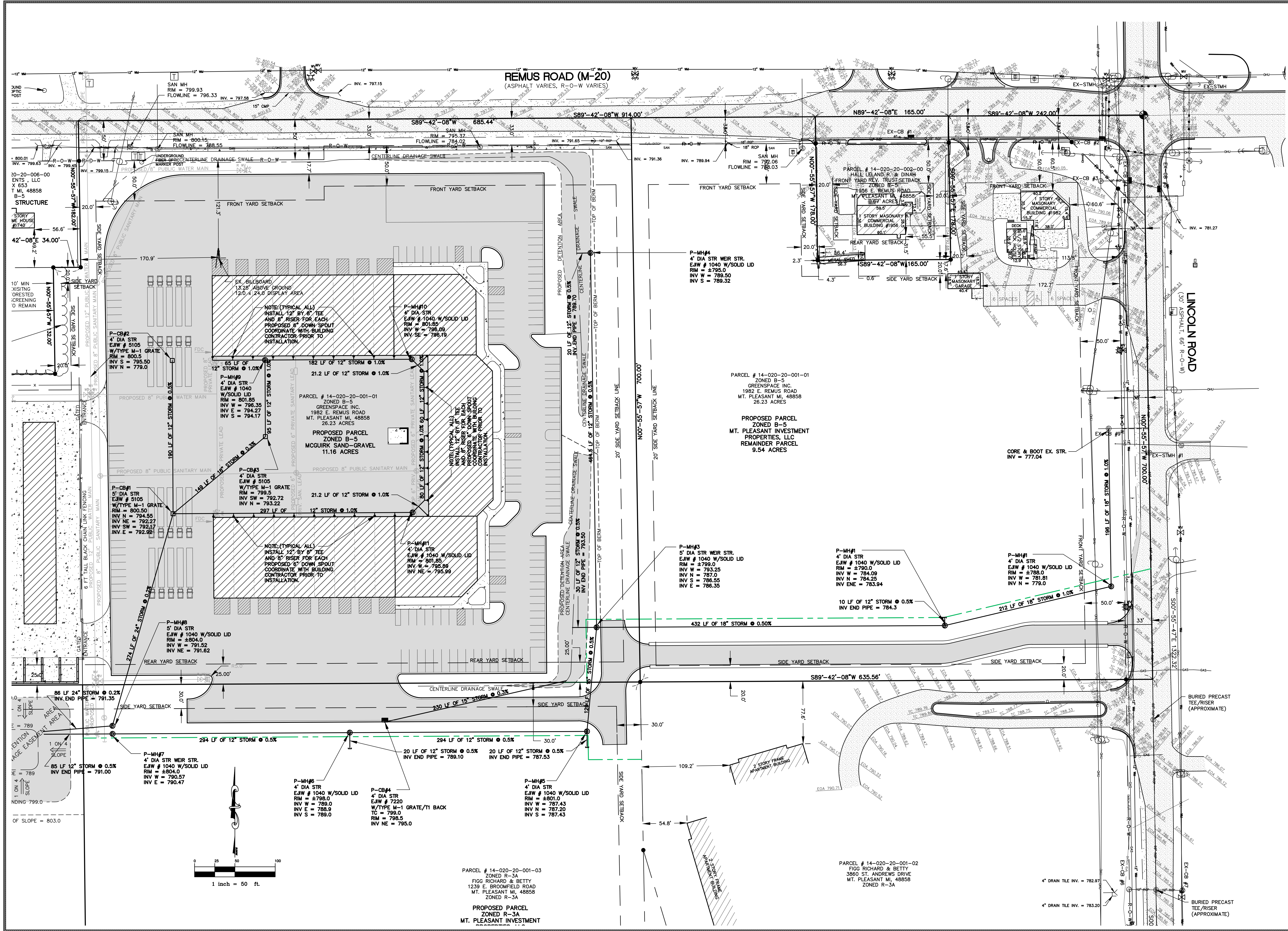
**OVERALL STORM PLAN - WEST**  
 MT. PLEASANT INVESTMENT PROPERTIES, LLC  
 PART OF THE NORTHEAST 1/4  
 SECTION 20, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER:	1704-062
DESIGNED BY:	WRE/TLB
CHECKED BY:	NA
SCALE:	1" = 50'
SHEET NUMBER:	10 OF 13

SUBMITTAL TO TWP PLANNING COM. 5-30-17
SUBMITTAL TO TWP PLANNING COM. 6-6-17



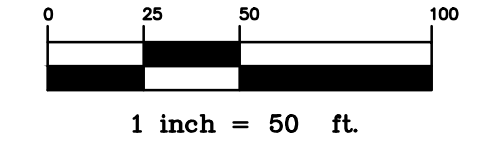


REVISIONS:

NO.	DATE	DESCRIPTION
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2	6-6-17	SUBMITTAL TO TWP PLANNING COM.

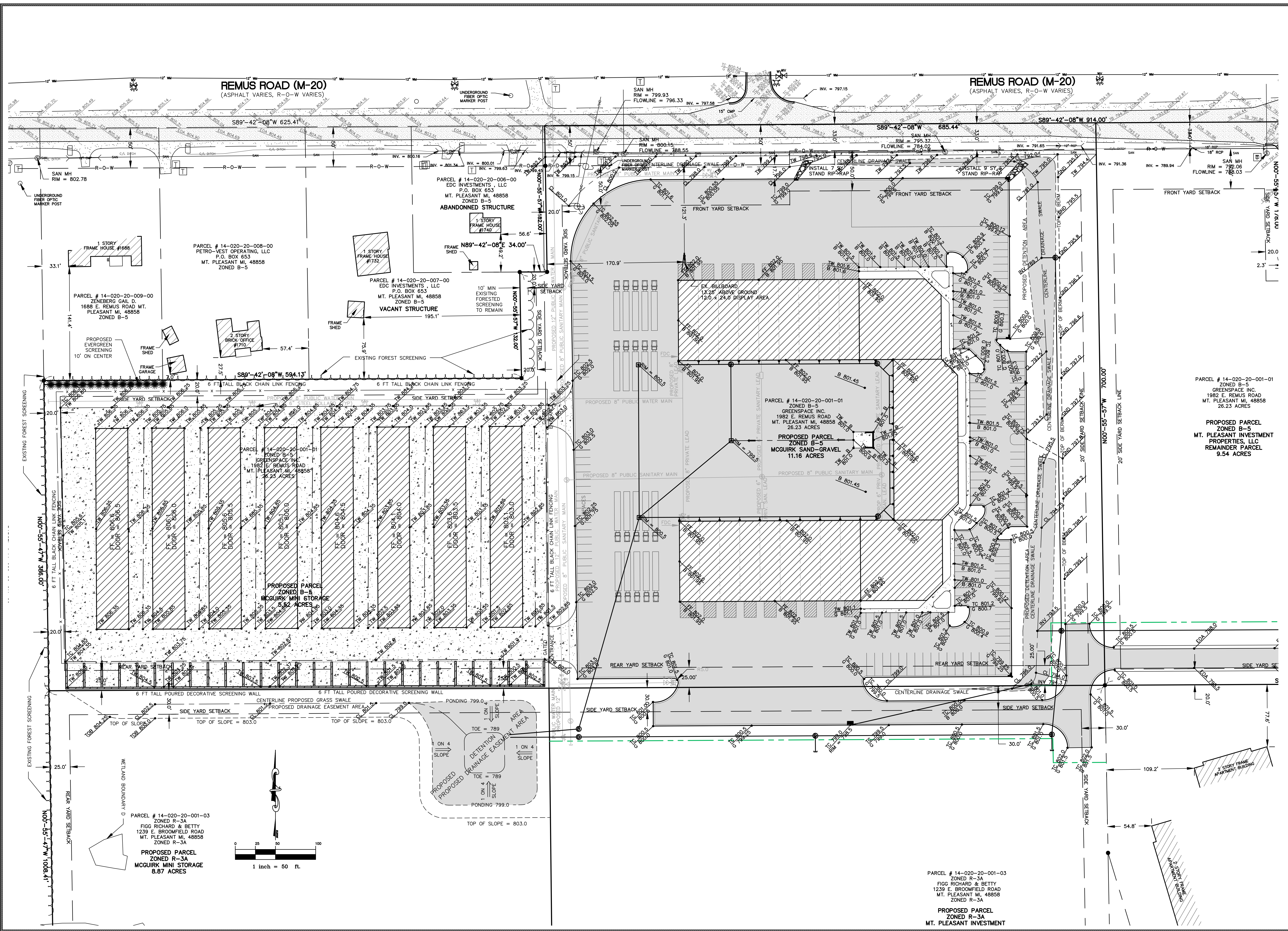
JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB

SCALE:	1" = 50'
SHEET NUMBER:	11 OF 13



PARCEL # 14-020-20-001-03  
 ZONED R-3A  
 FIGG RICHARD & BETTY  
 1239 E. BROOMFIELD ROAD  
 MT. PLEASANT MI, 48858  
 ZONED R-3A  
 PROPOSED PARCEL  
 ZONED R-3A  
 MT. PLEASANT INVESTMENT

PARCEL # 14-020-20-001-02  
 FIGG RICHARD & BETTY  
 3860 ST. ANDREWS DRIVE  
 MT. PLEASANT MI, 48858  
 ZONED R-3A



REMUS ROAD (M-20)  
(ASPHALT VARIES, R-O-W VARIES)

REMUS ROAD (M-20)  
(ASPHALT VARIES, R-O-W VARIES)

PARCEL # 14-020-20-006-00  
EDC INVESTMENTS, LLC  
P.O. BOX 653  
MT. PLEASANT MI, 48858  
ZONED B-5  
ABANDONED STRUCTURE

PARCEL # 14-020-20-007-00  
EDC INVESTMENTS, LLC  
P.O. BOX 653  
MT. PLEASANT MI, 48858  
ZONED B-5  
VACANT STRUCTURE

PARCEL # 14-020-20-008-00  
PETRO-VEST OPERATING, LLC  
P.O. BOX 653  
MT. PLEASANT MI, 48858  
ZONED B-5

PARCEL # 14-020-20-009-00  
ZENBERG GAL D  
1688 E. REMUS ROAD MT.  
PLEASANT MI, 48858  
ZONED B-5

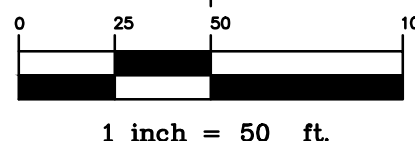
PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES

PROPOSED PARCEL  
ZONED B-5  
MCGUIRK MINI STORAGE  
5.82 ACRES

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A  
PROPOSED PARCEL  
ZONED R-3A  
MCGUIRK MINI STORAGE  
8.87 ACRES

PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES  
PROPOSED PARCEL  
ZONED B-5  
MT. PLEASANT INVESTMENT  
PROPERTIES, LLC  
REMAINDER PARCEL  
9.54 ACRES

PARCEL # 14-020-20-001-03  
ZONED R-3A  
FIGG RICHARD & BETTY  
1239 E. BROOMFIELD ROAD  
MT. PLEASANT MI, 48858  
ZONED R-3A  
PROPOSED PARCEL  
ZONED R-3A  
MT. PLEASANT INVESTMENT



**CMS & D**  
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MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
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EMAIL: info@cms-d.com

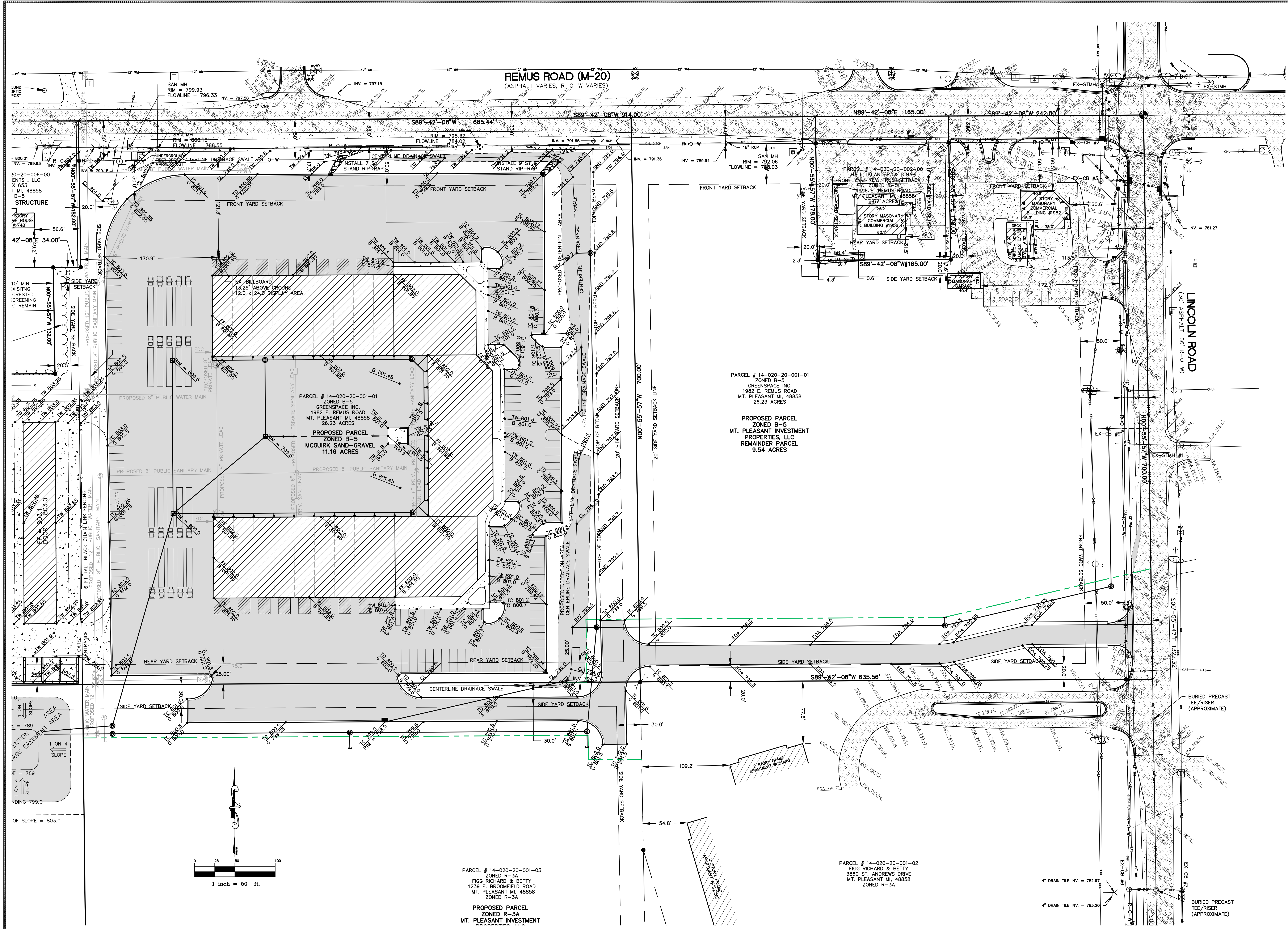


**OVERALL GRADING PLAN - WEST**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB

SCALE	1" = 50'
SHEET NUMBER	12 OF 13



REVISIONS:

NO. 1	DATE	DESCRIPTION

SUBMITTALS:

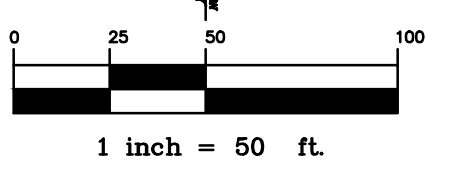
NO. 1	DATE	DESCRIPTION

JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB
SCALE:	1" = 50'
SHEET NUMBER:	13 OF 13

PARCEL # 14-020-20-001-03  
 ZONED R-3A  
 FIGG RICHARD & BETTY  
 1239 E. BROOMFIELD ROAD  
 MT. PLEASANT MI, 48858  
 ZONED R-3A  
 PROPOSED PARCEL  
 ZONED R-3A  
 MT. PLEASANT INVESTMENT

PARCEL # 14-020-20-001-01  
 ZONED B-5  
 GREENSPACE INC.  
 1982 E. REMUS ROAD  
 MT. PLEASANT MI, 48858  
 26.23 ACRES  
 PROPOSED PARCEL  
 ZONED B-5  
 MT. PLEASANT INVESTMENT  
 PROPERTIES, LLC  
 REMAINDER PARCEL  
 9.54 ACRES

PARCEL # 14-020-20-001-02  
 FIGG RICHARD & BETTY  
 3860 ST. ANDREWS DRIVE  
 MT. PLEASANT MI, 48858  
 ZONED R-3A





EAST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



**GOUDREAU** | ASSOCIATES  
ARCHITECTS+BUILDERS

131 S.MAIN | MT. PLEASANT, MI | 48858 | P: 989.773.0146 | F: 989.400.4989

**MCGUIRK M-20 PROPERTY**  
**MT. PLEASANT, MI.**



NORTH VIEW



STORAGE UNITS



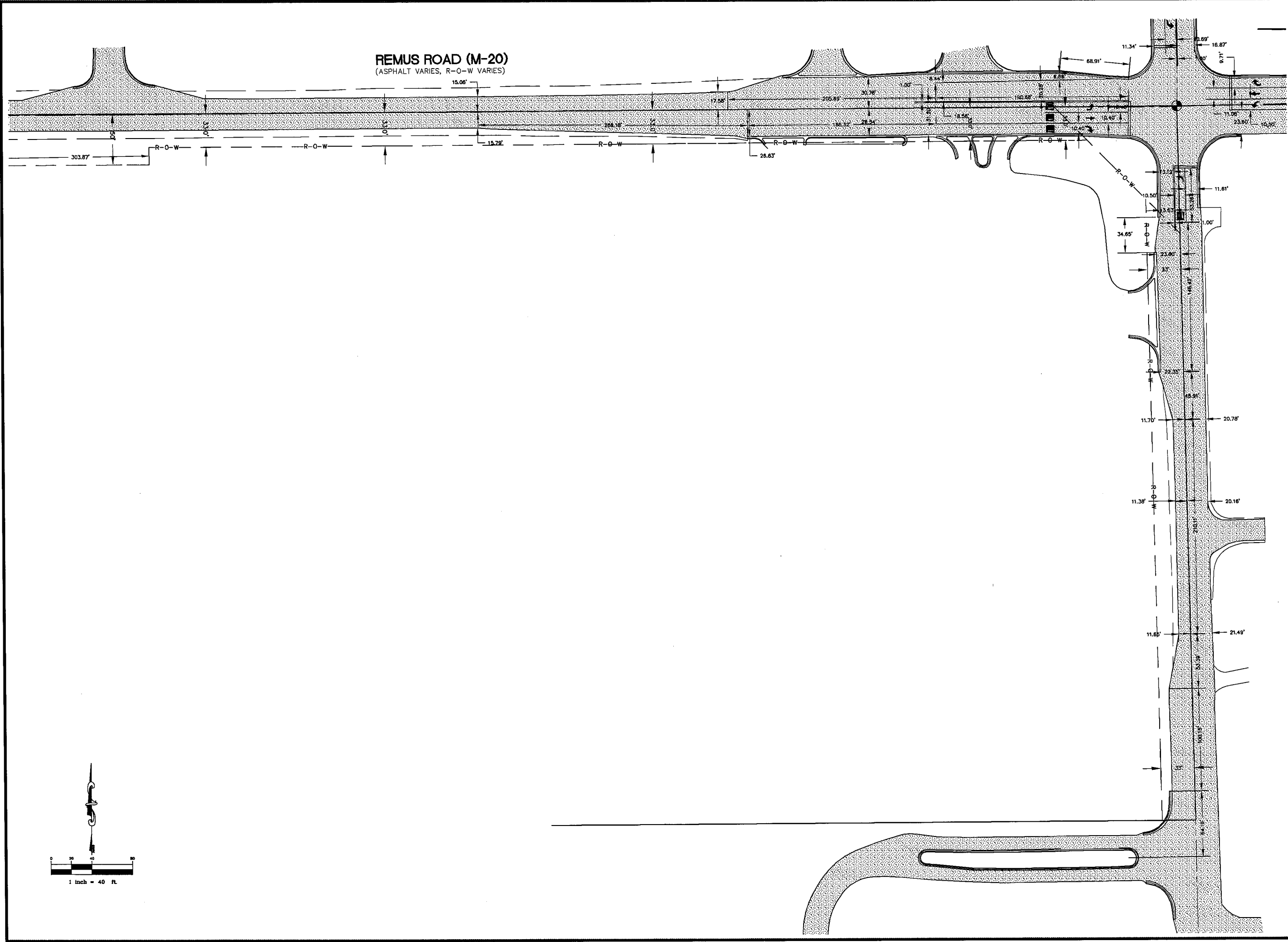
STORAGE UNITS



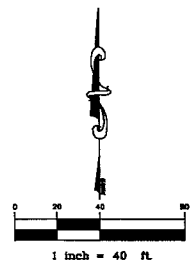
**GOUDREAU** | ASSOCIATES  
ARCHITECTS+BUILDERS

131 S.MAIN | MT. PLEASANT, MI | 48858 | P: 989.773.0146 | F: 989.400.4989

**MCGUIRK M-20 PROPERTY**  
**MT. PLEASANT, MI.**



**REMUS ROAD (M-20)**  
(ASPHALT VARIES, R-O-W VARIES)

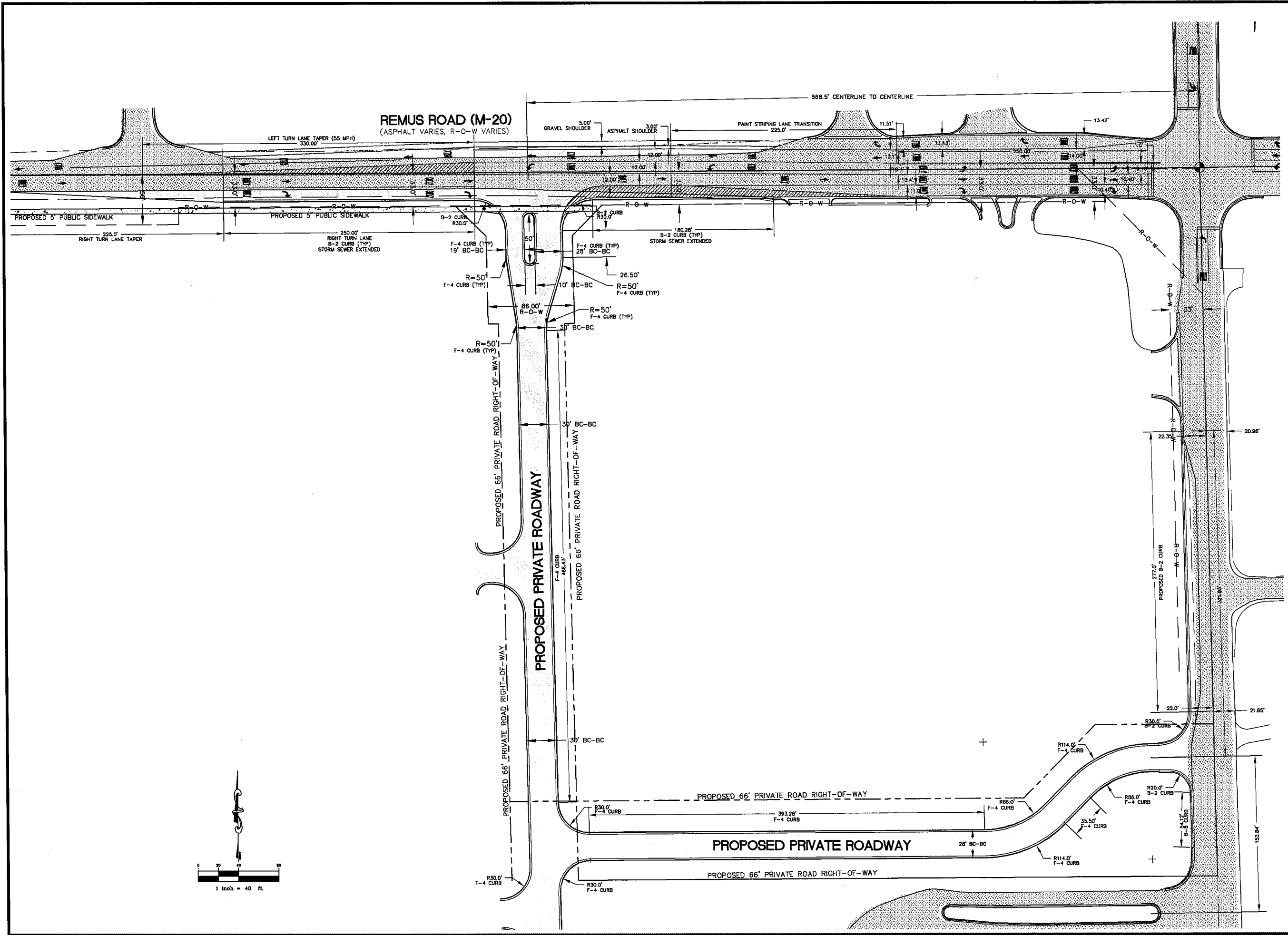


**CMS & D**  
SURVEYING / ENGINEERING  
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MT. PLEASANT, MICHIGAN 48858  
PHONE: (810) 775-5072  
FAX: (810) 775-5072  
EMAIL: info@cms-d.com



**EXISTING CONDITION PLAN**  
**LINCOLN AND REMUS ROAD**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 40'	REVISIONS:	
JOB NUMBER:	1704-062	SUBMITTALS:	SUBMITTAL TO TWP/MDOT/CRC 6-12-17
DRAWN BY:	TELB		
DESIGNED BY:	NA		
CHECKED BY:	TELB		
SHEET NUMBER	1 of 2		



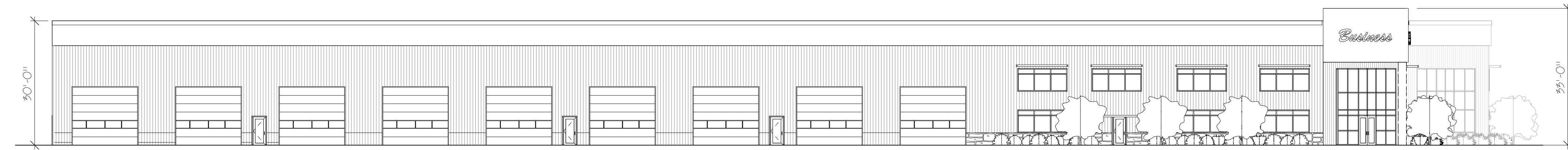
**CMS & D**  
 SURVEYING / ENGINEERING  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (888) 775-5756  
 (517) 778-0000  
 EMAIL: info@cems-d.com

**PROPOSED CONDITION PLAN**  
**LINCOLN AND REMUS ROAD**  
**MT. PLEASANT INVESTMENT PROPERTIES, LLC**  
 PART OF THE NORTHEAST 1/4  
 SECTION 20, T14N-R14W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

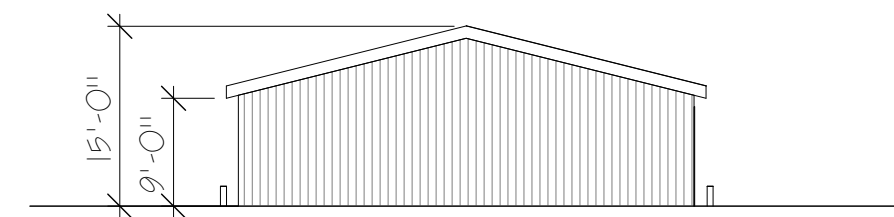
SCALE	SUBMITTALS:		
40	JOB NUMBER: 1704-062	SUBMITTAL TO TWP/MDOT/ICRC	8-12-17
SHEET NUMBER <b>2 of 2</b>	DRAWN BY: WRE/TELB	DESIGNED BY: NA	CHECKED BY: TELB
	REVISIONS:		



FRONT ELEVATION  
SCALE: 1/16" = 1'-0"



SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



STORAGE UNIT  
SCALE: 1/16" = 1'-0"



**GOUDREAU ASSOCIATES**  
ARCHITECTS+BUILDERS

131 S. MAIN | MT. PLEASANT, MI | 48858 | P: 989.773.0146 | F: 989.400.4989

**MCGUIRK M-20 PROPERTY**  
**MT. PLEASANT, MI.**



# REQUEST FOR TOWNSHIP BOARD ACTION

<b>To:</b> Board of Trustees	<b>DATE:</b> 07-05-2017
<b>FROM:</b> Township Planner Peter Gallinat	<b>DATE FOR BOARD CONSIDERATION:</b> July 12, 2017
<b>ACTION REQUESTED:</b> Approval of SUP 2017-06 Public and Institutional Use(Nursing, extended care or convalescent home) at S. Lincoln Rd. PID 14-020-20-001-03.	

Current Action \_\_\_\_\_ Emergency \_\_\_\_\_

Funds Budgeted: If Yes \_\_\_\_\_ Account # \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_

Finance Approval \_\_\_\_\_

### BACKGROUND INFORMATION

Mt Pleasant Investment Properties LLC has been authorized to seek special land use approval associated with PID 14-020-20-001-03 S. Lincoln Rd currently owned by Figg, Richard & Betty. All special uses require a site plan in accordance with Section 12 of the Zoning Ordinance approved by the Township Planning Commission. The applicant provided a proposed legal description for the location on the parcel that the special use will occur if approved. The particular Public and Institutional Use the applicant has proposed is a nursing, extended care or convalescent home. If approved this is the only Public and Institutional Use permitted for the location described by the applicant.

The Planning Commission held a public hearing as required for SUP 2017-06 at a regularly scheduled meeting on June 20, 2017. After the hearing the Commission deliberated on the use and voted to recommend approval of SUP 2017-06. That same night the Planning Commission gave approval for a preliminary site plan intended for the proposed use only. A final site plan approved by the Planning Commission is still required if SUP 2017-06 is approved. This project is located in the West Downtown Development Authority. The Economic Development Authority for the Charter Township of Union supports this project.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

The Special Use has been recommended for approval by the Township Planning Commission.

### PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with this 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:



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

TO: Planning Commission  
FROM: Township Planner

**NEW Business**

**SUBJECT: D) SUP 2017-06 Public and Institutional Use S. Lincoln Rd.**

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

**Owner:** Mt Pleasant Investment Properties LLC

(Authorized by current owner Figg, Richard & Betty)

**Location:** S. Lincoln Rd. MT PLEASANT, MI 48858 PID 14-020-20-001-03

**Current Zoning:** R-3A Multiple Family Residential District

**Adjacent Zoning:** B-5/R-3A to the north across the road, B-5/R-2A to the east, B-5 to the west, R-3A to the south.

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

**Current Use:** vacant property

**Reason for Request:** Applicant proposes assisted senior living facility.

**History:** The proposed location of the Public and Institutional use is currently vacant. In addition to the public and Institutional use the applicant has proposed independent senior living on the property as well. This is a permitted use under section 18.2.A in the zoning code as multiple family dwellings of four or less units

The current owner of the property is Figg, Richard & Betty. Mt Pleasant Investment Properties LLC has been authorized to seek a special use for Public and Institutional Use. A preliminary site plan provided by the applicant shows the existing parcel to be split up at a later date. The location of the Public and Institutional use will be owned by Mt. Pleasant Investment Properties LLC

Special uses require a site plan review approved by the Planning Commission. The applicant has provided a preliminary site plan to be reviewed. Final review and approval for the site plan will be at a later date.

**Objective of board:** Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation

**Recommend at this time a recommendation of approval to the Township Board of Trustees SUP 2017-06 on the condition that:**

- **Public and Institutional use for nursing, extended care or convalescent homes only.**
- **A final site plan is approved by the Planning Commission in accordance with Sections, 10, 12, 17, and 30 of the Zoning Ordinance.**

**Peter Gallinat**  
**Twp Planner**

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Mt. Pleasant Investment Properties LLC (Joseph Quandt) OWNERS OF PROPERTY AT  
1239 E. Broomfield Rd, Mt. Pleasant MI LEGAL DESCRIPTION AS FOLLOWS:  
14-020-20-001-03  
SEE ATTACHED ALTA SURVEY

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

- I. Special Use For Senior Living Facility
  - 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 Public and institutional use  
Senior Assisted Living and Independent Living

Give reason why you feel permit should be granted: Existing adjacent developments include an existing and proposed apartment complex - this use is the same general type of residential use. Single family homes are also adjacent to the property.

II. Junk Yard Permit requirements are:

Location of property to be used \_\_\_\_\_

Zoning of the area involved is \_\_\_\_\_

Zoning of the abutting areas \_\_\_\_\_

.....

Fees \$200 Signature of Applicant [Signature]

Date 5/30/17 Joseph Quandt, Authorized Agent



**PROPOSED SPECIAL USE  
FOR  
SENIOR LIVING FACILITY**

**LEGAL DESCRIPTION OF THE R-3A DEVELOPMENT PARCEL:**

TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.  
COMMENCING 1102.88 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 20, T.14 N.-R.4 W., THENCE WEST 577.48 FEET; THENCE N.15°-57'-11"W., 209.03 FEET; THENCE N.00°-09'-44"W., 208.60 FEET; THENCE N.89°-21'-46"W., 1313.48 FEET; THENCE SOUTH, 640.00 FEET; THENCE EAST, 610.12 FEET; THENCE SOUTH, 660.00 FEET; THENCE EAST, 1338.88 FEET; THENCE NORTH, 897.12 FEET TO THE POINT OF BEGINNING.

**Summary of Request**

Based on our discussions with the Union Township Zoning Administrator, we have been instructed to submit a Special Use Request for the proposed development having a structure with more than four units. Proposed are nine buildings – (8) have four units each and are referred to as “Independent Senior Living”, (1) building has thirty-two units total and is referred to as “Assisted Senior Living”

**Give Reason why you feel permit should be granted:**

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

*The proposed development is located south of Remus Road (M-20) and the west of Lincoln Road. To the east of the property is an existing apartment complex as well as a proposed apartment complex, to the north is a proposed multi-use commercial project. Directly south of the property are single family homes. This senior living facility is an ideal transition from residential to commercial.*

2. The special use shall not change the essential character of the surrounding area.

*The adjacent apartment complex is essentially the same type of use as we are proposing.*

3. The special use shall not interfere with the general enjoyment of adjacent property.

*The adjacent properties are either zoned the same (R3A) or R2A/B. The location of this property makes for an ideal transition parcel from single family residential, to the proposed senior living facility to the proposed commercial property to the north. A shared Private Roadway will separate the proposed commercial development to the north.*

4. The special use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

*Based on discussions with MDOT their preferred point of access for the parcel is out to Lincoln Road. Based on this, a Private Roadway has been shown to extend from the development East to Lincoln Road. This Roadway has been shifted to the South as far as possible to allow more distance to the traffic light at Lincoln and Remus, while still abiding by the Isabella County Road Commissions Access Management Design Criteria. The proposed operations will not pose a health, safety of welfare problem.*

5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.

*The proposed development will be extending Public Water, Public Sewer and its own Private Storm Sewer Services. Fire Flows were completed by the Township DPW in conjunction with the Mt. Pleasant Fire Department on the Water System to assure that there was adequate flow and pressure for the system. The existing sanitary sewer system has capacity for the proposed development and the newly installed County Drain along Lincoln Road also has capacity for the propose private system.*

6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

*The properties to the south will have roughly a 350' natural buffer against the senior living facility. East and west landscape buffers are proposed. To the north, a buffer line is proposed against the proposed future Senior Care Facility (R3A).*

7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.

*The proposed development, if approved will be constructed in compliance with the approved plans and all applicable zoning and building codes.*

8. That such use will be an asset to the Township.

*The proposed development constitutes a multi-million dollar investment into the community. The included rendering package illustrates that the development will be an up scale improvement to the surrounding area and will be an asset to the community.*

**Mt Pleasant Investment Properties LLC**

May 25, 2017

Charter Township of Union  
2010 S. Lincoln  
Mt. Pleasant, MI 48858

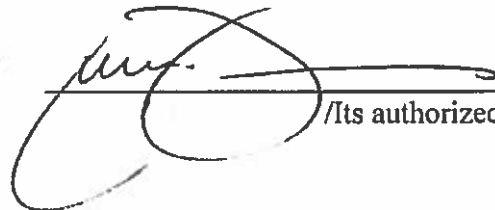
Re: Authorized Agent

To whom it may concern,

Mt. Pleasant Investment Properties, LLC has authority to pursue zoning or land use approvals including but not limited to, site plan reviews or special use permits from the title holders of certain properties pursuant to purchase agreements with those owners. Those properties include: parcel ID 14-020-20-001-03, 14-020-20-002-00, and 14-020-20-001-01. Mt. Pleasant Investment Properties, LLC therefore authorizes CMS&D to act on behalf, as its agent, to seek such land use approvals.

Regards,

Mt. Pleasant Investment Properties, LLC

  
\_\_\_\_\_  
/Its authorized Agent

## 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

*Jack Allport*  
*Jack Allport*

The undersigned \_\_\_\_\_, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### CHARTER TOWNSHIP OF UNION

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

Morning Sun	06/04/17
morningstarpublishing.com	06/04/17

**UNION TOWNSHIP PUBLIC HEARING NOTICE**  
-SPECIAL USE PERMIT  
NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 20, 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 **ML Pleasant Investments Properties, LLC**, a Special Use Permit in a R-3A (Multiple-Family Residential District) zone for Public and Institutional Use  
Legal Description of property: T14N R4W, SEC 20, COM 1102.88 FT S OF NE COR., TH W 577.48 FT; TH N 15D57M11S W 209.03 FT; TH N 0D9M44S W 208.6 FT; TH N 69D21M46S W 1312.49 FT, S 640 FT, E 610.12 FT, S 660 FT, E 1338.88 FT, N 897.12 TO P.O.B  
This property is located at: S. LINCOLN RD MT PLEASANT, MI 48858 PID 14-020-20-001-03  
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  
Published June 4, 2017

TINA M CROWN  
Notary Public - Michigan  
Lapeer County  
My Commission Expires Mar 23, 2021  
Acting in the County of Oakland

Sworn to the subscribed before me this 5<sup>th</sup> June 2017

*Tina M Crown*

Notary Public, State of Michigan  
Acting in Oakland County

#### Advertisement Information

Client Id: 531226

Ad Id: 1351346

PO:

Sales Person: 200300





R. EDWARD KUHN  
TERRY C. ROGERS  
*(LLM, Taxation)*  
A. BROOKS DARLING  
EDGAR ROY III  
JOSEPH E. QUANDT  
GREGORY J. DONAHUE  
GREGORY L. JENKINS

412 SOUTH UNION STREET  
TRAVERSE CITY, MICHIGAN 49684  
TELEPHONE: 231-947-7900  
FAX: 231-941-5154

LANSING OFFICE:  
2937 ATRIUM DRIVE, SUITE 200  
OKEMOS, MICHIGAN 48864  
TELEPHONE: 517-347-7720

TROY W. STEWART  
GINA A. BOZZER  
MATTHEW L. BOYD  
CHRISTOPHER G. ROGERS  
*(also admitted in Illinois)*  
MARC S. McKELLAR II

OF COUNSEL:  
LEWIS G. GATCH

June 15, 2017

**FACSIMILE COVER SHEET**

Please deliver the following pages to:

Name: Peter Gallinat  
Fax No.: 989-773-1988  
RE: Mt. Pleasant Investment Properties, LLC  
From: Joe Quandt

Total number of pages (including cover sheet):

Our File No.

Message:

**THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS  
ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL**

It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, collect, and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for the postage. Thank you.

Transmitted By: Sherri  
Direct Dial: (231) 947-7901 x114



R. EDWARD KUHN  
TERRY C. ROGERS  
*(LLM, Taxation)*  
EDGAR ROY III  
JOSEPH E. QUANDT  
GREGORY J. DONAHUE  
GREGORY L. JENKINS  
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TELEPHONE: 231-947-7900  
FAX: 231-941-5154

LANSING OFFICE:  
2937 ATRIUM DRIVE, SUITE 200  
OKEMOS, MICHIGAN 48864  
TELEPHONE: 517-347-7720

MATTHEW L. BOYD  
CHRISTOPHER G. ROGERS  
*(also admitted in Illinois)*  
MARC S. McKELLAR II

OF COUNSEL:  
LEWIS G. GATCH  
A. BROOKS DARLING

June 15, 2017

VIA FAX - 989-773-1988  
VIA EMAIL - [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)  
AND FIRST CLASS MAIL  
Peter Gallinat  
Zoning Administrator  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858

Re: Mt. Pleasant Investment Properties, LLC

Dear Peter:

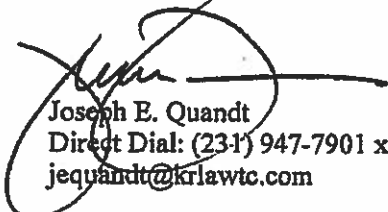
Pursuant to our discussion earlier today, this letter is to advise you that my client, Mt. Pleasant Investment Properties, LLC, is appropriately authorized to seek site plan approval and special use permit approval as requested in applications previously submitted to Union Township. It is my understanding that you may have been under the mistaken perception that my client did not have appropriate authority. Please be advised that my client has a purchase agreement in place with the current owners of the property which provides my client authorization to pursue township approval for my client's proposed land use. Enclosed is a copy of correspondence from the owner's attorney which more definitively sets forth my client's authority to seek these approvals.

Also, for clarification purposes with respect to the applications submitted, please be advised that Mt. Pleasant Investment Properties, LLC is not the owner of the property, but is authorized to seek site plan approval and special use permit approval from the owner. Accordingly, on the application for special use permit and application for site plan review, please feel free to place the notation on the applications with respect to my client's authorizations as referenced in the attached document. Please provide a copy of this letter in the package to the Planning Commission, so that this clarification and authorization is part of the administrative record of my client's applications.

Please let me know if you have any questions, comments or concerns related to this clarification.

Sincerely,

KUHN ROGERS PLC

  
Joseph E. Quandt  
Direct Dial: (231) 947-7901 x115  
[jequandt@krlawtc.com](mailto:jequandt@krlawtc.com)

JEQ:shp  
enclosures



GREGORY T. DEMERS

989-698-3708  
FAX 989-486-6108

GDemers@wnj.com

June 15, 2017

**Re: Figg Equities Limited Partnership / Mt. Pleasant Investment Properties, LLC**

To whom it may concern:

Please be advised that I am the representative of the owner of real property owned by Figg Equities Limited Partnership, which is described on the attached Exhibit A (the "Property"). This letter is to advise you that the Property is subject to a purchase agreement whereby Mount Pleasant Investment Properties, LLC is the prospective purchaser of the Property. Under the purchase agreement, Mount Pleasant Investment Properties, LLC has the right to seek zoning or land use approvals so long as those approvals are conditioned upon Mount Pleasant Investment Properties, LLC (or its allowed/designated assignee) actually purchasing the property. Mount Pleasant Investment Properties, LLC has the authority of the owner of the Property to seek these conditional approvals from any and all governmental authorities, including the Union Township Planning Commission and Union Township Board of Trustees for site plan or special use permit approval, subject to the conditions referenced above.

Very truly yours,

Gregory T. Demers

GTD/hmt  
15955759

Warner Norcross & Judd LLP  
Attorneys at Law  
716 East Main Street Suite 110  
Midland, Michigan 48640 • www.wnj.com

**EXHIBIT A**

A parcel of real estate approximately forty-six (46) acres; excepting seven (7) acres, consisting of a parcel bounded on the north by the south line of Parcel I.D. #14-020-20-001-02, by Lincoln Road to the east, by McGuirk Road to the south, and on the west at a line determined by survey to equal a seven (7) acre parcel; property to be sold is thirty-nine (39) acres +/- to be confirmed by survey located at South Lincoln Road, Union Township, Isabella County, Michigan (the "Premises"), more particularly described as:

Commencing 1102.88 feet South of the Northeast corner of Section 20, Town 14 North, Range 4 West, thence West 577.48 feet; thence North 15 degrees 57 minutes 11 seconds West, 209.03 feet; thence North 00 degrees 09 minutes 44 seconds West, 208.6 feet; thence North 89 degrees 21 minutes 46 seconds West, 1313.49 feet; thence South 640 feet; thence East 610.12 feet; thence South 660 feet; thence East 1338.88 feet, thence North 897.12 feet to the Point of Beginning.

Excepting:

Town 14 North, Range 4 West, Section 20, Commence 1102.88 feet South of the Northeast corner; thence South 472.16 feet; thence West 633.03 feet; thence North 00 degrees 09 minutes 44 seconds West, 673.14 feet; thence South 15 degrees 57 minutes 11 seconds East, 209.03 feet; thence East 577.48 feet to the Point of Beginning. 7.0 acres, more or less, and subject to an easement over the South 66.00 feet thereof for private roadway purposes.



GREGORY T. DEMERS

989-698-3708  
FAX 989-486-6108

GDemers@wnj.com

June 15, 2017

Re: Greenspace, Inc. / Mt. Pleasant Investment Properties, LLC

To whom it may concern:

Please be advised that I am the representative of the owner of real property owned by Greenspace, Inc., which is described on the attached Exhibit A (the "Property"). This letter is to advise you that the Property is subject to a purchase agreement whereby Mount Pleasant Investment Properties, LLC is the prospective purchaser of the Property. Under the purchase agreement, Mount Pleasant Investment Properties, LLC has the right to seek zoning or land use approvals so long as those approvals are conditioned upon Mount Pleasant Investment Properties, LLC (or its allowed/designated assignee) actually purchasing the property. Mount Pleasant Investment Properties, LLC has the authority of the owner of the Property to seek these conditional approvals from any and all governmental authorities, including the Union Township Planning Commission and Union Township Board of Trustees for site plan or special use permit approval, subject to the conditions referenced above.

Very truly yours,

A handwritten signature in black ink, appearing to read 'G. Demers'.

Gregory T. Demers

GTD/hmt  
15955781

**EXHIBIT A**

A parcel of real estate approximately twenty-six point two (26.2) acres in size located at South Lincoln Road, Union Township, Isabella County, Michigan (the "Premises"), more particularly described as:

B-5

T14N R4W, Section 20; commencing at the Northeast corner of Section 20; South 89°37'58" West along the North section line 242 feet; thence South 1°0'7" East 178 feet; thence South 89°37'58" West 165 feet; thence North 1°0'7" West 178 feet to the North section line; thence South 89°37'58" West 914 feet; thence South 1°0'7" East 182 feet; thence South 89°37'58" West 34 feet; thence South 1°0'7" East 132 feet; thence South 89°37'58" West 594 feet; thence South 1°0'7" East 386 feet; thence North 89°37'58" East 1949 feet to the East section line; thence North 1°0'7" West 700 feet to the Point of Beginning. (26.2 acres.)  
Parcel I.D. # 14-020-20-001-01

## **UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT**

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 20, 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 Mt. Pleasant Investments Properties, LLC, a Special Use Permit in a R-3A (Multiple-Family Residential District) zone for Public and Institutional Use**

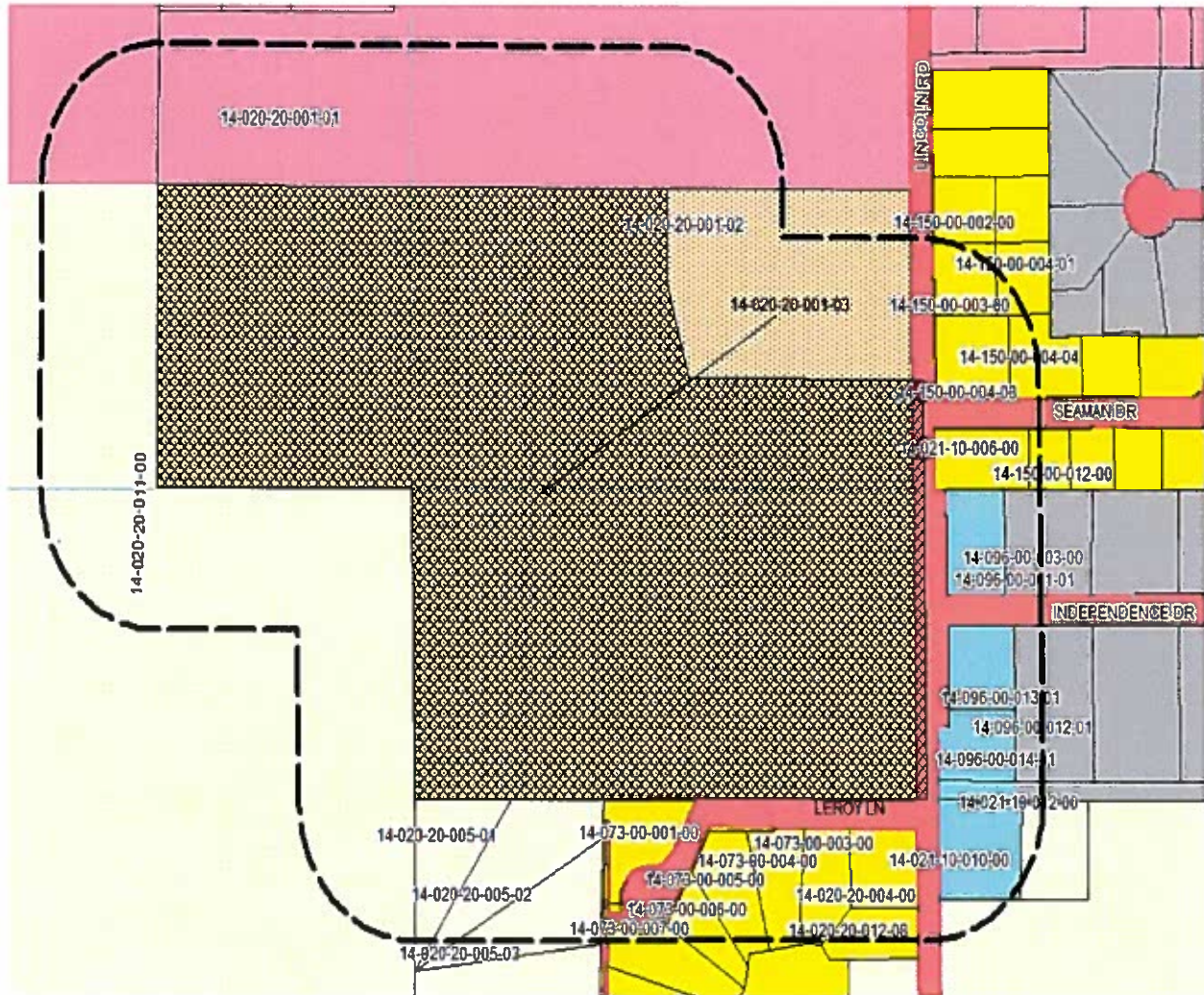
Legal Description of property: T14N R4W, SEC 20, COM 1102.88 FT S OF NE COR , TH W 577.48 FT; TH N 15D57M11S W 209.03 FT; TH N 0D9M44S W 208.6 FT; TH N 89D21M46S W 1313.49 FT, S 640 FT, E 610.12 FT, S 660 FT, E 1338.88 FT, N 897.12 TO P.O.B

This property is located at: S. LINCOLN RD MT PLEASANT, MI 48858  
PID 14-020-20-001-03

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



The checked parcel represents PID 14-20-20-001-03 S. Lincoln Rd. This parcel is zoned R-3A (Multiple Family Residential District). The brownish tan colored parcels represent R-3A. The yellow parcels represent R-2A (One and Two Family Low Density Residential District). The off yellow parcel represents R-1 (Rural Residential District). The grey parcels represent I-1 (Light Industrial District). The blue colored parcels represent OS (Office Service District). The dashed line around the subject property represents a 300 foot radius around the subject property PID 14-20-20-001-03 S. Lincoln Rd.



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

GREENSPACE INC  
1982 E. REMUS RD.  
MT PLEASANT, MI 48858

UNION FARMS LLC  
1720 E. PICKARD RD.  
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY  
1239 E. BROOMFIELD RD.  
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY  
ARBORETUM APARTMENTS  
6860 ST. ADREWS DR.  
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD  
700 N. ISABELLA  
MT PLEASANT, MI 48858

WIECZOREK STEVEN M.  
767 S. DOE TRL  
MT PLEASANT, MI 48858

UTTERBACK CURT J & ROBYN L  
3397 S. LINCOLN RD.  
MT PLEASANT, MI 48858

LUMBERT KIMBERLEE  
3229 SEAMAN DR.  
MT PLEASANT, MI 48858

WHITEFOOT MELISSA A  
3315 S. LINCOLN RD  
MT PLEASANT, MI 48858

ROHMAN LAND LLC  
C/O LINCOLN COURT ASSO.  
416 SMALLEY DR.  
MT PLEASANT, MI 48858

HOMEBUILDERS ASSO.  
2026 INDEPENDENCE DR.  
MT PLEASANT, MI 48858

A & K REAL ESTATE HOLDINGS LLC  
C/O ALAN JOHNS  
1414 W. HIGH ST.  
MT PLEASANT, MI 48858

KLEIN EDWARD R & DENEEN E.  
2141 O'CONNOR DR.  
MT PLEASANT, MI 48858

CENTRAL CONCRETE PRODUCTS  
P.O. BOX 389  
MT PLEASANT, MI 48858-0389

LOGAN JORDAN  
3333 S. LINCOLN RD.  
MT PLEASANT, MI 48858

MCGUIRK LEROY E.  
C/O SANDRA DEAN  
6581 EGYPT RIDGE RD.  
ROCKFORD, MI 49341

KATHLEEN CHIMBER  
3332 S. LINCOLN RD.  
MT PLEASANT, MI 48858

ENGLEHARDT BRIAN & LINDSAY J  
1924 LEROY LANE  
MT PLEASANT, MI 48858

ELMORE ROBERT A  
1890 KEROY LANE  
MT PLEASANT, MI 48858

LEE SOO-YEN & SEUNG-EUN  
1846 LEROY LANE  
MT PLEASANT, MI 48858

WANG QIAN & LING ZHANG  
1810 LEROY LANE  
MT PLEASANT, MI 48858

SONI VIDU & LEENA & DEEPA  
1839 LEROY LANE  
MT PLEASANT, MI 48858

PLETCHER TIMOTHY A &  
JENNIFER OLSEN  
3412 S. LINCOLN RD.  
MT PLEASANT, MI 48858

KEEBAUCH KURT & KELLY  
3410 S. LINCOLN RD.  
MT PLEASANT, MI 48858

MCGUIRK PATRICK H  
3416 S. LINCOLN RD.  
MT PLEASANT, MI 48858

# Union Township Senior Living Facility

14-020-20-001-03

Remus and Lincoln Roads  
Mt. Pleasant, MI

### STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:  
PETER STUHLREYER, A.I.A.  
MICHIGAN IDENTIFICATION # 44668  
DESIGNHAUS ARCHITECTURE

### PROJECT TEAM

**OWNER**  
MT. PLEASANT INVESTMENT PROPERTIES LLC  
2937 ATRIUM DR., SUITE 200  
OKEMOS, MI 48864  
T: 231.947.7901 EXT.115  
CONTACT: JOSEPH QUANDT

**ARCHITECT**  
DESIGNHAUS ARCHITECTURE  
301 WALNUT BLVD.  
ROCHESTER, MI 48307  
T: 248.601.4422  
F: 248.453.5854  
PROJECT MANAGER: JOE LATOZAS  
PROJECT ARCHITECT:  
PETER STUHLREYER, A.I.A.

### INDEX OF DRAWINGS

- SHEET ISSUED
- REVISED
- SHEET REISSUED

SHEET NO: DRAWING NAME

**GENERAL**

G001 Title Sheet and Index  
G002 Reference & Code Information

**SURVEY**

1 OF 6 Cover Sheet  
2 OF 6 Boundary Easement Sheet  
3 OF 6 ALTA/NSPS Survey Sheet 1  
4 OF 6 ALTA/NSPS Survey Sheet 2  
5 OF 6 ALTA/NSPS Survey Sheet 3  
6 OF 6 ALTA/NSPS Survey Detail Sheet

**SITE/LANDSCAPE**

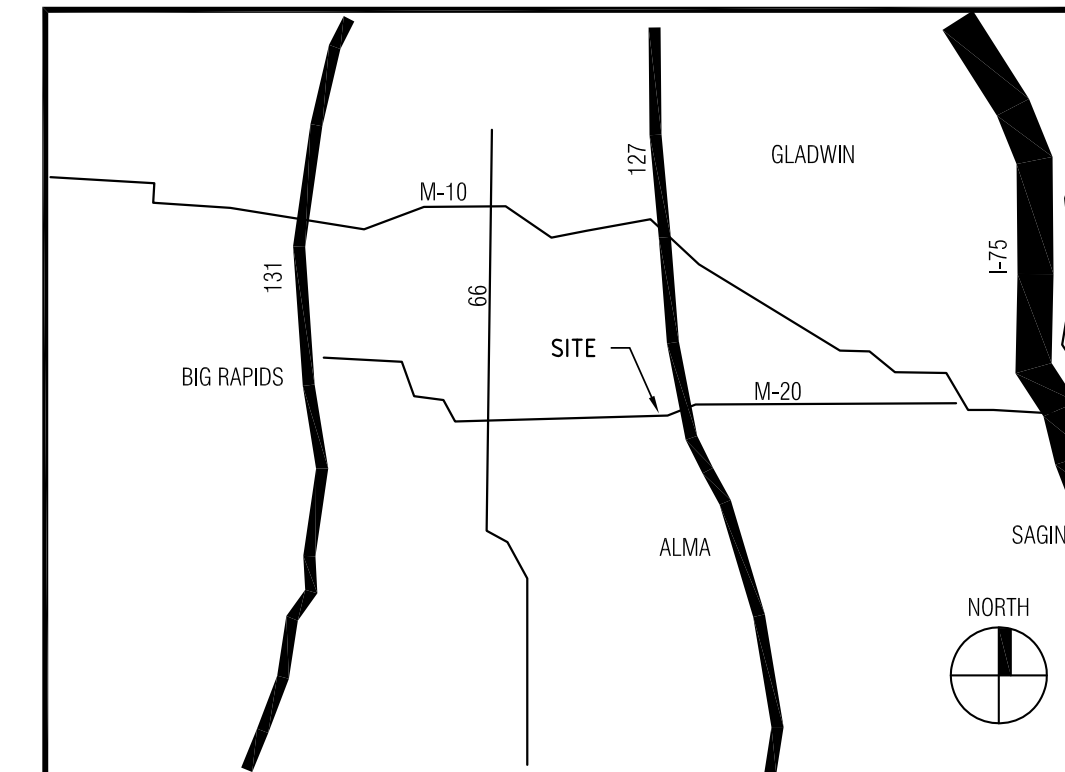
S100 Site Plan  
L100 Landscape Plan  
S101 Composite Site Plan  
S200 Utility and Grading Plan  
S300 Site and Landscape Details

**ARCHITECTURAL**

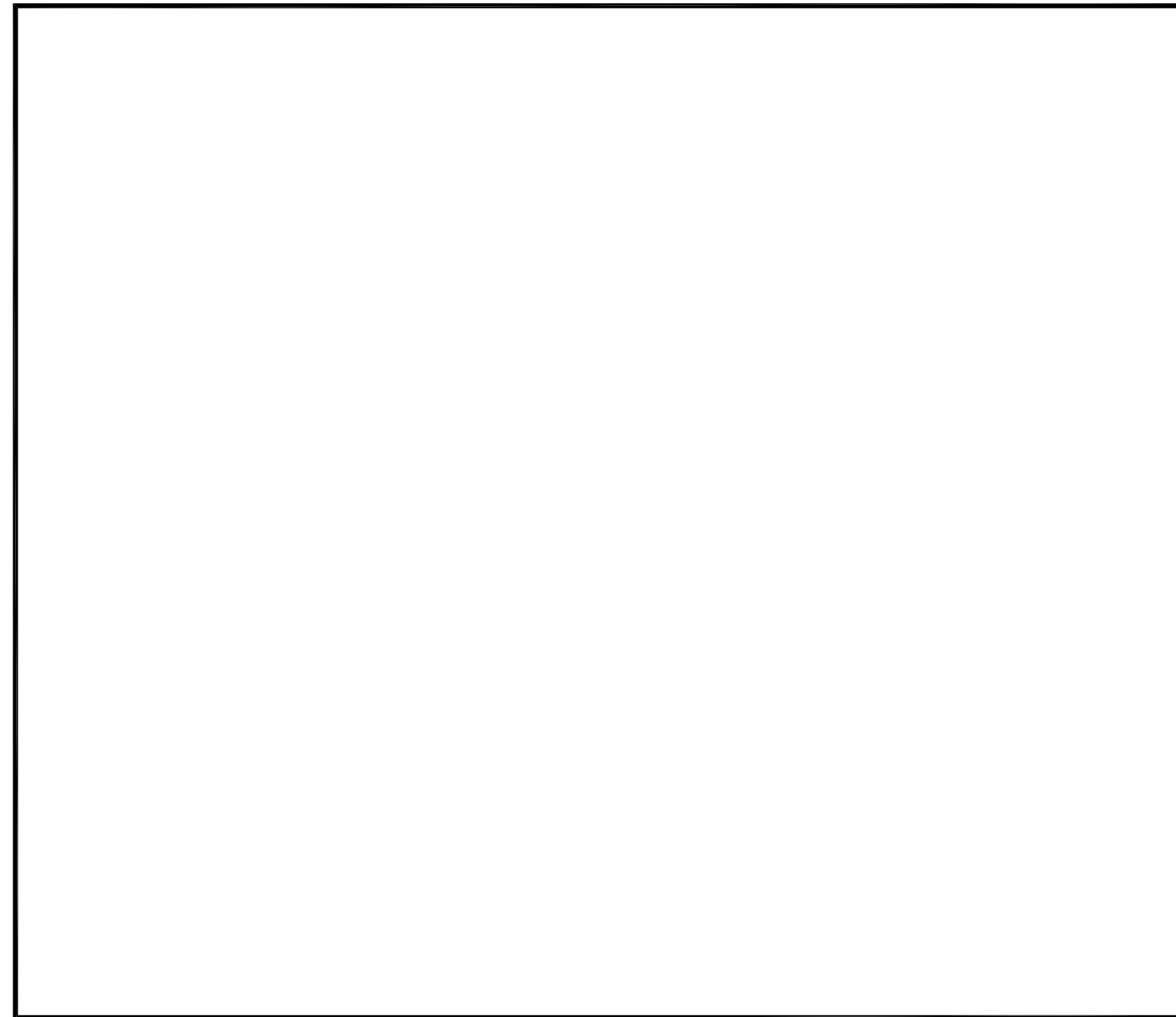
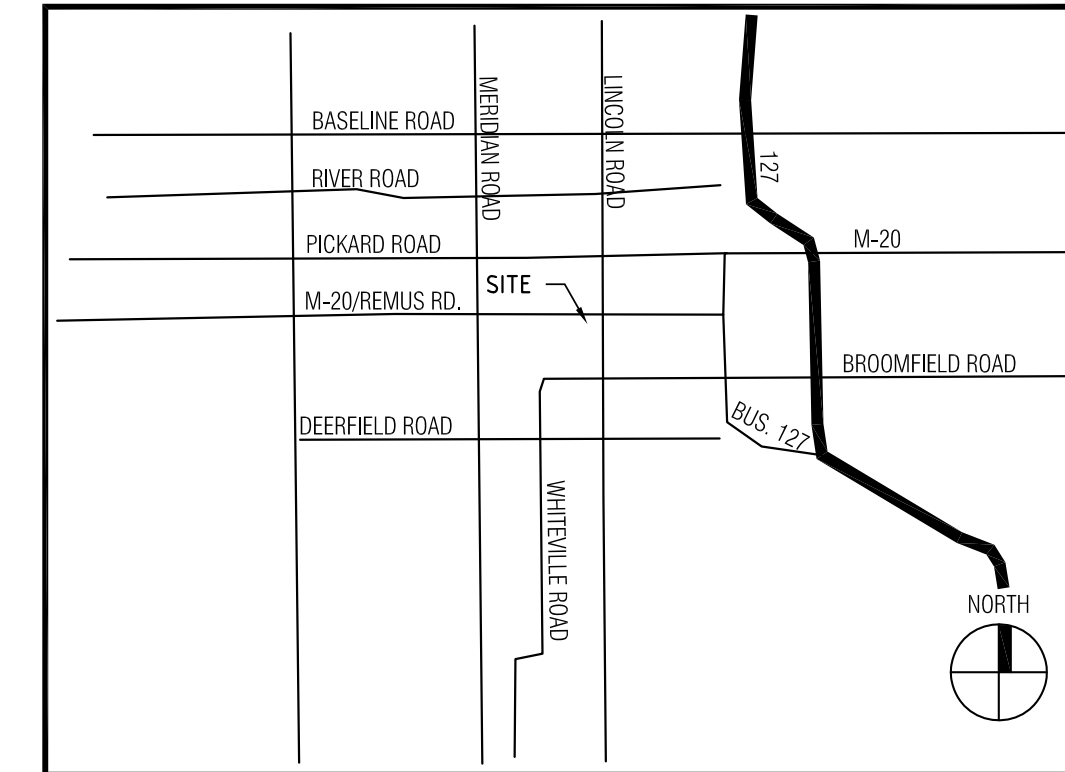
A100 Overall Construction Plan  
A101 Roof Plan  
A200 Elevations  
A201 Elevations  
A300 Building Sections  
A301 Wall Sections  
A400 Not Used  
A500 Details  
A600 Partition Details  
A601 Door Schedule & Details  
A602 Interior Finish Schedule

Special Use & Site Plan Approval: 5.26.17

### VICINITY MAP



### LOCATION MAP



No.	Revision/Issue	Date
	---	---
	---	---
	---	---
	Special Use & Site Plan Approval	5.26.17

**Union Township Senior Living Facility**  
14-020-20-001-03  
Mt. Pleasant, MI

Title Sheet and Index

**G001** 017033

Use Variance and Site Plan Approval Design Package for  
**Union Township Multiuse Development**



# Union Township Multiuse Development

Site

North →



Independent Living Cottages

Assisted Living Facility

Self Storage

Office

Senior Living

May 25<sup>th</sup>, 2017

301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | [www.designhaus.com](http://www.designhaus.com)



# Senior Living

# Union Township Multiuse Development



# Union Township Multiuse Development



# Union Township Multiuse Development





# Union Township Multiuse Development





FRONT ELEVATION



SIDE ELEVATION

# Union Township Multiuse Development

Assisted Living Center - Materials



# Union Township Multiuse Development

Independent Living Cottages



FRONT ELEVATIONS



SIDE ELEVATIONS

# Union Township Multiuse Development

Independent Living Cottages - Materials



# ALTA-NSPS LAND TITLE SURVEY

## 1956 & 1982 E. REMUS ROAD (M-20)

B-5 ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ. FT)	16,000 SQ. FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

- A. OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD, PROVIDED THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF TEN (10) FEET BETWEEN THE NEAREST POINT OF THE OFF-STREET PARKING AREAS, EXCLUSIVE OF ACCESS DRIVEWAYS AND THE NEAREST RIGHT-OF-WAY LINE AS INDICATED ON THE MAJOR THROUGHFARE PLAN.
- B. A LOT IN THE B-5 DISTRICT WILL PROVIDE A SIDE AND REAR YARD OF AT LEAST FORTY (40) FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.

**FLOOD ZONE CERTIFICATION:**  
 A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C03050D WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

R-3A ZONE	
MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	30 FT
MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT (F)
MINIMUM LOT AREA (TWO FAM.)	(G)
MINIMUM LOT AREA (SING. FAM.)	(G)
MINIMUM FLOOR AREA (SING. FAM.)	500 SQ. FT

- B. MINIMUM FLOOR AREA EXCLUDES PORCHES, GARAGES, BASEMENTS, OR UTILITY AREAS. FOR EACH ADDITIONAL BEDROOM ADD ONE HUNDRED (100) SQUARE FEET.
- F. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, EXCEPT APARTMENTS MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF SEVENTY (70) FEET, PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE (1) FOOT FOR EACH IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- G. MULTI-FAMILY

REQUIRED GROUND PER UNIT, NO. UNITS	R-3A
MINIMUM FRONT YARD SETBACK	4,000 SQ. FT
MINIMUM SIDE YARD SETBACK	3,600 SQ. FT
MINIMUM REAR YARD SETBACK	3,200 SQ. FT
MAXIMUM BUILDING HEIGHT	2,900 SQ. FT

**MISS DIG:**  
 FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

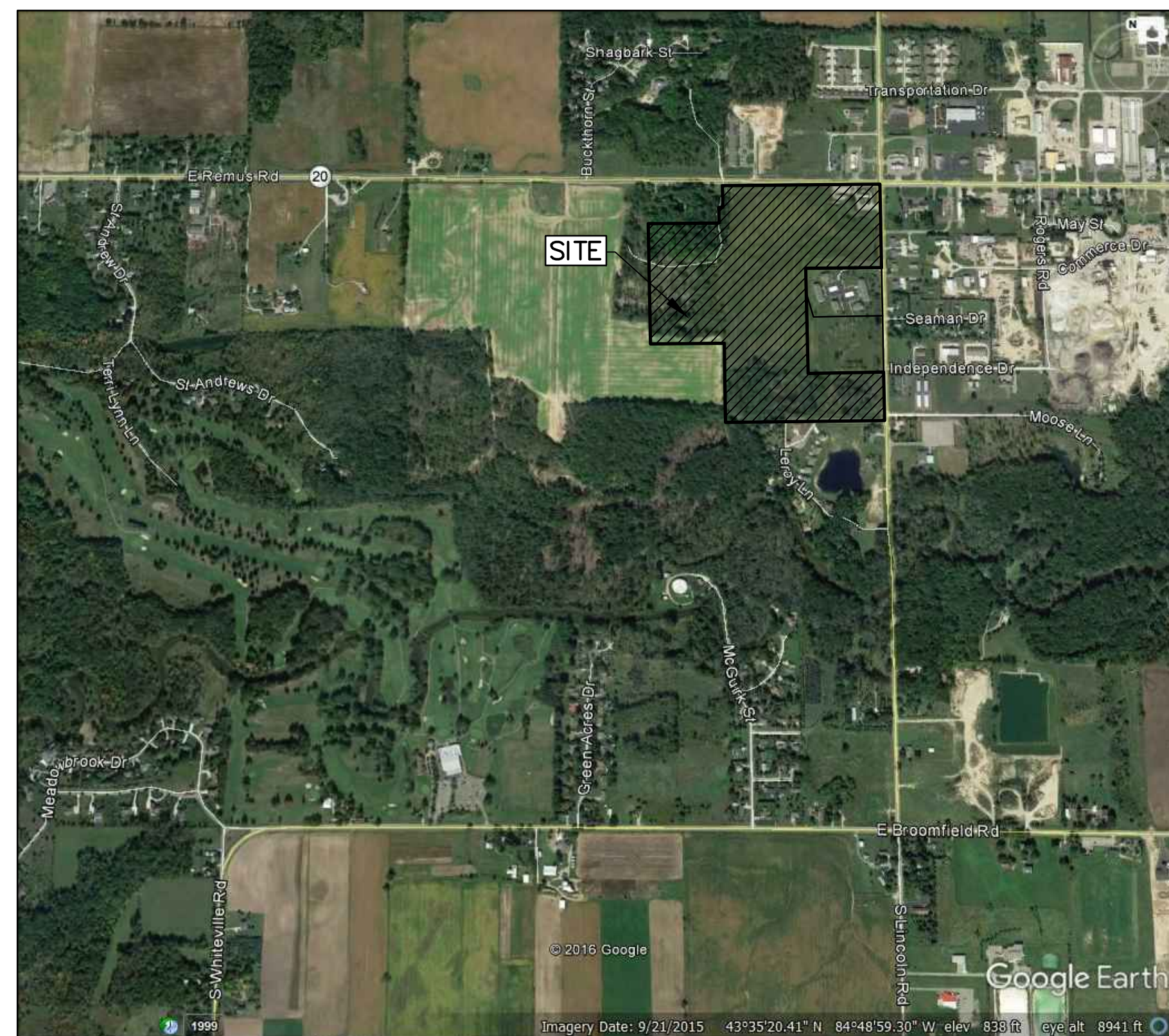
**UTILITY NOTE:**  
 THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

### LEGEND SYMBOLS

SYMBOLS	
○ BOLLARD	⊠ GAS RISER
⊠ CATCH BASIN (CURB INLET)	⊠ GUY ANCHOR
⊠ CATCH BASIN (ROUND)	⊠ HYDRANT - EXISTING
⊠ CATCH BASIN (SQUARE)	⊠ HYDRANT - PROPOSED
○ CLEAN OUT	⊠ LIGHT POLE
→ DRAINAGE FLOW	⊠ MAILBOX
⊠ ELECTRICAL BOX	⊠ MONITORING WELL
⊠ FOUND CONC. MONUMENT	⊠ SANITARY SEWER MANHOLE
○ FOUND IRON	⊠ SET IRON
⊠ GAS MAIN VALVE	⊠ SIGN
⊠ SOIL BORING	⊠ STORM SEWER MANHOLE
⊠ TELEPHONE RISER	⊠ TREE - CONIFEROUS
⊠ TREE - DECIDUOUS	⊠ UTILITY POLE
⊠ WATER MAIN VALVE	⊠ WATER SHUT-OFF
⊠ WATER WELL	⊠ WOOD STAKE

LINETYPES		HATCH PATTERNS	
—ELEC—	BURIED ELECTRICAL CABLE	[Hatch]	ASPHALT - EXISTING
—PHONE—	BURIED TELEPHONE CABLE	[Hatch]	ASPHALT - PROPOSED
-DITCH-CL-	CENTERLINE OF DITCH	[Hatch]	CONCRETE
—FM—	FORCE MAIN	[Hatch]	GRAVEL
—GAS—	GAS MAIN	[Hatch]	LANDSCAPING
-RD-CL-	ROAD CENTERLINE	[Hatch]	RIP-RAP
—8" SAN—	SANITARY SEWER		
-12" SS-	STORM SEWER		
—EX-TOS—	TOE OF SLOPE		
—EX-TOB—	TOP OF BANK		
—OHE—	UTILITIES - OVERHEAD		
—UTL—	UTILITIES - UNDERGROUND		
—12" WM—	WATER MAIN		



PART OF THE NORTHEAST 1/4, SECTION 20, T14N-R4W,  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN  
**LOCATION MAP**  
 NOT TO SCALE

To: MT. PLEASANT INVESTMENT PROPERTIES, LLC  
 GREENSPACE, INC. A MICHIGAN CORPORATION  
 FIGG EQUITIES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP  
 HOMELAND TITLE SERVICES, LLC, WFG NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a)(b), 7(a), 8, 9, 11, 13, 14, 16-18, AND 19 of Table A thereof.

The fieldwork was completed on \_\_\_\_\_  
 Date of Plat or Map: \_\_\_\_\_  
 Timothy E Bebee, P.S. #39074

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11500)**

TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.  
 PART OF THE NORTH 700.00 FEET OF THE EAST 1949.00 FEET OF SECTION 20, T.14 N.-R.4 W., DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W., ALONG THE NORTH SECTION LINE, 242.00 FEET; THENCE S.01°-00'-07"E., PARALLEL TO THE EAST SECTION LINE, 178.00 FEET; THENCE S.89°-37'-58"W., 165.00 FEET; THENCE S.89°-37'-58"W., 165.00 FEET; THENCE S.01°-00'-07"E., 132.00 FEET; THENCE S.89°-37'-58"W., 178.00 FEET TO THE NORTH SECTION LINE; THENCE S.89°-37'-58"W., ALONG SAID NORTH SECTION LINE, 914.00 FEET; THENCE S.01°-00'-07"E., 182.00 FEET; THENCE S.89°-37'-58"W., 34.00 FEET; THENCE S.01°-00'-07"E., 132.00 FEET; THENCE S.89°-37'-58"W., 594.00 FEET; THENCE S.01°-00'-07"E., 386.00 FEET; THENCE S.89°-37'-58"W., 1949.00 FEET TO THE EAST SECTION LINE; THENCE N.01°-00'-07"W., ALONG SAID EAST SECTION LINE, 700.00 FEET BACK TO THE PLACE OF BEGINNING.

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11499)**

TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.  
 COMMENCING 1102.88 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 20, T.14 N.-R.4 W., THENCE WEST 577.48 FEET; THENCE N.15°-57'-11"W., 209.03 FEET; THENCE N.00°-09'-44"W., 208.60 FEET; THENCE N.89°-21'-46"W., 1313.48 FEET; THENCE SOUTH, 640.00 FEET; THENCE EAST, 610.12 FEET; THENCE SOUTH, 660.00 FEET; THENCE EAST, 1338.88 FEET; THENCE NORTH, 897.12 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 434271)**

THE WEST 165.00 FEET OF THE EAST 407 FEET OF THE NORTH 178 FEET OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.  
 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.01°-00'-07"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET; THENCE S.89°-37'-58"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET; THENCE N.01°-00'-07"W., PARALLEL WITH SAID EAST SECTION LINE, 165.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.674 ACRES OF LAND.

- SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 17-11499(a) & 17-11500(b) & 434271(c):**
- 13(a) EASEMENT AS SET FORTH IN LIBER 1298, PAGE 924, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 13(b) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 341, ISABELLA COUNTY RECORDS AS SHOWN ON SURVEY.
  - 13(c) RIGHT OF WAY FOR CONSUMERS POWER COMPANY OVER PART OF CAPTION ED LAND DATED MAY 2, 1949 AND RECORDED DECEMBER 21, 1949 IN LIBER 238, PAGE 639. AS SHOWN ON SURVEY.
  - 14(a) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 314, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 14(b) EASEMENT FOR TIGHT-OF-WAY AS SET FORTH IN LIBER 41, PAGE 441, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 14(c) EASEMENT GRANTED TO THE STATE OF MICHIGAN OVER PART OF CAPTIONED LAND DATED AUGUST 9, 1944 AND RECORDED AUGUST 29, 1944 IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
  - 15(a) RECIPROCAL USE AGREEMENT AS SET FORTH IN LIBER 912, PAGE 870 ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT THE SUBJECT PROPERTY.
  - 15(b) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 16(a) EASEMENT AS SET FORTH IN LIBER 912, PAGE 865, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 16(b) EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY, IN LIBER 862, PAGE 264. RELEASE OF EASEMENT NOT SHOWN ON SURVEY, IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY, IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY, AND IN LIBER 185, PAGE 396. EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
  - 17(a) CONSERVATION EASEMENT AS SET FORTH IN LIBER 911, PAGE 558, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 17(b) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
  - 18(a) EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN LIBER 909, PAGE 332, ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY
  - 19(A) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
  - 20(c) EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY, IN LIBER 862, PAGE 264. RELEASE OF EASEMENT NOT SHOWN ON SURVEY, IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY, IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY, AND IN LIBER 185, PAGE 396. EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
  - 21(c) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.

**SHEET INDEX**

1	COVER SHEET
2	BOUNDARY - EASEMENT SHEET
3	ALTA/NSPS LAND TITLE SURVEY SHEET (1)
4	ALTA/NSPS LAND TITLE SURVEY SHEET (2)
5	ALTA/NSPS LAND TITLE SURVEY SHEET (3)
6	ALTA/NSPS SURVEY DETAIL SHEET

**BENCHMARKS:**

**BENCHMARK #1:** FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT MODERNIZATION MARK DISK SET IN THE TOP OF A 12 INCH DIAMETER CONCRETE POST. LOCATION IS AT THE SOUTH EAST CORNER OF THE LINCOLN ROAD AND REMUS ROAD (M-20) INTERSECTION. ELEVATION 786.62

**BEARING BASIS:**  
 PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 20, T14N-R4W WAS DETERMINED TO BE S89°-42'-08"W.

**SITE:** SOUTHWEST CORNER OF THE INTERSECTION OF REMUS ROAD (M-20) AND LINCOLN ROAD. MT. PLEASANT, MI 48858

**CLIENT:** MT. PLEASANT INVESTMENT PROPERTIES, LLC  
 2937 ATRIUM DRIVE, SUITE 200  
 OKEMOS, MI 48864  
 CONTACT: JOSEPH QUANDT  
 PHONE: (231) 947-7901 EXT. 115

**CONSULTANT:** CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MI 48858  
 CONTACT PERSON: TIMOTHY E BEBEE  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com

**CHARTER COMMUNICATIONS**  
 915 E. BROOMFIELD ROAD  
 MT. PLEASANT, MI 48858  
 (989) 621-4932  
 RANDY BUNKER  
 rbunker@chartercom.com

**CONSUMERS ENERGY**  
 1325 WRIGHT AVENUE  
 ALMA, MI 48801  
 (989) 466-4282  
 KIM STUDDT  
 kimberly.studt@cmsenergy.com

**FRONTIER**  
 345 PINE STREET  
 ALMA, MI 48801  
 (989) 463-0392  
 MARK A. MARSHALL  
 Mark.Marshall@ftr.com

**DTE ENERGY**  
 4420 44TH ST., S.E., SUITE B  
 KENTWOOD, MI 48512  
 (616) 954-4623  
 MARY JO MCKERSE  
 mckersem@dteenergy.com

**MT. PLEASANT FIRE DEPARTMENT**  
 304 EAST HIGH STREET  
 MT. PLEASANT, MI 48858  
 (989) 779-5100 EXT 5122  
 SGT. RANDY KEELER  
 rkeeler@mt-pleasant.org

**CHARTER TOWNSHIP OF UNION**  
 PUBLIC WATER/PUBLIC SEWER  
 2010 N. LINCOLN ROAD  
 MT. PLEASANT, MI 48858  
 (989) 772-4600 EXT 24  
 KIM SMITH  
 ksmith@uniontownshipmi.com

**CHARTER TOWNSHIP OF UNION**  
 PLANNING & ZONING  
 2010 NORTH LINCOLN ROAD  
 MT. PLEASANT, MI 48858  
 (989) 772-4600 EXT 241  
 PETER GALLINAT  
 pgallinat@uniontownshipmi.com

**DRAIN COMMISSIONERS OFFICE**  
 ISABELLA COUNTY BUILDING  
 200 NORTH MAIN STREET ROOM 140  
 MT. PLEASANT, MI 48857  
 (989) 772-0911  
 RICK JAKUBIEC  
 drain@isabellacounty.org

**ISABELLA COUNTY ROAD COMMISSION**  
 2261 EAST REMUS ROAD  
 MT. PLEASANT, MI 48858  
 (989) 773-7131 EXT 115  
 PATRICK GAFFNEY  
 P.Gaffney@isabellaroads.com

**CMS & D**  
 SURVEYING / ENGINEERING  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com

**COVER SHEET**  
 MOUNTAIN PLEASANT INVESTMENT PROPERTIES, LLC  
 PART OF THE NORTHEAST 1/4  
 SECTION 20, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS: \_\_\_\_\_  
 REVISIONS TO ADD AND THEN REVISE WETLANDS \_\_\_\_\_

SUBMITTALS: \_\_\_\_\_  
 SUBMITTAL TO CLIENT 5-12-17  
 SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17

JOB NUMBER: 1704-055  
 DRAWN BY: WRE  
 DESIGNED BY: NA  
 CHECKED BY: TELB

SCALE: N/A  
 SHEET NUMBER: 1 OF 6

NORTH 1/4 COR.  
SEC. 20, T14N-R4W  
FND. REMON COR.  
PER LCRC L. 2, P. 181

S05'W 71.37' FND. 20d NAIL IN 7" TREE  
N05'E 44.20' FND. N&T IN POWER POLE  
N80'E 154.30' FND. N&T IN POWER POLE  
S45'W 66.79' FND. 20d NAIL IN 4" ASH

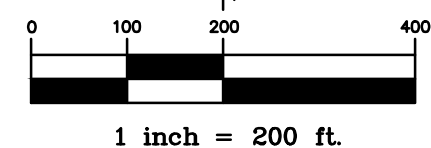
**NOTE:**  
BEARING BASIS PER GEODETIC  
OBSERVATION WGS-84 THE BEARING  
BETWEEN THE NORTH 1/4 CORNER AND  
THE NORTHEAST CORNER WAS  
DETERMINED TO BE N89°-42'-08"E

WEST 1/4 COR.  
SEC. 20, T14N-R4W  
FND. REMON COR.  
PER LCRC L. 5, P. 87

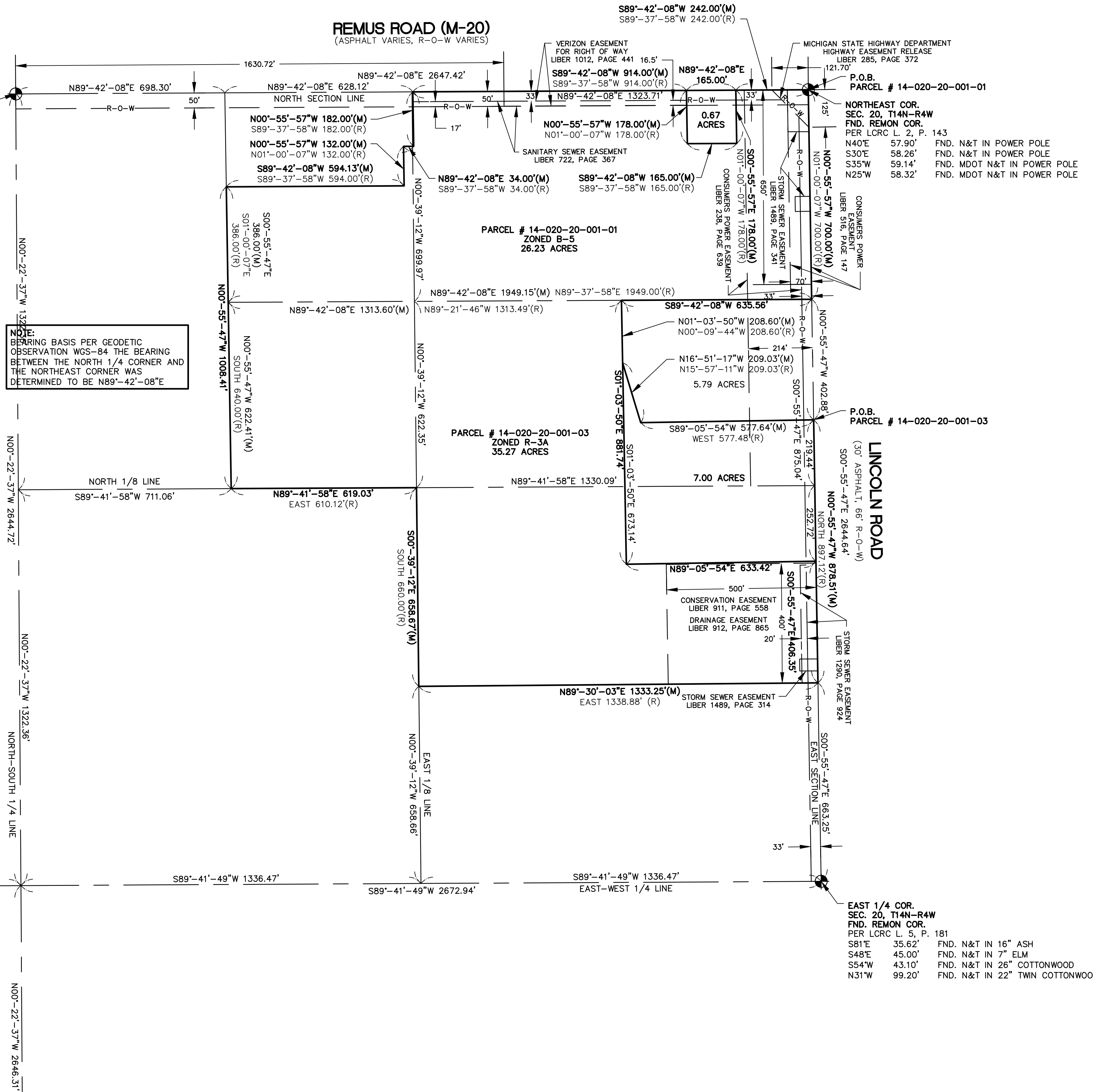
N05'W 5.88' FND. N&T IN 30" OAK  
N75'E 31.40' FND. N&T IN 10" MAPLE  
N60'W 28.79' FND. N&T IN 8" OAK  
S25'W 25.05' FND. N&T IN DEAD 12" OAK

SOUTH 1/4 COR.  
SEC. 20, T14N-R4W  
FND. REMON COR.  
PER LCRC L. 3, P. 249

N29'E 34.58' FND. PK IN POWER POLE  
N69'E 141.47' FND. CONC. MONUMENT  
S20'E 52.75' FND. PK IN POWER POLE  
S70'W 147.58' FND. N&T IN POWER POLE  
N05'W 30.91' S. FACE S. END POST OF CHAIN LINK FENCE



**REMUS ROAD (M-20)**  
(ASPHALT VARIES, R-O-W VARIES)

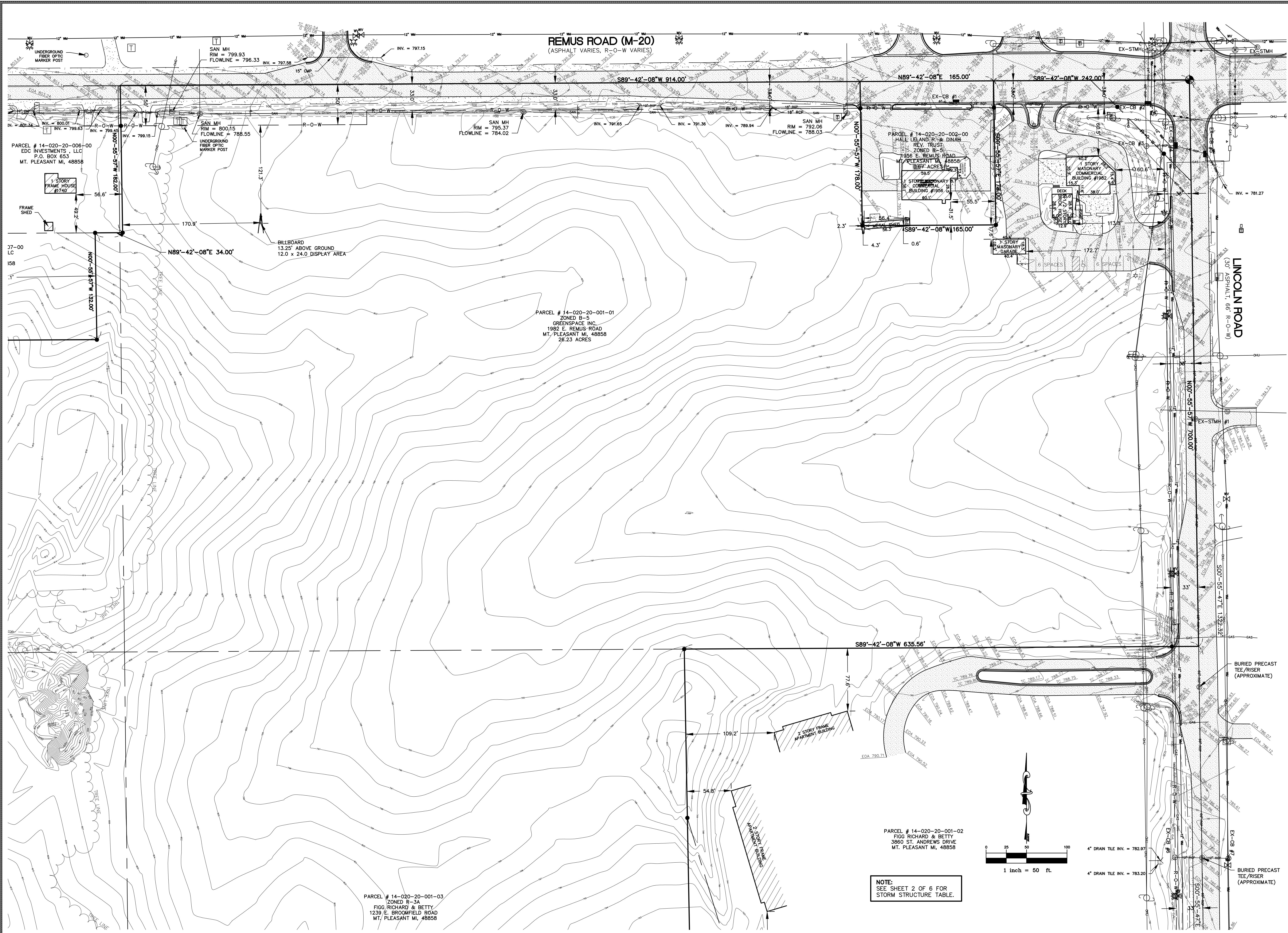


EXISTING STRUCTURE TABLE	
<b>EX-STM #1</b>	RIM = 786.71 FLOWLINE N-S 767.26 60" RCP INV. E. 781.90 12" RCP INV. N. 781.93 30" RCP
<b>EX-STM #2</b>	RIM = 777.59 FLOWLINE N-S 767.59 60" RCP INV. E. 771.89 12" RCP INV. W. 771.89 12" RCP
<b>EX-CB #1</b>	RIM 789.42 INV. E. 785.23 18" RCP INV. W. 785.15 18" RCP INV. NW. 786.25 6" N-12
<b>EX-CB #2</b>	RIM 787.26 INV. N. 781.26 24" RCP INV. S. 780.51 30" RCP INV. W. 781.91 18" RCP
<b>EX-CB #3</b>	RIM 785.41 FLOWLINE N-S 768.91 60" RCP INV. E. 779.76 12" RCP INV. N. 778.71 30" RCP
<b>EX-CB #4</b>	RIM 786.78 INV. ESE. 781.28 24" RCP INV. W. 781.08 12" RCP
<b>EX-CB #5</b>	RIM 786.82 INV. SE. 781.33 24" RCP INV. WNW. 781.27 24" RCP
<b>EX-CB #6</b>	RIM 782.35 INV. E. 775.50 12" RCP
<b>EX-CB #7</b>	RIM 782.51 INV. W. 779.11 12" RCP
<b>EX-CB #8</b>	RIM 774.73 INV. E. 768.28 18" RCP INV. W. 768± 15" RCP

**CMS & D**  
SURVEYING / ENGINEERING  
510 W. PICKARD STREET - SUITE C  
MT. PLEASANT, MICHIGAN 48859  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

**BOUNDARY EASEMENT SHEET**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 200'
SHEET NUMBER	2 OF 6
JOB NUMBER:	1704-055
DRAWN BY:	WRE
DESIGNED BY:	NA
CHECKED BY:	TELB
REVISIONS:	REVISIONS TO ADD AND THEN REVISE WETLANDS
SUBMITTALS:	SUBMITTAL TO CLIENT 5-12-17 SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17



**CMS & D**  
 SURVEYING / ENGINEERING  
 510 W. PICKARD STREET - SUITE C  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com



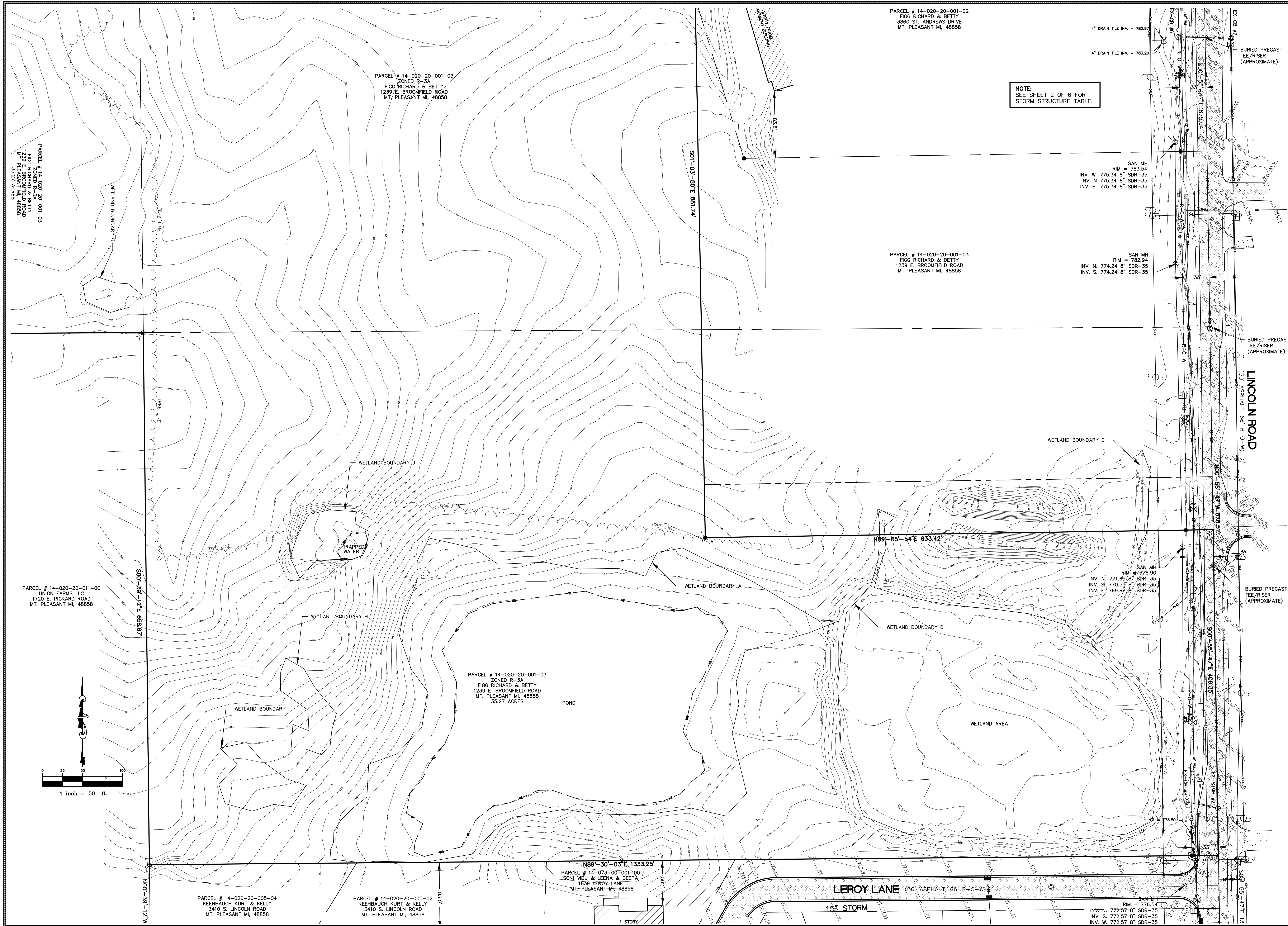
**ALTA/NSPS SURVEY SHEET 1**  
**MT. PLEASANT INVESTMENT PROPERTIES, LLC**  
 PART OF THE NORTHEAST 1/4 R4W  
 SECTION 20, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:  
 REVISIONS TO ADD AND THEN REVISE WETLANDS

SUBMITTALS:  
 SUBMITTAL TO CLIENT 5-12-17  
 SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17

SCALE  
**1" = 50'**  
 JOB NUMBER:  
**1704-055**  
 DRAWN BY:  
**WRE**  
 DESIGNED BY:  
**NA**  
 CHECKED BY:  
**TELB**  
 SHEET NUMBER  
**3 OF 6**





NOTE:  
SEE SHEET 2 OF 6 FOR  
STORM STRUCTURE TABLE.

SAN MH  
RIM = 783.54  
INV. W. 775.34 8" SDR-35  
INV. N. 775.34 8" SDR-35  
INV. S. 775.34 8" SDR-35

SAN MH  
RIM = 782.94  
INV. N. 774.24 8" SDR-35  
INV. S. 774.24 8" SDR-35

SAN MH  
RIM = 778.90  
INV. N. 771.65 8" SDR-35  
INV. S. 770.56 8" SDR-35  
INV. E. 769.87 8" SDR-35

SAN MH  
RIM = 776.54  
INV. N. 772.57 8" SDR-35  
INV. S. 772.57 8" SDR-35  
INV. W. 772.57 8" SDR-35

**CMS & D**  
SURVEYING / ENGINEERING  
510 W. PICKARD STREET - SUITE C  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

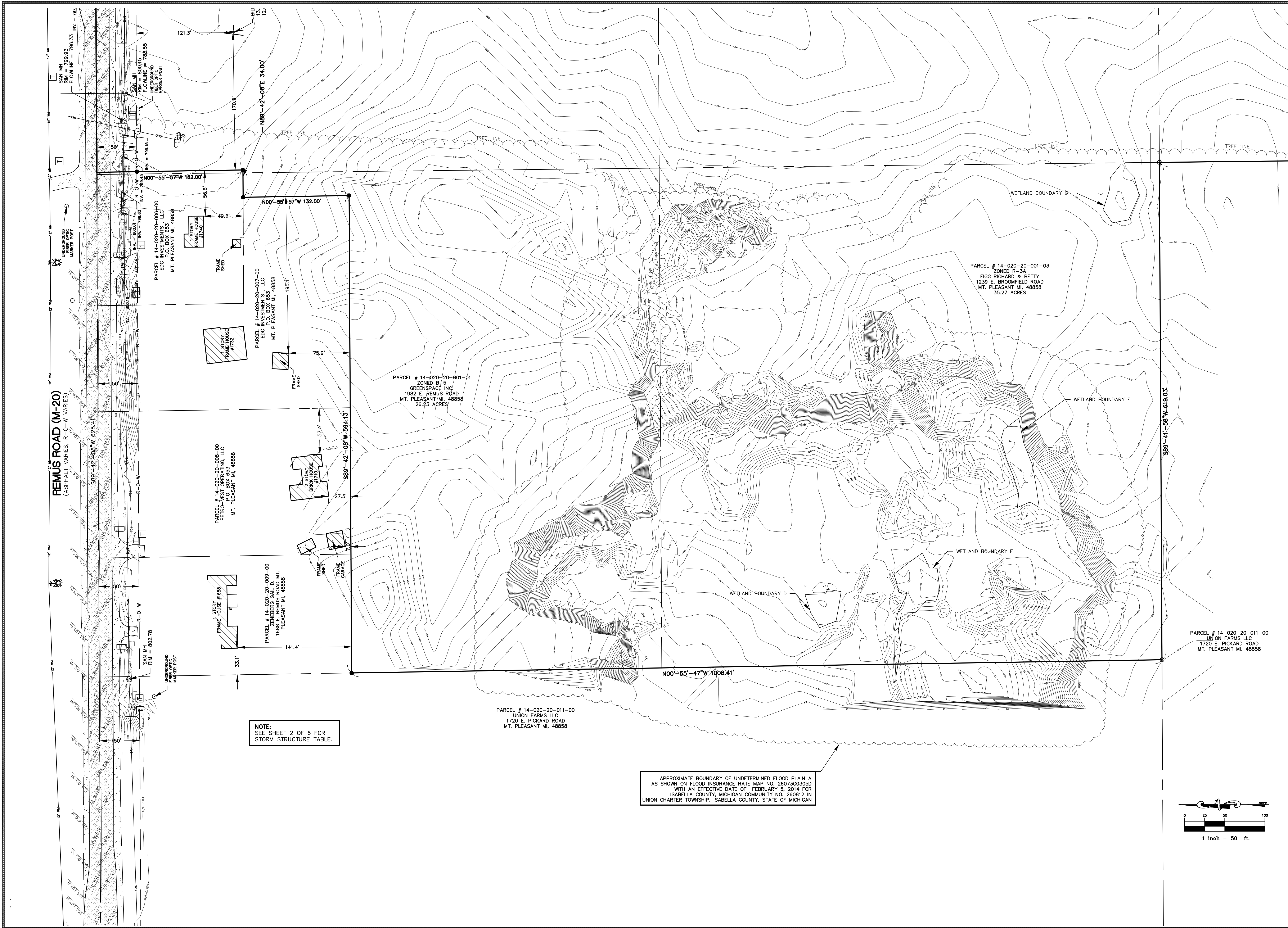


**ALTA/NSPS SURVEY SHEET 2**  
**MT. PLEASANT INVESTMENT PROPERTIES, LLC**  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R14W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS TO ADD AND THEN REVISE WETLANDS

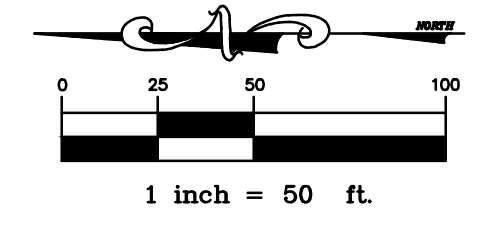
SUBMITTALS:  
SUBMITTAL TO CLIENT 5-12-17  
SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17

JOB NUMBER:	1704-055
DRAWN BY:	WRE
DESIGNED BY:	NA
CHECKED BY:	TELB
SCALE:	1" = 50'
SHEET NUMBER:	4 OF 6

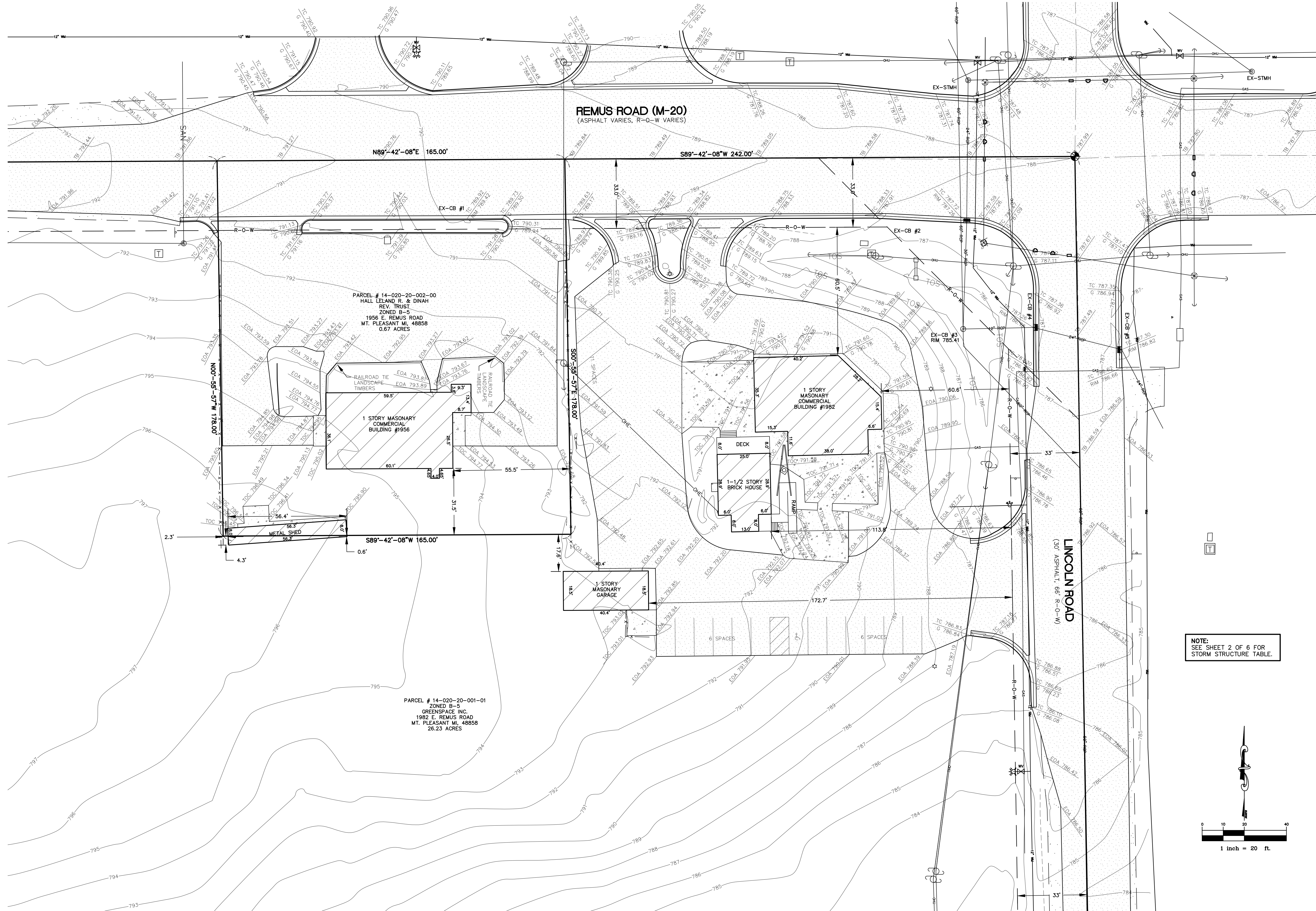


NOTE:  
SEE SHEET 2 OF 6 FOR  
STORM STRUCTURE TABLE.

APPROXIMATE BOUNDARY OF UNDETERMINED FLOOD PLAIN A  
AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26073003050  
WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR  
ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN  
UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN



SCALE 1" = 50'	JOB NUMBER: 1704-055	REVISIONS: REVISIONS TO ADD AND THEN REVISE WETLANDS
	DRAWN BY: WRE	
SHEET NUMBER 5 OF 6	DESIGNED BY: NA	
	CHECKED BY: TELB	
SUBMITTALS: SUBMITTAL TO CLIENT 5-12-17 SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17		
<p>ALTA/NSPS SURVEY SHEET 3 MT. PLEASANT INVESTMENT PROPERTIES, LLC PART OF THE NORTHEAST 1/4 SECTION 20, T14N-R4W UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN</p>		
<p><b>CMS &amp; D</b> SURVEYING / ENGINEERING 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com</p>		



**REMUS ROAD (M-20)**  
(ASPHALT VARIES, R-O-W VARIES)

**LINCOLN ROAD**  
(30' ASPHALT, 66' R-O-W)

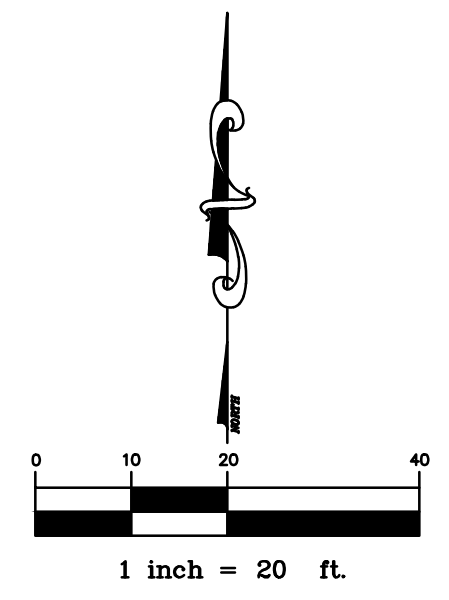
N89°-42'-08"E 165.00'

S89°-42'-08"W 242.00'

PARCEL # 14-020-20-002-00  
HALL LELAND R. & DINAH  
REV. TRUST  
ZONED B-5  
1956 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
0.67 ACRES

PARCEL # 14-020-20-001-01  
ZONED B-5  
GREENSPACE INC.  
1982 E. REMUS ROAD  
MT. PLEASANT MI, 48858  
26.23 ACRES

NOTE:  
SEE SHEET 2 OF 6 FOR  
STORM STRUCTURE TABLE.



**CMS & D**  
SURVEYING / ENGINEERING  
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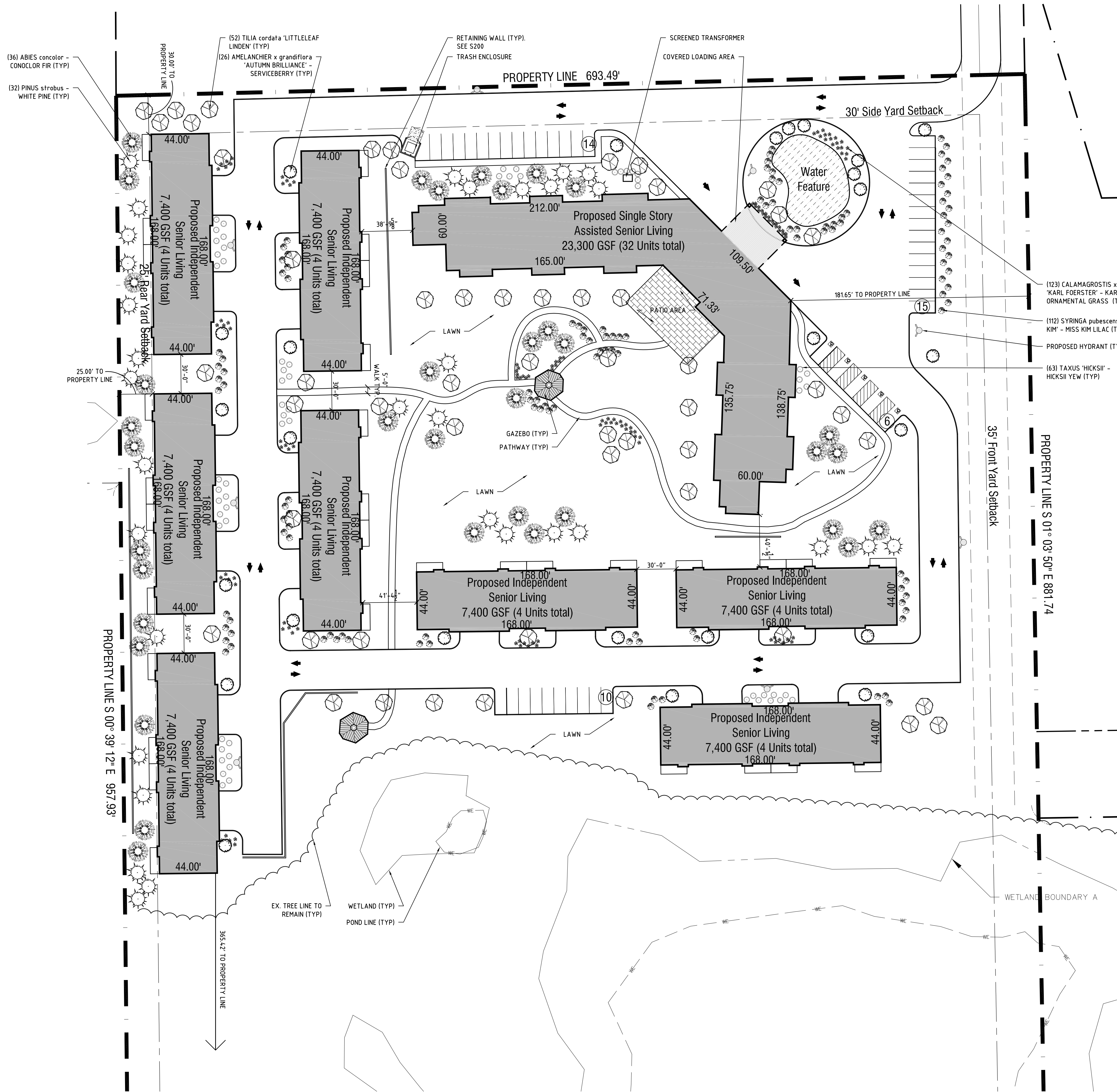
**ALTA/NSPS SURVEY DETAIL SHEET**  
MT. PLEASANT INVESTMENT PROPERTIES, LLC  
PART OF THE NORTHEAST 1/4  
SECTION 20, T14N-R4W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:  
REVISIONS TO ADD AND THEN REVISE WETLANDS

SUBMITTALS:  
SUBMITTAL TO CLIENT 5-12-17  
SUBMITTAL TO CLIENT, REVIEW/COMMENT 5-23-17

SCALE	JOB NUMBER:	1704-055
1" = 20'	DRAWN BY:	WRE
SHEET NUMBER	DESIGNED BY:	NA
6 OF 6	CHECKED BY:	TELB





**SITE DATA**

Regulation	Information
Parcel I.D.	# 14-020-20-001-03
Address/Location	Remus and Lincoln Roads, Mt. Pleasant MI
Zoning	R-3A Apartment and Condominium District
Parcel Area	(672,152 Sq.Ft.) 15.43 Acres

**ZONING SCHEDULE OF REGULATIONS**

Regulation	Required	Provided
Setbacks	Front: 35' Sides: 30' Rear: -25'	Front: 181.65' Sides: 365.42' & 30.00' Rear: 25.00'
Building Height	Maximum: 35'	20' (midrise)
Open Space	Minimum: 25 units or more 2,900 SF per unit	493,023 SF 7,703 SF per unit
Distance bet. Buildings	30' (plus additional 5' for each story above one story)	See drawing for dimensions

**PARKING SUMMARY**

Regulation	Required	Provided
Parking	1 Parking Space per 2 Units  64 Units Total/2 = 32	44 Surface Parking Spaces 32 Garage Parking Spaces
	TOTAL REQUIRED: 32	TOTAL PARKING SPACES PROVIDED: 76 (including 5 Handicap Accessible)

**BUILDING INFORMATION**

Assisted Senior Living Facility	23,300 GSF Approx. 32 Units total
Independent Cottages	(8) 7,400 GSF Buildings Four Units per Building 32 Units total

**PLANT SCHEDULE**

#	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
36	ABIES concolor	CONCOLOR FIR	7-8" B&B
26	AMELANCHIER x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	2.5" CAL.
123	CALAMAGROSTIS x acutiflora	KARL FOERSTER GRASS	3 GAL
32	PINUS strobus	WHITE PINE	7-8" B&B
63	TAXUS x media 'HICKSII'	HICKSII YEW	30-32" B&B
52	TILIA cordata	LITTLELEAF LINDEN	2.5" CAL.
112	SYRINGA pubescens	MISS KIM LILAC	5 GAL.

TOTAL TREES: 146  
TOTAL SHRUBS, GRASSES & PERENNIALS: 444

**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM



No.	Revision/Issue	Date
	Special Use & Site Plan Approval	5.26.17


**Union Township**  
**Senior Living Facility**  
14-020-20-001-03  
Mt. Pleasant, MI

Site Plan

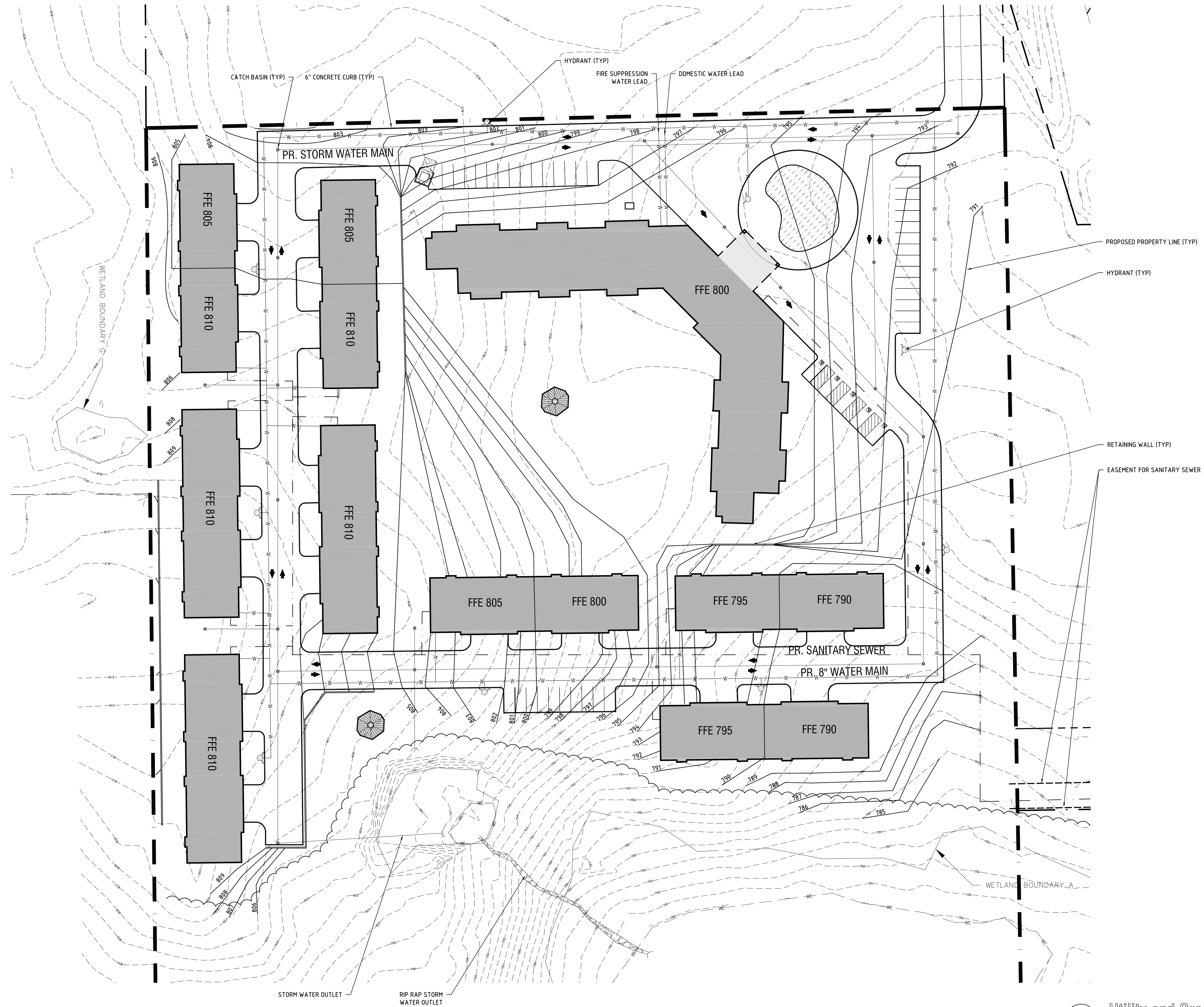
**S100** 01703

1 Site & Landscape Plan SCALE: 1" = 40'

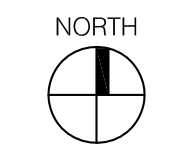
S100\_Site\_Plan.dwg

5/26/2017

Francesca



1 Utility and Grading Plan  
SCALE: 1" = 40'



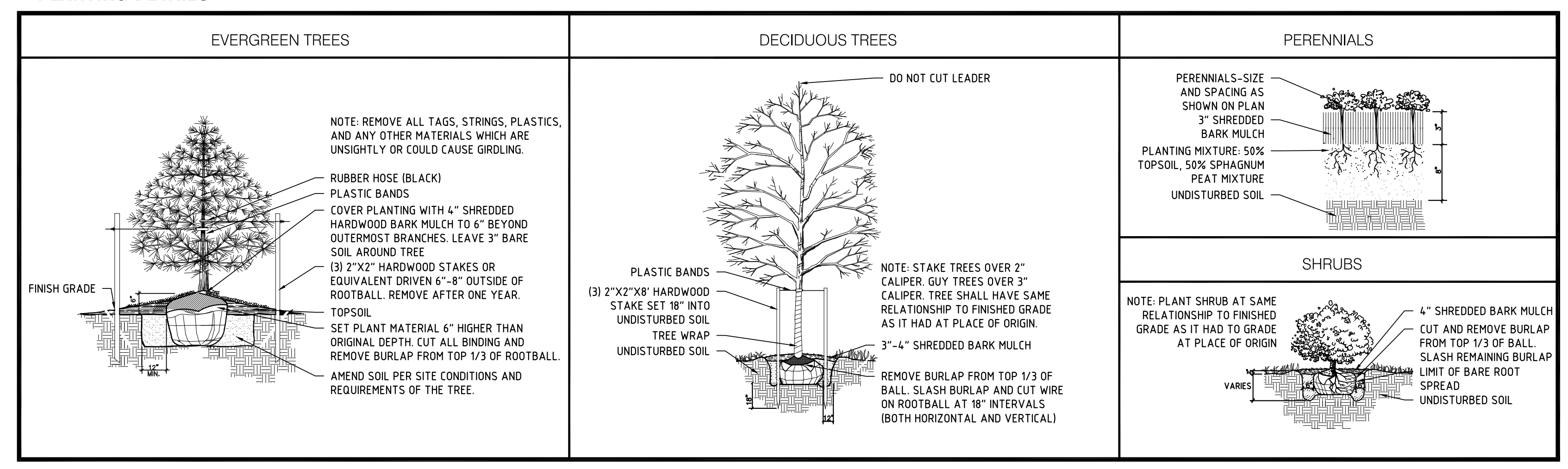
No.	Revision/Issue	Date
	Special Use & Site Plan Approval	5.26.17

**Union Township**  
**Senior Living Facility**  
14-020-20-001-03  
Mt. Pleasant, MI

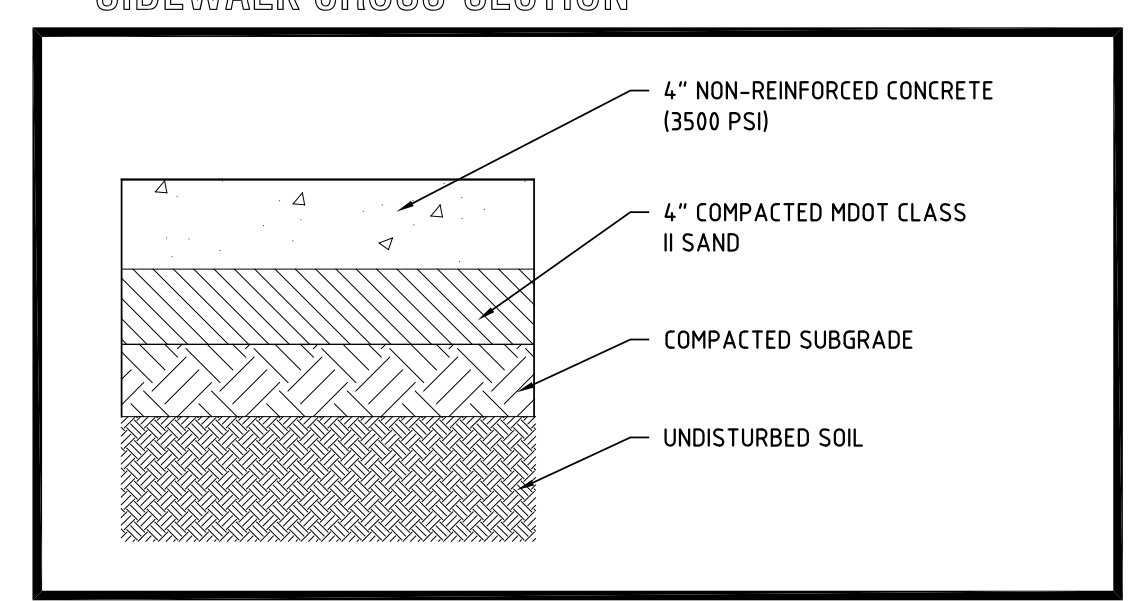
Utility and Grading Plan

**S200** 017033

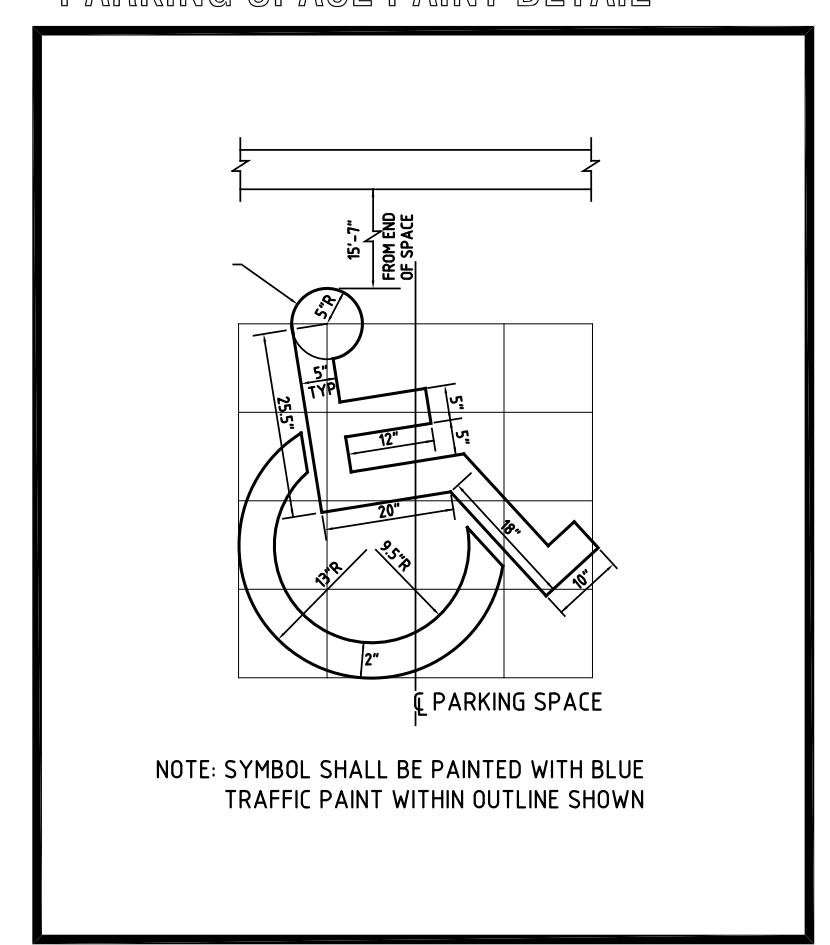
**PLANTING DETAILS**



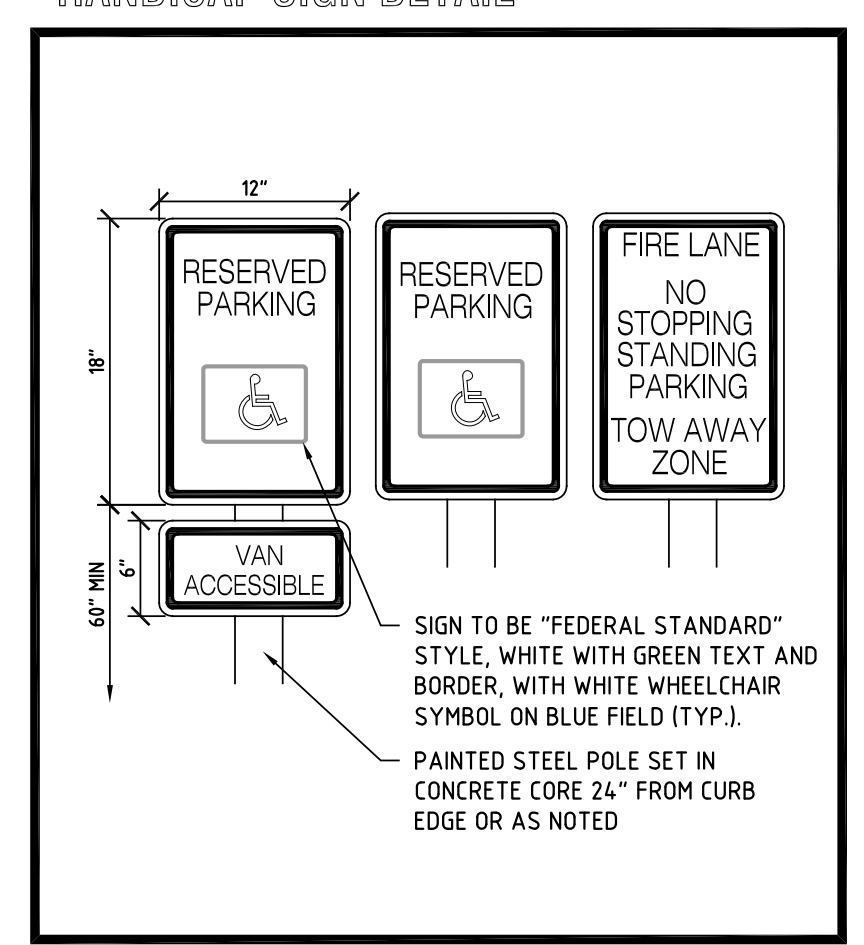
**SIDEWALK CROSS-SECTION**



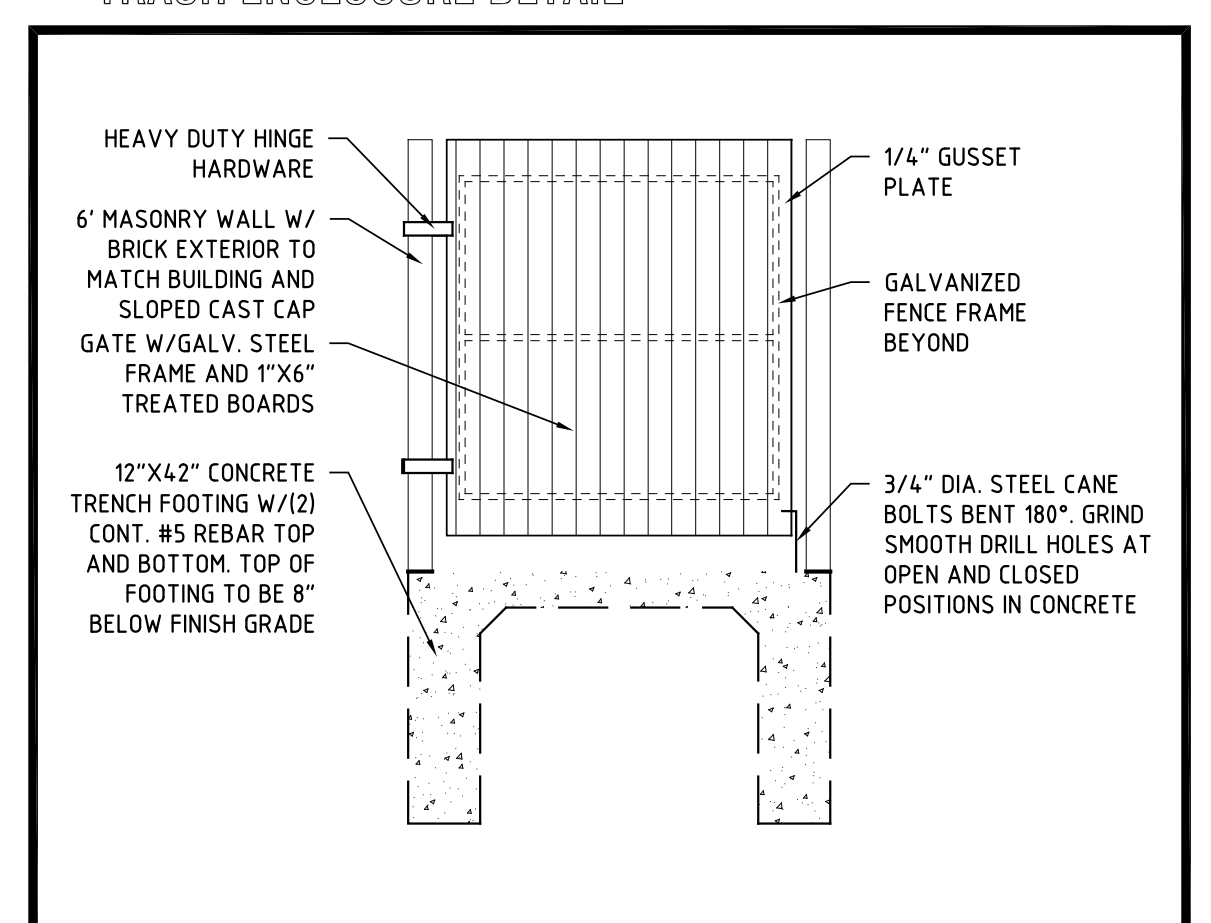
**PARKING SPACE PAINT DETAIL**



**HANDICAP SIGN DETAIL**



**TRASH ENCLOSURE DETAIL**



**GENERAL NOTES FOR LANDSCAPE DEVELOPMENT**

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
9. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
10. CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
11. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
12. OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
13. RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
14. UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
15. TURF GRASS TO BE COMMON TO ISABELLA COUNTY, MI.

No.	Revision /Issue	Date
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---	---	---
---	---	---
	Special Use & Site Plan Approval	5.26.17

**Union Township**  
**Senior Living Facility**  
 14-020-20-001-03  
 Mt. Pleasant, MI

**Site and Landscape Details**

**S300** 01703

## Charter Township of Union Board Resolution

**WHEREAS**, the Charter Township of Union Board wishes to apply to the Secretary of State for a grant to purchase a new voting system from Dominion Voting, which includes precinct tabulators, Absent Voter Counting Board (AVCB) tabulators (if applicable), accessible voting devices for use by individuals with disabilities, and related Election Management System (EMS) software.

**WHEREAS**, full funding for the new voting system will be provided by the State, and will include a combination of Federal Help America Vote Act and State-appropriated funds. Local funding obligations, if any, are detailed in the attached Dominion quote.

**WHEREAS**, Charter Township of Union plans to begin implementation of the new voting system in 2017.

**WHEREAS**, "First Use" will occur for the November 2017 Election.

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Union Clerk is authorized to submit this Grant Application on behalf of Charter Township of Union, Isabella County on this day of July 12th, 2017.

The foregoing resolution offered by Board Member \_\_\_\_\_.

Second offered by Board Member \_\_\_\_\_.

Upon roll call vote the following voted "aye" \_\_\_\_\_  
(list names of members voting "aye")

"nay" \_\_\_\_\_  
(list names of members voting "nay")

The Supervisor declared the resolution adopted.

\_\_\_\_\_  
(Name)

Clerk:

\_\_\_\_\_  
(Name)