



**Planning Commission
Regular Meeting
July 18, 2017
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES

- 6-20-2017 Regular Planning Commission Meeting
- 6-29-2017 Special Planning Commission Meeting

5. CORRESPONDENCE / BOARD REPORTS

-Boards and Commissions Expiration Dates

6. APPROVAL OF AGENDA

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

8. PUBLIC HEARINGS

- REZ 2017-05 R-2A One and Two Family. Low Residential District to OS Office Service District 502' x 298.5' Bellows Messenger LLC(authorized by current owner First Baptist Church of Mt Pleasant 1802 E. High St. PID 14-023-20-016-01

9. NEW BUSINESS

A. REZ 2017-05 R-2A One and Two Family. Low Residential District to OS Office Service District 502' x 298.5' Bellows Messenger LLC(authorized by current owner First Baptist Church of Mt Pleasant 1802 E. High St. PID 14-023-20-016-01 *Action: Recommendation to Township Board of Trustees (15Min)*

B. SPR 2017-04 CMHCM Clubhouse 2021 E. Remus Rd. Owner Community Mental Health for Central Michigan *Action: Recommendation to Township Board of Trustees (15 Min)*

C. Discussion of designation of Sidewalks and Pathways Prioritization Committee *(15 Min)*

D. First Master Plan Draft *Action: Recommendation to Board of Trustees for 42 day distribution (60 Min)*

10. OTHER BUSINESS

11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

12. FINAL BOARD COMMENT

13. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

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

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

Roll Call

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

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

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

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

Correspondence / Reports

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

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

Approval of Agenda

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

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

Public Comment – Open 7:12 p.m.

No comments were offered.

Public Hearing

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

Public Hearing open 7:15 p.m.

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

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

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

Public Hearing closed 7:18 p.m.

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

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

Public Hearing open 7:20 p.m.

Steven Wieczorek, 767 Doe Trail – opposes special use permit

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

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

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

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

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

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

Peter Gallinat read correspondence

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

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

Jim Holton, 506 W Broadway – in favor of project

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

Josh Reasoner, 795 Meadowbrook – in favor of project

Public Hearing closed 7:45 p.m.

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

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

Public Hearing open 7:47 p.m.

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

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

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

Dave Coyne, 768 Stoneridge – in favor of development

Public Hearing closed 7:55 p.m.

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

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

Public Hearing open 7:57 p.m.

No comments were offered.

Public Hearing closed 7:58 p.m.

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

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

Public Hearing open 8:00 p.m.

No comments were offered.

Public Hearing Closed 8:01 p.m.

New Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Township Planner, Gallinat, stated the proposed location of the self storage buildings and office building is currently vacant. A special use permit for self storage has been applied for at the same time as this site plan review. The ZBA determined at the March 2017 meeting that both the office use and the accessory buildings for servicing and washing of trucks and related equipment are permitted uses.

Webster moved **Zerbe** supported to recommend approval of SPR 2017-04 Self Storage Buildings, and Office Space with the following conditions: access agreement with proposed self storage and office building, length of self storage buildings 225ft., row of trees to be planted behind proposed wall per the zoning ordinance; 5 ft sidewalk installed down Remus, Lincoln Rd.

deferred for 5 years or until a new site plan comes before the Planning Commission (6/15/2022) draft agreement and register with the Register of Deeds. **Vote: Ayes: 8 Nays 0. Motion carried.**

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

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

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

Other Business

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

No Comments.

Final Board Comment

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

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

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

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

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A special meeting of the Charter Township of Union Planning Commission held on June 29, 2017 at the Township Hall.

Meeting was called to order at 6:05 p.m.

Roll Call

Present: Buckley, Fuller, Mielke, Squattrito, Strachan, Webster, Woerle (late), and Zerbe
Excused: Robinette

Correspondence / Reports

No correspondence or reports.

Approval of Agenda

Webster moved **Zerbe** supported approval of the agenda as presented. **Vote: Ayes: 7 Nays 0.**
Motion carried.

Public Comment – Open 6:08 p.m.

No comments.

Public Hearing

New Business

A. SPA 2017-01 Amendment to site plan SPR 2016-12 for location of sidewalks along Bluegrass Rd.

Tim Beebe, representing the applicant, cited the grade issue with the current sidewalk plan.

Webster moved **Strachan** supported to approve SPA 2017-01 amendment to site plan SPR 2016-12 as proposed. **Vote: Ayes: 7 Nays: 0.** Motion carried.

B. Discussion with LSL Planning for review of June 2017 Draft of Master Plan

Discussion was held by LSL Planning Consultants and the Planning Commission while reviewing the June 2017 Master Plan Draft.

*Woerle arrived 6:53 p.m.

Other Business

Extended Public Comment –open 8:45 p.m.

No comments.

Final Board Comment

Mielke introduced items of concern from the ZBA that he would like added as a future Agenda topics: height issues with accessory buildings in different zoning districts, specifications of zoning code regarding sheds on property is not clear.

Adjournment – Chairman Squattrito adjourned the meeting at 8:52 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

DRAFT

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	Doug	LaBelle II	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



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: A A) REZ 2017-05 R-2A One-and Two Family, Low Density Residential District to OS Office Service District. 502' x 298.5' Bellows Messenger LLC N. 1802 E. High St.

(Public Hearing required)

Applicant: Rowe Professional Services

Owner: Bellows Messenger LLC (Authorized by current owner First Baptist Church of Mt. Pleasant.)

Location: 1802 E. High St. Southeastern corner 502' x 298.5'. PID 14-023-20-016-01

Current Zoning: R2-A One and Two Family, Low Residential District.

Adjacent Zoning: B-4 to the north across High street, R-2A to the east across Isabella Rd., R-4 and M-1 to the west (City of Mt. Pleasant.) OS-1 to the south (City of Mt. Pleasant.)

Future Land Use/Intent: Residential: Primarily single family uses with limited mixed neighborhood commercial use.

Current Use: Baptist Church.

Reason for Request: Applicant proposes to rezone 502' x 298.5' of property to OS for the construction of a medical office building

History: The portion of the property that is proposed for a rezone is currently vacant.

Objective of board: The Planning Commission shall submit the proposed amendment, along with its recommendation, to the Township Board for consideration within sixty (60) days from the conclusion of the public hearing.

Recommend at this time a recommendation to approve of REZ 2017-05 R-2A to OS 502' x 298.5' 1802 E. High Rd. PID 14-023-20-016-01 because

- The proposed rezone meets Lot requirements of section 29 for an OS District.
- Planning commission recently expressed a desire for more neighborhood service property along Isabella Rd.
- The current master plan allows for limited mixed neighborhood commercial use.

Peter Gallinat
Twp Planner

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

APPLICATION NO. _____

DATE _____

A. I (WE) Bellows Messenger LLC

Address 1515 Lake Lansing Road, Lansing, MI 48912

Phone 517-487-0128

hereby file an application with the Township Clerk's office to:

1. Add to or change the text of the Zoning Ordinance.
2. Change the district boundaries.
3. Re-zone the property from R-2A One and Two-Family District
zoning classification to OS Office/Service
zoning classification.

B. If this application is for a text amendment please describe in detail what you would like to change. Give section numbers and proposed changes, standards, and procedures.

C. If this application is for the re-zoning of property please provide a complete legal description.

See attached sheet. The applicant proposes to purchase a portion of an existing parcel located at 1802 E. High St and rezone the portion described on the attached sheet from R2A to OS.

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

Northwest quadrant of the Bellows St. and Isabella Rd. intersection. 502' x 298.5' parcel at the south end of First Baptist Church lot (1802 E. High St)

E. Please provide reasons for requesting text amendment or zoning change and include intended use of any land, buildings, or structures.

A 15,000 square foot medical office, occupied by Messenger Dermatology, is proposed to be built on this parcel.

F. Please provide a site plan for any property to be re-zoned following the requirements outlined in Section 12 of the Union Township Zoning Ordinance 1991-5.

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet)

H. List all or any easements or right-of-ways which have been granted said properties herein described.

Ex 122' right of way to Consumers Energy dated September 27, 1949 and recorded March 17, 1950 in Liber 239, Page 430.

CERTIFICATION:

I (WE) hereby certify that the afore information is accurate and assume responsibility for any error.

SIGNED:

Wm G. Penney, Jr.
Applicant

6/16/17
Date

Applicant

Date

Applicant

Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission _____

Date public hearing notice published _____

Date public hearing notice mailed _____

Planning Commission Action. Adopted Denied Date _____

Date referred to County Planning Commission _____

Township Board Action Adopted Denied Date _____

Remarks: _____

FEE _____

RECEIPT NO. _____

Legal Description:

Part of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 23, Town 14 north, Range 4 west, City of Mt. Pleasant, Isabella County, Michigan, described as beginning at a point on the west right-of-way line of Isabella Road, which is $S00^{\circ} 22' 48'' E$, along the east line of said Section 23, 930.47 feet and $N89^{\circ} 49' 04'' W$, parallel with the north line of said Section 23, 33.00 feet from the northeast corner of said Section 23; thence continuing $N89^{\circ} 49' 04'' W$, 501.58 feet; thence $S00^{\circ} 22' 48'' E$, parallel with said east line, 298.50 feet to a point on the north right-of-way of Bellows Street; thence $S89^{\circ} 49' 04'' E$, along said north line, 501.58 feet to a point on said west line; thence $N00^{\circ} 22' 48'' W$, along said west line, 298.50 feet to the point of beginning. Containing 3.44 acres of land. Subject to the easterly portion thereof as Isabella Road, the southerly portion thereof as Bellows Street and any other easements, restrictions or rights of way of record.

Application for Zoning Change

Charter Township of Union, Isabella County, Michigan

Re-Zoning Application for Bellows Messenger, LLC

Property Owners within 300 Ft of Property to be Rezoned – Section G

Julie Bontrager

3181 S Isabella Rd, Mt. Pleasant

Richard Pollion LLC

3245 S Isabella Rd, Mt. Pleasant

SHIVM LLC

1750 E Bellows, Mt. Pleasant

James and Kylee Johnson

1039 Sweeney St, Mt. Pleasant

Tracy Henry

1037 Sweeney St, Mt. Pleasant

Michigan Investment Partners

1019 Sweeney St, Mt. Pleasant

David and Linda Wirgau

1017 Sweeney St, Mt. Pleasant

Mary A Judge Trust

1015 Sweeney St, Mt. Pleasant

James J and Elizabeth L Endres
1013 Sweeney St, Mt. Pleasant

Priscilla F Adams
1011 Sweeney St, Mt. Pleasant

Elina Erzikova
1009 Sweeney St, Mt. Pleasant

Jennifer and Schaeffer JE Kitchen
1007 Sweeney St, Mt. Pleasant

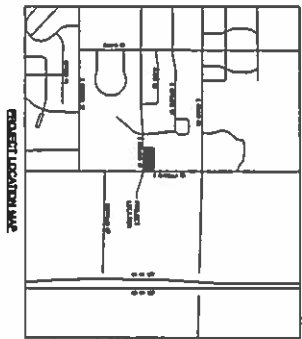
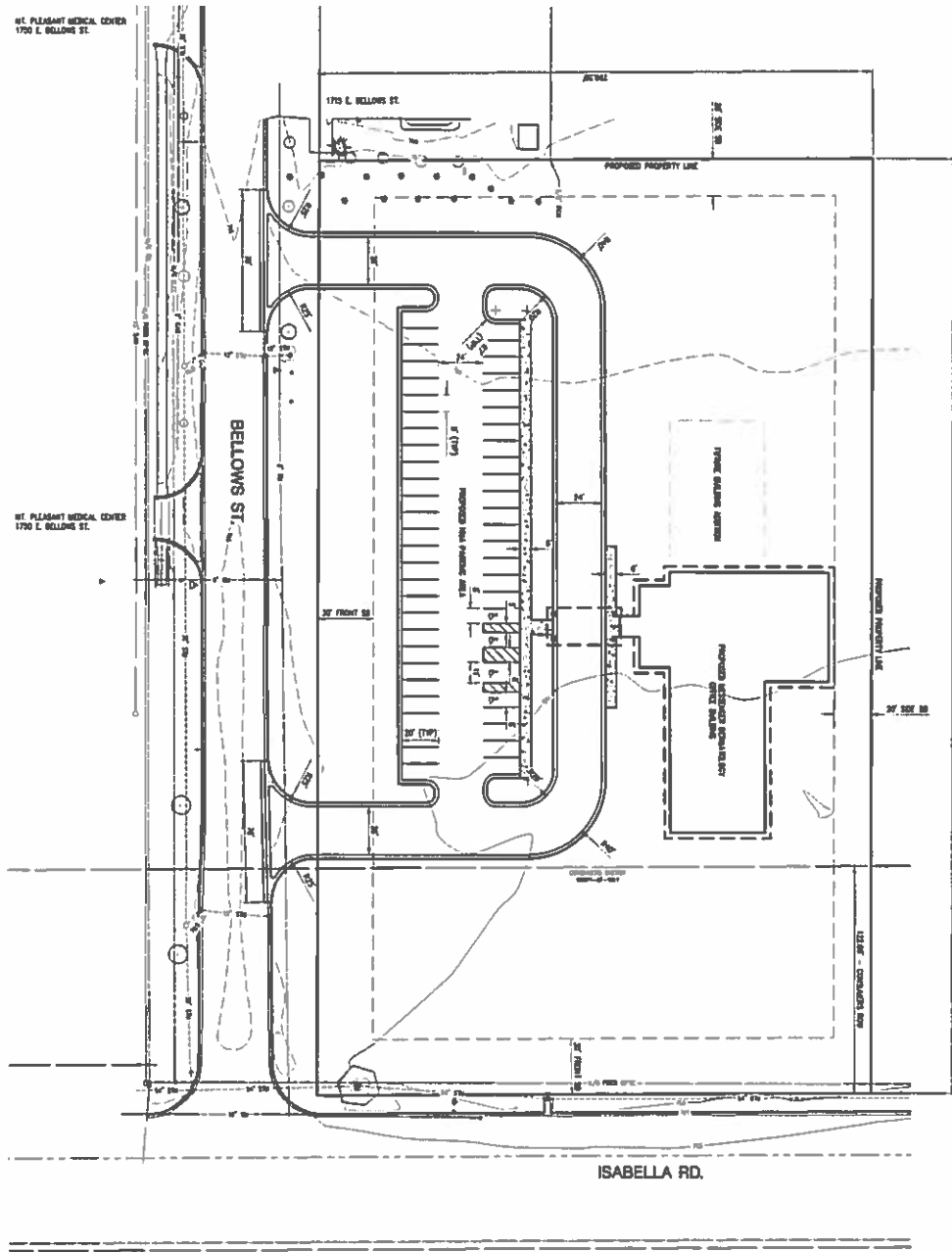
Virgina Mae Sharp Trust
1005 Sweeney St, Mt Pleasant

William M and Shirley J Smith
1003 Sweeney St, Mt. Pleasant

Tomiko O Pearsall
1001 Sweeney St, Mt. Pleasant

MT. PLEASANT MEDICAL CENTER
1700 E. BELLOWS ST.

MT. PLEASANT MEDICAL CENTER
1700 E. BELLOWS ST.



PROJECT OWNER:
BELLOWS MESSNER, LLC
1700 E. BELLOWS ST.
MT. PLEASANT, MI 48858

DESIGN ARCHITECTURE:
ROWE PROFESSIONAL SERVICES COMPANY
127 S. MAIN STREET
MT. PLEASANT, MI 48858

PROPOSED ZONING: - 02 - OFFICE/RETAIL

PROPOSED LOT AREA: 46,100 SQ. FEET

PROPOSED TOTAL SQUARE FOOTAGE: 10,000 SQ. FEET

PROPOSED TOTAL SQUARE FOOTAGE PER ACRE: 237.71

PROPOSED TOTAL SQUARE FOOTAGE PER ACRE: 237.71

PROPOSED TOTAL SQUARE FOOTAGE PER ACRE: 237.71



PLAN IDENTIFIERS AND CHANGES

NO.	DATE	DESCRIPTION

Drawn by: J. [Name]
Checked by: M. [Name]
Scale: As Shown

Sheet 1 of 1
1700 E. BELLOWS ST.

PREPARED FOR
BELLOWS MESSNER, LLC
MESSNER DERMATOLOGY

PROPOSED SITE PLAN

ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2134
F: (989) 773-7757
www.rowepsc.com

PLAN DATE: JUNE 2017
PROJECT MGR: IRG
REVIEWER: MPF
SCALE: 1"=30'

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, July 18, 2017, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning of 502' x 298.5' of property from R-2A (One and Two Family, Low Density Residential District) to OS (Office Service District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Bellows Messenger, LLC** a rezoning of 502' x 298.5' located in southeastern corner of PID 14-023-20-016-01 from R-2A to OS District

Legal Description of property: Part of the northeast ¼ of the northeast ¼ of Section 23, Town 14 north, Range 4 west, City of Mt. Pleasant, Isabella County, Michigan, described as beginning at a point on the west right-of-way line of Isabella Road, which is S00° 22'48"E, along the east line of said Section 23, 930.47 feet and N89° 49'04"W, parallel with the north line of said Section 23, 33.00 feet from the northeast corner of said Section 23; thence continuing N89° 49'04"W, 501.58 feet; thence S00° 22'48"E, parallel with said east line, 298.50 feet to a point on the north right-of-way of Bellows Street; thence S89° 49'04"E, along said north line, 501.58 feet to a point on said west line; thence N00° 22'48"W, along said west line, 298.50 feet to the point of beginning. Containing 3.44 acres of land. Subject to the easterly portion thereof as Isabella Road, the southerly portion thereof as Bellows Street and any other easements, restrictions or rights of way of record.

This property is located at: 1802 E. HIGH STREET MOUNT PLEASANT, MI 48858
PID 14-023-20-016-01

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.

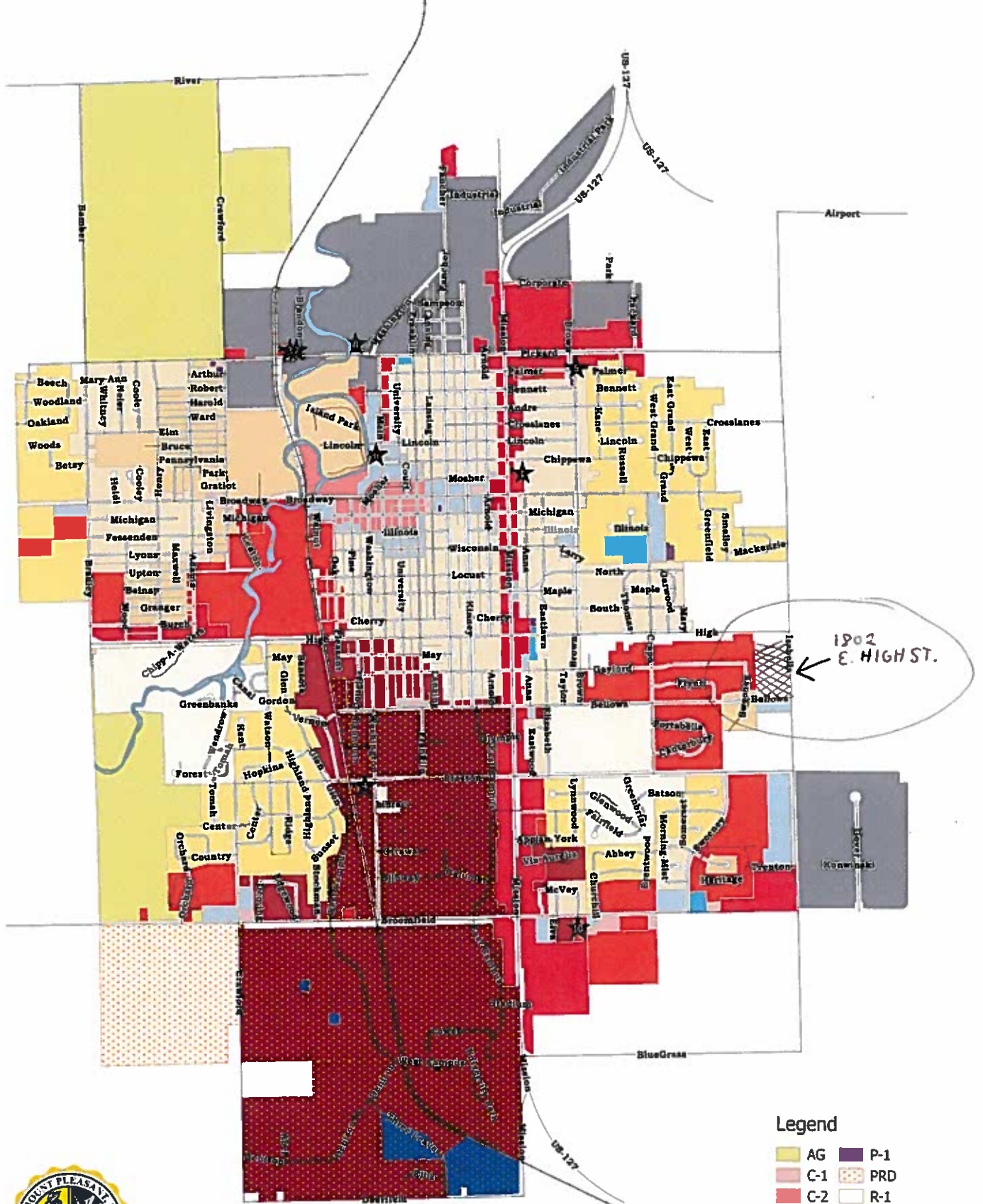
Peter Gallinat,
Township Planner



Applicant Bellows Messenger LLC has proposed a 502' x 298.5' rezoning of 1802 E. High St. located in the southeastern corner of the parcel. The property outlined in **RED** is the subject property. The **YELLOW** outline represents properties within 300 feet of the subject property. The current property is zoned R-2A (One and Two Family, Low Density Residential District) to OS (Office Service District) Subject property abuts The Charter Township of Union and the City of Mount Pleasant.

City of Mt. Pleasant Zoning Map

with Modified "U" Zone



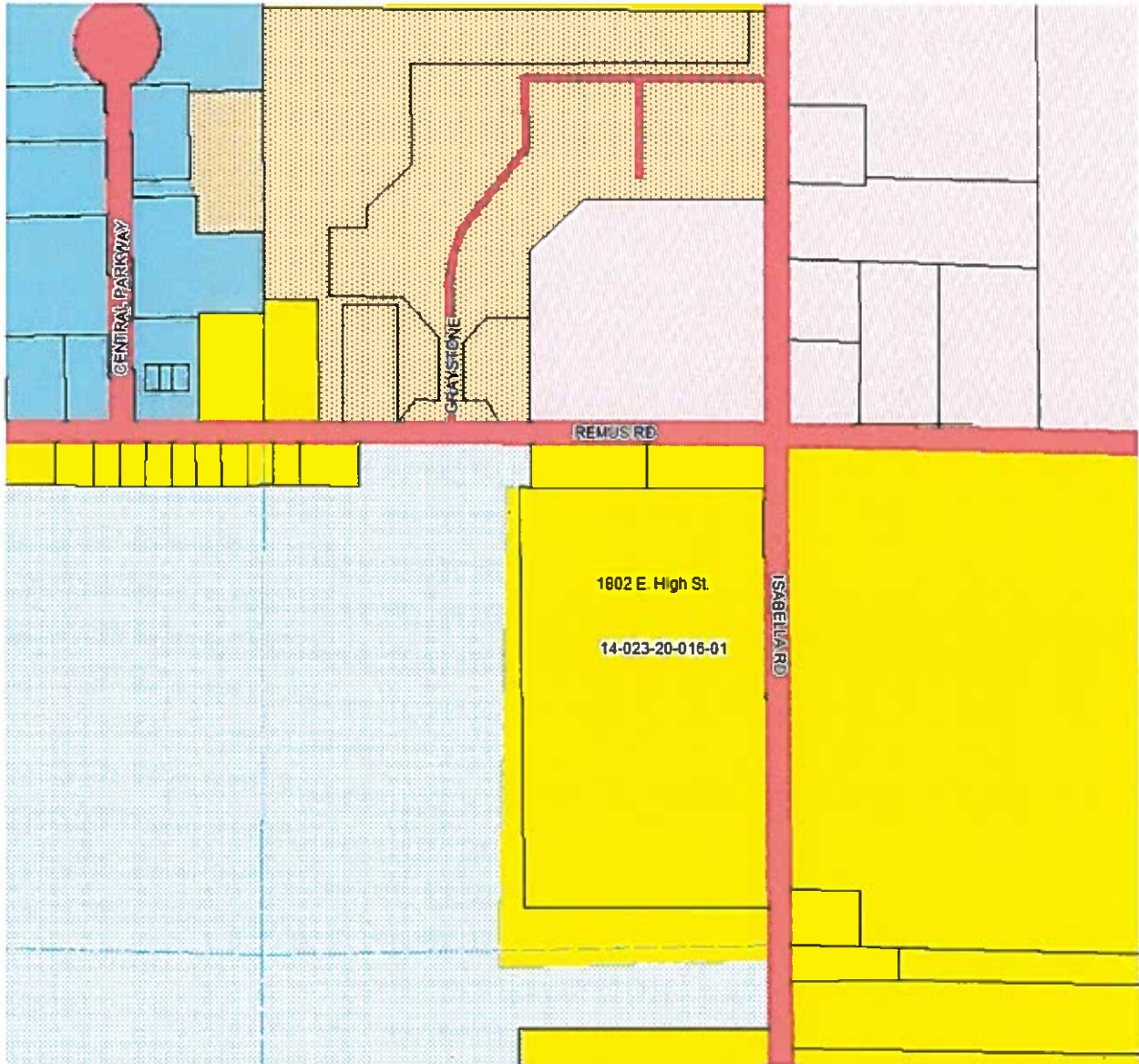
Legend

- AG
- C-1
- C-2
- C-3
- I-1
- M-1
- M-2
- OS-1
- OS-2
- P-1
- PRD
- R-1
- R-2
- R-3
- R-4
- RCD
- U
- Cond

Id	Case #	Address	From	To
1	ZC-08-01	303 Mober	R-3	C-3
2	ZC-09-02	216 W. Pickard	I-1	C-3
4	ZC-10-02	1312 S. Washington	R-1	M-3
5	ZC-10-03	302 N. Brown	R-3	C-3
6	ZC-10-05	309 N. Main	OS-1	C-3
7	ZC-11-01	116 W. Pickard	I-1	C-3
8	ZC-11-02	210 W. Pickard	I-1	C-3
11	ZC-14-01	1040 E. Broomfield	C-3	M-2



Prepared by the City of Mt. Pleasant Engineering Department using available records. Current as of 9/8/2016



This is a portion of the Zoning map for the Charter Township of Union. All **YELLOW** parcels are R-2A(One and Two Family, Low Density Residential District) . All **PINK** parcels are B-4(General Business District) The Tan/Brownish Sand colored parcels are R-3A(Multiple Family Residential District). The **BLUE** parcels are OS(Office Service District) This the type of zoning change the applicant has requested. 502' x 298.5' from **yellow** to **blue**. The large shaded area to the west and south of 1802 E. High St. is property in the City of Mt. Pleasant. See reverse side for City of Mt. Pleasant Zoning Map.

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Peter Gallinat

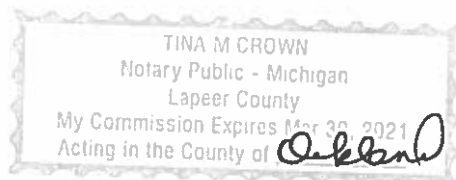
STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned *Jake Bignart*, 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	07/02/17
morningstarpublishing.com	07/02/17



Sworn to the subscribed before me this 7th July 2017

Tina M Crown
Notary Public, State of Michigan
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, July 18, 2017, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning of 502' x 298.5' of property from R-2A (One and Two Family, Low Density Residential District) to O5 (Office Service District), as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Bellows Messenger, LLC a rezoning of 502' x 298.5' located in southeastern corner of PID 14-023-20-016-01 from R-2A to O5 District

Legal Description of property: Part of the northeast ¼ of the northeast ¼ of Section 23, Town 14 north, Range 4 west, City of Mt. Pleasant, Isabella County, Michigan, described as beginning at a point on the west right-of-way line of Isabella Road, which is 500° 22' 48" E, along the east line of said Section 23, 930.47 feet and N89° 49' 04" W, parallel with the north line of said Section 23, 33.00 feet from the northeast corner of said Section 23; thence continuing N89° 49' 04" W, 501.58 feet; thence S00° 22' 48" E, parallel with said east line, 298.50 feet to a point on the north right-of-way of Bellows Street; thence S89° 49' 04" E, along said north line, 501.58 feet to a point on said west line; thence N00° 22' 48" W, along said west line, 298.50 feet to the point of beginning. Containing 3.44 acres of land. Subject to the easterly portion thereof as Isabella Road, the southerly portion thereof as Bellows Street and any other easements, restrictions or rights of way of record.

This property is located at: 1802 E. HIGH STREET MOUNT PLEASANT, MI 48858 PID 14-023-20-016-01

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 July 2, 2017

Advertisement Information

Client Id: 531226

Ad Id: 1375749

PO:

Sales Person: 200300

LEBRA ENTERPRISES LLC
1300 EAST PICKARD
MT PLEASANT, MI 48858

MT PLEASANT CITY OF
~~401 N MAIN ST~~ 320 W Broadway
MT PLEASANT, MI 48858

RESIDENTIAL & COMMERCIAL CONTR
2479 ROSEWOOD NORTH DR
MT PLEASANT, MI 48858

ROSEWOOD DEVELOPMENT CO LLC
PO BOX 268
MT PLEASANT, MI 48804

RESIDENTIAL & COMMERCIAL CONTR
1300 E PICKARD
MT PLEASANT, MI 48858

PITTS RALPH J
1619 E GAYLORD CONDO A
MT PLEASANT, MI 48858

BOURLAND BESSIE M ET AL
2495 E DENVER RD
ROSEBUSH, MI 48878

VEITH MICHELLE A
1619 E GAYLORD CONDO C
MT PLEASANT, MI 48858

VEITH ALBERT E & MILDRED A
1619 E GAYLORD CONDO D
MT PLEASANT, MI 48858

WESTBROOK BETTY
1621 E GAYLORD CONDO A
MT PLEASANT, MI 48858

CASHEN AMY R
1621 E GAYLORD CONDO B
MT PLEASANT, MI 48858

SIEFKER LARRY & CAROL
1641 E GAYLORD
MT PLEASANT, MI 48858

HOLLAND DONALD & CONSTANCE TRU
1643 E GAYLORD
MT PLEASANT, MI 48858

WELSH JUDITH L FAMILY TRUST
1645 E GAYLORD
MT PLEASANT, MI 48858

HAWKINS WILLIAM & DORIS
1647 E GAYLORD
MT PLEASANT, MI 48858

PIERATT RICHARD C & KAY M
1653 E GAYLORD
MT PLEASANT, MI 48858

CARTER RUDOLPH C LIVING TRUST
1655 E GAYLORD
MT PLEASANT, MI 48858

HUFFMAN CHARLES & JANICE LIFE E
1657 E GAYLORD
MT PLEASANT, MI 48858

TURNER DONNA BELL REV TRUST
1659 E GAYLORD
MT PLEASANT, MI 48858

VOLANT NORMAN E & BETTY JEAN T
1663 E GAYLORD
MT PLEASANT, MI 48858

BRANNAN SAMUEL & CAROL
1665 E GAYLORD
MT PLEASANT, MI 48858

SMALLEY DALE S REV TRUST
PO BOX 1772
MT PLEASANT, MI 48804-1772

ERVIN CAROL S
2105 CORNERSTONE DR
MT PLEASANT, MI 48858

HEYDENBURG CAROLE N TRUST
1671 E GAYLORD
MT PLEASANT, MI 48858

HASLER REGINA
1673 E GAYLORD
MT PLEASANT, MI 48858

NEAL ROBERT & PEGGY
1675 E GAYLORD
MT PLEASANT, MI 48858

GARDNER JAMES & SUSAN
205 MADISON ST
BRIGHTON, MI 48116

HANSEN KERMIT & NANCY LIFE EST
1661 E GAYLORD CONDO A
MT PLEASANT, MI 48858

ZEITER LYNN
1661 E GAYLORD, CONDO B
MT PLEASANT, MI 48858

COURLANDER ERIKA TRUST
1661 E GAYLORD, CONDO C
MT PLEASANT, MI 48858

SCHMALBACH MAUREEN TRUST
1661 E GAYLORD CONDO D
MT PLEASANT, MI 48858

MARKEL EDWARD
1681 E GAYLORD, UNIT A
MT PLEASANT, MI 48858

ERVIN ERIN J
1681 E GAYLORD CONDO B
MT PLEASANT, MI 48858

MOSES OLGA FABIANA
1681 E GAYLORD, CONDO C
MT PLEASANT, MI 48858

LOVE DENISE M & LOVE CHRISTOPH
1681 E GAYLORD CONDO D
MT PLEASANT, MI 48858

GOLDEN JOANNE J TRUST
1004 SWEENEY ST
MT PLEASANT, MI 48858

MICHIGAN INVESTMENT PARTNERS L
PO BOX 71
MT PLEASANT, MI 48804-0071

HSIA MARY TRUST
1024 SWEENEY
MT PLEASANT, MI 48858

VANCE MICHAEL G & BEVERLY
1028 SWEENEY ST
MT PLEASANT, MI 48858

WORDEN VALERIE N
1030 SWEENEY ST
MT PLEASANT, MI 48858

PEARSALL TOMIKO O
1001 SWEENEY
MT PLEASANT, MI 48858

SMITH WILLIAM M & SHIRLEY J
1003 SWEENEY ST
MT PLEASANT, MI 48858

SHARP VIRGINIA MAE TRUST
1005 SWEENEY ST
MT PLEASANT, MI 48858

KITCHEN JENNIFER & SCHAEFFER JE
1007 SWEENEY ST
MT PLEASANT, MI 48858

ERZIKOVA ELINA
1009 SWEENEY ST
MT PLEASANT, MI 48858

ADAMS PRISCILLA F
321 RIVIARA PLACE
CHESAPEAKE, VA 23322

ENDRES JAMES J & ELIZABETH L
1013 SWEENEY ST
MT PLEASANT, MI 48858

JUDGE MARY A TRUST
1015 SWEENEY ST
MT PLEASANT, MI 48858

WIRGAU DAVID & LINDA
1017 SWEENEY ST
MT PLEASANT, MI 48858

MICHIGAN INVESTMENT PARTNERS L
PO BOX 71
MT PLEASANT, MI 48804-0071

BAUDER BONNIE L
PO BOX 67
MT PLEASANT, MI 48804-0067

GREEN GARY B & VICKI D
1640 E GAYLORD
MT PLEASANT, MI 48858

RESIDENTIAL & COMMERCIAL CONTR
PO BOX 982
MT PLEASANT, MI 48804-0982

~~RESIDENTIAL & COMMERCIAL CONTR
PO BOX 982
MT PLEASANT, MI 48804-0982~~

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PO BOX 982
MT PLEASANT, MI 48804-0982~~

~~RESIDENTIAL & COMMERCIAL CONTR
PO BOX 982
MT PLEASANT, MI 48804-0982~~

PHEASANT RUN
ONE MOSHER ST
MT PLEASANT, MI 48858

SHIVM LLC
317 E WARWICK DR, STE B
ALMA, MI 48801

Twp

HUBER BRIANNA &
2904 W JORDAN RD
MOUNT PLEASANT, MI 48858

~~UPTOWN TRAVEL
EXCLAMATION ADVERTISING~~
2929 S ISABELLA RD
MOUNT PLEASANT, MI 48858

ISABELLA DEVELOPMENT CORP
5232 E BROADWAY #100
MOUNT PLEASANT, MI 48858

TEG STONE CREST LLC
382A ROUTE 59 STE 101
~~MOUNT, NY 10952~~
MOUSEY

PARAS GROUP LLC *Dr. Vahishta*
~~1642 SOMERSET DR~~ *1420 Betsou PL*
MOUNT PLEASANT, MI 48858

ISABELLA LAND LLC
1515 LAKE LANSING RD *STE 100*
LANSING, MI 48912

~~ISABELLA LAND LLC
1515 LAKE LANSING RD *STE 100*
LANSING, MI 48912~~

WETHERBEE KEVIN & ANDREA
1717 E HIGH ST
MOUNT PLEASANT, MI 48858

D & K LAND LLC
10039 10 MILE RD
EVART, MI 49631

IRWIN GLEN & NANCY
1715 E HIGH ST
MT PLEASANT, MI 48858

WILSON JULIE D
1652 E HIGH ST
MOUNT PLEASANT, MI 48858

BRAUKER ASHLEY L
1648 E HIGH ST
MOUNT PLEASANT, MI 48858

BRAUKER CHRISTINE & ROBERT E
1646 E HIGH ST
MT PLEASANT, MI 48858

~~BRAUKER CHRISTINE Y & ROBERT E
1646 E HIGH ST
MT PLEASANT, MI 48858~~

~~IRWIN GLEN & NANCY
1715 E HIGH ST
MT PLEASANT, MI 48858~~

FIRST BAPTIST CHURCH OF MT PL
1802 E HIGH ST
MT PLEASANT, MI 48858

BONTRAGER JULIE &
797 W REMUS RD
MOUNT PLEASANT, MI 48858

POLLION RICHARD LLC
1074 CLUBHOUSE DR
WEIDMAN, MI 48893

MULLIN NICHOLAS
3265 S ISABELLA RD
MOUNT PLEASANT, MI 48858

GADBURY NICOLAS E & KELLEY M
3295 S ISABELLA RD
MT PLEASANT, MI 48858

P & J LANDMANAGEMENT LLC
3602 FAWN DR
MOUNT PLEASANT, MI 48858

DENHEETEN JOHN G & CHRISTINE M
1654 E HIGH ST
MT PLEASANT, MI 48858

~~FIRST BAPTIST CHURCH OF MT PL
1802 E HIGH ST
MT PLEASANT, MI 48858~~

~~FIRST BAPTIST CHURCH OF MT PL
1802 E HIGH ST
MT PLEASANT, MI 48858~~

THOMPSON JONATHAN
1615 E BELLOWS
MT PLEASANT, MI 48858

KINNEY JOY E
1617 E BELLOWS
MT PLEASANT, MI 48858

NEMCHEK TIM & COURTNEY
1038 SWEENEY ST
MT PLEASANT, MI 48858-1698

JOHNSON JAMES & KYLEE
1039 SWEENEY ST
MT PLEASANT, MI 48858

HENRY TRACY
1037 SWEENEY ST
MT PLEASANT, MI 48858

PURCHASE AGREEMENT

This Purchase Agreement (the "Agreement") is entered into as of the date of the execution of the final party to sign this Agreement (the "Effective Date" however shall be February _____, 2017) by and between First Baptist Church of Mt. Pleasant, Michigan, ("Seller"), and Gregory Messenger, a disclosed agent of a Michigan Limited Liability Company to be formed, ("Purchaser") (collectively, the "Parties"), upon the terms and conditions stated below.

Article I

Background and Certain Definitions

Seller is the owner of certain vacant land described as the vacant 3.44 acres located on the north west corner of S. Isabella Rd. and E. Bellows St., Mt. Pleasant, being a portion of the approximate 19.1 acres on which the Seller's church building and other buildings are located. A survey of the property will be prepared by the Purchaser, at Purchaser's expense and will be provided to the Seller who will inspect and verify its agreement with the property depicted within 5 business days of submission after which it will be attached hereto as **Exhibit 1** (the "Property"). Said Property is generally depicted in the aerial photograph and drawing attached hereto as **Exhibit 2**. Subject to and in accordance with the provisions of this Agreement, Seller has agreed to sell and Purchaser has agreed to purchase all of Seller's interest in the Property (as defined in this Agreement) (the "Purchase").

1.1 Definitions. For purposes of this Agreement, the following terms shall have the following meanings:

- a. "Closing Date" shall mean any day within thirty (30) days after the expiration of the Inspection and Due Diligence Period and the completion of the conditions to closing as stated in this Agreement, which may be designated by Purchaser as the Closing Date for the sale of the Property by at least ten (10) business days' prior written notice to Seller (or, failing such notice, the first business day after the 29th day after the expiration of the Inspection Period).
- b. "Earnest Money" shall mean the sum of Twenty-Five Thousand Dollars which will be deposited with Mt. Pleasant Abstract & Title ("Title Company") (in a non-interest bearing account) pursuant to the terms of an Earnest Money Deposit Holding Agreement in the form attached hereto as **Exhibit 3**.
- c. "Property" shall mean:
 - (i) the Property, together with all the rights and appurtenances pertaining to the Property, and including any right, title, and interest of Seller in and to adjacent streets, alleys, or rights-of-way (collectively, the "Land");
 - (ii) any infrastructure improvements on the Land, to the extent they exist (collectively, the "Improvements");

- (iii) All mineral rights and rights of access to bordering roadways.
- d. "Purchase Price" shall mean Two Hundred Eighty-Three Thousand Eight Hundred Dollars subject to adjustments as set forth herein. The agreed to price is \$82,500 per acre and while the parties are anticipating the final dimension of the property will result in 3.44 acres, slight adjustments to the size may need to be made to the overall size because of factors beyond the control of either party such as but not limited to set-back requirements and road frontage requirements imposed by governmental units.
- e. "Title Company" shall mean Mt. Pleasant Abstract & Title whose address is 116 Court Street, Mt. Pleasant, MI 48858, Phone: 989-773-3651.

Article 2 Purchase and Sale

2.1 Agreement of Purchase and Sale. Seller agrees to sell and convey, and Purchaser agrees to purchase, upon the terms and conditions of this Agreement, the Property for the Purchase Price.

2.2 Earnest Money. Within five business days after execution of this Agreement by Seller and Purchaser, Purchaser shall deposit with Title Company the Earnest Money.

2.3 Payment of Purchase Price. The Purchase Price shall be payable at Closing in certified funds, immediately available. From the amount to be paid to Seller at Closing said amount shall be used to pay all then-existing liens, mortgages, and other debt and encumbrances required by this Agreement to be paid upon the Property simultaneously with the Closing so that the title to the Property is free and clear of liens and debt, except those expressly permitted by this Agreement as of Closing. After payment of all then-existing liens, mortgages, and other debt and encumbrances upon the Property, the remainder of the Purchase Price shall be paid to Seller.

Article 3 Title and Survey

3.1 Commitment for Title Insurance. Promptly following the obtaining of a survey of the Property, Purchaser shall obtain, at Seller's cost, a title commitment (the "Title Commitment") covering the Property underwritten by Title Company. The Title Commitment shall (a) name Seller as the fee simple owner of the Property and name Purchaser as the party to be insured, (b) show all matters affecting record title to the Property, (c) bind Title Company to issue, on the Closing Date, an ALTA Form B owner's policy of title insurance, without standard exceptions, or an equivalent endorsement to an existing policy acceptable

Purchase Agreement
First Baptist Church
Messenger

to Purchaser (the "Title Policy"), and (d) copies of all documents referenced in the title commitment. The amount of insurance identified in the Title Commitment with respect to the Property shall be the Purchase Price.

3.2 Survey. Purchaser shall, at its cost, order a boundary survey covering the Property, complying with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" currently established and adopted by ALTA and ACSM in its most recent iteration, and meeting the accuracy requirements of a Class A survey (the "Survey"). The Survey shall be ordered and delivered promptly following the Effective Date. The Survey shall show (a) all adjacent public streets and roadways, together with the center lines thereof, (b) the means of ingress and egress to and from the Property, (c) the exact location of all curb cuts, access roads, and entry points of all utilities to the Property from the point of connection to the public utilities, (d) the exact location of all Improvements on the Property, (e) the exact location of all recorded or visible easements on or servicing the Property, and (f) the exact location of all drainage and utility lines, connections, and other facilities on or servicing the Property. The surveyor shall be required to certify to Purchaser, Title Company, Seller, and such other persons or entities as Purchaser may desire that (1) no portion of the Property lies within a federally designated flood plain, and (2) there are no encroachments either onto or off of the Property. If the surveyor is unable to certify any such items, the surveyor shall state this inability and indicate the reason. The legal description of the Property set forth in the Title Commitment which Seller shall deliver under Section 3.1 shall conform exactly to the legal descriptions in the Survey required under this Section 3.2. If the Title Commitment discloses that the Seller does not have marketable title to the surveyed description, Seller shall pay the Purchaser for the cost of the Survey.

3.3 Review Period.

- a. Purchaser shall have thirty (30) days (the "Review Period") from the later of the receipt of the Title Commitment, legible copies of all instruments referred to in Schedule B-1 of the Title Commitment, or the Survey to notify Seller, in writing, of any material objections (as determined in Purchaser's judgment reasonably exercised) which Purchaser may have to any matter contained in the Title Commitment or Survey. The items contained in the Title Commitment or Survey to which Purchaser does not object during the Review Period shall be deemed permitted exceptions (the "Permitted Exceptions"). In the event Purchaser shall notify Seller of material objections to the Title Commitment or Survey prior to the expiration of the Review Period, Seller shall have ten (10) days after receipt of notification of such objections, or such greater period of time as may be mutually acceptable to Purchaser and Seller (the "Cure Period"), within which Seller may (but shall not be required to) cure or remove each such objection, or obtain title insurance against such objectionable condition in a manner acceptable to Purchaser.

- b. If Seller fails either to cure or remove an objection or obtain such title insurance with respect to the Property to the reasonable satisfaction of Title Company and Purchaser prior to the expiration of the Cure Period, Purchaser may either terminate this Agreement without liability and recover from Seller the cost of the survey or waive such objection and accept the condition of such title and survey to the Property as set forth in the Title Commitment and Survey with respect to the Property, without any reduction in the Purchase Price. Failure of Purchaser to send written notice of the exercise of the election available to it pursuant to the immediately preceding sentence within ten (10) business days after the expiration of the Cure Period shall be deemed an election by Purchaser to waive its objections with respect to the Property and to accept the condition of title as set forth in the Title Commitment and Survey without reduction in the Purchase Price.

3.4 Owner's Policy of Title Insurance. On the Closing Date, the Purchaser will cause the Title Company to issue to Purchaser, at Seller's expense, a Title Policy or an equivalent endorsement to an existing policy acceptable to Purchaser in conformity with the Title Commitment. The Title Policy or update of the existing policy shall insure title to the Property owned by Seller in the amount described above, without standard exceptions, but subject to the Permitted Exceptions. Seller shall deliver any owner's affidavits or similar documents to Title Company to facilitate the removal of the standard exceptions in the Title Policy or the update of the existing title policy.

Article 4

Inspection Period & Due Diligence

4.1 Right of Inspection. Commencing on the expiration of the Review Period referenced in section 3.3 above ending at 5:00 p.m. Eastern Standard Time on the one hundred and eightieth day (180th) day following the expiration of the Review Period (the "Inspection Period"), Purchaser shall have the right to make a physical inspection of the Property as necessary to perform the Due Diligence activities contemplated by this Agreement. Within twenty (20) days after the Effective Date, Seller shall deliver to Purchaser copies of any existing (a) environmental site assessments or reports, (b) soils reports, (c) any notices and other correspondence which have been received from governments with jurisdiction over the Property with regard to pending government actions with respect to the Property, in Seller's or its agent's possession or control. Purchaser agrees to indemnify and hold Seller harmless of and from any claim for damages or injuries arising from Purchaser's inspection of the Property, and, notwithstanding anything to the contrary in this Agreement, such obligation to indemnify shall survive the Closing Date or any termination of this Agreement. All inspections shall occur at reasonable times and shall be conducted so as not to unreasonably interfere with the use of the Property by Seller, its employees, or its tenants. Purchaser shall give Seller prior notice of the dates and times of any anticipated inspections so that those may be coordinated with Seller's operation

schedule. The Due Diligence efforts to be made by Purchaser are those required to determine that an approximate 10,000 square foot medical office building can be built in a manner acceptable to Purchaser which efforts (in no particular order) include but are not limited to the following:

- a. Completion of thorough investigations of all surveys, environmental site assessments, soil borings, contracts, commitments, assets, and facilities of Subject Property.
- b. Zoning approval and/or use for medical office approved by the governing municipal party in a manner generally described in the drawing previously attached as Exhibit 1 to the Letter of Intent executed by the parties.
- c. Application and approval of financing for construction of the land improvements and building.
- d. Such splitting of the applicable parcel(s) to create a parcel as described above as the Subject Property.
- e. Verification of utility hookups in a location and at a cost acceptable to Purchaser.

4.2 Right of Termination. In the event Purchaser determines that it does not wish to proceed with the Purchase, Purchaser shall have the right, prior to the expiration of the Inspection Period described in Section 4.1, to terminate this Agreement by delivery of a written notice to Seller (the "Notice of Termination"). Upon timely delivery by Purchaser of the Notice of Termination, this Agreement shall terminate and the Earnest Money shall be returned to Purchaser. In the absence of timely delivery of any such Notice of Termination, this Agreement shall continue in force and effect.

Article 5

Extension of Inspection Period

Purchaser shall have the right to extend the Inspection Period by an additional period of sixty (60) days. In order to extend the Inspection Period, Purchaser shall deliver to Seller notice as required by this Agreement at least five (5) days prior to the expiration of the then-existing Inspection Period.

Article 6

Closing

6.1 Time and Place. The closing shall be held at the offices of the Title Company in Mt. Pleasant, Michigan or at such other place as Seller and Purchaser may agree (the "Closing"). At the Closing, Seller and Purchaser shall perform the obligations set forth in,

respectively, Section 6.2 and Section 6.3, the performance of which obligations shall be concurrent conditions.

6.2 Seller's Obligations at Closing. At Closing, Seller shall:

- a. assign, convey, transfer and set over unto Purchaser, and such other persons and entities as may be designated by Purchaser in accordance with Section 11.3, all of Seller's right, title and interest in the Property and such other documents as may be customary or reasonably requested by Purchaser to reflect the transfer. The Seller is not granting to Purchaser any right of division(s) under Section 108 of the Land Division Act, being 288 of the Public Acts of 1967, as amended ;
- b. join with Purchaser in the execution of a closing statement (the "Closing Statement");
- c. pay the full amount of any tax which has been billed or assessment which is a lien against the Property as of the Closing Date;
- d. deliver to Purchaser all permits in Seller's possession related to the Property;
- e. deliver to Purchaser executed copies of appropriate resolutions of Seller, evidencing Seller's consent to the Purchase;
- f. provide for the discharge of any and all mortgages, liens, and other encumbrances on the Property, except those easements, rights-of-way, and other restrictions shown on the Title Commitment to which there has been no objection from Purchaser; and

6.3 Purchaser's Obligations at Closing. At Closing, Purchaser, and such other persons and entities as may be designated by Purchaser in accordance with Section 11.3, shall:

- a. pay to Seller the amount of the Purchase Price to be paid as provided above by certified check or immediately available wire transferred funds pursuant to Section 2.3;
- b. join with Seller in the execution of such documents as may be customary or reasonably requested by Seller to reflect the Purchase; and

6.4 Credits and Prorations.

- a. The following items shall be apportioned between Seller and Purchaser as of 12:01 a.m. Eastern Standard Time, on the Closing Date, as if Purchaser was vested with title to the Property on the Closing Date, and the net amount shall be settled as provided below:
- (i) **Real and Personal Property Taxes.** Seller has represented that the Property is tax exempt and therefore there is no need to prorate property taxes. Purchaser shall be responsible for all taxes assessed against the property for the period of time from and after the Closing Date;
 - (ii) **Special Assessments.** Special assessments which have become liens against the Property shall be the obligation of Seller;
 - (iii) **Post-Closing Reconciliations.** Following Closing, Seller and Purchaser shall each continue to identify amounts or invoices which were not accounted for at Closing. The amounts shall be set forth in a reconciliation which shall identify any amount due to Seller or Purchaser, as the case may be, and sent to the other Party. Such amount shall be paid by Seller or Purchaser, as the case may be, within ten (10) days of the completion of the reconciliation.
- b. All other matters with respect to all prorations and adjustments described in this Section 6.4 shall be effected by increasing or decreasing, as appropriate, the amount of cash to be paid by Purchaser to Seller at Closing. The provisions of this Section 6.4 shall survive the Closing.

6.5 Closing Costs. At Closing, Seller shall pay (a) the fees of any counsel or other financial advisors representing it in connection with such transaction, (b) the cost of the Title Policy, (c) any transfer tax, documentary stamp tax, or similar tax which becomes payable by reason of the transfer of the Property, (d) one-half of any closing and escrow fees charged by Title Company. Purchaser shall pay (1) all recording and filings fees for transfer of the Property, (2) the fees of any counsel, financial adviser, or broker representing Purchaser in connection with the Purchase, (3) the fees for all third party consulting or due diligence work contracted for by Purchaser, including, but not limited to, any engineering reports and environmental site assessments, (4) any additional costs incurred for endorsements to the Title Policy (other than as provided in Section 3.1 hereof) or any other additional title insurance coverage requested by Purchaser, (5) one-half of any closing and escrow fees charged by Title Company, and all survey fees. All other costs and expenses incident to the Purchase and the Closing shall be paid by the Party incurring them. The obligations of the Parties to pay the amounts stated above shall survive the Closing such that if any amounts to be paid become known following the Closing, the

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responsible Party shall pay the required amounts promptly upon being informed of the amount owing.

6.6 Conditions to Closing. Each Party's obligation to proceed to and complete the Closing shall be subject to the conditions provided below:

- a. The obligation of Purchaser to close the Purchase is subject to the completion of the following conditions:
 - (i) all of the representations, warranties, and covenants of Seller as provided in Article 7 are true and correct and remain true and correct as of the Closing Date;
 - (ii) all objections of Purchaser with regard to the Title Commitment, the Survey, or from its inspections which Seller has agreed to cure have been cured as required including the payoff either prior to or at the Closing of all mortgages, liens and other encumbrances, upon the Property to which Purchaser has made objection;
 - (iii) approval of a loan and issuance of a mortgage to Purchaser from a lender of Purchaser's choice, to close simultaneously with the Closing in an amount and with terms acceptable by Purchaser; and
 - (iv) approval of all conditions and requirement to allow the construction of the contemplated medical office building.
- b. The obligation of Seller to close the Purchase is subject to the completion of the condition that all of the representations and warranties of Purchaser as provided in Article 7 are true and correct and remain true and correct as of the Closing Date.

Article 7

Representations, Warranties, and Covenants

7.1 Representations, Warranties, and Covenants of Seller. Purchaser acknowledges that it is purchasing the Property and accepting it in its "as is, where is" condition based upon its own inspection as to the Property, without representation or warranty on the part of Seller, except as specifically set forth in this Section 7.1. Notwithstanding the foregoing, as to the Property, as applicable, Seller represents and warrants to, and covenants with, Purchaser the following as of the Effective Date, which representations, warranties, and covenants shall remain true as of the Closing Date, subject to changes arising in the ordinary course of business or permitted under this Agreement, provided that Purchaser shall be notified of the same, and shall survive the

consummation of the Purchase for a period of twelve (12) months after the Closing, and upon each of which Purchaser does and shall continue to rely:

- a. Except as shown on the Title Commitment, Seller is the fee title owner of the Property.
- b. Except as shown on the Title Commitment, to the knowledge of Seller, there are no unrecorded or undisclosed legal or equitable interests in the Property owned or claimed by any party other than Seller;
- c. To the knowledge of Seller, there is no assessment presently outstanding or unpaid for local improvements or otherwise which has or may become a lien against the Property. Further, Seller knows of no proposed assessments or any public improvements affecting the Property which have been ordered to be made and/or which have not been completed, assessed, and paid for as of the Effective Date;
- d. Seller has received no notice of, and has no knowledge of, any existing or threatened condemnation, eminent domain proceeding, or any action of a similar kind or any change, redefinition, or other modification of the zoning classification which would affect the Property;
- e. To the knowledge of Seller, there is no Lease, occupancy agreement or any right whatsoever in any party to occupy the Property, or any part;
- f. To the knowledge of Seller (i) there are no existing violations of any law, building code, zoning ordinance, license, or building rule or regulation affecting the Property in any material respect and (ii) the Property is in compliance with all zoning ordinances;
- g. Seller is the owner of all Personal Property, subject to no liens, security interests, or encumbrances whatsoever, except the mortgage liens or security interests expressly permitted by this Agreement and liens for taxes not yet due and payable;
- h. To the knowledge of Seller: (i) while Seller owned or operated the Property, the Property was not used for the purpose of the disposal of, refining, generating, manufacturing, producing, storing, handling, treating, transferring, releasing, processing, or transporting any hazardous or toxic waste or substance, as such terms are defined in the Resource Conservation and Recovery Act of 1976, 42 USC 6901, et seq., as amended, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 USC 9601, et seq., as amended, the Superfund Amendments and Reauthorization Act, Public Law 99-499, or the

Michigan Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), including, but not limited to, mono- and poly-chlorinated biphenyls, asbestos-containing materials and petroleum and petroleum products and Seller's constituents; and (ii) no such materials are located on the Property;

- i. Seller is not currently a party to any proceedings under any applicable bankruptcy, reorganization, insolvency, or similar laws;
- j. At or prior to the Closing, Seller shall use reasonable efforts to promptly notify Purchaser of any material change in any condition which comes to Seller's attention with respect to the Property or of any event or circumstance which makes any representation or warranty to Purchaser under this Agreement untrue or misleading, or any covenant of Seller under this Agreement incapable or less likely of being performed;
- k. From and after the Effective Date and through and including the Closing Date, Seller agrees to make no changes or alterations to the Property;
- l. Seller is a valid Michigan entity established under the laws of the State of Michigan;
- m. The Property is free and clear of all liens, pledges, encumbrances and security agreements except those which are to be assumed under this Agreement and there are no outstanding debts or liabilities which are known, have been claimed, or of which Seller has received any type of notice outstanding against Seller or the Property except those which are currently being incurred in the ordinary course of business and which will be paid at closing or otherwise accounted for as provided in Section 6.4;
- n. Notwithstanding anything contained in this Section 7.1 to the contrary, if Purchaser discovers any material breach of or material errors or omissions in Seller's representations or warranties at any time prior to the Closing, Purchaser may cancel and terminate this Agreement by notice to Seller upon the later of the end of the Inspection Period or five (5) business days after discovering such breach of representation or warranty and upon notifying Title Company (and/or Seller) of the termination by Purchaser, the Earnest Money shall be returned to Purchaser, or to complete the purchase of the Property as provided without reduction of the purchase price and without damages or other remedy against Seller.

7.2 Definition of "Knowledge" of Seller. Wherever the word "knowledge" or any derivation is used with regard to any representation or warranty made by Seller, it shall mean the current actual knowledge of Seller and the actual knowledge of any person who,

from to time, may occupy positions with Seller, except with regard to the representations and warranties contained in Section 7.1, which shall be deemed to be the actual knowledge of Seller exclusively.

7.3 Representations, Warranties, and Covenants of Purchaser. Purchaser represents and warrants to, and covenants with Seller, the following as of the Effective Date, which representations, warranties, and covenants shall remain true as of the Closing Date and shall survive the consummation of the Purchase for a period of twelve (12) months after the Closing, and upon each of which Seller does and shall continue to rely:

- a. Purchaser will be a duly organized and validly existing Michigan entity prior to the Closing;
- b. Purchaser has the full right, power, and authority to purchase the Property as provided in this Agreement and to carry out Purchaser's obligations under this Agreement;
- c. All requisite actions necessary to authorize Purchaser to enter into this Agreement and the remaining agreements provided for and to carry out its obligations have been, or by the Closing Date will have been, taken;
- d. All documents and agreements executed and delivered by Purchaser in connection with the Purchase shall be binding upon, and enforceable against, Purchaser; and
- e. As used in this Section 7.3, the representations and warranties made by and/or with respect to Purchaser under this Section 7.3 shall be deemed to be made by and/or shall be applicable to any assignee of Purchaser's rights, duties and obligations under this Agreement pursuant to Section 11.3.
- f. Purchaser shall promptly work toward commencement of construction of a medical office building on the Property following closing and shall substantially complete the building and that portion of the interior to be used by the medical practice of Gregory Messenger within nine months following issuance of the building permit for the bulding.

Article 8 Default

8.1 Default by Purchaser. In the event that Purchaser fails to consummate the Closing for any reason not permitted by this Agreement, except Seller's default, Seller shall be entitled, as Seller's sole remedy, to terminate this Agreement and receive the Earnest Money as liquidated damages for the breach of this Agreement; it being agreed between

the Parties that the actual damages to Seller in the event of such breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate; it being understood and agreed that the receipt of the liquidated damages shall be the sole amount received by Seller for damages and in no event shall Seller be entitled to any other damages in respect of Purchaser's default.

8.2 Default by Seller. In the event that Seller shall fail to consummate this Agreement for any reason, except Purchaser's default, Purchaser shall be entitled (a) to receive the return of the Earnest Money, which return shall not operate to terminate this Agreement as to the Property nor release Seller from any liability under this Agreement, and Purchaser shall be entitled to recover all costs and expenses which it has incurred in negotiating for the transaction, including all due diligence costs and expenses for appraisals, surveys, title insurance, inspection trips, staff reviews, its attorney fees in preparing and negotiating the documents for the transaction, and the legal and accounting costs incurred to raise the funds necessary for the transaction, which legal, accounting, and the attorney fees and any other costs of enforcing the collection of those amounts, or (b) to enforce specific performance of Seller's obligation to execute the documents required to convey the Property to Purchaser; together with damages in the amount of Purchaser's attorney fees and other costs of enforcement.

8.3 Notice of Default. In the event either Party shall claim that the other Party is in default under this Agreement, it shall give notice to the other Party and to Title Company of such claimed default upon the earlier of ten (10) business days after learning of such default or ten (10) days prior to the Closing. The non-defaulting Party shall have ten (10) days after receipt of notice of the claimed default to either cure same or, by notice to the other Party and Title Company, dispute the claimed default. If Seller elects to cure the default, Seller shall have thirty (30) days to do so and, if necessary, Closing shall be deferred until the default is cured. If Seller disputes a claim of default, the dispute shall be resolved in accordance with Section 11.15. If the claimed default is being cured or disputed, Title Company shall continue to hold any remaining Earnest Money until the Closing or until the dispute shall be resolved in accordance with Section 11.15, as applicable.

8.4 Retention of Earnest Money. If Purchaser timely terminates this Agreement, due to its elections during the Inspection Period, due to a breach of the representations and warranties of Seller, as a result of a failure of any condition to closing as provided in Section 6 or as a result of any other default by Seller, the Earnest Money shall be returned to Purchaser. In all other instances in which this Agreement is terminated, Seller shall receive and retain the Earnest Money.

**Article 9
Risk of Loss**

9.1 As a result of the Property being vacant property there is no need to address Risk of Loss.

**Article 10
Advisory Fees/Commissions**

Commissions. Each Party agrees that should any claim be made for financial advisory fees, brokerage commissions, or finder's fees by any advisor, broker, or finder by, through, or on account of any acts of said Party or its representatives, that Party will hold the other Party free and harmless from and against any and all related loss, liability, cost, damage, and expense. The provisions of this Section 10 shall survive the Closing.

**Article 11
Miscellaneous**

11.1 Confidentiality. Each Party and its agents or representatives shall hold in strict confidence all data and information obtained with respect to the Property, the other Party or its business, or the Purchase, whether obtained before or after the execution and delivery of this Agreement, and shall not use such data or information or disclose the same to others, except to the limited extent that such disclosure is required in connection with the Purchase, including, without limitation, disclosure to prospective lenders, engineers, and property inspectors, and the Parties shall remain obligated to keep all such information confidential for a period of twenty-four (24) months following the Closing. In the event this Agreement is terminated or Purchaser fails to perform under this Agreement, Purchaser shall, upon the written request of Seller, promptly return to Seller any statements, documents, schedules, exhibits, or other written information obtained from Seller pertaining to the Property. In the event of a breach or threatened breach by a Party or its agents or representatives of this Section 11.1, the other Party shall be entitled to an injunction restraining the first Party or its agents or representatives from disclosing, in whole or in part, such confidential information.

11.2 Public Disclosure. Both prior and subsequent to any Closing, any release to the public of information with respect to the matters set forth in this Agreement will be made only in the form approved by Purchaser and Seller.

11.3 Assignment. Purchaser may not assign its rights, duties, and obligations under this Agreement except with the prior written consent of Seller, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Purchaser may assign its rights, duties, and obligations under this Agreement, without Seller's consent, to any entity or entities in which he, directly or indirectly, holds a controlling interest, provided that Purchaser notifies Seller in writing of the assignment at least five (5) days prior to the

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Closing Date and furnishes Seller with an executed assignment agreement executed by Purchaser and the assignee, whereby the assignee assumes all of Purchaser's agreements, obligations and liabilities under this Agreement and affirms that the representations and warranties of "Purchaser" under this Agreement are true, complete, and accurate with respect to such assignee.

11.4 Notices. Any notice pursuant to this Agreement shall be given in writing by (a) personal delivery, (b) expedited delivery service with proof of delivery, (c) United States registered or certified mail, return receipt requested, postage prepaid, or (d) prepaid telegram or facsimile transmission (provided that the receipt of such telegram or facsimile transmission is confirmed), sent to the intended addressee at the address set forth below, or to such other address or to the attention of such other person as the addressee shall have designated by written notice sent in accordance with this Section 11.4, and shall be deemed to have been given either at the time of personal delivery, or, in the case of expedited delivery service or mail, as of the date of the first attempted delivery at the address and in the manner provided in this Section 11.4, or, in the case of telegram or facsimile transmission, upon receipt. Unless changed in accordance with the preceding sentence, the address for notices given pursuant to this Agreement shall be as follows:

If to Seller: Tom Weirich, Board Member
Pastor Kevin A. Pierpont
First Baptist Church of Mt. Pleasant, Michigan
1802 E. High Street, Mt. Pleasant, MI 48858

If to Purchaser: Gregory Messenger, MD
1515 Lake Lansing Road
Lansing, Michigan 48912
ggm@messengerdermatology.com

With a copy to: Patrick D. Hanes, 1690 Watertower Place, Suite 300, East Lansing, Michigan 48823

11.5 Modifications. This Agreement cannot be changed orally, and no executory agreement shall be effective to waive, change, modify, or discharge it, in whole or in part, unless such executory agreement is in writing and is signed by the Parties against whom enforcement of any waiver, change, modification, or discharge is sought.

11.6 Calculation of Time Periods. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday, or legal holiday,

in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, nor legal holiday.

11.7 Time of Essence. Seller and Purchaser agree that time is of the essence of this Agreement.

11.8 Successors and Assigns. The terms and provisions of this Agreement are to apply to and bind the permitted successors and assigns of the Parties.

11.9 Entire Agreement. This Agreement, including the exhibits, contains the entire agreement between the Parties pertaining to the Purchase and fully supersedes all prior agreements and understandings between the Parties pertaining to the Purchase.

11.10 Further Assurances. Each Party agrees that it will, without further consideration, execute and deliver such other documents and take such other actions, whether prior or subsequent to any Closing, as may be reasonably requested by any other Party to consummate more effectively the Purchase.

11.11 Attorney Fees. In the event of any controversy, claim, or dispute between the Parties affecting or relating to the Purchase, the prevailing Party shall be entitled to recover from the nonprevailing Party all of its reasonable expenses, including reasonable attorney and accountants' fees.

11.12 Counterparts. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

11.13 Partial Invalidity. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall nonetheless remain in full force and effect.

11.14 Applicable Law. This Agreement shall, in all respects, be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of the State of Michigan and venue for any dispute shall lie in Isabella County, Michigan.

11.15 Resolution of Disputes. In the event of any dispute concerning this Agreement, the dispute shall be submitted to non-binding mediation in Isabella County, Michigan prior to initiation of any litigation.

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11.16 No Third Party Beneficiary. The provisions of this Agreement and the documents to be executed and delivered at the Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party. Accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at the Closing.

11.17 Captions. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent or for any purpose, to limit or define the text of any section or any subsection.

11.18 Construction. The Parties acknowledge that the Parties and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments.

11.19 Termination of Agreement. It is understood and agreed that if either Purchaser or Seller terminates this Agreement pursuant to a right of termination granted under this Agreement, such termination shall operate to relieve Seller and Purchaser from all obligations under this Agreement, except for such obligations as are specifically stated to survive the termination of this Agreement (such as, but not limited to, the indemnification obligations of Purchaser set forth in Section 4.1).

The Parties have signed this Purchase Agreement on the dates next to their signatures and to be effective as of the Effective Date.

SELLER

Dated: 4/21/17

By: Thomas R. Wood
FIRST BAPTIST CHURCH

By: Clark Clark

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First Baptist Church
Messenger

PURCHASER
An Entity to be formed

Dated: 4/20/17

By: 
Gregory Messenger, MD

H:\Messenger, Greg\Church Property - Mt. Pleasant\LOI and Purchase Agreement\Purchase Agreement v3.wpd

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First Baptist Church
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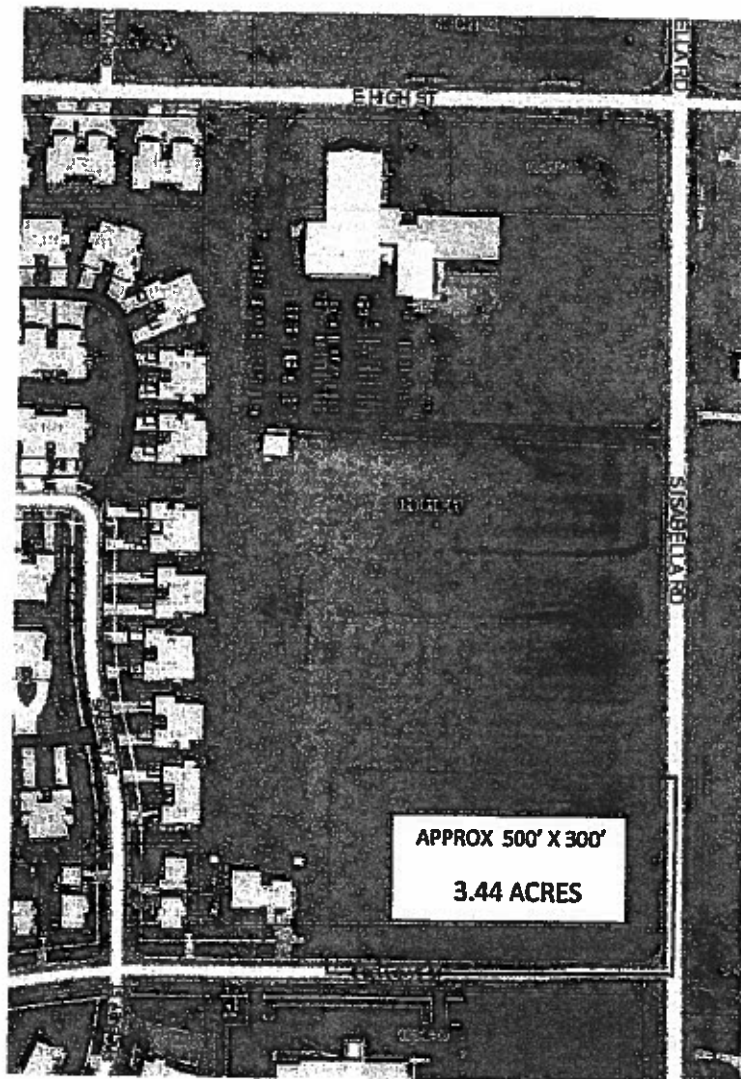
**EXHIBIT 1
The Survey**

Once the survey is completed, a copy will be attached to this Agreement and a copy provided to the Title Company to be able order the Title Commitment.

Search Results for "1802 E High St, Mt Pleasant, MI "

page 1 of 1

- 1. 1802 E High St
1802 E High St,
Mount Pleasant, MI 48858-8927



" NOT TO SCALE "

Exhibit 2

ESCROW AGREEMENT

Gregory Messenger, MD, on behalf of an entity to be formed (Herein Depositor)
of 1515 Lake Lansing Rd., Lansing, MI 48912 (Property Address),
hereby deposits with Mt. Pleasant Abstract & Title of 116 Court Street, Mt. Pleasant, MI
48858, (Herein, Escrow Agent), the sum of \$ 25,000.00 (Herein "Escrow Amount"). This
Escrow Agreement will not be effective until the Escrow Agent's Bank has collected the Escrow
Amount and funds have cleared the Bank (Herein "Good Funds").

The Escrow Agent hereby agrees to hold the escrow amount for the benefit of the
Depositor. The Escrow Agent is directed to deliver the Escrow Amount to the Depositor upon
written direction of depositor and seller.

The Escrow Amount is being held pursuant to an Agreement or Purchase Agreement
between the Depositor(s), said Escrow Amount shall be disbursed in accordance with that
Agreement. The property is described as vacant property of approximately 3.44 acres on the

north west corner of S. Isabella Rd., and E. Bellows St., Mt. Pleasant.

The Depositor acknowledges that the Escrow Amount shall earn no interest on the
Escrow Amount.

The Escrow Agent is authorized, at any time and in its sole descretion to deposit the
Escrow Amount with the Isabella County Circuit Court pursuant to the applicable law and the
applicable Michigan Court Rules. Upon the deposit of the escrow Amount with the Isabella
County Circuit Court, the Escrow Agent will be released from all liability by the Depositors with
respect to the Escrow Amount. The Depositors, individually and collectively, hereby agree to be
responsible for and save the Escrow Agent harmless from any expenses incurred by the escrow
Agent in defending against competing claims for the Escrow Amount or expenses incurred by the
Escrow Agent in depositing the escrow Amount with the Isabella County Circuit Court.

This Escrow Agreement shall be binding upon heirs, successors and assigns to the parties
hereto and inure to the benefit of the heirs, successors and assigns of the parties hereto.

DEPOSITOR

MT. PLEASANT ABSTRACT & TITLE

By: [Handwritten Signature]

By: _____

Gregory Messenger, MD

Date: April 2017

Date: _____

Exhibit 3



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: **SPR 2017-05 CMHCM Clubhouse 2021 E. Remus Rd.**
(Final Site Plan Review)

Applicant: Rowe Professional Service Company

Owner: Community Mental Health for Central Michigan.

Location: 2021 E. Remus Rd. Mt. Pleasant, MI 48858

Current Zoning: B-5 Highway Business District.

Adjacent Zoning: B-5 to the north across the road, B-5 to the east, B-5 to the west, I-1 to the south.

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

Current Use: Former Dream Key Design Academy

Reason for Request: Applicant proposes paving of property for parking.

History: The property has an existing structure that at one time was used as the Dream Key Design Academy. The applicant has started internal changes to the structure that do not change the footprint or height of the building.

The site will operate as a club house for the teaching of life skills to the developmentally disabled and mentally ill patients of the Community Mental Health of Central Michigan. The facility will have approximately 4 fulltime staff and 2 to 3 other staff on an intermittent basis. All CMHCM patients will arrive and depart the facility by bus.

Objective of board: Final site plan was received 14 days (06-027-2017) before our regular scheduled meeting on June 18, 2017. The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated. T

Recommend at this time recommend approval of SPR 2017-05 CMHCM Clubhouse on the condition that

- All requirements of outside agencies: Mt. Pleasant Fire Department, Isabella County Road Commission, MDOT, Isabella County Transportation Commission, Isabella County Drain Office for storm water management, Township Utilities be adhered to.

Peter Gallinat
Twp Planner



Union Township Site Plan Review Application 2015 Revision By: _____

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Rowe PSC
- III. Applicant Address 127 S. Main Street, Mt. Pleasant, MI 48858
- IV. Applicant Phone (989) 772-2138 Owner Phone (989) 772-5938
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Community Mental Health for Central Michigan
- VII. Land Owner Address 301 S. Crapo Street, Mt. Pleasant, MI 48858
- VIII. Project/Business Name Clubhouse
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES		Off
Storm water management plan approval prior to application. Reviewed by the County Engineer	X	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	X	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	X	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	X	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	X	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	X	
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner		
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)		

Union Township Site Plan Review Application 2015 Revision

<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>		
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>		
<p>The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - drives, ----- sidewalks, (required) ----- curb openings, ----- acceleration/deceleration lanes, ----- signs, ----- exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), ----- recreation areas, ----- common use areas, ----- areas to be conveyed for public use and purpose. -</p>		
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>		
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>		<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>		
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>		
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>		


Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.		
The location, height and type of fences and walls.		
The location and detailed description of landscaping.		
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.		
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

APPLICANT COMMENTS

Union Township Site Plan Review Application 2015 Revision

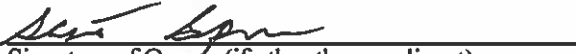
I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state/codes and/or laws.



Signature of Applicant

6-26-2017

Date



Signature of Owner (if other than applicant)

6-26-2017

Date

PLEASE PLACE OUR REVIEW ON THE 07/18/2017 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You
will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	Review Comments
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	Review Comments
File # _____	_____
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Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	_____

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CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW

HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Community Mental Health for Central Michigan

Name of business owner(s): _____

Street and mailing address: 301 S. Crapo, Mt. Pleasant, MI 48858

Telephone: (989) 772-5938

Fax: _____

Email: _____

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Scott Spenser 6-26-2017

Information compiled by:

Rowe PSC

127 S. Main St., Mt. Pleasant, MI 48858

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y N ~~Will the facility be~~
on-site?
3. Y N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y N Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
 - b. on-site system
- The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

**Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used,
Stored or Generated On-Site**

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
N/A				
	KEY: LQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM, WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Endangered Species Assessment, <u>Threatened and Endangered Species Program</u> , 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OWMRP, <u>Hazardous Waste Section</u> , <u>Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Office of Drinking Water & Municipal Assistance (ODWMA)</u>
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>ODWMA</u>
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>ODWMA, Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>ODWMA, Swimming pools program</u>
OPERATIONAL PERMITS			
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Appropriate DEQ District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section, or appropriate DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Office of Oil, Gas and Minerals (OOGM)</u>
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>OWMRP or Appropriate DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Web Site</u>)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>



**Mount Pleasant Fire Department
804 E. High Street
Mount Pleasant, Mi 48858**

Union Township Site Plan Review

Friday March 24, 2017

Community Mental Health for Central MI

2120 E Remus RD
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Friday March 24, 2017 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

Violation Code

1 PROPERTY Identification

Community Mental Health of Central MI
2120 E. Remus Rd.
Mt. Pleasant, MI 48858

Site Plan Received: 3/23/17

Scope of project: Existing building with complete building renovations. Construct Parking Lot and associated site improvements.

After review of the project, recommending approval.

BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

DUMPSTERS Dumpster Locations

Dumpster's and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section 304, and 304.3.3 of the 2012 Edition of the International Fire Code.

Union Township Site Plan Review

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

THOMPSON JONATHAN
1615 E BELLOWS
MT PLEASANT, MI 48858

KINNEY JOY E
1617 E BELLOWS
MT PLEASANT, MI 48858

NEMCHEK TIM & COURTNEY
1038 SWEENEY ST
MT PLEASANT, MI 48858-1698

JOHNSON JAMES & KYLEE
1039 SWEENEY ST
MT PLEASANT, MI 48858

HENRY TRACY
1037 SWEENEY ST
MT PLEASANT, MI 48858

SCHMALBACH MAUREEN TRUST
1661 E GAYLORD CONDO D
MT PLEASANT, MI 48858

MARKEL EDWARD
1681 E GAYLORD, UNIT A
MT PLEASANT, MI 48858

ERVIN ERIN J
1681 E GAYLORD CONDO B
MT PLEASANT, MI 48858

MOSES OLGA FABIANA
1681 E GAYLORD, CONDO C
MT PLEASANT, MI 48858

LOVE DENISE M & LOVE CHRISTOPH
1681 E GAYLORD CONDO D
MT PLEASANT, MI 48858

GOLDEN JOANNE J TRUST
1004 SWEENEY ST
MT PLEASANT, MI 48858

MICHIGAN INVESTMENT PARTNERS L
PO BOX 71
MT PLEASANT, MI 48804-0071

HSIA MARY TRUST
1024 SWEENEY
MT PLEASANT, MI 48858

VANCE MICHAEL G & BEVERLY
1028 SWEENEY ST
MT PLEASANT, MI 48858

WORDEN VALERIE N
1030 SWEENEY ST
MT PLEASANT, MI 48858

PEARSALL TOMIKO O
1001 SWEENEY
MT PLEASANT, MI 48858

SMITH WILLIAM M & SHIRLEY J
1003 SWEENEY ST
MT PLEASANT, MI 48858

SHARP VIRGINIA MAE TRUST
1005 SWEENEY ST
MT PLEASANT, MI 48858

KITCHEN JENNIFER & SCHAEFFER JE
1007 SWEENEY ST
MT PLEASANT, MI 48858

ERZIKOVA ELINA
1009 SWEENEY ST
MT PLEASANT, MI 48858

ADAMS PRISCILLA F
321 RIVIARA PLACE
CHESAPEAKE, VA 23322

ENDRES JAMES J & ELIZABETH L
1013 SWEENEY ST
MT PLEASANT, MI 48858

JUDGE MARY A TRUST
1015 SWEENEY ST
MT PLEASANT, MI 48858

WIRGAU DAVID & LINDA
1017 SWEENEY ST
MT PLEASANT, MI 48858

MICHIGAN INVESTMENT PARTNERS L
PO BOX 71
MT PLEASANT, MI 48804-0071

BAUDER BONNIE L
PO BOX 67
MT PLEASANT, MI 48804-0067

GREEN GARY B & VICKI D
1640 E GAYLORD
MT PLEASANT, MI 48858

RESIDENTIAL & COMMERCIAL CONTR
PO BOX 982
MT PLEASANT, MI 48804-0982

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PO BOX 982
MT PLEASANT, MI 48804-0982~~

~~RESIDENTIAL & COMMERCIAL CONTR
PO BOX 982
MT PLEASANT, MI 48804-0982~~

Peter Gallinat

From: Burrows, Ben (MDOT) [Burrowsb@michigan.gov]
Sent: Thursday, July 13, 2017 3:31 PM
To: Peter Gallinat; Mike Faeth
Cc: Loynes, Michael (MDOT)
Subject: FW: 2120 E. Remus
Attachments: CMCMH - Site Plan Review Set rev1.pdf; 2484.pdf

Peter,

Thank you for the opportunity to comment. This has not been applied for as a permit but we will need one before the work is started. After briefly reviewing the plans I have the following comment.

1. The drive width should be 30 feet or 39 feet those are our 2 standard dimensions. 39 allows for a right out and left out at the same time.
2. The entering radius would be 30 feet the exiting radius 20 feet and we would want the drive 90 degrees to the road.
3. We will need form 2484 which I have attached completed if they intend to discharge water to our ROW.

The owner will need to obtain a permit from

www.michigan.gov/mdotmpg

Before we can issue your permit we will need a \$25,000.00 performance bond and electronic insurance from your contractors surety. MDOT-ePerformanceBondCOI@michigan.gov The original will need to be sent to me at the address below.

These bonds are generally obtained by the contractor however the owner can also obtain the bonds. Please keep in mind that the bonds are held until the project is complete and acceptable to MDOT and all grass is growing.

Thanks,

Ben Burrows
Mt. Pleasant TSC
1212 Corporate Drive
Mout Pleasant, Mi 48858
989-775-6104 ext 305

From: Peter Gallinat [<mailto:pgallinat@uniontownshipmi.com>]
Sent: Thursday, July 13, 2017 3:15 PM
To: Burrows, Ben (MDOT) <Burrowsb@michigan.gov>
Subject: 2120 E. Remus

Any comments?

Peter Gallinat

Peter Gallinat

From: Mike Faeth [mfaeth@rowepsc.com]
Sent: Thursday, July 13, 2017 3:13 PM
To: Peter Gallinat
Subject: FW: CMH Summit Clubhouse

Peter: This what I had from ICTC.

Mike

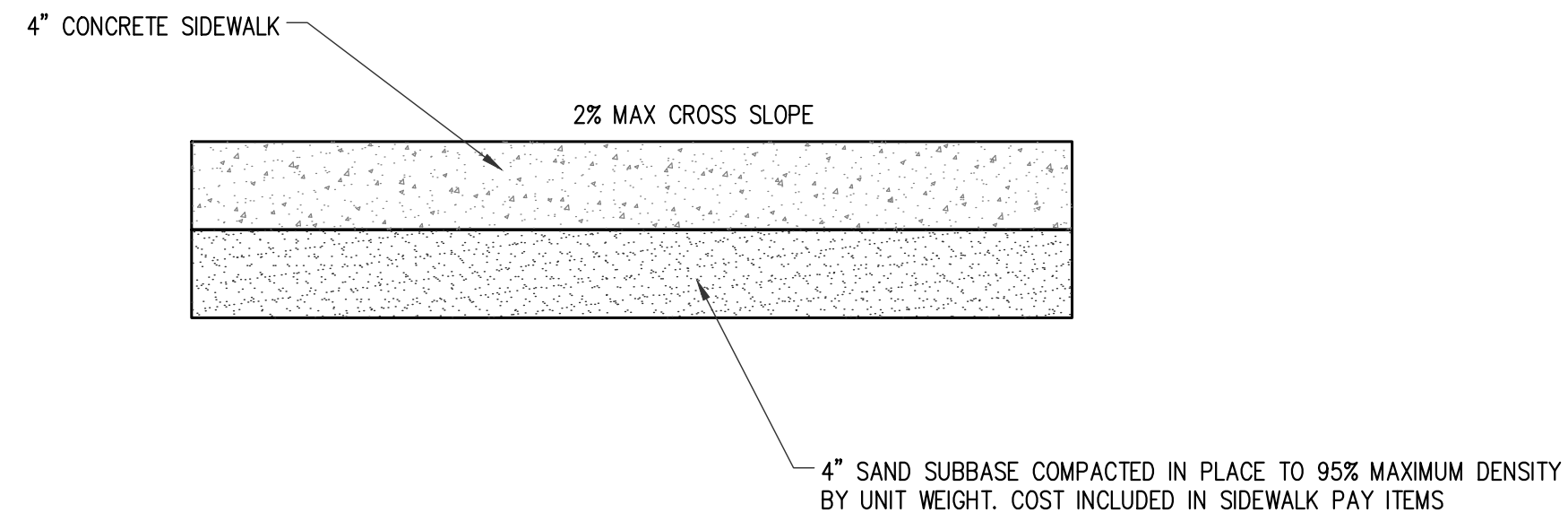
From: Rick Collins [mailto:rcollins@ictcbus.com]
Sent: Monday, April 24, 2017 2:43 PM
To: Mike Faeth <mfaeth@rowepsc.com>
Subject: CMH Summit Clubhouse

Mike,

I received the plans today. Looks good. Thanks for your assistance with our issues.

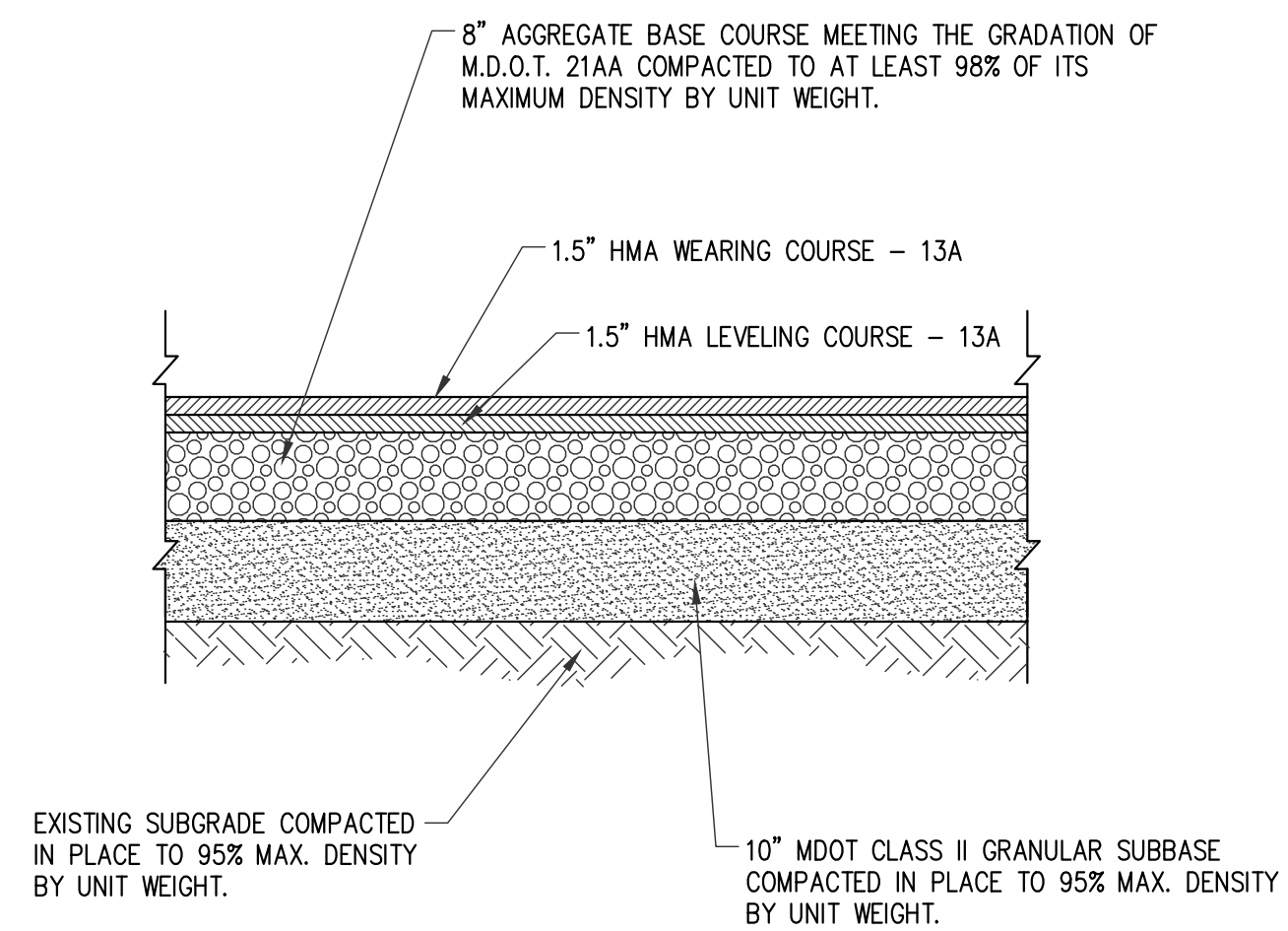


Rick Collins | Executive Director
2100 E. Transportation Dr | Mt. Pleasant, MI 48858
Phone 989.773.6766 | Fax 989.773.1873
rcollins@ictcbus.com
Visit our website at ictcbus.com

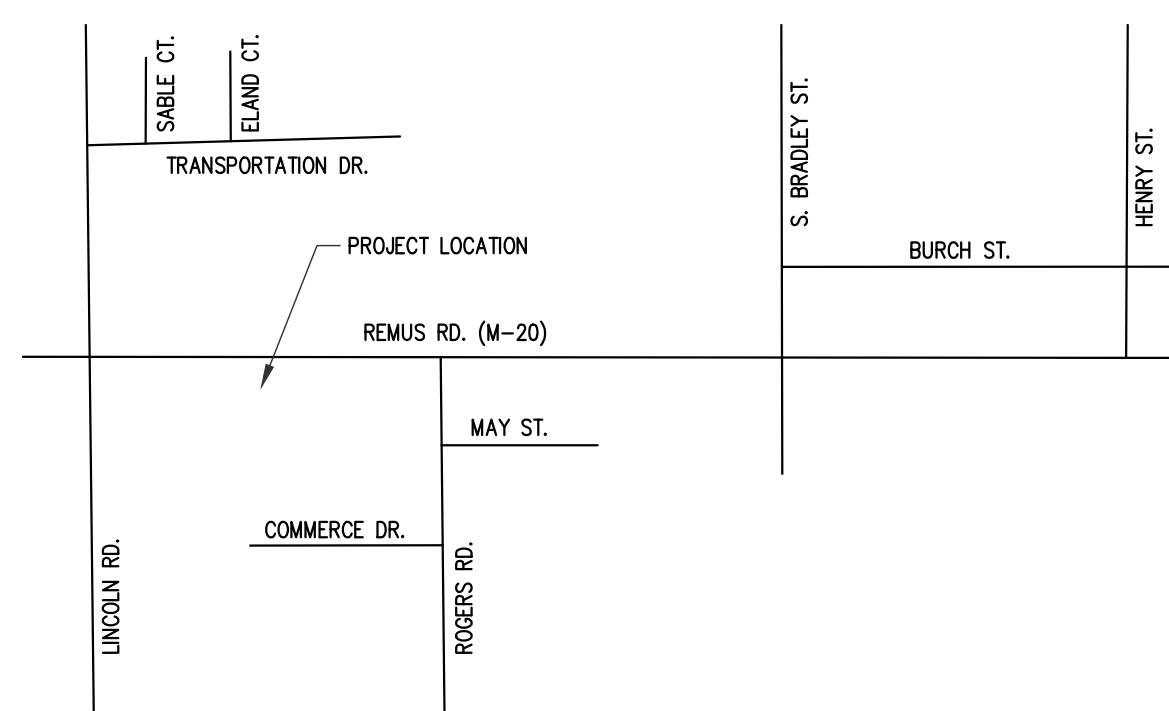


- NOTES:
1. CONTRACTOR SHALL PLACE 6" NON-REINFORCED CONCRETE SIDEWALK THROUGH RESIDENTIAL DRIVEWAYS
 2. CONTRACTOR SHALL PLACE 8" NON-REINFORCED CONCRETE SIDEWALK THROUGH COMMERCIAL DRIVEWAYS
 3. SEAL ALL EXPANSION JOINTS, BUILDING TO SIDEWALK JOINTS, SIDEWALK TO BRICK JOINTS, AND CURB TO BRICK JOINTS WITH SELF LEVELING POLYURETHANE JOINT SEALANT (GRAY) OR EQUAL

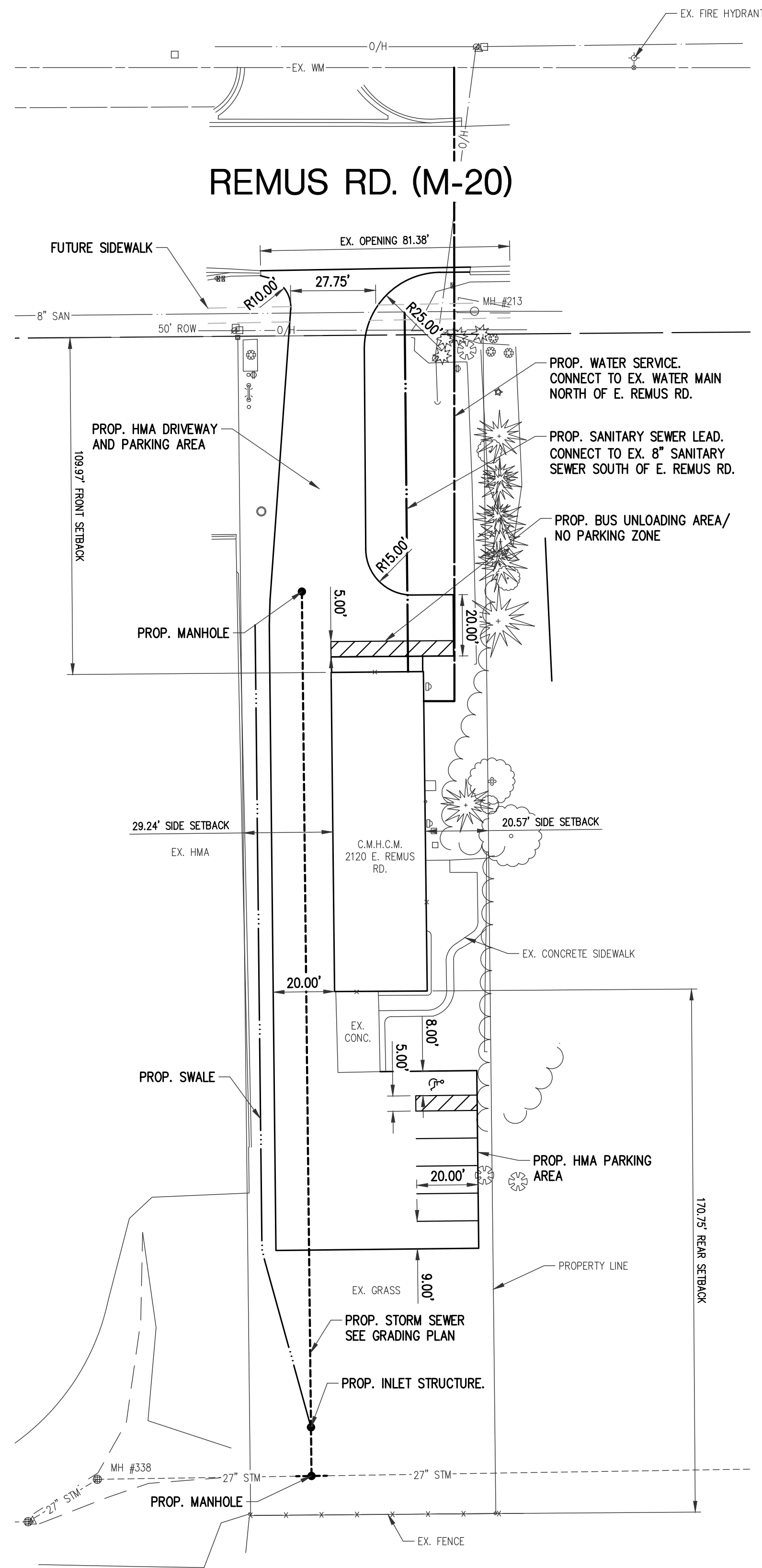
SIDEWALK DETAIL
NOT TO SCALE



ASPHALT PAVEMENT CROSS SECTION
NOT TO SCALE



PROJECT LOCATION MAP



SITE PLAN SUBMITTAL INFORMATION

OWNER & APPLICANT: COMMUNITY MENTAL HEALTH FOR CENTRAL MICHIGAN - MR. SCOTT SPENCER

ADDRESS: 301 E. CRAPO ST., SUITE 100, MT. PLEASANT, MI

PHONE NUMBER: (989) 772-5938

LEGAL DESCRIPTION: T14N, R4W, SEC 21, COM 625 FT E OF NW COR; TH S 435 FT; TH E 80 FT; TH N 435 FT; TH W 80 FT TO POB.

EX. ZONING: B-5 HIGHWAY BUSINESS DISTRICT

AREA: 0.7 ACRE

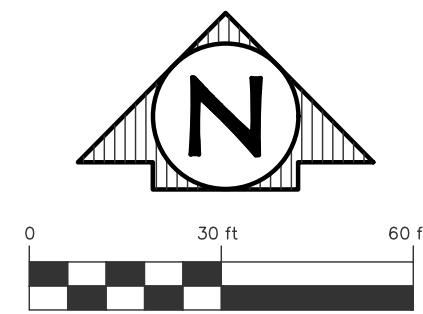
SCHEDULE:

- START DATE: SPRING, 2017
- IMPLEMENT TEMPORARY SESC MEASURES
- PERFORM REMOVALS
- COMPLETE BUILDING RENOVATIONS
- CONSTRUCT PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS
- INSTALL PERMANENT SESC MEASURES
- COMPLETE DATE: SUMMER, 2017

PROPOSED LAND USE: THE SITE WILL OPERATE AS CLUBHOUSE FOR TEACHING LIFE SKILLS TO THE DEVELOPMENTALLY DISABLED AND MENTALLY ILL PATIENTS OF THE COMMUNITY MENTAL HEALTH OF CENTRAL MICHIGAN (CMHCM). THE FACILITY WILL HAVE APPROXIMATELY 4 FULL TIME STAFF AND 2 TO 3 OTHER STAFF ON AN INTERMITTENT BASIS. ALL CMHCM PATIENTS WILL ARRIVE AND DEPART THE FACILITY BY BUS.

PARKING SPACE INFORMATION: PROPOSED PARKING SPACES PER SECTION 10.2.A.7 - PRIVATE ELEMENTARY AND JUNIOR HIGH SCHOOLS. TWO (2) SPACES FOR EACH THREE (3) EMPLOYEES NORMALLY ENGAGED IN OR ABOUT THE BUILDING AND GROUNDS.

PROPOSED PARKING SPACES: REQUIRED: 3 SPACES
PROVIDED: 5 STANDARD SPACES AND 1 ACCESSIBLE SPACE



Know what's below.
Call before you dig.

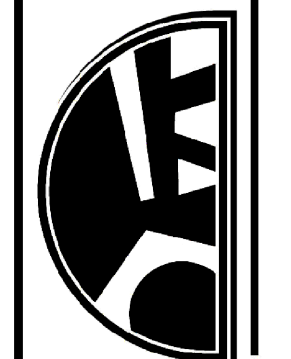
PLAN SUBMITTALS AND CHANGES

DATE	DESCRIPTION
04/3/17	SITE PLAN APPROVAL
04/14/17	SITE PLAN APPROVAL (REVISED)
06/21/17	STORM WATER MGMT (REVISED)

REV:

SHT# 1 OF 2
JOB No: 17M0015

ROWE PROFESSIONAL SERVICES COMPANY



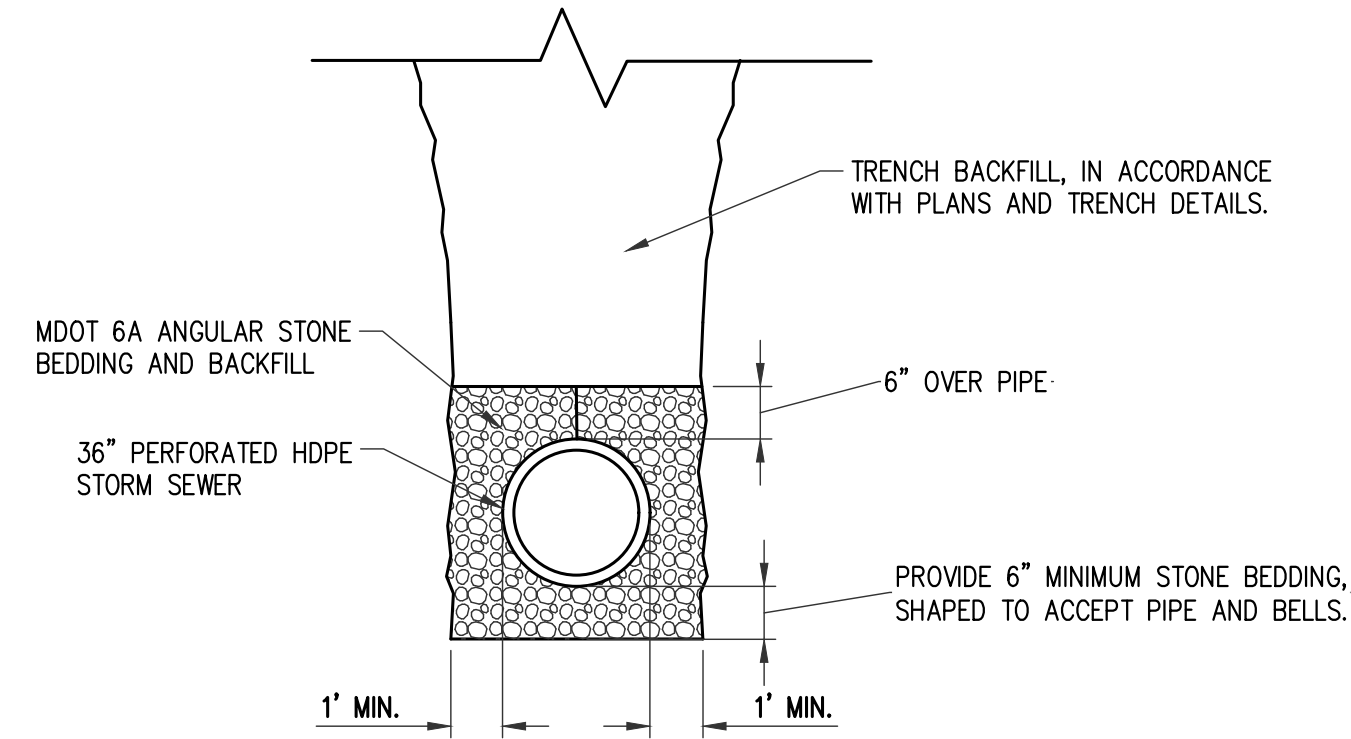
127 S. Main Street
Mt. Pleasant, MI 48858

PREPARED FOR
**CMH FOR CENTRAL MICHIGAN
REMUS RD. FACILITY SITE PLAN**

SITE PLAN

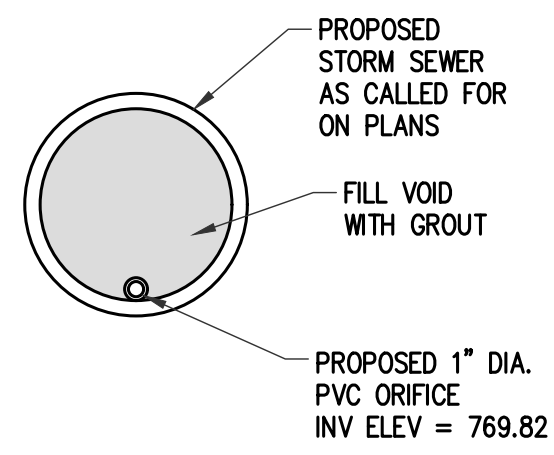
PLAN DATE: JUNE 2017
PROJECT MGR: MPF
REVIEWER: TRG
SCALE: 1"=30'

O: (989) 772-2138
F: (989) 773-7757
www.rowepsc.com



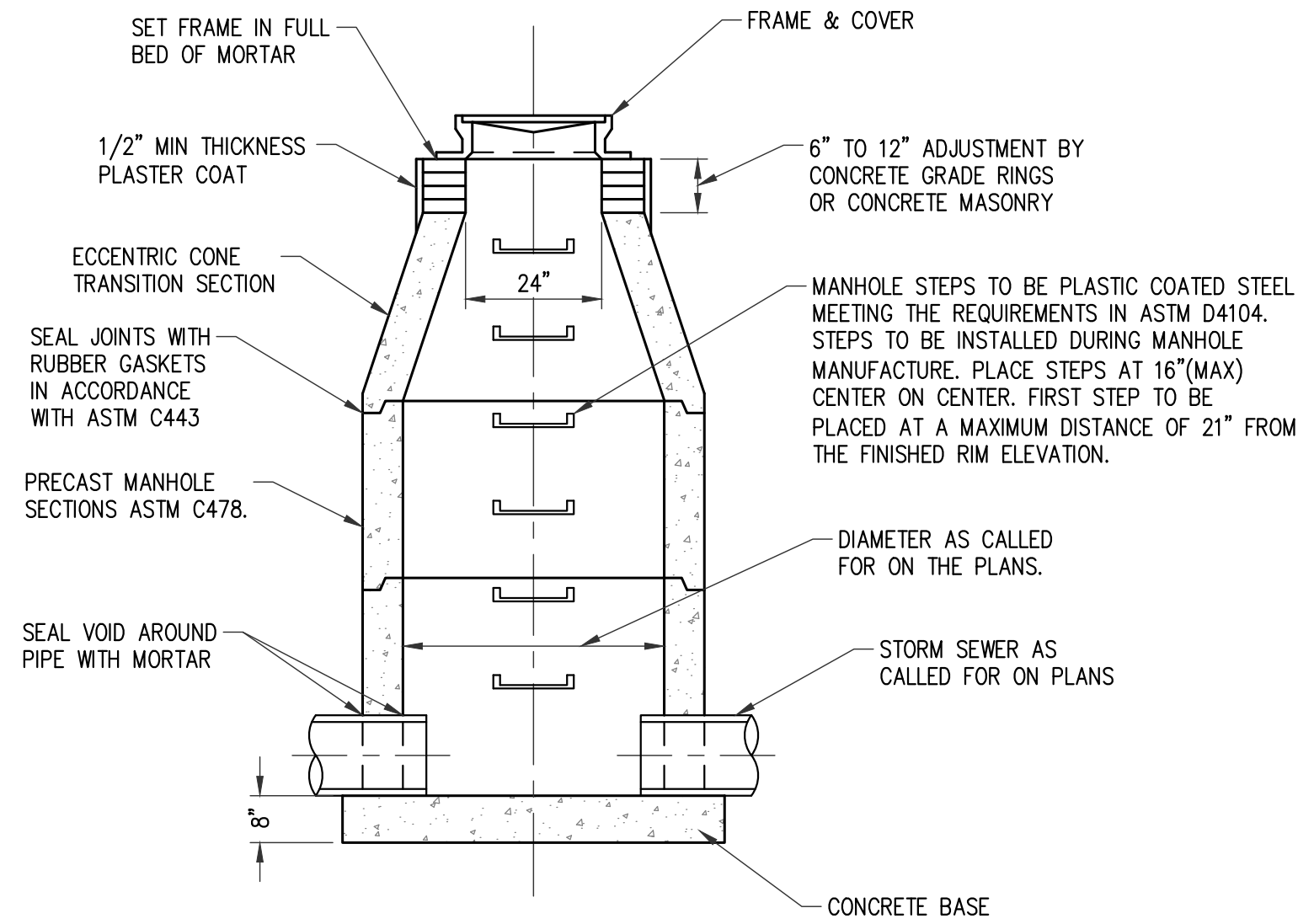
- NOTES:
- SAND SHALL BE MDOT GRANULAR MATERIAL CLASS II.
 - STONE SHALL BE MDOT, SERIES 6A.
 - SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

STORM WATER DETENTION SEWER PIPE BEDDING DETAIL
NOT TO SCALE

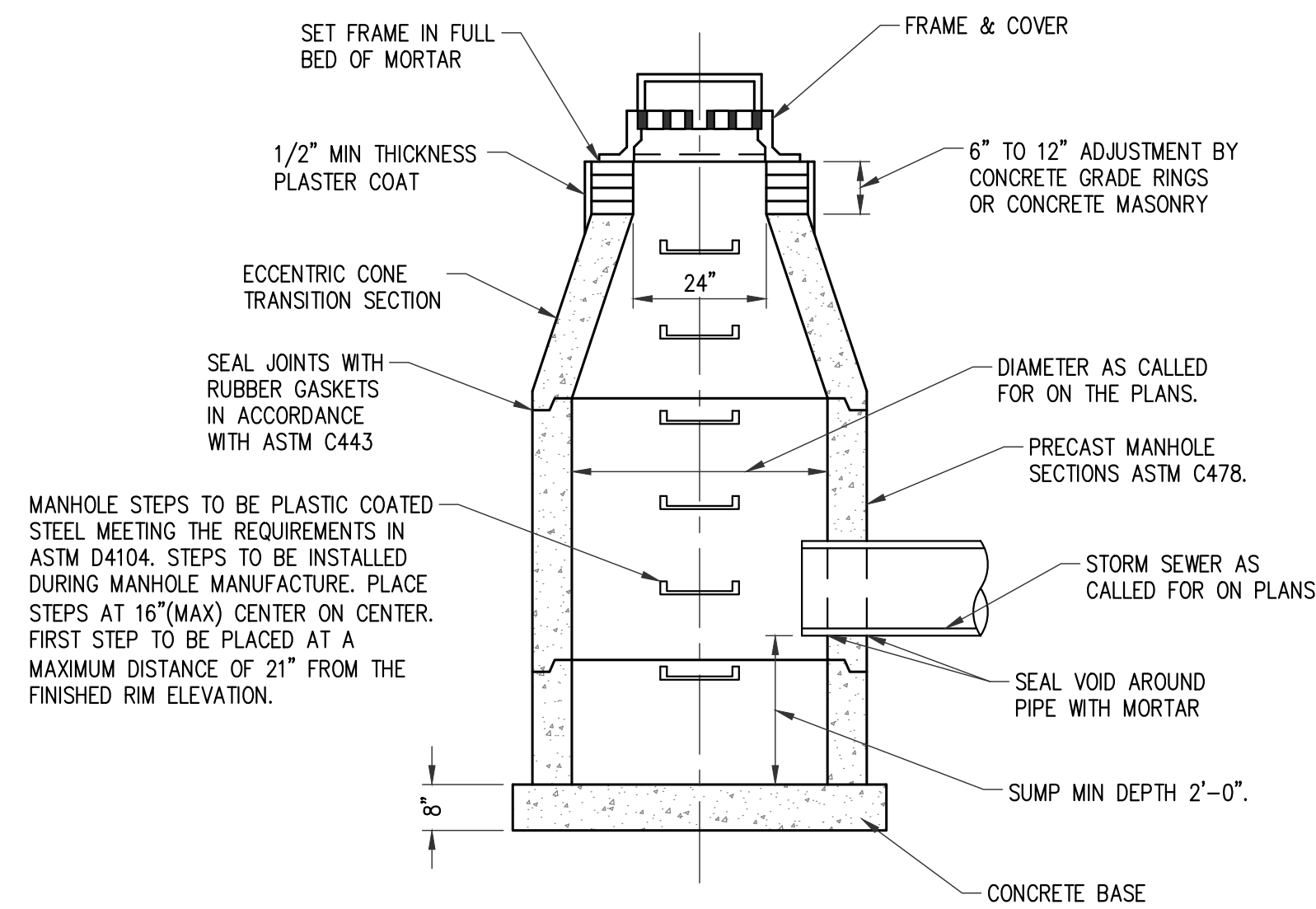


NOTE:
PIPE VOID BETWEEN OUTSIDE WALL OF ORIFICE AND INSIDE WALL OF STORM SEWER PIPE SHALL BE GROUTED SOLID AT LEAST 12" FROM THE LOCATION IN WHICH THE PIPE PENETRATES THE MANHOLE.

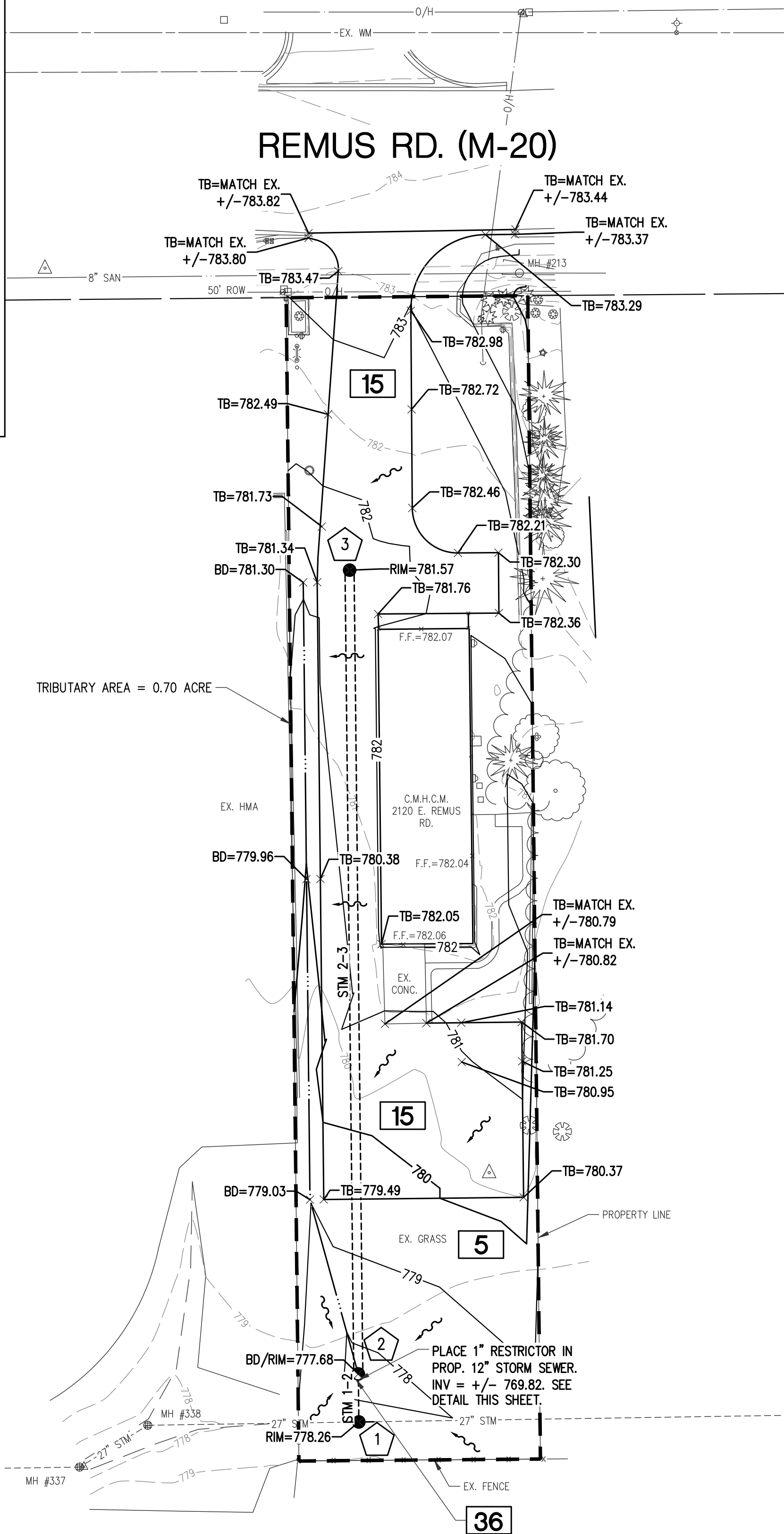
ORIFICE DETAIL
NOT TO SCALE



STANDARD DRAINAGE STRUCTURE
NOT TO SCALE



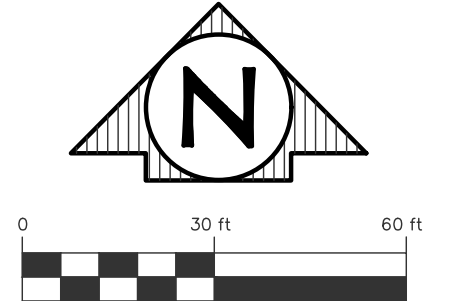
STANDARD DRAINAGE STRUCTURE WITH 2' SUMP
NOT TO SCALE



TRIBUTARY AREA = 0.70 ACRE

SITE GRADING LEGEND
TB = TOP OF BITUMINOUS PAVEMENT
BD = BOTTOM OF DITCH
FF = FINISH FLOOR ELEVATION
RIM = RIM ELEVATION
~ = DIRECTION OF SURFACE FLOW

STORM WATER DETENTION DATA
TRIBUTARY AREA = 0.70 ACRE
STORAGE REQUIRED = 2,884 CFT
STORAGE PROVIDED = 3,303 CFT
DESIGN HIGH WATER ELEVATION = 777.68
ORIFICE SIZE = 1 INCH



PROPOSED STORM SEWER STRUCTURE TABLE

STRUCT NO.	DIA.	COVER TYPE	RIM ELEVATION	INVERT	NORTHING	EASTING
1	48"	B	RIM=778.26	*12" 769.82 N (HDPE) 27" 769.19 W (RCP) 27" 769.19 E (RCP)	764106.96	13007167.87
2	48"	G	RIM=777.68	12" 772.00 S (HDPE) 36" 772.00 N (HDPE)	764122.86	13007167.70
3	48"	B	RIM=781.57	36" 775.58 S (HDPE)	764388.85	13007164.81

NOTE: PROPOSED STRUCTURE 2 SHALL HAVE 2' SUMP.
PROPOSED STRUCTURE 1 AND 3 SHALL HAVE NO SUMP.

* PLACE 1" DIA. PVC RESTRICTOR IN PROPOSED 12" STORM SEWER. RESTRICTOR INVERT ELEV = 769.82. SEAL VOID WITH GROUT.

PROPOSED STORM SEWER PIPE TABLE

PIPE NUMBER	DIAMETER	TOTAL LENGTH	SLOPE	TRENCH DETAIL A (T.D. A)	TRENCH DETAIL B (T.D. B)
STM 1-2	12"	16'	13.71%	16'	0'
STM 1-EX	27"	5'	0.10%	5'	0'
STM 2-3	36"	266'	1.35%	51'	222'
STM EX-1	27"	5'	0.10%	5'	0'

EX. STRUCTURE INVENTORY

- | | |
|--|--|
| MH# 213
TYPE: SANITARY
COVER: SOLID
RIM= 782.69
8" PVC E INV.=770.29
8" PVC W INV.=770.34 | MH# 338
TYPE: STORM
COVER: BEEHIVE
RIM= 777.82
27" RCP SW INV.=769.07
27" RCP E INV.=769.12 |
| MH# 334
TYPE: SANITARY
COVER: SOLID
RIM= 784.19
8" PVC N INV.=771.74
8" PVC E INV.=771.59 | MH# 339
TYPE: STORM
COVER: BEEHIVE
RIM= 775.83
27" RCP E INV.=769.63
27" RCP W INV.=769.53 |
| MH# 337
TYPE: STORM
COVER: BEEHIVE
RIM= 777.84
27" RCP NE INV.=768.74
27" RCP W INV.=768.64 | MH# 340
TYPE: STORM
COVER: BEEHIVE
RIM= 778.66
30" RCP W INV.=768.06
27" RCP E INV.=768.16 |

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

* INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE TO ONE OR MORE OF THE SEVEN PROBLEM AREAS

KEY	DETAIL	A	B	C	D	E	F	G
5	SEEDING	*	*	*	*	*	*	*
15	PAVING	*	*	*	*	*	*	*
36	CATCH BASIN, DRAIN INLET					*	*	*



BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 6	764092	13007077	777.70	TOP E. SIDE OF CONCRETE FOR CATCH BASIN, 70' W. OF SW PROPERTY CORNER
BM 9	764573	13007222	787.63	FOUND RAILROAD SPIKE IN S. FACE OF POWER POLE, N. SIDE OF M-20 ACROSS FROM NE PROPERTY CORNER

PLAN SUBMITTALS AND CHANGES

DATE	DESCRIPTION
04/23/17	SITE PLAN APPROVAL
04/24/17	SITE PLAN APPROVAL (REVISED)
06/21/17	STORM WATER MGMT (REVISED)

PREPARED FOR
**CMH FOR CENTRAL MICHIGAN
REMUS RD. FACILITY SITE PLAN**

ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

GRADING AND UTILITY PLAN

PLAN DATE: JUNE 2017
PROJECT MGR: MPF
REVIEWER: TRG
SCALE: 1"=30'

REV: _____

SHT# 2 OF 2
JOB No: 17M0015

R:\Projects\17M0015\17M0015\Construction Drawings\08-17M0015-08A0.dwg