



**Planning Commission
Regular Meeting
August 15, 2017
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 7-18-2017 Regular 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
 - SUP 2017-07 Rooming Boarding Dwellings and Boarding Dwellings Single Unit.
Universal Financial Services Inc. 1466 E. Pickard Rd PID 14-017-10-001-08
9. NEW BUSINESS
 - A. SUP 2017-07 Rooming Boarding Dwellings and Boarding Dwellings Single Unit.
Universal Financial Services Inc. 1466 E. Pickard Rd PID 14-017-10-001-08
Action: Recommendation to Township Board of Trustees
 - B. Sidewalk and Pathways Prioritization Committee Appointments.
 - C. Discussion of LSL Planning and bids for Zoning Review Update.
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 July 18 2017 at the Township Hall.

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

Roll Call

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

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Mielke moved Woerle supported the approval of the June 20, 2017 regular meeting minutes with correction. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Fuller moved Woerle supported the approval of the June 29, 2017 special meeting minutes as presented. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Correspondence / Reports

Woerle updates from the Board of Trustees

Approval of Agenda

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

Public Comment – Open 7:13 p.m.

Melissa Schafer, 430 E. Pickard – concerned with blight issue next to her property.

Public Hearing

- **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**

Public Hearing open 7:18 p.m.

Brief description for the rezone request was given by Township Planner.

Susan Gardner, 205 Madison, Brighton, MI – owns property at 1677 Gaylord, in favor of project, concerned with trespassing through property.

John Denheeten, 1654 E. High St. – property owner concerned with lot description showing on his property frontage.

Nick Gadbury, 3295 S. Isabella Rd. – supports rezone, concerned with drainage.

Jim Gardner, 205 Madison, Brighton, MI – owns property at 1677 Gaylord, questions about rezone, concerned with trespassing through property.

Public Hearing closed 7:34 p.m.

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.

The applicant is proposing to rezone 502' x 298.5 of PID 14-023-20-016-01.

Michael Faeth, Rowe Professional Services Company, represented the applicant.

Township Planner gave a brief history of the property.

Discussion was held by the Planning Commissioners.

Mielke moved **Webster** supported to recommend approval of 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 to the Charter Township Board of Trustees. **Vote: Ayes: 9 Nays 0. Motion carried.**

B. SPR 2017-05 CMHCM Clubhouse 20121 E. Remus Rd. Owner Community Mental Health for Central Michigan

Township Planner, Gallinat gave a brief history of the property, stating that the applicant is proposing to pave property for parking. **Woerle** moved **Strachan** supported to approve SPR 2017-05 CMHCM Clubhouse 20121 E. Remus Rd. Owner Community Mental Health for Central Michigan with the condition that sidewalks are installed as well as all outside agencies: Mt. Pleasant Fire Department, Isabella County Road Commission, MDOT, Isabella County Transportation Commission, Isabella County Drain Office for storm water management, and Township Utilities be adhered to. **Vote: Ayes: 7 Nays 2. Motion carried.**

C. Discussion of designation of Sidewalks and Pathways Prioritization Committee

Township Planner, Gallinat gave a brief history of the Sidewalk and Pathway Ordinance- *Ordinance No. 2009-03 Adopted: December 30, 2009.* Section 129.005 states the duties and explains the composition of the committee. **Mielke** moved **Buckley** supported to recommend designating a Sidewalks and Pathways Prioritization Committee. **Vote: Ayes: 9 Nays 0. Motion carried.** **Mielke** moved **Webster** supported that the Board of Trustees nominate a representative from the Board to the Sidewalks and Pathways Prioritization Committee, as well as advertise for two (2) Township residents, and one (1) member at large. **Vote: Ayes: 9 Nays 0. Motion carried.**

D. First Master Plan Draft Action: Recommendation to Board of Trustees for 42 day distribution

Discussion was held by the Commissioners. **Buckley** moved **Zerbe** supported to recommend to the Board of Trustees distributing the first draft of the Charter Township of Union Master Plan for 42 days. **Vote: Ayes: 5 Nays 3. Motion carried.**

Other Business

Buckley moved **Mielke** supported to recommend to the Board of Trustees to consider installation of sidewalks at 2100 E. Remus Rd. (ICCU) as The Township deems it necessary due to sidewalk being installed at the property to the East. **Ayes: 8 Nays 1. Motion carried.**

Extended Public Comment –open 9:59 p.m.

No Comments.

Final Board Comment

Mielke – Commented on the need to update zoning ordinance after the Master Plan is completed and implementing policies to prevent long Planning Commission meetings.

Robinette – Commented on Planning Commission’s integrity while deliberating on Agenda items.

Buckley – Commented on enforcement of Robert’s Rules while deliberating Planning Commission items.

Fuller - Commented on responsibilities of Planning Commission while deliberating Agenda items.

Woerle – Commented on procedures of the Planning Commission when deliberating on items.

Squattrito –Defended process the Planning Commissioners use while deliberating on Agenda items.

Adjournment – Chairman Squattrito adjourned the meeting at 10:25 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
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative			
3 Township Resident			
4 Township Resident			
5 Member at large			

**APPOINTMENT TO BOARDS & COMMISSIONS
OF CHARTER TOWNSHIP OF UNION
APPLICATION**

Name: Barb Andersen Date: 8-3-17
Address: 301 W. Broomfield St. Apt. 601 / Mt. Pleasant, MI 48858
Phone (home) 989-774-7057 (cell) (work) 989-774-3841
Email: ander12b@cmich.edu
Occupation: teacher

Please State in order of preference, area(s) of interest:

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> | Zoning Board of Appeals | Must be a Union Township Resident |
| <input type="checkbox"/> | Board of Review | Must be a Union Township Resident |
| <input type="checkbox"/> | Planning Commission | Must be a Union Township Resident |
| <input type="checkbox"/> | EDA | Must meet one of the following qualifications:
<input type="checkbox"/> Property owner in East or West DDA
<input type="checkbox"/> Property owner in East or West DDA
<input type="checkbox"/> Resident in Union Township |
| <input checked="" type="checkbox"/> | OTHER *Specify Board: <u>Sidewalks & Pathways Prioritization Committee</u> | |

Please state reason(s) for interest in above board(s):

Pedestrian, road cyclist (on county roads in Union Township),
commuting cyclist, teacher & researcher of urban planning.

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

included Thanks.
I moved here from Iowa on 1/1/17 for my current CMU position.

Signature: Barbara J. Andersen Date: 8-3-17

Barbara J. Andersen, Ph.D.

301 W. Broomfield St., Apt. 601
Mount Pleasant, MI 48858-4540
989-774-3841 (o), 989-774-7057(h)
ander12b@cmich.edu

EDUCATION

Ph.D. (2008), University of Idaho, Environmental Science
M.S. (2002), University of Wisconsin-Madison, Urban and Regional Planning
M.L.A. (1990), University of Minnesota, Landscape Architecture, minor: Ecology
B.S. (1981), Iowa State University, Landscape Architecture

PROFESSIONAL EXPERIENCE

Lecturer. Department of Geography, Central Michigan University, Mount Pleasant, MI, 2017-present.
Clean Energy Organizer. *Iowa Environmental Council*, Des Moines, IA, 2015-2016.
Instructor. *Department of Urban Planning, Ball State University*, Muncie, IN, 2013-2015.
Public Transportation Planning & Policy Manager. *Downtown Community Alliance*, Des Moines, IA, 2012-2013.
Lecturer. *Geography and Urban Planning, University of Wisconsin Oshkosh*, Oshkosh, WI, 2010-2011.
Consultant. *Land Use Planning Group, Wageningen University*, the Netherlands, 2009.
Consultant. *Bicycle/Pedestrian Program, Wisconsin Department of Transportation*, 2008-2009.
Assistant Professor of Landscape Architecture. *University of Idaho, Moscow*, Idaho, 2002-2006.
Landscape Architect. *U.S. Forest Service, Landscape Ecology Research Work Unit, North Central Forest Experiment Station*, Rhinelander, Wisconsin, 1994-1996.
Community Organizer. *Dakota Rural Action*, Brookings, South Dakota, 1993-1994.
Organic Gardener. *Seed Savers Exchange*, Decorah, Iowa, 1992.
Forestry Technician. *US Forest Service, No. Central Forest Experiment Station*, St. Paul, MN, 1991-1992.
Instructor. *Landscape Architecture, North Dakota State University*, Fargo, North Dakota, 1987-1989.
Landscape Designer and Nursery Manager. *Country Landscapes*, Ames, Iowa, 1982-1984.

RESEARCH AND TEACHING INTERESTS

Environmental planning and design
Urban planning history and theory
Community-based planning and design

Ph.D. Dissertation

Andersen, Barbara J. 2008. Residential Landscape Water Conservation: A Mixed Methods Study in Moscow, Idaho and Pullman, Washington, USA. University of Idaho.

MLA Thesis

Andersen, Barbara J. 1990. An Analysis of Changes in Patch and Corridor Characteristics as Related to Wildlife Habitat Quality, Olmsted County, Minnesota. University of Minnesota.
Major Professor: Joan I. Nassauer.

VOLUNTEER ACTIVITIES

Outreach Service

- The City Repair Project, co-coordinated public lecture, workshop with students, farmer's market booth, and public workshop on community design projects, September 8-10, 2005
- September 8, 2005, *Moscow-Pullman Daily News* article on City Repair Project events: "Special city workshop series starts today, public invited: City Repair works to reclaim urban spaces for public use"
- Jim Hall, Director of City of Boise Parks and Recreation, co-coordinated workshop and public lecture to city and university on Open Space Planning, September 20-21, 2004
- April 17, 2004, *Moscow-Pullman Daily News* interview article on guest speaker Patrick Condon's visit: "Speaker invited to help shape views on 'sustainable' growth"
- Planning Coordinator, Garden Committee, Eagle Heights Community Gardens, University of Wisconsin, Madison, Wisconsin, October 2001-June 2002

Other Volunteer Work

- Volunteer shop worker (customer service, repairs), Des Moines Bicycle Collective (Nov. 2015-present)
- Volunteer docent, Rinard Orchid Greenhouse, Ball State University (2013-2015)
- Board of Directors, Waterbury Neighborhood Association, Des Moines, IA (Sept. 2012 – July 2013)
- Volunteer administrative and garden worker, Christine Ann Domestic Abuse Services, Oshkosh, WI (March 2011 - June 2011)
- Volunteer Community Garden Supervisor, AmeZone, United Ames service learning project, Ames, Iowa (April - August 2010)
- Paradise Path Task Force (pedestrian/bicycle trail network), City of Moscow, member (2002 -2009)

SKILLS

Analysis, Graphics, & Page Layout: Arc GIS, InDesign, Photoshop, PowerPoint
Statistics: SAS, SPSS
Online teaching: Blackboard, Desire To Learn (D2L)
Social Media: Facebook, LinkedIn, Twitter

PROFESSIONAL MEMBERSHIPS

American Planning Association, 2001-present
International Association for Landscape Ecology, 2006-present
League of American Bicyclists, 2013-present

APPOINTMENT TO BOARDS & COMMISSIONS
OF CHARTER TOWNSHIP OF UNION
APPLICATION



Name: Sherrrie Teall Date: 8-10-17

Address: 750 S. Doe Trail

Phone (home) _____ (cell) 989-330-6953 (work) _____

Email: sherrrie 48880@hotmail.com

Occupation: Finance Director - Union Township

Please State in order of preference, area(s) of interest:

- _____ Zoning Board of Appeals Must be a Union Township Resident
- _____ Board of Review Must be a Union Township Resident
- _____ Planning Commission Must be a Union Township Resident
- _____ EDA Must meet one of the following qualifications:
 - _____ Property owner in East or West DDA
 - _____ Property owner in East or West DDA
 - _____ Resident in Union Township

X OTHER *Specify Board: Sidewalks and Pathways Prioritization Committee

Please state reason(s) for interest in above board(s):

I am interested in Sidewalks and Pathways in the Township for safety reasons as well as the general health of the constituents that utilize them

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

I am an employee and resident of the Township and sidewalks and pathways in the Township have been an important topic that I am glad the board is trying to address.

Signature: Sherrrie Teall Date: 8-10-17
I would like to be a part of the cause.

SHERRIE TEALL

750 S. Doe Trail
Mt. Pleasant, MI 48858
(989)330-6953 cell
sherrie48880@hotmail.com

Career Objective A leadership position in government using accounting, finance, and human resource skills in a medium to large size organization

Work Experience

4/14-present Charter Township of Union, Mount Pleasant, Michigan
Accountant/Finance Director

General ledger; Budgeting, B, S, & A software, F65 set up and reporting; State of Michigan CVTRS set-up to meet revenue sharing requirements; Interim financial reporting; Bank reconciliations; Tax fund collections, disbursements and settlement; Union contract administration and implementation; Employee benefit administration; Oversee payroll process; Fixed assets and project accounting; Debt administration and reporting; Special assessment accounting; Coordinate fiscal year-end audit; Oversee accounts payable; Assist Township Manager as assigned; Act as Township Manager in the Manager's absence

9/00-4/14 City of Midland, Midland, Michigan
Accountant

General ledger; New World software; Assisted with budgeting; Payroll for 700 employees; Union contract administration and implementation; Tax reporting; W-2s; 1099s; Trained payroll and HR staff on computer system, Provided FOIA information; Internal audits; Pension investment accounting; Payroll accruals; Compensated absences, Annual workers' comp audits; Prepared interim financial statements; Benefits administration; Worked with flexible spending plans; Reported all retirement plans-457, 401, and defined benefit; Familiar with FLSA; GASB, FMLA, Act 345

8/98-4/00 North Country Ford Sales, Inc., Clare, Michigan
Secretary/Treasurer

Reported annual sales of more than \$14 million; Met all Ford Dealer Development deadlines; Followed special rules and regulations; Achieved a 5-day close on a regular basis; Monitored cash flow; Processed payroll; Utilized accrual accounting methods; System administrator for the mainframe computer system; Supervised A/P & A/R

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
58 CHEMISTRY BUILDING
CHICAGO, ILLINOIS 60637

Dear Mr. [Name]:

Reference is made to your letter of [Date] regarding [Subject].

The following information is being furnished to you:

[Name]

[Detailed body text, mostly illegible]

Very truly yours,

[Signature]

[Detailed body text, mostly illegible]

Very truly yours,

[Signature]

[Detailed body text, mostly illegible]

8/96-8/98

Carl Rummer Chevrolet-Buick, Inc., Ithaca, Michigan
Business Accounting Manager

Transferred manual accounting system to computer system;
Human resource administration; Administered employee benefits;
Developed a business plan and budget; Negotiated lower insurance
premiums saving the company \$6,000 over 2 years; Financial
statement preparation; Supervised office staff

8/88-8/96

Jim Navarre Ford Lincoln Mercury, Inc., Alma, Michigan
Accounting Office Manager

Monitored cash flow; Tax reporting; Produced monthly
financial statements; Reconciled bank accounts and general ledger;
Supervised office staff; Increased profits in the Rental Department

SHERRIE TEALL
750 S. Doe Trail
Mt. Pleasant, MI 48858
(989)330-6953
sherrie48880@hotmail.com

Educational Experience

11/16	Advanced Accounting and Financial Reporting, Okemos, Michigan, MGFOA
9/16	MGFOA Fall Institute, Shanty Creek Resort, Bellaire, Michigan
5/16	MGFOA Advanced Cash Management, Okemos, Michigan
3/16	MGFOA Spring Seminar, Kellogg Center, Lansing
2/16	B,S&A Tax module training
11/15	Advanced Capital Planning and Debt Management Training, MGFOA
10/15	MGFOA Fall Seminar, Mackinac Island, Michigan
4/15	B,S&A Tax module training
2/15	MGFOA/MMTA Spring Seminar, Lansing, Michigan
9/14	MGFOA Fall Conference, Boyne City, Michigan
8/14	B,S,&A User group meetings, General Ledger, A/P, Payroll, Human Resources modules
6/14	Advanced Accounting and Financial Reporting, MGFOA
5/14	Year End Financial Statement Adjustment Training, MGFOA
10/13	MERS Retirement Benefits Conference, Traverse City, Michigan
08/02-05/08	Central Michigan University, Mt Pleasant, Michigan Masters in Business Administration
05/07	Public Employment Law Seminar, Michigan Municipal League
09/85-05/88	Alma College, Alma, Michigan Bachelors Degree in Business Administration, Accounting
09/84-05/85	Adrian College, Adrian, Michigan



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

NEW Business

SUBJECT: A) SUP 2017-07 Rooming and Boarding Dwellings and Boarding Dwellings Single Unit 1466 E. Pickard Rd.

Applicant: Universal Financial Services Inc.

Owner: Universal Financial Services Inc.

Location: 1466 E. Pickard Rd. MT PLEASANT, MI 48858 PID 14-017-10-001-08

Current Zoning: AG Agricultural District

Adjacent Zoning: AG to the north across the road, R-2A to the east, AG to the west, AG to the south.

Future Land Use/Intent: Agriculture A-2: Provide additional land for primarily residential uses with some mixed use development, relying on the underlying zoning as a guide. This area should only be developed when it is a logical extension of the developed areas in A – 3.

Current Use: Existing One-Family Dwelling (Occupant Rented)

Reason for Request: Applicant proposes using One-family dwelling as a Rooming and Boarding Dwelling Single Unit.

History: The current home is a one-family dwelling for rent. The property is enrolled in the township rental program. Our rental inspector found on inspection there to be 4 unrelated persons living in the one-family dwelling. Our zoning ordinance states that no such family shall contain more than three (3) unrelated persons. A special use permit is needed in order to allow for the house to remain available for rent for the 4 current occupants.

Objective of board: Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation. 30.4 AE of the zoning code outlines requirements for a rooming dwelling and boarding dwelling.

Recommend at this time a recommendation of approval to the Township Board of Trustees SUP 2017-07 on the condition that:

- The occupancy be limited to four unrelated persons as there are only 4 bedrooms
- A final site plan is approved by the Planning Commission in accordance with Sections, 10, 12, 13, and 30 of the Zoning Ordinance. Requirements of this site plan may be waived in whole or in part by the Planning commission.
- Parking spaces shall be constructed of gravel, asphalt, concrete or other durable hard surface and connected by similar hard surfaces to the driveway or entrance to the property.

Peter Gallinat
Twp Planner

APPLICATION FOR A SPECIAL USE PERMIT

I (we) UNIVERSAL FINANCIAL SERVICES, INC. OWNERS OF PROPERTY AT
LEGAL DESCRIPTION AS FOLLOWS:

PROPERTY INFORMATION

Property Assessed To:
UNIVERSAL FINANCIAL SERVICES, INC
300 TOWN CENTER DR
TROY, MI 48064

Prop #: 14-017-10-001-08 School: MT PLEASANT PI
Prop Addr: 1466 E PICKARD RD
Legal Description:

Respectfully request that a determination be made by
following request:

I. Special Use For _____

II. Junk Yard Permit

T14N R4W SEC 17; BEG AT N 1/4 COR; TH S00D30'09" E
387.50 FT; TH S89D42'15" W, 206 FT; TH N00D30'09" W,
310.23 FT; TH N 89D42'15"E 95 FT; TH N 14D42'59"E 80
FT; TH N 89D42'15"E 90 FT TO POB. INCL EASEMENTS
(SEE DEED)

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

I. Special Use Permit is requested for allowing 4 unrelated college
students to occupy property

Give reason why you feel permit should be granted: see attached
see attached

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is AG

Zoning of the abutting areas AG AND R-2B

Fees \$700.-

Signature of Applicant [Signature] - President
UNIVERSAL FINANCIAL SERVICES, INC

Date 7-3-17

Subject: Special use application in a separate e-mail to you
From: Tom Giannico (tgiannico@sbcglobal.net)
To: dscott2065@yahoo.com;
Date: Monday, July 3, 2017 2:40 PM

Reasons Use Permit should be granted.

I am the owner of 1466 Picard Rd in Mt. Pleasant Mi.

I have been leasing the property for years

Initially, the property was leased to a family and the costs of repairs to the property was so extensive that I went 2 years without receiving rent as the tenant made the upgrades in lieu of paying rent

For the last number of years, at least 3, I have been leasing to 4 college students and had no knowledge that the property zoning was not adequate

Last year, I replaced all the window and roof so in my estimation the home is in great shape and is a credit to the community

My return on investment has been next to zero because of all the expenses

The property has been inspected in prior years by Charter Township and I am surprised that this zoning issue has just been brought to my attention.

If I had known of the problem earlier, I would have addressed the issue at that time.

The home has 4 adequate sized bedrooms, adequate parking for 4 vehicles, and a common entrance.

I think the students handle their disposal adequately and I am requesting a waiver of the solid screening requirement

Since, I already I have executed a lease to 4 students, I would be in a tough position if my request for a Special Use Application were denied

I will cooperate in any way I can with your conditions

Thank you for your consideration'

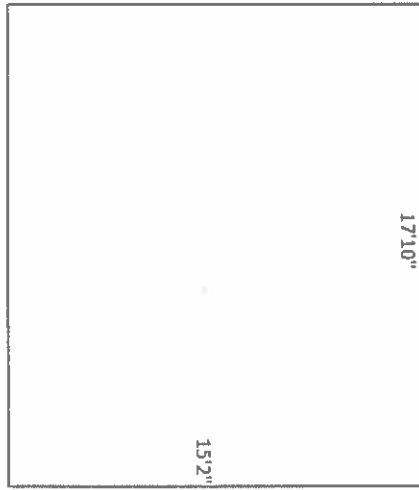
Tom Giannico- President

Universal Financial Services Inc.

7-3-2017=

1466 E Pickard Road – Main level and 2nd level Bedroom floor sketch

Main Level Bedroom



2nd level bedrooms



August 11, 2017

Charter Township of Union

2010 South Lincoln Rd.

Mt. Pleasant, Mi. 48858

Mr. Peter Gallinat (pgallinat@uniontownshipmi.com)

Mr. Ben Gunning (bgunning@uniontownshipmi.com)

Gentlemen:

I'm writing this letter in opposition to the request for a special use permit for the property at 1466 East Pickard, Mt. Pleasant, Mi. 48858.

This home was built as a single family home in an area of single family homes, the zoning classification (401 residential real property) only allows rooming houses/group homes by the use of a special use permit. The current owner, Universal Financial Services, 300 Town Center, Troy, Mi. has no ties to this area other than this home which appears to be a bad decision on their part.

With the current effort by multiple agencies in the Isabella County area to reduce e-coli counts, it seem like a bad idea to house 6 or more people in a home with an above ground septic system built for a single family. I think it would serve the Union Township residents best to deny this request and in the future require that this type of residence be allowed only where municipal sewer and water is available.

Thank you and please copy this letter to your respective board members.

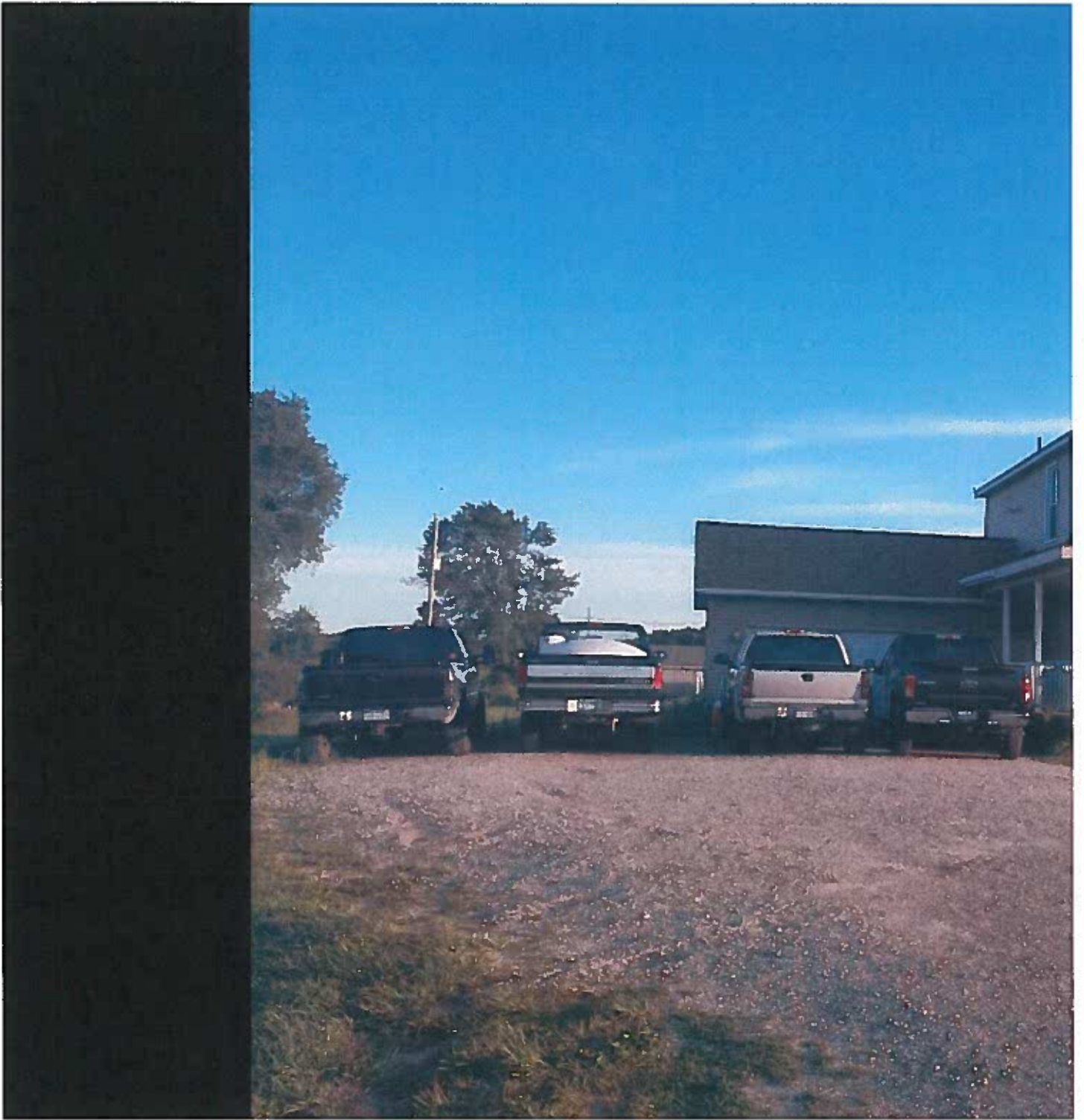
Jim Engler, 2303 Amber Lane, Mt. Pleasant

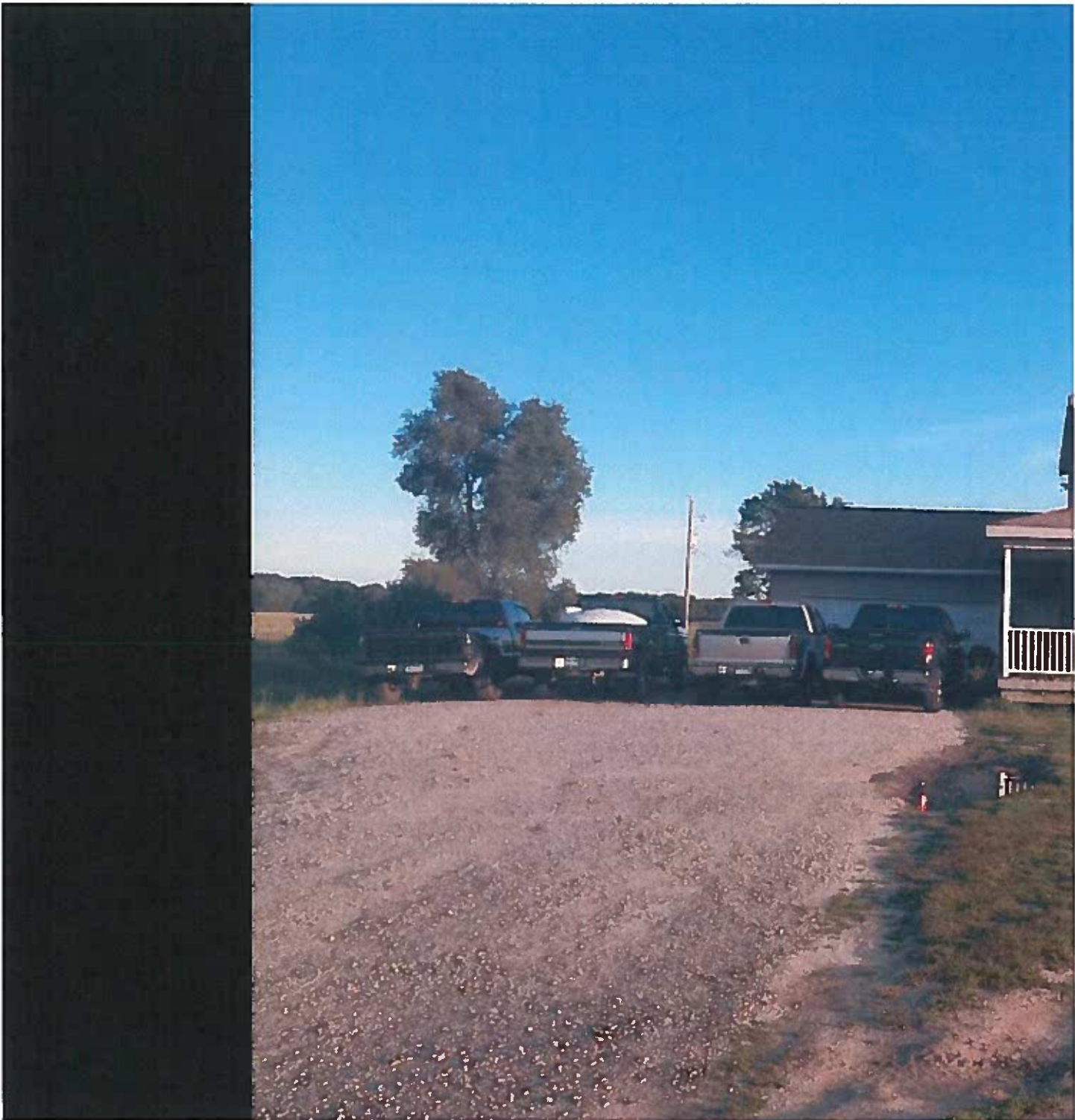
Peter Gallinat

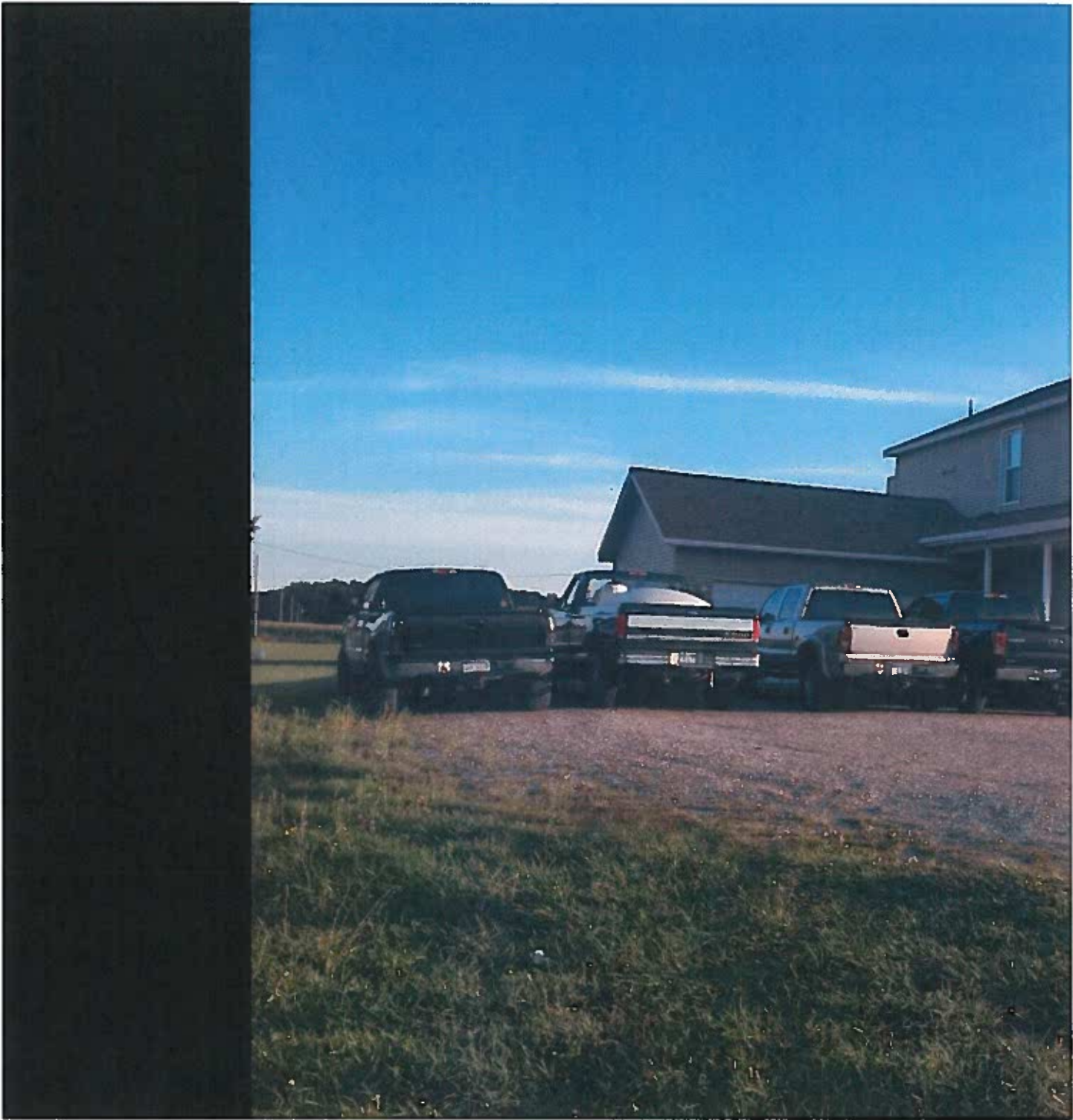
From: Colton Jacobs [58jacobs@gmail.com]
Sent: Wednesday, July 26, 2017 12:11 PM
To: Peter Gallinat
Subject: 1466 E Pickard Rd

Mr. Gallinat

My name is Colton Jacobs and I am currently renting the house at 1466 E Pickard Rd. My landlord asked that I send you some pictures showing that we have 4 parking spaces at the house a refuse pickup. The pictures I attached below show the 4 vehicles parked in gravel parking spots but we do not have refuse pick up because my grandfather owns a dumpster downtown and allows us to dump our trash there as we please. Let me or my landlord know if you need any further information. Thanks







UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, August 15, 2017, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Universal Financial Services Inc.**, a Special Use Permit in an AG (Agricultural District) zone for Rooming Dwellings and Boarding Dwellings Single Unit

Legal Description of property: T14N R4W SEC 17; BEG AT N 1/4 COR; TH S00D30'09" E 387.50 FT; TH S89D42'15" W, 206 FT; TH N00D30'09" W, 310.23 FT; TH N 89D42'15"E 95 FT; TH N 14D42'59"E 80 FT; TH N 89D42'15"E 90 FT TO POB. INCL EASEMENTS (SEE DEED)

This property is located at: 1466 E. PICKARD RD. MT PLEASANT, MI 48858
PID 14-017-10-001-08

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

Universal Financial Services, Inc.
300 Town Center Dr.
Troy, MI 48084

Coulter Thomas & Cynthia
Peters Edward & Sara Trust
4221 S. Dewitt Rd.
St. Johns, MI 48879

Robert Wheeler
1008 York Dr.
MT PLEASANT, MI 48858

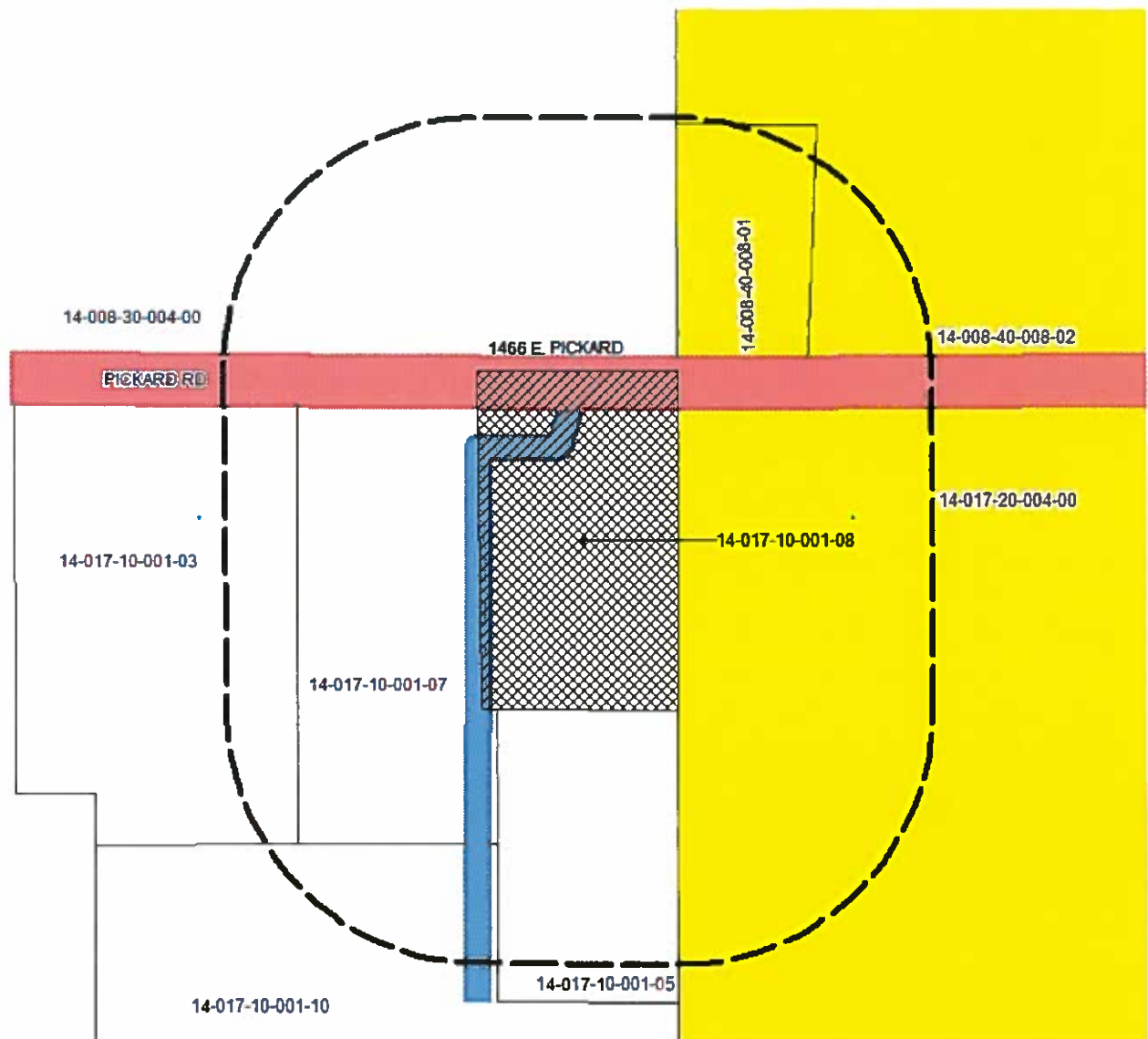
Mitchel Osman
Timmermann Nancy
1212 Fairfield Dr.
Mt. Pleasant, MI 48858

Burch Shirley A & Theal John
1370 E. Pickard Rd.
Mt. Pleasant, MI 48858

Union Farms LLC
1720 E. Pickard Rd.
Mt. Pleasant, MI 48858

Nietzke James
1327 E. High St.
Mt. Pleasant, MI 48858

McDonald Mark F & Amy L
1720 E. Pickard Rd.
Mt. Pleasant, MI 48858



The checked parcel represents the subject property at 1466 E. Pickard Rd. The subject property is zoned AG (Agricultural). The other white colored parcels to the South, North and West are also zoned AG (Agricultural). The yellow parcels are zoned R-2A (One and Two-Family Low Density Residential District). The dashed line represents a 300 foot radius of the subject property. Owners within 300ft of this property are notified of the public hearing for the request for a Rooming Dwellings and Boarding Dwelling Single Unit Special Use held on August 15, 2017 at 7pm.



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

NEW Business

SUBJECT: B) Sidewalk and Pathways Prioritization Committee Appointments

At the July 18, 2017 Planning Commission meeting the Planning Commission voted to designate a sidewalk and Pathways Prioritization Committee as required Sidewalk and Pathways Ordinance. At the August 9, 2017 Board of Trustees meeting the Board appointed Trustee Phil Mikus to for the roll of Township Board Representative. The remaining composition of the committee needed is as follows:

A representative of the Planning Commission.

Two residents of the Charter Township of Union.

One member At-Large.

The Township has received 2 applications for appointment at this time. The Planning Commission may also appoint a member from the planning commission at this meeting as well. In the future the appointments of these members will remain on the agenda along with correspondence. Applications will be considered as they become available.

NEW Business

SUBJECT: C) Discussion of LSL Planning and bids for Zoning Review Update.

To gather input from the PC in regards to and RFP for a Zoning Review Update.