



**Planning Commission
Regular Meeting
October 17, 2017
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 9-19-2017 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
 - REZ 2017-06 R-5 Mobile or Modular Home District to AG Rural Agricultural as shown on Township Zoning Map on S. Mission Rd. PID 14-034-40-001-01. Clinton & Gwendalyn Oswald
9. NEW BUSINESS
 - A. REZ 2017-06 R-5 Mobile or Modular Home District to AG Rural Agricultural as shown on Township Zoning Map on S. Mission Rd. PID 14-034-40-00101. Owner Clinton & Gwendalyn Oswald *Action: Recommend approval or denial of application to the Board of Trustees*
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 September 19, 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, & Zerbe

Excused: Woerle

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Robinette moved Webster supported the approval of the August 28, 2017 special meeting minutes as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

Approval of Agenda

Webster moved Buckley supported approval of the agenda as presented. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – Open 7:07 p.m.

No comments were offered.

Public Hearing

- **HOP 2017-01 Photography Studio 4305 E. Wing Rd. Jeremy and Jennifer Ruble**

Brief description for the home occupancy permit request was given by Township Planner.

Public Hearing open 7:12 p.m.

No public comments were offered.

No written comments were received.

Public Hearing closed 7:13 p.m.

New Business

- A. **SPR 2017-07 Dermatology Medical Facility Bellows Messenger LLC E. 1802 E. High St. southeastern corner 502' x 298.5' PID 14-023-20-016-01.**

Troy Grunder, Rowe Project Engineer represented the applicant.

The applicant is proposing to construct a dermatology medical office. The property being used is the southeastern corner that was recently rezoned from R2A to OS. The sale of the property to be split from the current parcel is contingent upon approval of both the Rezoning and Site Plan Review.

Discussion was held by the Planning Commissioners.

Robinette moved Buckley supported to approve SPR 2017-07 Dermatology Medical

Facility Bellows Messenger LLC with the following conditions: adhere Mt. Pleasant Fire Department violations, comply Charter Township of Union utility department, submit revised site plan for storm water if outlet is moved to Bellows St. **Vote: Ayes: 8 Nays 0.**
Motion carried.

B. HOP 2017-01 Photography Studio 4305 E. Wing Rd. Owner Jeremy and Jennifer Ruble

Applicant stated reason for request for home occupancy permit to operate a photography studio in their home.

Fuller moved **Mielke** supported to approve HOP 2017-01 Photography Studio 4305 E. Wing Rd. **Vote: Ayes: 8 Nays 0. Motion carried.**

Other Business

A. Discussion of LSL Planning and Bids for Zoning Review Update.

Discussion was held by the Board.

Extended Public Comment –open 7:53 p.m.

No Comments were offered.

Final Board Comment

Mielke – Commented that he would like to review the final Master Plan Draft.

Robinette moved **Buckley** supported to approve to allow Commissioner Mielke to attend the MAP Annual Conference on September 27 -29, 2017.

Adjournment – Chairman Squattrito adjourned the meeting at 7:57 p.m.

APPROVED BY:

Alex Fuller - Secretary

John Zerbe – Vice Secretary

(Recorded by Jennifer Loveberry)

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
2	Lynn	Laskowsky	12/31/2021



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	Denise	Webster	8/15/2018
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident			
5 Member at large	Barbara	Anderson	8/15/2019

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

Name: Connie Lee Bills, D.P.M. Date: 10/6/17
 Address: 3396 St. Andrews Drive
 Phone (home) 989 506 6275 (cell) same (work) 775-8500
 Email: staff @ familyfootcare.biz
 Occupation: Podiatrist

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

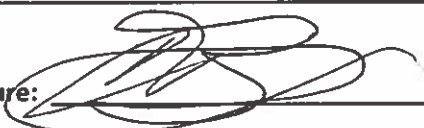
RECEIVED
 OCT - 6 2017
 BY: _____

OTHER *Specify Board: Sidewalk and Pathway Prioritization Committee

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

I believe accessibility is a right of every township resident.

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):

Signature:  Date: 10/6/17

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

Name: Jeremy L MacDonald Date: 9/19/17

Address: 2072 Cobblestone Court

Phone (home) 989-772-1882 (cell) 989-621-0212 (work) 989-463-2450

Email: jeremy@midmichiganagency.com

Occupation: Insurance

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 |



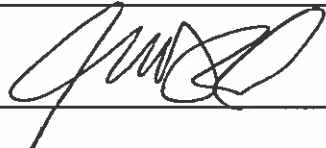
OTHER *Specify Board: Sidewalk committee

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

Had heard some interesting dialogue about sidewalks and wanted to be part of the discussion
as it may have an affect on me and my neighborhood, of which I'm association president as well.

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):

President of Cornerstone Estates Homeowners Association, current Board Member of the Mt Pleasant Little League
as well as the Michigan PIA (Professional Insurance Agents) and feel that experience would be helpful and relevant.

Signature:  Date: 9/19/17



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) REZ 2017-06 R-5 Mobile or Modular Home District to AG Rural Agricultural as shown on Township Zoning Map on S. Mission Rd. PID 14-034-40-001-01

(Public Hearing required)

Applicant: Clinton & Gwendalyn Oswald

Owner: Clinton & Gwendalyn Oswald

Location: S. Mission Rd. Mt. Pleasant, MI 48858 PID 14-034-40-001-01

Current Zoning: B-4 General Business District and R-5 Mobile or Modular Home District

Adjacent Zoning: R-4/AG/B-4 to the north, AG to the east across the road, AG to the west, AG to the south.

Future Land Use/Intent: A-2 Agriculture: 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: vacant property

Reason for Request: Applicant proposes to build one family dwelling residential home.

History: Property is currently vacant. Applicant has proposed to use the property if rezoned for a one family dwelling. As of now a one-family dwelling is not permitted in a R-5 district. The property has split zoning. The frontage of the property like others in the area is zoned B-4. The other split zoned parcels with B-4 frontage are also zoned AG.

The proposed Master Plan FLU supports this rezone as well. The proposed master plan has the parcel as a rural buffer. Agricultural and low density residential uses are allowed in a rural buffer district. I was not able to find a survey showing the exact amount of the property that is zoned B-4 and that which is zoned R-5. When using the MapInfo ruler tool it shows the property to be 2,660ft deep with the B-4 portion as 500ft deep. The remaining 2,160ft is R-5. This remaining 2,160ft is the portion of the property to be rezoned.

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 2017-06 R-5 to AG as shown on the Township Zoning Map at S. Mission Rd. PID 14-034-40-001-01 because

- The proposed rezone does not go against the current FLU map or the proposed FLU Map.

Peter Gallinat
Twp Planner

S MISSION RD

S MISSION RD

20-002-00

20-003-00

20-005-01

40-001-05

40-001-06

40-002-03

20-006-00

20-007-00

STONERIDGE CT
BBLE CREEK DR

BARNSWOOD CT

COLONY LN

20-001-00

WELLINGTON DR

IRONSTONE LN

40-001-01

14-034-40-001-01
*Click for more info

40-002-00

400-06

400-07

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, October 17, 2017, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning of property from R-5 (Mobile or Modular Home District) to AG (Agricultural District) shown on the Charter Township of Union Zoning Map, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Clinton & Gwendalyn Oswald** a rezoning of property as shown on the Charter Township of Union Zoning Map PID 14-034-40-001-01 from R-5to AG District

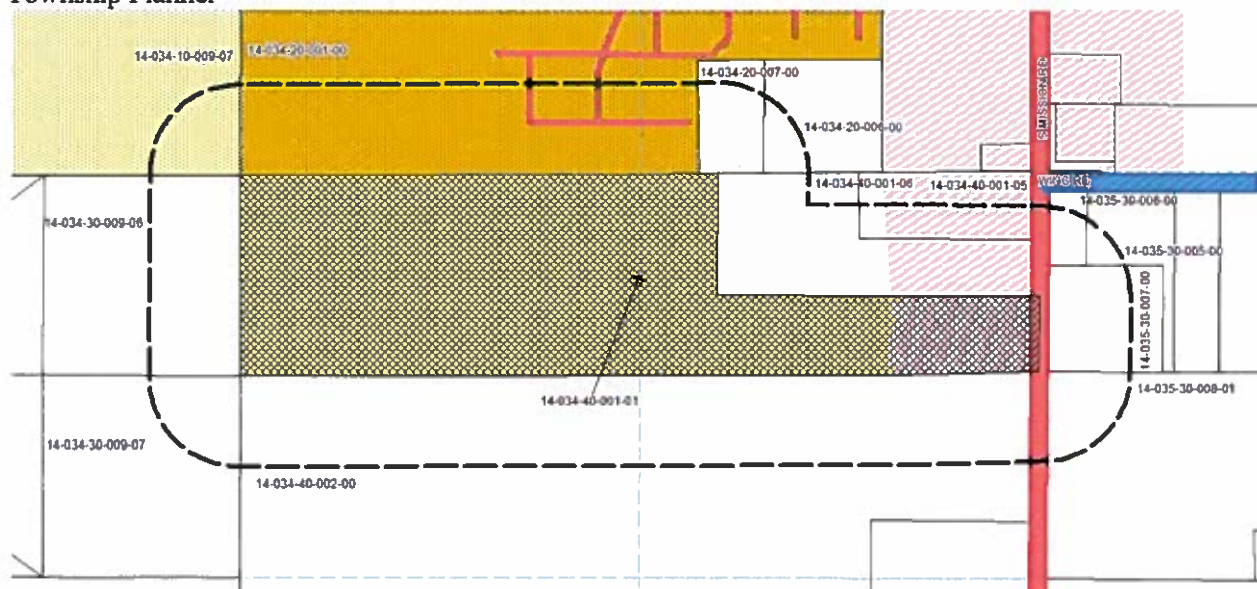
Legal Description of property: T14N R4W, SEC 34, COM S 3D 41M 38S W, 408 FT FROM E 1/4 COR SEC 34; TH S 3D 41M 38S W, 262.3 FT; TH N 86D 58M 33S W, 2659.13 FT TO N-S 1/4 LN; TH N 3D 18M 29S E, 665.75 FT TO INT 1/4 COR; TH S 87D 4M 22S E, 1595.93 FT ALG E-W 1/4 LN; TH S 3D 41M 38S W, 408 FT; TH S 87D 4M 22S E, 1067.74 FT TO POB 4/12/00 001-00 SPLIT NOW 001-01 VACANT AND 001-02 ARCHERY SHOP

This property is located at: S. Mission Rd. Mt. Pleasant, MI 48858
PID 14-034-40-001-01

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



Checked Parcel is the subject property. White Parcels are AG (Agricultural) Pink parcels are B-4 (General Business) Orange parcel is R-4 (Mobile Home Park District) Tan parcel is R-5 (Mobile or Modular Home).

Oswald Clinton & Gwendalyn
1216 Helen Ln.
MT PLEASANT, MI 48858

Mt. Pleasant Land Holdings
C/O Richard Barth
5889 Vintage Garden CT
Las Vegas, NV 89148

Castellon Elvira H
943 S. Doe Trail
MT PLEASANT, MI 48858

Castellon Ismael M & Tracy L
P.O. Box 78
MT PLEASANT, MI 48804-0078

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

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

Crawford Anthony M & Nicole A
5595 S. Mission Rd
Mt. Pleasant, MI 48858

Russell Jason T.
4152 E. Wing Rd.
Mt. Pleasant, MI 48858

Shoemaker Thomas J
5505 S. Mission
Mt. Pleasant, MI 48858

Vondoloski Martin J & Sherry A
4293 E. Millbrook Rd.
Mt. Pleasant, MI 48858

Oswald Gwendalyn
5594 S. Mission Rd
Mt. Pleasant, MI 48804-0758

SBA Infrastrue LLC
8051 Congress Ave
Boca Raton, FL 33487-1307

Patriot Communication Serv, Inc.
2860 County Road 215
Clyde, TX 79510

Pleasant Ridge Estates
Box 265929878
Sioux Falls SD 57186

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

UNION TOWNSHIP PUBLIC HEARING NOTICE - REZONING

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Legal Description of property: T14N R4W, SEC 34, COM S 3D 41M 385 W, 408 FT FROM E 1/4 COR SEC 34; TH S 3D 41M 385 W, 262.3 FT; TH N 86D 58M 335 W, 2659.13 FT TO N-S 1/4 LN; TH N 3D 18M 295 E, 665.75 FT TO INT 1/4 COR; TH S 87D 4M 225 E, 1595.93 FT ALG E-W 1/4 LN; TH S 3D 41M 385 W, 408 FT; TH S 87D 4M 225 E, 1067.74 FT TO POB 4/12/00 001-00 SPLIT NOW 001-01 VACANT AND 001-02 ARCHERY SHOP

This property is located at: S. Mission Rd. Mt. Pleasant, MI 48858
PID 14-034-40-001-01

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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 10/2/17

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	10/02/17
morningstarpublishing.com	10/02/17

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

Sworn to the subscribed before me this 3rd October 2017

Tina M Crown

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1443902

PO:

Sales Person: 200313

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

APPLICATION NO. _____

DATE 8/30/17

A. I (WE) Clinton & Gwendalyn Oswald

Address 1263 Helen Lane, Mt. Pleasant, MI 48858

Phone (989) 506-6709 989-666-1595

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-5 Single-wide Mobile Home District
zoning classification to AG Agricultural
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.

T14N R4W, SEC 34, COM S 3D 41M 38S W, 408 FT FROM E 1/4 COR SEC 34; TH S 3D 41M 38S W, 262.3 FT; TH N 86D 58M 33S W, 2659.13 FT TO N-S 1/4 LN; TN N 3D 18M 29S E, 665.75 FT TO INT 1/4 COR; TH S 87D 4M 22S E, 1595.93 FT ALG E-W 1/4 LN; TH S 3D 41M 38S W, 408 FT; TH S 87D 4M 22S E, 1067.74 FT TO POB 4/12/00 001-00 SPLIT NOW 001-01 VACANT AND 001-02 ARCHERY SHOP

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

5598 S. Mission Rd. Vacant land located just south of Clint's Body Shop. South of E. Wing Rd. and North of E. Millbrook Rd.

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

We would like to rezone the portion of this property that is currently zoned R-5 to AG and keep the B4 zoning near the road. We plan to build a stick-built single family home on the section of the property that we would like rezoned.

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)

Attached

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

CERTIFICATION:

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

SIGNED:

[Signature] _____ Date 8-30-17

Mundalyn Oswald _____ Date 8/30/17

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. _____

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned.

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

Ismael & Tracy Castellon
3410 Paddock Ln
Mt. Pleasant, MI 48858

Elvira Castellon
943 S. Doe Trl
Mt. Pleasant, MI 48858

Anthony & Nicole Crawford
5595 S. Mission Rd.
Mt. Pleasant, MI 48858

Martin & Sherry Vondoloski
4293 E. Millbrook Rd.
Mt. Pleasant, MI 48858

Elton & Evelyn Goffnett Liv Tr
5757 S. Mission
Mt. Pleasant, MI 48858

Pleasant Ridge Estates
1955 S. Chippewa Rd.
Mt. Pleasant, MI 48858

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