



**Planning Commission
Regular Meeting
November 21, 2017
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 10-17-2017 Regular Planning Commission Meeting
 - 10-24-2017 Special Planning Commission Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
 - Letter regarding Medical Marijuana Facilities
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. PUBLIC HEARINGS
9. NEW BUSINESS
 - A. SPR 2017-09 Jump Station Expansion. McGuirk Mini Storage Inc. 2422 E. Broomfield Rd. PID 14-028-10-002-01
Action: Approve Site Plan
 - B. Adoption of 2017 Charter Township of Union Master Plan
Action: Adopt Plan and forward to the Board of Trustees for Adoption
 - C. 2017 Annual Planning Commission Report
Action: Review and edit report as needed to forward to the Board of Trustees
 - D. RFP Zoning Ordinance Draft
Action: Review and edit RFP as needed before submitting to the public.
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 October 17, 2017 at the Township Hall.

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

Roll Call

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

Excused: Mielke

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Fuller moved **Webster** supported the approval of the September 19, 2017 special meeting minutes as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

Woerle updates from the Board of Trustees

Approval of Agenda

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

Public Comment – Open 7:06 p.m.

No comments were offered.

Public Hearing

- **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 14-034-001-01**

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

Public Hearing open 7:10 p.m.

No public comments were offered.

No written comments were received.

Public Hearing closed 7:10 p.m.

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 14-034-001-01**

The applicant, Clint Oswald, answered questions from the Planning Commissioners.

The applicant is requesting the rezoning to build a one family dwelling residential home.

Discussion was held by the Planning Commissioners.

Buckley moved **Robinette** supported to recommend approval of REZ 2017-06 from R-5 to AG as shown on the Township Zoning Map at S. Mission Rd. PID 14-034-40-001-01;

which does not include the 500 ft. of frontage that will remain zoned B4. **Vote: Ayes: 8 Nays 0. Motion carried.**

Other Business

A. Appointment to Sidewalk / Pathway Prioritization Committee.

Webster moved **Woerle** supported to appoint Jeremy MacDonald to the Sidewalk / Pathway Prioritization Committee for a one year term, expiring 10/17/2018. **Vote: Ayes: 8 Nays 0. Motion carried.**

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.

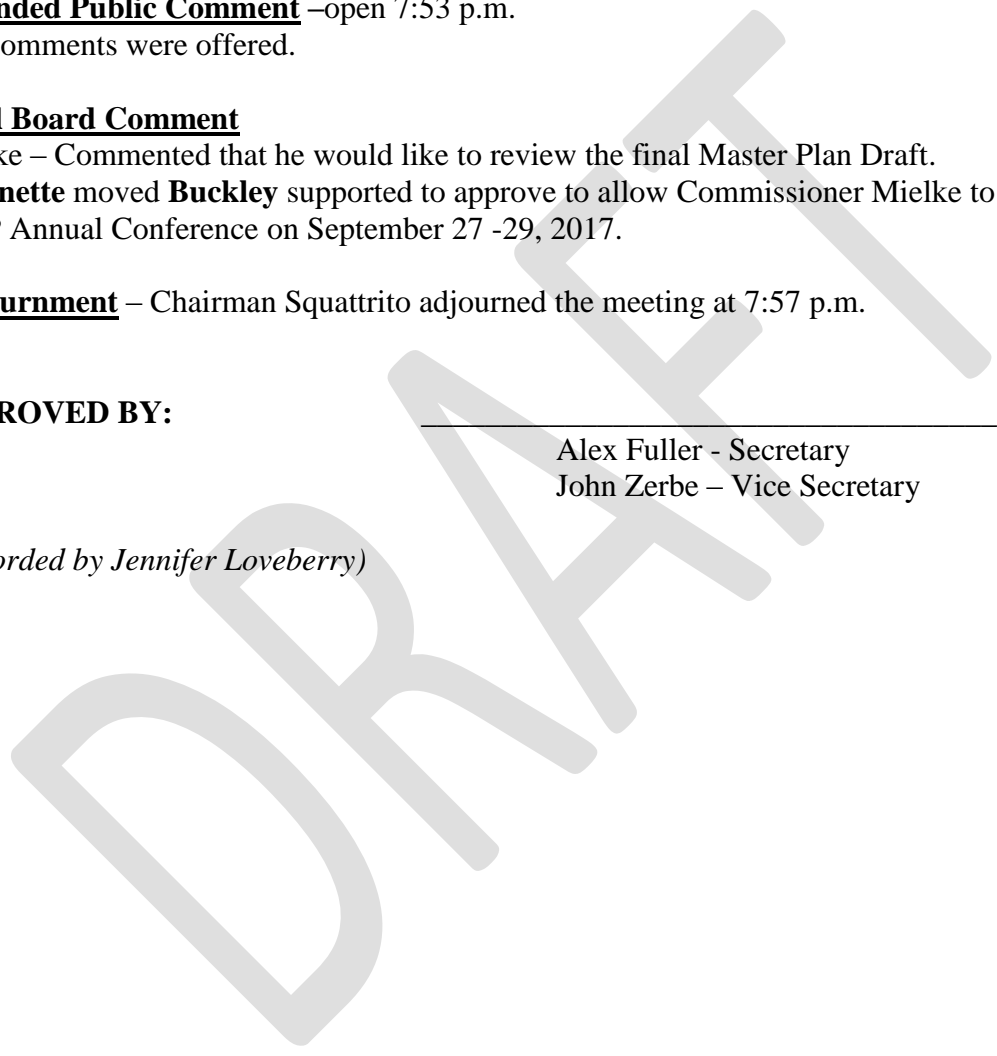
Robinette moved **Buckley** supported to approve to allow Commissioner Mielke to attend the MAP Annual Conference on September 27 -29, 2017.

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

APPROVED BY:

Alex Fuller - Secretary
John Zerbe – Vice Secretary

(Recorded by Jennifer Loveberry)



CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on October 24, 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

Correspondence / Reports

Sidewalk & Pathway Prioritization Committee updates from Webster.

Approval of Agenda

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

Public Comment – Open 7:05 p.m.

No comments were offered.

Public Hearing

• **2017 Charter Township of Union Master Plan Draft**

Brief description was given by Township Planner.

Public Hearing open 7:07 p.m.

No public comments were offered.

No written comments were received.

Public Hearing closed 7:09 p.m.

New Business

A. 2017 Charter Township of Union Master Plan Draft

The consultant described that final edits will be completed following the open house.

B. SPR 2017-08 Riverwood storage building 1239 E. Broomfield Rd. Owner Richard Figg

Brief description stating that the applicant has requested to construct a 156' x 60' x 14' storage building for Riverwood Golf Course as the previous storage facility was destroyed in a fire in July of 2017. The current use of the golf course is a special use allowed in an R-1 property.

Richard Figg, applicant, answered questions of the planning commissioners.

Buckley moved **Fuller** supported to approve SPR 2017-08 Riverwood storage building with the following conditions: that the applicant complies with the drain commission storm water management requirements, checks the drive width requirements with the fire department, and

construct sidewalks along Broomfield Road that complies with Township Ordinance. **Vote: Ayes: 5 Nays: 4. Motion carried.**

Other Business

Extended Public Comment –open 8:20 p.m.
No Comments were offered.

Final Board Comment

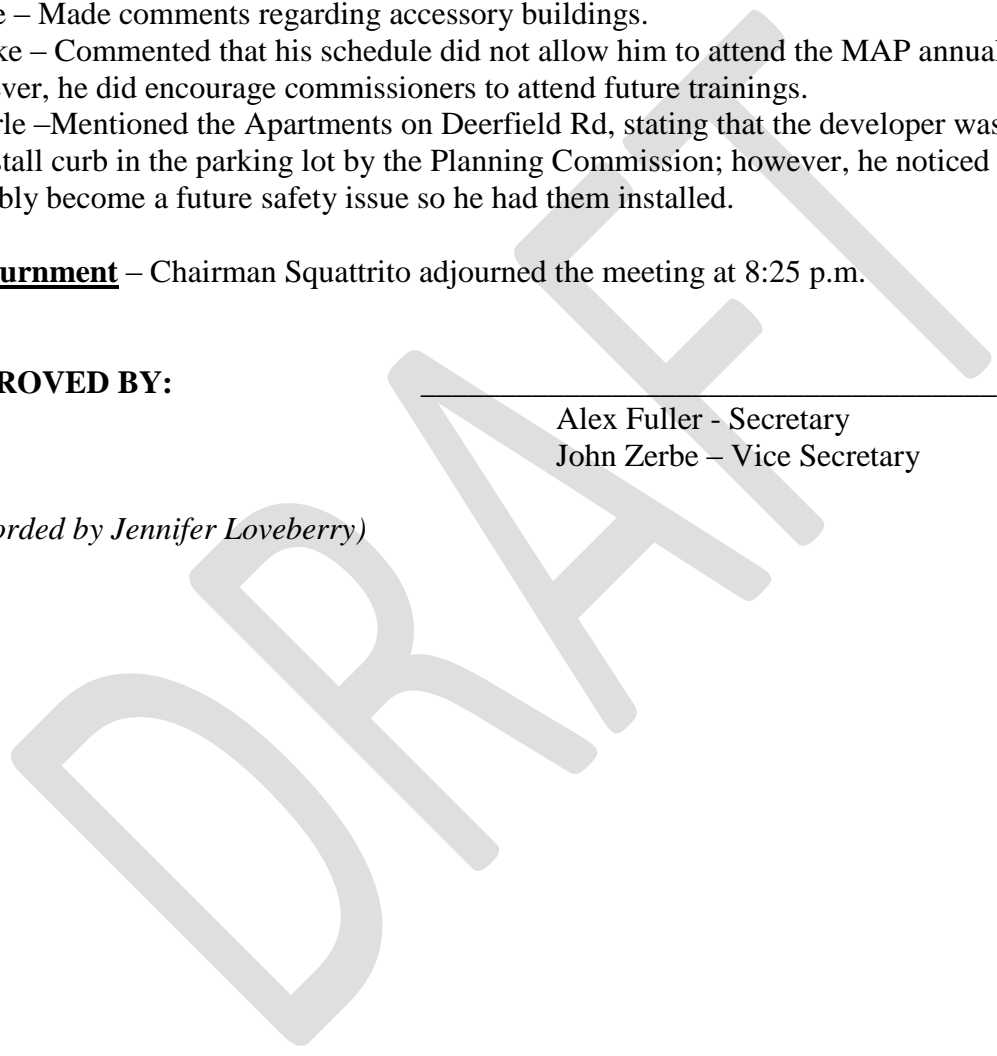
Zerbe – Made comments regarding accessory buildings.
Mielke – Commented that his schedule did not allow him to attend the MAP annual conference; however, he did encourage commissioners to attend future trainings.
Woerle –Mentioned the Apartments on Deerfield Rd, stating that the developer was not required to install curb in the parking lot by the Planning Commission; however, he noticed that it could possibly become a future safety issue so he had them installed.

Adjournment – Chairman Squattrito adjourned the meeting at 8:25 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	Bryan	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	Jeremy	MacDonald	10/17/2018
5 Member at large	Barbara	Anderson	8/15/2019



Trevor and Deborah M. Francke (Gray-Francke)
624 Highland St.
Mt. Pleasant, MI 48858
November 2, 2017

Dear Union Township Officials:

As commercial property owners in Union Township (905 S. Mission Road, Mt. Pleasant, MI) we wanted to convey our intent to apply for a license to conduct business under the new Michigan Medical Marijuana law. License applications will become available on December 15, 2017 and require that applicants submit a "Copy of municipality's authorizing ordinance or resolution".

We attended the union township board of trustees meeting on October 25th and wanted to put in writing, some of the facts we conveyed to the township. Those facts are:

- 1. Big industry with big tax revenue possibilities.**
Legal marijuana is currently a \$6 billion industry in 29 states and the District of Columbia (Norml.org, 2017). Colorado, one of 7 states and the District of Columbia to legalize the *recreational* use of marijuana recently reached a landmark revenue milestone of \$1 billion in sales and nearly \$200 million in tax revenue in the first 9 months of 2017 (ProCon.org, 2017; Smith, 2017).
- 2. National marijuana sales in 2020 = craft beer sales**
To give this industry's growth and size some perspective consider that the craft beer industry is a \$23.5 billion industry and accounts for 20% of all beer sales in the U.S (Brewers Association, 2016).
- 3. This industry creates jobs.**
Analysts predict that Michigan will likely mimic the success of the Colorado. Success in Colorado has not been limited to just the marijuana industry but has extended to other industries like heating and cooling, security, marketing services, retail, warehousing and marijuana tourism (Wallace, 2016).
- 4. Sales could reach \$1 billion per year Michigan by 2020.**
Michigan medical marijuana sales are currently estimated at about \$100 million annually although this number is difficult for the industry to estimate because of the way the current law was written. Once the new medical marijuana licensing law goes into effect in 2018, sales are forecasted to be as high as \$1 Billion by 2020 in Michigan and tax revenues are expected to exceed \$63 million in the first year (Gray, 2017). It is widely reported that a proposal to legalize *recreational* marijuana in Michigan will appear on the ballot in 2018; it is also widely reported that the ballot has a strong chance of

passing. If this happens the marijuana business in Michigan is likely explode (Gerstein, 2017).

5. This is no longer a 'stoner' marketplace.

The State of Michigan is very serious about legitimizing and regulating medical marijuana sales in the state. Although license applications will not be formally accepted until December 15th, the state often updates the LARA website in an attempt to educate potential applicants about the licensing procedure. Recently, the state released a "MMFL Application Document Checklist" (see attached). The checklist further demonstrates that this will no longer be a 'stoner' marketplace and instead will be a tightly regulated marketplace with *legitimate, responsible, tax paying* business owners.

6. The new state law has created a 5-entity supply chain.

The 5 medical marijuana business licenses are: growers, processors, providers, secure transporters, and testers (testers will determine chemical strength of products) (Gray and Egan, 2017). The law requires that all businesses that buy, sell, or transport medical marijuana be licensed in one of the 5 areas and that business may only do business with others who are also licensed in the 5 areas (Gray and Egan, 2017). In essence the state has created and mandated a 5-entity licensed supply chain in order to conduct a legal medical marijuana business.

7. December 15th is an important date and leads to competitive advantage.

Businesses cannot apply for state licenses *without the municipalities express permission*, if there is no permission, the business cannot start. In close vicinity to Union Township, both Clare and Mt. Pleasant are in the process of adopting or finalizing ordinances that allow for medical marijuana business licenses in their communities. Some communities, like Kingsley, MI have not only adopted ordinances but have wooed business investors to their communities to create jobs and tax revenue. Kingsley is working with a cannabis company to build a \$20 million medical marijuana plant in their community (Champion, 2017). If Union Township does not opt in in a timely manner, businesses who want to operate in union township will be at *competitive disadvantage* to those businesses operating in communities where they were able to get a license early on in the marketplace.

8. The state is offering free training on seed to sale tracking.

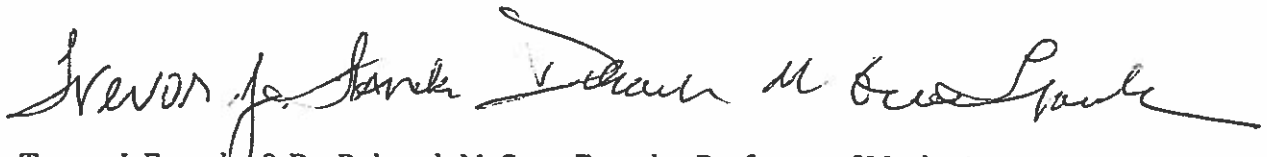
The state of Michigan has set up free training sessions in November to train and educate license applicants on how to use the electronic seed to sale inventory tracking system (Gray, 2017). The majority of these training sessions will be held on college campuses and include:

- Nov. 8, Oakland Community College, 27055 Orchard Lake Road, Farmington Hills
- Nov. 9, Saginaw Valley State University, 7400 Bay Road, University Center
- Nov. 13, Great Wolf Lodge, 3575 North US Highway 31 South, Traverse City
- Nov. 14, Wing's Conference Center, 3600 Vanrick Drive, Kalamazoo
- Nov. 15, Kellogg Conference Center, 219 South Harrison Road, East Lansing

We respectfully ask Union Township to work quickly to decide on a plan to move forward (or not move forward) with a decision to allow businesses to operate in the legal medical marijuana industry in Michigan. While we would like to locate our business in Union Township where we own commercial property, we are willing to consider applying for a license in a neighboring community to ensure competitive advantage in what we believe will be an exciting, meaningful, and prosperous industry.

We are attaching a list of articles referenced in this letter as well as other articles that the township may find useful.

Sincerely,



Trevor J. Francke & Dr. Deborah M. Gray-Francke, Professor of Marketing
 C: 989-400-7870
 E: Deborah.gray@cmich.edu

References & Bibliography

Borchardt, Debra. (2017, Jan 10). Marijuana industry fears if Sessions is confirmed, dispensaries could get shut down. Retrieved from <https://www.forbes.com/sites/debraborchardt/2017/01/10/marijuana-industry-fears-if-sessions-is-confirmed-dispensaries-could-get-shut-down/2/#65f8fa3c7a4f>.

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Brewers Association. (2016, December 2016). U.S. beer sales volume. Retrieved from: <https://www.brewersassociation.org/statistics/national-beer-sales-production-data/>.

Champion, Brandon. (2017). \$20M medical marijuana facility proposed in Northern Michigan. Retrieved from: http://www.mlive.com/news/grand-rapids/index.ssf/2017/03/canadian_company_hopes_to_buil.html.

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Gray, Kathleen. (2018, October 9). Michigan to offer medical marijuana training for people looking to get into the business. Retrieved from: <http://www.freep.com/story/news/local/michigan/2017/10/09/michigan-medical-marijuana-training/745983001/>.

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Norml.org. (2017). States that have legalized recreational or medical marijuana. Retrieved from: <http://norml.org/states>

ProCon.org. (2017). 29 Legal Marijuana States and DC. Retrieved from <https://medicalmarijuana.procon.org/view.resource.php?resourceID=000881>.

Robinson, Melia. (2017, April 1). The way people buy marijuana will change in 2019 and here's what to expect. *Business Insider*. Retrieved from: <http://www.businessinsider.com/recreational-vs-medical-marijuana-sales-forecast-2017-3>.

Smith, Aaron. (2017, July 19). Colorado passes a milestone for pot revenue. CNN Money. Retrieved from: <http://money.cnn.com/2017/07/19/news/colorado-marijuana-tax-revenue/index.html>.

Wallace, Alicia. (2016, October 26). Colorado is now a behemoth with a \$2.4 Billion economic impact. Retrieved from:

<http://www.denverpost.com/2016/10/26/colorado-weed-economic-impact-report/>.



MMFL APPLICATION DOCUMENT CHECKLISTS

The purpose of this checklist is to provide information to the public and potential medical marijuana facility licensees as to the types of documentation that may be needed for the application process. This checklist is not a formal application. It is advisory only and is subject to change. Potential licensees are encouraged to seek legal counsel to ensure their applications for licensure comply with the Medical Marijuana Facilities Licensing Act and associated administrative rules.

The Bureau of Medical Marijuana Regulation intends to request the following supporting documentation during the application process. The bureau may also request additional information during application processing.

Step 1: Prequalification Document Checklist

Review this checklist for the forms and documents required with this completed application form

Prequalification Documents <input type="checkbox"/> Completed Application <input type="checkbox"/> Gov't Issued ID Copy For All Persons With Ownership Interest <input type="checkbox"/> Fees Attestations <input type="checkbox"/> Applicant's Acknowledgment, Agreement, & Consent (notarized) <input type="checkbox"/> Applicant's Consent to Release Information (notarized) <input type="checkbox"/> Applicant's Verification & Affidavit of Full Disclosure (notarized) Entity Information <input type="checkbox"/> DISCLOSURE 1—Entity Information Questions <input type="checkbox"/> Official Registration Document (e.g., Articles of Incorporation) <input type="checkbox"/> Certificate of Good Standing <input type="checkbox"/> Approval to Conduct Business in Michigan <input type="checkbox"/> Trademark/Insignia Documents (if applicable) <input type="checkbox"/> Copy of Bylaws or Other Governing Documents <input type="checkbox"/> Authorizing Resolution (if applicable) Ownership Interest <input type="checkbox"/> DISCLOSURE 2A—Ownership Interest Questions <input type="checkbox"/> DISCLOSURE 2B—Affiliate & Interested Party Disclosures	Financial <input type="checkbox"/> DISCLOSURE 3—Financial Information Questions <input type="checkbox"/> DISCLOSURE 4—Debt, Insolvency, or Bankruptcy Actions <input type="checkbox"/> DISCLOSURE 5—Tax & Tax Compliance Questions <input type="checkbox"/> CPA Audited Active Bank/Financial Statements <input type="checkbox"/> Tax Returns For Past 3 years <input type="checkbox"/> W2s For Past 3 years <input type="checkbox"/> Copy of Notice of Tax Liability Due (if applicable) <input type="checkbox"/> Copy of Debt, Insolvency, Bankruptcy Order (if applicable) Regulation <input type="checkbox"/> DISCLOSURE 6—Governmental Regulation Questions <input type="checkbox"/> Copy of Any Other Commercial Licenses (if applicable) <input type="checkbox"/> Copy of Any Comparable License From Other Jurisdictions Criminal History <input type="checkbox"/> DISCLOSURE 7—Criminal History Questions Litigation <input type="checkbox"/> DISCLOSURE 8—Litigation History Question
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Step 2: License Specific Application Checklist

Review this checklist for the forms and documents required with this completed application form

Municipality Information <input type="checkbox"/> Copy of municipality's authorizing ordinance or resolution <input type="checkbox"/> Copy of municipal approval notice Business Specifications <input type="checkbox"/> Copy of Premises Security Plan <input type="checkbox"/> Copy of Technology Plan (3rd party integrating software with metre) <input type="checkbox"/> Copy of Business Floor Plan <input type="checkbox"/> Copy of Business Property Depiction <input type="checkbox"/> Copy of Deed or Lease Agreement	Business Specifications Continued <input type="checkbox"/> Copy of Marketing Plan (advertising, propaganda, etc.) <input type="checkbox"/> Copy of Inventory & Recordkeeping Plan Proof of Financial Responsibility <input type="checkbox"/> Copy of insurance policy, bond, or security for facility Employees <input type="checkbox"/> Copy of Staffing Plan (number of employees, training info, hiring info, etc.) Attestations <input type="checkbox"/> Acknowledgment and Consent to Investigations, Statute & Rule Compliance
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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) SPR 2017-09 Jump Station Expansion 2422 E. Broomfield Rd.

Applicant: CMS&D Surveying and Engineering

Owner: McGuirk Mini Storage Inc.

Location: 2422 E. Broomfield Rd. MT PLEASANT, MI 48858

Current Zoning: B-4 General Business District.

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

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

Current Use: Commercial Offices/Indoor recreation.

Reason for Request: Applicant request to construct new building located in between the two (2) existing structures for the expansion of the Jump Station business.

History: In August of 2015 SPR 2015-14 was approved by the Planning Commission for this property. In March of 2016 the plan was resubmitted as SPR 2016-03 to ensure all requirements of the site plan had been complied with. This plan if approved would replace those previously approved plans and become the only legally approved plan moving forward.

At this time I have received comments back from The Mt. Pleasant Fire Department, Isabella County Road Commission, Isabella County Transportation Commission, Township Utilities, and the Isabella County Drain Office for Storm Water Management. Comments from the Road Commission have mentioned that they are still reviewing if the entrance will need a curb and gutter or not. Township Utilities have indicated that The City of Mt. Pleasant Public Works Department will need to approve the project as well. At this time the applicant is meeting with the City Department of Public Works on Friday Nov 17 and the Engineer for the Road Commission is out of the office.

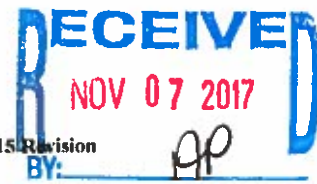
The applicant has provided a letter explaining screening that has been installed as required per ordinance and a variance that was granted related to previous site plan approval. Applicant has also provided a letter requesting a waiver of sidewalk installation for the project.

Objective of board: Final site plan was received 14 days (11-07-2017) before our regular scheduled meeting on November 21, 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.

Recommend at this time a recommendation of approval to the Township Board of Trustees SPR 2017-09 on the condition that:

- Sidewalks are installed as shown on plan
- Outside agency requirements are followed
- Outdoor Lighting is down shielded

Peter Gallinat Twp Planner



Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review **Final Site Plan Review**
- II. Applicant Name MCGUIRK MINI STORAGE INC.
- III. Applicant Address P.O. BOX 530, MT. PLEASANT, MI 48858
- IV. Applicant Phone 989-772-1309 Owner Phone 989-621-7540
- V. Applicant is (circle) Contractor Architect/Engineer Developer **Land Owner** (skip V& VI)
Other
- VI. Land Owner Name _____
- VII. Land Owner Address _____
- VIII. Project/Business Name 2422 BROOMFIELD ROAD
- 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		<input type="checkbox"/> Off
Storm water management plan approval prior to application. Reviewed by the County Engineer	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	<input checked="" type="checkbox"/>	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II		
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS		I Off Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	<input checked="" type="checkbox"/>	
Name and Address of Applicant	<input checked="" type="checkbox"/>	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	<input checked="" type="checkbox"/>	

Union Township Site Plan Review Application 2015 Revision

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.	✓ ✓	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	✓	
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. -	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	✓	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	✓	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 (773 5921)
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)	✓	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	

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.

Julie McGuirk
Signature of Applicant

11/6/17
Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE NOVEMBER 21, 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 _____	



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)?	Y <input type="checkbox"/>	N <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.	Y <input type="checkbox"/>	N <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?).	Y <input type="checkbox"/>	N <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)?	Y <input checked="" type="checkbox"/>	N <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?	Y <input type="checkbox"/>	N <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?	Y <input type="checkbox"/>	N <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?	Y <input type="checkbox"/>	N <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?	Y <input type="checkbox"/>	N <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?	Y <input type="checkbox"/>	N <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> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, <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)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <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)	Y <input type="checkbox"/>	N <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 <i>floodplain</i> 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 <i>high risk erosion area</i> ?	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 <i>environmental area</i> ?	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 <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , 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"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
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"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>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"/>	ODWMA, <u>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</u> , or appropriate <u>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"/>	Office of Oil, Gas and Minerals (OOGM)
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</u> or Appropriate <u>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 checked="" type="checkbox"/>	N <input 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>

**CMS & D**

SURVEYING/ENGINEERING

510 West Pickard, Mt. Pleasant, MI 48858**Phone: 989-775-0756, Fax: 989-775-5012 Email:info@cms-d.com**

November 7, 2017

Attn: Peter Gallinat
Union Charter Township
Planning Commission Members
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Proposed Building Expansion of 2420 & 2422 East Broomfield Road.

Mr. Gallinat:

I would request that this letter and the attached photographs be incorporated as part of our requested site plan approval application for the proposed building expansion at 2420 & 2422 East Broomfield Road, Mt. Pleasant, Michigan.

As part of the site plan requirements for Union Township, public sidewalks must be shown on the submitted plan set. This was discussed with Township Staff and it was determined that we would address this specific item by letter and photos. This particular parcel has an Isabella County Drain Easement adjacent to the County Road right -of-way. The easement is shown on our plan set. This easement is for the Recker Tile Drain and also for an overland flow pattern for storm water from the South and West. In Photos 1 & 2, you will see two large diameter cross culvert that direct this overland flow to the North side of East Broomfield Road. From there, the water heads North to the Chippewa River. The size of the culverts give an indication of the volume of water which utilize these crossings.

From the edge of pavement along the South side of East Broomfield Road to the graded flow pattern of the Recker Drain is approximately 4 feet. Typically, the 5 foot wide sidewalk would be installed (1) foot outside of the road right-of-way. The road side edge of the sidewalk would be directly over the mouth of the smaller culvert and Southerly edge of the sidewalk would be directly over of the large culvert.

In the near future, Lincoln Road will be improved and expanded in width from the new bridge, South to its intersection with East Broomfield Road. The portion of Lincoln Road North of the new Bridge is expected to be expanded in the next few years. East Broomfield has already been expanded from Crawford Road West for approximately 500 feet, where it then tapers back to a two lane roadway. It can be expected that Broomfield Road, from Lincoln Road East will be expanded in the more distance future. How many years in the future, no one knows.

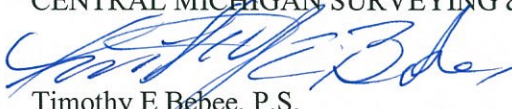
Union Charter Township
Planning Commission Members
November 7, 2017
Page 2 of 2

Taking into account the County Drain Easement and the flow pattern of the Recker Drain and the expected future expansion of Broomfield Road, we ask that the Commissioners consider either a temporary waiver of the sidewalk or for the Township to establish a Sidewalk Escrow Account that moneys could be directed to and held for future installation projects. The cost of 332 feet of 5 foot sidewalk could be placed and held in this account. We would like to discuss these options with the board at this upcoming meeting.

Additionally, we would like to discuss the screening of the project. In the previous project, the 2422 building was built adjacent to residentially zoned property. Evergreen screening was placed along the West boundary due to the adjacent residentially zoned property. The proposed project will be adjacent to a B-4 General Commercial District. It is our understanding from Township Staff that screening will not be a requirement for the proposed expansion. Attached please find Photos 3 & 4 of the previously installed evergreen screening.

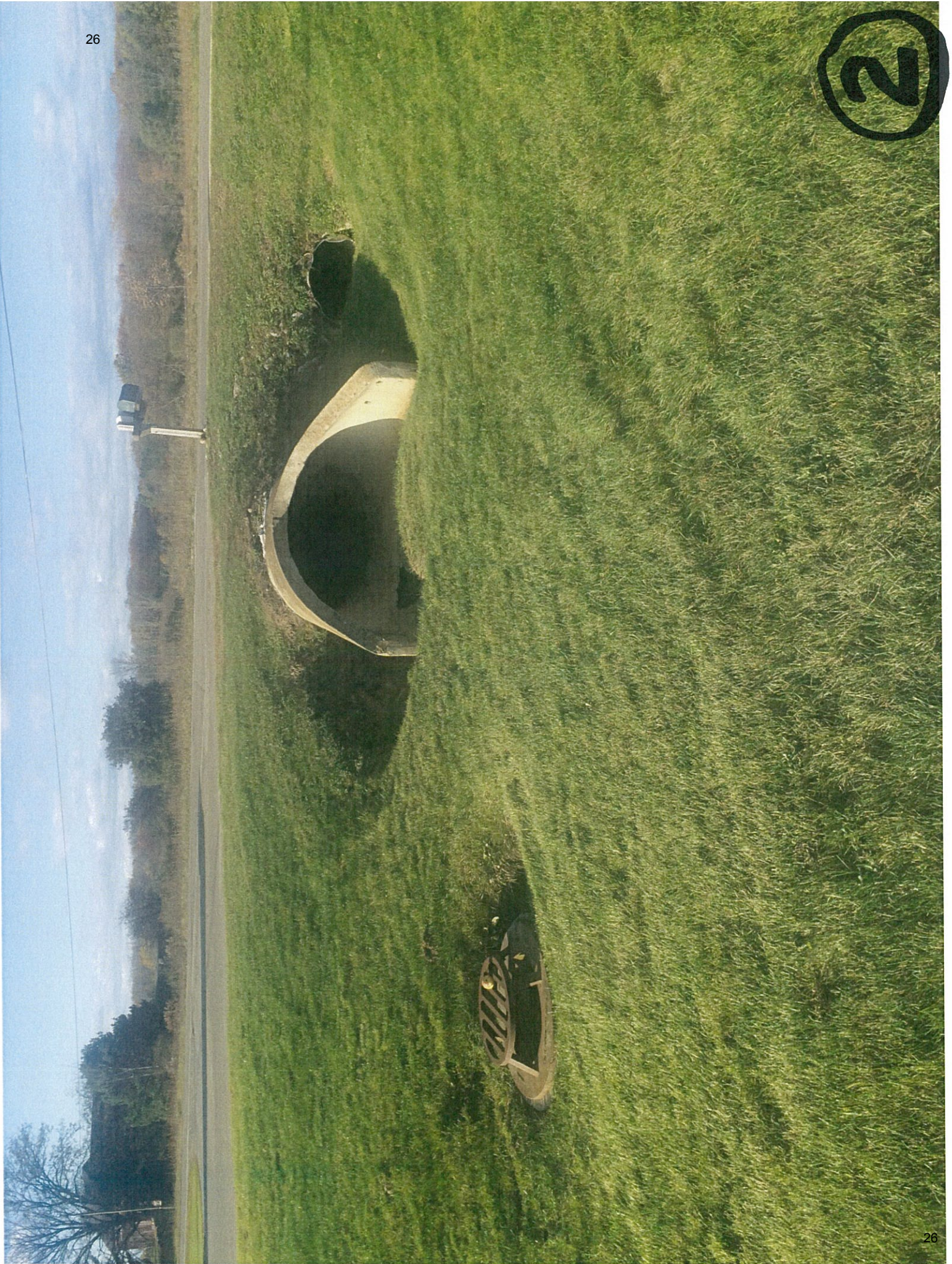
Respectfully submitted,

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.



Timothy E Bebee, P.S.
President





2







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

Union Township Site Plan Review

Friday November 3, 2017

The Jump Station

2422 E Broomfield RD
 Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Friday November 3, 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
 2422 Broomfield Rd.

Scope of Project: Proposed 9,800 square ft. building expansion plus 1,320 square ft. of connecting corridors.

Print Received 11/2/17

Job Number: 1504-044

ACCESS AND WATER Road and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.

ACCESS ROAD 150 FT Buildings within 150ft of Access Road

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

Union Township Site Plan Review

Section 503 allows for an increase in the 150 based on exceptions 1 - 3. For "approved alternative" protection, recommending the installation of hose connections just inside the service doors on the west side of each building section that has suppression.

ACCESS ROAD LOAD Designed and Maintained to Support the

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

ACCESS ROAD OBSTRUCTED Dimensions and Clearances

All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)

Meets requirements.

ACCESS ROAD TURN AROUND Turn Around Required when Road in

Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.

The south end of the parking lot with the additional proposed asphalt meets the requirements above.

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.

Site plan meets requirements above.

FDC HORN STROBE Horn Strobe Above FDC

Provide a horn strobe above the Fire Department Connection. Fire Prevention Ordinance 93.12(A)

Union Township Site Plan Review

FDC LOCATION FDC Location and Distance

Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. The fire department connection shall be located within 150 feet of a fire hydrant, in accordance with Chapter 9, Section 912.2.1 of the 2012 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.

FDC location on east side of building within the 150' of hydrant.

FDC MAINTENANCE FDC Maintained and Unobstructed

Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief as in accordance with Chapter 9, Section 912.3 of the 2012 Edition of the International Fire Code.

HYDRANT DISTANCE Hydrant maximum distance from buildings

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Site plan meets requirements.

KNOX BOX Knox Box Requirements and Location

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)

WATER SUPPLY (GPM) Capable of Supplying the Required Fire

Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables

Union Township Site Plan Review

B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)

Building construction type is IIB/IIIB and the total building is 21,120 sq. ft. The required fire flow of 3,000gpm. A 50% reduction for a sprinkled building reduces fire flow to 1500gpm. One hydrant required and site plan meets requirement.

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

Sam **B**er **E**ngineering

Bruce Rohrer P.E.
957 Morey Drive
Mt. Pleasant, Michigan 48858
(989) 330-2150

November 6, 2017

Peter Galliant
Union Township Planner
2010 S. Lincoln Road
Mt. Pleasant, MI 48858

RE: Storm Water Management Plan for 2420 & 2422 E. Broomfield Rd, Mt. Pleasant, MI;
Expansion Project

Dear Mr. Galliant:

I have reviewed the revised Storm Water Management Plan dated 11-06-17 prepared by Tim Beebe of CMS & D Surveying & Engineering for the above captioned project located in part of the NW ¼ of Section 28, Union Township. The proposed plan is consistent with the Union Township Storm Water Ordinance. You may want to require a bond or some other financial instrument to ensure that the Storm Water plan is constructed properly and timely.

If you have any questions or need any further information, please feel free to contact me in my office.

Sincerely,



Bruce E. Rohrer, P.E.
Consulting Engineer
Isabella County

BER/taw

cc: Tim Beebe
CMS & D Surveying & Engineering

Peter Gallinat

From: Pat Gaffney [PGaffney@isabellaroads.com]
Sent: Tuesday, November 07, 2017 5:11 PM
To: Peter Gallinat
Cc: tbebee@cms-d.com
Subject: 2422 Broomfield Road Site Plan

Peter,

I have received the above site plan for review. I need to determine if the expansion warrants improvements to the drive entrance based on traffic being generated. (IE Curb and Gutter Entrance, Right Turn Lane, Etc)

If you have any questions give me a call.

Patrick J. Gaffney, PE
Engineer Superintendent
Isabella CRC
989-773-7131 x115
989-772-2371 fax
pgaffney@isabellaroads.com

Peter Gallinat

From: Kim Smith
Sent: Tuesday, November 07, 2017 2:33 PM
To: Peter Gallinat
Cc: Mark Stuhldreher; Shanee Thayer; Zang, John
Subject: RE: Jumpstation Addition - Union Twp Review
Attachments: 1710-130 PRELIMINARY SUBMITTAL.PDF; img11072017_0002.pdf

Peter,

The water and sewer for this development is provided via a Commercial Property Utility Service and Franchise Agreement that was approved by the Township in August of 2015. You have confirmed that the site plan forwarded to me on November 2, 2017, by the developers representative, is the same as you received I am also forwarding this email to John Zang, City of Mt. Pleasant Department of Public Works Director, for approvals. All approvals should be received from the City of Mt. Pleasant as the Agreement references approval by the City of Mt. Pleasant as well as Compliance with Applicable Regulations. I am unaware if submittal was previously made to the City of Mt. Pleasant by the developer for the site plan referenced below.

Section 10 of the Agreement references Township approval of the exact location of the water mains, sewer mains, collection lines or other supply lines as they pertain the Township's public right-of-way. There are no new additions being proposed in the Township's public right-of-way's so approval is not needed by the Township's Public Works Department.

If you have any questions please let me know.

Thank you,

Kim Smith



Department of Public Works
 Charter Township of Union
 2010 S. Lincoln Road
 Mt. Pleasant, MI 48858
 Phone (989) 772-4600 ext. 224
 Fax (989) 773-1988
 Visit us on the Web at
<http://www.uniontownshipmi.com>

"This institution is an equal opportunity provider, and employer."

From: Peter Gallinat
Sent: Tuesday, November 07, 2017 2:10 PM
To: Kim Smith

Peter Gallinat

From: Rick Collins [rcollins@ictcbus.com]
Sent: Thursday, November 09, 2017 11:36 AM
To: Peter Gallinat; 'Shanee Thayer'
Subject: Broomfield Road Expansion

I have reviewed the plans for 2422 Broomfield Road Expansion and have no issue.



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

2422 BROOMFIELD ROAD - EXPANSION

SITE PLAN

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



COVER SHEET
 2422 BROOMFIELD ROAD EXPANSION
 PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
 SECTION 28, T14N-R4W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

ZONED B-4 GENERAL BUSINESS	
MINIMUM LOT AREA	12,000 SQ. FT.
MINIMUM LOT WIDTH	80 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	50 FT (A) *
MINIMUM SIDE YARD SETBACK	20 FT (B) *
MINIMUM REAR YARD SETBACK	25 FT (B) *
MAXIMUM LOT COVERAGE	30% (BY ALL BLDGS.)

(A) Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

(B) A lot in the B-4 and B-5 District will provide a side and rear yard of at least forty (40) feet when abutting a residential District.

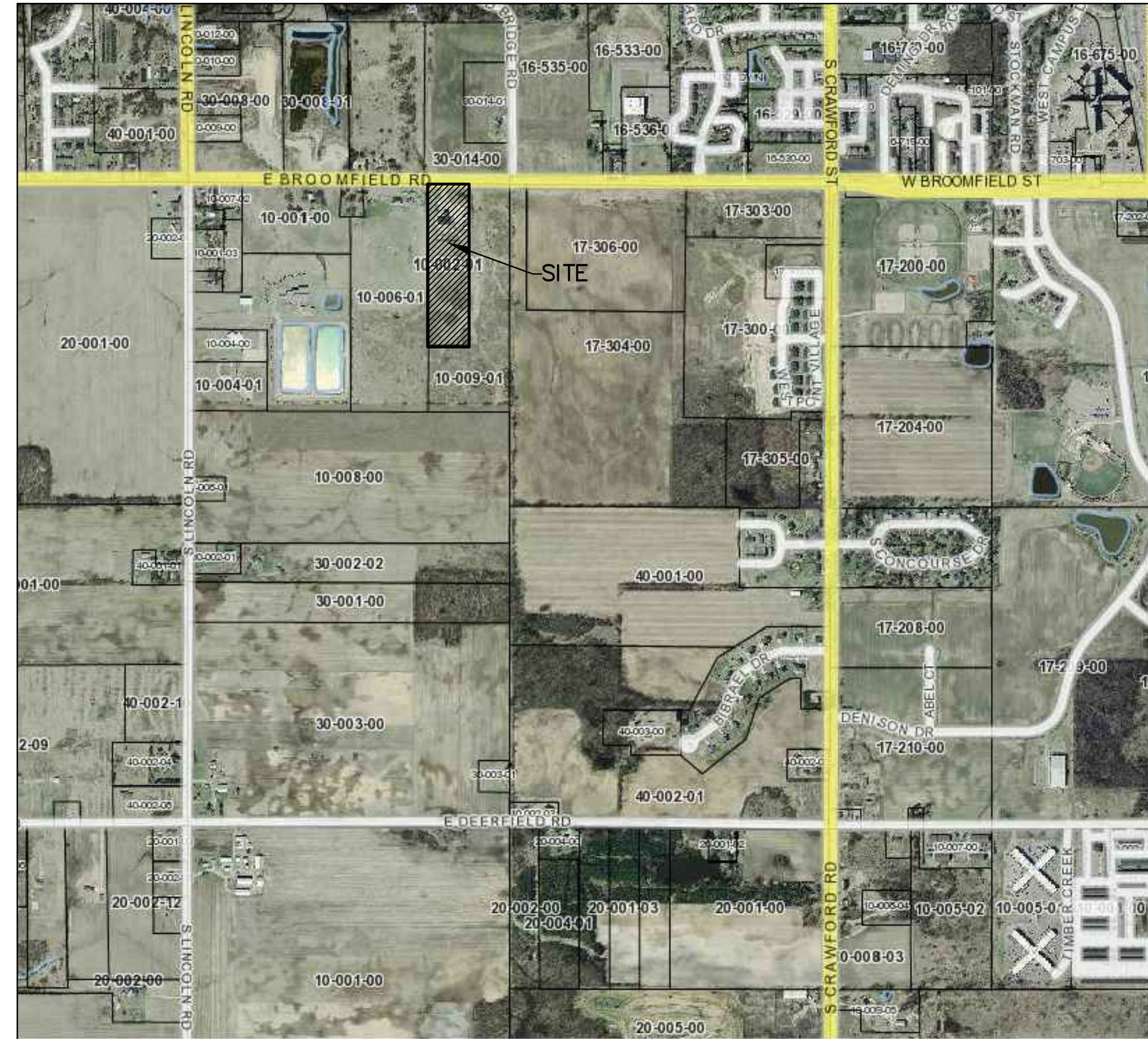
* Permitted Use Item H: Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation when located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential District.

MISS DIG.

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

UTILITY NOTE:

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



LOCATION MAP
 SCALE: NONE

SHEET INDEX	
1	COVER SHEET
2	TOPOGRAPHY & SOIL EROSION PLAN
3	SITE & HORIZONTAL PLAN
4	GRADING PLAN

BEARING BASIS:
 THE NORTH AND SOUTH 1/4 LINE BETWEEN THE INTERIOR 1/4 CORNER AND THE NORTH 1/4 CORNER WAS TAKEN AS N00°-47'-23"W FROM A PREVIOUS MID-MICHIGAN ENGINEERING SURVEY.

DESCRIPTION PROVIDED:
 THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

SITE:	2420 & 2422 E. BROOMFIELD MT. PLEASANT, MI 48858
OWNER:	McGUIRK MINI STORAGE, INC. 510 W. PICKARD STREET, SUITE A MT. PLEASANT, MI 48858 CONTACT: CHUCK McGUIRK PHONE: (989) 772-1309 EMAIL: info@mcguirksond.com
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com	CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com
CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDD kimberly.studd@cmsenergy.com	CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com
FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com	DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 RICK JAKUBIEC drain@isabellacounty.org
DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERSE mckersiem@dteenergy.com	ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaiffney@isabellaroads.com
MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 SGT. RANDY KEELER rkeeler@mt-pleasant.org	

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

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

HATCH PATTERNS	
[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP
[Hatch Pattern]	EXISTING BUILDING

REVISIONS:

SUBMITTALS:
 SUBMITTAL TO UNION TOWNSHIP 11-7-17

SCALE
 1" = 50'

JOB NUMBER:
 1710-130

DESIGNED BY:
 N/A

CHECKED BY:
 TELB

SHEET NUMBER
 1 OF 4

SOIL EROSION GENERAL NOTES:

- PRIOR TO ANY SITE WORK, CONTRACTOR MUST INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE PLANS. IF GRADING AND SHAPING IS TO BE USED IN LIEU OF SILT FENCE, THIS WORK MUST BE CARRIED OUT PRIOR TO STRIPPING OF TOPSOIL.
- CONTRACTOR TO INSTALL TEMPORARY SEDIMENTATION COLLECTION BAGS IN EACH CATCH BASIN LOCATED IN THE ROADWAYS OR PARKING LOTS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE & REPLACEMENT OF BAGS AS NEEDED. BAGS TO BE REMOVED ONLY AFTER SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR TO STOCKPILE SOIL ON SITE AT A MAXIMUM SLOPE OF 1 ON 3. ALL SPOIL PILES ARE TO BE SEEDED TO MAINTAIN SLOPE STABILITY.
- EXCESS TOPSOIL IS TO BE REMOVED FROM SITE. CONTRACTOR TO COORDINATE THESE ACTIVITIES WITH PROPERTY OWNER. CONTRACTOR TO ENSURE THAT A MINIMUM 50' BUFFER STRIP IS MAINTAINED BETWEEN ALL STOCKPILES & PROPERTY LINE.
- ALL STOCKPILES THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 30 DAYS ARE TO BE SEEDED AND STABILIZED.
- CONTRACTOR WILL TAKE ALL NECESSARY STEPS TO ELIMINATE SOILS/SEDIMENT FROM LEAVING THE PROJECT SITE.
- THE CONTRACTOR MUST KEEP STREETS FREE OF SEDIMENTATION OR TAKE STEPS TO CLEAN STREETS.
- SOIL EROSION MAY ALSO OCCUR WHEN SOILS ARE DRY. SOIL EROSION DUE TO BLOWING WINDS MUST BE MINIMIZED BY USE OF WATER TANK TRUCKS.
- AS SOON AS POSSIBLE SOILS WILL BE COMPACTED TO MINIMIZE SOIL EROSION. IF SOILS ARE LEFT UNCOMPACTED FOR LENGTHY PERIODS THEY MUST BE SEEDED TO MINIMIZE SOIL EROSION.
- TEMPORARY MEASURES SHALL STAY IN PLACE UNTIL THE CONSTRUCTION ACTIVITIES HAVE ENDED AND/OR THE PERMANENT MEASURES ARE COMPLETED.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN ALL SUMPS AND SEDIMENTATION TRAPS.
- CONTRACTOR IS TO ENSURE THAT ALL CONTROL MEASURES ARE ADEQUATELY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

SINGLE NET STRAW BLANKET (90 DAY)

- MUST CONTAIN 100% WHEAT STRAW.
- MUST BE SINGLE POLYPROPYLENE, RAPID PHOTODEGRADABLE NETTING.
- MUST HAVE NYLON PHOTODEGRADABLE THREAD.
- TERMED AS APPROX. 3 MONTH LIFE SPAN.
- MUST CONFORM TO THE FEDERAL HIGHWAY ADM. STANDARDS FOR FULLY PHOTO/BIODEGRADABLE BLANKET MATERIAL.

EXAMPLE OF ACCEPTABLE MATERIAL:
ENVIROSCAPE - S10000 SINGLE NET STRAW BLANKET.

NOTE:
CONTRACTOR TO INVESTIGATE SITE FOR IRRIGATION SYSTEM WITHIN LANDSCAPED AREAS PRIOR TO CONSTRUCTION. SPRINKLER HEADS AND CONTROL VALVES TO BE PROTECTED AND REPLACED IF DAMAGED

NOTE:
A MINIMUM OF 4-6" OF TOPSOIL MUST BE EITHER IN PLACE OR PLACED AND GRADED PRIOR TO SEEDING.
ALL NON-PAVED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION MUST BE SEEDED AND STRAW BLANKET MUST BE PLACED AND SECURED. THESE AREAS MUST BE IRRIGATED FOR A PERIOD OF TWO WEEKS AFTER PLACEMENT.

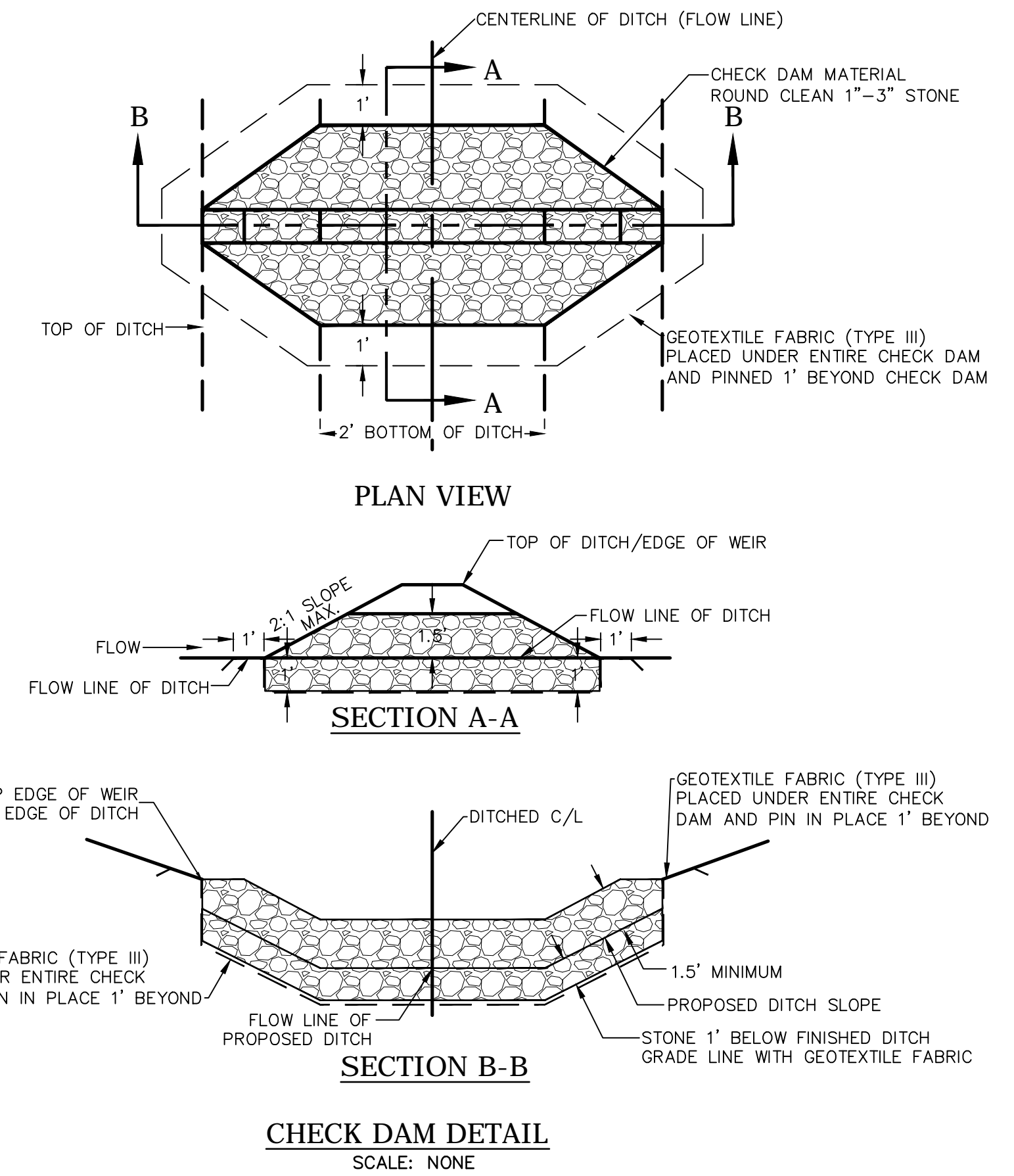
NOTE: XXT XXP
T = TEMPORARY P = PERMANENT

NOTE:
TYPICAL FOR ENTIRE STORM SEWER SYSTEM
35P 36P

MICHIGAN UNIFIED KEYING SYSTEM

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

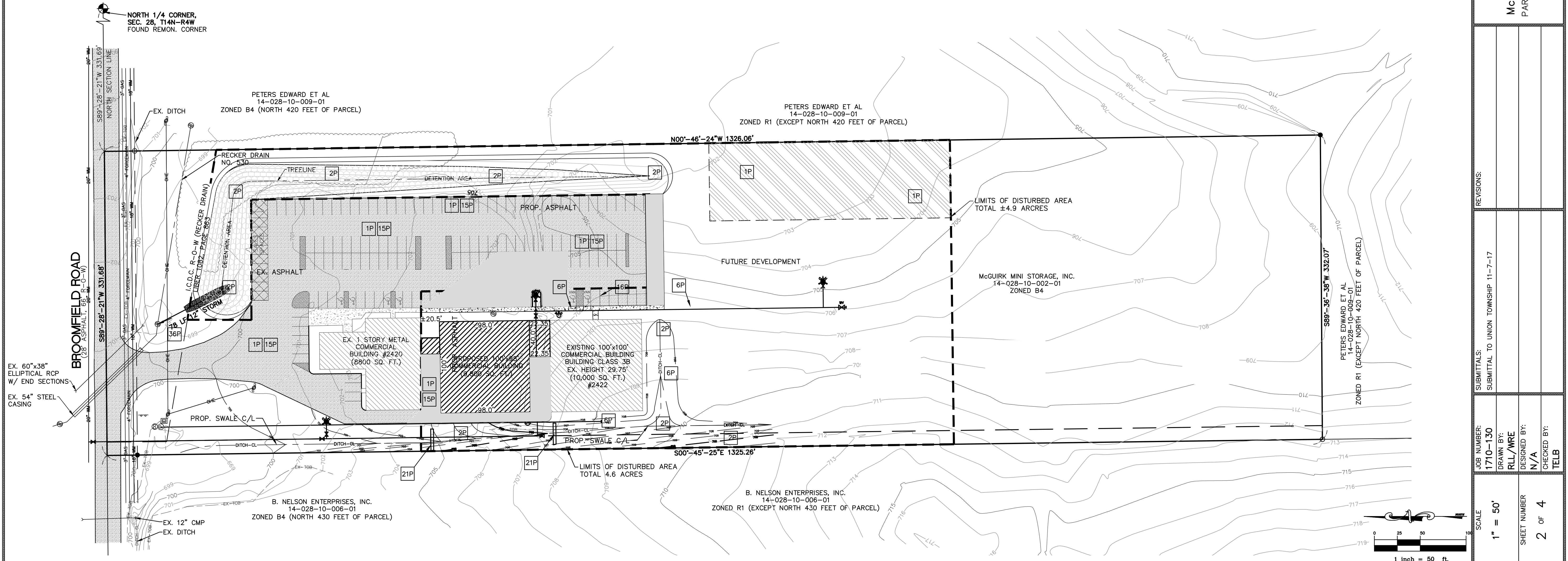
KEY	DETAIL	CHARACTERISTICS
1	Stripping & Stockpiling Topsoil	Topsoil may be stockpiled above borrow areas to act as a diversion. Stockpile should be temporarily seeded.
2	Selective Grading & Shaping	Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
6	Seeding w/ Mulch and/or Matting	Facilitates establishment of vegetative cover. Effective for drainageways with low velocity. Easily placed in small quantities by inexperienced personnel. Should include prepared topsoil bed.
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
16	Curb & Gutter	Keeps high velocity runoff on paved areas from leaving paved surface. Collects and conducts runoff to enclosed drainage system or prepared drainageway.
21	Filter Berm	Constructed of gravel or stone. Intercepts and diverts runoff to stabilized areas or prepared drainage systems. Slows runoff and collects sediment.
35	Storm Sewer	System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff. * Must use filter bag in inlet as a temporary measure.
55	Geotextile Silt Fence	Controls and contains sediment from sheet flow conditions. Fabric must be "toed" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.



CMS & D
SURVEYING / ENGINEERING
510 W. BICKARD STREET, SUITE C
MT. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



SOIL EROSION PLAN
McGUIRK'S BROOMFIELD ROAD DEVELOPMENT
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
SECTION 28, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

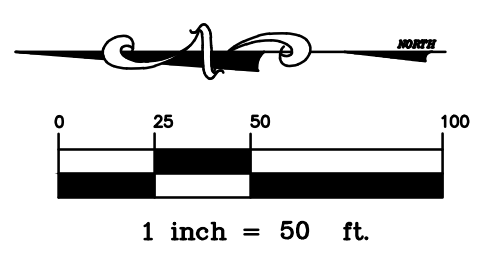
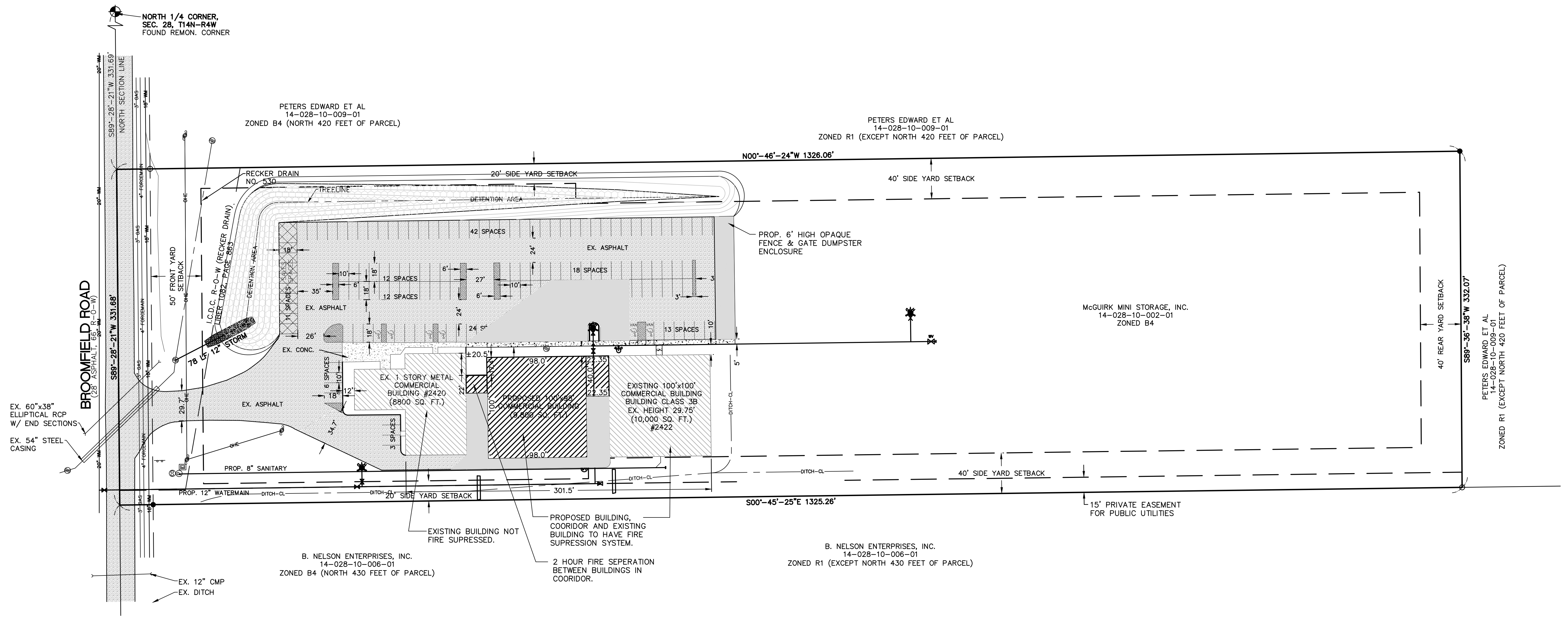


REVISIONS:	
SUBMITTALS:	1770-130
	SUBMITTAL TO UNION TOWNSHIP 11-7-17
JOB NUMBER:	1770-130
DRAWN BY:	RLL/WRE
DESIGNED BY:	N/A
CHECKED BY:	TELB
SCALE:	1" = 50'
SHEET NUMBER:	2 OF 4

B-4 ZONING ACKNOWLEDGEMENT
 I/WE, MCGUIRK MINI STORAGE, INC., AS OWNER(S)/DEVELOPER(S) OF THE B-4 ZONED PARCEL OF LAND SHOWN ON THIS PLAN SET DO HEREBY ACKNOWLEDGE SECTION 22.2(H) OF THE UNION CHARTER TOWNSHIP, ZONING ORDINANCE. THIS SECTION HAS AN ADDED RESTRICTION, BASED ON USE, THAT A BUILDING OR PORTION OF THE BUILDING, WHICH IS TO BE UTILIZED FOR "INDOOR COMMERCIAL RECREATION" MUST BE NO CLOSER THAN 100 FEET FROM AN ADJACENT RESIDENTIAL PROPERTY LINES.

DEVELOPMENT NOTE:
 EX. BUILDING # 2422, HAS BEEN GRANTED A VARIANCE BY UNION CHARTER TOWNSHIP'S ZONING BOARD OF APPEALS, REDUCING THE REQUIREMENT OF 100 FEET FROM A RESIDENTIAL PROPERTY LINE TO 40 FEET FOR THE USE OF INDOOR COMMERCIAL RECREATION.

CURRENT PARKING REQUIREMENTS AND BUILDING USE TABLE			
GENERAL PARKING COUNT BY USE AUDITORIUM/STADIUM = 1 SPACE / 4 PEOPLE OFFICE SPACE = 1 SPACE / 200 SQ. FT. WAREHOUSE SPACE = 5 SPACES + 1 SPACE / 1700 SQ. FT. PRIVATE VEHICLE SERVICE = 1 SPACE/STALL & 1 SPACE/EMPLOYEE	CURRENT REQUIRED PARKING FOR EX. USE & BUILDING #2420 TOTAL BUILDING AREA = 8800 SQ. FT. OFFICE: 2000 SQ. FT. / 200 SQ. FT. = 10 SPACES WAREHOUSE/STORAGE: 2400 SQ. FT. / 1700 SQ.FT. = 2 SPACES SERVICE STALLS: 5 STALLS & 3 EMPLOYEES = 8 SPACES TOTAL REQUIRED PARKING: 20 SPACES FOR BUILDING #2420	CURRENT REQUIRED PARKING FOR EX. USE & BUILDING #2422 TOTAL BUILDING AREA = 10,000 SQ. FT. TOTAL PERMITTED OCCUPANCY = 315 PEOPLE 315 PEOPLE @ 1 SPACE / 4 PEOPLE = 79 SPACES TOTAL REQUIRED PARKING: 79 SPACES FOR BUILDING #2422	TOTAL COMBINED REQUIRED PARKING SPACES = 99 SPACES TOTAL BARRIER FREE REQUIRED SPACES = 4 SPACES TOTAL COMBINED PROVIDED PARKING SPACES = 127 SPACES NOTE: (11 SPACES CURRENTLY UTILIZED AS SALES AREA ARE NOT INCLUDED WITHIN THE PARKING COUNT PROVIDED) TOTAL COMBINED PROVIDED BARRIER FREE SPACES = 6 SPACES
PHASE 1 PARKING REQUIREMENTS AND BUILDING USE TABLE			
GENERAL PARKING COUNT BY USE AUDITORIUM/STADIUM = 1 SPACE / 4 PEOPLE OFFICE SPACE = 1 SPACE / 200 SQ. FT. WAREHOUSE SPACE = 5 SPACES + 1 SPACE / 1700 SQ. FT. PRIVATE VEHICLE SERVICE = 1 SPACE/STALL & 1 SPACE/EMPLOYEE	CURRENT REQUIRED PARKING FOR EX. USE & BUILDING #2420 TOTAL BUILDING AREA = 8800 SQ. FT. OFFICE: 2000 SQ. FT. / 200 SQ. FT. = 10 SPACES WAREHOUSE/STORAGE: 2400 SQ. FT. / 1700 SQ.FT. = 2 SPACES SERVICE STALLS: 5 STALLS & 3 EMPLOYEES = 8 SPACES TOTAL REQUIRED PARKING: 20 SPACES FOR BUILDING #2420	PROPOSED PARKING FOR USE & BUILDINGS #2422 EXPANSION 1 TOTAL BUILDING AREA = 20,694 SQ. FT. INDOOR RECREATIONAL SPACE = 17,320 SQ.FT. EACH PERSON IN THE REC SPACE OCCUPIES 50 SQ. FT. ON AVG. 17,320 SQ. FT. / 50 SQ. FT./ PERSON = 347 PEOPLE 1 SPACE / 4 PEOPLE = 87 SPACES OFFICE/SERVICE SPACE = 3374 SQ.FT. TOTAL = 2700 SQ. FT. USABLE 1 SPACE FOR EVERY 200 SQ. FT. = 14 SPACES TOTAL REQUIRED PARKING: 101 SPACES FOR BUILDING #2422	TOTAL COMBINED REQUIRED PARKING SPACES = 121 SPACES TOTAL BARRIER FREE REQUIRED SPACES = 5 SPACES TOTAL COMBINED PROVIDED PARKING SPACES = 144 SPACES NOTE: (11 SPACES CURRENTLY UTILIZED AS SALES AREA ARE NOT INCLUDED WITHIN THE PARKING COUNT PROVIDED) TOTAL COMBINED PROVIDED BARRIER FREE SPACES = 6 SPACES
PHASE 2 PARKING REQUIREMENTS AND BUILDING USE TABLE			
GENERAL PARKING COUNT BY USE AUDITORIUM/STADIUM = 1 SPACE / 4 PEOPLE OFFICE SPACE = 1 SPACE / 200 SQ. FT.	PROPOSED REQUIRED PARKING FOR USE & BUILDING #2420 TOTAL BUILDING AREA = 8800 SQ. FT. OFFICE: 2000 SQ. FT. / 200 SQ. FT. = 10 SPACES INDOOR RECREATIONAL SPACE = 6800 SQ.FT. EACH PERSON IN THE REC SPACE OCCUPIES 50 SQ. FT. 6800 / 50 SQ. FT. / PERSON = 136 PEOPLE 1 SPACE / 4 PEOPLE = 34 SPACES TOTAL REQUIRED PARKING: 44 SPACES FOR BUILDING #2420	PROPOSED PARKING FOR USE & BUILDINGS #2422 EXPANSION 2 TOTAL BUILDING AREA = 20,694 SQ. FT. INDOOR RECREATIONAL SPACE = 17,320 SQ.FT. EACH PERSON IN THE REC SPACE OCCUPIES 50 SQ. FT. ON AVG. 17,320 SQ. FT. / 50 SQ. FT./ PERSON = 347 PEOPLE 1 SPACE / 4 PEOPLE = 87 SPACES OFFICE/SERVICE SPACE = 3374 SQ.FT. TOTAL = 2700 SQ. FT. USABLE 1 SPACE FOR EVERY 200 SQ. FT. = 14 SPACES TOTAL REQUIRED PARKING: 101 SPACES FOR BUILDING #2422	TOTAL COMBINED REQUIRED PARKING SPACES = 145 SPACES TOTAL BARRIER FREE REQUIRED SPACES = 5 SPACES TOTAL COMBINED PROVIDED PARKING SPACES = 158 SPACES NOTE: (SALES SPACES HAVE BEEN REMOVED AND 11 SPACES ARE INCLUDED WITHIN THE PARKING COUNT PROVIDED) TOTAL COMBINED PROVIDED BARRIER FREE SPACES = 6 SPACES



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

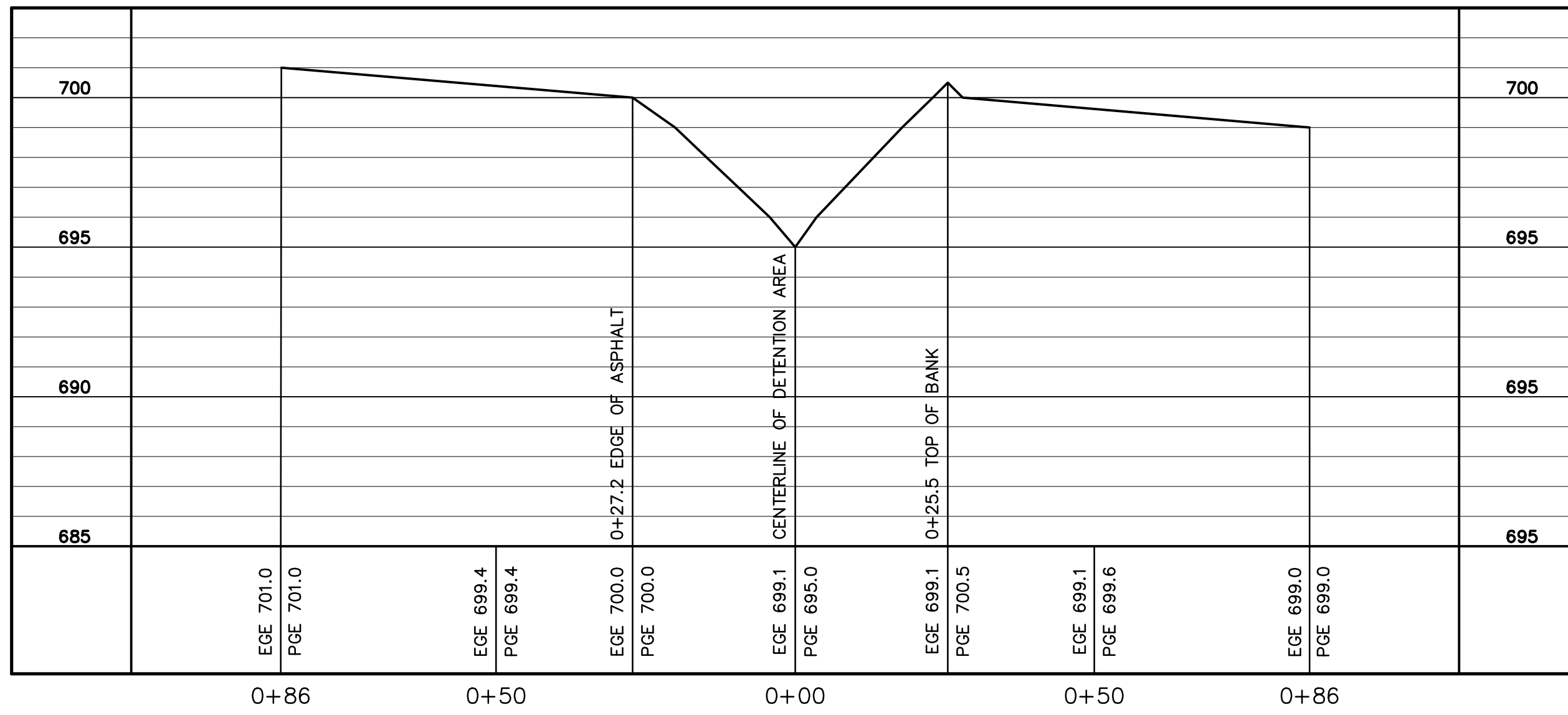
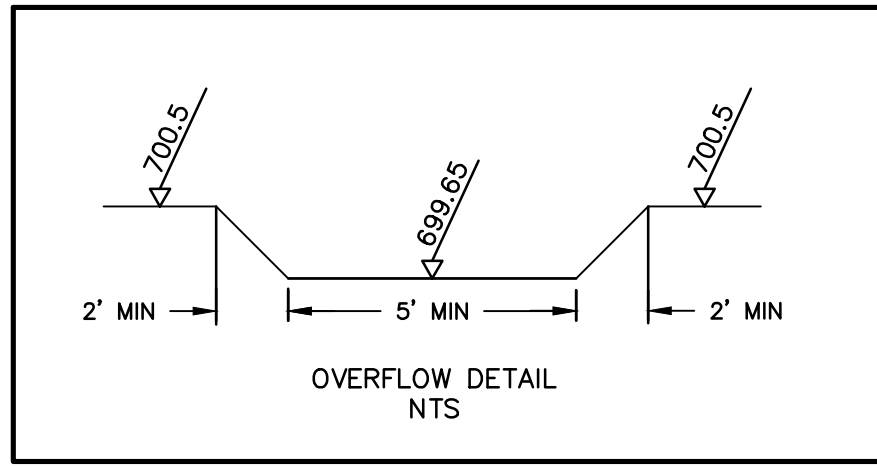


SITE & HORIZONTAL PLAN
 MCGUIRK'S BROOMFIELD ROAD DEVELOPMENT
 PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
 SECTION 28, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

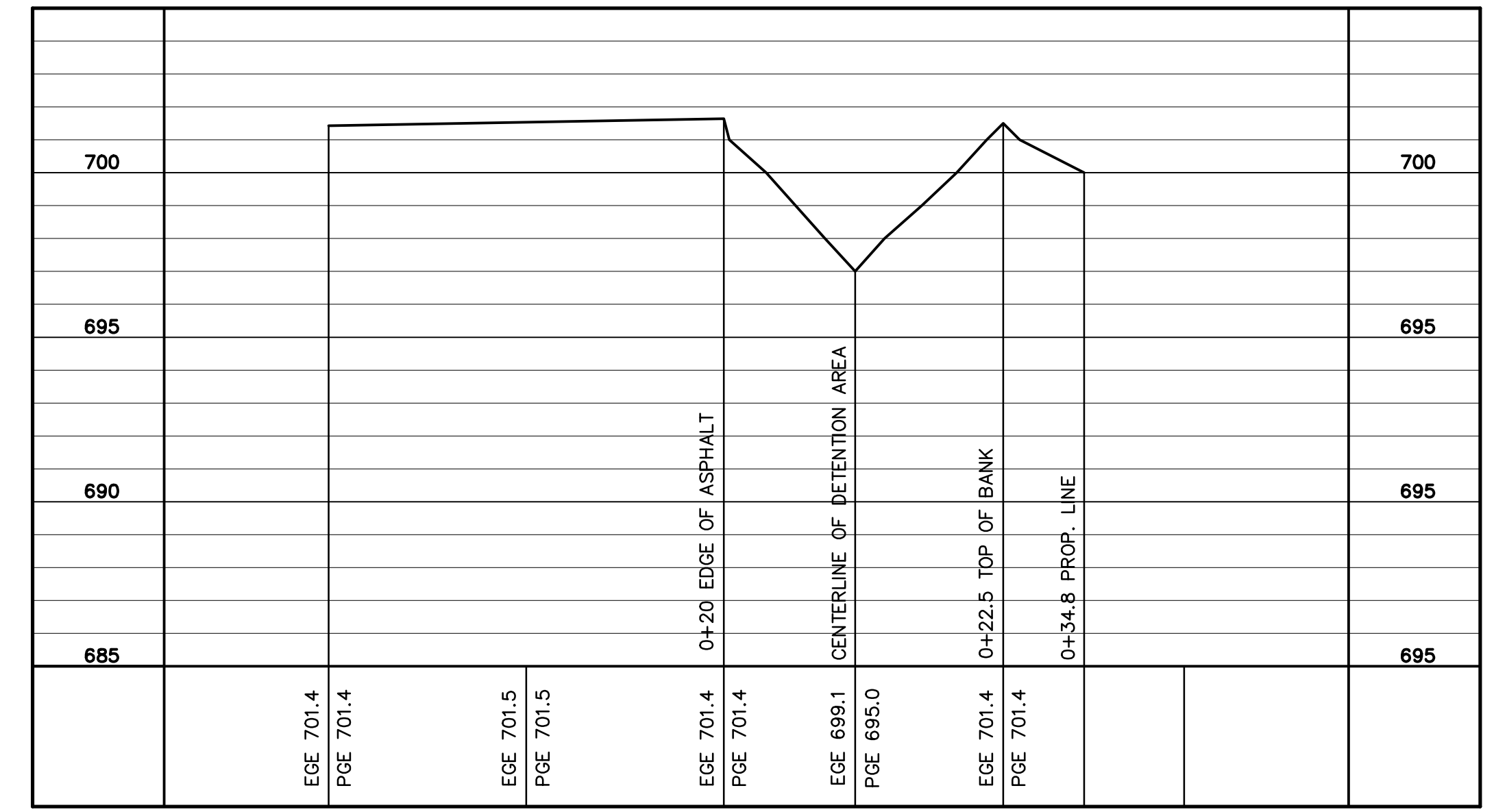
REVISIONS:

SUBMITTALS:

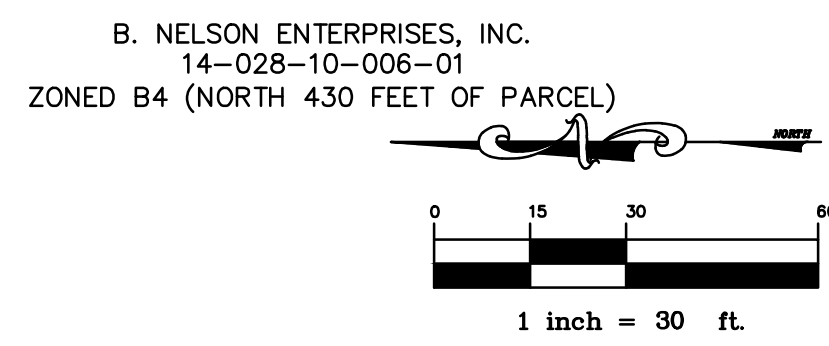
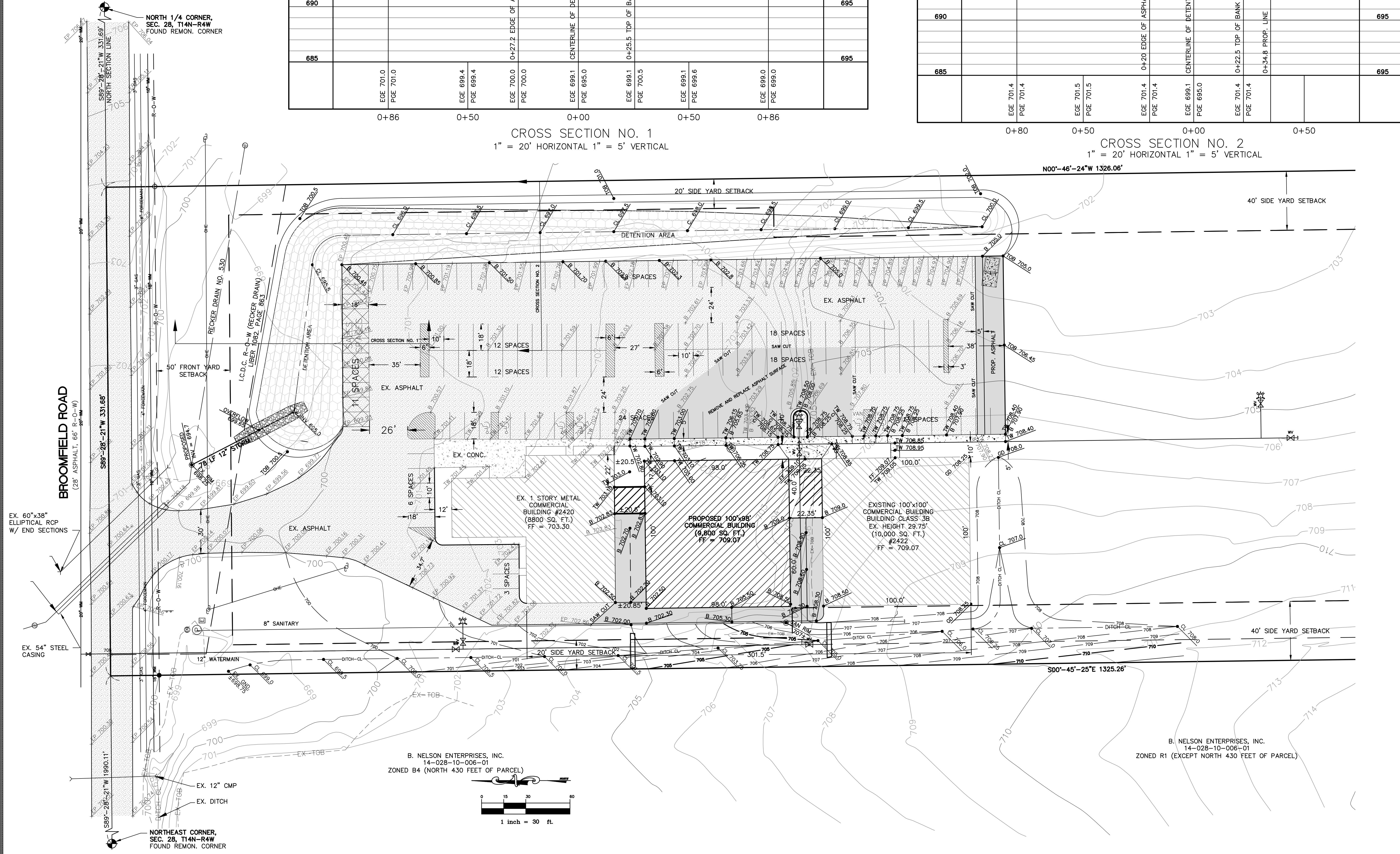
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JOB NUMBER:	1710-130
DRAWN BY:	RLL/WRE
DESIGNED BY:	N/A
CHECKED BY:	TELB
SHEET NUMBER	3 OF 4



CROSS SECTION NO. 1
1" = 20' HORIZONTAL 1" = 5' VERTICAL



CROSS SECTION NO. 2
1" = 20' HORIZONTAL 1" = 5' VERTICAL



B. NELSON ENTERPRISES, INC.
14-028-10-006-01
ZONED B4 (NORTH 430 FEET OF PARCEL)

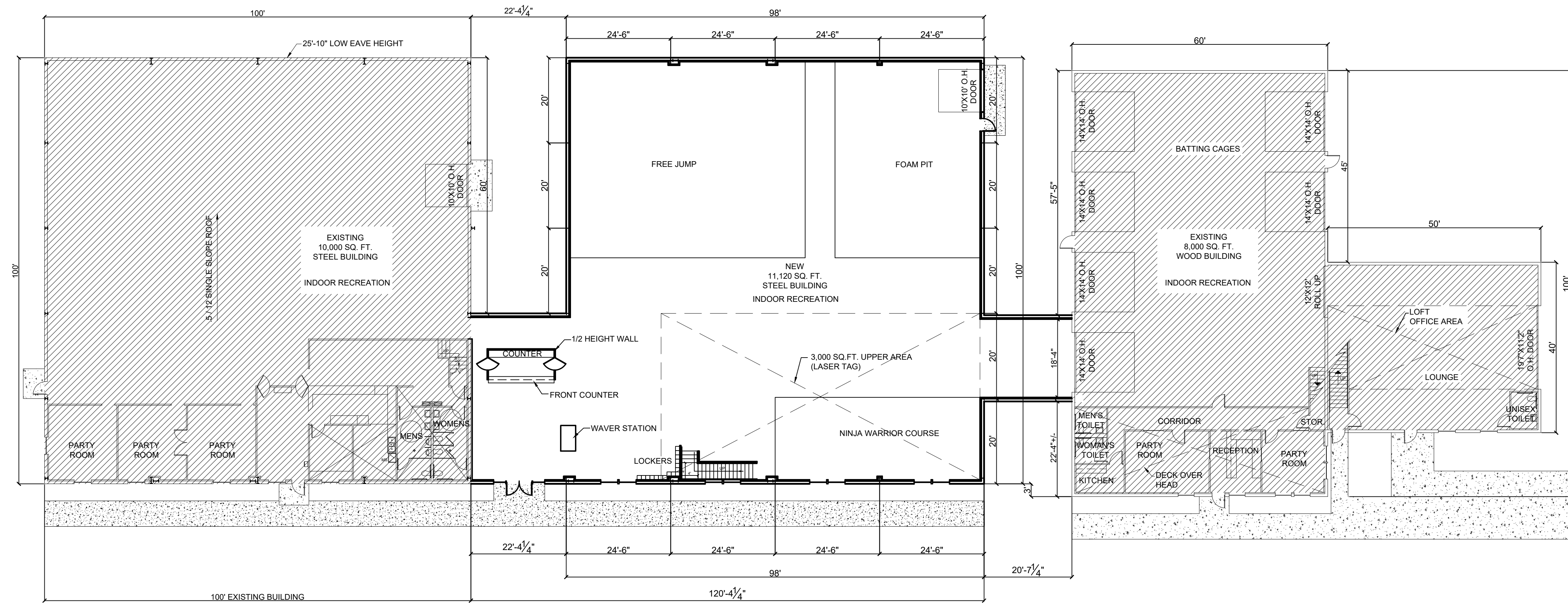


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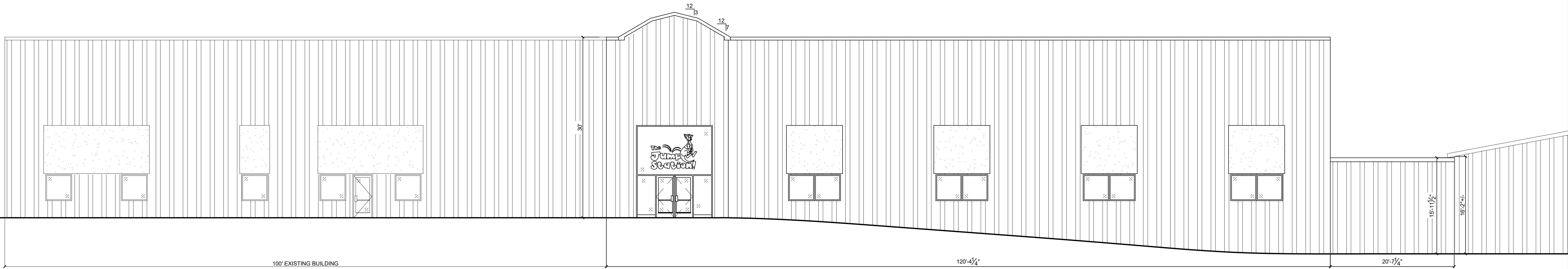
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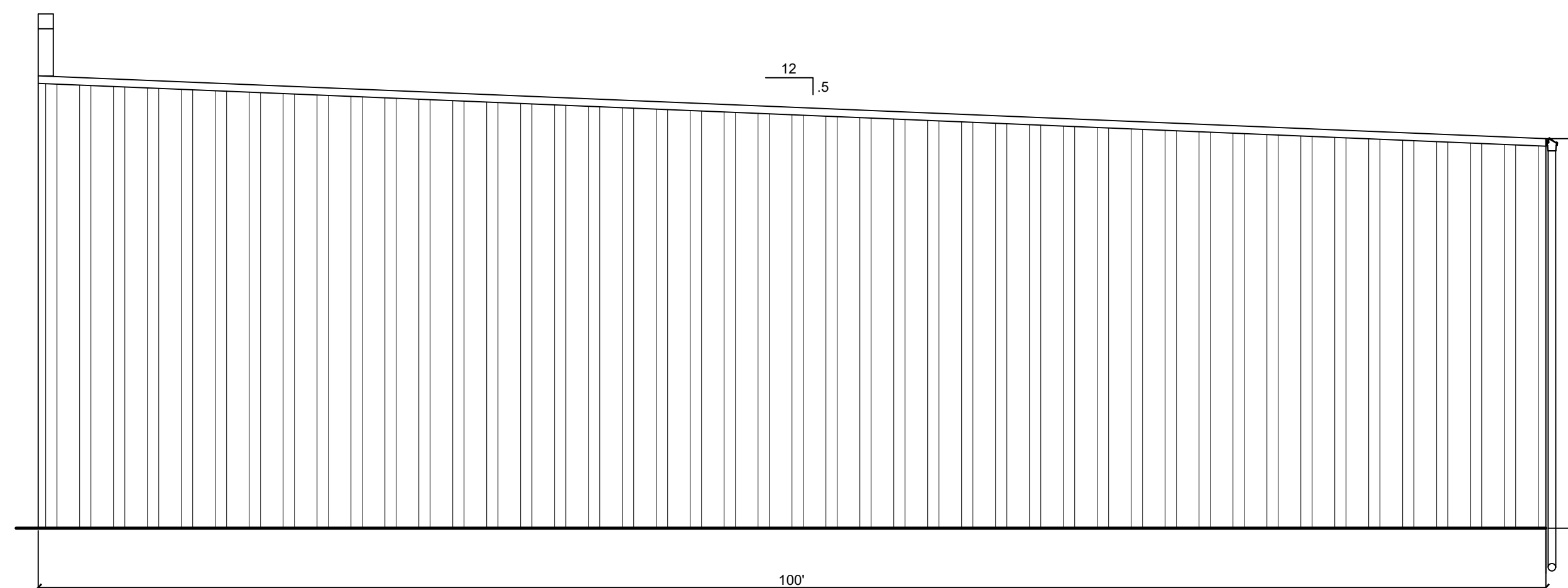
JOB NUMBER: 1710-130	DRAWN BY: RLL/WRE	DESIGNED BY: N/A	CHECKED BY: TELB
SCALE: 1" = 30'	SHEET NUMBER: 4	OF 4	



FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION
SCALE: 1/8" = 1'-0"

JBS JOB NUMBER:
DRAWING NAME: FLOOR PLAN, ELEVATION
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 10/24/17

ENGINEER'S SEAL

MC GUIRK
BROOMFIELD
MT. PLEASANT, MI

COMMERCIAL/INDUSTRIAL
CONSTRUCTION

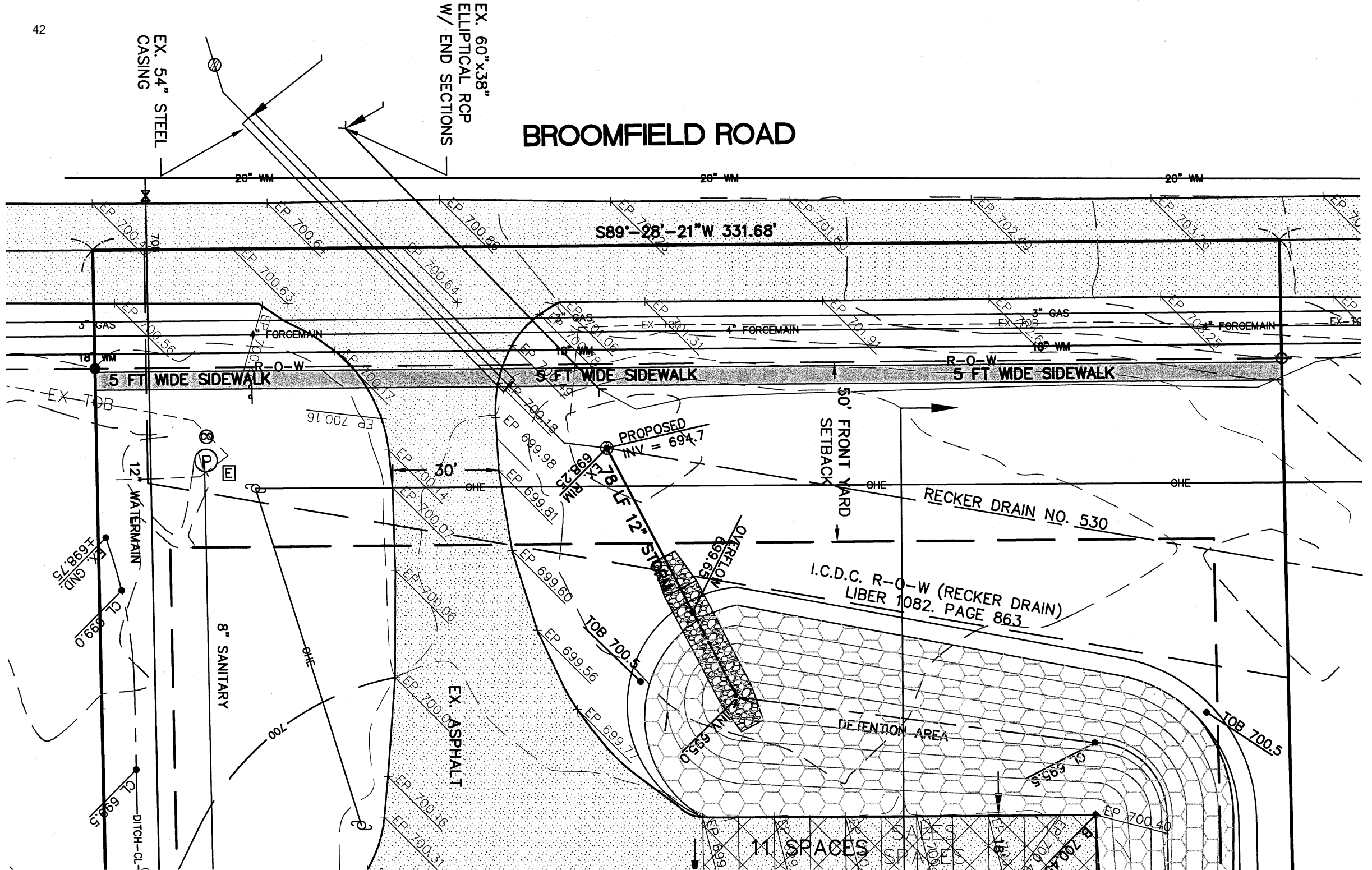
JBS Contracting Inc.
1680 COVER PARKWAY
MT. PLEASANT, MI 48858
PH: (989) 772-9270
FAX: (989) 772-9272

SCALE:
VARIES

A1
MC GUIRK
BROOMFIELD

EX. 60"x38"
ELLIPTICAL RCP
W/ END SECTIONS

BROOMFIELD ROAD



EX. 54" STEEL
CASING

S89'-28'-21"W 331.68'

5 FT WIDE SIDEWALK

5 FT WIDE SIDEWALK

5 FT WIDE SIDEWALK

PROPOSED
CL = 694.7

78.1 FT
12" STORM

RECKER DRAIN NO. 530

I.C.D.C. R-O-W (RECKER DRAIN)
LIBER 1082, PAGE 863

DETENTION AREA

11 SPACES



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: B) Adoption of 2017 Charter Township of Union Master Plan

History: On October 24, 2017 the Planning Commission, at a special meeting held a public hearing for the adoption of the 2017 Master Plan. This hearing was held following an Open House for public input on the 2017 Master Plan Draft. Final edits have been made to the draft plan since the October meeting for Adoption by the Planning Commission

Objective of board: Review and approve the final edition of the Master Plan. Following the Planning Commission's approval the same Master Plan must be forwarded and adopted by the Board of Trustees.

New Business

SUBJECT: C) 2017 Annual Planning Commission Report

History: In the past a representative from the Planning Commission has attended the Annual Joint Boards meeting to report on activity from the Planning Commission. However, a written report is required to be submitted annually to the legislative body annually in accordance with the Michigan Planning Enabling Act, Act 33 of 2008.

Objective of board: Modify the report as needed. When satisfied, vote for the secretary and chair to sign the report as to be forwarded to the Board of Trustees.

New Business

SUBJECT: D) RFP Zoning Ordinance Draft

History: During the development of the 2017 Master Plan the idea of updating the Zoning Ordinance came up at a number of meetings. Money has been set aside in the proposed Township Budget Fiscal year 2018 for a Zoning Ordinance update. The Planning Commission has expressed to Township staff its desire to send out an RFP for bids to be made on updating the Zoning Ordinance.

Objective of board: Review and modify as needed the RFP as presented. When satisfied, vote to have the RFP released to the public for bids to be received.

Peter Gallinat
Twp Planner

Charter Township of Union

2017 Master Plan

Resolution of Adoption

ACKNOWLEDGEMENTS

This plan is the result of collaboration between township staff, officials, planning consultants, and the public.

Planning Commission

Philip Squattrito, Chair
C. Alex Fuller, Secretary
Dwayne Strachan, Member
John Zerbe, Member
Bryan Mielke, Member
Norman Woerle, Member
Erik Robinette, Member
Ryan Buckley, Member
Denise Webster, Member
Brandon LaBelle, former Member
Rick McGuirk, former Member

Zoning and Planning Department

Peter Gallinat, Planner

Planning Consultants - LSL Planning

Kathleen Duffy, AICP, Senior Planner
Josh Penn, AICP, Project Planner I

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Appendices

The following documents are published separately as appendices to this plan:

- *Community Snapshot Existing Conditions Report*
- *Market Analysis*
- *Public Participation Summary*

A. What is the Purpose of a Master Plan?

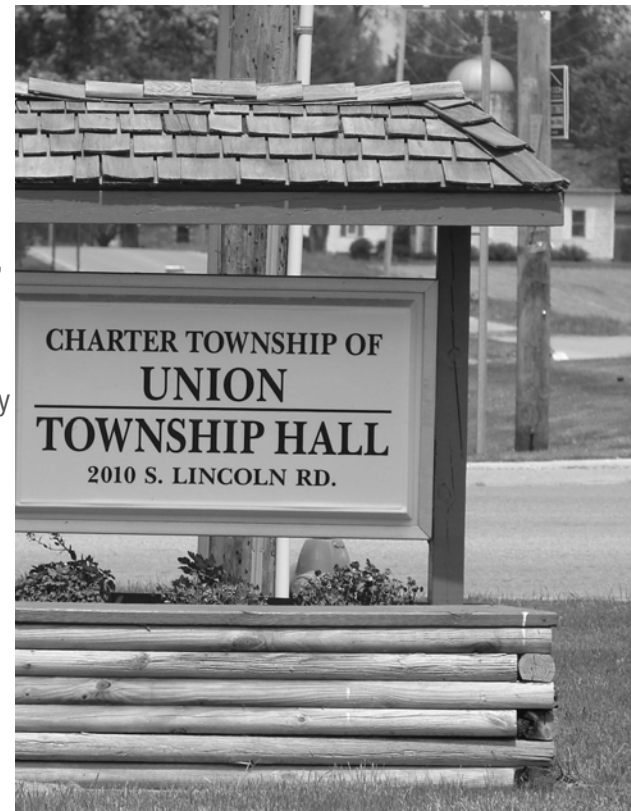
The Master Plan is a policy document created by the Union Township Planning Commission to guide the future growth and development of the township. A sound master plan helps ensure that Union Township remains a highly desirable place to live, work, or visit. This can be accomplished by preserving and enhancing the qualities of the township that the residents, businesses, and property owners consider important. The plan also allows the township to respond to new trends and approaches.

The Master Plan identifies and analyzes the township's physical elements to create a set of goals, objectives, and recommendations to direct decisions regarding future land use, neighborhood and transportation improvements, and special strategies for key areas in the township. Because the plan offers a balance between the interests and rights of private property owners with those of the entire community, it effectively assists township leaders in making substantive, thoughtful decisions for the community while considering long-term implications.

The authority to adopt a new Master Plan or amend an existing Plan is permitted under Michigan law, PA 33 of 2008, as amended. This law authorizes the Planning Commission to prepare and adopt a Master Plan which best promotes health, safety, order, convenience, prosperity and general welfare. The Plan considers efficiency and economy in the process of development; including providing for the following:

- Adequate provisions for traffic
- Healthful and convenient distribution of population
- Good civic design and arrangement
- Wise and efficient expenditure of public funds
- Adequate provisions for public utilities and other public services

Public Act 33 also requires the Planning Commission to review the Plan every five years and determine whether to a) amend the plan, b) adopt a new plan, or c) leave the plan as is. This plan replaces the 2011 plan, updating the goals, strategies, and reorganizing the plan into simpler chapters.



The Differences between a Master Plan and a Zoning Ordinance

The Master Plan provides a general direction for future development, and while it does not change the zoning map or text applying to any property, one way the plan is implemented may be through zoning ordinance and/or map amendments. A Master Plan is flexible in order to respond to changing conditions and it is not a binding legal document. The Master Plan shows how land is to be used in the future; while the Zoning Ordinance regulates the use of land at a particular point in time. The Zoning Plan (required by state law and included in the Implementation chapter) ties the Master Plan to the zoning ordinance by outlining how future land use categories relate to zoning districts.

Some of the differences between the master plan and the zoning ordinance are listed below.

Master Plan	Zoning Ordinance
Provides general policies, a guide	Provides specific regulations, the law
Describes what should happen in the future – recommended land use for the next 20 years, not necessarily the recommended use for today	Describes what is and what is not allowed today, based on existing conditions
Includes recommendations that involve other agencies and groups	Deals only with development-related issues under Township control
Flexible to respond to changing conditions	Fairly rigid, requires formal amendment to change

Process Overview

Content from the previous plan serves as a basis for the current plan, with certain sections added or reorganized for clarity. Many of the 2011 plan’s core ideas remain, as do several maps and references to supplementary materials for topics such as non-motorized transportation and access management.

This document includes substantive clarifying updates to the Agricultural Preservation areas in Chapter 2- Growth Management, as well as recommendations from the 2011 Non-Motorized Plan and the 2006 Access Management Plan in Chapter 3. Feedback from the 2016 community-wide survey is also incorporated into the plan.

New in 2017:

- *Reorganized document with concise, forward-thinking plan document and separate appendix of existing conditions*
- *Revised goals, objectives, and recommendations*
- *Key implementation examples in each chapter*
- *Updated Future Land Use map*
- *Recommendations from Access Management / Non-Motorized plans, 2016 township survey*

Check out the Township website for a detailed [report](#) of public involvement from June 2016.

This plan is used by the Township to guide policy related to the following:

- *Zoning Ordinance*
- *Zoning Map*
- *Reviewing development proposals*
- *Capital Improvements Plans*

How to use the Master Plan

- Evaluate development proposals against the goals and actions of the Master Plan.
- Review zoning changes for consistency with the plan's future land use map and goals.
- Reference as a basis for zoning ordinance amendments to support plan goals.
- Determine how land is to be developed or redeveloped in the future.
- Identify physical improvements – streetscape and driveways, sidewalks, parks, and public facilities – proposed to achieve the goals and objectives.
- Consider specific design standards for development throughout the Township.

B. Township Overview

Regional Context

Union Township is a unique place. It is a traditional six by six square mile township with everything from sleepy rural land on unpaved roads to strip commercial development on five lane streets. It also includes Saginaw Chippewa Indian tribal land, a vibrant public university and the City of Mount Pleasant residing in its core. This combination of governments, communities, land and visions spill their impact and influence into the Township, separated only by the municipal boundary line. This mix and proximity demands a careful and innovative approach to the future with broad based input from residents and neighbors.

Historical Perspective

The Charter Township of Union traces its history and its name to the Civil War. On March 9, 1861, a month before the first shots of war rang out at Fort Sumter, the founding Board of Supervisors formally established Union Township, leaving no room for ambiguity about where their civil loyalties lay.

In 2011, the Charter Township of Union celebrated its 150th year of existence. Once a beautiful pine and hardwood forest and the winter home of the Chippewa tribe, the area that became Union Township would become the center of lumbering, commerce and a fledgling oil industry in Michigan that became a state in 1837.

The first white settlers came to Union Township in 1854 when pioneer John Hursh and his family arrived in the area. Various settlements in the 36 square miles of the original township have long disappeared or been absorbed by the City of Mount Pleasant that lies in the center of Union Township. Mount Pleasant was designated the county seat in 1860 just a year after Isabella County was established in 1859. Mount Pleasant became a village in 1875 and later a city in 1889.

The history of the city at its core, and Union Township that surrounds it, has been bound together since they were both founded.

Union Township Today

With 12,927 residents in 2010, Union Township has the largest population of the 16 townships which make up Isabella County. Union also is the only township that experienced a population increase of greater than 1,000 people between 2000 and 2010.

Union's population trend is more similar to its neighbor, the City of Mount Pleasant, than to other Isabella County townships as well as that of the State of Michigan overall.

As shown in the table at right, the population in both Mount Pleasant and Union Township grew steadily in the past decade. The overall population of the State peaked in 2003 and has been on a steady decline since. Union

Township is in a unique position of population increase, which may be linked to the growth of Central Michigan University, located in the City of Mount Pleasant.

Population Change in Union Township 2000-2010

	2000	2010	% Change
Union Township	7,615	12,927	69.8%
Isabella County	63,351	70,311	11.0%
State of Michigan	9,938,444	9,883,640	-0.6%

Source: US Census Bureau

C. Local Partners

The following groups, municipalities or entities directly impact the future of Union Charter Township. All of these groups were consulted as part of the 2010 Master Plan process. Continued conversation and partnership with these groups will be vital to successful implementation of the Master Plan.

Saginaw Chippewa Indian Tribe of Michigan

The Saginaw Chippewa Indian Tribe of Michigan is a band of Chippewa Indians (or Ojibwe) located in central Michigan. The tribal government offices are located on the Isabella Indian Reservation, near Union Township. There are 2,767 enrolled members of the Saginaw Chippewa Indian Tribe, many who live on the reservation while others live throughout the country. The tribe owns and operates Soaring Eagle Casino in Chippewa Township, and Saganing Eagles Landing Casino in Standish. They also hold land on the Saganing reservation near Standish, with a community center in addition to the recently completed Eagle's Landing casino on the Saganing reservation.

Besides its gaming enterprises, the tribe owns other businesses and community operations including the Sagamok Shell Station, a tribal museum called the Ziibiwing Center, a substance abuse facility, a community clinic and health facilities. The tribe has recently opened a new Elders' Center. Educational programs include an elementary school, as well as a presence in the local public schools through Native American advocates and tutors. The Saginaw Chippewa Tribe is the largest employer in Isabella County and gives more than \$64 million annually to local and state governmental services.

Central Michigan University

Central Michigan University is located in the City of Mount Pleasant but many of its students, faculty and staff live in Union Township. The campus encompasses 872 acres with 94 major buildings. There are seventeen residence halls housing more than 5,000 students and five apartment complexes providing 536 housing units for married and single students, both graduate and undergraduate. Buildings currently in use on campus range in age from Grawn Hall, constructed in 1915, to the Education and Human Services Building opened in the fall of 2009.

Central Michigan University is governed by an eight-member Board of Trustees appointed for eight year terms by the governor of the state of Michigan with the consent of the state senate. The board is empowered with general supervision of the university, control and direction of all the institution's funds, and such other powers and duties as may be prescribed by law.

City of Mount Pleasant

The City of Mount Pleasant was incorporated over 100 years ago and is located in the center of Union Township. It is the county seat of Isabella County. The population of the City of Mount Pleasant has been on the rise since 2000 and is expected to continue to increase.

The City has a council-manager form of government, in which a City Manager is appointed by the City Commission. The Commission is made up of seven nonpartisan members, each elected at-large. The Mayor is a member of the Commission and is selected on an annual basis by his or her colleagues.



Union Township Economic Development Authority

In 2010, the Township board voted to consolidate the oversight of two Downtown Development Authorities, the East DDA and the West DDA into one authority that also now is charged with overseeing economic development activities for the entire Township, not just the two mostly commercial strips on M-20 on the east and west sides of the community. The new Union Township Economic Development Authority (EDA) is charged with working with the Middle Michigan Development Corporation (MMDC), the regional economic development agency on exploring economic development opportunities. A 2011 economic development plan includes collaborative relationships with the City, County, Saginaw Chippewa Indian Tribe, Central Michigan University and the MMDC.

Mount Pleasant Area Chamber of Commerce

The mission of the Mount Pleasant Area Chamber of Commerce is to enhance a diversified business environment that fosters a progressive and economically viable community. Established in 1909, the Chamber is the unified voice for the business community, and consistently provides valuable programs, products and services to help strengthen the area economy.

Middle Michigan Development Corporation (MMDC)

MMDC is the economic development agency for the region, providing confidential assistance to both existing and new industry. The organization has a broad based 64-member Board of Directors, six primary clients, and 30 corporate sponsors.

Mid Michigan Community College (MMCC)

MMCC has a campus both in Harrison (Clare County) and Mount Pleasant offering Academic Programs, Professional Development Programs, and a Personal Interest Series. All course offerings are designed to serve recent high school graduates, in addition to students going back to school later in life.

Isabella County

Union Township is one of 16 townships located within Isabella County. Established in 1859 by Act No. 118 of the Michigan Legislature, the county seat is located in Mount Pleasant. Isabella County is governed by a Board of Commissioners. There are seven commissioners elected by district to serve two year terms. The Isabella County Road Commission is a separate five member elected board which has jurisdiction over all County roads.



D. Plan Framework and Goals

Each plan chapter contains an overview of existing conditions, applicable Future Land Use descriptions, and specific goals, as well as recommendations and implementation strategies.

Chapter 2 discusses *Growth Management* and the development pressures occurring in the township.

Chapter 3 addresses *Complete Streets* and highlights areas for non-motorized infrastructure, also drawing on recommendations from the 2006 Access Management Plan.

Chapter 4 includes the Future Land Use map and, addresses *future land use*, housing, commerce and employment, respectively.

The concluding implementation chapter ties the preceding chapters together with the Future Land Use plan and implementation action plan. There, actions are categorized by topic, timeframe, and responsibility. This action plan can serve as an annual checklist to ensure the plan's implementation.

The Plan goals and objectives are summarized below, and revisited in greater detail throughout the following chapters.



Throughout the plan, goals and objectives are highlighted in light blue.



Implementation strategies are highlighted in navy. For a complete list of implementation tools, and timeframes, see Chapter 5.

Plan Goals and Objectives

Goal 1: Preserve and protect key natural and agricultural resources.

- 1.1. Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.
- 1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.
- 1.3. Preserve areas suitable for farming and agriculture-related uses

Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.

- 2.1. Connect schools, parks and other public facilities with a system of pathways, bikeways and trails
- 2.2. Prioritize sidewalks in areas where there are connectivity gaps first
- 2.3. Work with the Road Commission to incorporate non-motorized facilities into road improvement projects

Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.

- 3.1. Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.
- 3.2. Continue to encourage quality office and commercial development and redevelopment along corridors.
- 3.3. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.
- 3.4. Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.
- 3.5. Expand housing choices to support multiple options for a wide range of age groups and family types.



2. GROWTH MANAGEMENT

A. Introduction

As one of the fastest growing townships in Michigan, Union Township seeks to balance development pressures and accompanying utility expansion with agricultural and natural resource preservation. The previous plan established three agricultural areas designed to preserve prime farmland from further “leapfrog” development. These areas were identified based on an analysis of environmental conditions to determine prime agricultural areas, existing land uses and zoning, and municipal water and sanitary sewer services. This plan clarifies the previous plan by creating “Primary” and “Secondary” growth areas designed to concentrate future development closer to Mount Pleasant and preserve natural features and agricultural land, as well as provide a basis for future rezonings and utility expansions in a systematic way.



Goal 1: Preserve and protect key natural and agricultural resources.

- 1.1. Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.
- 1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.
- 1.3. Preserve areas suitable for farming and agriculture-related uses



B. Natural Resources

The natural environment is a critical element of the physical basis upon which the Township develops. Alteration to natural features should be carefully considered to minimize impacts and insure mitigation where necessary to maintain the natural balance. Not doing so will alter the system and contribute to increased erosion and sedimentation, decreased ground water recharge and increased surface runoff to the Township’s various lakes and streams.

Soils

Construction costs and risks to the environment can be minimized by developing areas with suitable soils. Poor soils present problems such as poor foundation stability and septic limitations. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability and septic suitability.

Drainage: Development on poorly drained soils increases development costs, maintenance costs, and will lead to sanitary problems. Development costs are increased due to additional foundation, road and septic preparation. Maintenance costs and problems will be associated with septic field failures, flooded basements and impact to roads from frost action.

Foundation Stability: Soil areas that do not provide stable foundations may experience shifting building foundations, cracked walls and cracked pavement and roadways. These problems often result in increased development and maintenance costs or, in extreme cases, structural failure.

Septic Suitability: Because there are many areas of Union Township that rely on individual septic systems, the location of septic systems on proper soils is extremely important. Inspection and approval for use of a septic system is under Isabella County's jurisdiction and ultimately their responsibility to maintain high standards of review to prevent system complications or failures. Septic field failures are often the result of poor soil permeability, high water table or excessive slope. Soils such as compacted clays and silts will not allow wastewater to percolate, a high water table prohibits adequate filtering and excessive slope does not provide adequate percolation.

Wetlands

Wetlands serve a variety of important functions which not only benefit the natural environment but also the community. Some of the primary values which wetlands contribute are as follows:

- Mitigate flooding by detaining surface runoff.
- Control soil erosion and sedimentation loading in rivers and lakes.
- Provide links with groundwater.
- Improve water quality which is degraded by chemicals from fertilizers and pesticides used in agriculture and landscaping/lawn care, as well as stormwater runoff from roads and parking lots
- Function as highly productive ecosystems in terms of wildlife habitat and vegetation.
- Serve a variety of aesthetic and recreational functions.

The largest interconnected series of wetlands are located along the Chippewa River corridor that runs through the western and northeastern portions of the Township.

Future development in areas surrounding these wetlands could significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize any potential for impact. This is best done by initially considering wetland resources as constraints to development. Minimization of impacts to these resources should take into account the cost of avoidance and the property rights of the individual. If impact is unavoidable, then mitigation should include an analysis of retaining or enhancing the wetland areas to be lost.

Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, they will continue to maintain open and green space as well as contribute to retaining the rural setting.

Soils Poorly Suited for Development:

- *Areas with little topographic relief, which does not allow proper drainage.*
- *Areas with excessive slopes which are susceptible to erosion.*
- *Mucks or soils with high organic materials.*
- *Silts and clays.*
- *Areas with high water tables.*
- *Generally along lakes, creeks and wetlands.*

Soils Well Suited for Development:

- *Topographic relief that provides for drainage but not excessively steep.*
- *Loamy and sandy soils.*
- *Areas sufficiently above groundwater table.*

Objective 1.1.
Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.



A complete documentation of existing conditions and natural features maps are included in the Appendix.



The term *leapfrogging* refers to the development of lands in a manner that requires the extension of public facilities.



*Objective 1.2.
Coordinate utility
expansion in a
way that encourages
development along existing
arterial roadways and on
vacant or underutilized sites
first.*



Drainage

Upland areas drain to the low lying wetlands, lakes and streams that pass through the Township. Soil permeability of most upland areas is moderate to moderately rapid. As these areas become developed, the amount of water infiltrating the surface will decrease and the surface runoff will increase. This will be caused by clearing of natural vegetation, addition of impervious material to the land (buildings and pavement) and installation of storm drains. These will have the cumulative effect of increasing the peak discharge to the area's drains, streams and lakes while reducing the amount of water infiltrating to ground water. Minimization of these impacts may involve protecting native vegetation, on-site stormwater retention and clustered development.

Prime Farmland

The Township has adopted priority development areas to ensure the preservation of active farmland. The Township is a fast growing community, so these proactive measures are designed to prevent further damage caused by sprawl into active farm land. Instead, it is more valuable to establish rules for orderly development that will avoid future leapfrogging and further fragmentation. It is a goal of this plan that any new residential development be placed adjacent to existing residential or commercial development, be served by existing utilities and be located on a paved road.

C. Township Utilities

In order to protect the health and safety of the residents and environment in Union Township, utilities should be carefully planned and financed. In doing so, future development should be linked to the capacity of systems and existing or planned locations of pipes.

The capacity of municipal infrastructure impacts the development potential of different land uses. Industrial development needs high pressure water. Residential dwelling units on less than an acre usually must be serviced by a municipal waste water system, since septic fields require an acre or more of land. Commercial uses tend to locate where municipal services are available either out of necessity or cost.

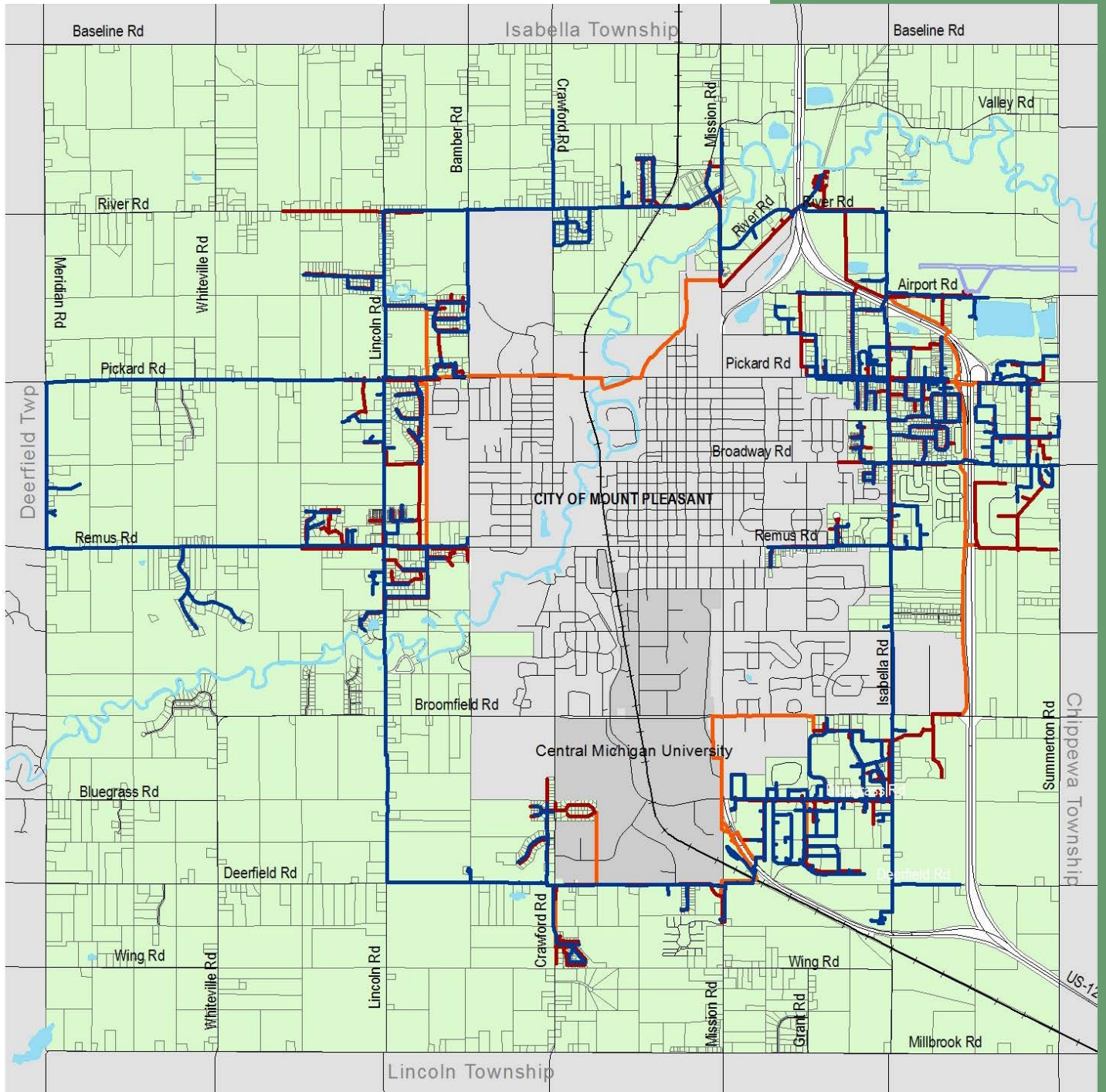
The Township provides water and sewer utilities to significant portions of the Township abutting Mount Pleasant; the Township's wastewater service area essentially rings the city. While some of the Township's sewer force mains travel through the city limits, they do not share any connections with Mount Pleasant's system. In many cases, the pipes run parallel but do not connect.

In 2014, the Township's water service loop was completed, connecting the previously separate north and south side water systems. The water main installed along Broomfield and Lincoln Roads brings the possibility for expanded capacity in that area, but the area is not yet served by sanitary sewer. Future service needs should be evaluated to provide expansion efficiently and equitably across the community.

Future Utility Planning

Based on these circumstances, the opportunities for collaboration between the Township, City and Tribe are many:

- The Township or Tribe could purchase additional capacity from the City instead of expanding or creating new systems
- The Township could expand its water system as planned and sell additional capacity to the Tribe
- Future utility delivery should be a topic for discussion between the Township, City, Tribe and CMU.



Township Utilities Map

Water & Sewer Systems

- Water Mains
- Sewer Gravity Mains
- Sewer Force Mains

Objective 1.3.
 Preserve areas
 suitable for farming
 and agriculture-related uses



The previous plan identified agricultural growth areas based on the County's prioritization criteria. This plan builds on these recommendations with updates to Future Land Use to provide a policy framework for future development, rezonings and utility expansions to support it. See the appendix for more information.

Growth Boundary: Primary Growth Area

- Served by municipal utilities
- Located on a paved road

Rural Buffer: Secondary Growth Area

- Future development limited by adjacency to utilities and paved roads
- Intended for development after Primary Growth Area is fully developed

Rural Preservation: Prime Farmland

- No municipal utilities
- Unpaved roads
- Do not permit development
- Only agricultural and large lot, rural residential

D. Growth Management Boundary

The residents of Union Township have consistently said that preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. One of the most effective ways to meet both of these goals is with a growth boundary. The growth boundary concept in the plan is designed to encourage the following:

- Compact, efficient land use,
- Protection of farmland and natural areas,
- Efficient provision of utilities, services and infrastructure,
- An efficient transportation system,
- Locations for economic growth, and
- Diverse housing options.

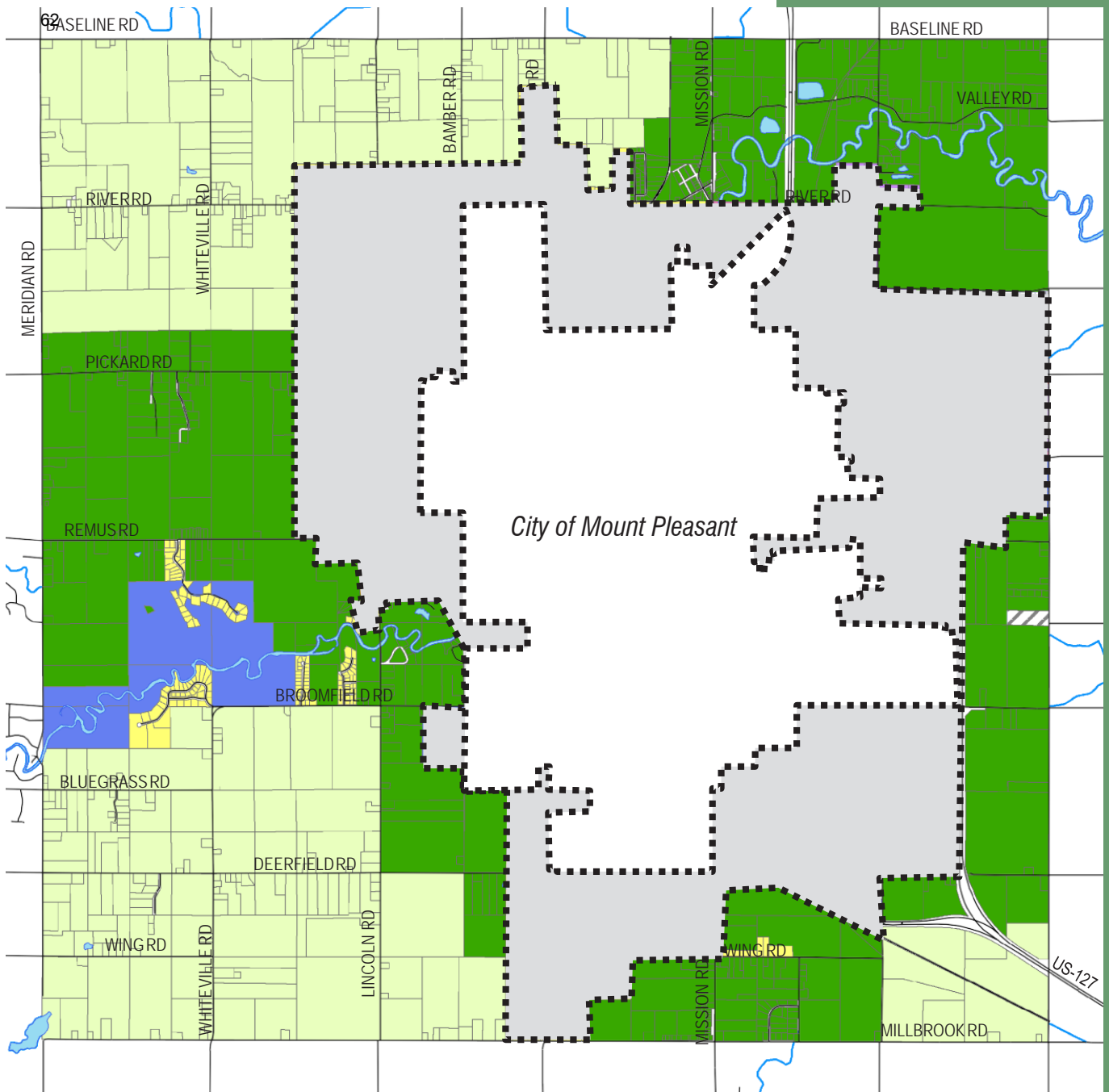
The growth boundary marks the separation between rural and urban areas and defines land that can efficiently support urban services such as sewer, water and roads. Priority growth areas are adjacent to existing development, are served by municipal utilities, and are located along paved roads. These areas are predominantly adjacent to Mount Pleasant.

Development outside the boundary is not prohibited; however, because public utilities are not available in these areas, development needs to be maintained at a relatively low intensity and the character of development needs to not adversely impact natural features and agricultural uses.

There is presently vacant or underutilized land within the growth boundary that can be served by public water and sewer. By focusing new development in these areas first, the Township and the County can more efficiently provide the necessary infrastructure to support new growth.

The growth boundary is not intended to be static, but should be evaluated on a regular basis along with other updates to the Master Plan. With each update, the following criteria should be taken into consideration for amending the growth boundary:

- Amount and capacity of undeveloped or under-developed land currently within the growth boundary, which should be used to satisfy the demand for development prior to expanding the boundary.
- Projected population growth within the Township and demand for future development.
- The ability to extend public water and sewer to serve new land areas outside of the growth boundary.
- The capacity and condition of the road system to support the new growth areas.
- The ability of the Township, County and other public agencies to provide necessary services to the new growth areas and the additional resulting population.
- The impact of higher density development from expanding the growth boundary will have on natural features, agricultural uses and rural character.
- Consistency with the goals and objectives of the Master Plan.



Land outside the growth boundary is separated into two distinct Future Land Use categories:

Rural Preservation

Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

Rural Buffer

Rural Buffer areas do not have sewer and water, but are appropriate for agriculture uses and some infill with low density residential. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

Growth Boundary Map



Sources: Union Township, MCGI

 Growth Boundary

See also the Future Land Use Map in Chapter 4

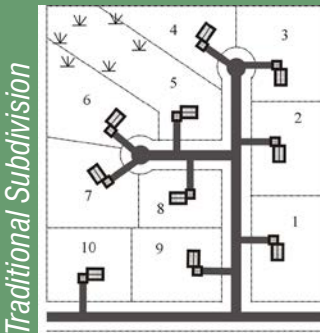
Best “Green Development” Management Practices

- Reduces stormwater runoff volume and improves stormwater quality.
- Protects community character/aesthetics.
- Reduces salt usage and snow removal on paved surfaces.
- Improves urban wildlife and habitat opportunities.
- Provides additional stormwater capacity for nonconforming sites without modern detention facilities.



Roadside stormwater drains reduce the effects of heavy rainfalls and flooding throughout the Township, and should be protected from encroaching agricultural activities.

Conservation Subdivisions



Recreation / Institutional

This category is designated primarily for large-scale recreation, natural features and open space.

Tribal Trust Lands

These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.

E. Best Practices

Low Impact Design

A more environmentally responsive strategy used to manage stormwater collection and disposal involving both private development sites and municipal projects is through the use of Low Impact Development (LID) methods. LID is an alternative approach to development aimed at conserving natural resources and protecting the environment by strategically managing rainfall close to its source, minimizing impervious coverage, using native plant species, and conserving and restoring natural areas during site development or redevelopment. Design techniques are focused on the use of applications that are modeled after nature, rather than building costly infrastructure and water quality restoration systems.

While low impact design is encouraged wherever it can be applied, it is specifically warranted in areas where vegetation may be installed in lieu of impervious surfaces (i.e. pavement). It can be applied to open spaces, rooftops, streetscapes, parking lots, sidewalks, and medians. In many cases, these beneficial design alternatives offer a significant long-term cost savings, even when factoring in some additional maintenance costs. Design options to consider include use of rain gardens, native plant species, street trees (i.e. planter boxes, tree pits), bioswales and pervious pavement.



Example: Native species bioswale



Conservation Subdivisions

In order to maximize open space preservation, one technique for new housing subdivisions is to promote cluster development in conservations subdivisions. This form of open space development incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.

Conservation subdivisions begin by defining sensitive areas of the property (farmland, ponds, steep slopes, wetlands, wooded areas, etc.) that should be preserved, then clustering building sites on the remaining, more suitable, land. While lot sizes are reduced, the overall permitted density is not increased but the environmentally sensitive areas are protected and preserved. This reduces development costs in two ways: It avoids expensive mitigation and grading of the more challenging features on the site and reduces the length of streets and utilities needed to serve the individual lots. The resulting open space not only

adds to the character and livability of the development, but actually increases property values.

Large Lot Zoning

This zoning tool may be useful in preserving land for agricultural use. It is important to understand that large lot zoning, by itself, does not preserve farming; only the farmer can do that. Rather, this technique is intended to permit larger blocks of land to be set aside for farm use. This technique simply increases the lot size required in residential zoning districts where farming operations exist. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is a primary focus, lot sizes of 40 to 160 acres with only one residence is found to be most effective, however this would not be practical in Union Township. Union Township currently has a 1-acre minimum lot size in its Agricultural district. This may be somewhat effective in curtailing non-farm development in these areas and directing growth to the northern portion of the Township, but should be used in combination with density based zoning such as the quarter/quarter zoning described above or PUD to preserve larger tracks of land for farming.

Growth Management Implementation Strategies



- *Ensure coordination between Public Works and Planning Departments so Township utilities are expanded in a logical, efficient manner.*
- *Limit sewer and water extensions to areas not designated for agricultural preservation.*
- *Create a cluster housing option in the Zoning Ordinance to promote smaller single-family lots and shared open space.*
- *Ensure that lot sizes in Agricultural zoning districts are large enough (5 or 10 acres) to prevent fragmentation of identified priority agricultural areas*
- *Revise Ag district to limit future subdivision for single-family homes*
- *Prepare and annually update six-year capital improvements plan that coordinates with the master plan*
- *Support accessibility to local food*
- *Expand recycling facilities to accommodate recycling for businesses and multi-family uses*
- *Update screening requirements to allow rain gardens, bioswales, bioretention areas and filter strips*
- *Revise parking regulations to include allowances for pervious surfaces in parking and loading areas.*
- *Implement parks improvements from the Parks and Recreation Plan*
- *Encourage the use of cluster development, vegetated swales, downspout disconnection and other practices that reduce impervious surfaces and increase storm water infiltration.*
- *Promote Low-Impact Design (LID) to reduce the level of stormwater runoff*
- *Implement community programs that promote best practices for improving*
- *Promote education of proper septic drainfield maintenance to increase lifespans of systems and preserve water quality*
- *Require more frequent septic systems inspections*
- *Require vegetated buffers from all wetlands, streams, lakes and rivers to protect water quality.*

For a complete listing of implementation strategies, tools, and timeframes, see Chapter 5: Implementation

3. TRANSPORTATION

A. Introduction

Changes in land use impact travel patterns and road capacity. Because the quality of the transportation system impacts the development pattern, ideally the land use and transportation systems are planned together. This can be a challenge in Union Township where most roads are under jurisdiction of the Isabella County Road Commission. This plan sets forth goals and actions to encourage a coordinated approach with consideration of various travel needs (auto, freight, pedestrians, bicyclists and transit users).



B. Complete Streets

Planning the township transportation system involves more than just moving vehicles efficiently and safely. A transportation system needs to meet the needs of all types of users – motorists, pedestrians, bicyclists, and transit users. In some cases, this can be accomplished with lower vehicle speeds to be more supportive of bicycles and pedestrians, while in other places, wider vehicle lanes and higher speeds may be needed for vehicle and goods movement. The design of the transportation system also needs to reflect the context of adjacent land uses. Nationally, this approach is often referred to as “complete streets”, harmonizing streets with their surroundings while interlacing transportation networks to meet the mobility needs of all users.

Sidewalks and Pathways

Sidewalks have many benefits. When sidewalks exist, people walk more frequently which contributes to public health and neighborhood cohesion. In addition, sidewalks provide an alternative mode of transportation. Recent studies have also demonstrated that subdivisions with sidewalks tend to better sustain higher property values. Connections between neighborhoods and nearby activity nodes like schools, parks and commercial nodes also contribute to the township’s quality of life. The Non-Motorized Transportation map illustrates the location of existing sidewalks. While many areas of the community have a complete sidewalk network, there are many developed areas that lack a complete sidewalk network or lack sidewalks in general. As new development and redevelopment occurs, opportunities to construct sidewalks should be pursued,

Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.



- 2.1. Connect schools, parks and other public facilities with a system of pathways, bikeways and trails
- 2.2. Prioritize sidewalks in areas where there are connectivity gaps first
- 2.3. Work with the Road Commission to incorporate non-motorized facilities into road improvement projects

especially in close proximity to schools, parks and activity nodes and along major thoroughfares as indicated on the Non-Motorized Transportation map.

The Township defines pathways (separate from sidewalks) and their use as follows: An off-road shared use, non-motorized path, usually asphalt, separate from the public road (though sometimes in the public right-of-way). All cyclists regardless of age are encouraged to use pathways. The Sidewalks and Pathways Ordinance establishes policies for the installation of sidewalks; the Township also established a Sidewalks and Pathways Planning Committee to establish priorities for sidewalk construction in the Township.

CMU has a system of existing and proposed bike paths that should be considered in any Township non-motorized transportation planning effort. Although these paths are internal to or on the periphery of campus, they are relevant to the Township because students rely on them to get to from the apartment complexes and classes via Broomfield Road.

Crossing Improvements

The design of crosswalks is critical to ensure proper safety for pedestrians and vehicles. Safety hazards exist whenever pedestrians or bicyclists intersect with individual driveways, or where they meet at an intersection.

Several crosswalks have been improved throughout the township but many more need improvements to improve safety for users. Union Township should work with the Road Commission to improve crosswalks considering the following:

- Use pavement markings to clearly indicate where pedestrian activity will occur; vehicles must not be allowed to block these areas. Colored or decorative pavement treatments will bring greater visibility to crossings.
- Maintain clear vision zones at intersections to increase visibility.
- Provide adequate lighting at intersections so pedestrians are safe at all hours.
- Include overhead flashers to indicate non-signalized crossing points. Mid-block crossings can be further enhanced by using pavement markings or texture and signage at the motorists' eye level.
- Consider restricting right turns on red at high volume intersections, as most motorists fail to consider the pedestrian when turning.
- Include medians in the design of intersections, especially where a high volume of pedestrian activity is expected. Medians provide safer crosswalk options and refuges for pedestrians.
- Mid-block crossings should include pedestrian refuge islands.
- Decrease street width at crossing points by installing sidewalk flares and curb extensions, medians or raised islands to create a safe haven for pedestrians and bikers.

Resident Survey Highlights: Complete Streets

- 19.8 percent of residents surveyed in 2016 ranked "Pathways linking residence to parks" as their top suggestion for enhancing Township parks
- One third of those surveyed indicated "more sidewalks" should be a high priority for the township's General Fund
- 65% of residents indicated support for a special assessment for additional sidewalks and pathways in the township

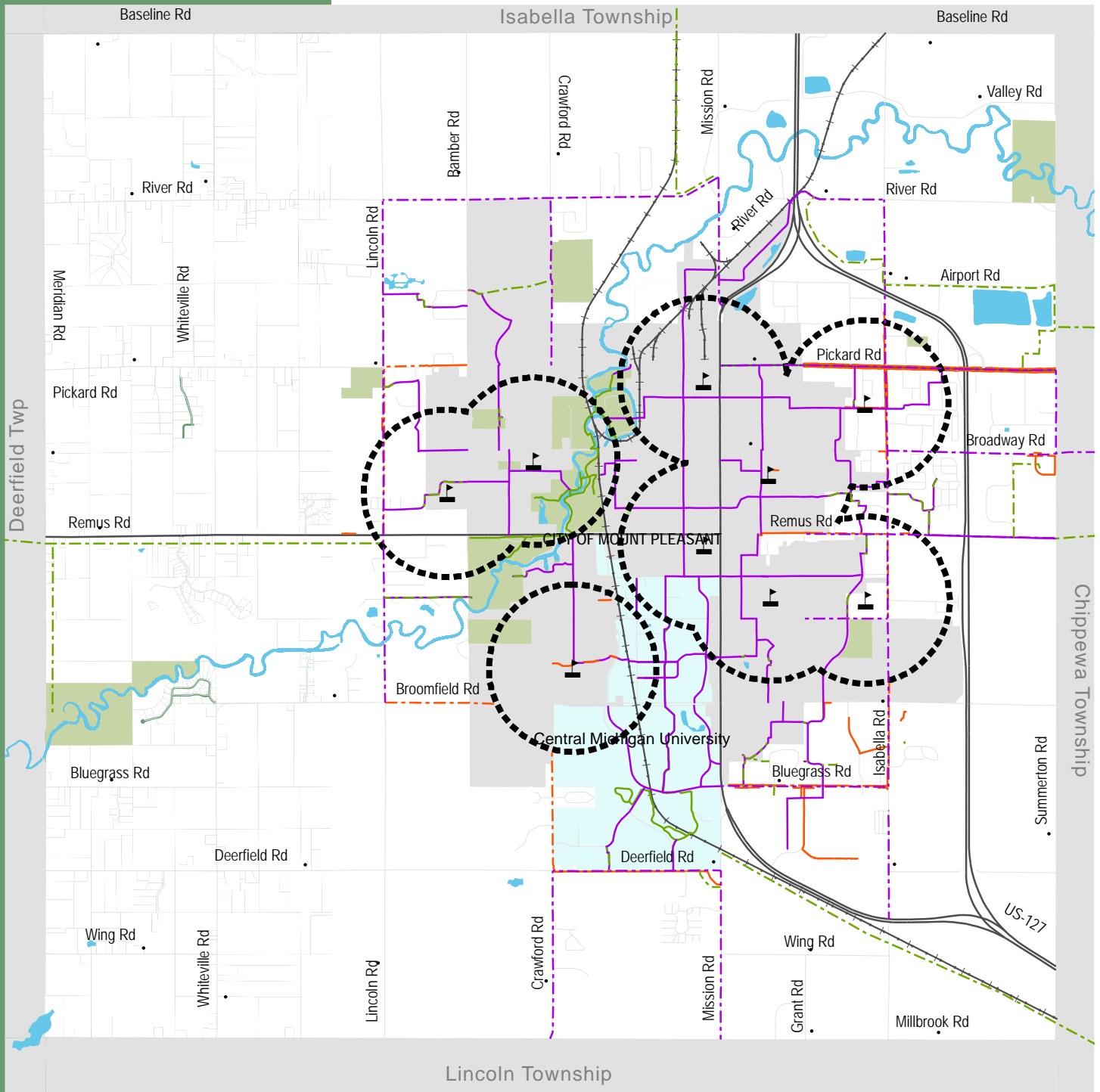
Benefits of Complete Streets:

- Provides connections between homes, schools, parks, public transportation, offices, and retail destinations.
- Improves pedestrian and cyclist safety by reducing potential crashes between motorized and non-motorized users.
- Encourages walking and bicycling that improves health and fitness.
- Provides options to make fewer driving trips, saving money.
- Research demonstrates pedestrian and bike-friendly cities have more economic vitality.

Objective 2.1.
Connect schools,
parks and other public
facilities with a system of
pathways, bikeways and
trails



pavement treatments, signs, and overhead lights can help better delineate pedestrian crossings



Non-Motorized Transportation

0 0.25 0.5 Sources: MCGI, Union Township, The Greenways Collaborative, LSL Planning



- Schools
- Parks
- Safe Routes to School 1/2 mile walk zone

	Existing	Proposed
Sidewalks		
Bike Routes		
Trails		

Transit

Public transit is well supported and used in the Township. While it is primarily geared toward the student population, it is recognized as being forward-thinking and willing to adapt to local needs. The Isabella County Transportation Commission (ICTC) provides demand-response transit services to Union Township and the surrounding areas. The ICTC provides dial-a-ride service to the entire county, with additional service to Clare, Remus, and Oil City. They also provide a fixed-route campus shuttle between the CMU campus and the several large apartment complexes and shopping areas in the Township.

*Objective 2.3.
Work with the Road
Commission to
incorporate non-motorized
facilities into road improvement
projects*



Complete Streets Implementation Strategies



- *Adopt a resolution in support of Complete Streets.*
- *Update the inventory of sidewalks and bike lanes from the 2011 nonmotorized plan.*
- *Complete the planned pedestrian sidewalk and pathway system, especially to fill in gaps and connect neighborhoods with destinations like schools, parks, neighborhood shopping and entertainment districts, and cultural institutions.*
- *Support public education that promotes the personal and environmental benefits of active lifestyles.*
- *Work with Isabella County Transportation Commission towards increasing sidewalk connectivity within 1/4 mile of all existing and planned bus stops in the Township.*
- *Use the Site Design Checklist provided in the 2011 Non-Motorized Plan as a model framework during site plan review, and provide copies of the list to developers to use as a reference guide*
- *Encourage the Road Commission to support the creation of “Complete Streets” that consider the needs of vehicles, bicyclists, and pedestrians equally*
- *Re-engage the Pathways Committee; encourage regular meetings to prioritize improvements to the existing sidewalk and pathways network.*
- *Work with organizations and advocacy groups such as bike users, seniors, and schools to develop Safe Routes to School programs and trail organizations to identify priority needs for walking and biking.*
- *Pursue local, state and federal funding to continue implementation of a non-motorized transportation system, both in the right-of-way and off-road trails / pathways*
- *Acquire easements where feasible for non-motorized facilities in areas where right-of-way is insufficient*
- *Require bike racks for certain new, non-single family developments and promote installation of bike racks at key locations.*
- *Require non-motorized connections between sidewalks and business entrances, transit stops, and neighborhoods*
- *Require easements during site plan review where right-of-way is insufficient to provide non-motorized facilities*
- *Amend sidewalk ordinance to remove waivers for sidewalks in commercial districts*

See maps from the 2006 Access Management plan and learn more about these recommendations in the Appendix.

Basic Principles of Access Management

Six basic principles are used to achieve the benefits of access management:

- Limit the number of conflict points,
- Separate conflict points,
- Separate turning volumes from through movements,
- Locate traffic signals to facilitate traffic movement,
- Maintain a hierarchy of roadways by function, and
- Limit direct access on higher speed roads.

Source: MDOT

The 2006 Access Management Plan focused on M-20 and US-127 BR. These recommendations can also be applied to other corridors in Union Township where appropriate.

C. Access Management

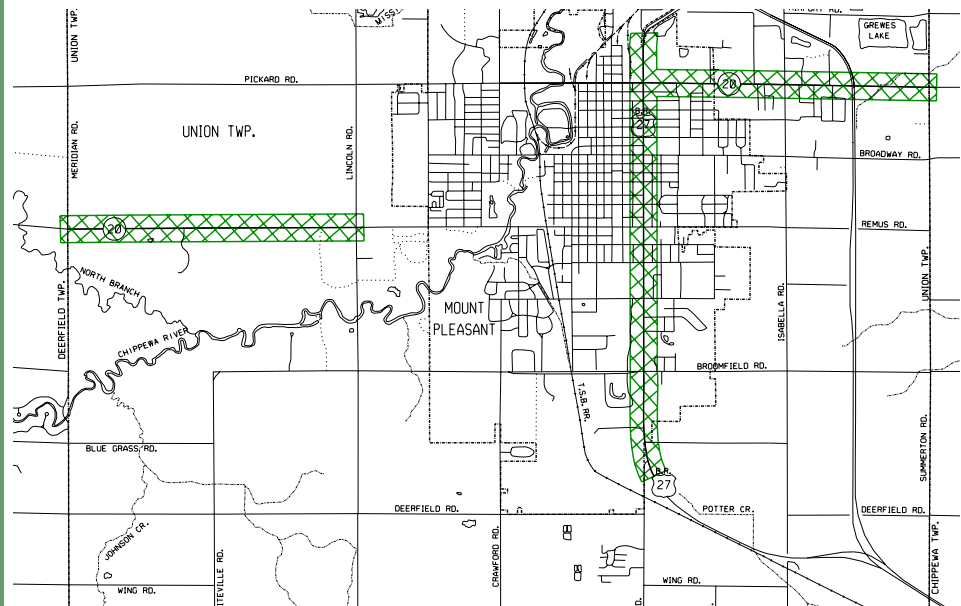
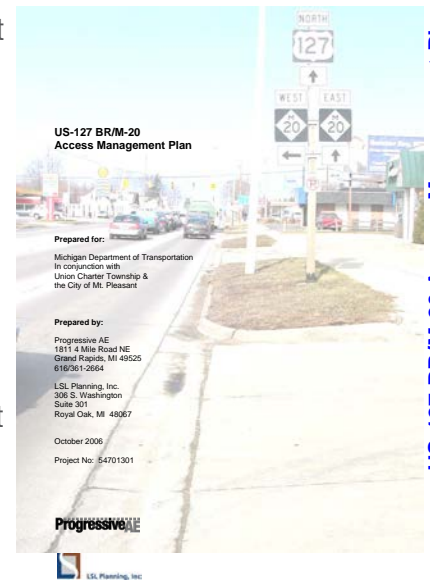
The purpose of the 2006 Access Management Plan for the US-127/ M-20 corridors was to improve traffic operations and reduce crash potential along key corridors in the township, while retaining reasonable access to existing and future developments. This plan outlines recommendations for US 127 BR, M-20/ Pickard Rd., and M-20/Remus Rd. developed in conjunction with MDOT and the City of Mount Pleasant. A draft overlay zoning district was also developed in 2006 to implement the recommendations of this access management plan. This overlay has not yet been adopted, however. The zoning amendments as well as the approval process for development review and MDOT approval recommended in the plan should be adopted to ensure a safe and efficient state trunkline.

In addition, these principles should be applied to other commercial corridors, like Bluegrass and Isabella Roads, to promote safety and efficiency.

Access Management Recommendations

While it may not be possible to retrofit certain corridor sections to meet current spacing guidelines for new driveways, the goal is still to minimize the number of driveways as much as possible.

- Establish future right-of-way needs (widths) for corridors, including:
 - » Allow for variations in road location, based on existing development and natural elements which the Township may wish to preserve
 - » Accommodate drainage needs and topographical changes
 - » Accommodate operational features such as turn lanes at intersections and potential transit facilities, and
 - » Flexibility in road design to allow for bike lanes, sidewalks, buffer strips between the curb and sidewalk, etc.



- Increase minimum lot frontage along corridors.
- Adjust front yard setback requirements.
- Adopt access-related recommendations from the plan as amendments to the Zoning Ordinance.

Many of the recommended retrofit improvements in the plan will only become implementable when an owner or developer approaches the township, Mount Pleasant, or MDOT during an approval process. However, alternative funding strategies may increase the feasibility of many projects. For example, funding may be included as part of a street reconstruction project for those who volunteer to have their access modified per the Master Plan. In some cases, entities such as a downtown development authority have offered to pay between half- and full-cost for those who volunteered.

Other creative funding strategies include offering to waive permit fees in exchange for a closed, changed or shared access. Additionally, some communities have offered to provide trees or other right-of-way improvements where access is eliminated.

Pickard Road (retrofit)

The high number of vehicle trips, existing access points and abundant signage along this corridor underscores the critical importance of implementing access management recommendations geared towards retrofit access.

M-20/Remus Road (future access)

The 2006 plan indicates that poor driveway spacing and poor driveway offsets are the primary access-related deficiencies along this corridor. Development pressures along M-20 near Lincoln Road underscore the importance for ongoing collaboration with the Isabella County Road Commission and MDOT.

See page 30 in the commercial section for more on development near this corridor.



Access Management Implementation Strategies

- *Implement recommendations from the 2006 Access Management Plan for Pickard and Remus Roads during site plan review*
- *Require cross access and shared access for driveways in commercial districts.*
- *Require transportation impact studies during development review to ensure walking, biking and transit facilities are as safe, convenient and comfortable as road facilities.*
- *Create specific access management recommendations for Bluegrass Center.*



For a complete listing of implementation strategies, tools, and timeframes, see Chapter 5 Implementation

Priority Application: Bluegrass Center

As one of the prime developing areas of the township, Bluegrass Center will need careful consideration of both access management and improved pedestrian connections between businesses and residences. While not a part of the M-20 Access Management Plan, this area can benefit from similar recommendations in terms of shared access, cross access easements, reducing turn conflicts, and service drives.

Bluegrass Road, envisioned to be a town center, should be retrofitted to minimize the number of driveways, include multi-use pathways on both sides of the street, and ensure safe pedestrian crossings at intersections. Cross access between sites should be required and future plans for a road network should be developed. Careful consideration for access management should also be considered with adjacent Mount Pleasant along Broomfield Road and across developments on either side of the border. (See the Bluegrass Center Concept Plan on page 21).

Worn pathways in the grass and a wheelchair in the center turn lane are clear evidence pathways are needed along Bluegrass Road.

4. LAND USE + CHARACTER

A. Introduction

The Future Land Use Plan for the township is a guide to assist officials in decisions relating to day-to-day planning, zoning, land subdivision, and public improvement issues. From time to time, the Plan should be reviewed and revised as necessary to respond to changing needs of the community.

New land use and community character challenges arise as Union Township continues

to grow: competition for desirable land uses from surrounding communities will increase; redevelopment of aging sites will increase in importance; management of traffic on the existing roadway network will continue to be a priority; and balancing expanding the public infrastructure system while maintaining the current system. As a result, the development strategy has shifted towards focusing on vacant or underutilized property to provide for quality redevelopment first before continuing to expand into greenfield sites.

The Future Land Use Plan is a representation of general physical features and land use activities in the township when fully developed and does not imply that all of the changes will or should occur in the near term. Development and redevelopment will proceed in a manner consistent with policies on the environment, transportation and infrastructure capacity, and other matters which help determine the appropriate timeframe.

Zoning decisions should also produce changes that, over time, gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. The Future Land Use Map should be carefully considered to ensure consistency is maintained when making decisions on planning and development matters; community changes which directly conflict with the Future Land Use Map could undermine the long-term objectives of the township and should be avoided.



Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.



- 3.1. Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.
- 3.2. Expand housing choices to support multiple options for a wide range of age groups and family types.
- 3.3. Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.
- 3.4. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.
- 3.5. Continue to encourage quality office and commercial development and redevelopment along corridors.

B. Factors Considered

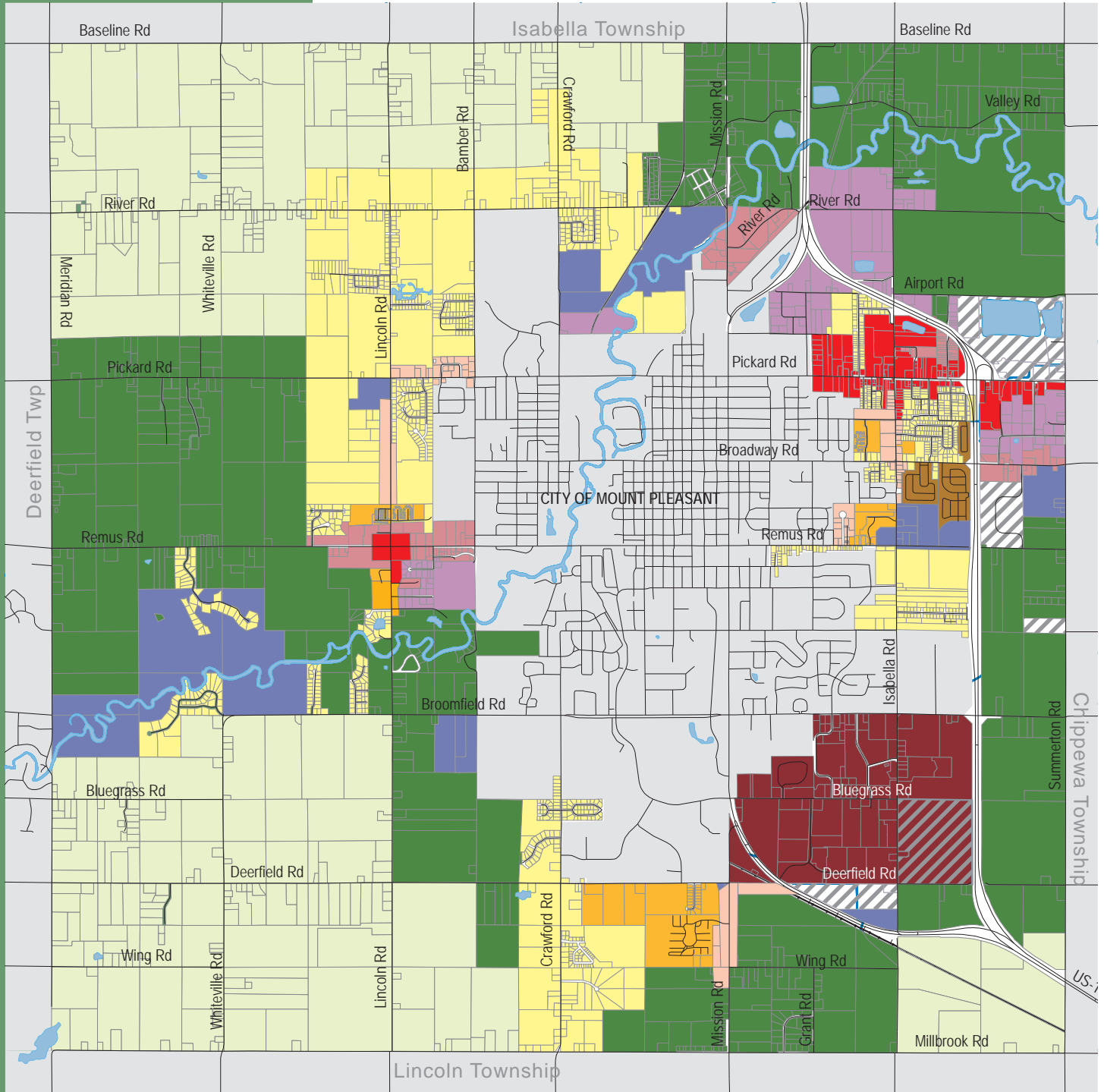
In addition to those challenges listed above, the following factors influenced the proposed future land use pattern in Union Township:

- Existing land use - Wholesale changes to the existing land use pattern would be difficult. The locations of most existing commercial and industrial developments are appropriate, and the community land use patterns have evolved around these existing land uses.
- Relationship of incompatible uses - The future land use plan strives to diminish incompatible land use relationships by providing a transition of land uses, such as offices between retail and single-family residential areas.
- Natural features - The types of development and allowable density shown on the future land use map were determined by the location and extent of natural features. For example, lower overall development densities are proposed for properties containing significant wetland areas to encourage clustering in buildable areas.
- Existing Township Master Plan - The future land use plan contained in the previous plan was re-evaluated based on current trends and conditions for this update.
- Infrastructure - The density of residential uses and the location of land uses such as industrial and commercial are dependent on the availability and the capacity of the infrastructure system. Portions of the Township are currently served, or are planned to be served, by public water and sewer. The capacity of the road network defines the intensity of uses that may be served without adversely impacting traffic operations. The availability of community facilities such as schools, recreational facilities, police and fire protection places bounds on service to land use, particularly residential density. For this reason, this plan includes a growth boundary.
- Township Vision - The land use pattern desired by Township officials and property owners has been expressed with the objective of a diversified tax base, employment opportunities, provision of services for residents and desire for a mixture of uses.

For more info on infrastructure and the growth boundary see Chapter 2: Growth Management, for more on road system, see Chapter 3: Transportation

Future Land Use Planning Principles:













- *Continue to sustain the overall residential and rural character of the township.*
- *Provide an attractive business environment and opportunities for businesses to expand the economic diversity of Union Township and contribute to the overall economic strength.*
- *Ensure the transition from one use or grouping of uses to another is compatible with surrounding uses through screening and buffering.*
- *Foster the revitalization and redevelopment of existing uses or areas which have deteriorated or have become obsolete.*
- *Promote systematic development of residential, commercial, and industrial uses in specific areas and corridors as recommended to take advantage of existing infrastructure and future improvements.*
- *Promote compatibility between existing and future uses along Union Township's boundaries with other communities.*



Union Charter Township Future Land Use



Sources: MCGI, Union Township, LSL Planning

- | | |
|---|--|
|  Rural Preservation |  Neighborhood Service |
|  Rural Buffer |  Community Commercial |
|  Residential |  Commercial/Industrial Mix |
|  Residential- Attached |  Industrial/Employment |
|  Manufactured Housing |  Recreation/Institutional |
|  Bluegrass Center Area |  Tribal Trust Lands |

Read more about Rural Preservation and Rural Buffer in Chapter 2: Growth Management

C. Housing

The success of Union Township neighborhoods still relies in large part on the creation, preservation and rehabilitation of the housing stock, the availability of home ownership, the proximity to community facilities and services, and housing options for all segments of the population.

People looking for a place to live, or deciding whether to stay within a geographic area, typically focus on several factors. These factors include the character of the neighborhood/immediate area, quality of the public school system, distance from the workplace, perceptions of home value appreciation, the diversity of housing available to meet changing needs and income levels, among other issues.

This section serves as a basis for future land use plan strategies regarding housing to support residential land uses that are further detailed later in the chapter.

Residential

After agriculture, this category is the township’s predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

Residential – Attached

This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

Manufactured Housing

This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

Housing Best Practices

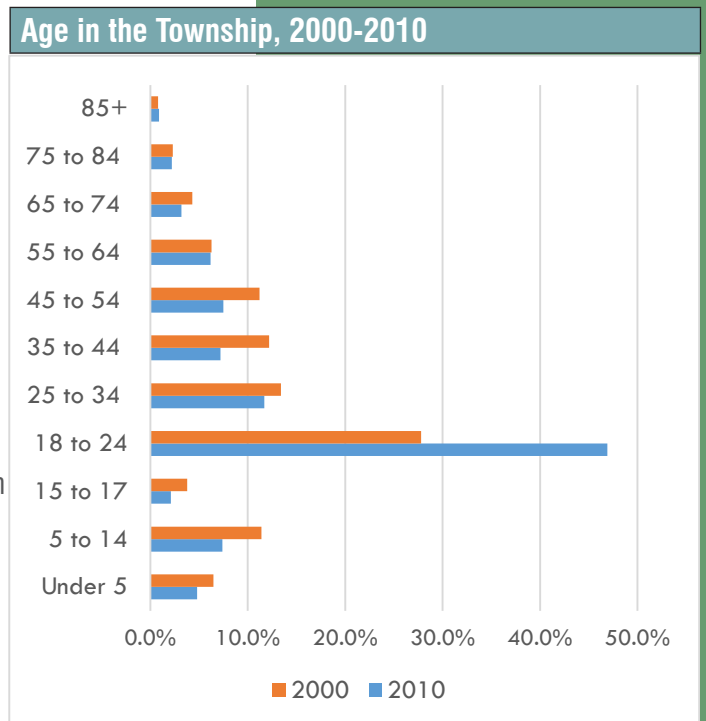
Union Township offers a range of housing opportunities including single-family residential, manufactured home communities, multi-family residential (low to high density apartment or condominium developments), and townhouses. This section identifies ways to continue to diversify new housing opportunities for various income and age groups.

Housing Options for Changing Demographics

Demographically two segments of the national and local population are transitioning and present an opportunity for the Township; these include baby boomers and young adult households. A significant segment of the existing Union population has lived there for 15 to 20 years and will soon become or is empty nesters. They have raised their children in the community and have established personal and professional relationships which anchor them. However, these active empty nesters may be inclined to seek a different lifestyle including as its centerpiece, a new potentially smaller condominium home in a highly amenitized environment which might include a golf course, central clubhouse/activity center, trails or even an urban hub with retail and entertainment options.

The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. Viable housing options should include remaining

Cohorts for Township residents ages 18-24 saw the greatest increase between 2000-2010, at approximately 50%, likely stemming from more university students living in the township



Objective 3.2: Expand housing choices to support multiple options for a wide range of age groups and family types.



In December 2016, a countywide Target Market Analysis indicated that attached housing units such as townhomes, row houses, lofts, and multiplexes accounted for nearly three quarters (74%) of the maximum potential growth for Isabella County, 60% of which was expected to come from the City of Mount Pleasant and surrounding areas.

Renters now account for 62% of households in the Township, whereas County and State trends for renters are estimated at 40% and 29%, respectively.

at home as long as possible and is especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. Where “aging in place” is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community.

In order for housing to be affordable for multiple income levels and family types, a balance of owner and renter-occupied units for a variety of incomes should continue to be provided. Smaller families and couples may desire alternatives to single-family detached, owner-occupied housing, such as townhomes, flats, and apartments above storefronts. Other households may choose to rent to maintain mobility. In cases where there may be a trend in renter-occupied single-family homes, the Township should monitor housing quality to ensure neighborhood stability.

Because of the township’s proximity to Central Michigan University, it will continue to see a demand for student housing. The Township seeks to strike a careful balance between serving the market and protecting character of the community. The Bluegrass area remains the best location for new housing catered to students. As other older apartment complexes age, retrofitting them with better architectural and site design will become more important to ensure they match the quality and character desired in the township.

Multiple-Family Design Guidelines

Multiple-family residential dwelling units help to improve the choice of housing

Owner- vs. Renter-Occupied Housing				
Community	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Township	1,838	38%	2,966	62%
County	14,838	60%	9,823	40%
State	2,728,815	71%	1,112,333	29%

Source: 2011-2015 American Community Survey Estimates

Current Conditions: Attached Housing



Multiple-family complexes should provide sufficient bicycle parking. Covered parking and screened waste receptacles would be even better to improve the appearance.



These attached units could benefit from sidewalks, more prominent entrances and less prominent garages.



These apartments need sidewalks along the edge of the parking to eliminate pedestrian and vehicular conflicts in the parking lots

types and to provide housing opportunities. Several areas have been classified for medium- and high-density residential use at strategic locations in the township and provide opportunities for development. Multi-family residential also provides opportunities for an older population (empty nesters, retirees and those in need of care). Multi-family housing types extend beyond the typical multi-family apartment building. Single-family attached condominium units as part of planned development projects have been a fast growing housing choice for empty-nesters and retirees.

Multiple family or attached single-family structures should incorporate architectural design elements that emulate single-family neighborhoods such as pitched roof lines and prominent entries, and minimize appearance of garage doors. Sites should provide pedestrian connections between building entrances, public pathway connections, and parking areas. Important site design features include waste receptacle screening, parking lot landscaping, bike storage.

Housing Preservation and Maintenance

Residents who take pride in their homes, whether rented or owned, can contribute positively to a neighborhood's image and reinvestment opportunities. Therefore, home stewardship should be supported broadly, beyond owner-occupied residences to include rental home and apartment maintenance. Currently, the Township requires rental inspections, which keeps tabs on building safety. This could be broadened to ensure zoning compliance. For more on code enforcement, see page 42.

Expanding outside current Township programs may include efforts to support home stewardship by encouraging partnerships with non-profits, agencies, or local home improvement stores to provide community training in home repair skills, mortgage assistance, and providing needed resources, such as tools and materials for physical renovations.

Housing Implementation Strategies

- *Continue vigilant enforcement of housing, rental, and maintenance codes.*
- *Ensure compliance with property maintenance standards so landlords are accountable.*
- *Work with senior citizen groups such as ICCA to assess and meet the housing needs of older residents*
- *Coordinate with CMU Campus Safety to address safety concerns regarding student housing.*
- *Support agencies that provide low-cost housing*
- *Conduct a housing market analysis to determine needs and whether zoning currently matches with the market demand.*
- *Evaluate residential and select business districts to allow a wider variety of attached housing types*



Best Practices: Attached Housing



Attached single-family, like this duplex above, can resemble a single-family home.



Townhouse style development is very popular among young adults and empty-nesters.

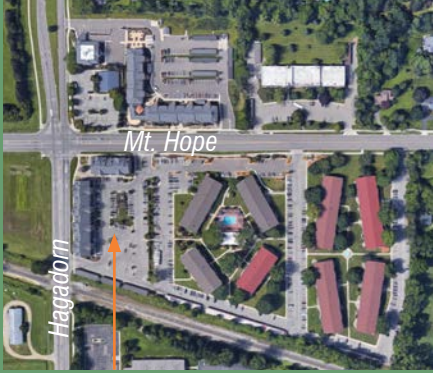


Modern apartments can have sleek design features and support a more walkable streetscape.

Objective 3.3: Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.



Mixed-Use Example



The Hamptons in Meridian Township near Michigan State University is a good example of suburban mixed-use development. Storefronts line the corridor with apartments above and parking in the rear. This planned unit development integrates well with the existing, more traditional apartment buildings.

D. Mixed-Use Bluegrass Center Area

While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.

Key gateways into the center at busy intersections should have clearly delineated, safe pedestrian crossings and gateway landscaping and signage to project the “town center” image and branding for the district. This branding can continue through streetscape improvements such as pedestrian scale lighting, banners, street trees, and street furniture, similar to those provided by the EDA on Pickard Road, to build a cohesive center. Working with the Road Commission, Union Township should prioritize right-of-way easements to capture the pedestrian amenity zone in front of street-fronting development.

Mixed-use development promoting walkability should be prioritized along Bluegrass Road and connections made to nearby apartment complexes and big box retailers. New development visible from Highway 127 should be developed with friendly “back doors” as well to ensure the highest quality image for the township is projected to travelers.

This area could benefit from master planning, a form-based code, or planned unit development to ensure that future development is coordinated with roadway improvements. The concept plan depicted on the following page is meant to be the first schematic step at identifying further, more concrete, recommendations during the development of a more detailed subarea analysis.

See the design guidelines recommended for attached housing and commercial development in other sections of this chapter.





Bluegrass Center Concept Plan

Mixed-Use Development

Mixed-use development is a development or building that blends a combination of residential uses, or that combines residential and non-residential uses, and where those functions are physically and functionally integrated. By locating places where people live, work and shop in close proximity to one another, alternatives to driving, such as walking or biking, become more viable. Mixed-use developments can offer a variety of residential opportunities so that younger and older people, singles and families of varying income levels may find places to live. A more diverse and sizable population and commercial base can also better support public transportation.

Mixed-Use Benefits

- Greater housing variety and density provides more affordable housing and options for those seeking lower maintenance or urban living options
- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations reduces travel time and improves convenience
- More compact development makes more efficient use of public services, utilities and infrastructure
- Stronger neighborhood character and sense of place result when citizens and businesses interact
- Walkable, bikeable neighborhoods increase accessibility, which results in improved travel options, reduced transportation costs and improved community health

*Objective 3.5:
Continue to encourage
quality office and
commercial development
and redevelopment along
corridors.*



E. Commercial and Employment Commercial

The commercial uses in the Township are generally clustered along major roads or intersections near the boundary of the City of Mount Pleasant, and vary in age, design and site placement. Large vacant commercial parcels are located in the areas near Pickard Road and also along the Bluegrass Road corridor. Since commercial uses tend to change location or update their facilities once every decade or two, the varying ages of buildings and vacant properties within established commercial areas are indications of future change – redevelopment of the commercial area, transition to other uses or gradual abandonment. Abandonment or under-use of commercial property affects the value of adjacent commercial entities. The following land use recommendations for commercial in the township seek to maximize the potential of existing sites, provide alternatives to traditional separation of uses, poise new commercial development to respond to the ever changing economic climate, and ensure the township achieves the highest quality development possible.

Neighborhood Service

Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

At the time of this plan's writing, improvements to Lincoln Road, including a new bridge, were underway. The future land use plan indicates neighborhood service for a portion of the frontage along Lincoln between Pickard and Remus. The Lincoln/Broomfield/Remus corridors should be evaluated in the future as the planned "loop road" around Mount Pleasant becomes more established. Land use decisionmaking for this area should balance road capacity and defining use types that can serve the neighborhood without duplicating or drawing commercial away from East Pickard.

Neighborhood Service Design Guidelines

Neighborhood Business areas are located near residential neighborhoods and should be compatible with the residential scale of the surrounding area. In these locations, the nodes can become a focal point, or gathering area for a neighborhood. The following design guidelines should be considered for incorporation into the zoning ordinance.

- Building architecture should possess a timeless character that signifies the presence of the commercial area and reflects pedestrian-oriented design. The use of high-quality building materials is strongly recommended to create a memorable character.
- All buildings should have exterior facades made of brick, glass, wood, and cut or simulated stone.
- All front facades should have windows and distinguishing architectural features commonly associated with the front of a building, such as awnings, cornice work, edge detailing, or other decorative finishes. Similar treatment is also needed on the side and rear depending on visibility from the roadway and surrounding property.
- Buildings are encouraged to be built closer to the street with most or all of the parking located to the side or rear. This will not only strengthen the streetscape but will ensure a district character of active and pedestrian-oriented areas that promote walking.
- Streetscape treatment should be used to signify an entrance and sense of place. This provides a benefit for motorists and pedestrians to more easily identify these areas, and it is better for business owners because the streetscape can be used as a form of business recognition.

- The streetscape should include wide sidewalks, street trees, and street lighting. For additional enhancement along the streetscape, storefronts should allow for an area of planted flowers, plants, or benches.
- Parking abutting residential should be screened with a mixture of treatment such as landscaping and a wall or fence. Large canopy trees are also needed in parking lots to create shade, to break up the view of the built environment, and to enhance the overall site.
- Parking should be minimized to the greatest extent because pedestrian-orientation is promoted. The township should employ techniques such as shared parking, banked parking, and setting a maximum amount of parking to ensure the number of spaces is not excessive.
- In areas with less neighborhood appeal, at a minimum shared and connected parking is important to improve traffic flow between sites and avoid additional volumes onto the adjoining main road.
- Care should be taken to locate loading and unloading areas so that they are screened from view. Waste receptacle enclosures should also be sited so they are out of view and constructed of quality materials that are found in the building they serve.

Key Design Concepts

- *Promote high quality, durable building construction and design*
- *Use site design features such as landscaping, lighting, and parking to improve circulation and appearance*
- *Screen undesirable views*
- *Limit the clutter of business signs*
- *Promote pedestrian oriented design*

**Best Practices:
Neighborhood Service**



Community Commercial

This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

Community Commercial Design Guidelines

The focus of design guidelines for these areas is to ensure durable, high quality building design, place limitations on potential nuisances such as lighting and offer techniques to minimize the visual impacts of large building massing and parking.

- Building materials should be durable and have an appearance of permanence and substance consistent with surrounding buildings. For instance, brick, split-faced block or similar materials are encouraged as the primary building material.
- All visible wall elevations from the street must be designed with design details and treatment consistent with the front elevation of the building.
- Building colors should be subtle and consistent with the businesses along the corridor or within the shopping center.
- New building construction and renovations should be consistent in massing with the desired scale and proportion of the business corridor or area.
- Building massing should be reduced by incorporating vertical and horizontal breaks, varied rooflines, archways and other treatments.
- Entrances to commercial buildings should use windows, canopies and awnings; provide unity of scale, texture, and color to adjacent buildings; and provide a sense of place.
- Building entrances should be prominent and accessible from the roadway when located near the front of the site and otherwise oriented towards parking areas with a high quality façade.
- Rooftop equipment should be completely screened to protect views from the roadway and adjacent uses.
- Newly constructed parking lots should provide a setback and landscape greenbelt.
- Parking lot landscaping is especially important in minimizing large parking lots.
- Loading facilities and overhead doors should be prohibited along any building side facing a public street or residential area.
- Rear elevations visible from the roadway and/or residential areas should have a finished quality consistent with the other elevations of the building.

Industrial and Employment

A goal of Union Township is to promote the region as a destination for industry and tourism. However, the taxable value of occupied industrial areas is just over one percent of the total taxable value for the Township. To contribute to the attractiveness of the region for industry, Union Township should strive to offer more opportunities and incentives for industry to locate here.



The Township should also consider opportunities to capitalize on the energy from CMU, and look for ways to accommodate new uses such as Research and Design in industrial districts to promote growth.

Both the university and the hospitality operations cater large number of meals creating the possibility for food processing, storage and packaging facilities for locally grown food.

Industrial Categories Design Guidelines

This section includes design standards for both the Commercial / Industrial and Industrial Employment future land use categories. Since these types have similar characteristics, architecture and building design should generally follow similar guidelines. Zoning regulations dealing with signs, building placement and lighting will help industrial uses to blend with different uses.

Building Design. Buildings should reflect a quality image that is attractive to employers and employees, by addressing the following design elements:

Commercial / Industrial

This district is intended for a blend of medium intensity commercial and some light industrial uses. Small-scale manufacturing, auto-related uses, storage and businesses such as construction or landscape supply which require outdoor storage and a limited retail component are promoted here, with heavier screening requirements to ease the transition between these areas and less intense adjoining uses.

Industrial / Employment

This category promotes employment generating uses associated with industry, as well as production for regional goods and services. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

- The administrative/office segment of the building should utilize quality architecture with variable building lines, rooflines, architectural accents, and brick facades similar to community and regional scale commercial development.
- The administrative/office portion of the building should be located and oriented toward the front of the site and appropriately transition into the warehouse and manufacturing areas.
- The portion of industrial buildings devoted to warehousing and manufacturing should be located at the rear of the building.
- Techniques should be utilized to break up building massing such as vertical and horizontal articulation, windows, varying facades, and landscaping.
- The predominant material utilized on facades visible from a public right-of-way or parking lots should be brick, split face block or other high-quality decorative masonry material.
- Building materials should be durable and have an appearance of permanence and substance.
- Loading areas and overhead doors must be located where they are not visible from the roadway and residential areas and proper screening must be provided in the form of landscaping, and a berm where deep setbacks

Objective 3.4.

Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.



Best Practices: Industrial



Objective 3.1:
Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.



Best Practices: Outdoor Storage and Screening



Site Design Approach

- Improve attractiveness of buildings and sites.
- Make it more comfortable for people to walk along and between businesses.
- Strengthen corridor character and branding.
- Better delineate parking areas.
- Improve visibility of existing businesses.
- Promote uses that will be successful to fit the character of the area.
- Promote successful uncluttered signs.

are provided. Screening may also be provided in the form of an integrated screen wall extending from the building. If a deep setback is not possible, a wall with plantings should be provided.

Outdoor Storage. Within the township there are a number of industrial uses that rely on outdoor storage for their operations. Because the Township wishes to promote the economic viability of a variety of business types outdoor storage should be allowed, but strictly regulated in industrial areas. These standards should be considered in controlling outdoor storage:

- Outdoor storage areas should only be permitted within the rear yard of any site and meet the side and rear setback standards for a principal structure as a special land use.
- The size of the storage area should be limited by setback requirements and a maximum area should be allowed that is relative to the specific lot size.
- Designated outdoor storage areas should provide suitable containment in the form of opaque screening walls or opaque fences. In cases where it is necessary to use a chain link fence, the fencing shall be black vinyl coated and augmented with landscaping.
- To provide further screening and enhancement, plantings should be required along the outer perimeter of a screening wall or fence.
- Regulations should be flexible as to the types of materials stored outdoors, provided they do not cause hazardous contamination of soils and are contained in a manner that prevents the material from blowing away.
- Materials stored may be stacked or placed at a height that is at or below the level of the screening wall or fence to ensure effective screening and containment.
- Circulation for emergency vehicles must be maintained within the storage area.
- Large outdoor storage operators, such as asphalt/paving companies or compost or recycling businesses, should mitigate views onto the site through increased setbacks and landscaping.

Screening from Residential. The future land use plan attempts to create transitions and separation between industrial development and single-family residential neighborhoods by planning other land uses in those areas such as Residential - Attached, Community Commercial, and Neighborhood Service. In many cases, however, past development decisions and land use policies have created numerous areas in the township where single-family residential abuts industrial operations. Since redevelopment cannot always occur with the desired land use separation, there will be circumstances where industrial development will be adjacent to single-family residential.

In these cases it is the priority of this plan to ensure as they redevelop, are reused, or expand that additional screening is provided to minimize impacts. Screening should be provided by the industrial user in the manner described below when residential abuts the site, or when residential is directly across the street. Since sites are different, flexibility is needed to adjust to site conditions while at the same time maintaining the important priority of protecting residential areas.

- Deep setbacks are needed to physically separate industrial buildings from residential areas and to allow adequate space for proper screening.
- Landscaping is needed to provide a natural, aesthetic screen. Plantings should include both evergreen trees and large canopy trees to provide year

round screening and screening at varying heights. Planting spacing must be dense enough to prevent 'openings' in the landscape screen.

- Undulating berms should also be incorporated into the landscape screen to obtain a taller, opaque screen. Since plantings take time to grow and fill in, the berm will contribute to an immediate screening of taller structures. The width of the berm must be adequate to allow a natural slope to the berm that can be maintained and allows for plantings to thrive.
- In cases where a deep setback is not possible, an opaque screening wall is needed in addition to plantings.
- Although the entire length of the property line should be screened where it abuts or is across the street from residential, attention should be directed toward loading areas, outdoor storage areas, or other on-site operations that may be particularly displeasing to residents. Where possible, attempt should be made to orient these activities to the opposite side of the site.

Site Design and Economic Development Implementation Strategies



- *Meet quarterly with members of Chamber of Commerce and EDAs to discuss opportunities for economic development in the Township*
- *Establish a community-wide marketing and economic development strategy.*
- *Explore the possibility of an airport authority to create a long-range vision for economic development initiatives tied to airport improvements*
- *Evaluate the use of a form-based code along Remus, Bluegrass, and Pickard to complement the City of Mount Pleasant's code for continuity of building and site design*
- *Update screening requirements between residential and non-residential uses to more adequately require buffers to reduce impacts of noise, light, and traffic from more intense uses*
- *Revise parking regulations with a maximum number of allowed parking spaces; may be a percentage above the minimum requires PC waiver*
- *Add a zoning inspection to the certificate of occupancy process to ensure sites are built according to the approved site plan*
- *Strengthen consequences for code violations in junkyard ordinance to discourage repeat offenders and reduce blight*
- *Revise sign regulations to be content neutral: by type, location, and size, not by use (political, religious, gas station etc.)*
- *Move site development standards in the zoning ordinance out of the business district sections into a general section that can also apply to multiple-family development (landscape, parking lot design and landscaping, waste receptacles, building design)*
- *Establish maximum setbacks and design guidelines for all districts.*
- *Revise industrial districts to permit retail, R&D and tech-related uses to enhance growth.*

Best Practices: Buffers



A. Introduction

The Master Plan is intended to serve as a guide for land use and physical development or redevelopment. Goals, objectives and strategies noted throughout the Plan should be carefully considered during decisions on rezonings, zoning text amendments, other regulations, capital investments for improvements to streets, “complete streets” bikeways/walkways, utilities, public facilities, land acquisition, and development proposals. Recommendations in this Plan apply to both public land (parks, sites, and right-of-way) and guidance for development and redevelopment of privately owned property. Some Plan recommendations may involve the need for changes to land use regulations and/or potential new programs. Others may involve partnerships with other municipalities, agencies, organizations, or groups. Since the Plan is a long range guide, refinements or additional studies may also be appropriate in the future to reflect new information, respond to unanticipated factors or to address changes in township policies.

The Master Plan is only valuable if used consistently. This chapter has been prepared to summarize the various recommendations into a checklist to outline actions and responsibilities for implementation. A cumulative listing of implementation recommendations is included in this chapter. Where appropriate, a timetable is suggested for execution of these strategies and actions consistent with available staff and financial resources of Union Township.

Also included in this chapter is a zoning plan that compares consistency between zoning classifications and future land use map designations and development guidelines used to evaluate land use proposals

Evaluation and Monitoring

This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays current and useful, periodic reviews are required and amendments may be necessary. This will ensure plan goals, objectives, and recommendations reflect changing community needs, expectations, and financial realities.

The plan should be reviewed at least every five years consistent with state statute. Detailed subarea plans should be adopted as Master Plan amendments. Updates should reflect changing conditions, unanticipated opportunities, and acknowledge the implementation to date. Yearly workplans should be prepared to assess what has been accomplished in the implementation table and what should be achieved in the coming year.

Planning Commission as Facilitators

The Planning Commission is charged with overseeing plan implementation and is empowered to make ongoing land use decisions. As such, it has a great influence on how sustainable Union Township will be. As an example, the Planning Commission is charged with preparing studies, ordinances, and certain programmatic initiatives before they are submitted to the Township Board. In other instances, the Planning Commission plays a strong role as a “Plan Facilitator” overseeing the process and monitoring its progress and results. Together, Township staff and the Planning Commission must be held accountable, ensuring the Township’s Master Plan impacts daily decisions and actions by its many stakeholders.

Roles of the Township Board

The Township Board should be engaged in the process to implement the plan. In this regard, Board should assist with implementation strategies and consider and weigh the funding commitments necessary to realize the township’s vision,

whether involving capital improvements, facility design, municipal services, targeted studies, or changes to development regulations, such as municipal codes, the zoning ordinance and procedures.

B. Implementation Tools

Tools to implement the Master Plan generally fall into five categories and some strategies may include more than one:

1. Land use regulations
2. Capital improvement programs, such as streets, township buildings, or other major purchases
3. Special Funding Programs
4. Programs or additional studies
5. Partnerships, such as working with other organizations on planning, education, funding, or delivery of cost-efficient services.

Each tool has a different purpose toward Plan implementation and may suggest specific immediate changes, long-term policies and others involve ongoing activities.

1. Land Use Regulations

The primary tool for Plan implementation, which includes the Zoning Ordinance and other land use regulations, is summarized below. The township also has a number of other codes and ordinances to ensure that activities remain compatible with the surrounding area, such as noise, blight and nuisance ordinances.

Zoning Regulations

Zoning regulations control the intensity and arrangement of land development through standards on lot size or units per acre, setbacks from property lines, building dimensions and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review and address landscaping, lighting, driveways, parking and circulation, pedestrian systems and signs. Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands, woodlands and wellhead areas.

Zoning Map

Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the township may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, township officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a long range blueprint: Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. The Zoning Plan section of this chapter outlines how the Future Land Use Plan relates to current zoning.

Subdivision, Land Division and Condominium Regulations

Subdivision, land division and condominium regulations control the manner in which property is subdivided in the township and the public improvements required to support the development. The distinctions are not always apparent once a project is built, but the approval procedures are different due to separate state statutes that govern these types of land development approaches in Michigan.

Public Infrastructure Standards

Public infrastructure refers to the basic facilities and services needed for the functioning of the township such as township streets, water, sanitary sewer, storm sewer, among others. Standards to ensure consistency and uniformity have been adopted so that each facility is designed and constructed to support existing and future development.

Most land use regulations are applied when new construction or substantial redevelopment is proposed. Union Township has a comprehensive development review process from development conceptualization to building occupancy. Once proper zoning is in place, a site plan must be approved followed by approval of building and site engineering, construction plans and then permits for construction. Buildings and sites are inspected and then occupancy permits are issued. The subdivision and subsequent development of land is also carefully reviewed. Regulations are administered and enforced through monitoring by township staff and in response to complaints.

2. Capital Improvement Program (CIP)

Except for private roads, the roads in the township are under jurisdiction of the county, with responsibility for a few routes is MDOT. Funding for improvements to those roads is generally based on physical condition, safety issues or traffic operation deficiencies. Improvement projects are generally prioritized by the county or MDOT. The Township may be able to influence the selection of projects through assistance in providing documentation of problems, or participation in improvement funding, such as through the EDA or grant requests. This desired road improvement projects should be listed in the Township's CIP as a first step.

3. Funding Programs

Some of the recommendations may be funded locally, some through outside funds, and many through a combination. The Township monitors new federal and state funding programs that may be available to assist in implementation. In addition, foundations and other organizations may provide contributions. In addition to traditional sources, the township has the ability to raise revenues within a specific geographic area for specific purposes, or to capture the new increment of tax revenues in a specific geographic area for specific purposes. One example is the Economic Development Authority. Another tax-based program is the Brownfield Act that provides funding for reuse of eligible sites. In cooperation with other governmental agencies with taxing authority, the Township has effectively used tax increment finance programs to capture the new increment of tax revenue for a specific area and use those funds for public improvements within that area.

4. Other Programs

A variety of housing, economic development, informational and other programs may be used by the Township to assist with implementation of recommendations in this Plan. Many of these are through state programs as identified in the preceding chapters such as the following:

- Michigan State Housing Development Authority (MSHDA)
- MSHDA MiPlace
- Michigan Economic Development Corporation (MEDC)
- MEDC Redevelopment Ready Communities
- Michigan Department of Transportation (MDOT) and Complete Streets Coalition
- Michigan Department of Natural Resources
- HUD CDBG

5. Partnerships

While the Township is in a position to coordinate many of the plan's implementation tasks, responsibility should not solely rest on the government. Instead, the vast array of stakeholders having key roles in either the township or region should all participate. Partnerships with the public and private sector, including the school district, Isabella County, City of Mount Pleasant, Central Michigan University, Saginaw Chippewa Indian Tribe, neighboring townships, major employers, and business will also lead to success implementing the plan's initiatives. Partnerships may range from sharing information to funding and shared promotions or services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region. Township government cannot and should not do it all. Only through public/private collaboration can the plan's vision be realized.

D. Action Plan

The implementation tools outlined above are available and should be used to achieve the goals and objectives of the Master Plan. Comprehensive actions have been developed to organize and apply these tools. Under each implementation tool, specific actions and a timeframe for implementation are identified. The details of the strategies to implement the Master Plan are specified in the accompanying table.

Abbreviations Used in Implementation Table

TB	Township Board
DPW	Department of Public Works
PC	Planning Commission
Staff	Township Planning Staff
ICRC	Isabella County Road Commission
BD	Building Department
Admin	Township Administration
City	Mount Pleasant
Consultant	Will likely require outside assistance to prepare
Short-term	1-5 years
Long-term	by 2027

By using an Annual Review & to-do list, the Township can ensure recommendations from the Master Plan are implemented consistently and on schedule.

Topic	Action	For More...			Priority			Responsible Party
		Growth Mgt.	Transportation	Land Use	Short Term	Long Term	Ongoing	
Capital Improvements								
Capital Improvements Plan	Prepare and annually update six-year capital improvements plan that coordinates with the master plan		✓				✓	PC; TB; Admin
Non-Motorized	Acquire easements where feasible for non-motorized facilities in areas where right-of-way is insufficient		✓				✓	Staff; DPW
Non-Motorized	Pursue local, state and federal funding to continue implementation of a non-motorized transportation system, both in the right-of-way and off-road trails / pathways		✓				✓	TB; PC; DPW
Parks	Implement parks improvements from the Parks and Recreation Plan	✓					✓	Rec Committee
Environmental Sustainability	Expand recycling facilities to accommodate recycling for businesses and multi-family uses	✓			✓			Township; City; County
Coordination								
Non-Motorized	Work with organizations and advocacy groups such as bike users, seniors, and schools to develop Safe Routes to School programs and trail organizations to identify priority needs for walking and biking.		✓				✓	Pathways Committee
Transit	Work with Isabella County Transportation Commission towards increasing sidewalk connectivity within 1/4 mile of all existing and planned bus stops in the Township.		✓				✓	Staff, PC
Non-Motorized	Re-engage the Pathways Committee; encourage regular meetings to prioritize improvements to the existing sidewalk and pathways network.		✓		✓			PC; TB
Non-Motorized	Encourage the Road Commission to support the creation of “Complete Streets” that consider the needs of vehicles, bicyclists, and pedestrians equally		✓			✓		ICRC
Growth Management	Ensure coordination between Public Works and Planning Departments so Township utilities are expanded in a logical, efficient manner.	✓					✓	PC; DPW
Water Quality	Implement community programs that promote best practices for improving water quality	✓					✓	TB; PC
Economic Development	Meet quarterly with members of Chamber of Commerce and EDAs to discuss opportunities for economic development in the Township			✓			✓	Board; MEDC; Chamber
Housing	Work with senior citizen groups such as ICCA to assess and meet the housing needs of older residents			✓			✓	ICCA

Topic	Action	For More...			Priority			Responsible Party
		Growth Mgt.	Transportation	Land Use	Short Term	Long Term	Ongoing	
Housing	Coordinate with CMU Campus Safety to address safety concerns regarding student housing.			✓			✓	CMU Public Safety; DPS
Economic Development	Establish a community-wide marketing and economic development strategy.			✓		✓		Chamber; MEDC; City ED; TB; Tribe
Economic Development	Explore the possibility of an airport authority to create a long-range vision for economic development initiatives tied to airport improvements			✓		✓		Chamber; MEDC; City ED; TB; Tribe
Policy/Program								
Non-Motorized	Use the Site Design Checklist provided in the 2011 Non-Motorized Plan as a model framework during site plan review, and provide copies of the list to developers to use as a reference guide		✓				✓	PC; Staff
Non-Motorized	Complete the planned pedestrian sidewalk and pathway system, especially to fill in gaps and connect neighborhoods with destinations like schools, parks, neighborhood shopping and entertainment districts, and cultural institutions.		✓				✓	Staff, Pathways Committee
Non-Motorized	Support public education that promotes the personal and environmental benefits of active lifestyles.		✓				✓	TB; PC
Non-Motorized	Adopt a resolution in support of Complete Streets.		✓		✓			TB
Non-Motorized	Update the inventory of sidewalks and bike lanes from the 2011 nonmotorized plan.		✓		✓			Staff
Access Management	Create specific access management recommendations for Bluegrass Center.		✓			✓		PC; Consultant
Environmental Sustainability	Support accessibility to local food	✓					✓	TB
Growth Management	Limit sewer and water extensions to areas not designated for agricultural preservation.	✓					✓	TB; DPS; PC
Stormwater Management	Encourage the use of cluster development, vegetated swales, downspout disconnection and other practices that reduce impervious surfaces and increase storm water infiltration.	✓					✓	PC
Stormwater Management	Promote Low-Impact Design (LID) to reduce the level of stormwater runoff	✓					✓	PC; DPW
Water Quality	Promote education of proper septic drainfield maintenance to increase lifespans of systems and preserve water quality	✓			✓			County Board of Health; BD
Water Quality	Require more frequent septic systems inspections	✓			✓			County Board of Health; TB

Topic	Action	For More...			Priority			Responsible Party
		Growth Mgt.	Transportation	Land Use	Short Term	Long Term	Ongoing	
Master Plan	Annually review Master Plan and track progress toward achieving actions						✓	Staff; PC
Training	Provide training for elected and appointed officials and staff and monitor participation						✓	Admin
Code Enforcement	Continue vigilant enforcement of housing, rental, and maintenance codes.			✓			✓	BD
Housing	Support agencies that provide low-cost housing			✓			✓	PC; TB
Code Enforcement	Add a zoning inspection to the certificate of occupancy process to ensure sites are built according to the approved site plan			✓	✓			PC
Code Enforcement	Ensure compliance with property maintenance standards so landlords are accountable.			✓	✓			BD
Housing	Conduct a housing market analysis to determine needs and whether zoning currently matches with the market demand.			✓	✓			Consultant
Regulatory								
Access Management	Implement recommendations from the 2006 Access Management Plan for Pickard and Remus Roads during site plan review		✓		✓			PC
Access Management	Require cross access and shared access for driveways in commercial districts.		✓		✓			PC
Access Management	Require transportation impact studies during development review to ensure walking, biking and transit facilities are as safe, convenient and comfortable as road facilities.		✓		✓			PC
Non-Motorized	Require bike racks for certain new, non-single family developments and promote installation of bike racks at key locations.		✓		✓			PC
Non-Motorized	Require non-motorized connections between sidewalks and business entrances, transit stops, and neighborhoods		✓		✓			PC
Non-Motorized	Require easements during site plan review where right-of-way is insufficient to provide non-motorized facilities		✓		✓			PC
Non-Motorized	Amend sidewalk ordinance to remove waivers for sidewalks in commercial districts		✓		✓			PC; TB
Parking	Revise parking regulations with a maximum number of allowed parking spaces; may be a percentage above the minimum requires PC waiver		✓		✓			PC
Parking	Revise parking regulations to include allowances for paved pervious surfaces in parking and loading areas.		✓		✓			PC
Growth Management	Create a cluster housing option in the Zoning Ordinance to promote smaller single-family lots and shared open space.	✓				✓		PC

Topic	Action	For More...			Priority			Responsible Party
		Growth Mgt.	Transportation	Land Use	Short Term	Long Term	Ongoing	
Growth Management	Ensure that lot sizes in Agricultural zoning districts are large enough (5 or 10 acres) to prevent fragmentation of identified priority agricultural areas	✓			✓			PC
Growth Management	Revise Ag district to limit future subdivision for single-family homes	✓			✓			
Landscape Requirements	Update screening requirements to allow rain gardens, bioswales, bioretention areas and filter strips	✓			✓			PC
Water Quality	Require vegetated buffers from all wetlands, streams, lakes and rivers to protect water quality.	✓			✓			PC
Code Enforcement	Strengthen consequences for code violations, and encourage compliance			✓	✓			PC; BD
Form-Based Code	Evaluate the use of a form-based code along Remus, Bluegrass, and Pickard to complement the City of Mount Pleasant's code for continuity of building and site design			✓	✓			PC; Consultant
Housing	Evaluate residential and select business districts to allow a wider variety of attached housing types			✓	✓			PC
Landscape Requirements	Update screening requirements between residential and non-residential uses to more adequately require buffers to reduce impacts of noise, light, and traffic from more intense uses			✓	✓			PC
Signage	Revise sign regulations to be content neutral: by type, location, and size, not by use (political, religious, gas station etc.)			✓	✓			PC; attorney
Site Design	Move site development standards in the zoning ordinance out of the business district sections into a general section that can also apply to multiple-family development (landscape, parking lot design and landscaping, waste receptacles, building design)			✓	✓			PC
Zoning	Establish maximum setbacks and façade design guidelines for all districts.			✓	✓			PC
Zoning	Reorganize and modernize zoning ordinance to be more user-friendly			✓	✓			PC; Consultant
Industrial	Revise industrial districts to permit retail, R&D and tech-related uses to enhance growth.			✓	✓			PC

Future Land Use Categories

The future land use categories described throughout the plan are summarized below:

Rural Preservation. Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

Rural Buffer. Rural Buffer areas do not have sewer and water, but are appropriate for agriculture uses and some infill with low density residential. Typically located on the fringe between rural and more urbanized areas, future rezoning in this district should be limited for more intensive uses, especially those requiring extended utility service.

Residential. After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

Residential – Attached. This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

Manufactured Housing. This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

Neighborhood Service. Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

Community Commercial. This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

Commercial / Industrial. This district is intended for a blend of medium intensity commercial and some light industrial uses. Small-scale manufacturing, auto-related uses, storage and businesses such as construction or landscape supply which require outdoor storage and a limited retail component are promoted here, with heavier screening requirements to ease the transition between these areas and less intense adjoining uses.

Industrial / Employment. This category promotes employment generating uses associated with industry, as well as production for regional goods and services. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

Recreation / Institutional. This category is designated primarily for large-scale recreation, natural features and open space.

Tribal Trust Lands. These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.

E. Zoning Plan

Zoning is a key mechanism for achieving the desired land use pattern and quality of development advocated in the plan. This section provides a useful guide relative to the inconsistencies between current zoning patterns and proposed future land use designations.

Because the Future Land Use Plan is a long range vision of how land uses should evolve over time, it should not be confused with the Township’s zoning map, which is a current (short-term) mechanism for regulating development. Therefore not all properties should be immediately rezoned to correspond with the plan. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5+ years).

Review of the Existing Land Use map in comparison to the Future Land Use map reveals a gradual transition to the planned land use pattern. Achievement of this goal will be gradual particularly where established businesses and homes are located in areas intended for other types of uses in the long term.

In addition, the Future Land Use map is generalized. Zoning changes in accordance with the plan should be made gradually so that change can be managed. The Future Land Use map as well as the plan’s goals and strategies should be consulted to judge the merits of a rezoning request.

The plan categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the future land use categories in this Master Plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

Zoning	Future Land Use	Rural Preservation	Rural Buffer	Residential	Residential - Attached	Manufactured Housing	Bluegrass Center Area	Neighborhood Service	Community Commercial	Commercial/Industrial Mix	Industrial/Employment	Recreation/Institutional
AG, agricultural		■										
R-1, one-family residential				■								■
R-2A, one and two-family residential				■								
R-2B, one and two-family residential				■								
R-3A, apartment and condominiums					■							
R-3B, medium density apartment and condominiums					■							
R-4, mobile or modular home					■							
R-5, single wide mobile home					■							
OS, office/service								■				
B-4, general business								■		■		
B-5, highway business										■		
B-6, auto-related highway business									■			
B-7, retail and service highway business									■			
New PUD or Mixed-Use district							■					
I-1, light industrial											■	
I-2, general industrial											■	

Some districts will need to be amended to incorporate the recommendations of this plan:

- a new mixed-use, form-based or planned unit development (PUD) option for Bluegrass Center
- incorporate more flexible uses and greater design requirements in the commercial and industrial districts
- consider simplifying residential districts to allow a wider variety of housing types and include greater design requirements for attached units

Union Charter Township 2017 Master Plan Update Appendix

This appendix summarizes existing conditions at the time the Union Township Master Plan was adopted in 2011 and updated in 2017. This background information provides a basis for the recommendations listed in the plan.

I. Demographics

- Figure 1: Population Change in Union Township
- Figure 2: Population Growth in Adjacent Communities
- Figure 3: Comparing Age Groups from 2000 to 2010
- Figure 4: Educational Attainment
- Figure 5: Housing Units in Structure
- Figure 6: Owner- Vs. Renter-Occupied Housing
- Figure 7: Median Household Income
- Figure 8: Employment Industry by Sector
- Figure 9: Commute Time

II. Existing Land Use

Map- Existing Land Use

III. Transportation

- 20xx Non-Motorized Plan
- 2006 US-127 BR/ Access Management Plan

IV. Natural Features

- Map- Prime Farmland by Soil Type
- Map- Floodplain and Wetlands Areas
- Map- Existing Land Use- Agricultural Areas Highlighted
- Map- Prime Farmland with Residential Zoning

V. Utilities

Map- Utilities

VI. 2016 Target Market Analysis – Executive Summary

VII. 2016 Resident Survey

I. Demographics

The purpose of this document is to analyze qualitative and quantitative information regarding the existing conditions in and around Union Township. By compiling this information, which consists of population, housing, economic and employment characteristics, the community may be able to forecast upcoming development trends and land use patterns.

The following text and graphics offer an interpretation of information from a variety of sources, including the 2010 US Census and the 2011-2015 American Community Survey (ACS) General Housing and General Economic Characteristics 5-year estimates.

A. Population Characteristics

Population trends influence the development and circumstances within the community. The number of residents influences planning for streets, utilities and services. The age, income and length of stay of residents within the community all place demands on services and channel growth.

Population characteristics in adjacent communities also influence the development tendencies in Union Township. Residents in the City of Mount Pleasant and throughout Isabella County often find employment outside of their community and utilize a variety of services provided by the Township.

This ultimately forms a dynamic socioeconomic relationship among these numerous cities in the region. In general, jobs and economic development are strongly associated with population growth, showing why analyzing population characteristics of the Township and surrounding communities helps to assess the development opportunities of the future.

Regional Growth Trends

Union Charter Township, with 12,927 residents in 2010, according to the U.S. Census, has the largest population of the 16 townships which make up Isabella County. Union also is the only township that has experienced a population increase of greater than 1,000 people between 2000 and 2010. The U.S. Census figures show that Union gained 4,981 residents in that time period while the other townships have experienced from slight gains of just a handful of new residents as in Denver and Nottawa Townships.

Union's population trend is more similar to its neighbor, the City of Mt. Pleasant, than to other Isabella County townships as well as that of the State of Michigan overall.

As seen in the table above, the population in both Mt. Pleasant and Union Township grew steadily in the past decade. The overall population of the State peaked in 2003 and has been on a steady decline since. Union

Population Change in Union Township 2000-2010

	2000	2010	% Change
Union Township	7,615	12,927	69.8%
Isabella County	63,351	70,311	11.0%
State of Michigan	9,938,444	9,883,640	-0.6%

Figure 1

Source: US Census Bureau

Population Growth in Adjacent Communities

	2000	2010	% Change
Union Township	7,615	12,927	69.8%
Isabella County	63,351	70,311	11.0%
City of Mount Pleasant	25,946	26,016	0.3%
Chippewa Township	4,617	4,654	0.8%
Coe Township	2,993	3,079	2.9%
Deerfield Township	3,081	3,188	3.5%
Denver Township	1,147	1,148	0.1%
Fremont Township	1,358	1,455	7.1%
Isabella Township	2,145	2,253	5.0%
Lincoln Township	1,936	2,115	9.2%
Nottawa Township	2,278	2,282	0.2%
State of Michigan	9,938,444	9,883,640	-0.6%

Figure 2

Source: US Census Bureau

Township is in a unique position of population increase, which may be linked to the growth of Central Michigan University, located in the City of Mt. Pleasant.

In June 2003, all of Isabella County was designated the Mt. Pleasant micropolitan area by the U.S. Census Bureau. A micropolitan designation requires an urban core with a population between 10,000 and 50,000 people, with adjacent suburban communities. The designation opened the door for federal money, particularly for road improvements, prioritized for urban areas.

B. Age

Union Township also differs from statewide trends in terms of the age of the population. Union has seen a shift in its population’s age distribution in the past ten years. In 2000 37% of the population was between the ages of 25 and 54. The 2010 Census shows that now only 26% of the population is in that age range. The largest percentage of the population has shifted to the 20 to 24 year age range.

Unlike the State overall, people ages 20 to 24 account for a significant portion of the population, or 41 percent in 2010. Housing data indicates that these young adults of the millennial generation are Central Michigan University students living in rental housing in Union Township. Young adults, especially students, have different demands on a municipality than adults over 25. Fiber optics, wireless systems and access to technology are important to this generation that has grown up with the internet. Many in this segment have access to recreation amenities at the university so the quality and range of recreation offered by the Township is not as important as it is to older residents with children. Finally, university student populations may remain stable or grow in terms of numbers but usually the length of time an individual stays in the same community or even dwelling unit is short. The continual influx of new residents can cause stress on a community, affecting the stability and character of neighborhoods. However, students bring growth, inject income, and can become long-term residents after graduation.

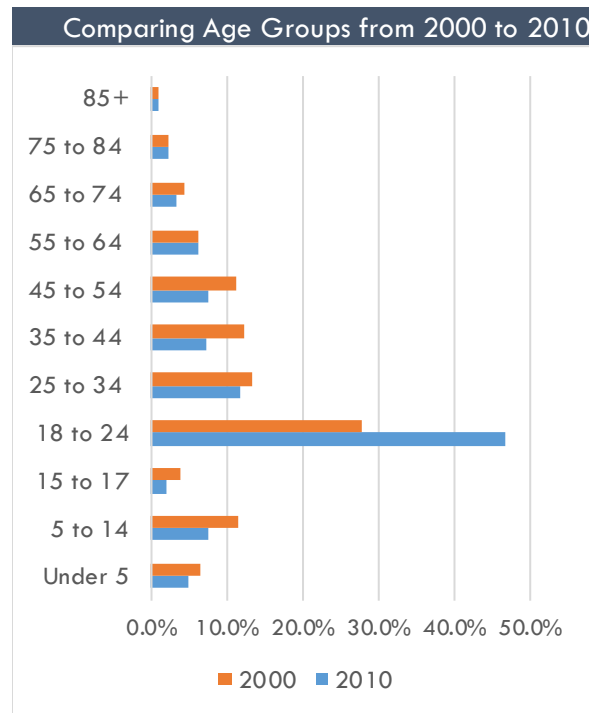


Figure 3 Source: US Census Bureau

Educational Attainment

The Township has a lower percentage of high school and college graduates than the City of Mount Pleasant, but a higher percentage of high school and college graduates than the County overall.

	Educational Attainment	
	% High School Graduate or Higher	% Bachelor's Degree or Higher
Union Township	92.8%	29.5%
City of Mount Pleasant	93.2%	42.9%
Isabella County	91.1%	27.3%

Figure 4 Source: 2011-2015 ACS 5-year Estimates

C. Housing Characteristics

Analyzing housing characteristics gives insight into the residential composition of the community, and consequently allows us to get an idea as to what type of housing is in demand. It is also important to evaluate the variety of housing types and affordability to determine if there are adequate housing options throughout the Township. By

considering these observations, the necessary policies and strategies can be implemented to enhance residential development.

Housing Units in Structure

Accounting for 36.1 percent of all housing, structures with 10 or more units have surpassed single-family units as the Township's dominant housing type (2011-2015 ACS 5 year Estimates). One unit detached structures are the second most common housing type at 34 percent of the Township's overall housing market. Mobile homes and apartment complexes with 5 to 9 units accounted for 8.8 percent and 10.9 percent of the housing units, respectively.

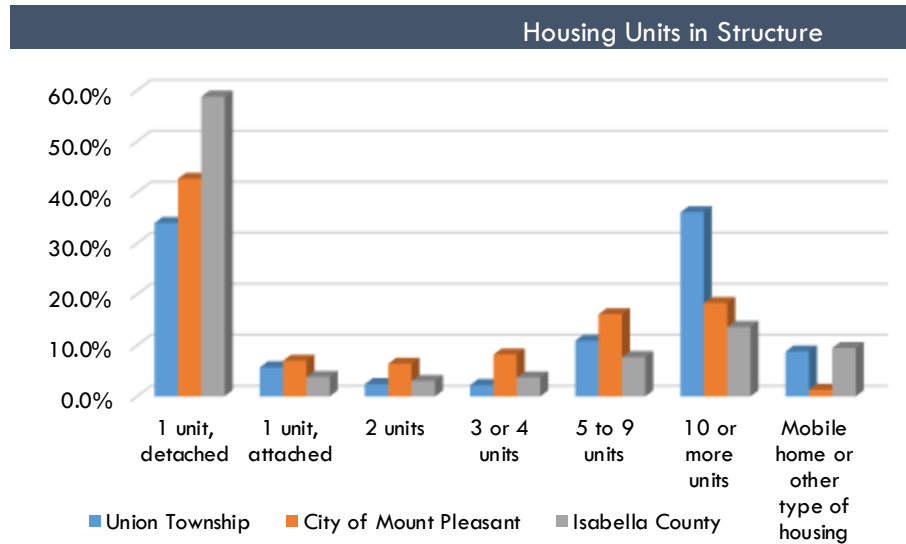


Figure 5

Source: ACS 2011-2015 5-Year Estimates

Housing Tenure

Between 2011-2015, the ratios of owner-occupied and renter-occupied units has shifted as compared with the same interlude between 2000-2005. Whereas owner-occupied housing previously made up the majority at about 60 percent of all occupied units, recent data show they now account for 38 percent of occupied units. Renter-occupied housing now accounts for 62 percent of units in the Township, where before it accounted for 40 percent of units.

	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Township	1,838	38%	2,966	62%
Mount Pleasant	3,014	37%	5,174	63%
County	14,838	60%	9,823	40%
State	2,728,815	71%	1,112,333	29%

Figure 6

Source: 2011-2015 American Community Survey Estimates

The data suggest the housing needs of Central Michigan University (CMU) students continue to have significant impacts on the size of the renter population in both Mt. Pleasant and Union Township.

See Section VI: Market Analysis below for a summary analysis of area wide housing trends from the 2016 Residential Target Market Analysis conducted for Isabella County.

D. Employment and Economic Characteristics

Assessing the Township's economic and employment profile provides insight into the success residents are having in the community. Indicators of success include median household income, poverty rate, and employment characteristics. These indicators exemplify the community's skill level and earnings potential while demonstrating the needs citizens may have in the community. It is also important to relate these indicators to previous findings, such as educational attainment, in order to understand how many of the previously mentioned characteristics influence one another.

Median Household Income

Union Township's median household income of \$27,739 is lowest among townships in Isabella County, but is comparable to that of the City of Mount Pleasant which is \$30,833. The next closest adjacent community in terms of income is Isabella Township at \$43,365, which shares the norther border of the Township. Figure 7 summarizes median household incomes for the surrounding communities.

Median Household Income (2015 dollars)	
Chippewa Township	\$ 45,714
Coe Township	\$ 48,750
Deerfield Township	\$ 77,125
Denver Township	\$ 42,381
Fremont Township	\$ 43,894
Isabella Township	\$ 43,365
Lincoln Township	\$ 56,683
Nottawa Township	\$ 53,860

Figure 7 Source: ACS 2011-2015 5-Year Estimates

Poverty Rate

Of the Township's 13,110 residents in 2015, 6,051 fell below the poverty level. This equates to a poverty rate of 46.2%. Compared to Isabella County's poverty rate of 30.2%, the Township has a substantially higher proportion of the population living below the poverty line (2011-2015 ACS 5-year Estimates).

Employment Industry

As shown by Figure 8, services related to the arts and entertainment, education and health care industries make up the largest employment sectors in the township. Accounting for 13 percent of all employment, retail trade is also a major contributor of employment to the Township.

Employment Industry of Union Township	
Arts, entertainment, and recreation, and accommodation and food services:	29.9%
Educational services, and health care and social assistance:	28.4%
Retail trade:	13.0%
Professional, scientific, and management, and administrative and waste management services:	4.6%
Manufacturing:	4.5%
Finance and insurance, and real estate and rental and leasing:	4.4%
Public administration:	3.5%
Other services, except public administration:	3.3%
Construction:	2.7%
Transportation and warehousing, and utilities:	2.6%
Information:	1.2%
Agriculture, forestry, fishing and hunting, and mining:	1.0%
Wholesale trade:	0.8%

Figure 8 Source: ACS 2011-2015 5-Year Estimates

Commute Times in Union Township

Less than 10 Minutes	43.3%
10 to 19 Minutes	40.2%
20 to 29 Minutes	4.1%
30 to 44 Minutes	2.4%
45 to 59 Minutes	2.8%
60 or more Minutes	3.7%

Figure 9 Source: ACS 2011-2015 5-Year Estimates

Commute Time

Over 80 percent of the employed population in Union Township commutes twenty minutes or less to work, and of this population, 43.3% commute ten minutes or less. The mean travel time to work is 14 minutes for commuters living in the Township (2011-2015 ACS 5-year Estimates).

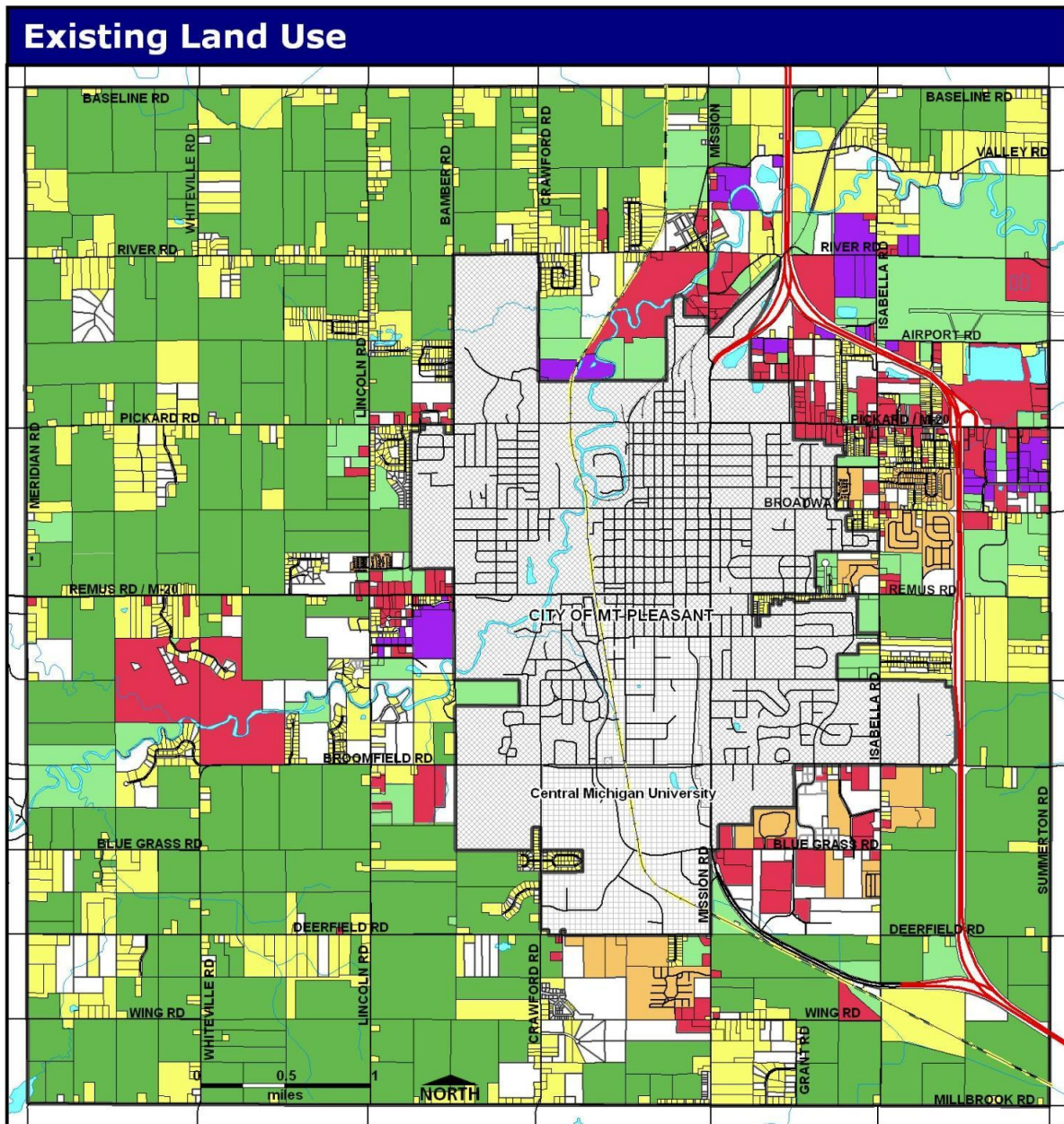
II. Land Use

The land pattern in Union Township in February of 2010 is a traditional pattern of higher intensity uses, such as commercial and industrial, ringing the borders of the City of Mt. Pleasant, while residential and agricultural uses dominate the further corners of the Township. Industrial uses are in the northern or eastern part of the Township, near access to the freeway. Commercial also runs in strips near highway interchanges along major roads such as Pickard, Remus, Bluegrass and Mission Roads. Public and civic uses, such as parks, are mostly adjacent to the city and natural features.

Union Township Existing Land Use

Existing Land Use (ELU) Category	Acres of ELU	% of ELU	Acres of Zoned Land Use	Zoning Land Use category	Acres of Zoned Land Use	% of Zoned land
Agriculture	9,038	49.0%	10,431	Agricultural (AG)	10,431	58.0%
Low Density Residential	3,369	19.0%	4,903	Low Density Residential (R1)	2,379	13.0%
				Medium Density Residential (R2A, R2B, R5)	2,524	14.0%
High Density Residential	464	3.0%	561	High Density Residential (R3A, R3B, R4)	561	3.0%
Commercial/Office Service	1,346	8.0%	1,400	Office Service (OS)	62	<1%
				General Business (B4)	323	2.0%
				Highway Business (B5)	779	4.0%
				Auto Highway (B6)	66	<1%
Industrial	302	2.0%	684	Retail and Service Business (B7)	170	1.0%
				Light Industrial (I1)	341	2.0%
				Heavy Industrial (I2)	343	2.0%
Public/Civic/Exempt	1,541	9.0%	-	NA	-	0.0%
Vacant	1,841	10.0%	-	NA	-	0.0%
	-	-	79	Tribal Trust lands	79	<1%
Total	17,901	100.0%	18,058		18,058	100.0%

Source: Union Township



Parcels by Land Use Class

- | | |
|--|---|
| Agricultural | High-Density Residential |
| Commercial / Office Service | Public / Civic / Exempt |
| Industrial | Vacant |
| Residential | |

Existing land use information was developed from Union Township property data, land use/land cover data, and aerial imagery. Additional land use data, collected in the field, was provided by Matt Robinson (CMU Geography Department Senior Honors Project).

Compiled by Union Township GIS Department, October 2010.

III. Transportation

Transportation recommendations and implementation strategies for this plan included key points from the following sources:

[2011 Greater Mt. Pleasant Area Non-Motorized Plan](#)

The 2011 Non-Motorized Plan presents a vision of how the greater Mount Pleasant Area may improve their non-motorized connections, links to surrounding communities, and regional trail resources located in Isabella County. The plan is divided into eight parts:

Goals and Objectives. Vision that guides the plan

Inventory & Analysis. Assesses the state of the existing pedestrian and bicycle facilities

Proposed Facilities. Covers the specific infrastructure improvements to the transportation system to establish a non-motorized transportation network

Implementation Plan. Provides the phasing, costs and funding recommendations for near, mid and long term improvements to the non-motorized network

Planning & Zoning Review and Recommendations. Describes how planning and zoning codes can be structured to support a bicycle and pedestrian friendly community

Proposed Policies & Programs. Describes the support system necessary for a successful pedestrian and bicycle network

Education & Marketing. Provides ways to promote non-motorized transportation while providing information on safe bicycling and walking

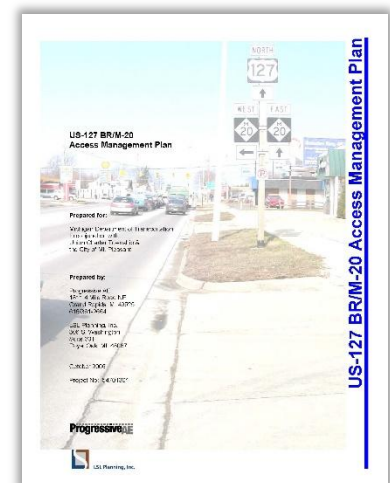
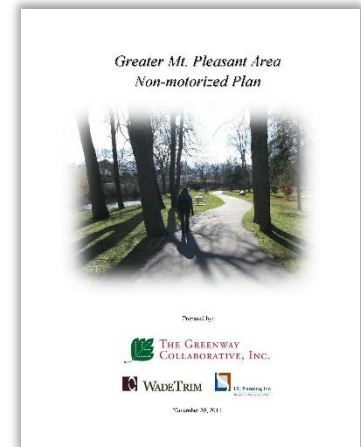
Design Guidelines. Provides a background on non-motorized transportation issues and defines current best practices for bicycle and pedestrian facility design

[2005 US-127 BR/M-20 Access Management Plan](#)

The 2005 Access Management Plan recommends access improvements for three distinct road segments, including Mission Street from Bluegrass Road north to Corporate Drive, Pickard Street (M-20) from Mission east to Summerton Road, and M-20 (Remus Road) from Lincoln Road west to Meridian Road.

Both the City of Mt. Pleasant and Union Charter Township recognize that the preparation and implementation of an access management plan will help alleviate a portion of the existing traffic congestion on Mission and Pickard Streets, while allowing for the more effective accommodation of traffic generated by future development on M-20/Remus Road west of Lincoln Road.

The following pages include selected excerpts from the plan.



IV. Natural Features

Natural features contribute to the character of the community and its attractiveness. Preservation of these features can also enhance the community's quality of life. Too often, natural features are viewed as barriers to development. The Township needs to look for creative ways to integrate physical features into the development process.

Land Features

Land features are aspects which affect what type of activities and buildings can happen. The Chippewa River flows across the Township, bringing natural beauty to the community while limiting construction in its floodplains and wetlands. The Township is also rich with soils fertile for farming but has areas, especially along the river, where agriculture would be difficult. The soil and water resources in the Township pose choices for the community.

Prime Agricultural Soils

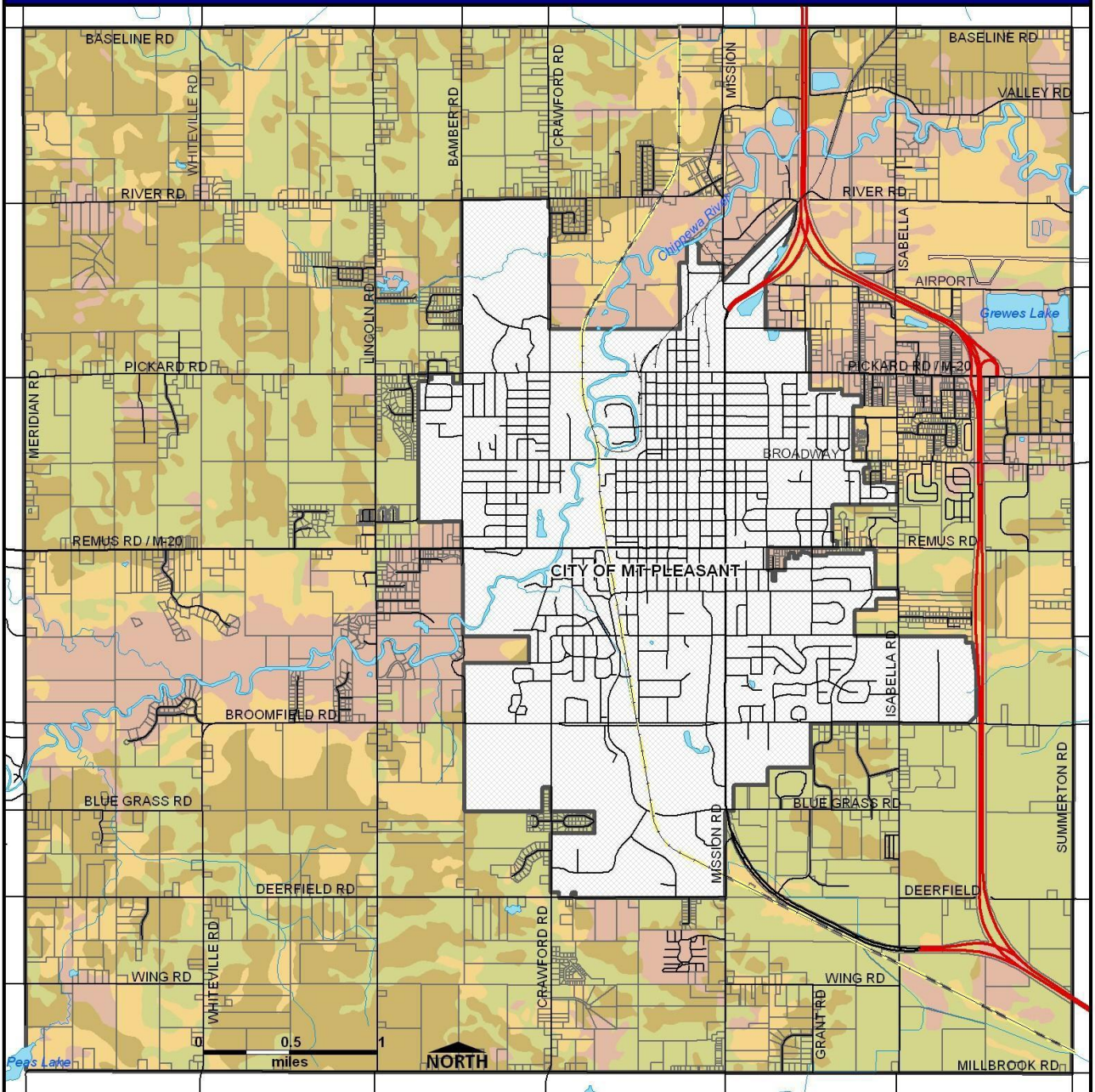
Union Township has prime agricultural soils that are rich with nutrients and the best moisture content to grow crops. The prime farmland in Union Township is shown in shades of brown below, the darker areas requiring drainage. The prime farmlands are located primarily in the northwest portion and the southern half of the Township. Much of the prime farmland adjacent to the City has already been developed as commercial and residential uses.

Prime farm land is designated by soil type and characteristics that are suitable to local growing conditions. These soils are known as soils of local importance, a category higher than the general —prime farmland. The categories shown on the Prime Farmland Map indicate:

- Areas of [prime farmland](#) – as categorized by the US Department of Agriculture (USDA) based on soil type and characteristics.
- Areas of prime farmland if drained – as categorized by the USDA. Current drainage status is not mapped and unknown. Many areas that are completely developed are still classified as prime farmland due to soils conditions. This is relevant in the event that large areas are vacated and to be consistent in the classification of land throughout the Township.
- Not prime farmland. This is land that is in the flood plain or largely wetland, developed or undeveloped.

The following map identifies all the land in the Township with respect to farmland capability.

Prime Farmland by Soil Type



Farmland Classification by Soil Type

- All areas are prime farmland
- Prime farmland if drained
- Farmland of local importance
- Not prime farmland

Source: Soil Survey of Isabella County Michigan, 1985. USDA / NRCS Soil Conservation Service (<http://websoilsurvey.nrcs.usda.gov>). Map produced October 2010.

Water and Wetlands

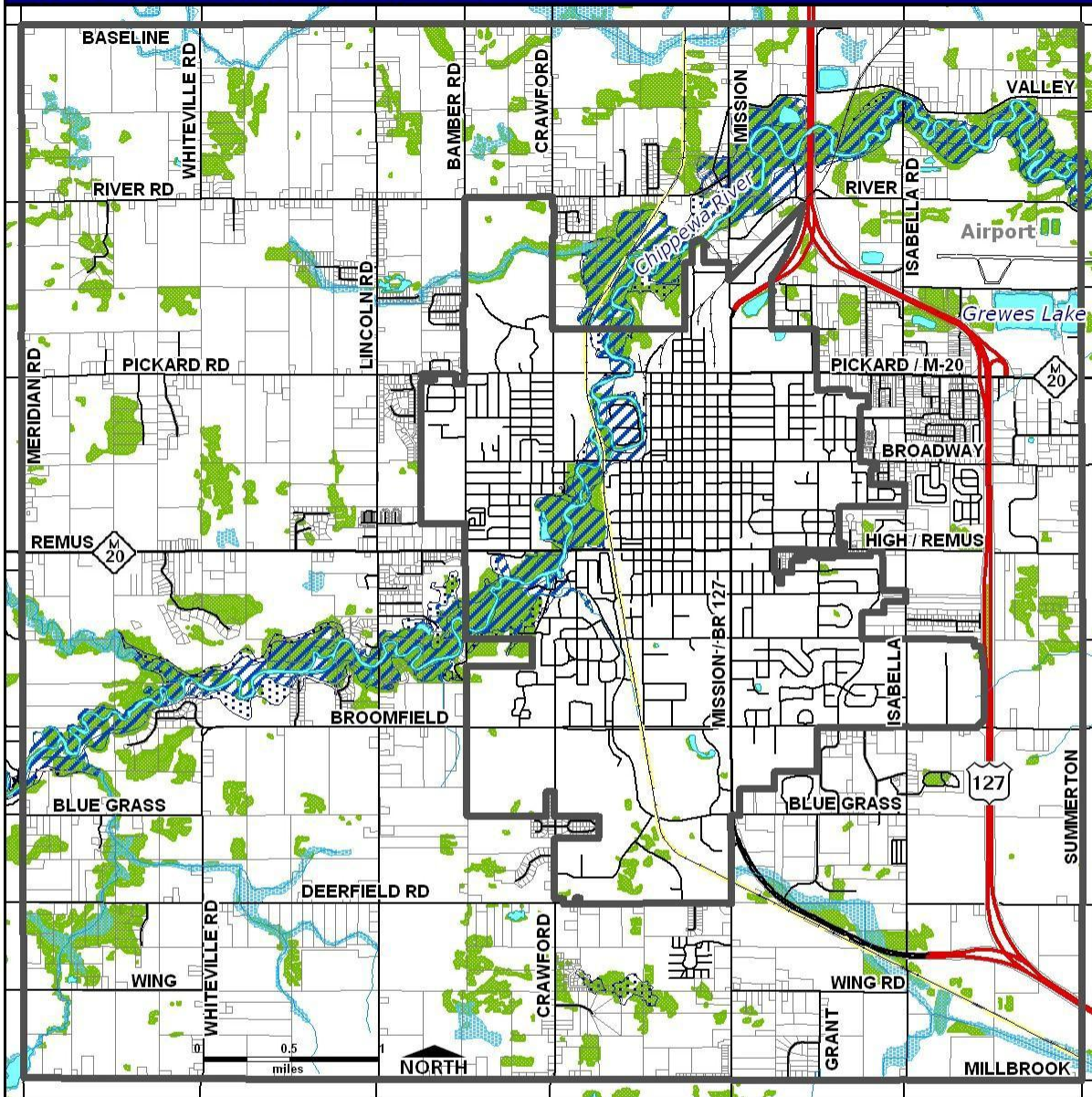
Union Township is rich with water features such as the Chippewa River, creeks and lakes. These waterways and bodies provide scenery and recreation opportunities. Building in the floodplains, the area shaded with slanted lines in the natural features map below, is limited by state and federal laws. Three of the large parks in the Township encompass some of the floodplain. The Chippewa Watershed Conservancy uses conservation easements to protect sensitive natural area along the river. The community will need to plan appropriate uses in these areas that comply with existing regulations and may partner with organizations to protect areas.

Wetlands, low lying areas saturated with moisture for part of the year, are shown in a blue hatch mark in the natural features map below. Union Township is dotted with wetlands, with a chain of large wetlands between US Highway 127 and the eastern township border. Also known as marshes, fens or swamps, wetlands play a key part in the natural cycle of water purification and recharge. The residents of Union Township depend on wells for drinking water so protection of wetlands is a factor for public safety. Wetlands also absorb water during floods, lessening the impact.

The following wetlands map is for very general reference purposes only. Actual delineated wetlands are determined by the Michigan Department of Natural Resources and the Environment. ([MDNRE](#))

Due to instability of wet soil, buildings cannot be constructed safely in wetland areas unless the area is drained or specific construction techniques are used. The US Army Corps of Engineers regulates wetlands associated with navigable waterways such as the Chippewa River. The Michigan Department of Natural Resources and the Environment has authority over construction in wetlands over five acres in size or those associated with a water body. The master plan will need to address appropriate activities in wetland areas, per state and federal law but also for the protection of the wetlands and the groundwater. The most recent floodplain maps are available at the [FEMA website](#).

Floodplain and Wetland Areas



Floodplains by Zone 2010

FEMA Flood Hazard Zones (Base Flood Elevation = BFE)

- A 100-year 1% annual chance flood w/ no BFEs
- AE 100-year 1% annual chance flood w/ BFEs
- X500 500-year 0.2% annual chance flood hazard

River, Creek, or Drain

Lake or Pond

Wetlands

Map Produced in November 2010 by:
Union Township GIS Department

Agriculture and Rural Areas

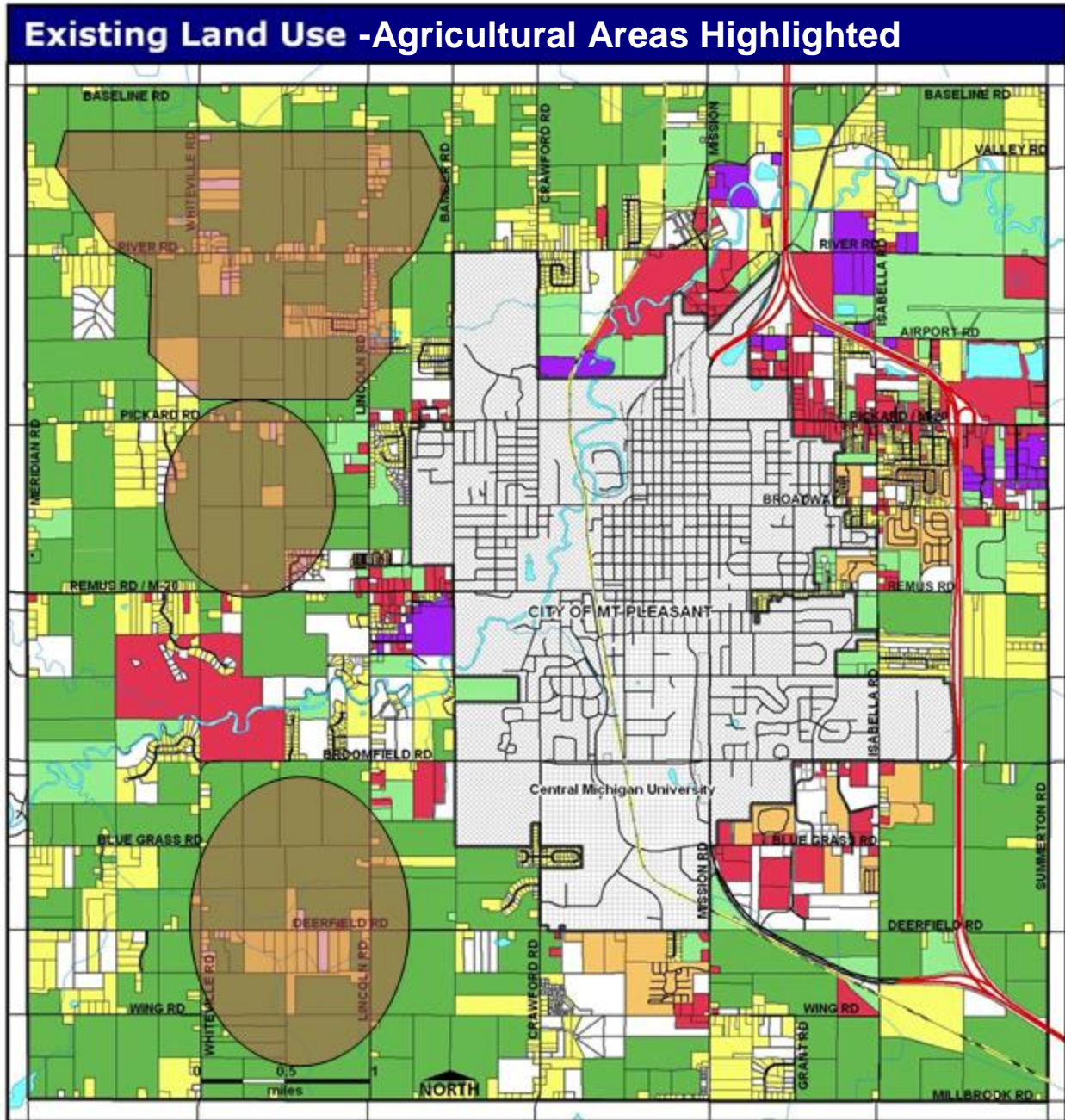
According to the 2007 U.S. Agricultural Survey conducted by the U.S. Department of Agriculture, farming is growing in Isabella County in terms of sales. Data from the same census at the zip code level show the following trends for the 266 farm operators in the 48858 zip code:

98 farm operations with crops have sales less than \$50,000, 35 had sales between 50K and 250K, while 16 operations had over \$250,000 in sales.

- Farm operations with animals mostly take in less than \$50,000 in sales (90 of the 110 operations with animals). However, 11 operations took in more than a quarter million in sales.
- For almost half of the farm operators, farming is their primary occupation (130 of 266).
- 41 % of the farms have two or more operators.
- Over 82% (220 of 266) of principal farm operators live on their farm.
- Farm operations tend to be medium-sized farms (83 under 50 acres, 171 between 50 to 999 acres, and only 12 with 1,000 acres or more)
- Only 29 farm operations in the zip code sell directly to consumers
- Orchards are small – only 5 operations each with less than 15 acres.
- Only 6 operations grow vegetables with sales – 3 are over 15 acres, 3 are between 15 and 100 acres.
- Most operations grow commodity crops – corn, hay, soybeans, wheat – which are fed to animals or usually sent out of the community to be processed.

The following maps show the location of existing farmland and prime agricultural soils in the Township. The first map shows the areas that are still primarily agricultural in use. The second map is the same prime farmland base map with the residential zoning shown in yellow and orange, drawing attention to the large amount of land that is still in agricultural use and largely prime farm land that is zoned or used for single family residential. Permissive residential zoning and development along with extending water lines across agricultural land area the two primary actions that the agricultural community identified as the cause of the major losses in farmland over the past two decades.

A closer look at the maps indicates that farming is largely comprised of smaller tracts of land, concentrated in commodity crop production. As a percentage of land, active farmland comprises approximately 20% of the Township. It is important to remember that township boundaries are artificially placed lines that do not take into account adjacent land uses outside of the Township. In the case of Union, there is an active and thriving farming community to the south and west that may serve to support the smaller tracts of land that we see in Union Township. Some communities choose to plan outside their borders to avoid conflicting land uses, however in the instance of agricultural land at the borders of the Township this is not an issue.



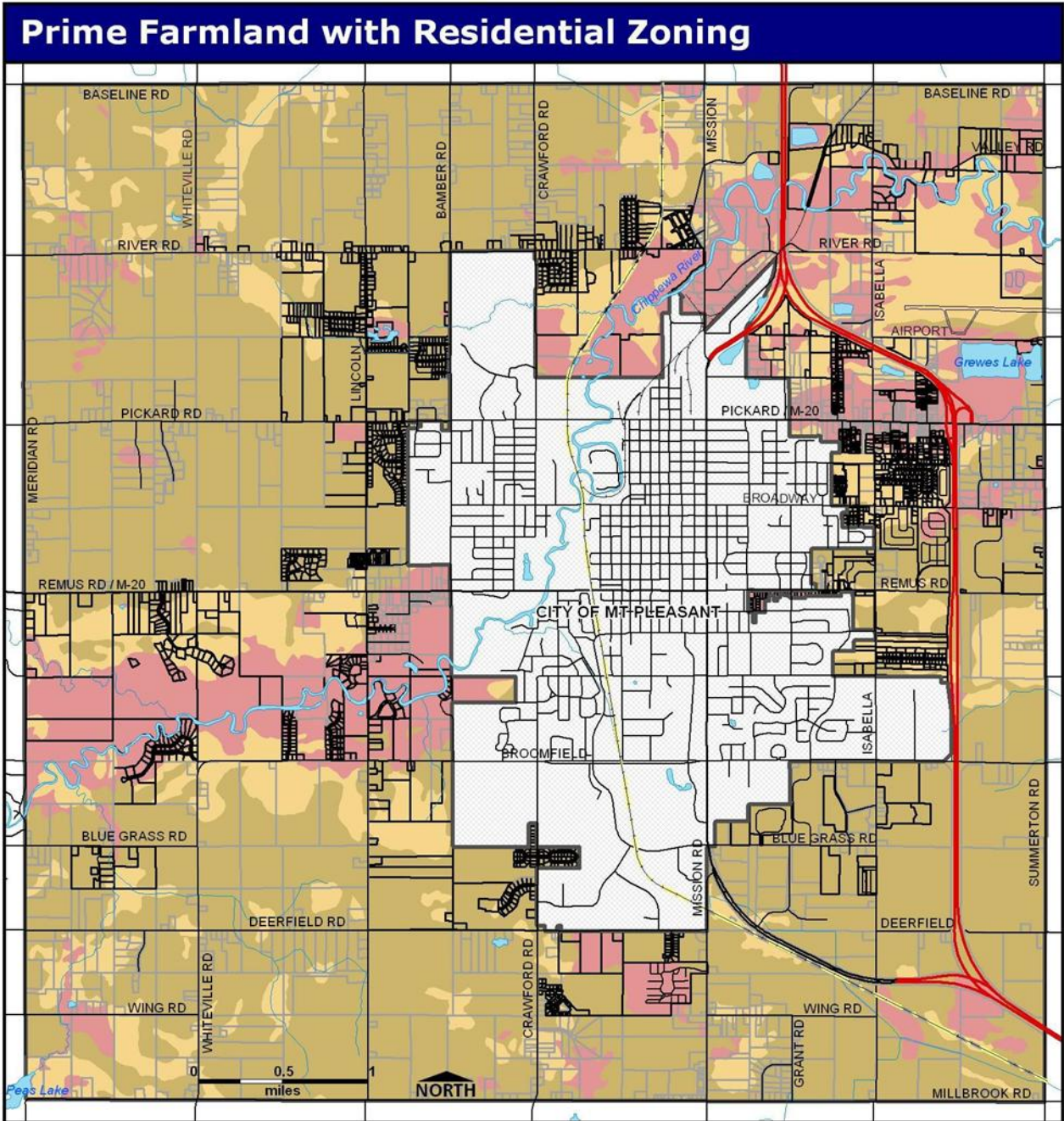
Parcels by Land Use Class

- | | |
|--|---|
| Agricultural | High-Density Residential |
| Commercial / Office Service | Public / Civic / Exempt |
| Industrial | Vacant |
| Residential | |

Existing land use information was developed from Union Township property data, land use/land cover data, and aerial imagery. Additional land use data, collected in the field, was provided by Matt Robinson (CMU Geography Department Senior Honors Project).

Compiled by Union Township GIS Department, October 2010.

Map 4: "Existing Land Use- Agricultural Areas Highlighted" above shows the areas of the Township that are still primarily agricultural in use.



Farmland Classification by Soil Type

- Prime farmland or prime farmland if drained
- Farmland of local importance
- Not prime farmland

Residentially Zoned Property

- Not a residentially zoned property
- Property zoned residential

Source: Soil Survey of Isabella County Michigan, 1985. USDA / NRCS Soil Conservation Service (<http://websoilsurvey.nrcs.usda.gov>). Map produced October 2010.

V. Utilities

Municipal water and sanitary sewer services often determine what type of development can occur. Industrial land uses need high pressure water. Residential dwelling units on less than an acre usually must be serviced by a municipal waste water system, since septic fields require an acre or more of land. Commercial uses tend to locate where municipal services are available either out of necessity or cost.

In order to protect the health and safety of the residents and environment in Union Township, utilities should be carefully planned and financed. In doing so, future development should be linked to the capacity of systems and existing or planned locations of pipes.

The map on the following page shows the location of water and waste water in the Township. The City of Mt. Pleasant and the Chippewa Tribe also have water and waste water systems, but none are currently connected to those in Union Township.

VI. 2016 Target Market Analysis

The Executive Summary of the 2016 Residential Target Market Analysis is listed on the following pages. Further detail can be found by viewing a PDF of the document via [EMCOG](#).

VII. 2016 Public Survey

A copy of results from the Union Township resident survey completed in December 2016 is on the following pages.



Charter Township of Union Planning
Commission
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600
Fax 989-773-1988

SUBJECT: ANNUAL PLANNING COMMISSION REPORT

December 2017

Dear Board of Trustees,

The year 2017 has been an active and fulfilling year for the Charter Township of Union Planning Commission. We would like to thank the Board of Trustees for their guidance and financial support in making 2017 what we believe has been a successful year for the future development of our community. In accordance with the Michigan Planning Enabling Act 33 of 2008 section 125.3819(2) the Planning Commission presents its written annual report to the Board of Trustees.

We began the year with the election of officers for the Planning Commission as well as the adoption of our By Laws. The center piece project of 2017 has been the revision of our current Charter Township of Union Master Plan with subsequent Future Land Use Map. This endeavor was made possible by input from the many boards of the Township as well as the community. With the guidance provided by our consultants from LSL Planning the Planning Commission was able to carefully create our new Master Plan. The new plan will now serve as a blue print for the Township for at least the next five (5) years if not more.

Highlights of activity from the Planning Commission are:

- Eleven (11) Site Plan Review applications
- Seven (7) Special Use Permit applications
- Six (6) Map Rezoning applications
- One (1) Text Amendment to Zoning Ordinance (Out Door Lighting)
- One (1) Home Occupation Permit application

During much of 2017 the issue of sidewalks became a contentious issue for the Planning Commission with regard to waiving installation during Site Plan Review. In July The Planning Commission re-activated, as required per the Township Sidewalk Ordinance the Sidewalks and Pathways Prioritization committee. A task that this committee has been charged with is developing and recommending a waiver policy. Now that the Master Plan update is complete the Planning Commission looks forward to updating what will be our twenty-seven (27) year old Zoning Ordinance in during 2018. We look forward to working closely with the Board of Trustees in 2018 to ensure further progress for our community.

Sincerely,

Phil Squattrito Planning Commission Chair

Alex Fuller Planning Commission Secretary

REQUEST FOR PROPOSALS
PLANNING CONSULTING SERVICES
REVIEW AND AMEND THE ZONING ORDINANCE
CHARTER TOWNSHIP OF UNION

The Charter Township of Union is requesting proposals from qualified professional planning firms to review and update all 32 sections of the Township Zoning Ordinance. The existing and current Township Zoning Ordinance was adopted in 1991. Since that time the Ordinance has been amended as the Township saw needed.

In 2016 the Township conducted a survey of the residents in the township on a wide variety of issues. The last survey done was in 2009. Those issues included resident's thoughts on Zoning and Planning in the Township. The Township greatly appreciates the enthusiastic participation received from residents in the survey. The Township continues to use data from this recent survey in their decision making process.

This past year the Township began the task of reviewing and updating their Master Plan that was adopted in 2011. The adoption of this new plan is expected at the end of 2017. Considering the current age of the Zoning Ordinance, data received in the 2016 survey, and the newly updated Master Plan, the Township believes now is the time to review and amend the Zoning Ordinance.

The Charter Township of Union has a population of 12,927. (2010 U.S. Census) It is located in the heart of Central Mid-Michigan. The Township surrounds the City of Mt. Pleasant in its entirety. The Township enjoys working relations with neighboring governments and entities which includes: Isabella Township; Lincoln Township; Deerfield Township; Chippewa Township; The City of Mt. Pleasant; Central Michigan University; Isabella County; and the Saginaw Chippewa Indian Tribe. Considering the diversity of the Township's neighbors, the Township when possible strives to have cohesive and comparable policies to its neighbors.

SCOPE OF WORK

The consultant shall be responsible for the following task:

- Reviewing and recommending updated revisions to all 32 section of the Charter Township of Union Zoning Ordinance as listed below
 1. Title, Purpose, and Interpretation
 2. Districts and Zoning Maps
 3. Definitions
 4. Amendments
 5. Board of Appeals
 6. Permits and Fees
 7. Administration and Enforcement
 8. General Provisions
 9. Non-Conforming Uses
 10. Parking and Loading Spaces

11. Billboards and Signs
 12. Site Plan Review
 13. Agricultural District
 14. R-1 Rural Residential District
 15. R-2A One and Two Family, Low Density Residential District
 16. R-2B One and Two Family, Medium Density Residential District
 17. R-3A Multiple Family Residential District
 18. R-3B Medium Density Multiple –Family Residential District
 19. R-4 Mobile Home Park District
 20. R-5 Mobile or Modular Home District
 21. Required conditions for AG, R-1, R-2A, R-2B, R-3A, R-3B, R-4, R-5
 22. B-4 General Business District
 23. B-5 Highway Business District
 24. B-6 Auto-related Highway Business District
 25. B-7 Retail and Service Highway Business District
 26. I-1 Light Industrial District
 27. I-2 General Industrial District
 28. Office Service District
 29. Schedule of Lot, Yard, and Area requirements for Commercial and Industrial Districts
 30. Special Use Permits
 31. Planned Unit Development (P.U.D.)
 32. Miscellaneous Provisions
- Indicate the need for additional sections commonly found in modern Zoning Ordinances that are not shown but needed. Indicate the need to eliminate or combining other sections of the Zoning Ordinance to reduce redundancy and enhance readability of the Zoning Ordinance.
 - The Consultant will be responsible for identifying and making outreach to affected stakeholders for input in the amendment process.
 - Identify sections that could be or should be from a practical stand point amended and adopted ahead of the final entire Zoning Ordinance Adoption (Text Amendments adopted during the review)
 - Indicated and recommend the best modern practices for the Township to use in enforcing the new Zoning Ordinance once completed.

ADDITIONAL SERVICES REQUIRED

The Township greatly desires the input and involvement from the community for this project. The proposal should recommend best practices for community involvement and input during the Zoning Ordinance review and amendment process. This would expand beyond just the mandated by State law public hearings.

PROJECT SCHEDULE

The proposal should include a schedule of estimated target dates that identifies tasks completed or benchmarks achieved through the process. It should begin with the contract awarded and end with the adoption of the new Zoning Ordinance by the Township Board of Trustees. This schedule should include any meetings, public hearing, or work sessions with any Township board(s) whether required by state law or not.

QUALIFICATIONS

The proposal shall include a statement of qualifications. The statement should include the name, address, and brief history of the firm. The resumes of key personnel that would be assigned to the project, along with a list of their responsibilities within the project should also be provided. In addition, related experience during the last five (5) years should be provided (include the name of the community, contact person, email, and phone number).

PROJECT COST AND CONTRACT

The proposal should include the following cost information: the lump sum project cost with a breakdown illustrating the cost of various deliverables; an estimate of the amount of staff time required to complete the project, including the approximate time expected to be allocated to each staff member; the number of meetings/site visits included in the project cost; projected monthly billing amounts after each month of service; and the firm's fee schedule for additional work.

The Township expects a professional services contract with a not-to-exceed fee for the required services. The contract will provide for the monthly billing on a time and materials basis for the services provided. In addition, the contract will include language to allow the project to be terminated or amended by joint agreement of the parties with full compensation being made the consultant for expenses incurred and work completed to termination date.

PROPOSAL EVALUTION

Once proposals are received they will be reviewed by township staff and the Charter Township of Union Planning Commission which will make a recommendation to the Township Board of Trustees.

The proposals will be evaluated on the criteria listed below. Firms are encouraged to structure the proposals to address the information in the order listed.

- I. Understanding of the Project - Township staff and the Planning Commission will review brief statement of the firm's understanding of the project in regards to the scope of services.
- II. Public Input and Engagement - Township staff and the Planning Commission will give comparative consideration to the quality of public input as well as the firm's experience in community engagement.
- III. Qualifications of the Personnel - Township staff and the Planning Commission will consider the qualifications of the individuals assigned to the project, including the staff time to be devoted to the project.
- IV. Qualifications of the Firm - Township staff and the Planning Commission will review the firm's experience in similar projects in the last five (5) years, as described previously.

- V. Project Schedule - Township staff and the Planning Commission will evaluate the proposed schedule, as described earlier, for feasibility in meeting the Township's time frame.
- VI. Project Cost - Township Staff and the Planning Commission will review the total cost, as well as the value of services provided by the firm, including the level of the personnel and their time that would be devoted to the project.

DELIVERABLES

At the conclusion of services the selected consultant shall provide 3 copies of the updated Zoning Ordinance along with electronic copies of the Zoning Ordinance in editable Microsoft format and PDF.

SUBMITTAL INTRUCTIONS

In order to be considered, please include ten (10) hard copies of the completed proposal in a sealed envelope along with a flash drive containing a digital copy of the completed proposal, clearly marked: REQUEST FOR PROPOSALS – ZONING ORDINANCE REVIEW AMEND received by 1:30 p.m. on Wednesday January 03, 2018 by mail or hand delivery to:

Peter Gallinat
Township Planner
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858

Proposals arriving after the date and time will remain unopened and will be disqualified. Any proposal may be withdrawn by giving written notice to the Township Planner Peter Gallinat before stated proposal opening time. Please forward any questions regarding the RFP to

Peter Gallinat
Township Planner
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858
pgallinat@uniontownshipmi.com

Any and all questions may be fielded to the above contact during the RFP process. All questions must be made in writing and received by December 27, 2017. Answers to any and all questions will be posted as they are received on the Township website www.uniontownshipmi.com for the benefit of all interested firms. It is the responsibility of the interested firms to check the website for the new questions and answers prior to submitting proposals. The names of firms and individuals submitting questions will not be disclosed.

Any and all acceptable bids will be publically opened at 1:45 p.m. on January 03, 2018 at the Charter Township of Union Hall located at 2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 in the conference room. The name of each firm and cost of services that each firm bid at will be read out loud.

RESERVATIONS

The Charter Township of Union reserves the right to accept any, reject any, or reject all proposals submitted. A firm submitting a proposal does not obligate the Township to award any contract for services to that firm. The Township will select the proposal which it deems to be in the best interest of the Township. The Township will not be responsible for or reimburse any cost the firm incurs during the RFP process.