



**Planning Commission
Special Meeting
January 09, 2018
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. PUBLIC HEARINGS

9. NEW BUSINESS
 - A. Master Plan 2018 Comment Review
Action: review and consider comments received since December 19, 2017

10. OTHER BUSINESS
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. FINAL BOARD COMMENT
13. ADJOURNMENT



CMS & D

SURVEYING/ENGINEERING

510 West Pickard, Mt. Pleasant, MI 48858

Phone: 989-775-0756, Fax: 989-775-5012 Email: info@cms-d.com

December 19, 2017

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

Re: Questions, Comments and Objections to the Proposed Master Plan and Future Use Map.

Mr. Gallinat:

I have completed a preliminary review of the Proposed Future Use Map and have scanned the Proposed Master Plan as they related to several of my client's parcels. The following is a partial list of my observations, questions, comments and concerns:

(Please refer to the attached map for locations of numbered items.)

- 1) I have tried to outline on the attached map the limits of the "Growth Boundary" (GB). It would appear that the parcels shown here fall outside of the GB.

The GB appears that it is the boundary between Developable Areas and either Preservation Areas or land of Limited Development. These two classifications are "Rural Preservation and Rural Buffer". In the Rural Preservation areas "... Agriculture should be promoted and future rezoning requests for residential should be Prohibited to prevent leapfrog development". Rural Buffer areas do not have sewer and water. Rural Buffer areas are appropriate for agricultural and some infill with low density residential.

The Growth Boundary appears to be a Very Important dividing line. Questions in the placement of this boundary should be taken very seriously as they impact the potential use and value of a parcel of land. Those land owners on the "Outside" of this boundary will find that their property rights have changed.

- 2) This is the location of the recently rezoned parcel for Coyne Oil. The Future Use does not match the rezoning.
- 3) I believe that this parcel is part of the golf course and would be classified differently.
- 4) The center of this area is less intense than the area completely surrounding it, I'm curious as to the thought behind this.
- 5) The Airport is shown as Rural Buffer? First it has water and sewer and second it is neither low density residential nor agricultural.

- 6) The clouded area is classified as Recreation/Institutional. This is defined within the Master Plan as "This category is designated primarily for large-scale recreation, natural features and open space." The area along the East side of Isabella Road is already developed as commercial businesses as well as some along the North side of Remus Road. The +/- 9 acre parcel of land in the Northwest quadrant of Isabella and High Street is for sale as a commercial development parcel. The designation for these seems wrong. Will this designation, if not changed, impact the potential for development or re-development of these parcels?
- 7) Discussions have been had with the township about the potential rezoning request of at least the frontage of Remus Road and the Easterly frontage along Isabella Road to B-4 or B-5. Will the "Residential" designation stop that as a possibility?
- 8) This area was just rezoned for a medical office. Should this land, along the busy 4 lanes Easterly side of the Ring Road be designated as Residential?
- 9) At this location, there is an on and off access to the Freeway. It seems very odd that a parcel with Freeway exposure and existing Freeway access would be limited by it being outside the Growth Boundary and designated as Rural Buffer.
- 10) I have tried to outline on the attached map the limits of the "Growth Boundary" (GB). It would appear that the parcels shown here fall outside of the GB.
- 11) This area currently has it's frontage as B-4. There are currently business activity on two of the three parcels. I do not understand the Recreation/Institutional designation.
- 12) This area was discussed when Lockey Inc. came in for a site plan approval. The +/- 60 acres has approximately 40 percent of its land area currently utilized as commercial or commercial type activities. This is the Southeast Quadrant of the intersection of Lincoln Road and Broomfield Road which are the West and South sides of the Ring Road around Mt. Pleasant. The Ring Road has and is developing. These roadways have been being improved for years to develop this Ring Road. The Rural Buffer designation seems to be contrary to this plan.
- 13) The areas along the East and West side of Lincoln Road, South of the River Flood Plain and the lands on the North side of Broomfield Road from Lincoln Road to the 1/8 line are at or near the intersection of Lincoln Road and Broomfield Road, which are the West and South sides of the Ring Road around Mt. Pleasant. The Ring Road has and is developing. These roadways have been being improved for years to develop this Ring Road. The Rural Buffer designation seems to be contrary to this plan.
- 14) The Frontage along the North side of Broomfield Road from the 1/8 line to the City Limits Line is already zoned B-4. This land appears to be outside of the Growth Boundary. How will this affect land use and value along the Ring Road around Mt. Pleasant?

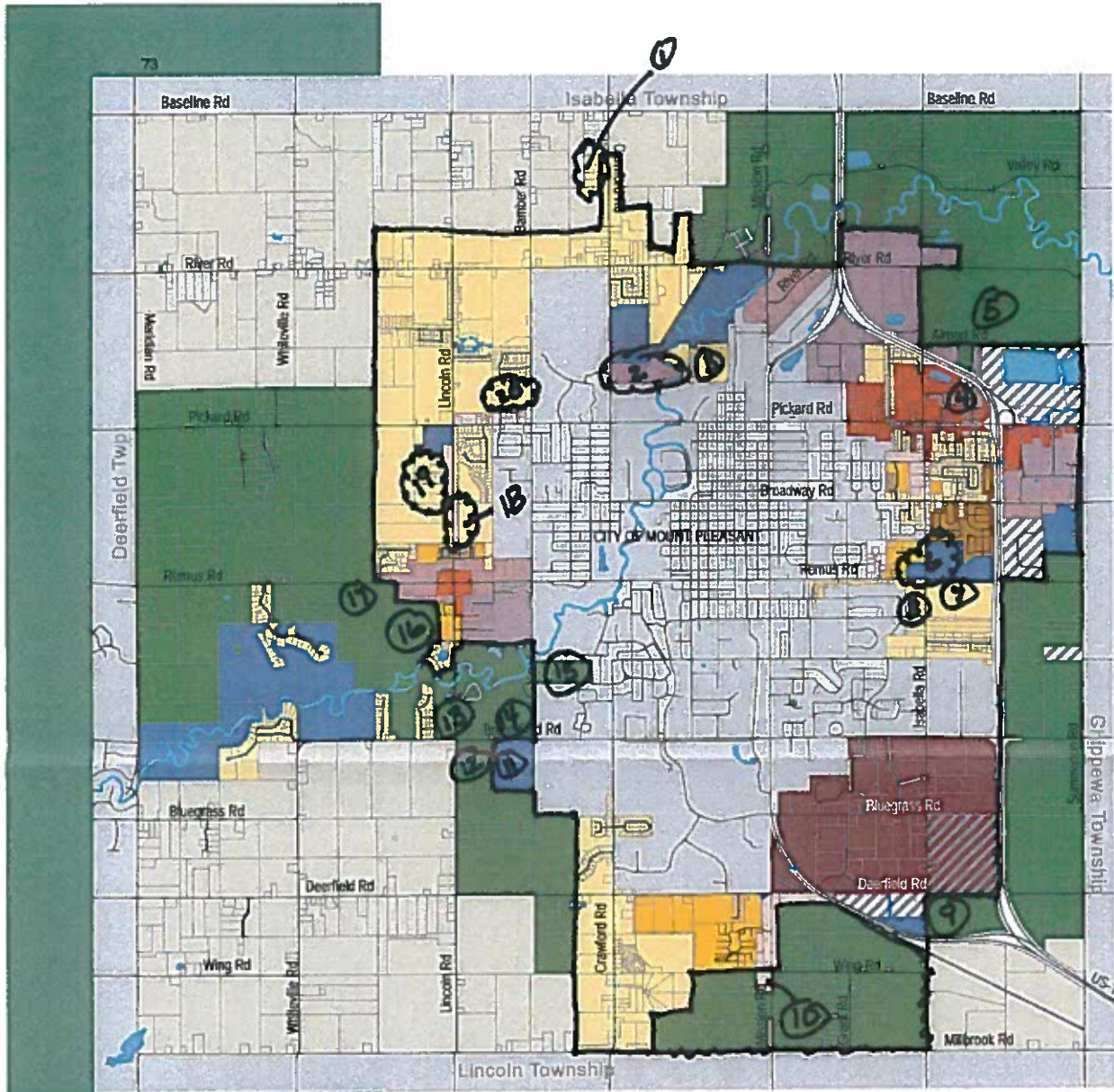
- 15) I believe this parcel is a Township Park. It does lie within the Growth Boundary, while actual developable parcels have been left out.
- 16) The parcel lying in this location is Zoned R-3 and it has a Special Use, granted for Senior Housing. Water and Sewer have been extended to and along this parcel. The current Future Use Map has it as High Density Residential. This designation seems wrong and the Growth Boundary should be changed to include this land.
- 17) These parcels lying along the frontage of M-20 or Remus Road in this location are Zoned B-5. The current Future Use Map has it as Commercial. Water and Sewer has been extended out to these parcels. These parcels do not meet the definition given for Rural Buffer. The designation seems wrong and the Growth Boundary should be changed to include this land.
- 18) The area along Lincoln Road has been rezoned to Office and B-4 from the Condo's to the Church. There is a plan for Broadway to be extended to Lincoln Road in the Future. Water and Sewer have been extended in preparation for commercial development. The Residential Designation appears to be incorrect.
- 19) The clouded area is where Lux Funeral Home, the Senior Living and the Commission on Aging reside. The vacant lands are activity being marketed for similar commercial uses. Lincoln Road is the West leg of the Ring Road around Mt. Pleasant. It would seem that the Residential Designation should be changed.
- 20) This 20 acre parcel was the Phase 2 area of the Bamber Office Park. Water and sewer were run to its boundary for future extension. A County Drain Branch was installed to accommodate the Phase 2 area. The land owners are not interested in limiting there potential on this parcel after spending the moneys to prepare the land for development.

This is not intended to be a complete list of questions, comments and concerns related to the Master Plan and the Future Use Map. I also have numerous questions related to the text of the plan and definitions within the plan. I urge the Township to Table or Postponed their vote on this item so these items and others may be addressed.

Respectfully submitted,

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.

Timothy Bebee
President



**Union Charter Township
Future Land Use**



Sources: MCGI, Union Township,
LSL Planning

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

- | | |
|-----------------------|---------------------------|
| 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 |



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Phone: 989-775-0756, Fax: 989-775-5012 Email: info@cms-d.com

January 4, 2018

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

Re: Questions, Comments and Objections to the Proposed Master Plan and Future Use Map.

Mr. Gallinat:

Attached to this letter is my previous letter dated December 19, 2017. As I was unsure as to the process for submittal of comments on the Master Plan, I did not want my previous letter to not be included in the Planning Commission's final review of public comment.

My first letter dealt specifically with the Future Use Map. My intent was to show that there were enough issues with the Future Use Map that it should not be adopted without further review and modification. This was not intended to be an all inclusive list of items. I specifically looked at the outer boundary or Growth Boundary as it is being called. I did not take time to look at the entire map as I hoped that my December's letter would show that there were sufficient issues that the entire map should be reviewed.

Before getting into the Master Plan Text, I would like to comment on the Survey that was conducted in 2016. During the last Planning Commission meeting, I had asked how and to whom the survey was sent. As you will remember, I was told by a Planning Commission member that if I wanted information on the Survey that I should look it up on the website. Based on my review of the Administration of the Survey, there were two target groups; Student Residence and Non-Student Residence. This section states that a total of 1,715 property owners were sent the survey and a total of 718 responses were obtained. Based on the information obtained from Township records, there are the following classified parcel owners:

Agricultural – Improved	60 parcels
Agricultural – Vacant	94 parcels
Residential – Improved	1977 parcels
Residential – Vacant	297 parcels
Commercial – Improved	327 parcels
Commercial – Vacant	137 parcels
Industrial – Improved	9 parcels
<u>Industrial – Vacant</u>	<u>not supplied</u>
Total	2901 parcels

Based on this information, it would appear that approximately 60 percent of the parcels from the tax role were sent surveys. The survey states that the listing of names and addresses was produced from the file used for taxation purposes and Excluded from the file for the survey sample were addresses outside of the State of Michigan and the addresses of business firms. An additional list of addresses was created for the student rental portion of the population. What I take from this is that if a person or entity owned a parcel under an LLC, Partnership, Limited Partnership or Corporation they were excluded from the survey. This seems to account for the difference between the

number of mailings and the number of taxed parcels within the Township. Many property owners hold their land in a legal entity other than themselves for tax reasons or for liability reasons. If the survey was intended to only contact parties that make their home within the Township then I believe that it was successful but if it was intended to obtain comments from all land owners within the Township then it was not.

Assuming that the target was only the home owners and renters within the Township, and then the next question that occurred to me was, how does this represent the overall cross-section of the land owners that pay taxes within the Township? Based on the information obtained from Township records, the taxes obtained from the following classifications are as follows:

Agricultural – Improved	\$ 181,401
Agricultural – Vacant	\$ 145,448
Residential – Improved	\$ 4,701,610
Residential – Vacant	\$ 171,017
Personal Property Tax on Non Residential	\$ 661,079
Commercial – Improved	\$ 8,148,527
Commercial – Vacant	\$ 426,942
Industrial – Improved	\$ 154,598
<u>Industrial – Vacant</u>	<u>not supplied</u>
Total	\$ 14,590,622

Agricultural and Residential pay \$ 5,199,476 or approximately 36 percent of the Township’s Revenue.

Commercial and Industrial pay \$ 9,391,146 or approximately 64 percent of the Township’s Revenue.

The survey Excluded the individuals, groups or legal entities that account for nearly 2/3 of the annual revenue of the Township but did include the input from student renters in their analysis. As a business owner, I find this appalling.

The Survey was not the only avenue of input for the collection of comments from the public. There was an open house with a public hearing immediately following. I was not in attendance for either and do not recall seeing or hearing about the events. I take responsibility for this. I should have been more aware. However the average person or business owner does not follow the activities of the Township as closely as I should and consequently they would have even less of a chance to be made aware of these events. I have talked with people that were at the two events and they have told me that there were only about 5 people other than Township staff or board/committee members that were in attendance. As the survey appears to have excluded the business population of the Township, these two events would have been their only real opportunity to be made aware of the rewrite of the Master Plan.

The Master Plan is a document intended to guide the future growth and development of the Township. The Master Plan directs decisions regarding future land use and provides guidance on the overall direction that the Township wishes to move in. This document is the basis for other documents and ordinances within the Township. The Master Plan is looked back to when considering changes in the Zoning Ordinance and/or the Zoning of Parcels of land. Thus, great care and considerations from all aspects of the community, Residential, Agricultural, Commercial and Industrial should be considered and input from all of these should be taken into consideration.

The Master Plan states that its #1 Goal is to Preserve and Protect natural and agricultural resources. This meaning that water bodies, wetlands, mature trees and agricultural lands are the number one focus of the plan. This will be accomplished by Growth Management. A new concept for Union Township and Isabella County is the introduction of

a “Growth Management Boundary”. This can also be called a Development Boundary. The Development Area or Growth Area lies within this boundary. The value of land is most often tied to its ability to be developed. Development Boundaries will limit or possibly eliminate the ability of a parcel to be developed and thus limit the potential of a parcel's value. The plan as presented has three distinct areas; the Primary Growth Area, the Secondary Growth area and Prime Farm Land. In the Secondary Growth Area, future development is limited and development is discouraged until the Primary Growth Area is fully developed. Land owners within the Township need to pay special attention to this boundary and how it impacts their particular parcel.

Property owners in the Secondary Growth and Prime Farm Land areas need to ask themselves how this might impact them. As an example, in the past a developer might consider completing a residential development on the outer edge of the currently developed properties. If soils allowed, a residential development like Fox Meadows could be built. When constructed, Fox Meadow did not have public water or sewer. This type of development would be discouraged within the Secondary Growth area and prohibited within the Prime Farm Land area. The Agricultural property owner would not have the potential of selling their property at an increase rate per acre. This one simple example shows how the “Growth Boundary” will impact property values.

Another new concept being introduced in this Master Plan is the Commercial/Industrial Design Standards. This section alludes to adopting zoning regulations dealing with building and site design, architectural features and building materials. This is an example of how the Master Plan will guide and change the current zoning ordinance. Development will be impacted due to these types of ordinances. Costs to develop will increase and thus development will decrease.

Outdoor storage is another main topic of discussion within the Master Plan. Increased setbacks for these areas, stacking height limitations and specific fencing requirements are proposed within the text. As the current zoning ordinance does not fit with these new concepts, I have to assume that this will be a focus item in the new proposed zoning ordinance already being worked on. Again this is an example of how the Master Plan affects zoning regulations.

Screening of Residential properties is also specifically discussed. With the push for parcels to be re-developed and not placed in new areas, these redeveloped parcels will come under new “Deep Setbacks”, fencing and landscaping requirements for screening. Again, the Master Plan will not be able to require these but the Master Plan will guide the adoption of new or revised zoning ordinances that will.

Through out the Master Plan, the text specifically and continually calls for changes in the zoning ordinance to assure that the vision of the Master Plan can be carried out. Once Approved, the Master Plan will be utilized as the club to get the zoning ordinance and zoning map changed. Most of the proposed changes that I read within the text were directed towards the commercial and industrial components or our community. Please remember that these account for 2/3 of your annual revenue. If you create a situation where it is too costly to develop or re-develop within the Township, these services will move elsewhere. Who will be paying the bills once they are gone?

The last item that I believe the Commission should address is the definition of the Future Use Categories.

- Under Rural Preservation, I am concerned with the statement that “... future rezoning requests for residential should be prohibited”
- Under Rural Buffer, it states that these areas do not have water and/or sewer. Based on the proposed Future Use Map there are areas on the map shown as Rural Buffer that have water and/or sewer or that it has been extended to the parcel's boundary. This should be reviewed before adopting.

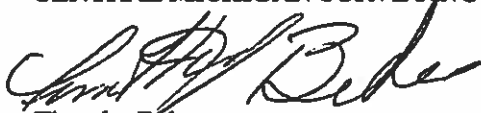
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- Commercial/Industrial. The concept is good. I think that a transition zone between Commercial and Industrial would be a benefit. Is this the intent? If so, the Future Use Map will need to be revised.
- Industrial/Employment. The concept is good. I think there needs to be more consideration of freeway access for these areas to promote this type of industrial development.
- Recreation/Institutional. This category is very vague. It is not clear what your intentions are. Is this Morey Courts or Parks or something else? If this is generally what is being considered, the Future Use Map needs to be reviewed as some of the parcels included should not fall into this category.

In closing, I believe that there needs to be more consideration of the Master Plan. I think that the Commercial/Industrial component of our community was not represented and that the Master Plan places additional burdens on development properties and developers to the point that it will discourage development and growth in these areas. I urge you to interact with this segment of the Township tax payers to create a more development friendly Master Plan.

Respectfully submitted,

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.



Timothy Bebee
President

Peter Gallinat

From: Lee Aldrich [lee.aldrich@yahoo.com]
Sent: Thursday, January 04, 2018 10:45 AM
To: Peter Gallinat
Subject: Master Plan

As former township planner in another community, I am very familiar with the process of planning.

Just yesterday it came to my attention that there are significant changes in the works that will undoubtedly curtail growth in Union Township that will have an adverse effect on the current owners of the land.

From what I have read, these proposals are anything but smart growth. I would suggest that more opinions be sought from different segments of the community so that the Master Plan can be revised in a manner that will not be detrimental to the community and the land owners that pay taxes.

Thanks

Lee

Lee Aldrich, ABR/SRS/SFR
Associate Broker
Richmar Realty
989 775 3344 office
989 763 1042 cell

Peter Gallinat

From: Doug LaBelle II
Sent: Thursday, January 04, 2018 8:12 AM
To: Doug LaBelle II
Cc: Lisa Cody; Ben Gunning; Mark Stuhldreher; Peter Gallinat; Jennifer Loveberry; bhauck@uniontownshipmi.com; tlannen@uniontownshipmi.com; Phil Mikus; Norm Woerle; Kimberly Rice; Alex Fuller
Subject: Union Township Proposed Master Plan comments 1-4-18

To: Mark Stuhldreher, Jennifer Loveberry, all Union Township planning commissioners and all elected officials,

I would like to start by thanking all planning commissioners for their desire in making this community a better place to live for all residents. Your service is appreciated.

I wanted to express my continued concerns with a few areas of the proposed Union Township Master Plan that will likely be approved in 2018. In the section titled **Conservation Subdivisions** on page 14-15, it states at the very end of the second paragraph, "The resulting open space not only adds to the character and livability of the development, but actually increases property values." I agree that this would add character to the development however I disagree that it will increase the property value. If a property owner is unable utilize a portion of the property, how does this increase the property value? In my experience as a real estate agent, this will only decrease the property value thus resulting in less property taxes for the Township.

In **Section E: Commercial and Employment, Neighborhood Service Design Guidelines** on page 30-31, the bullet points mentioned are restricting what the developer can do with their property by stating the following: "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", "Buildings are encouraged to be built closer to the street with most or all of the parking in the rear" and "Parking should be minimized to the greatest extent because pedestrian-orientation is promoted". All this is great, however the Township needs to be mindful of the requirements they are imposing on the developer as this will increase the costs of projects. Although it may look nicer, it may not come to fruition because the costs will most likely be too high.

In the section titled **Site Design and Economic Development Implementation Strategies** on page 35, it states, "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." Is this a typo? If not, when the city approves their proposed character-based code in 2018, the Union Township Master Plan will immediately be different.

Lastly, over the last 5-10 years, development in the City of Mt. Pleasant has increasingly become more difficult not just for us but many other developers too. There have been multiple developments that have come to the city for approval however once the city has added their costly requirements, the project is no longer financially feasible and the developer either comes to Union Township or another city altogether. These are valuable tax dollars being driven away because the city is being too restrictive. Union Township is directly benefitting from the way the City of Mt. Pleasant is doing business. If the Township goes down the same path as the City, they too will experience developers going elsewhere. We should not be too restrictive. We should not require the developer to use higher quality materials. We should not require the building to be placed close to the street. Most of you already know this which is reason enough not to restrict these developers too

much. If you add these restrictions, the developer will no longer be able to come to this area and jobs, growth and property taxes will decrease.

Thank you in advance for your time

Doug LaBelle II
Realtor



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