



BOARD OF TRUSTEES
Regular Meeting
March 14, 2018
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
 - A. Jim McBryde - Middle Michigan Development Corporation
6. CLOSED SESSION
7. PUBLIC HEARINGS
 - A. Ordinance 2018-01: Rezone 6.08 acres from I-2 to R-1 PID 14-010-30-003-03 (N. Harris /Crawford Rd.)
8. PUBLIC COMMENT: Restricted to three minutes regarding issues on this agenda
9. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
 1. Board of Trustee Representative to the Planning Commission
10. CONSENT AGENDA
 - A. Communications
 - B. Minutes – February 28, 2018- regular meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
11. NEW BUSINESS
 - A. Discussion/ Action: (Gallinat) Adopt Ordinance 2018-01: Rezone 6.08 acres from I-2 to R-1 PID 14-010-30-003-03 (N. Harris /Crawford Rd.)
 - B. Discussion / Action: (Gallinat / DePriest) Approve Land Division for Parcel 37-14-026-10001-00 Location: 4097 E. Bluegrass Rd. / Target Store
12. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
13. MANAGER COMMENTS
14. FINAL BOARD MEMBER COMMENT
15. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative			11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
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	2/18/2021
3-Vice Secretary	Jake	Hunter	12/31/2019
4	Andy	Theisen	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2021
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	12/31/2019
2	Richard	Klumpp	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2019
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	1/20/2022
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	12/31/2020
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

2017 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on February 28, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Supervisor Gunning, Clerk Cody, Trustees B. Hauck, Mikus, Lannen and Woerle

Excused: Treasurer Rice

Approval of Agenda

Woerle moved **Cody** supported to approve the agenda as amended: add Coyne Commercial Property Utility Service and Franchise Agreement & Residential Water Franchise Agreement.

Vote: Ayes: 6 Nays: 0. Motion carried.

Presentations

Chippewa River District Library (Ruth Helwig & Lynn Laskowsky)

Planning Commission Updates by Commissioner Bryan Mielke

Public Hearings

Public Comment - open 7:25 p.m.

Reports/Board Comments

Mikus –Sidewalk/Pathway Prioritization Committee updates.

Cody – Mt. Pleasant City Commission updates.

Hauck –Isabella County Road Commission updates.

Lannen – Isabella Council of Government updates.

Gunning – Nomination made for Planning Commission Representative to the ZBA

- **Woerle** moved **Mikus** supported Supervisor Gunning’s nomination to appoint Bryan Mielke to the Zoning Board of Appeals as the Planning Commission’s Representative with term expiring 2/15/21. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Consent Agenda

- A. Communications
- B. Minutes February 14, 2018 – Regular Meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. Policy Governance 2.5.10 Cash Flow Ratio

Mikus moved **Hauck** supported to approve the consent agenda as amended. **Vote: Ayes: 6 Nays: 0. Motion carried.**

BOARD AGENDA

A. Approval of Commercial Property Utility Service and Franchise Agreement & Residential Water Franchise Agreement for Coyne LLC, located at 1368 N. Harris St.

Hauck moved **Woerle** supported the approval of the Commercial Property Utility Service and Franchise Agreement & Residential Water Franchise Agreement for Coyne, LLC, located at 1368 N. Harris Street. **Vote: Ayes: 6 Nays: 0. Motion carried.**

B. Adopt the 2018 Charter Township of Union Master Plan by Resolution as approved and recommended by the Planning Commission

Woerle moved **Cody** supported to adopt the 2018 Charter Township of Union Master Plan by Resolution as approved and recommended by the Planning Commission **Roll Call Vote: Ayes: Gunning, Cody, Hauck, Lannen, Mikus, and Woerle. Nays: 0. Motion carried.**

C. A Board Resolution to allow a resident taxpayer to protest his/her property assessments to the Board of Review in writing without a personal appearance by the taxpayer or his/her agent.

Woerle moved **Hauck** supported to approve the Resolution allowing a resident taxpayer to protest his/her property assessment to the Board of Review in writing without a personal appearance by the taxpayer or his/her agent. **Roll Call Vote: Ayes: Gunning, Cody, Hauck, Lannen, Mikus, and Woerle. Nays: 0. Motion carried.**

D. Approve the 2018 Township Brine Participation Contract with the Isabella County Road Commission (ICRC) and authorize the Township Manager to sign said contract.

Cody moved **Mikus** supported to approve the 2018 Township Brine Participation Contract with the Isabella County Road Commission (ICRC) and authorize the Township Manager to sign said contract. **Vote: Ayes: 6 Nays: 0. Motion carried.**

EXTENDED PUBLIC COMMENT - Open 8: p.m.

Debra Gray, 9505 S. Mission – Comments made regarding medical marijuana.

MANAGER COMMENTS

- Work session for Discussion of Global Ends - scheduled on 3/28 at 4 pm - 5:30 pm.
- Board of Review members all attended training.
- Assessment notices were mailed out.
- Town Hall meeting for citizens on 3/3/18 from 9 a.m. to noon to discuss Board of Review process.
- Board of Review scheduled for 3/12 and 3/15.
- TV located in the entrance of Township Hall has been provided by the Mid Michigan Area Cable Consortium and a grant they received from Meijer, at no cost to the Township. Programming viewed are the community access channels / public announcements and any programming by MAC TV.
- Meeting and reviewing proposals with area architects for the Isabella Site remodeling.

- EDA approved projects from the prioritization committee; no contracts have been signed yet.
- Out of office 3/12 – 3/16.

FINAL BOARD MEMBER COMMENTS

Woerle – Commented on Policy Governance 3.1 from the last Board meeting, felt the need to reinforce and reiterate tonight.

Lannen – Commented on 2018 Isabella County Road Commission projects that were advertized the Sunday, February 25, 2018 Morning Sun newspaper.

ADJOURNMENT

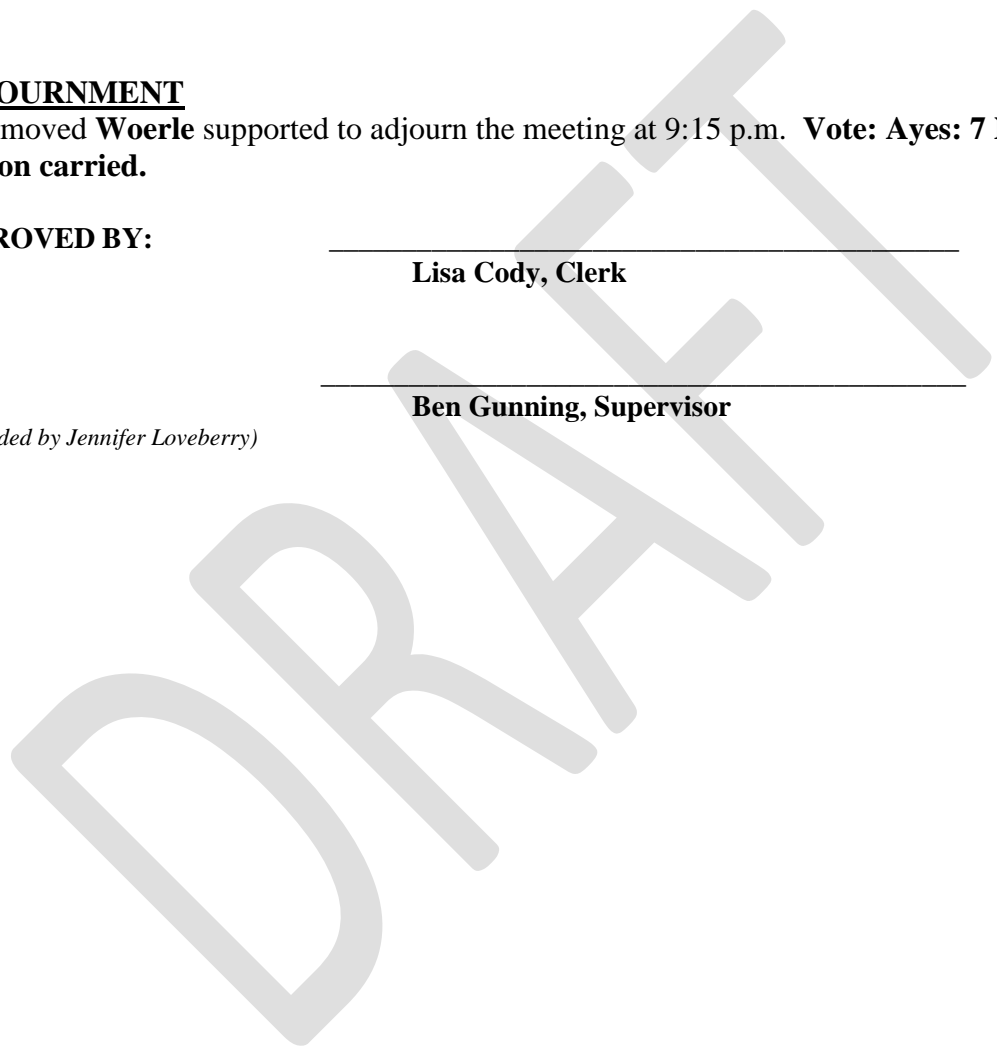
Rice moved **Woerle** supported to adjourn the meeting at 9:15 p.m. **Vote: Ayes: 7 Nays: 0.**
Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Ben Gunning, Supervisor

(Recorded by Jennifer Loveberry)



Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
03/07/2018	101	170 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	900 MULBERRY	70.18
					5240 E BROOMFIELD	966.89
					2270 NORTHWAY	34.60
					2055 ENTERPRISE	249.85
					5525 E REMUS	66.28
					5537 E BROADWAY	466.52
					1933 S ISABELLA	595.33
					5144 BUDD	24.22
					5142 BUDD	176.15
					1660 BELMONT	79.58
					3998 E DEERFIELD	130.30
					5369 S CRAWFORD	79.58
					3248 S CONCOURSE	223.50
					5076 S MISSION	854.93
					4795 S MISSION	2,369.40
					4797 S MISSION #BARN	631.54
					5228 S ISABELLA	7,380.04
					4822 ENCORE	133.13
					4244 E BLUE GRASS	81.79
					800 CRAIG HILL	52.16
					4520 E RIVER	554.47
					1633 S LINCOLN	283.07
					5319 E AIRPORT	34.60
					1046 S MISSION	123.86
					1605 SCULLY	86.21
					2188 E PICKARD	109.33
					1776 E PICKARD	73.90
					1876 E PICKARD	195.14
					2180 S LINCOLN	27.13
					2495 E DEERFIELD	434.99
					2424 W MAY	493.43
					4511 E RIVER	13,806.77
					STREET LIGHTS	1,750.61
					2010 S LINCOLN RD	1,209.89
					2279 S MERIDIAN RD	788.50
					2279 S MERIDIAN PUMP HOUSE	198.21
						<u>34,836.08</u>
03/07/2018	101	171 (E)	00146	VOID		
				VOID Reason: Created From Check Run Process		
03/07/2018	101	172 (E)	00146	VOID		
				VOID Reason: Created From Check Run Process		
03/08/2018	101	173 (E)	00527	PITNEY BOWES GLOBAL FINANCIAL LLC	LEASE POSTAGE METER 1ST Q 2018	454.14
03/07/2018	101	174 (E)	01105	MASTERCARD	MASTERCARD CRAWFORD	198.53
					MASTERCARD BEBOW	3,058.86
					MASTERCARD WALDRON	250.49
					MASTERCARD DEARING	366.31
					MASTERCARD RADAR	69.30
					MASTERCARD MCBRIDE	2,475.03
					MASTERCARD ROCKAFELLOW	154.81
					MASTERCARD FUSSMAN	387.65
					MASTERCARD STUHLBREHER	111.86
					MASTERCARD SMITH K	908.00
					MASTERCARD HOHLBEIN	143.65

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					MASTERCARD GALLINAT	6.23
					MASTERCARD DEPRIEST	571.93
						<u>8,702.65</u>
03/14/2018	101	20006	00020	JAMES ALWOOD	WELL SITE LEASE-FEB 2018	293.16
03/14/2018	101	20007	00095	C & C ENTERPRISES, INC.	JANITORIAL SUPPLIES-WATER PLANT	162.75
03/14/2018	101	20008	00108	CENTRAL MICHIGAN DIST HEALTH DEPT	IMMUNIZATIONS-NEW WWTP EMPLOYEE	69.00
03/14/2018	101	20009	00791	JANE CHAFFEE	FLEX MEDICAL REIMBURSEMENT 3-1-18	222.63
03/14/2018	101	20010	00155	COYNE OIL CORPORATION	FUEL IN TOWNSHIP VEHICLES	894.44
					FUEL IN TOWNSHIP VEHICLES	852.46
						<u>1,746.90</u>
03/14/2018	101	20011	01186	COYNE PROPANE LLC	PROPANE - ISABELLA WELL SITE	1,101.82
03/14/2018	101	20012	01171	DBI BUSINESS INTERIORS	TIME CARDS - TOWNSHIP	21.41
03/14/2018	101	20013	00231	FOUR SEASON'S EXTERMINATING	TWP HALL EXT TREATMENT - MARCH 2018	40.00
03/14/2018	101	20014	00257	GOURDIE-FRASER, INC.	ENGINEERING-CONSTRUCTION OBSERVATION SER	3,395.00
03/14/2018	101	20015	00307	IDEXX DISTRIBUTION, INC	DRINKING WATER SAMPLE BOTTLES	155.81
03/14/2018	101	20016	01504	INDUSTRIAL CRYOGENIC ENGINEERING	KUBOTA TRACTOR REPAIR	48.90
03/14/2018	101	20017	00360	KIMBALL MIDWEST	PAINT & TESTER - WWTP	196.35
03/14/2018	101	20018	00128	CITY OF MT. PLEASANT	2ND QUARTER 2018 FIRE CONTRACT PAYMENT	174,750.00
03/14/2018	101	20019	00788	POLLARDWATER.COM	FALL PROTECTION EQUIPMENT/REPLACEMENT	2,111.97
					CREDIT MEMO-MI SALES TAX	(12.46)
						<u>2,099.51</u>
03/14/2018	101	20020	01440	RESERVE ACCOUNT	RELOAD POSTAGE METER RESERVE ACCOUNT	3,000.00
03/14/2018	101	20021	01090	SIMPLY ENGRAVING	NAME PLATE FOR PLANNING COMMISSION-LABEL	7.00
03/14/2018	101	20022	01495	MARK STUHLBREHER	LUNCH W/MT P CITY MGR REIMBURSEMENT	33.09
03/14/2018	101	20023	01364	SHERRIE TEALL	YEO & YEO AUDIT TRAINING-MILEAGE REIMB	79.03
03/14/2018	101	20024	01032	UNITED STATES POSTAL SERVICE	REPLENISH PERMIT #11-WTR/SWR BILLINGS	1,200.00
03/14/2018	101	20025	01013	USA BLUE BOOK	FLOOR MATS-TWP HALL LOBBY	631.90
03/14/2018	101	20026	01314	VERIZON WIRELESS	CELL PHONES 1-16-18 TO 2-15-18	503.47
03/14/2018	101	20027	01483	XEROX FINANCIAL SERVICES	LEASE PAYMENT-FEB 2018	1,500.76
03/14/2018	101	20028	00703	WASTE MANAGEMENT OF MICHIGAN, INC	DUMPSTER SERVICE - TWP HALL MARCH	61.64
					DUMPSTER SERVICE - MCDONALD PARK MARCH	182.04
					DUMPSTER SERVICE - SHOP MARCH	47.93
					DUMPSTER SERVICE - JAMESON MARCH	120.71
					DUMPSTER SERVICE - WWTP MARCH	814.15
					DUMPSTER SERVICE - ISABELLA MARCH	73.60
						<u>1,300.07</u>
101 TOTALS:						
Total of 28 Checks:						236,551.43
Less 2 Void Checks:						0.00
Total of 26 Disbursements:						<u>236,551.43</u>

Charter Township of Union Payroll
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CHECK DATE: March 8, 2018

PPE: March 3, 2018

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$ 47,912.92
Employer Share Med	668.75
Employer Share SS	2,859.47
SUI	888.78
Pension-Employer Portion	3,189.15
Workers' Comp	523.59
Life/LTD	493.84
Dental	902.25
Health Care	14,624.10
Health Care Contribution	(1,303.71)
Cobra/Flex Administration	133.40
PCORI Fee	-
Total Transfer to Payroll Checking	<u><u>\$ 70,892.54</u></u>

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$ 25,977.54
EDDA	-
WDDA	-
Sewer Fund	24,437.20
Water Fund	20,477.80
Total To Transfer from Pooled Savings	<u><u>\$ 70,892.54</u></u>

3-14-18
Meeting

CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2017 2018

BOARD MEMBER: Tim Lannen

MONTH: February 2018

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
2.1.18	County Road Commission	✓		\$50
2.6.18	Isabella County Board of Commissioners	✓		\$50
2.20.18	County BOE	✓		\$50
2.21.18	Council of Governments	✓		\$50

SIGNATURE: Tim Lannen

Date: 2.28.18

1. This form is filled out by the board member monthly and turned into the Finance Director. Completed requests will be added to the consent agenda for approval at the next regular board meeting. After board approval, payment will be added to the next regular payroll process.
2. Only list those meetings that you have attended. You are required to list the amount of meeting time you were in attendance. The amount paid is subject to the time you spent during the actual meeting. 1 to 60 minutes is reimbursed at \$50. Anything greater than 60 minutes is reimbursed at \$75.
3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2018

BOARD MEMBER: Bill Hancock

MONTH: Feb. 2018

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
2-22-18	J.C.R.C.		X	\$75.00

SIGNATURE: Bill Hancock Date: 2-28-18

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3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

3-4-18
Meeting

CHARTER TOWNSHIP OF UNION
MEETING PAY REQUEST FORM
2018

BOARD MEMBER: NORM WOERLE

MONTH: FEBRUARY 2018

Date	Meeting	Time Attended		Total
		1hr or less	More than Hr	
2-1-18	ANNUAL MEETING - ICRC/UT	X		50. ⁰⁰
2-26-18	Intergov't. LIAISON Meeting		X	75. ⁰⁰

SIGNATURE: Norm Woerle Date: 2-26-18

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3. Attendances at all day conferences/sessions are reimbursed as one meeting at \$75.

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - February 19, 2018 through February 25, 2018**


Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	116	Fuel Burner/Boiler Malfunction			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	137	Camper or Recreational Vehicle (RV) Fire			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
	154	Dumpster Fire			
160	Special Outside Fire, Other				
Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire			
	231	Chemical reaction rupture of process vessel			
Rescue & EMS Incident	300	Rescue, EMS incident, other			
	311	Medical Assist to EMS Crew			1
	321	EMS Call excluding Veh. Accident			2
	322	Motor Vehicle Acc. W/ Injuries	2	4	
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries	1	3	
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
361	Swimming /recreational water area rescue				
363	Swift Water Rescue				
3811	Technical rescue standby				
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak (natural gas or LPG)			
	413	Oil of Combustible Liquid Spill			
	420	Toxic Condition, Other			
	421	Chemical Hazard (No Spill or Leak)			
	422	Chemical Spill or Leak			
	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			
440	Electric Wiring/Equipment Problem			1	

	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			
Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	653	Smoke from Barbecue, Tar Kettle			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction	1	2	
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional	1	2	
	744	Detector activation, no fire			1
	745	Alarm System Act. - Unintentional			

	746	Carbon Monoxide Activation, NO CO			
Severe Weather	812	Flood Assessment			
	813	Wind Storm, Tornado/Hurricane Assessment			
Special Incident Type					
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
			5	11	5
		Total Response for Union Twp/City			

 Emergency - MPFD

 Emergency - MPFD Secondary to MMR

 Non - Emergency

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - February 26, 2018 through March 4, 2018**


Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire	1	15	
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	116	Fuel Burner/Boiler Malfunction			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	137	Camper or Recreational Vehicle (RV) Fire			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
	154	Dumpster Fire			
	160	Special Outside Fire, Other			
Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire			
	231	Chemical reaction rupture of process vessel			
Rescue & EMS Incident	300	Rescue, EMS incident, other			
	311	Medical Assist to EMS Crew	1	3	1
	321	EMS Call excluding Veh. Accident	1	2	1
	322	Motor Vehicle Acc. W/ Injuries			
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
361	Swimming /recreational water area rescue	1	14		
363	Swift Water Rescue				
3811	Technical rescue standby				
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			1
	412	Gas Leak (natural gas or LPG)			
	413	Oil of Combustible Liquid Spill			1
	420	Toxic Condition, Other			
	421	Chemical Hazard (No Spill or Leak)			
	422	Chemical Spill or Leak			
	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			
440	Electric Wiring/Equipment Problem				

	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			1
	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			
Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			1
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			
	622	No Incident Found on Arrival			1
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	653	Smoke from Barbecue, Tar Kettle			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional	2	4	
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional			

	746	Carbon Monoxide Activation, NO CO			
Severe Weather	812	Flood Assessment			
	813	Wind Storm, Tornado/Hurricane Assessment			
Special Incident Type					
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
			6	38	7
		Total Response for Union Twp/City			

 Emergency - MPFD

 Emergency - MPFD Secondary to MMR

 Non - Emergency



REQUEST FOR TOWNSHIP BOARD ACTION

TO: Board of Trustees	DATE: 3-7-2018
FROM: Township Planner Peter Gallinat	DATE FOR BOARD CONSIDERATION: March 14, 2018
ACTION REQUESTED: Conduct a public hearing for Ordinance 2018-01. After public hearing vote to adopt Ordinance 2018-01 along with publishing a notice of adoption of Ordinance 2018-01 in the newspaper. (Roll call vote)	

Current Action Emergency _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A X _____

Finance Approval _____

BACKGROUND INFORMATION

Last year the Board of Trustees approved the rezoning of 6.08 acres of this parcel from I-2 (General Industrial) to R-1(Rural Residential). The parcel is located on N. Harris (Crawford Rd.) PID 14-010-30-003-03. The purpose for the original rezoning was to build a residential single family home. The applicant has applied for an additional 0.68 acres of the same parcel to be rezoned from I2 to R-1. The additional rezoning is needed for the lot to be split into a total of three (3) separate lots for the construction of three (3) single family houses. The Planning Commission held a public hearing for this rezoning request on January 16, 2018. After careful deliberation the Planning Commission voted to recommend adoption of the rezoning application.

The rezoning application was been recommend for approval by the Isabella County Planning Commission on February 8, 2018. Tonight the board shall conduct a public hearing for the adoption of Ordinance 2018-01 as advertised in the newspaper. At the conclusion of the public hearing the board shall either reject or adopt Ordinance 2018-01. This Ordinance is a rezoning ordinance. If adopted, it shall amend the Zoning Map of the Township Zoning Ordinance. If the board does so choose to adopt the amendment the motion would be to adopt and publish a notice of adoption in the newspaper.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The rezoning application has been recommended for approval by both the Township Planning Commission and the Isabella County Planning Commission.

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with the request.
(From Policy 1.0: Global End)

1. Community well-being and common good.

COSTS

N/A

PROJECT TIME TABLE

A rezoning application is done in a 3 step process. The first step is to introduce the Ordinance at a board meeting for a 1st reading. At this meeting the board votes to publish in the newspaper a public hearing for the adoption of the Ordinance at a future 2nd meeting. This step was completed at the February 14, 2018 Board of Trustee meeting. At the next meeting the board conducts the public hearing as advertized and votes to either adopt or reject the Ordinance. If adopted the notice of adoption in the newspaper is the 3rd and final step of the Ordinance rezoning application. The Ordinance takes effect (7) seven days after the publication date in the newspaper.

RESOLUTION

Authorization is hereby given to approve the rezoning of 0.68 acres of parcel ID # 14-010-30-003-03 as displayed on the attached parcel sketch.

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

**Adoption NOTICE: Charter Township of Union, Isabella County,
Michigan
ORDINANCE # 2018-01
Rezoning**

SUMMARY: An Ordinance to amend the Zoning Map of the Charter Township of Union Zoning Ordinance, being Ordinance 1991-5, as amended, so as to rezone a portion of property located at N. Harris St.(Crawford Rd.) Rd.14-010-30-003-03 in Section 10 ,T14N-R4W, Union Township, Isabella County, State of Michigan from I2(General Industrial District) to R-1 (Rural Residential District)

The Charter Township of Union, Isabella County, Michigan, hereby ordains:

SECTION 1 – Amendment. The Zoning Map of the Charter Township of Union, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Union pursuant to Section 2.2, shall be amended so 0.68 acres of the property located at N. Harris St.(Crawford Rd.) Road 14-010-30-003-03, in Section 10, T14N-R4W, Union Township, Isabella County, State of Michigan, shall be rezoned to the R1 (Rural Residential) District.

SECTION II. – Title. This Ordinance shall be known and cited as the Charter Township of Union Ordinance Number 2017-06, amending the Zoning Map of the Charter Township of Union Zoning Ordinance, being Ordinance 1991-5, as amended.

SECTION III- Severability. The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

SECTION IV – Effective Date. This Ordinance will take effect seven (7) days after publication.

This proposed Ordinance for the Charter Township of Union was adopted by the Union Township Board of Trustees, at a regular meeting on March 14, 2018 at 7:00 p.m. at the Union Township Hall, 2010 S. Lincoln Rd., Mount Pleasant, Michigan. A true copy of this Ordinance may be obtained or inspected on the township’s website,
<http://www.uniontownshipmi.com/BoardsandCommissions/PublicNotices.aspx>

Lisa Cody, Township Clerk

Ben Gunning, Supervisor

Morning Sun: *Please publish in a display ad in 8 pt. type, on Friday 03/16/2018
Please send one affidavit of publication.*



COMMUNITY DEVELOPMENT
200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 773-4061
Fax: (989) 775-6681

February 13, 2018

Peter Gallinat
Union Township Zoning Administrator
2010 S Lincoln
MT Pleasant, MI 48858

RE: Union Township Map Amendment

Mr. Gallinat,

Please be advised that the Isabella County Planning Commission reviewed the map amendment relating to parcel #14-010-30-003-03 at their February 8, 2018 meeting. The consensus of the Planning Commission was that there were no concerns and this rezoning is a positive move. Attached is the excerpt of the unapproved minutes of the meeting related to the review.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Ray Johnson
Planner/Zoning Administrator

Kelly Bean – Yes
Jim Horton – No
Ann Silker – Yes
Nathan Rogers – Yes

Motion carried

As Built Drawings/Anemometer Summary of Data

Mr. Nieporte reviewed the new language which would require an applicant to provide as-built drawings and a summary of the anemometer data, post construction.

A motion was made by Mr. Bean supported by Mr. Vogel to recommend to the board of commissioners the language to require a post construction sound study and a summary of anemometer data.

Mr. Horton commented that the language should not be so specific and asked to add the words *or similar* following Adobe PDF and GIS/CAD format.

Mr. Nieporte supported these modifications.

Mr. Bean amended his motion to include the modifications, supported by Mr. Vogel.

Mr. Murphy called for a roll call vote.

Nathan Rogers – Yes
Ann Silker – Yes
Jim Horton – Yes
Kelly Bean – Yes
Jeremy Murphy – Yes
Tim O’Neil – Yes
Bob Campbell – Yes
Phillip Vogel – Yes

Motion carried

Mr. Nieporte made the clarification that the first three items that were discussed are not being moved forward to the board of commissioners and the last three will be moved to the board of commissioners as a recommendation for approval.

Union Township Map Amendment

Mr. Nieporte reviewed a map amendment received by Union Township. The Township Planning Commission voted to recommend approval to their Township Board the rezoning of 0.8 acres from general industrial to rural residential. Mr. Nieporte added this is an addition to a previously rezoned piece of property by Union Township.

Mr. Horton commented that he feels this rezoning is a positive move and it may encourage others to develop in this area.

The consensus of the commission was to send a letter to Union Township that there were no concerns and that the commission sees this as a positive move.

PUBLIC COMMENT

Opened at 10:41 p.m.

Closed at 10:42 p.m.

STAFF COMMENTS

Staff had no additional comments.

PLANNING COMMISSIONER'S COMMENTS

Mr. O'Neil thanked staff for the tremendous amount of work they put into this so the planning commission could make their decisions. He also thanked law enforcement for being present at the meeting.

Mr. Campbell commended staff on their great work.

Mr. Rogers stated he felt the commission has made a decision that takes into account the budget of the county and questioned that they are considering finances as part of the decision. He questioned putting an undue ordinance in place and the effect on the County's budget.

Mr. Murphy stated he doesn't believe that was the consensus of the commission and that money had no bearing on the decisions he made.

Mr. O'Neil stated he stands with the statements of the Chair that money had nothing to do with his decision.

ADJOURNMENT

A motion was made by Mr. Bean to adjourn the meeting seconded by Mr. Horton at 10:48 p.m.

Yes: Tim O'Neil, Phillip Vogel, Jim Horton, Nathan Rogers, Ann Silker, Jeremy Murphy,
Kelly Bean, Bob Campbell

No: None

Motion carried



REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: 3-7-2018
FROM: Pat DePriest Twp Assessor & Peter Gallinat Twp Planner	DATE FOR BOARD CONSIDERATION: March 14, 2018
ACTION REQUESTED: APPROVE LAND DIVISION FOR PARCEL # 37-14-026-10-011-00 LOCATED AT 4097 E BLUEGRASS ROAD TARGET STORE PARCEL	

Current Action Emergency

Funds Budgeted: If Yes Account # _____ No N/A

Finance Approval _____

BACKGROUND INFORMATION

On February 20, 2018 the Target Corporation filed a land division application to split their current parcel into two (2) separate parcels. A fee of \$100 was paid. The reason for the request is to sell the split parcel to Bluegrass Retail Management LLC. Bluegrass Retail Management LLC intends to development the new split parcel for an Aspen Dental medical office. Bluegrass Retail Management LLC currently has a Site Plan application on file for the Planning Commission to review and approve. This split will be required for the Site Plan to be approved. In addition this split is required for the sale of the property from Target to Bluegrass Retail Management LLC.

SCOPE OF SERVICES

The division of land permits Target to split off a section of their parcel. This will create two separate legal conforming parcels.

JUSTIFICATION

The application has been filled out correctly and completely in accordance with Ordinance No. 1997-8 and the State Land Division Act which together regulate the division of parcels. The request has been reviewed and is recommended for approval by the Township Assessor and the Township Planner. The request meets requirements per state statute and local zoning.

PROJECT IMPROVEMENTS

The following Board of Trustees goal(s) is addressed with this request

1. Community well-being and common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Commerce

COSTS

N/A

PROJECT TIME TABLE

45 days after an application has been filed action must be taken.

RESOLUTION

It is resolved that the land division so described and attached is approved.

Resolved
by _____

Seconded by _____

Yes:
No:
Absent:

**CHARTER TOWNSHIP OF UNION
LAND DIVISION APPLICATION**

1. Applicant/Ownership Detail

A. Name: TARGET CORPORATION

B. Mailing Address: 1000 NICOLLET MALL, MINNEAPOLIS, MN 55403
Street Address City State Zip

C. Telephone: (612) 761-1664

D. Fax: _____

E. Parent Tract Includes Parcel #'s: 14-026-10-011-00

F. Exemption:

- | | | |
|---|---|--|
| 1. All resulting parcels are 40 acres or the equivalent (or more) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. All resulting parcels are on an existing public road or have existing easements to public roads. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. All resulting parcels have direct or easement access to public utilities | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

G. Split Calculations:

1. Size of parent parcel or tract (acres) as of March 31, 1997	<u>7.42</u>
2. First 10 acres or less (4 splits)	<u>4</u>
3. Each additional 10 acres, up to 120 acres (1 split/10 acres)	<u>-0-</u>
4. Each 40 acres above 120 acres (1 split/ 40 acres) up to 520 acres	<u>-0-</u>
5. Bonus splits <40% of parcel or 1 access drive add 2 splits (Parcels > 20 acres)	<u>-0-</u>
6. Less prior parcels split (since March 31, 1997)	<u>0</u>
Total	<u>4</u>

*More splits may be available after 10 years

H. Names, addresses and ownership interest – Provide the names, mailing addresses, and type of TARGET ownership interest of all parties having an interest in the land to be divided. Use additional sheet if needed.

Check here if an additional sheet is attached. *Please label it Exhibit 1.*

TARGET CORPORATION SUCCESSOR BY MERGER TO DAYTON
HUDSON CORPORATION
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403
FEE OWNER

I. Zoning: Current Zoning B-4 as of 3-5-18

OUR OFFICE

	With Sewer	Without Sewer
1. Minimum Lot Width	<u>80</u>	<u>80</u>
2. Minimum Lot Depth	<u>N/A</u>	<u>N/A</u>
3. Minimum Lot Size (Area)	<u>12,000</u>	<u>12,000</u>
4. Minimum Width to Depth Ratio	<u>N/A</u>	<u>N/A</u>
5. Sewer required prior to building permit	<u>YES</u>	<u>YES</u>

J. Public Road Ordinance Compliance	Date	Initials
1. Complies with ordinance for 1-2 Parcels.....	_____	_____
2. Complies with ordinance for 3 -12 Parcels.....	_____	_____
3. Complies with ordinance of 13 or more Parcels.....	_____	_____

2. Property Detail

A. Address of Property 4097 E BLUEGLASS RD MT PLEASANT MI 48858
Street Address City State Zip

B. Tax Identification Number of Property to be Divided: 37-14-026-10-011-00

C. Legal Description of Property to be Divided (include existing easements and covenants.) Use additional sheet if necessary.

Check here if an additional sheet is attached. Please label it Exhibit 2.

D. Legal Description of Parcels to be Created (Including all remnant parcels, including all easements and covenant .)

Check here if an additional sheet is attached. Please label it Exhibit 3.

E. Option 1

Attach a copy of survey showing items listed in option 2 below. (See Ordinance 1997-8 Section V.C)

Option 2

See Ordinance 1997-8 Section V.C. paragraph 2.

In place of survey of resulting parcels, I am submitting a land sketch of resulting parcels with items listed below. By doing this, I waive any right to notification within 45 days of submittal. I also agree to resubmit a survey by a licensed land surveyor if the sketch provided fails to clearly and accurately show sufficient details to determine the descriptions of resulting parcels and to demonstrate conformity to all ordinance requirements.

Signature: _____ Date: _____

F. Attach 3 copies of Tentative Parcel Map to Include:

- Date, north arrow, scale, and name and address of individual or firm responsible for completion of the parcel map.
- Name and address of applicant.
- Proposed lot lines and their dimensions. Square footage of each parcel. Location & distance from point of beginning to nearest corner of parent parcel.
- Location and nature of proposed ingress and egress locations to any existing public or private roads. Include a single copy of driveway permit from the Road Commission.
- Location and nature of any public or private street, driveway, lake or stream, access, or utility easements to be located within any proposed lot or parcel to benefit the same.
- Any existing buildings, wells and septic fields, public or private streets, and driveways within 100 feet of all proposed lots or parcels.
- Zoning designation of all proposed lots or parcels.
- Proposed method of storm drainage. "B" and "I" Zoning only.
- Previous splits made after March 31, 1997.
- Unbuildable lots marked as such.
- Proposed Driveways

G. Registered deed showing ownership and number of divisions transferred (for property bought after March 31, 1997)

3. Additional Information

A. Proved a map and written description of any previous land divisions from the parent parcel, including the size, number, and date of such divisions. Use additional sheets as necessary.

Check here if an additional sheet is attached. *Please label it Exhibit 4.*


No Land Division since 1997

B. Does the project involve easements, restrictive covenants, or other such attachments to the land? If so, provide copies of the instruments describing and granting same.

X Check here if an additional sheet is attached. *Please label it Exhibit 5.*

4. Applicant Certification

By the signature attached hereto, the applicant certifies that the information included with this application is, to the best of his/her knowledge, true and accurate. The applicant also understands and acknowledges that the Township, the Township staff, and professional consultants retained by the Township to review and approve this request, make no expressed or implied warranty as to the marketability of the property subject to this request does not warrant that prior land divisions associated with the subject property have been made consistent with local, state, and federal law, nor is any guarantee being made or implied concerning any rights to future land divisions.

By: 

Date: 2/21/2018

LOCAL GOVERNMENT USE ONLY:

Mapinfo:		Homestead Letters:	
PARENT.TAB	_____	Qualified Ag	_____
REGION.TAB	_____	Hstd. Aff. For new parcel	_____
Boundary	_____	Rescind old parcels	_____
Dimensions	_____	Equalizer:	
PID	_____	Enter public imp & topo	_____
Easements	_____	Enter land division info	_____
Text	_____	Create new parcels	_____
Maps:		Copy data from parent	_____
Boundary	_____	Class ___90 New ___99 Old ___97 DDA	_____
Dimensions	_____	Name & Address (Prop Add)	_____
PID	_____	** Inactive Parcel	_____
Scan Surveys	_____	Legal changed & Add date of split	_____
List:		ECF & land dimensions	_____
Check wal & sew specials	_____	AV & TV Split	_____
Update master list for splits	_____	Property Record Cards:	
Application sent:	_____	PID	_____
Send to County:		Split map & calculations	_____
Map with labels	_____	Property Address	_____
Legals w/parcel numbers	_____	Print Labels	_____

Requested By law 69/29/2017

572

88376

LIB 811 INC 370

STATE OF MICHIGAN
COUNTY OF ISABELLA
REGISTRY OF DEEDS

Mar 14 12 58 PM '94

Warranty Deed

Richard S. Somerville
REGISTRAR OF DEEDS

This indenture, made 12/8/93, 1993, between Richard S. Somerville and Letty J. Somerville, Grantors, whose address is 4151 Bluegrass Road, Mt. Pleasant, MI 48804-0407 and Dayton Hudson Corporation, a Minnesota Corporation, Grantee, whose address is 777 Nicollet Mall, Minneapolis, Minnesota 55402-2058.

Grantor, for and in consideration of the sum of Five Hundred Twenty Thousand Dollars (\$520,000.00) to be paid by Grantee, the receipt of which is hereby acknowledged, conveys and warrants to Grantee, its successors and assigns, all that certain piece or parcel of land situated and being in the Township of Union, County of Isabella and State of Michigan, and described as follows:

COMMENCING AT A POINT 251 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 28, T14N, R14W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN THENCE EAST ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 28, 420 FEET, THENCE NORTH 770 FEET, THENCE WEST 420 FEET, THENCE SOUTH 770 FEET TO THE POINT OF BEGINNING.

Subject to all recorded easements, restrictions, conditions and limitations upon the use of the premises.

In witness whereof, Grantors have executed this instrument the day and year first above written.

Signed, and delivered in presence of

Dee M. Laughlin
Lsh mclauslin

Carol M. Roberts
Carol m. Roberts

Richard S. Somerville

Richard S. Somerville

Letty J. Somerville

Letty J. Somerville

State of Michigan, |
County of Isabella | ss.

On December 8, 1993, before me, a Notary Public in and for said County, personally appeared Richard S. Somerville and Letty J. Somerville, to me known to be the same persons described in and who executed the within instrument and who acknowledged the same to be their free act and deed.

Rhonda K. Brock
Notary Public,
Isabella County, Michigan,
My Commission expires Feb. 23, 1998

Prepared by:
Frederick A. Lake (F18352)
Attorney
259 E. Michigan Ave., Suite 206
Kalamazoo, Michigan 49007
(516) 382-6440

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are on file here as
this date for the State or Substantive to the land
described in the within instrument, and that all
necessary and proper fees have been paid by the
registrars of the County of Isabella
Richard S. Somerville
Registrars of Isabella County



MICHIGAN STATE BOARD OF REGISTERED PROFESSIONALS
NOTARY PUBLIC - ISABELLA COUNTY
\$ 572.00
105 03/14/94
28232

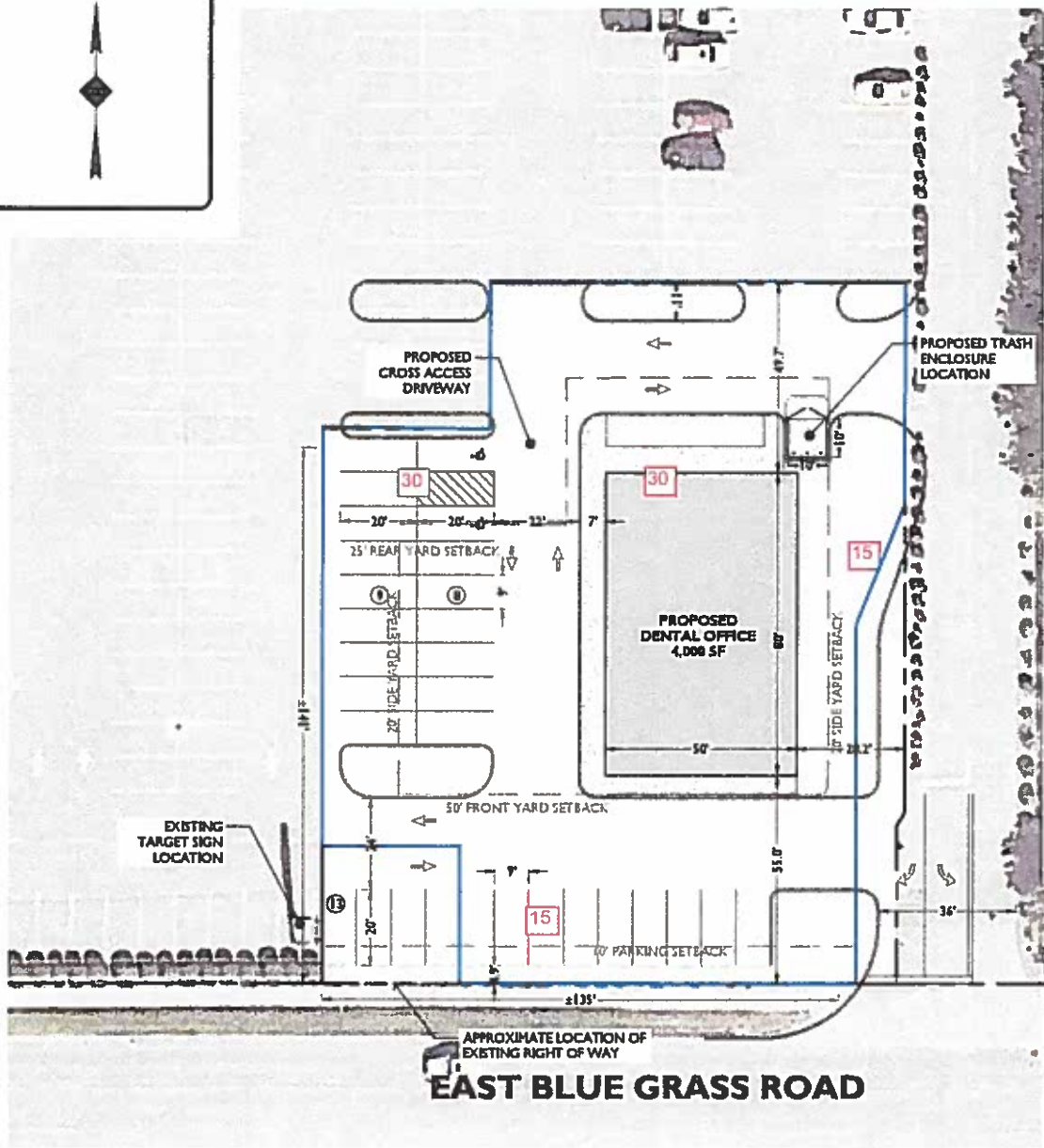


TABLE OF LAND USE AND ZONING		
PARCEL ID: 14-026-10-011-00		
GENERAL BUSINESS (B-4)		
PROPOSED USE	REQUIRED	PROPOSED
DENTAL OFFICE		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	12,000 SF	26,320 SF (0.60 AC)
MINIMUM LOT WIDTH	80 FT	135 FT
MAXIMUM BUILDING COVERAGE	30% (7,890 SF)	15.2% (4,000 SF)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MINIMUM FRONT YARD SETBACK	50 FT	55.0 FT
MINIMUM SIDE YARD SETBACK	20 FT	28.2 FT
MINIMUM REAR YARD SETBACK	25 FT	49.7 FT
MINIMUM PARKING SETBACK	10 FT	4.9 FT (EN)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10-2-B (2)	DENTAL OFFICE 8 SPACES PER DOCTOR (3 DOCTORS) (8/1 DOCTORS) = 24 SPACES	30 SPACES
§ 10-5	90' PARKING: 9 FT X 20 FT (180 SF)	9 FT X 20 FT (180 SF) W/ 24 FT AISLE
§ 10-7	OFF-STREET LOADING: 1 SPACE AT 10 FT X 35 FT	PROPOSED

(EN) EXISTING NON-CONFORMITY

TARGET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
ARTICLE IV § 28-160.(1)	PARKING REQUIREMENTS: 3.5 SPACES PER 1,000 SF (4,000 SF)(3.5/1000 SF) = 14 SPACES	30 SPACES

PARKING STALL TOTALS	
TARGET BUILDING SIZE	89,192 SF
PROPOSED DENTAL OFFICE BUILDING SIZE	4,000 SF
EXISTING STALLS	441
STALLS TO BE REMOVED	88
PROPOSED STALLS REQ	19,192 SF

Parking Stall Review:
 Proposed Outlot K = 90 stalls
 Initial Outlot = 85 stalls
 Existing Target = 443 stalls
 Remainder Target Tract = 353 stalls
 City Req't = 357 stalls

1" = 30'

STONEFIELD
 engineering & design
 1000 W. 10th Street, Suite 100
 Grand Rapids, MI 49503
 Phone: 248.347.1113

ALRIG USA
 DEVELOPER
 1000 W. 10th Street, Suite 100
 Grand Rapids, MI 49503
 Phone: 248.347.1113

CONCEPT TEAM
PROPOSED DENTAL OFFICE
 PARCEL: 14-026-10-011-00
 PROJECT: 14-17643
 SHEET: K-1

DRAFT

NOT APPROVED FOR CONSTRUCTION
 DRAWN BY: JAY
 CHECKED BY: JAY
 DATE: 09/10/2019
 SCALE: 1/4" = 1' - 0"

PROJECT ID: 14-17643
 TITLE: CONCEPT K

SHEET: K-1

EXHIBIT 2

Legal Description of Property to be Divided (Target Tract)

A PARCEL OF LAND SITUATED IN THE COUNTY OF ISABELLA, TOWNSHIP OF UNION, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 251 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, 420 FEET, THENCE NORTH 770 FEET, THENCE WEST 420 FEET, THENCE SOUTH 770 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF BLUEGRASS ROAD WHICH IS S87°55'30"E, ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 26, 508.29 FEET AND N02°04'30"E, AT RIGHT ANGLES TO SAID EAST-WEST ¼ LINE, 43.00 FEET FROM THE WEST ¼ CORNER OF SAID SECTION 26, THENCE CONTINUING N02°04'30"E, 38.48 FEET; THENCE N87°55'30"W, PARALLEL WITH SAID EAST-WEST ¼ LINE, 19.36 FEET; THENCE N02°04'30"E, 137.80 FEET; THENCE S87°55'30"E, 141.41 FEET; THENCE S02°04'30"W, 128.68 FEET; THENCE S47°04'30"W, 12.90 FEET; THENCE S02°04'30"W, 38.48 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE N87°55'30"W, ALONG SAID NORTH RIGHT OF WAY LINE, 112.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

EXHIBIT 3

Legal Description of Parcel to be Created

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF BLUEGRASS ROAD WHICH IS S87°55'30"E, ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 26, 508.29 FEET AND N02°04'30"E, AT RIGHT ANGLES TO SAID EAST-WEST ¼ LINE, 43.00 FEET FROM THE WEST ¼ CORNER OF SAID SECTION 26, THENCE CONTINUING N02°04'30"E, 38.48 FEET; THENCE N87°55'30"W, PARALLEL WITH SAID EAST-WEST ¼ LINE, 19.36 FEET; THENCE N02°04'30"E, 137.80 FEET; THENCE S87°55'30"E, 141.41 FEET; THENCE S02°04'30"W, 128.68 FEET; THENCE S47°04'30"W, 12.90 FEET; THENCE S02°04'30"W, 38.48 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE N87°55'30"W, ALONG SAID NORTH RIGHT OF WAY LINE, 112.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.