



**Planning Commission
Regular Meeting
April 17, 2018
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - 3-20-2018 Regular Planning Commission Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
9. NEW BUSINESS
 - A. **SUP 2018-02** Specialized retail activities (Pharmacy) Located at Central Parkway PID 14-014-40-007-03. Owner: Central MI Community Hospital. (*Conduct public hearing and make recommendation to the Board of Trustees*)
 - **Public Hearing**
 - B. **SPR 2018-04** Medical Office Isabella Citizens for Health Inc. Located at Central Parkway PID 14-014-40-007-03. Owner: Central Michigan Community Hospital. (*Conduct review of site plan for approval*)
 - C. Preliminary Site Plan Presentation. Proposed medical office located at 5316 E. Pickard Rd. Owner SOS Holding Company LLC.
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 March 20, 2018 at the Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present: Buckley, Darin, LaBelle II, Mielke, Shingles, Squattrito, & Webster

Excused: Fuller

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Mielke moved **Darin** supported the approval of the February 20, 2018 regular meeting minutes as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

- ZBA – Updates by Mielke
- Webster - Sidewalk / Pathway Prioritization Committee updates

Approval of Agenda

Webster moved **Shingles** supported approval of the agenda as amended, withdrawing SPA 2018-01 Amendment to site plan per the applicant's request. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment

Open 7:06 p.m.

No comments were offered.

Public Hearings

New Business

Other Business

A. SPR 2018-02 Target out lot for Aspen Dental. Bluegrass Retail Management, LLC

Location: 4097 Bluegrass Rd.

Peter Gallinat, Township Planner, gave a brief introduction stating that the project has all outside approvals - ICTC, Isabella County Drain office for storm water management, Township utilities, Mt. Pleasant Fire Department, and Isabella County Road Commission. Mitch Harvey, Stonefield Engineering& Design, represented the applicant by explaining their desire to build a 4000 sq. ft. Aspen Dental in the Target out lot.

LaBelle moved **Buckley** supported to approve site plan review SPR 2018-02 Target out lot for Aspen Dental, Bluegrass Retail Management, LLC located at 4097 Bluegrass Rd as presented. **Vote: Ayes: 7 Nays 0. Motion carried.**

B. SPR 2018-03 Cold Storage Accessory Building Eikenhout Inc. PID 14-011-30-004-03

Tim Beebe, CMD & S, represented the applicant and answered questions from the Planning Commissioners.

Buckley moved **Shingles** supported to approve site plan review SPR 2018-03 Eikenhout Inc., PID 14-011-30-004-03 with the following conditions: the parcel combination is completed and granted by the Township Board of Trustees and that sidewalk installation is temporarily waived until such time that the Township deems necessary. **Vote: Ayes: 7 Nays 0. Motion carried.**

C. 2017-04 Coyne Cold Storage N. Harris (Crawford Rd.) PID 14-010-30-003-03

Tim Beebe, CMD & S, represented the applicant and answered questions from the Planning Commissioners.

Webster moved **Buckley** supported to approve site plan review SPR 2017-04 Coyne Cold Storage N. Harris (Crawford Rd.) PID 14-010-30-003-03 as presented. **Vote: Ayes: 7 Nays 0. Motion carried.**

D. Proposed RFP for Zoning Ordinance Update

Mielke moved **Buckley** supported to approve and release the proposed RFP for the Zoning Ordinance update provided that the minor grammatical corrections are made and do not change the intent of the document. **Vote: Ayes: 7 Nays 0. Motion carried.**

Extended Public Comment

Open 8:41 p.m.

No comments were offered.

Final Board Comment

Mielke – Suggested that prior to the zoning ordinance update, ZBA rulings should be assembled.

- Chair Squattrito appointed a Committee to gather ZBA rulings and report back to the Planning Commission: Mielke, Darin, and Buckley as a reserve, to gather variance requests and text interpretations from the prior ZBA meetings.

Adjournment – Chairman Squattrito adjourned the meeting at 8:48 p.m.

APPROVED BY:

Alex Fuller - Secretary

Mike Darin – 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			11/20/2020
2-Chair	Phil	Squattrito	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



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) SUP 2018-02 Specialized retail activities (Pharmacy) Central Parkway. PID 14-014-40-007-03

Applicant: CMS&D Surveying and Engineering

Owner: Central MI Community Hospital

Location: PID 14-014-40-007-03 Central Parkway MT PLEASANT, MI 48858

Current Zoning: OS Office District.

Adjacent Zoning: MP City to the north and west. OS to the south. R-2A and R-3A to the east.

Future Land Use/Intent: 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.

Current Use: Vacant

Reason for Request: Applicant request to include a Pharmacy located within a proposed medical facility.

History: The parcel is currently vacant with no Special Uses approved for the property.

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

Recommend at this time to recommend approval of SUP 2018-02 to the Board of Trustees for the following reasons.

- Proposed pharmacy will be accessory to a permitted use and located within the same building
- Floor space set aside for the interior display and sale of such merchandise does not exceed 25 percent of usable floor area of the building
- The proposed special use fits with the proposed permitted use and other permitted uses active located on Central Parkway.

Peter Gallinat
Twp Planner

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Central MI Comm Hospital OWNERS OF PROPERTY AT
14-014-40-007-03 LEGAL DESCRIPTION AS FOLLOWS:

See Attached

Respectfully request that a determination be made by the Township Board on the following request:

- ☒ I. Special Use For Section 28.3a Specialized retail activity of a pharmacy within the Medical Office Building
- ☐ II. Junk Yard Permit

.....

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

- I. Special Use Permit is requested for Specialized retail activity of a pharmacy within the medical office building. Section 28.3a

Give reason why you feel permit should be granted: SEE ATTACHED

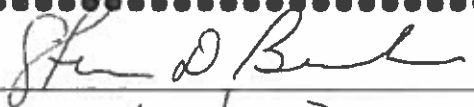
II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is OS

Zoning of the abutting areas OS, R-2A, R-3A CD-3 (City Parcels)

.....

Fees _____ Signature of Applicant 

Date 3/27/2018

DESCRIPTION PROVIDED:

A PARCEL OF LAND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE S.89°-55'-06"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1310.34 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUING S.89°-55'-06"W., ON SAID SOUTH SECTION LINE, 513.17 FEET; THENCE N.00°-28'-59"W., ON A PREVIOUSLY SURVEYED AND MONUMENTED LINE, 225.01 FEET; THENCE S.89°-55'-06"W., PARALLEL WITH SAID SOUTH SECTION LINE AND ON A PREVIOUSLY SURVEYED AND MONUMENTED LINE, 141.57 FEET; THENCE N.00°-25'-51"W., ON THE PREVIOUSLY SURVEYED AND MONUMENTED EAST LINE OF PLEASANT VIEW SUBDIVISION, AS RECORDED IN LIBER 4, OF PLATS, PAGE 225, ISABELLA COUNTY RECORDS, 628.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-25'-51"W., ON SAID PLAT LINE, 298.29 FEET TO A DEFLECTION POINT IN SAID PLAT LINE; THENCE N.00°-33'-20"W., CONTINUING ON SAID PLAT LINE, 170.15 FEET; THENCE N.89°-56'-43"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 656.72 FEET; THENCE S.00°-22'-12"E., ON AND ALONG THE EAST 1/8 LINE OF SAID SECTION, 486.25 FEET; THENCE S.89°-55'-06"W., PARALLEL WITH SAID SOUTH SECTION LINE, 180.00 FEET; THENCE N.00°-22'-12"W., PARALLEL WITH SAID EAST 1/8 LINE, 20.97 FEET; THENCE S.89°-34'-09"W., 148.43 FEET; THENCE S.00°-25'-36"E., 231.52 FEET; THENCE S.89°-55'-06"W., 66.00 FEET; THENCE N.00°-25'-36"W., 231.17 FEET; THENCE S.89°-34'-09"W., 261.41 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 7.46 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

SPECIAL USE ATTACHMENT – ISABELLA CITIZENS FOR HEALTH

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

The Special Use of a +/- 650 sq.ft. Pharmacy within the Proposed 24,000 sq.ft. Medical Building has been situated at the Southeastern corner of the structure. The pharmacy is a critical component of the overall services provided by the Isabella Citizens for Health.

2. The special use shall not change the essential character of the surrounding area.

The Medical Building is being proposed to be developed at the North end of Health Parkway. This development specifically was built to house medical offices. This is the type of business and structure that was planned for. The Principal Use as a Medical Building is a Permitted Use, the pharmacy being less than 3 percent of the overall floor space is the Special Use.

3. The special use shall not interfere with the general enjoyment of adjacent property.

The Special Use will be conducted during normal business hours and will not impact adjacent properties any more than the Permitted Use. The Special Use is housed internally to the Principal Permitted Use.

4. The special use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare.

The Principal and Special Use provide a Community Service and are not detrimental to health and safety.

5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.

The site is serviced by Public Water and Sewer by Union Township and will not require the review or approval of the Central Michigan Health Department.

6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.

The overall project is a Permitted Use. The Special Use component is interior to the Building. No Additional Screening should be required because of the Special Use.

7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.

As the Special Use is an Internal Component of the Building, there should be no need for a guarantee.

8. That such use will be an asset to the Township.

The Principal and Special Use provide a Community Service and the proposed expanded services are needed within our community.

9. Requirements and conditions of each individual special use permitted shall be complied with, unless otherwise mentioned within this Section.

10. Any special use permit may be revoked by the Union Township Board upon recommendation of the Union Township Planning Commission whenever the operation fails to comply with any of the required conditions or may be subject to the penalties of this Ordinance.

a) Approval of a special use permit shall be valid regardless of change of ownership, provided that all terms and conditions of the permit are met by any subsequent owner.

b) In instances where development authorized by a special use permit has not commenced within one (1) year from the date of issuance, the permit maybe reconsidered and/or voided at a regularly called meeting of the Planning Commission

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, April 17, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Central MI Comm Hospital**, a Special Use Permit in an OS (Office Service District) for specialized retail activity of a pharmacy within the Medical Office Building.

Legal Description of property: T14N R4W, SEC 14; PARL IN THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SEC 14, TO FIX THE POB, COM AT THE SE COR OF SAID SEC; TH S 89D 55M 06S W, 1310.34 FT TO THE SE COR OF SAID E 1/2 OF THE SW 1/4 OF THE SE 1/4; TH S 89D 55M 06S W, 513.17 FT; TH N 00D 28M 59S W, 225.01 FT; TH S 89D 55M 06S W, 141.57 FT; TH N 00D 25M 51S W, 628.13 FT TO THE POB; TH N 00D 25M 51S W, 298.29 FT; TH N 00D 33M 20S W, 170.15 FT; TH N 89D 56M 43S E, 656.72 FT; TH S 00D 22M 12S E, 486.25 FT; TH S 89D 55M 06S W, 180.00 FT; TH N 00D 22M 12S W, 20.97 FT; TH S 89D 34M 09S W, 148.43 FT; TH S 00D 25M 36S E, 231.52 FT; TH S 89D 55M 06S W, 66.00 FT; TH N 00D 25M 36S W, 231.17 FT; TH S 89D 34M 09S W, 261.41 FT BACK TO THE POB
RESIDUAL OF CENTRAL MICHIGAN HEALTH PARK CONDO PROJECT 2/14/06

This property is located at: Central Parkway MT PLEASANT, MI 48858
PID 14-014-40-007-03

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

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

Peter Gallinat,
Township Planner

H & M INVESTMENT PROPERTIES LL PO BOX 7200 HUDSON, FL 34674-7200	ISABELLA COUNTY BUILDING AUTHORITY 200 N MAIN ST MT PLEASANT, MI 48858	PEABODY & QUIGLEY PROPERTIES LLC 3393 HILLTOP LN MT PLEASANT, MI 48858
CENTRAL MI COMM HOSPITAL 1221 SOUTH DR MT PLEASANT, MI 48858	C & M ORTHOP LLC 2890 HEALTH PKWY STE B MOUNT PLEASANT, MI 48858	CENTRAL MI COMM HOSPITAL 1221 SOUTH DR MT PLEASANT, MI 48858
CAREY AMANDA L 1411 NORTH DR MT PLEASANT, MI 48858	KRUEGER ARNOLD-TRUST 1413 NORTH DR MT PLEASANT, MI 48858	CASHEN FREDERICK & JOYCE 70 WARSAW AVE MT PLEASANT, MI 48858
KICKBUSCH KEVIN & AMANDA 1501 NORTH DR MT PLEASANT, MI 48858	ELLIS TAKAKO & MORRIS REIKO 1507 NORTH DR MT PLEASANT, MI 48858	KNOPSNYDER JENNIFER & LAYLE JASON 1510 NORTH DR MT PLEASANT, MI 48858
PARNELL LARRY & KATHERINE 511 GARWOOD MT PLEASANT, MI 48858	NARAYAN SIVARAM K 601 GARWOOD MT PLEASANT, MI 48858	ANGELOS JAMES & SALLY TRUSTS 515 GARWOOD MT PLEASANT, MI 48858
JACKSON MATTHEW F & JESSICA R 1413 E MAPLE MT PLEASANT, MI 48858	SWITZER DAVID 506 GARWOOD MT PLEASANT, MI 48858	VANDYKE MARY 502 GARWOOD MT PLEASANT, MI 48858
MOORE KATHLEEN L 606 GARWOOD MT PLEASANT, MI 48858	AHLWEDE THOMAS E 1410 E MAPLE MT PLEASANT, MI 48858	PASCHE WILLIAM & MARIAN 603 GARWOOD MT PLEASANT, MI 48858
LONG KATHRYN L 607 GARWOOD MT PLEASANT, MI 48858	RYDAHL LOIS 609 GARWOOD MT PLEASANT, MI 48858	ZIMMERMAN CHRISTOPHER 1505 SOUTH DR MT PLEASANT, MI 48858
BROWN DOUGLAS & KRISTINE 322 GREENFIELD DR MT PLEASANT, MI 48858	SMITH RICHARD & MARGELYN TRUST 402 GREENFIELD DR MT PLEASANT, MI 48858	MCGUIRE DANIEL & NATALIE TRUST 408 GREENFIELD DR MT PLEASANT, MI 48858
MCGUIRE DANIEL & NATALIE TRUST 408 GREENFIELD DR MT PLEASANT, MI 48858	BOYLE SHANE & AMANDA 321 GREENFIELD DR MT PLEASANT, MI 48858	RUEMMLER HEATHER 403 GREENFIELD DR MT PLEASANT, MI 48858

WILLIAMS MAUREEN A
411 GREENFIELD DRIVE
MT PLEASANT, MI 48858

WILLIAMS KEVIN L & KYRA L
318 SMALLEY DR
MT PLEASANT, MI 48858

MORKIN TYLER & NATALIE TRUST
408 SMALLEY DR
MT PLEASANT, MI 48858

MORKIN TYLER & NATALIE TRUST
408 SMALLEY DR
MT PLEASANT, MI 48858

ROHMAN DAVID & CAROLYN TRUST
416 SMALLEY DR
MT PLEASANT, MI 48858

GUZA DANIEL C
3699 LEPPER
UBLY, MI 48475

FRENCH TIMOTHY & SUSAN
415 SMALLEY DRIVE
MT PLEASANT, MI 48858

CENTRAL MICH MENTAL HEALTH BOARD
301 S CRAPO
MT PLEASANT, MI 48858

LEE CARL & YE-FU
1316 ILLINOIS CT
MT PLEASANT, MI 48858

LEE CARL & YE-FU
1316 ILLINOIS CT
MT PLEASANT, MI 48858

COTTER VIRGINIA TRUST
17994 LINCOLN RD
NEW LOTHROP, MI 48460-9641

ISABELLA LAND LLC
1515 LAKE LANSING RD
LANSING, MI 48912

CENTRAL MI COMM HOSPITAL
1221 SOUTH DR
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: PETER GALLINAT

STATE OF MICHIGAN,
COUNTY OF ISABELLA

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

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun 03/31/18
morningstarpublishing.com 03/31/18



Sworn to the subscribed before me this 2nd April 2018

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

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PID 14-014-40-007-03

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Peter Gallinat,
Township Planner

Advertisement Information

Client Id: 531226

Ad Id: 1558890

PO:

Sales Person: 200301



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) SPR 2018-04 Isabella Citizens for Health Central Parkway. PID 14-014-40-007-03

Applicant: Isabella Citizens for Health (Represented by CMS&D Surveying and Engineering)

Owner: Central MI Community Hospital

Location: PID 14-014-40-007-03 Central Parkway MT PLEASANT, MI 48858

Current Zoning: OS Office District.

Adjacent Zoning: MP City to the north and west. OS to the south. R-2A and R-3A to the east.

Future Land Use/Intent: 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.

Current Use: Vacant

Reason for Request: Applicant proposes to construct a 2 story medical facility

History: The parcel is currently vacant. Owner has applied for a specialized retail activity (pharmacy). At this time I have outside approvals from the Mt. Pleasant Fire Department, Isabella County Drain Office for Storm Water Management and the Isabella County Transpiration Commission. The applicant's representative has been in contact with the Isabella County Road Commission and the Township Utility Department. At this time I do not have approvals from those agencies.

Objective of board: Final site plan was received 14 days (04-03-2018) before our regular scheduled meeting on April 17, 2018. 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 to review but not approve SPR 2018-04 for the following reason:

- Still need approval from Township Utilities and ICRC.

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 Isabella Citizens for Health, Inc.
- III. Applicant Address 2940 Health Parkway, Mt. Pleasant, MI 48858
- IV. Applicant Phone 989-953-5191 Owner Phone _____
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name McLaren Central Michigan aka Central MI Comm. Hospital
- VII. Land Owner Address 1221 South Drive, Mt. Pleasant, MI 48858
- VIII. Project/Business Name Isabella Citizens for Health Inc.
- 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		Off
Storm water management plan approval prior to application. Reviewed by the County Engineer	x	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.	x	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.	x	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	x	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	x	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS		
Name and addresses of Property Owner	x	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and Address of Applicant	x	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	x	

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

Union Township Site Plan Review Application 2015 Revision

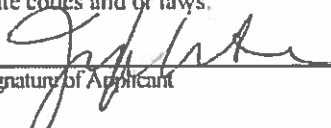
The zoning of the subject property and the abutting properties.	X	
The location, height and type of fences and walls.	x	
The location and detailed description of landscaping.	x	
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	n/a	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	x	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	n/a	

APPLICANT COMMENTS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a vertical margin line on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled document.

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 of laws.



Signature of Applicant

4-3-18

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE April 17, 2018 (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 _____	_____

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Isabella Citizens for Health, Inc.

Name of business owner(s): Isabella Citizens for Health, Inc.

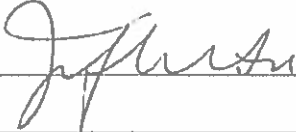
Street and mailing address: 2940 Health Parkway, Mt. Pleasant, MI 48858
989-953-5191

Telephone: _____

Fax: _____

Email: jennifer.white@isabellahealth.org

I affirm that the information submitted is accurate.

Owner(s) signature and date:  4-3-18

Information compiled by: _____
Shanee Thayer, Office Manager
Central Michigan Surveying and Development Co. Inc.

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y ☒ N ☐ Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y ☐ N ☐ ~~Will any hazardous substances or polluting materials be stored on-site?~~
on-site?
3. Y ☐ N ☒ Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y ☐ N ☐ Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y ☐ N ☐ Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations. For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y ☐ N ☒ Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
b. on-site system
- The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y ☐ N ☐ Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: UQ. = liquid P.LUQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



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 ☐	No ☐	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
Air Quality Permit to Install: 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 ☐	N ☒	Air Quality Division (AQD), <u>Permit Section</u>
Asbestos Notification: 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 ☐	N ☒	AQD, <u>Asbestos Program</u>
Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits: 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 welland?).	Y ☐	N ☒	Water Resources Division (WRD), <u>Joint Permit Application</u>
Soil Erosion and Sedimentation Control: Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y ☒	N ☐	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
NPDES Storm Water Discharge from Construction Sites Notice of Coverage: 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 ☒	N ☐	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y ☐	N ☒	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
Threatened and Endangered Species: Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y ☐	N ☒	Endangered Species Assessment, <u>Threatened and Endangered Species Program</u> , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y ☐	N ☒	Appropriate <u>District Office</u> , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y ☐	N ☒	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 hazardous waste?	Y ☐	N ☒	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 ☒	N ☐	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y ☐	N ☒	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y ☐	N ☒	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y ☐	N ☒	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y ☐	N ☒	WRD, <u>Joint Permit Application</u>
Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y ☐	N ☒	WRD, <u>Joint Permit Application</u>
Inland Lakes and Streams: 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 ☐	N ☒	WRD, <u>Joint Permit Application</u>
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: 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 ☐	N ☒	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y ☐	N ☒	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y ☐	N ☒	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 environmental area?	Y ☐	N ☒	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y ☐	N ☒	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	ODWMA
Does the project involve the construction or modification of a campground?	Y ☐	N ☒	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	WRD, Appropriate <u>DEQ District Office</u> , or <u>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 ☐	N ☒	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 ☐	N ☒	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y ☐	N ☒	<u>Office of Oil, Gas and Minerals (OOGM)</u>
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 ☐	N ☒	<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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
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 ☐	N ☒	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 ☐	N ☒	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☒	N ☐	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 ☐	N ☒	ODWMA, <u>Seepage Program</u>
Do you store, haul, shred or process scrap tires?	Y ☐	N ☒	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y ☐	N ☒	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐ N ☒	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y ☐ N ☒	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 ☐ N ☒	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y ☐ N ☒	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 ☐ N ☒	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y ☐ N ☒	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

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

Bruce E. Rohrer, P.E.
957 Morey Drive
Mt. Pleasant, Michigan 48883
(989) 330-2150

April 9, 2018

Peter Galliant
Charter Township of Union, Planner
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Storm Water Management Plan for Proposed Isabella Citizens for Health.

Dear Mr. Galliant:

I have reviewed the Storm Water Management Plan prepared by Tim Bebee of CMS&D Surveying /Engineering for the above captioned project located in the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 14, Union Township, located at the North End of Health Parkway. The proposed plan is consistent with the Union Township Storm Water Ordinance.

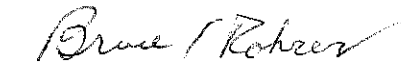
In this particular instance, the Storm Water Plan not only needs to meet the Union Township Storm Water Ordinance but due to the age, condition and size of the County Drain, which is utilized as the final outlet for the storm water, the Isabella County Drain Commissioner has determined that the site must be designed to store not only the 25 Year – 24 Hour Storm Water Detention Volume but it must store the 100 Year – 24 Hour Storm Water Detention. The Isabella County Drain Commissioner had a pre-design meeting with the Engineer and Developer. At this meeting it was agreed that the Developer would not only store the additional volume for Phase 1 of the Project but the detention area would be sized to store the 100 Year – 24 Hour Storm Water Detention Volume for the Entire Project and that this detention would be provided in Phase 1 construction.

Additionally, it was agreed that the Developer/Owner would, with the aid of the Isabella County Drain Commissioner's Office, begin the process of petitioning for the County Drain to be improved. No additional Phases will be approved prior to the County Drain being improved for the acceptance of additional storm water flow.

Based on the above additional requirements, I have reviewed the Storm Water Management Plan and found that it is in compliance with the Isabella County Drain Commissioner's requirements for the development with one outstanding item. The weir wall in the proposed weir structure must be raised from 769.40 to 769.80 to hold the 100 Year Storm Detention Volume. The Structure Detail will need to be revised.

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 Bebee, CMS&D



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

Union Township Site Plan Review

Wednesday April 4, 2018

Isabella Citizens for Health Inc.

Health PKY

Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Wednesday April 4, 2018 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

Isabella Citizens for Health Inc.
Health Parkway

Proposed Phase I construction for a 24,000 square foot 2 story building.

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.

Site plan meets requirements above.

Union Township Site Plan Review

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 SIGNAGE Signage Requirements

All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING" or "FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code.
Fire Prevention Ordinance 93.02(E)

ACCESS ROAD W/HYDRANT Width of Road with a Fire Hydrant

Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements above.

BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

FDC HORN STROBE Horn Strobe Above FDC

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

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.

Union Township Site Plan Review

Site plan meets requirements above.

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 CLEARANCE 3 ft Space Around Hydrants

A 3 foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved, in accordance with Chapter 5, Section 507.5.5 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 above.

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

Union Township Site Plan Review

24,000 square foot building with a fire flow of 4,250gpm. A 50% reduction for a fire sprinkler system reducing flow to 2,125gpm. 2 hydrants required for fire flow. Phase I Site plan meets requirements for hydrant spacing and quantity.

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

From: [Peter Gallinat](#)
To: [Jennifer Loveberry](#)
Subject: FW: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1
Date: Friday, April 13, 2018 2:50:32 PM

Peter Gallinat
Township Planner
Charter Twp of Union
2010 S. Lincoln Rd.
Mt Pleasant, MI 48858
989-772-4600 x 241
pgallinat@uniontownshipmi.com

From: Shanee Thayer [<mailto:info@cms-d.com>]
Sent: Wednesday, April 04, 2018 11:04 AM
To: Peter Gallinat
Subject: Fw: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Here is the ICTC approval for Isabella Citizens for Health

Shanee Thayer
Office Manager
Central Michigan Surveying & Development Co.
510 W. Pickard Rd, Suite C
Mt. Pleasant, MI 48858
Phone: (989) 775-0756

From: [Rick Collins](#)
Sent: Wednesday, April 04, 2018 10:51 AM
To: [Timothy Bebee](#)
Cc: "Shanee Thayer"
Subject: RE: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Thanks for the clarification. I have no issues with the proposal.



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

From: Timothy Bebee [<mailto:tbebee@cms-d.com>]

Sent: Tuesday, April 03, 2018 5:25 PM
To: Rick Collins <rcollins@ictcbus.com>
Cc: "Shanee Thayer" <info@cms-d.com>
Subject: RE: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Rick,

I don't remember if it was 13'-6" or 14'-0" that the fire department was requiring. I will follow up with Randy Keeler and get an answer for you.

Tim Bebee

From: Rick Collins [<mailto:rcollins@ictcbus.com>]
Sent: Tuesday, April 03, 2018 5:09 PM
To: Timothy Bebee
Subject: RE: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

You don't need to stop by your answers are fine. What is the clearance on the canopy? Our buses are 12'7" . We can certainly load and unload in the spaces designated for handicap parking but the horseshoe drive would be safer if clearance would allow. Perhaps they would concede to not extend the canopy over the drive?

From: Timothy Bebee [<mailto:tbebee@cms-d.com>]
Sent: Tuesday, April 03, 2018 4:55 PM
To: Rick Collins <rcollins@ictcbus.com>
Cc: "Shanee Thayer" <info@cms-d.com>
Subject: RE: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

SEE RED BELOW

From: Shanee Thayer [<mailto:info@cms-d.com>]
Sent: Tuesday, April 03, 2018 4:20 PM
To: Timothy Bebee
Subject: Fw: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Tim,

Rick Collins has questions.

Shanee Thayer
Office Manager
Central Michigan Surveying & Development Co.
510 W. Pickard Rd, Suite C
Mt. Pleasant, MI 48858
Phone: (989) 775-0756

From: [Rick Collins](#)
Sent: Tuesday, April 03, 2018 3:59 PM
To: [Shanee Thayer](#)
Subject: RE: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Questions...

It appears that the sidewalk that exits south from the building leading to the handicap parking spaces is curbed. Is that accurate? Can a person using a wheelchair enter the sidewalk from the handicap parking spaces without jumping a curb?

Yes, There is an 8 foot wide access that runs between two of the barrier free spaces that the curb will be flush with the asphalt. This access then takes you under the canopy and up to the front of the building.

Can a 35 foot bus make the horseshoe drives? Can the bus make the turn between the isle where the handicap parking spaces are to the south without hitting the curbing to the east of the handicap parking?

The drive coming north and south is 29 feet wide and the drive running east and west is 25.6 feet. The drive widths are wider than standard county roads. Additionally, the island on the South side of the drive is only paint striping and not curbed. As to the drive under the canopy, the drive width is 16.5 feet. (typical roadway lane is 11 to 12 feet). The inside turning radius 20 feet and the outside turning radius is 36.5 feet. Do you know what the turning radius of the 35 foot bus is?

If you would like me to stop by, I would be happy to.

Tim Bebee
CMS&D
989-775-0756



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

From: Shanee Thayer [<mailto:info@cms-d.com>]
Sent: Monday, April 02, 2018 9:52 AM
To: Rick Collins <rcollins@ictcbus.com>
Cc: Timothy Bebee <tbebee@cms-d.com>
Subject: Isabella Citizens for Health Inc. / Central MI Health Park Amendment No. 1

Rick,

Attached is the plan for Isabella Citizens for Health Inc. that we are submitting to Union Township Planning Commission.

Please review and send your comments or approval so we can supply it to Union Township.

Let us know if you have any questions.

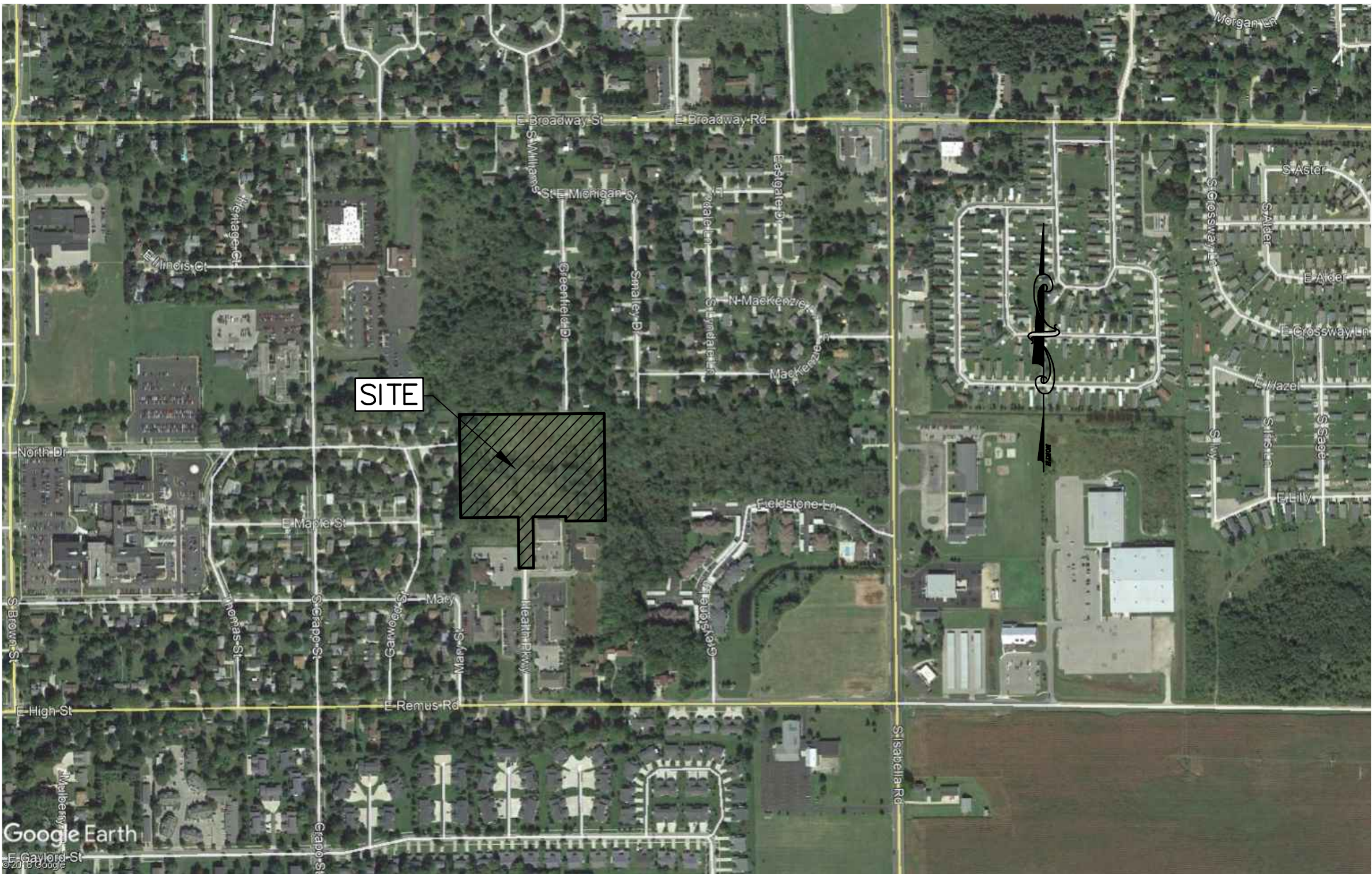
Thank you
Shanee Thayer
Office Manager
Central Michigan Surveying & Development Co.
510 W. Pickard Rd, Suite C
Mt. Pleasant, MI 48858
Phone: (989) 775-0756



Virus-free. www.avg.com

PROPOSED SITE PLAN

EXPANDABLE AREA OF CENTRAL MICHIGAN HEALTH PARK AMENDMENT NO. 1



LOCATION MAP
NOT TO SCALE

OS ZONE	
MINIMUM FRONT YARD SETBACK	30 FT (F)
MINIMUM SIDE YARD SETBACK	20 FT
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM LOT FRONTAGE	90 FT
MINIMUM LOT AREA (SQ FT)	15,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

F. FRONT YARDS SHALL BE NO LESS THAN THE ADJACENT FRONT YARDS. IF THE ADJACENT FRONT YARDS ARE UNEQUAL, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE OF THE TWO ADJACENT LOTS. IN NO CASE SHALL THE THIRTY (30) FOOT BE REDUCED.

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.

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	☐ UTILITY POLE	☐ UTILITY POLE
☐ ELECTRICAL BOX	⊙ MONITORING WELL	☐ WATER MAIN VALVE
⊙ FOUND CONC. MONUMENT	⊙ SANITARY SEWER MANHOLE	☐ WATER SHUT-OFF
○ FOUND IRON	⊙ SET IRON	☐ WATER WELL
☐ GAS MAIN VALVE	☐ SIGN	☐ WOOD STAKE

LINETYPES

—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—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

ASPHALT - EXISTING
ASPHALT - PROPOSED
CONCRETE
GRAVEL
LANDSCAPING
RIP-RAP

SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT FILE NO. 443862:

- 11 EASEMENT FOR ELECTRIC FACILITIES GRANTED TO CNSUMERS POWER COMPANY DATED JANUARY 5, 1989 AND RECORDED JANUARY 18, 1989 IN LIBER 649, PAGE 241 AS SHOWN ON SURVEY.
- 12 EASEMENT GRANTED TO MICHIGAN CONSOLIDATED GAS COMPANY DATED OCTOBER 10, 2005 AND RECORDED OCTOBER 20, 2005 IN LIBER 1319, PAGE 408. UNABLE TO PLOT EASEMENT IS OVER EXISTING GAS LINES AS INSTALLED.

OVERALL PARCEL DESCRIPTION PROVIDED FROM TITLE COMMITMENT, FILE NO. 443862:

A PARCEL OF LAND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE S.89°-55'-06"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 1310.34 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUING S.89°-55'-06"W., ON SAID SOUTH SECTION LINE, 513.17 FEET; THENCE N.00°-28'-59"W., ON A PREVIOUSLY SURVEYED AND MONUMENTED LINE, 225.01 FEET; THENCE S.89°-55'-06"W., PARALLEL WITH SAID SOUTH SECTION LINE AND ON A PREVIOUSLY SURVEYED AND MONUMENTED LINE, 141.57 FEET; THENCE N.00°-25'-51"W., ON THE PREVIOUSLY SURVEYED AND MONUMENTED EAST LINE OF PLEASANT VIEW SUBDIVISION, AS RECORDED IN LIBER 4, OF PLATS, PAGE 225, ISABELLA COUNTY RECORDS, 628.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-25'-51"W., ON SAID PLAT LINE, 298.29 FEET TO A DEFLECTION POINT IN SAID PLAT LINE; THENCE N.00°-33'-20"W., CONTINUING ON SAID PLAT LINE, 170.15 FEET; THENCE N.89°-56'-43"E., ON AND ALONG THE SOUTH 1/8 LINE OF SAID SECTION, 656.72 FEET; THENCE S.00°-22'-12"E., ON AND ALONG THE EAST 1/8 LINE OF SAID SECTION, 486.25 FEET; THENCE S.89°-55'-06"W., PARALLEL WITH SAID SOUTH SECTION LINE, 180.00 FEET; THENCE N.00°-22'-12"W., PARALLEL WITH SAID EAST 1/8 LINE, 20.97 FEET; THENCE S.89°-34'-09"W., 148.43 FEET; THENCE S.00°-25'-36"E., 231.52 FEET; THENCE S.89°-55'-06"W., 66.00 FEET; THENCE N.00°-25'-36"W., 231.17 FEET; THENCE S.89°-34'-09"W., 261.41 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 7.46 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY - EASEMENT SHEET
- 3 TOPOGRAPHY & ELEVATION SURVEY SHEET
- 4 OVERALL SITE PHASING PLAN
- 5 OVERALL UTILITY PLAN
- 6 SITE HORIZONTAL PLAN
- 7 SITE GRADING AND DETENTION PLAN

FLOOD_ZONE_CERTIFICATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X AND DESCRIBED AS BEING OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C0307D WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BENCHMARK NOTE:

BM #2 "+-" ON HYDRANT STEAMER VALVE ± 33' WEST OF THE CENTERLINE OF HEALTH PARKWAY DRIVE AND ±150' NORTH OF HIGH STREET, ELEVATION = 770.71

BM #3 "+-" ON HYDRANT STEAMER VALVE ± 33' WEST OF THE CENTERLINE OF HEALTH PARKWAY DRIVE AND ± 600' NORTH OF HIGH STREET, AT NE CORNER INTERNAL INTERSECTION, ELEVATION = 771.81

BEARING BASIS:

PER CENTRAL MICHIGAN HEALTH PARK, AMENDMENT NO. 1 ISABELLA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 44 ACCORDING TO THE MASTER DEED RECORDED IN LIBER 1335, PAGE 550 AND AMENDED IN LIBER 1348, PAGE 847 ISABELLA COUNTY, RECORDS.

OWNER:

MCLAREN CENTRAL MICHIGAN,
AKA CENTRAL MICHIGAN COMMUNITY HOSPITAL
1221 SOUTH DRIVE
MT. PLEASANT, MI 48858

CLIENT:

BRUCE DIETZ
ON BEHALF OF ISABELLA CITIZENS FOR HEALTH, INC.
100 NORTH RIPLEY STREET
ALPENA, MI 49707
CONTACT: BRUCE DIETZ
PHONE: (989) 350-1099
EMAIL: brucedietz@hotmail.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

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4282
KIM STUDDT
kimberly.studdt@cmsenergy.com

FRONTIER

345 PINE STREET
ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@ftr.com

DTE ENERGY

4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@dteenergy.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

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

CHARTER TOWNSHIP OF UNION

PLANNING & ZONING
2010 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 241
PETER GALLINAT
pgallinat@uniontownshipmi.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

ISABELLA COUNTY ROAD COMMISSION

2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
Pgaffney@isabellaroads.com

COVER SHEET

ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N.- R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:
REVISED PER VERBAL COMMENTS DPW 4-3-18

SUBMITTALS:
SUBMITTAL TO CLIENT 3-30-18
SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18
SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18

JOB NUMBER:
1802-007

DRAWN BY:
TELB

DESIGNED BY:
TELB

CHECKED BY:
TELB

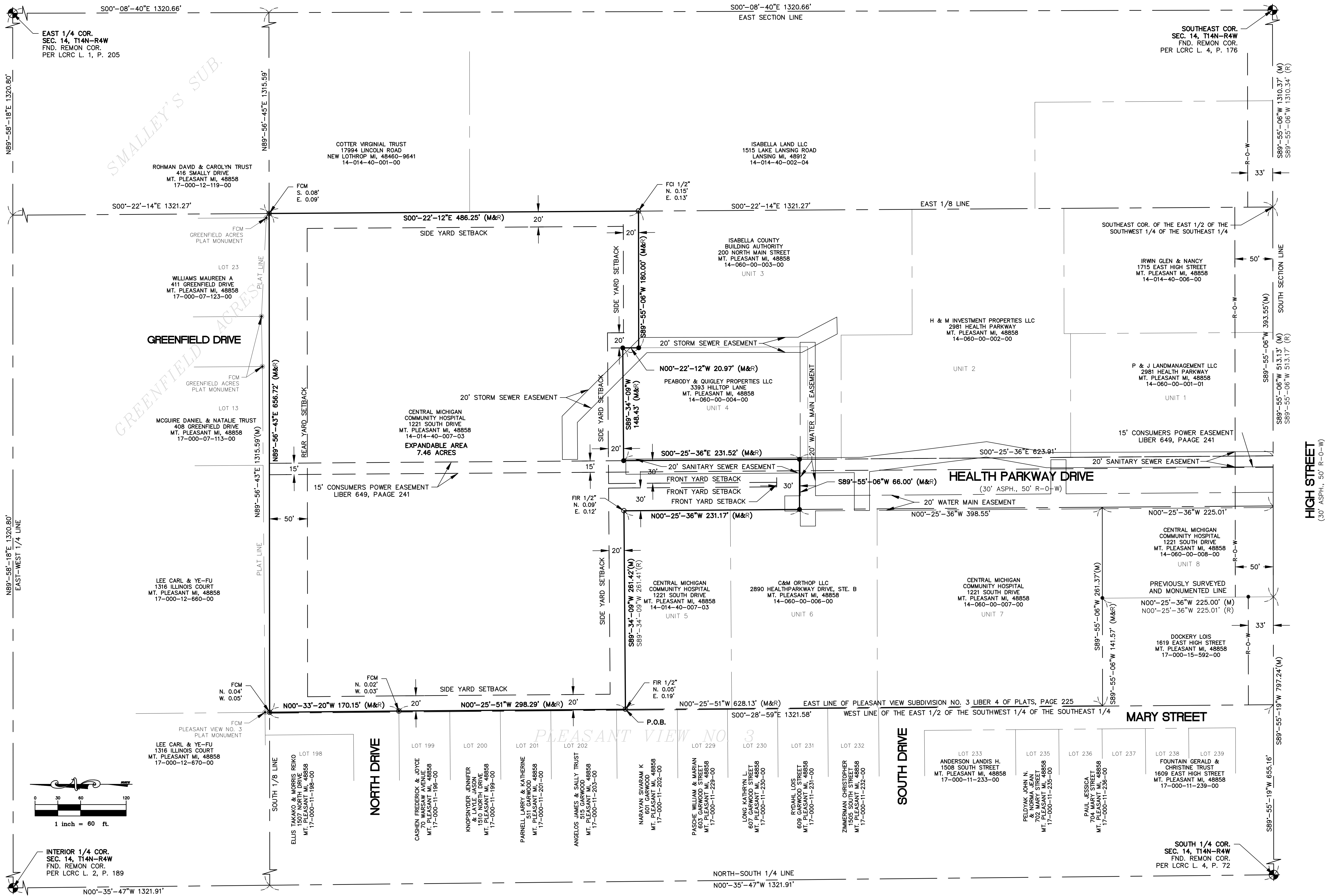
SCALE
N/A

SHEET NUMBER
1 of 7

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





SCALE

1" = 60'

SHEET NUMBER

2 of 7

JOB NUMBER:

1802-007

DESIGNED BY:

TEL

CHECKED BY:

TEL

SUBMITTAL TO CLIENT 3-30-18

SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18

SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18

REVISIONS:

REVISED PER VERBAL COMMENTS DPW 4-3-18

BOUNDARY & EASEMENT SHEET

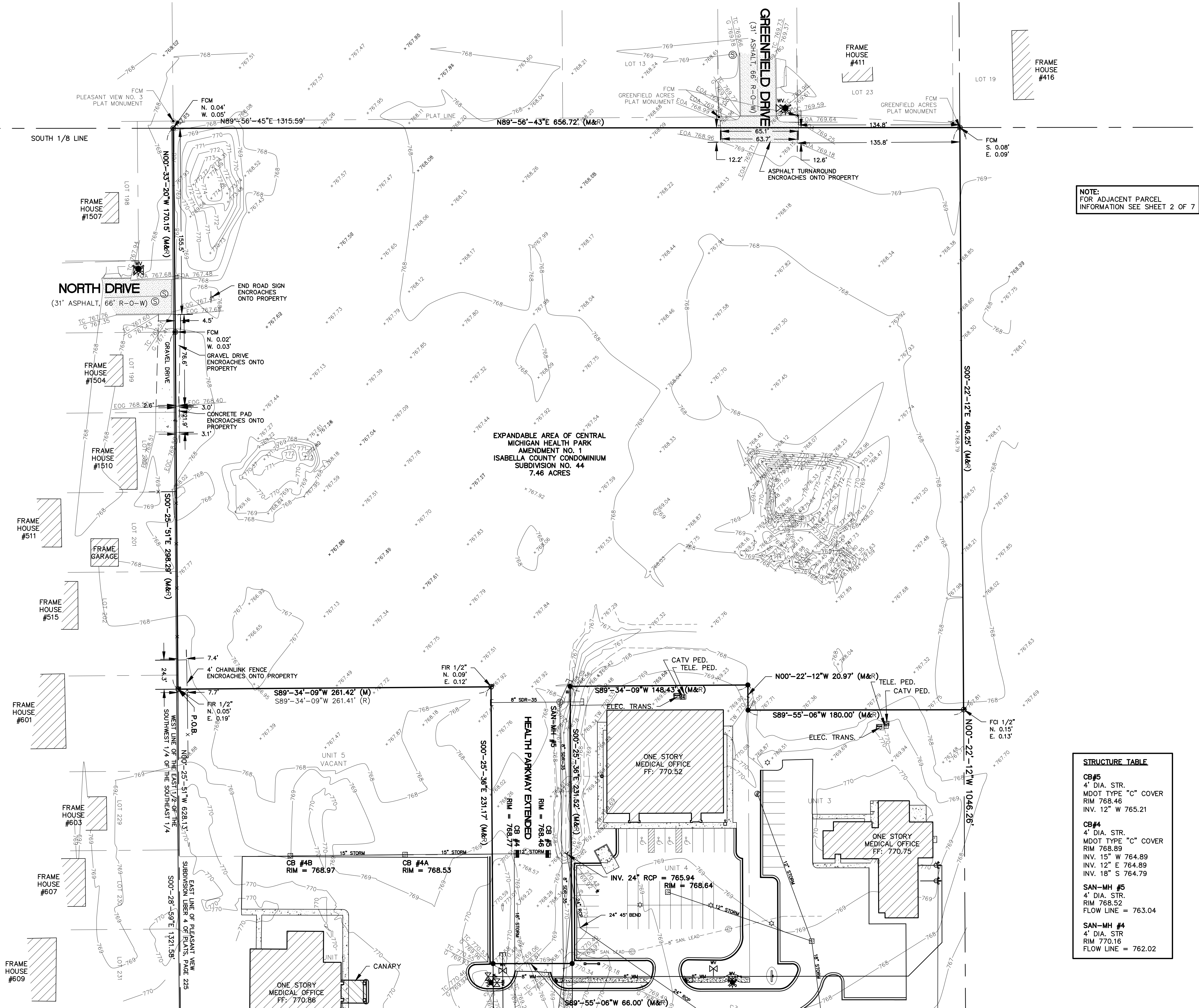
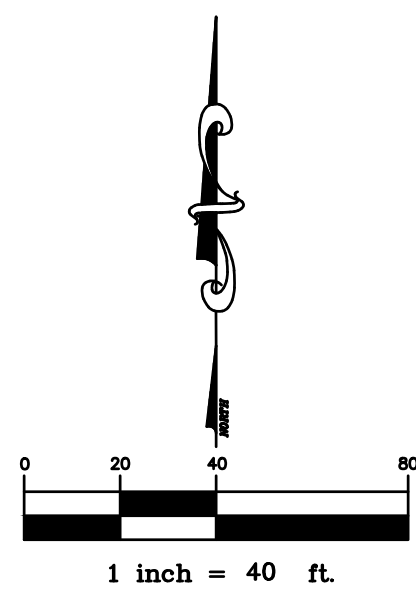
ISABELLA CITIZENS FOR HEALTH, INC.

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T.14 N.- R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

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



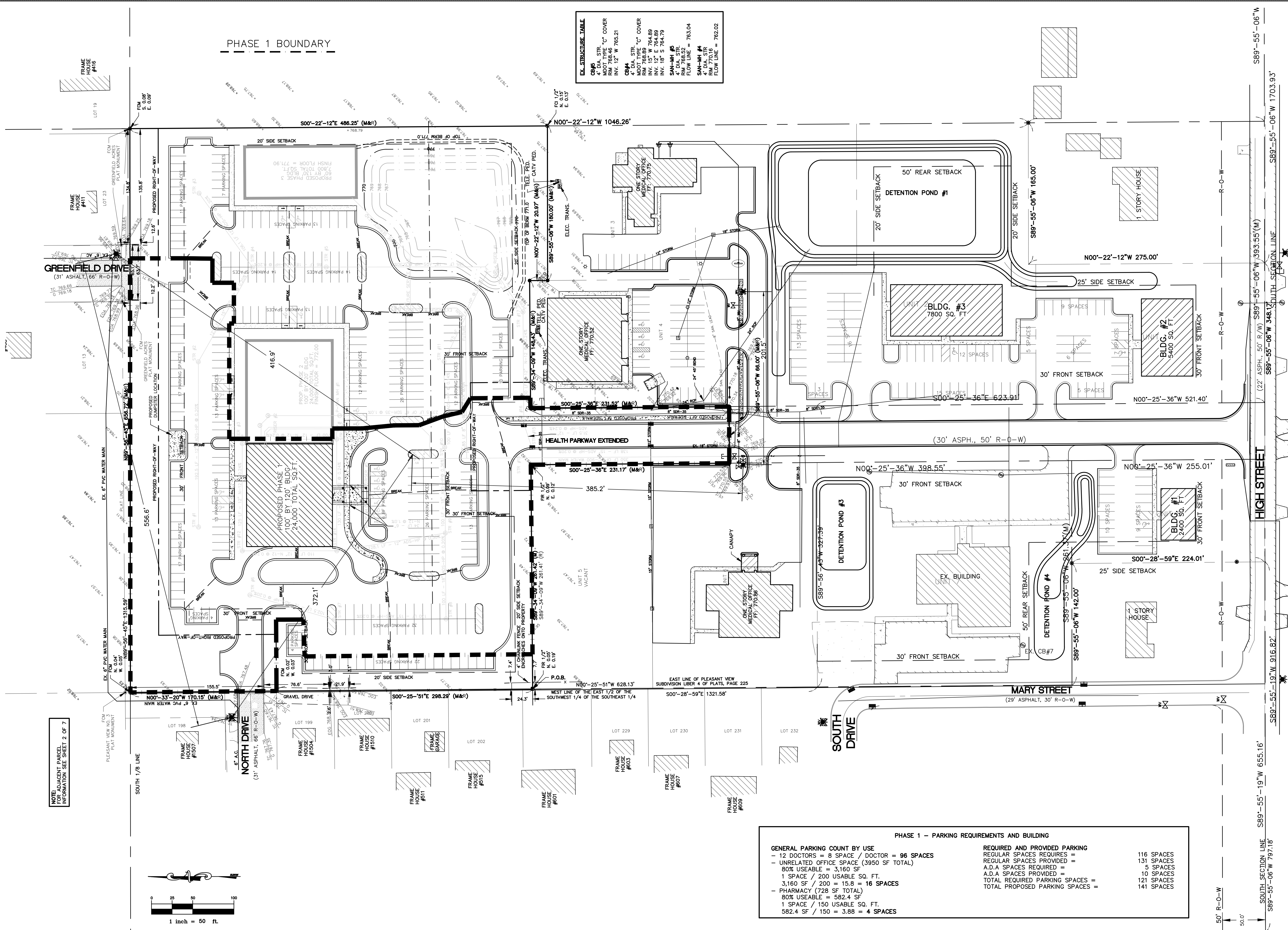
STRUCTURE TABLE			
CB#5	4' DIA. STR.	MDOT TYPE "C" COVER	
	RIM 768.46	INV. 12" W 765.21	
CB#4	4' DIA. STR.	MDOT TYPE "C" COVER	
	RIM 768.89	INV. 15" W 764.89	
	INV. 12" E 764.89		
	INV. 18" S 764.79		
SAN-MH #5	4' DIA. STR.	RIM 768.52	
	FLOW LINE = 763.04		
SAN-MH #4	4' DIA. STR.	RIM 770.16	
	FLOW LINE = 762.02		

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



TOPOGRAPHY & ELEVATION SURVEY
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N.- R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:		SUBMITTALS:	
REVISED PER VERBAL COMMENTS DPW 4-3-18		SUBMITTAL TO CLIENT 3-30-18	
		SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18	
		SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18	
JOB NUMBER:		JOB NUMBER:	
1802-007		1802-007	
DRAWN BY:		DRAWN BY:	
WRE		WRE	
DESIGNED BY:		DESIGNED BY:	
TELB		TELB	
CHECKED BY:		CHECKED BY:	
TELB		TELB	
SCALE		SCALE	
1" = 40'		1" = 40'	
SHEET NUMBER		SHEET NUMBER	
3 of 7		3 of 7	



EX. STRUCTURE TABLE	
CR#5	4" DIA. STR.
MOD. TYPE "C" COVER	
INV. 12' W 765.21	
CR#4	4" DIA. STR.
MOD. TYPE "C" COVER	
INV. 12' W 764.89	
INV. 12' W 764.89	
INV. 12' W 764.79	
SAN-MH #5	4" DIA. STR.
INV. 12' W 763.04	
SAN-MH #4	4" DIA. STR.
INV. 12' W 762.02	

PHASE 1 - PARKING REQUIREMENTS AND BUILDING	
GENERAL PARKING COUNT BY USE	
- 12 DOCTORS = 8 SPACE / DOCTOR = 96 SPACES	
- UNRELATED OFFICE SPACE (3950 SF TOTAL)	
80% USEABLE = 3,160 SF	
1 SPACE / 200 USABLE SQ. FT.	
3,160 SF / 200 = 15.8 = 16 SPACES	
- PHARMACY (728 SF TOTAL)	
80% USEABLE = 582.4 SF	
1 SPACE / 150 USABLE SQ. FT.	
582.4 SF / 150 = 3.88 = 4 SPACES	
REQUIRED AND PROVIDED PARKING	
REGULAR SPACES REQUIRED =	116 SPACES
REGULAR SPACES PROVIDED =	131 SPACES
A.D.A. SPACES REQUIRED =	5 SPACES
A.D.A. SPACES PROVIDED =	10 SPACES
TOTAL REQUIRED PARKING SPACES =	121 SPACES
TOTAL PROPOSED PARKING SPACES =	141 SPACES

SCALE

1" = 50'

SHEET NUMBER

4 OF 7

JOB NUMBER:

1802-007

DRAWN BY:

TELB

DESIGNED BY:

TELB

CHECKED BY:

TELB

SUBMITTALS:

SUBMITTAL TO CLIENT 3-30-18

SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18

SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18

REVISIONS:

REVISED PER VERBAL COMMENTS DPW 4-3-18

OVERALL SITE PHASING PLAN

ISABELLA CITIZENS FOR HEALTH, INC.

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4

OF THE SOUTHEAST 1/4 OF SECTION 14,

T.14 N.- R.04 W., UNION TOWNSHIP,

ISABELLA COUNTY, MICHIGAN

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

ALL STRUCTURE TO HAVE 6" WEEP TILE
INV MUST BE A MIN. 2.25' BELOW RIM

STR #1
PROP. 2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.90
EAST INV. 768.02 (12" ADS-HP)

STR #2
PROP. 2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.90
WEST INV. 767.63 (12" ADS-HP)
SE INV. 767.63 (15" ADS-HP)

STR #3
PROP. 2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SW INV. 767.59 (12" ADS-HP)

STR #4
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.90
NW INV. 767.38 (15" ADS-HP)
NE INV. 767.38 (12" ADS-HP)
SOUTH INV. 767.38 (18" ADS-HP)

STR #5
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.90
NORTH INV. 767.21 (18" ADS-HP)
SW INV. 767.21 (18" ADS-HP)

STR #6
PROP. 2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SW INV. 767.90 (12" ADS-HP)

STR #7
PROP. 2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SOUTH INV. 767.69 (15" ADS-HP)
NE INV. 767.69 (12" ADS-HP)

STR #8
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5" THICK W/ 0.5 OFFSET WEST
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 770.00
NORTH INV. 767.43 (15" ADS-HP)
EAST INV. 767.43 (18" ADS-HP)

STR #9
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 2850 W/ M2-GRATE
RIM 770.00
EAST INV. 767.23 (18" ADS-HP)
WEST INV. 767.23 (18" ADS-HP)
NW INV. 767.23 (12" ADS-HP)

STR #10
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 770.00
WEST INV. 766.87 (18" ADS-HP)
EAST INV. 766.87 (24" ADS-HP)

STR #11
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 769.80
WEST INV. 766.73 (24" ADS-HP)
EAST INV. 766.73 (24" ADS-HP)

STR #12
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.70
SOUTH INV. 767.89 (12" N-12)
EAST INV. 767.89 (12" N-12)

STR #13
PROP. 3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.70
SOUTH INV. 767.93 (12" N-12)
EAST INV. 767.93 (12" N-12)

STR #14
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ M1-GRATE
RIM 771.40
EAST INV. 767.62 (12" N-12)
NORTH INV. 767.62 (12" N-12)
SE INV. 767.62 (12" ADS-HP)

STR #15
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM 771.0 TC 771.33
EAST INV. 765.27 (12" ADS-HP)
SOUTH INV. 765.17 (12" ADS-HP)

STR #16
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM 771.0 TC 771.33
WEST INV. 765.35 (12" ADS-HP)
EAST INV. 765.45 (12" N-12)

WEIR STR #17
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ SOLID LID
RIM ±772.0 TOP OF WALL 769.
NO INV. 765.85 (12" PERF W/SOC
3.75" ORIFICE INV 765.80
WEST INV. 765.75 (12" ADS-HP)

RISER #1
12" PERF W/SOCK N-12
RIM: XXX.XX
SW INV. 765.98 (12" N-12)

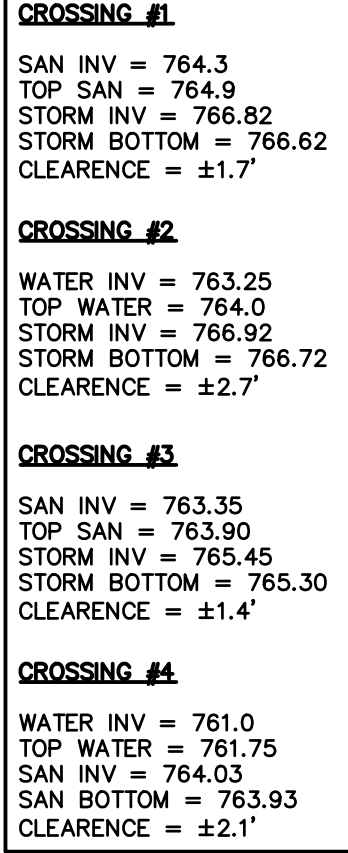
RISER #2
12" PERF W/SOCK N-12
RIM: 771.0±
SOUTH INV. 768.10 (12" N-

STR #3
12" PERF W/SOCK N-12
RIM: 771.0±
F & W INV. 768.19 (12" N-

STR #4
12" PERF W/SOCK N-12
RIM: 771.1±
NORTH INV. 768.10 (6" N-

STR #5
12" PERF W/SOCK N-12
RIM: 771.1±
NORTH INV. 768.16 (6" N

P-SAN MH #1
PROP. 4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 771.8±
SOUTH INV. 765.50 (SDR-35)
NORTH INV. 765.60 (CLASS 52 D
EX. SAN MH #5
ADJUST RIM TO MEET PROPOSED
SIDEWALK.
CORE AND BOOT 6" SAN SERVICE
TO NORTH



EX. STRUCTURE TABLE

CB#5
4' DIA. STR.
MDOT TYPE "C" COVER
RIM 768.46
INV. 12" W 765.21

CB#4
4' DIA. STR.
MDOT TYPE "C" COVER
RIM 768.89
INV. 15" W 764.89
INV. 12" E 764.89
INV. 18" S 764.79

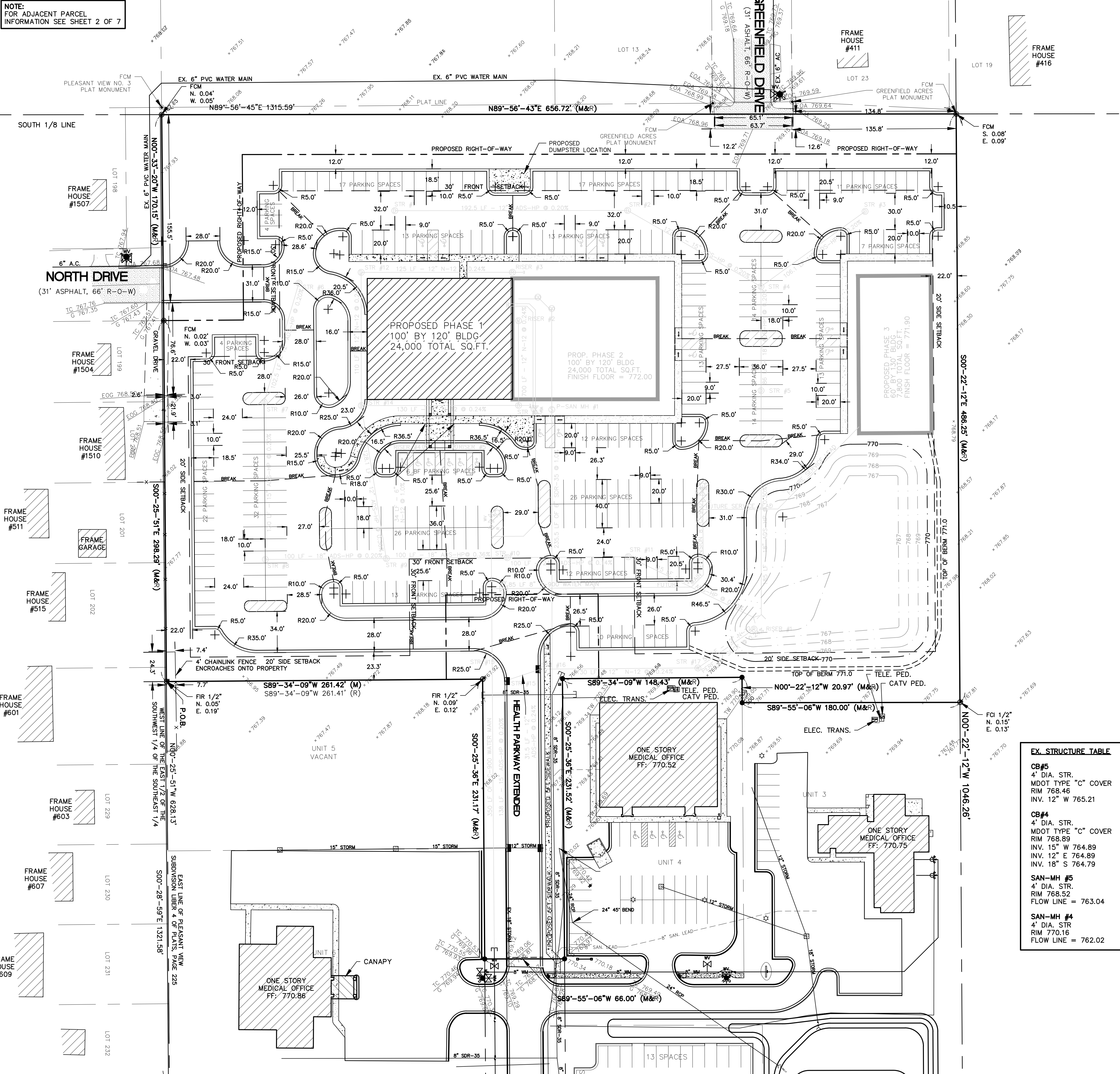
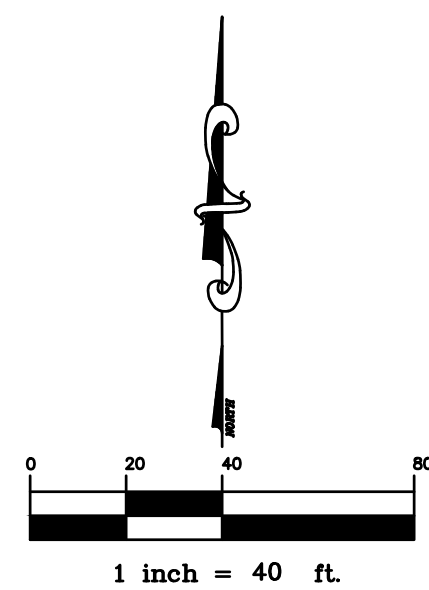
SAN-MH #5
4' DIA. STR.
RIM 768.52
FLOW LINE = 763.04

SAN-MH #4
4' DIA. STR
RIM 770.16
FLOW LINE = 762.02

OVERALL SITE UTILITY PLAN
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N.- R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN.

SCALE		JOB NUMBER:	SUBMITTALS:	REVISIONS:
1" = 40'		1802-007	SUBMITTAL TO CLIENT 3-30-18	REVISED PER VERBAL COMMENTS DPW 4-3-18
DRAWN BY:		TELB	SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18	
DESIGNED BY:		TELB	SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18	
SHEET NUMBER		TELB		
5 OF 7		CHECKED BY:		
		TELB		

NOTE:
FOR ADJACENT PARCEL
INFORMATION SEE SHEET 2 OF 7



EX. STRUCTURE TABLE	
CB#5	4" DIA. STR.
MDOT TYPE "C" COVER	
RIM 768.46	
INV. 12" W 765.21	
CB#4	4" DIA. STR.
MDOT TYPE "C" COVER	
RIM 768.89	
INV. 15" W 764.89	
INV. 12" E 764.89	
INV. 18" S 764.79	
SAN-MH #5	4" DIA. STR.
RIM 768.52	
FLOW LINE = 763.04	
SAN-MH #4	4" DIA. STR.
RIM 770.16	
FLOW LINE = 762.02	

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



OVERALL GRADING PLAN
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N.- R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:
REVISED PER VERBAL COMMENTS DPW 4-3-18

SUBMITTALS:	
1802-007	SUBMITTAL TO CLIENT 3-30-18
TELB	SUBMITTAL UNION TWP SITE PLAN REVIEW 4-3-18
TELB	SUBMITTAL UNION TWP DPW & FIRE REVIEW 4-4-18
DESIGNED BY:	
TELB	TELB
CHECKED BY:	
TELB	TELB

SCALE
1" = 40'
SHEET NUMBER
6 OF 7

STORM WATER CALCULATIONS:

Allowable Discharge (0.10 cfs/acre) - 6.759 acres * 0.10 cfs/acre = 0.676 cfs
 Total Contributing Area = 6.759 acres
 Total Impervious Area = 4.992 acres
 Total Pervious Area = 1.216 acres
 Total Detention Area = 0.551
 Design Ponding Elevation = 768.40 contour
 Invert of restrictor elevation = 764.80

Restrictor Calculation

Formula: $Q = Q_a / [0.62(64.4(h))^{1/2}]$
 Q_a = Area of orifice in sq. ft.
 h = Allowable outflow
 h = 2/3 of the elev. difference, maximum ponding elevation to centerline of orifice
 a = 0.676 cfs / 0.62 [(64.4)*2/3(769.40-764.80)]^{1/2}
 a = 0.0776 sft
 a = (π*D) / 4 = D = 0.3144 ft = 3.77 inches (USE 3-3/4" ORIFICE)

CONTOUR AREAS

766 CONTOUR = 1,893 SF 767 CONTOUR = 12,145 SF 768 CONTOUR = 15,713 SF
 769 CONTOUR = 19,678 SF 770 CONTOUR = 23,995 SF

VOLUME 765.55 TO 766 1/3 * B * H = 1/3 * 1893 * 0.5 = 315.5 CF
 VOLUME 766 TO 767 (B1 + B2)/2 * H = (1893 + 12145)/2 * 1 = 7,019 CF
 VOLUME 767 TO 768 (B1 + B2)/2 * H = (12145 + 15713)/2 * 1 = 13,929 CF
 VOLUME 768 TO 769 (B1 + B2)/2 * H = (15713 + 19678)/2 * 1 = 17,695.5 CF
 VOLUME 769 TO 770 (B1 + B2)/2 * H = (19678 + 23995)/2 * 1 = 21,836.5 CF
 TOTAL VOLUME PROVIDED = 60,795.5 CF WITH 1 FOOT OF FREEBOARD REMAINING IN BASIN
 APPROXIMATE VOLUME AT OVERFLOW ±90,000 CF

FROM STANDARDIZED RATIONAL METHOD SPREAD SHEET

PHASE 1 & DETENTION AREA CALCULATIONS

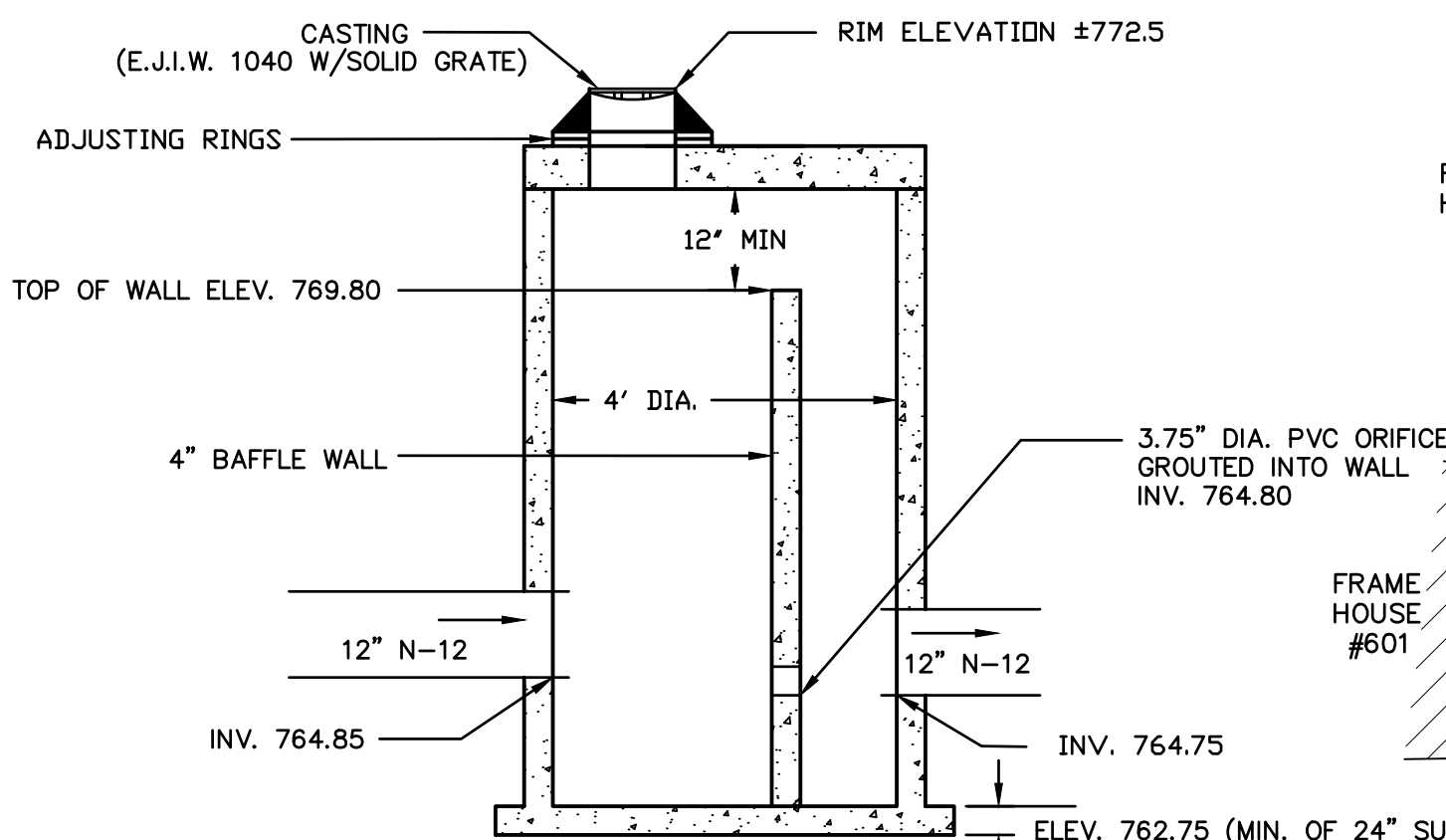
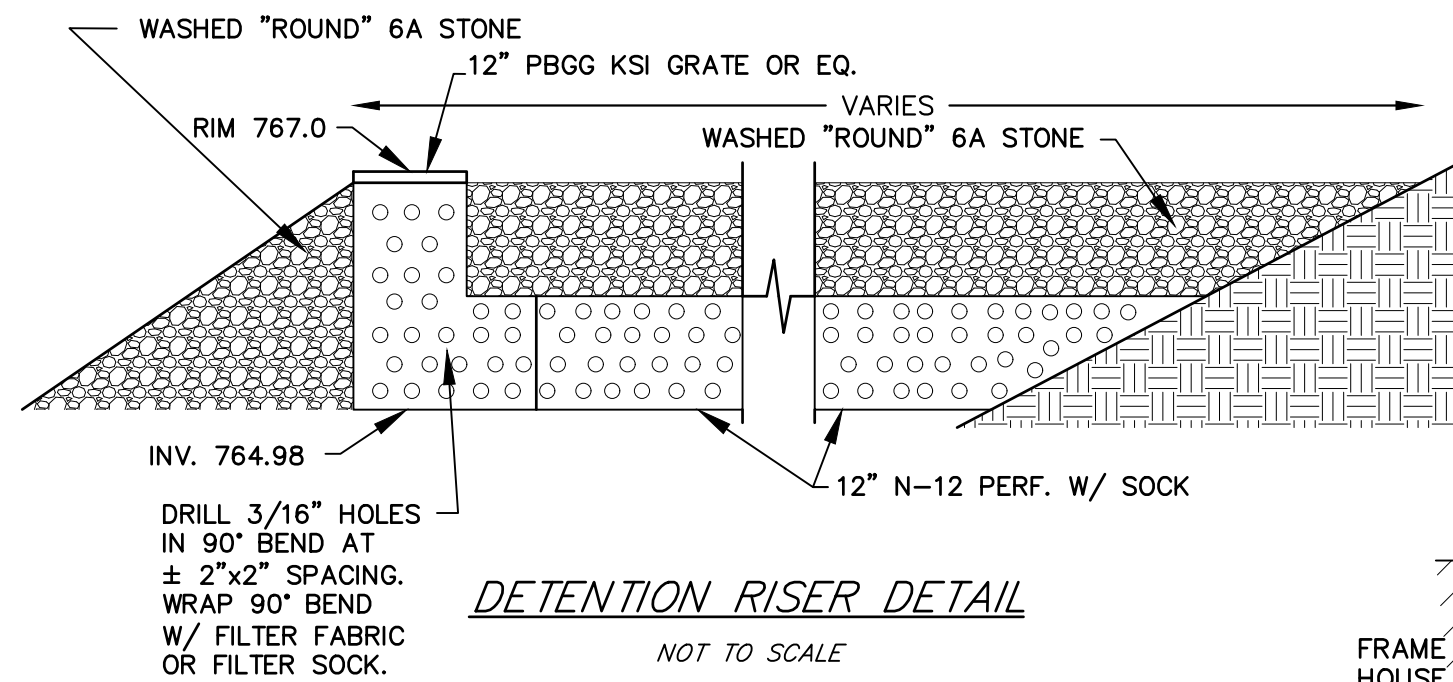
TOTAL PHASE 1 AREA = 3.886 ACRES TOTAL DETENTION AREA = 0.551 ACRES TOTAL ALL = 4.437 ACRES
 TOTAL IMPERVIOUS AREA = 2.82 ACRES TOTAL PERVIOUS AREA = 1.066 ACRES TOTAL DETENTION = 0.551 ACRES
 TOTAL ALLOWABLE OUTFLOW PHASE 1 & DETENTION AREA = 1/10 CFS/ACRE * 4.437 ACRES = 0.444 CFS

REQUIRED STORAGE 25 YEAR - 24 HOUR STORM = 28,773 CF OCCURS AT 768.45 CONTOUR
 CALCULATED STORAGE 100 YEAR - 24 HOUR STORM = 34,758 CF OCCURS AT 768.75 CONTOUR

ALL PHASES DETENTION AREA CALCULATIONS

TOTAL ALL PHASES = 6.759 ACRES
 TOTAL IMPERVIOUS AREA = 4.992 ACRES TOTAL PERVIOUS AREA = 1.216 ACRES TOTAL DETENTION = 0.551 ACRES
 TOTAL ALLOWABLE OUTFLOW ALL PHASES = 1/10 CFS/ACRE * 6.759 ACRES = 0.676 CFS

TWP. REQUIRED STORAGE 25 YEAR - 24 HOUR STORM = 46,988 CF OCCURS AT 769.40 CONTOUR
 I.C.D.C. REQUIRED STORAGE 100 YEAR - 24 HOUR STORM = 56,499 CF OCCURS AT 769.80 CONTOUR



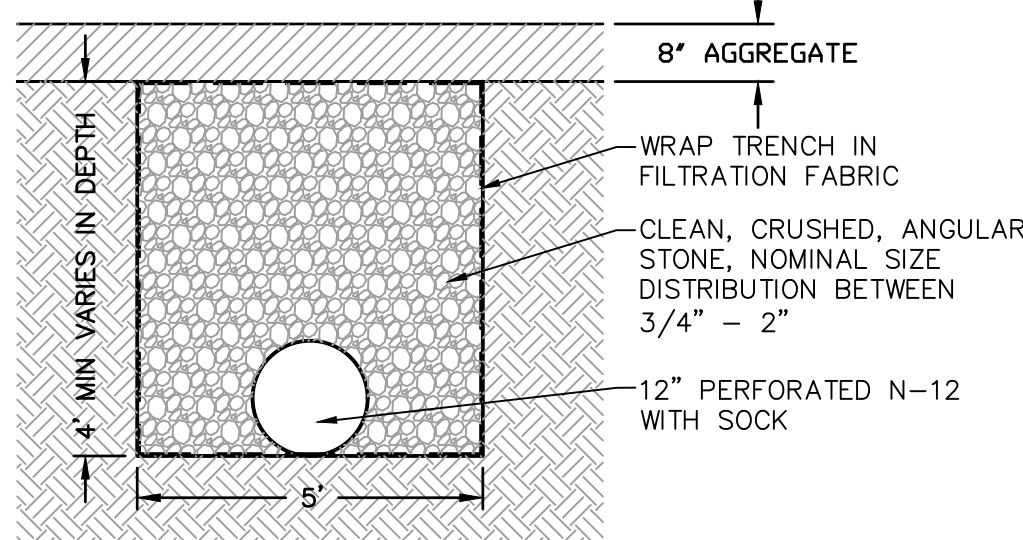
4" DIA. STORM WATER OVERFLOW STRUCTURE

NOT TO SCALE

BAFFLE WALL CONSTRUCTION NOTES

1. Baffle wall to be constructed of 4" reinforced concrete block wall.
2. Structure to have notched side wall to accommodate the baffle wall.
3. Baffle wall to be grouted in place.
5. Coat entire baffle wall with Xypex waterproofing or approved equal.

NOTE: CONTRACTOR TO ENSURE CASTING IS PLACED SO THAT ALL STORMWATER FALLS UPSTREAM OF THE BAFFLE WALL.



5" WIDE TRENCH DETAIL

NOT TO SCALE

NOTE:
 FOR ADJACENT PARCEL
 INFORMATION SEE SHEET 2 OF 7

SOUTH 1/8 LINE

NORTH DRIVE
 (31' ASPHALT, 66" R-O-W)

FRAME HOUSE #1504

FRAME HOUSE #510

FRAME HOUSE #511

FRAME HOUSE #515

FRAME HOUSE #601

FRAME HOUSE #603

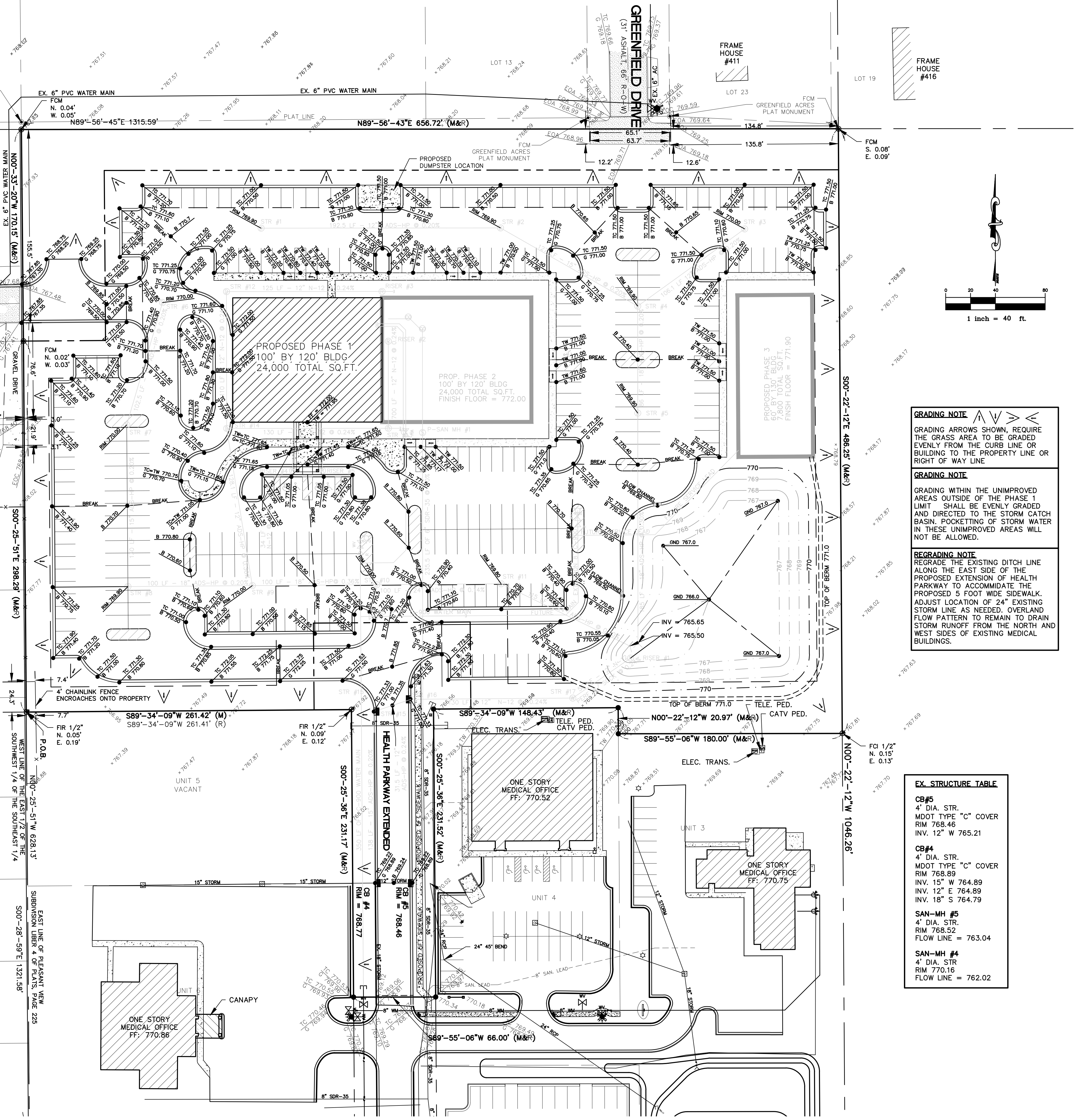
FRAME HOUSE #607

FRAME HOUSE #609

FRAME HOUSE #609

FRAME HOUSE #609

FRAME HOUSE #609



GRADING NOTE
 GRADING ARROWS SHOWN, REQUIRE THE GRASS AREA TO BE GRADED EVENLY FROM THE CURB LINE OR BUILDING TO THE PROPERTY LINE OR RIGHT OF WAY LINE

GRADING NOTE
 GRADING WITHIN THE UNIMPROVED AREAS OUTSIDE OF THE PHASE 1 LIMIT SHALL BE EVENLY GRADED AND DIRECTED TO THE STORM CATCH BASIN. POCKETING OF STORM WATER IN THESE UNIMPROVED AREAS WILL NOT BE ALLOWED.

REGRADING NOTE
 REGRADE THE EXISTING DITCH LINE ALONG THE EAST SIDE OF THE PROPOSED EXTENSION OF HEALTH PARKWAY TO ACCOMMODATE THE PROPOSED 5 FOOT WIDE SIDEWALK. ADJUST LOCATION OF 24" EXISTING STORM LINE AS NEEDED. OVERLAND FLOW PATTERN TO REMAIN TO DRAIN STORM RUNOFF FROM THE NORTH AND WEST SIDES OF EXISTING MEDICAL BUILDINGS.

EX. STRUCTURE TABLE

CB#5
 4" DIA. STR.
 MDO TYPE "C" COVER
 RIM 768.46
 INV. 12" W 765.21

CB#4
 4" DIA. STR.
 MDO TYPE "C" COVER
 RIM 768.89
 INV. 15" W 764.89
 INV. 12" E 764.89
 INV. 18" S 764.79

SAN-MH #5
 4" DIA. STR.
 RIM 768.52
 FLOW LINE = 763.04

SAN-MH #4
 4" DIA. STR.
 RIM 770.16
 FLOW LINE = 762.02

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OVERALL GRADING PLAN
 ISABELLA CITIZENS FOR HEALTH, INC.
 PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
 OF THE SOUTHEAST 1/4 OF SECTION 14,
 T.14 N - R.04 W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

REVISIONS:
 REVISED PER VERBAL COMMENTS DPW 4-3-18

JOB NUMBER:	SUBMITTAL:	SCALE:
1802-007	SUBMITTAL TO CLIENT 3-30-18	1" = 40'
DRAWN BY:	DESIGNED BY:	CHECKED BY:
TELB	TELB	TELB
SHEET NUMBER	7	7



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: C) Preliminary Site Plan Presentation. Proposed Medical office located at 5316 E. Pickard Rd.

Applicant: CMS&D Surveying and Engineering

Owner: SOS Holding Company LLC

Location: 5316 E. Pickard Rd. Mt. Pleasant, MI 48858

Current Zoning: B-7 Retail and Service Highway Business District

Adjacent Zoning: B-7 to the north across the road, B-7 to the east, B-7 to the west, B-7 to the south.

Future Land Use/Intent: Retail/Service: 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.

Current Use: Legal non-conforming residential

Reason for Request: Applicant proposes seek Final Site Plan approval for a medical office.

History: A one family dwelling has been the only use of the property. This use was in existence prior to the property being rezoned to B-7.

Objective of board: Give any comments or feed back to the applicant deemed appropriate. The current presentation is preliminary.

Peter Gallinat
Twp Planner

April 3, 2018

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

Re: Preliminary Site Plan Submittal, Corner of Pickard and Second Street
Union Township, Isabella County, Michigan.

Mr. Gallinat,

Please accept this Preliminary Site Plan and Building Concept for your Preliminary Review. We would like your input and that of your Planning Commission on the proposed project. We are trying to fast track the project in order to begin construction as quickly after the frost laws are removed as possible.

The proposed building will house a medical office. There will be at least one Doctor or Physician's Assistant (P.A.) on duty each day, but never more than both the Doctor and the P.A. The second floor is planned for additional office space for related services.

We have tentatively shown cross access with our neighbor, the Holiday Inn. We are working on arranging an agreement between the two sites to provide better access for both sites. This of course, is not a guarantee that our neighbor will agree to the access, but it is what we are working towards.

We understand that reviews and approvals must be obtained from the Union Township DPW Director, the Fire Department, the Isabella County Drain Commissioner, the Isabella County Transportation Commission and the Isabella County Road Commission. We have sent this Preliminary Plan to these agencies to obtain their comments so that all may be taken into account when developing the final site plan.

We appreciate your time, effort and expertise in reviewing and commenting on this Preliminary Site Plan and look forward to work with you on this project.

Respectfully,

SOS Holdings Company, LLC


Dr. Joseph Yacisen, D.O.
Owner and Developer

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 SOS Holding Company LLC
- III. Applicant Address P.O. Box 845, Alma, MI 48801
- IV. Applicant Phone 989-350-6098 Owner Phone _____
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Same As Above
- VII. Land Owner Address _____
- VIII. Project/Business Name Medical Facility
- 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		Off
Storm water management plan approval prior to application. Reviewed by the County Engineer	x	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.	x	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.	x	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	x	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	x	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	x	
Name and Address of Applicant	x	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	x	

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.	x	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	x	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - -	x	
drives, -----	x	
sidewalks, (required) -----	x	
curb openings, -----	x	
acceleration/deceleration lanes, -----	n/a	
signs, -----	x	
exterior lighting on buildings and parking lots, - -	x	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	x	
recreation areas, -----	x	
common use areas, -----	n/a	
areas to be conveyed for public use and purpose. -	n/a	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	x	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	x	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
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)	x	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	x	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	x	

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	x	
The location, height and type of fences and walls.	x	
The location and detailed description of landscaping.	x	
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.	n/a	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	x	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	n/a	

APPLICANT COMMENTS

[illegible]

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.

Joseph Yarnier
Signature of Applicant

4/13/18
Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE April 17, 2018 (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

Township use

Review Comments

File # _____

Fee Paid initial _____

Receipt # _____

Date received _____

Date review completed by Zoning Administrator _____

Place on the _____ Planning Commission Agenda

Planning Commission Decision _____

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Medical Facility

Name of business owner(s): SOS Holding Company LLC

Street and mailing address: P.O. Box 845, Alma, MI 48801
989-350-6098

Telephone: _____

Fax: _____

Email: yacisen@gmail.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: 
4/3/18

Information compiled by: _____

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y ☒ N ☐ Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y ☐ N ☐ ~~Will the facility~~
on-site?
3. Y ☐ N ☐ _ Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y ☐ N ☐ Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y ☐ N ☐ Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y ☐ N ☐ _ _ Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
b. on-site system
- The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y ☐ N ☐ Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LQ = liquid P.LQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders OW = wooden or composition container TP = portable tank



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 ☐	No ☐	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 ☐	N ☒	Air Quality Division (AQD), Permit Section
<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 ☐	N ☒	AQD, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree 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 ☐	N ☒	Water Resources Division (WRD), Joint Permit Application
<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 ☒	N ☐	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<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 ☐	N ☒	NPDES Storm Water Permits Program, or appropriate DEQ District Office
<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 ☐	N ☒	Public Swimming Pool Program , or appropriate DEQ District Office
<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 ☐	N ☒	Endangered Species Assessment, Threatened and Endangered Species Program , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y ☐	N ☒	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y ☐	N ☒	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y ☐	N ☒	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
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 ☐	N ☒	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y ☐	N ☒	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y ☐	N ☒	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y ☐	N ☒	Community Water Supply , DEQ District Office Community Water Supply Program

WASTEWATER MANAGEMENT		
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y ☐	N ☒ WRD, <u>Joint Permit Application</u>
Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y ☐	N ☒ WRD, <u>Joint Permit Application</u>
Inland Lakes and Streams: 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 ☐	N ☒ WRD, <u>Joint Permit Application</u>
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: 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 ☐	N ☒ WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y ☐	N ☒ WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y ☐	N ☒ 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 environmental area?	Y ☐	N ☒ WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y ☐	N ☒ WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	Y ☐	N ☒ 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 ☐	N ☒ 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 ☐	N ☒ ODWMA
Does the project involve the construction or modification of a campground?	Y ☐	N ☒ ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y ☐	N ☒ 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 ☐	N ☒ 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 ☐	N ☒ WRD, Appropriate <u>DEQ District Office</u> , or <u>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 ☐	N ☒ 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 ☐	N ☒ WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y ☐	N ☒ 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 ☐	N ☒ <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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	WRD, Appropriate <u>DEQ District Office</u> , <u>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 ☐	N ☒	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
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 ☐	N ☒	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 ☐	N ☒	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y ☐	N ☒	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y ☐	N ☒	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y ☐	N ☒	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 ☐	N ☒	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 ☐	N ☒	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 ☐ N ☒	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y ☐ N ☒	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y ☐ N ☒	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 ☐ N ☒	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y ☐ N ☒	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 ☐ N ☒	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	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 ☐ N ☒	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y ☐ N ☒	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

April 3, 2018

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

Re: Preliminary Site Plan Submittal, Corner of Pickard and Second Street
Union Township, Isabella County, Michigan.

Mr. Gallinat,

Please accept this Preliminary Site Plan and Building Concept for your Preliminary Review. We would like your input and that of your Planning Commission on the proposed project. We are trying to fast track the project in order to begin construction as quickly after the frost laws are removed as possible.

The proposed building will house a medical office. There will be at least one Doctor or Physician's Assistant (P.A.) on duty each day, but never more than both the Doctor and the P.A. The second floor is planned for additional office space for related services.

We have tentatively shown cross access with our neighbor, the Holiday Inn. We are working on arranging an agreement between the two sites to provide better access for both sites. This of course, is not a guarantee that our neighbor will agree to the access, but it is what we are working towards.

We understand that reviews and approvals must be obtained from the Union Township DPW Director, the Fire Department, the Isabella County Drain Commissioner, the Isabella County Transportation Commission and the Isabella County Road Commission. We have sent this Preliminary Plan to these agencies to obtain their comments so that all may be taken into account when developing the final site plan.

We appreciate your time, effort and expertise in reviewing and commenting on this Preliminary Site Plan and look forward to work with you on this project.

Respectfully,

SOS Holdings Company, LLC



Dr. Joseph Yacisen, D.O.
Owner and Developer

