



BOARD OF TRUSTEES
Regular Meeting
September 12, 2018
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda
8. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes – August 22, 2018- regular meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
10. NEW BUSINESS
 - A. Discussion/Action: (Gallinat) Introduce Rezoning Ordinance 2018-05, conduct a first reading. Publish a notice of a public hearing to consider adoption/rejection of Rezoning Ordinance 2018-05 on 09/26/2018
 - B. Discussion/Action: (Gallinat) Approve Special Use Permit 2018-04 for the construction of 3 additional self storage buildings on the condition that a site plan is approved by the Planning Commission
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. MANAGER COMMENTS
13. FINAL BOARD MEMBER COMMENT
14. CLOSED SESSION
15. ADJOURNMENT



Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Vice Secretary	Jake	Hunter	12/31/2019
4	Andy	Theisen	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2018
2	James	Thering	12/31/2018
3	Bryan	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Jakubiec	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	6/22/2022
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	David	Coyne	3/26/2022
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	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2018
5 Member at large	Connie	Bills	8/15/2019

2018 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on August 22, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

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

Excused: Treasurer Rice

Approval of Agenda

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

Presentations

Public Hearings

Public Comment - open 7:03 p.m.

No comments were offered.

Reports/Board Comments

Gallinat updates from the Planning Commission

Gunning- Updates from the EDA

Cody- Updates from the Election

Hauck- Isabella County Road Commission updates

Lannen- Isabella County Board of Commissioners updates

Mikus- Sidewalk and Pathways Prioritization Committee updates

Woerle- Commented meeting with City of Mt. Pleasant for the fall 2 % Distribution through the Saginaw Chippewa Indian Tribe for ball field updates. Also commented on possibly having a Tribal Representative join the Intergovernmental Liaison meetings.

Consent Agenda

- A. Communications
- B. Minutes August 8, 2018 – Regular Meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. Policy Governance 2.9 Collaboration with Other Entities
- H. Policy Governance 2.5.10 Cash Flow Ratio

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

BOARD AGENDA

A. Discussion/Action: (Smith) Approve Participation Contract with the EDA for the construction of a 12' Water Main Loop located on Pickard Rd. /Summerton Rd

Lannen moved **Cody** supported to approve the participation agreement with the EDA for the construction of a 12" water main loop located on Pickard Road/Summerton Road extending to the Saginaw Chippewa Indian Tribe Water Park and Green Suites Hotel entrance drive. **Vote: Ayes: 6 Nays: 0. Motion carried.**

B. Discussion/Action: (Smith) Award Bid for Construction of a 12" Water Main Loop on Pickard Rd./Summerton Rd. to Isabella Corporation

Woerle moved **Cody** supported to award bid for the construction of a 12" water main loop located on Pickard Rd. /Summerton Rd. extending to the Saginaw Chippewa Indian Tribe Water Park and Green Suites Hotel entrance drive to Isabella Corporation for Bid Alternate 2 in the amount of \$276,325.00. **Vote: Ayes: 6 Nays: 0. Motion carried.**

C. Discussion/Action: (Smith) Approval of Commercial Property Utility Service and Franchise Agreement & Residential Water Franchise Agreement for Coyne LLC.

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

D. Discussion/Action: (Smith) Approval of Metro Permit Application to 123 Net with Stipulations

Woerle moved **Cody** supported to approve the Metro Permit Application to 123 Net with stipulation that the proposed facilities be installed underground is required for this permit application. **Vote: Ayes: 6 Nays: 0. Motion carried.**

E. Discussion/Action: (Stuhldreher) Approval of the FY2018 Budget Amendment #3 for the General Fund, Fire Fund, Special Assessments Fund, Tribal 2% Grants Fund, East DDA Fund, West DDA Fund, Sewer and Water Fund

Mikus moved **Cody** supported to approve the FY 2018 Budget Amendment No. 3 for the General fund, Fire fund, Special Assessment fund, Tribal 2% Grant fund, East DDA fund, Sewer fund and Water fund. **Vote: Ayes: 6 Nays: 0. Motion carried.**

F. Discussion/Action: (Stuhldreher) Policy Governance 4.2.Accountability of the Township Manager

Discussion was held by the Board.

G. Discussion/Action: (Stuhldreher) Manager Annual Performance Review

Discussion was held by the Board.

EXTENDED PUBLIC COMMENT - Open 8:37 p.m.

Bob McDonald, 930 S. Whiteville– Commented on various township operations.

MANAGER COMMENTS

- Updated on MDOT left turn lane on Pickard/Isabella looking for response mid September
- Isabella Water Treatment Plant remodel is out for bids, assured the Board that all codes and permits being pulled and followed.
- Isabella County Road Commission updated that gravel roads should be completed by the end of August, Crosslanes and other paved roads completed in September, and Meridian Rd. Bridge project completed mid September.

FINAL BOARD MEMBER COMMENTS

Gunning – Comment made to Township Manager regarding possible participation with Deerfield Township for updates to rumble strips on River Road /Meridian Road

Hauck – Asked Township Manager to follow up to the Board with updates regarding O’Conner Drive.

Woerle – Mentioned that Fall 2% Application is due 9/30/18. Also mentioned a possible future project of building a pathway from Fox Meadows to Hannah’s Bark Park.

Closed Session

8:57 p.m.

Woerle moved **Hauck** supported the Board of Trustees convene in closed session under section &(h) of the Open Meetings Act, to consider material exempt from disclosure by state statute, section 13(1)(g) of the Freedom of Information Act, being a letter from its attorney dated July 31, 2018, for the reason that the letter is exempt from disclosure under State law due to the attorney-client privilege. **Roll Call Vote: Ayes: Gunning, Cody, Hauck, Lannen, Mikus, and Woerle Nays: 0. Motion Carried.**

9:58 p.m.

Mikus moved **Cody** supported to come out of closed session. **Roll Call Vote: Ayes: Gunning, Cody, Hauck, Lannen, Mikus, and Woerle Nays: 0. Motion Carried.**

ADJOURNMENT

Mikus moved **Cody** supported to adjourn the meeting at 9:59 p.m. **Vote: Ayes: 6 Nays: 0. Motion carried.**

APPROVED BY:

Lisa Cody, Clerk

Ben Gunning, Supervisor

(Recorded by Jennifer Loveberry)

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
08/27/2018	101	203 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	2270 NORTHWAY	28.17
					2055 ENTERPRISE	311.44
					5525 E REMUS	52.52
					5537 E BROADWAY	33.34
					1933 S ISABELLA	439.23
					5144 BUDD	30.07
					5142 BUDD	110.37
					1660 BELMONT	56.59
					5240 E BROOMFIELD	693.56
					900 MULBERRY	45.81
					5076 S MISSION	623.29
					4795 S MISSION	2,147.38
					4797 S MISSION BARN	117.50
					5228 S ISABELLA	6,462.37
					4822 ENCORE	83.21
					4244 E BLUE GRASS	61.09
					3998 E DEERFIELD	53.24
					5369 S CRAWFORD	45.90
					3248 S CONCOURSE	99.96
					2188 E PICKARD	101.49
					1776 E PICKARD	162.54
					1876 E PICKARD	33.02
					2180 S LINCOLN	34.52
					2495 E DEERFIELD	65.47
					2424 W MAY	266.74
					800 CRAIG HILL	44.08
					4520 E RIVER	109.36
					5319 E AIRPORT	38.14
					1046 S MISSION	77.95
					1605 SCULLY	31.63
					4511 E RIVER	11,106.67
					1633 S LINCOLN	147.28
					2279 S MERIDIAN PUMP HOUSE	19.46
					2010 S LINCOLN	855.79
					2279 S MERIDIAN	2,194.61
						<u>26,783.79</u>
08/27/2018	101	204 (E)	00146	VOID		
				Void Reason: Created From Check Run Process		V
08/27/2018	101	205 (E)	00146	VOID		
				Void Reason: Created From Check Run Process		V
08/29/2018	101	206 (E)	01105	MASTERCARD	MASTERCARD CODY	426.26
					MASTERCARD COFFELL	169.52
					MASTERCARD SMITH K	158.07
					MASTERCARD TEALL	425.00
					MASTERCARD CRAWFORD	206.35
					MASTERCARD BEBOW	292.94
					MASTERCARD WALDRON	153.83
					MASTERCARD DEARING	2,530.72
					MASTERCARD MCBRIDE	3,519.61
					MASTERCARD FUSSMAN	180.62
					MASTERCARD OCKERT	24.99
					MASTERCARD HOHLBEIN	241.92
					MASTERCARD ROCKAFELLOW	258.24
						<u>258.24</u>

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION
 CHECK DATE FROM 08/23/2018 - 09/12/2018

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						8,588.07
08/28/2018	101	20409	01246	WOLVERINE POWER SYSTEMS	PORTABLE GENERATOR REPAIR	321.25
09/12/2018	101	20410	01358	21ST CENTURY MEDIA-MICHIGAN	AD FOR WWTP OPERATOR	526.00
09/12/2018	101	20411	00013	AIRGAS USA, LLC	DANGER CNFND SPACE SIGN	157.33
					DANGER SIGNS	138.46
					DANGER FERRIC CHLORIDE WARNING SIGN	88.01
						<u>383.80</u>
09/12/2018	101	20412	00020	JAMES ALWOOD	WELL SITE LEASE - AUGUST 2018	639.68
09/12/2018	101	20413	00066	BILL'S CUSTOM FAB, INC.	WELDING FOR PRELIMINARY TREATMENT	178.27
09/12/2018	101	20414	01240	BRAUN KENDRICK FINKBEINER PLC	LUX FAMILY PROP - JULY 2018	3,390.00
					GEN LEGAL FEES - JULY 2018	773.00
						<u>4,163.00</u>
09/12/2018	101	20415	00095	C & C ENTERPRISES, INC.	NITRILE GLOVES/GREEN FLOCKED	223.20
09/12/2018	101	20416	00791	JANE CHAFFEE	REIMBURSEMENT FOR MICH ASSESSORS ASSOC C	9.32
09/12/2018	101	20417	00129	CMS INTERNET, LLC	MANAGED IT, EMAIL & PHONE SERVICE - SEPT	4,984.75
					MICROSOFT SERVER LICENSE	699.00
						<u>5,683.75</u>
09/12/2018	101	20418	01024	CODE OFFICIALS CONFERENCE-MI	COCM 2018 FALL CONFERENCE-LARRY SOMMER	260.00
09/12/2018	101	20419	01597	COMPREENEW	ELECTRONICS RECYCLING-CLEAN UP DAY	1,575.16
09/12/2018	101	20420	00155	COYNE OIL CORPORATION	FUEL IN TOWNSHIP VEHICLES - AUGUST 2018	1,004.12
09/12/2018	101	20421	01092	D CLARE SERVICES	SHOP CLEANUP	25.00
09/12/2018	101	20422	01171	DBI BUSINESS INTERIORS	BATTERIES/RUBBER BANDS - TOWNSHIP HALL	20.19
09/12/2018	101	20423	00903	DETECTION INSTRUMENTS CORPORATION	L2 CALIBRATION	222.99
09/12/2018	101	20424	00098	ELECTION SOURCE	VOTER ENTER/EXIT SIGNS	99.99
					ICX CART FOR ELECTIONS	1,400.00
					ICP/ICX ADA/ABSENT VOTER TESTS	1,178.50
						<u>2,678.49</u>
09/12/2018	101	20425	00201	ELHORN ENGINEERING COMPANY	BULK CHLORINE	2,253.75
09/12/2018	101	20426	00209	ETNA SUPPLY COMPANY	MXU'S HOOKUPS/METER REPAIRS	4,050.00
					MTR 3/4 C38-23-2.5-NL METER & FORD WITH	2,306.00
						<u>6,356.00</u>
09/12/2018	101	20427	00213	FASTENAL COMPANY	S/S TRUBOLT 1/2 X 4.25	78.00
09/12/2018	101	20428	01593	FISHBECK, THOMPSON, CARR & HUBER	WATER SYSTEMS STUDY 5% COMPLETE	3,039.11
					WATER SYSTEMS STUDY PROGRESS BILLING	6,798.65
						<u>9,837.76</u>
09/12/2018	101	20429	01583	GOUDREAU & ASSOCIATES INC.	CONSULTING SERVICES-OFFICE REMODEL PROJE	8,370.00
09/12/2018	101	20430	00257	GOURDIE-FRASER, INC.	PUMP STATION #7 SERVICE AREA EVALUATION	2,467.50
09/12/2018	101	20431	01594	HOME DEPOT	REFUND PARKS PAVILION RENTAL FEE	40.00
09/12/2018	101	20432	01094	ISABELLA COUNTY RECYCLING CENTER	BRUSH RECYCLING	36.00
09/12/2018	101	20433	00333	ISABELLA COUNTY ROAD COMMISSION	BRINE CONTRACT - FINAL PMT 2018	5,720.47
09/12/2018	101	20434	00337	ISABELLA COUNTY TREASURER	2009 WASTEWATER BOND PAYMENT	394,123.75
					2010 WATER SUPPLY SYSTEM BOND PAYMENT	120,246.25
					2009 WW BONDS - PAYING AGENT FEES	750.00
					2010 WATER BONDS - PAYING AGENT FEES	750.00
						<u>750.00</u>

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						515,870.00
09/12/2018	101	20435	00359	KERR PUMP & SUPPLY	#19 KOHLS 15HP @460V REVERSING STARTER	403.12
09/12/2018	101	20436	00360	KIMBALL MIDWEST	FIRST AID/LEADS/CORD 9MM HEX END L-WR LONG	214.17 25.30
						<u>239.47</u>
09/12/2018	101	20437	00362	KRAPOHL FORD & LINCOLN	REPLACED ENGINE AIR FILTER	73.64
09/12/2018	101	20438	01300	LINDSAY SOFT WATER	TWP HALL - SALT DELIVERY	21.00
09/12/2018	101	20439	01455	JENNIFER LOVEBERRY	FLEX MEDICAL REIMB. 8/16/18	447.96
09/12/2018	101	20440	00422	MICHIGAN PIPE & VALVE	MESSENGER WATER TAP VALVE BOX REPAIRS DEER RUN VALVE BOX REPAIRS - STOCK/REMUS/MISSION/ CURB STOP LIDS (SHUT OFF BOXES) MANHOLE MAGNET	2,394.00 35.00 223.00 240.00 725.00
						<u>3,617.00</u>
09/12/2018	101	20441	00427	MICHIGAN SURVEYORS SUPPLY, INC	TERRAFLEX ADVANCED SOFTWARE - GPS	360.00
09/12/2018	101	20442	00907	MID MICHIGAN CABLE CONSORTIUM	FRANCHISE FEE 2ND Q 2018	13,541.34
09/12/2018	101	20443	00494	NORTH CENTRAL LABORATORIES	ORION REFILLABLE TRIODE/COLIBLUE AMPULE/	973.03
09/12/2018	101	20444	00497	NORTHERN INDUSTRIAL SUPPLY	PRELIMINARY TRTMT GEARBOX REPAIR	10,239.78
09/12/2018	101	20445	00131	PERCEPTIVE CONTROLS, INC	LINCOLN WATER TOWER-STARTUP FEES	906.75
09/12/2018	101	20446	00525	PICKARD STREET CAR WASH	CAR WASHES - JULY 2018	57.00
09/12/2018	101	20447	00788	POLLARDWATER.COM	GAS DETECTOR REPLACEMENT	1,213.67
09/12/2018	101	20448	01273	PRO-SEAL SERVICE GROUP	ROYAL PURPLE SYNFFILM GT 220 5 GAL PAIL	591.38
09/12/2018	101	20449	00559	RENT-RITE	DRAIN SNAKE - MCDONALD PARK RESTROOM	36.96
09/12/2018	101	20450	01596	ROB RALSTON	PARKS PAVILION RENTAL FEE REFUND	40.00
09/12/2018	101	20451	01595	ROMANOW BUILDING SERVICES	JUNE/JULY JANITORIAL SERV. - WATER JUNE/JULY JANITORIAL SERV. - WWTP JUNE/JULY JANITORIAL SERV - TWP HALL	409.28 613.92 1,023.16
						<u>2,046.36</u>
09/12/2018	101	20452	00597	SHERWIN WILLIAMS	PAINT - WWTP	79.42
09/12/2018	101	20453	01542	SHRED-IT US JV LLC	PAPER SHREDDING 8/7/18	54.65
09/12/2018	101	20454	00601	KIMBERLY SMITH	MILEAGE REIMBURSEMENT 5/11/18 - 8/27/18	227.15
09/12/2018	101	20455	00609	STANDARD ELECTRIC COMPANY	TERTIARY FILTER	62.83
09/12/2018	101	20456	01270	STATE OF MICHIGAN - DEQ	CLASS D-WWTP OPERATOR CERTIFICATE EXAM -	70.00
09/12/2018	101	20457	00637	SWEENEY SEED CO.	HYDRO SEEDER MIX	354.00
09/12/2018	101	20458	01364	SHERRIE TEALL	ACCOUNTING STANDARDS MEETING MILEAGE	131.25
09/12/2018	101	20459	01013	USA BLUE BOOK	DESICCANT TUBE ASSEMBLY W/GREASE PELICAN CASE & CALIBRATION CYLINDER	117.54 336.53
						<u>454.07</u>
09/12/2018	101	20460	01314	VERIZON WIRELESS	CELL PHONES 7-16-18 TO 8-15-18	554.72
09/12/2018	101	20461	00710	WEBB CHEMICAL SERVICE	FERRIC CHLORIDE SOLUTION	5,117.40
09/12/2018	101	20462	00723	WINN TELECOM	PHONE SERVICE 8/15/18 - 9/14/18	165.92

101 TOTALS:

Total of 58 Checks:	646,395.43
Less 2 Void Checks:	0.00
Total of 56 Disbursements:	<u>646,395.43</u>

Charter Township of Union Payroll
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CHECK DATE: August 23, 2018

PPE: August 18, 2018

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	54,256.98
Employer Share Med		783.79
Employer Share SS		3,351.27
SUI		124.05
Pension-Employer Portion		3,420.05
Workers' Comp		585.59
Life/LTD		-
Dental		989.23
Health Care		15,674.00
Vision		-
Vision Contribution		-
Health Care Contribution		-
Cobra/Flex Administration		184.40
PCORI Fee		-
Total Transfer to Payroll Checking	\$	<u>79,369.36</u>

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	29,861.65
EDDA		-
WDDA		-
Sewer Fund		28,782.49
Water Fund		20,725.22
Total To Transfer from Pooled Savings	\$	<u>79,369.36</u>

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - August 13, 2018 through August 19, 2018**

Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	116	Fuel Burner/Boiler Malfunction			
	130	Mobile Property Fire, Other			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	137	Camper or Recreational Vehicle (RV) Fire			
	138	Off-road vehicle of heavy equipment fire	1	3	
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
	154	Dumpster Fire			
	160	Special Outside Fire, Other			
	Overpressure Rupture, (No Fire)	200	Overpressure rupture, explosion, overheat		
251		Excessive heat, scorch burns with no fire			
231		Chemical reaction rupture of process vessel			
Rescue & EMS Incident	300	Rescue, EMS incident, other			
	311	Medical Assist to EMS Crew	2	5	2
	321	EMS Call excluding Veh. Accident	2	4	3
	322	Motor Vehicle Acc. W/ Injuries	1	3	
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries	1	5	
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
	361	Swimming /recreational water area rescue			
	363	Swift Water Rescue			
	3811	Technical rescue standby			
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak (natural gas or LPG)			1
	413	Oil of Combustible Liquid Spill			
	420	Toxic Condition, Other			
	421	Chemical Hazard (No Spill or Leak)			
	422	Chemical Spill or Leak			

	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			1
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down	1	3	
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down	1	4	1
Service Call					
	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	555	Defective Elevator, No Occupants			
	561	Unauthorized Burning			1
	571	Cover assignment, standby, moveup			
Good Intent Call					
	600	Good Intent Call, Other	1	2	
	611	Dispatched and Cancelled en route	1	3	1
	622	No Incident Found on Arrival			1
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	653	Smoke from Barbecue, Tar Kettle			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call					
	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			1
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			1
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction	1	2	
	740	Unintentional transmission of alarm, other			1

	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional	1	3	
	746	Carbon Monoxide Activation, NO CO			
Severe Weather					
	812	Flood Assessment			
Special Incident Type	813	Wind Storm, Tornado/Hurricane Assessment			
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	13	37	14

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - August 20, 2018 through August 26, 2018**

Category	Code	Description	Twp	Resp	City	
Fire	100	Fire, Other				
	111	Building Fire				
	112	Fires in Structures other than a Building				
	113	Cooking Fire			1	
	114	Chimney or Flue Fire				
	116	Fuel Burner/Boiler Malfunction				
	130	Mobile Property Fire, Other				
	131	Passenger Vehicle Fire				
	132	Road freight or transport vehicle fire				
	136	Self-propelled Motor Home/Recreational				
	137	Camper or Recreational Vehicle (RV) Fire				
	138	Off-road vehicle of heavy equipment fire				
	140	Natural Vegetation Fire				
	143	Grass/Brush fire				
	150	Outside Rubbish Fire, other				
	151	Outside Rubbish Fire, trash or waste fire				
	154	Dumpster Fire				
	160	Special Outside Fire, Other				
	Overpressure Rupture, (No Fire)	200	Overpressure rupture, explosion, overheat			
		251	Excessive heat, scorch burns with no fire			
231		Chemical reaction rupture of process vessel				
Rescue & EMS Incident	300	Rescue, EMS incident, other				
	311	Medical Assist to EMS Crew	3	18	3	
	321	EMS Call excluding Veh. Accident			1	
	322	Motor Vehicle Acc. W/ Injuries	2	8	1	
	323	Motor Vehicle Acc/Pedestrian				
	324	Motor Vehicle Acc. W/no Injuries				
	331	Lock-In (If lock out use 551)				
	342	Search for Person in Water				
	352	Extrication of Victim (s) from vehicle				
	353	Remove Victim from Stalled Elevator				
	360	Water & Ice-related Rescue, Other				
	361	Swimming /recreational water area rescue				
	363	Swift Water Rescue				
	3811	Technical rescue standby				
Hazardous Condition (No Fire)	400	Hazard condition other				
	410	Combustible/Flammable Gas Condition				
	411	Gasoline or Other Flammable Spill				
	412	Gas Leak (natural gas or LPG)				
	413	Oil of Combustible Liquid Spill				
	420	Toxic Condition, Other				
	421	Chemical Hazard (No Spill or Leak)				
	422	Chemical Spill or Leak				

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

	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional	1	2	
	744	Detector activation, no fire	1	4	
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather					
	812	Flood Assessment			
Special Incident Type	813	Wind Storm, Tornado/Hurricane Assessment			
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	10	38	17

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - August 27, 2018 through September 2, 2018**

Category	Code	Description	Twp	Resp	City	
Fire	100	Fire, Other				
	111	Building Fire				
	112	Fires in Structures other than a Building				
	113	Cooking Fire			1	
	114	Chimney or Flue Fire				
	116	Fuel Burner/Boiler Malfunction				
	130	Mobile Property Fire, Other				
	131	Passenger Vehicle Fire	1	2		
	132	Road freight or transport vehicle fire				
	136	Self-propelled Motor Home/Recreational				
	137	Camper or Recreational Vehicle (RV) Fire				
	138	Off-road vehicle of heavy equipment fire				
	140	Natural Vegetation Fire				
	143	Grass/Brush fire				
	150	Outside Rubbish Fire, other				
	151	Outside Rubbish Fire, trash or waste fire				
	154	Dumpster Fire				
	160	Special Outside Fire, Other				
	Overpressure Rupture, (No Fire)	200	Overpressure rupture, explosion, overheat			
		251	Excessive heat, scorch burns with no fire			
231		Chemical reaction rupture of process vessel				
Rescue & EMS Incident	300	Rescue, EMS incident, other				
	311	Medical Assist to EMS Crew				
	321	EMS Call excluding Veh. Accident	1	3	1	
	322	Motor Vehicle Acc. W/ Injuries	2	17	1	
	323	Motor Vehicle Acc/Pedestrian				
	324	Motor Vehicle Acc. W/no Injuries	2	4		
	331	Lock-In (If lock out use 551)				
	342	Search for Person in Water				
	352	Extrication of Victim (s) from vehicle				
	353	Remove Victim from Stalled Elevator				
	360	Water & Ice-related Rescue, Other				
	361	Swimming /recreational water area rescue				
	363	Swift Water Rescue				
	3811	Technical rescue standby				
Hazardous Condition (No Fire)	400	Hazard condition other				
	410	Combustible/Flammable Gas Condition				
	411	Gasoline or Other Flammable Spill				
	412	Gas Leak (natural gas or LPG)				
	413	Oil of Combustible Liquid Spill				
	420	Toxic Condition, Other				
	421	Chemical Hazard (No Spill or Leak)				
	422	Chemical Spill or Leak				

	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			3
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			2
Service Call					
	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	555	Defective Elevator, No Occupants			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call					
	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route	1	2	2
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	653	Smoke from Barbecue, Tar Kettle			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call					
	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			1
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			

	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional	2	4	
	746	Carbon Monoxide Activation, NO CO			
Severe Weather					
	812	Flood Assessment			
Special Incident Type	813	Wind Storm, Tornado/Hurricane Assessment			
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	9	32	11

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency



REQUEST FOR TOWNSHIP BOARD ACTION

TO: Boar of Trustee	DATE: 09/06/2018
FROM: Peter Gallinat Township Planner	DATE FOR BOARD 09/12/2018
CONSIDERATION:	
ACTION REQUESTED: Introduce Rezoning Ordinance 2018-05, conduct a first reading. Publish a notice of a public hearing to consider adoption/rejection of Rezoning Ordinance 2018-05 on 09/26/2018. (By roll call vote)	

Current Action _____ Emergency _____

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

Finance Approval _____

BACKGROUND INFORMATION

There is currently an existing one family dwelling located at 997 E. Remus Rd. zoned AG (Agricultural District). The applicant intends to split a portion of the property where the one family dwelling is located from the remaining AG parcel.) Applicant has requested to rezone a portion of the parcel 132' x 330' from AG to R-2A (One and Two Family Low Density Residential District) If the parcel were to be split and remain zoned AG the parcel would become dimensionally non-conforming. The required width of an AG parcel is 165' which is greater than the 132' proposed.

The Charter Township of Union Planning Commission held a public hearing for the rezoning request on August 21, 2018. After receiving input from the applicant and public the Planning Commission carefully reviewed the request. The Planning Commission voted to recommend approval of the rezone as the request is consistent with the Township's Master Plan Future Land Use Map and would allow the parcel to conform to dimensional requirements.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The rezoning request has been reviewed by the Township Planning Commission. The County Planning Commission will review the request on September 13, 2018 as required.

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with this request.

1. Community well-being and common good.

COSTS

N/A

PROJECT TIME TABLE

This is done in a 3 step process. The First step is to introduce the Ordinance at a board meeting to hold a 1st reading. At this first meeting the board votes to publish for a public hearing on the adoption of said Ordinance. The second step is to hold that public hearing for the adoption of the Ordinance at the next Township board meeting. At the next Township board meeting the board votes to adopt the Ordinance and publish a notice of the adoption. The publishing of a notice of adoption is the third and final step of the Ordinance process for the Township Board.

RESOLUTION

It is further resolved that the Board of Trustees shall hold a public hearing for the adoption of Ord 2018-05 on September 26, 2018.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



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

APPLICATION NO. _____

DATE 7-16-18

A. I (WE) RICHARD J BELTINK, TERESA A. CLARK,
MARTHA A CLARK
Address 811 E REMUS RD MT PLEASANT MI 48958
Phone 989 621 5059

hereby file an application with the Township Clerk's office to:

1. Add to or change the text of the Zoning Ordinance.
2. Change the district boundaries.
3. Re-zone the property from AG
zoning classification to R2A
zoning classification.

B. If this application is for a text amendment please describe in detail what you would like to change. Give section numbers and proposed changes, standards, and procedures.

C. If this application is for the re-zoning of property please provide a complete legal description.

T14N R4W SEC 18 DESC AS COM AT SE COR TH
N60° 16' W 330 FT; TH S 89° 11' 27" W 132 FT
TH S 00° 16' 10" E 330 FT; TH N 89° 11' 27" E 132 FT TO
POB

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

997 E REMUS RD ONE MILE WEST OF CORNER
LINCOLN RD + REMUS RD (M20)

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

INTENDED USE IS FOR A SINGLE FAMILY HOME, HOME
IS CURRENTLY EXISTING. ZONING IS TO CORRECT
A DIMENSIONAL NON CONFORMING LOT REQUIREMENT

F. Please provide a site plan for any property to be re-zoned following the requirements outlined in Section 12 of the Union Township Zoning Ordinance 1991-5.

ATTACHED

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet)

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

NONE

CERTIFICATION:

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

SIGNED:

<u>[Signature]</u>	<u>7-11-19</u>
Applicant	Date
<u>[Signature]</u>	<u>7/11/18</u>
Applicant	Date
<u>[Signature]</u>	<u>7-15-18</u>
Applicant	Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission _____

Date public hearing notice published _____

Date public hearing notice mailed _____

Planning Commission Action. ___ Adopted ___ Denied Date _____

Date referred to County Planning Commission _____

Township Board Action ___ Adopted ___ Denied Date _____

Remarks: _____

FEE _____ RECEIPT NO. _____

PROPERTY OWNERS
WITHIN 300 FT OF 997 E REMUS Rd

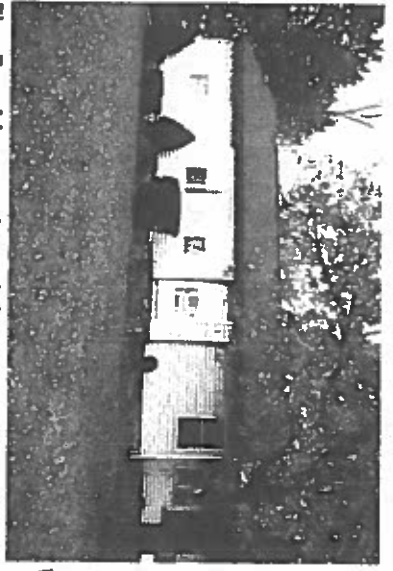
- 1) PATRICK OHARA
1215 BERKSHIRE Rd
GROSSE POINTE MI 48230
- 2 TONY MARTINEZ
905 E REMUS Rd
MT PLEASANT MI 48859
- 3) KAREN & KURT COTTER
4850 W REMUS Rd
MT PLEASANT MI 48859
- 4) AMANDA HIRKINS
939 E REMUS Rd
MT PLEASANT MI 48859
- 5) SECRETARY OF HOUSING & URBAN DEV
2401 NW 23RD ST STE 10
OKLAHOMA CITY OK 73107
- 6 SUSAN WELCH
980 E REMUS Rd
MT PLEASANT MI 48859
- 7 CHRISTOPHER & RHONDA LUNDSTED
956 E REMUS Rd
MT PLEASANT MI 48859

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal Page	Verified By	Pct. Trans.
BELTINCK JOHN A & ETHEL M	BELTINCK RICHARD J & RUTH	0	01/08/1982	QC	FAMILY SALE	0866/0382	DEED	0.0
BELTINCK JOHN A & ETHEL M	BELTINCK RICHARD J & RUTH	0	01/08/1982	QC	FAMILY SALE	0866/0382	DEED	0.0
BELTINCK JOHN A & ETHEL M	BELTINCK RICHARD J & RUTH	0	01/08/1982	QC	FAMILY SALE	0866/0382	DEED	0.0
BELTINCK JOHN A & ETHEL M	BELTINCK RICHARD J & RUTH	0	01/08/1982	QC	FAMILY SALE	0866/0382	DEED	0.0

Property Address: 997 E REMUS RD
 Class: RESIDENTIAL - IMPRZoning: Building Permit(s)
 School: MT PLEASANT PUBLIC
 P.R.E. 0%
 MAP #:
 2019 Est TCV 93,551 TCV/TEA: 80.65
 X Improved Vacant Land Value Estimates for Land Table 00404.00404 R WEST/NORTHWEST OF CITY

Taxpayer's Name/Address	Description	Frontage	Depth	Rate	Adj.	Reason	Value
BELTINCK RICHARD	Public						
BELTINCK RICHARD	Improvements						
BELTINCK RICHARD	Dirt Road	132.00	330.00	1.0000	0.0000	140 100+	0
BELTINCK RICHARD	Gravel Road			0.997	Acres	15,500 100	15,454
BELTINCK RICHARD	Paved Road						
BELTINCK RICHARD	Storm Sewer						
BELTINCK RICHARD	Sidewalk						
BELTINCK RICHARD	Water						
BELTINCK RICHARD	Sewer						
BELTINCK RICHARD	Electric						
BELTINCK RICHARD	Gas						
BELTINCK RICHARD	Curb						
BELTINCK RICHARD	Street Lights						
BELTINCK RICHARD	Standard Utilities						
BELTINCK RICHARD	Underground Utilis.						
BELTINCK RICHARD	Topography of Site						
BELTINCK RICHARD	Level						
BELTINCK RICHARD	Rolling						
BELTINCK RICHARD	Low						
BELTINCK RICHARD	High						
BELTINCK RICHARD	Landscaped						
BELTINCK RICHARD	Swamp						
BELTINCK RICHARD	Wooded						
BELTINCK RICHARD	Pond						
BELTINCK RICHARD	Waterfront						
BELTINCK RICHARD	Ravine						
BELTINCK RICHARD	Wetland						
BELTINCK RICHARD	Flood Plain						

Tax Description: T14N R4M SEC 18 DESC AS COM AT SE COR TH
 N00°16'10"W 330 FT; TH S89°11'27"W 132 FT; TH S00°16'10"E 330 FT; TH N89°11'27"E 132 FT TO POB
 Comments/Influences



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	7,700	39,100	46,800			15,594C
			2018	0	0	0			0
			2017	0	0	0			0
			2016	0	0	0			0

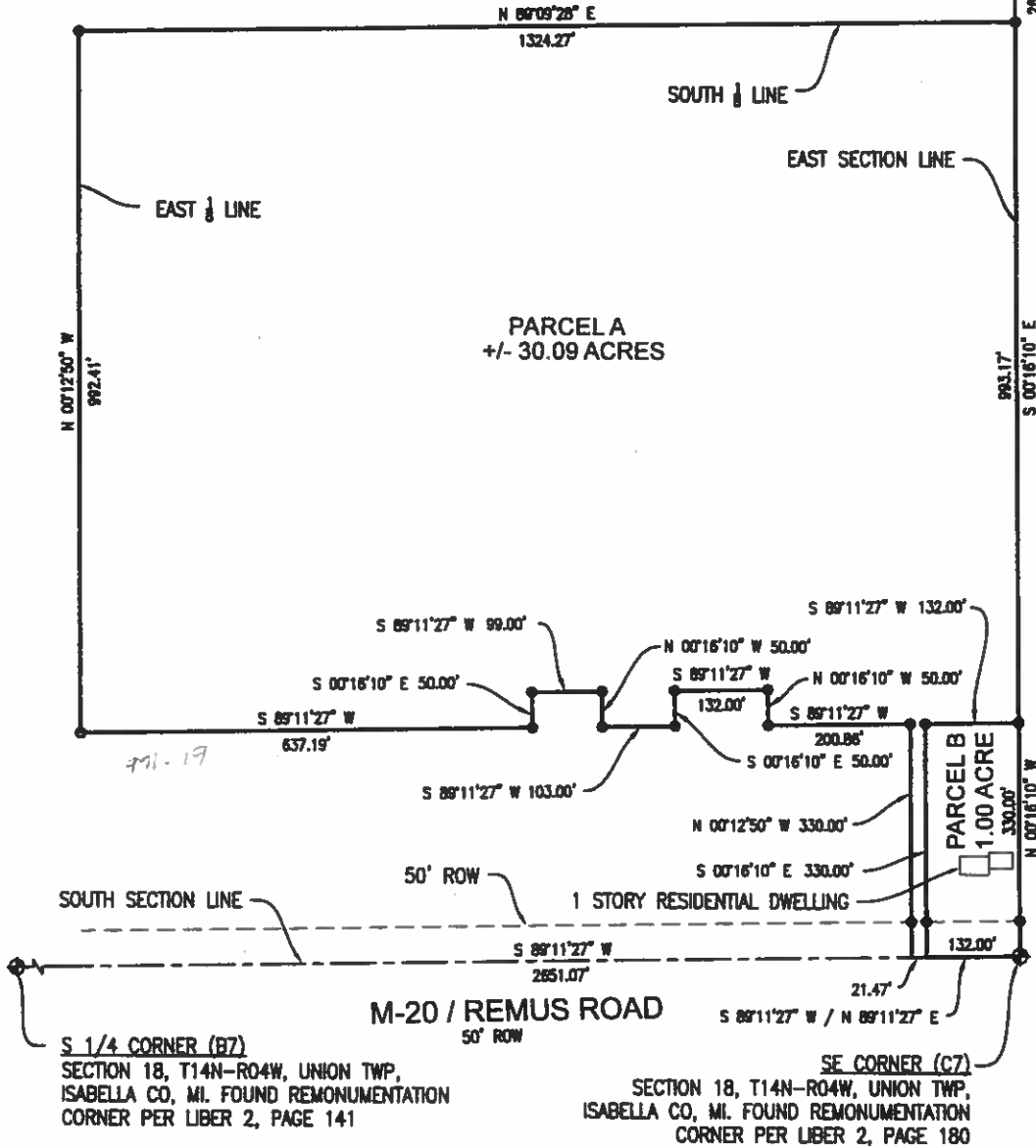
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Union, County of Isabella, Michigan
 *** Information herein deemed reliable but not guaranteed***

CERTIFICATE OF SURVEY



I CHRIS SCHAFER, HEREBY CERTIFY THAT ON MAY 16, 2018 I SURVEYED THE LAND DESCRIBED HEREON AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970 AS AMENDED, HAVE BEEN MET.

E 1/4 CORNER (C6)
SECTION 18, T14N-R04W, UNION TWP,
ISABELLA CO, MI. FOUND REMONUMENTATION
CORNER PER LIBER 3, PAGE 118



S 1/4 CORNER (B7)
SECTION 18, T14N-R04W, UNION TWP,
ISABELLA CO, MI. FOUND REMONUMENTATION
CORNER PER LIBER 2, PAGE 141

SE CORNER (C7)
SECTION 18, T14N-R04W, UNION TWP,
ISABELLA CO, MI. FOUND REMONUMENTATION
CORNER PER LIBER 2, PAGE 180

LEGEND

- ◆ PUBLIC LAND CORNER
- FOUND IRON
- SET IRON WITH PS CAP #63460

BASIS OF BEARINGS: WGS 84



SchaFour
SURVEYING & ENGINEERING

1750 Plainfield Road | Mt. Pleasant, MI 48858

SECTION 18, T14N, R04W
UNION TOWNSHIP
ISABELLA COUNTY, MICHIGAN



SCALE: 1" = 200'

CLIENT: DICK BELTINCK

DRAWN BY: CJS

DATE: 5-18-18

REVISED: -

SCALE: 1" = 200'

SHEET: 1 OF 2

DESCRIPTIONS

DESCRIPTION AS PROVIDED; WARRANTY DEED LIBER 1710, PAGE 152-153



THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 WEST, EXCEPT THE 1172 FEET OF THE SOUTH 20 RODS, AND EXCEPT THE NORTH 50 FEET OF THE SOUTH 380 FEET OF THE WEST 132 FEET OF THE EAST 486 FEET, AND EXCEPT THE NORTH 50 FEET OF THE SOUTH 380 FEET OF THE WEST 99 FEET OF THE EAST 688 FEET.

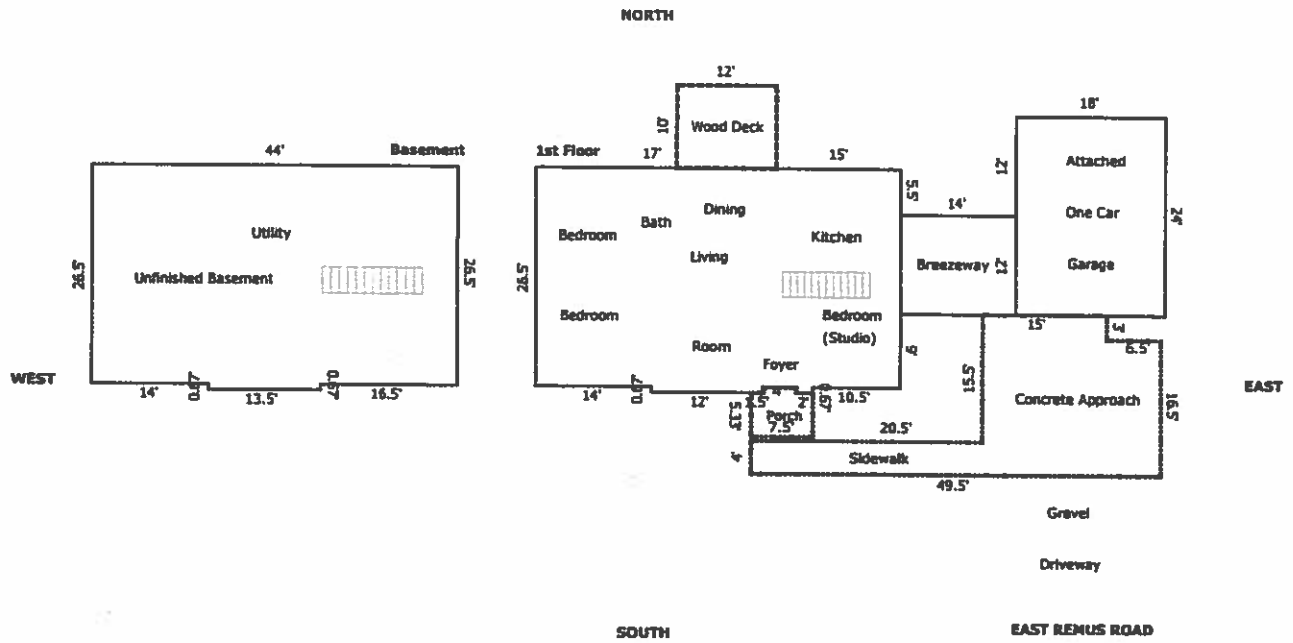
PARCEL A AS SURVEYED

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 WEST MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION THENCE S 89° 11' 27" W ALONG THE SOUTH SECTION LINE, 132.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89° 11' 27" W ALONG THE SOUTH SECTION LINE, 21.47 FEET; THENCE N 00° 12' 50" W, 330.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 200.86 FEET; THENCE N 00° 16' 00" W, 50.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 132.00 FEET; THENCE S 00° 16' 10" W, 50.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 103.00 FEET; THENCE N 00° 16' 00" W, 50.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 99.00 FEET; THENCE S 00° 16' 10" E, 50.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 637.19 FEET; THENCE N 00° 12' 50" W ALONG THE EAST $\frac{1}{4}$ LINE, 992.41 FEET; THENCE N 89° 09' 28" E ALONG THE SOUTH $\frac{1}{4}$ LINE, 1324.27 FEET TO THE EAST SECTION LINE; THENCE S 00° 16' 10" E ALONG THE EAST SECTION LINE, 993.17 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 132.00 FEET; THENCE S 00° 16' 10" E 330.00 FEET TO THE POINT OF BEGINNING. CONTAINING 30.09 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS OF RECORD.

PARCEL B AS SURVEYED

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 WEST MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION THENCE N 00° 16' 10" W ALONG THE EAST SECTION LINE, 330.00 FEET; THENCE S 89° 11' 27" W PARALLEL WITH THE SOUTH SECTION LINE, 132.00 FEET; THENCE S 00° 16' 10" E, 330.00 PARALLEL WITH THE EAST SECTION LINE 330.00 FEET; THENCE N 89° 11' 27" E ALONG THE SOUTH SECTION LINE, 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS OF RECORD.

 <p style="font-size: 24pt; font-weight: bold; margin: 0;">SchaFour</p> <p style="font-weight: bold; margin: 0;">SURVEYING & ENGINEERING</p> <p style="font-size: 10pt; margin: 0;">1750 Plainfield Road Mt. Pleasant, MI 48858</p>	<p style="font-weight: bold; margin: 0;">SECTION 18, T14N, R04W</p> <p style="font-weight: bold; margin: 0;">UNION TOWNSHIP</p> <p style="font-weight: bold; margin: 0;">ISABELLA COUNTY, MICHIGAN</p>	
	 <p style="font-weight: bold; margin: 0;">SCALE: 1" = 200'</p>	
CLIENT: DICK BELTINCK	DRAWN BY: CJS	
DATE: 5-19-18	REVISED: -	
SCALE: 1" = 200'	SHEET: 2 OF 2	



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1176.33 Sq ft	$2 \times 0.67 = 1.33$ $13.5 \times 0.67 = 9$ $44 \times 26.5 = 1166$
Total Living Area (Rounded):	1176 Sq ft	
Non-living Area		
Concrete Drive/W Sidewalk	511.75 Sq ft	$16.5 \times 6.5 = 107.25$ $15 \times 15.5 = 232.5$ $4 \times 43 = 172$
Breezeway	168 Sq ft	$12 \times 14 = 168$
1 Car Attached	432 Sq ft	$18 \times 24 = 432$
Porch	42.67 Sq ft	$7.5 \times 5.33 = 40$ $4 \times 0.67 = 2.67$
Basement	1175 Sq ft	$44 \times 26.5 = 1166$ $13.5 \times 0.67 = 9$
Wood Deck	120 Sq ft	$12 \times 10 = 120$

UNION TOWNSHIP PUBLIC HEARING NOTICE –REZONING

(Corrected Notice)

NOTICE is hereby given that a Public Hearing will be held on Tuesday, August 21, 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 rezoning of property from AG (Agriculture) to R-2A (One and Two Family Low Density District for dimensional lot conformance of existing single family home as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Richard J. Beltinck, Teresa A. Clark & Martha A. Clare** rezoning of AG (Agricultural) to R-2A (One and Two Family Low Density Residential).

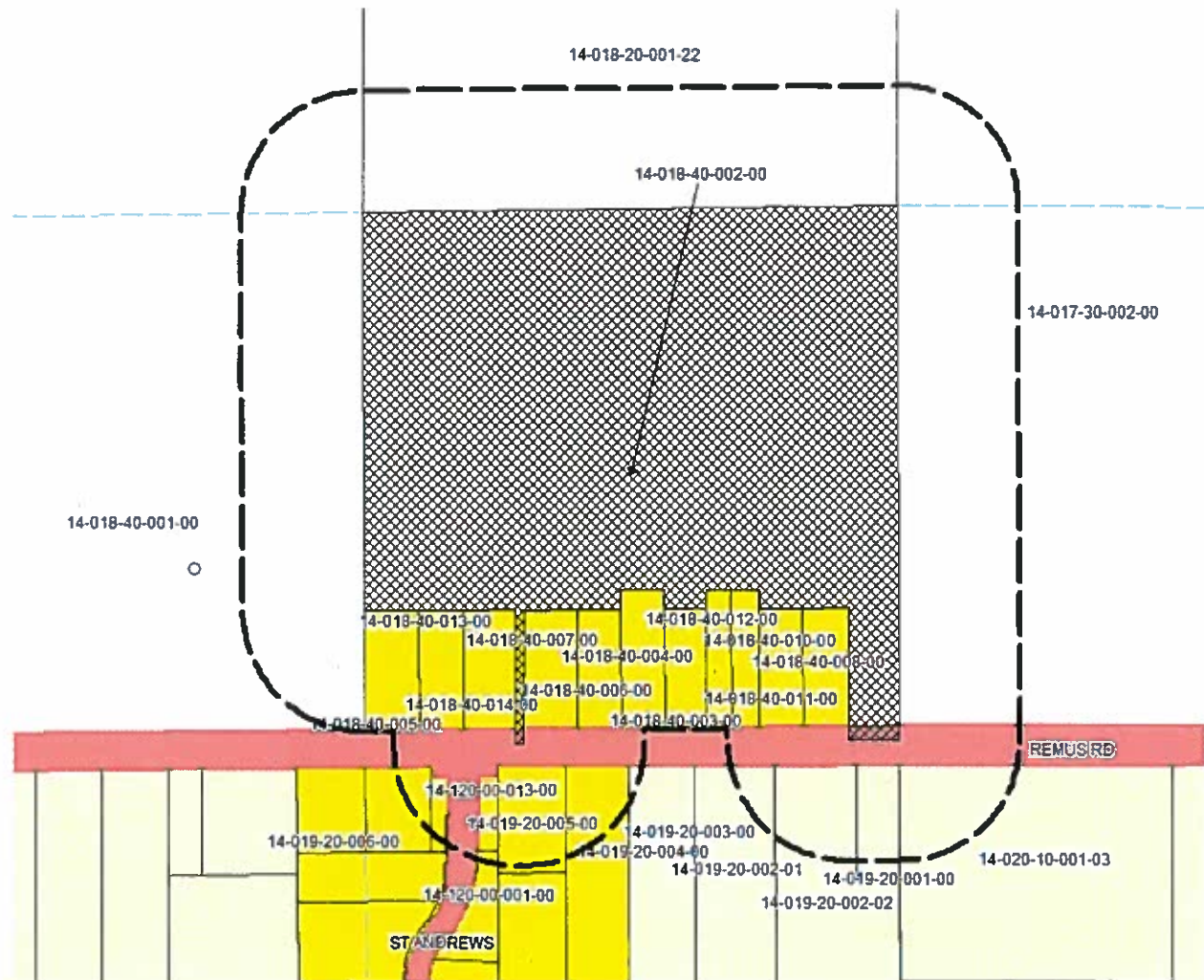
Legal Description of property: T14N R4W, SEC 18; SE 1/4 OF SE 1/4 EXC W 773 FT OF E 918 FT OF S 20 RDS, EXC W 374 FT OF S 20 RDS. OF SEC 18. EXC N 50 OF S 380 OF W 132 OF E 486 FT, EXC N 50 FT OF S 380 FT OF W 99 FT OF E 688 FT.

This property is located at: 997 E. Remus Rd. MOUNT PLEASANT, MI 48858
PID 14-018-40-002-01

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

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

Peter Gallinat,
Township Planner



The checked parcel represents the applicant property to be rezoned at 997 E. Remus Rd. The applicant has proposed to rezone only the South Eastern corner of the property from AG (Agricultural) to R-2A (One and Two-Family, Low Density Residential). The remainder of the property will remain AG. This will allow the existing one family dwelling located on the South East Corner to be dimensionally conforming. The parcels colored yellow are R-2A. The parcels colored off yellow are zoned R-1 (One Family Rural Residential). White parcels are zoned AG.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on August 21, 2018 at the Township Hall.

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

Roll Call

Present: Buckley, Clerk Cody, Darin, Fuller, LaBelle II, Squattrito, & Webster

Excused: Shingles & Mielke

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

LaBelle moved **Cody** supported the approval of the July 17, 2018 regular meeting minutes as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

- Board of Trustees updates by Clerk Cody
- Township Planner stated that the following items were not ready to be Agenda items, per the requirements of the applications
 - SPA 2018-01 Amending SPR 2017 08 Riverwood Accessory Building amended location of access drive and relief from sidewalk construction located at 1239 E. Broomfield Rd.(Not ready for review at time of packet distribution 8/16/18)
 - SPR 2018-07 Mission Rd. Mini Storage located at 5353 S. Mission Rd. Owner: DeShano Development LLC. (Not ready for review at time of packet distribution 8/16/18)

Approval of Agenda

Cody moved **Darin** supported approval of the agenda as presented. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment

Open 7:17 p.m.

Mike Hackett, Attorney representing Riverwood, commented on the approval of road and requirement of sidewalk of his client's site plan application.

Closed 7:23 p.m.

New Business

- A. REZ 2018-04 Rezone from AG to R2A 132'x330' located at 997 E. Remus Rd.**
Owner: Richard Beltinck, Teresa Clark, and Martha A. Clark

Introduction by Gallinat

Public Hearing – Open 7:28 p.m.

Richard Beltinck, 811 E. Remus Rd. – Stated that he is in favor of the rezone, also commented on She four’s survey

Tony Martinez 965 E. Remus Rd. – Commented on She four’s survey – disputing property lines
Public Hearing – Closed 7:35 p.m.

Gallinat, Township Planner stated as a reminder that any civil matters are between the property owners not the Township.

Webster moved **Cody** supported to recommend approval of REZ 2018-02 to the Board of Trustees, as this rezone is consistent with the Master Plan Future Land Use Map and would make the parcel conforming to dimensional requirements. **Vote: Ayes: 7 Nays 0. Motion carried.**

B. SUP 2018-04 Mission Rd. Mini Storage located at 5353 S. Mission Rd.

Owner: DeShano Development LLC.

Prior to discussion Commissioner Fuller stated that the company that he works for sells and constructs mini storage units and asked if the Commissioners felt there may be a conflict of interest. Chair Squattrito proposed the question to the Commissioners; they all felt that there was no reasonable conflict of interest.

Introduction by Gallinat, Township Planner, he stated that the applicant is requesting to construct three additional self storage units in the currently owned B4 section of the property.

Public Hearing – Open 7:58 p.m.

Gary DeShano, Owner of property, stated that he would like to be able to build more storage units

No written correspondence was received.

Public Hearing – Closed 7:59 p.m.

The Commissioners discussed the general requirements for all special uses in section 30.3 1-10 the Zoning Ordinance. Special Uses Permitted, Section 30-14U 1-10, was also discussed by the Planning Commissioners.

Webster moved **LaBelle** supported to recommend approval of SUP 2018-04 to the Board of Trustees, contingent to the approval of SPR 2018-07. **Vote: Ayes: 7 Nays 0. Motion carried.**

C. Sidewalks and Pathways Prioritization Committee Recommendation Review

Gallinat, Township Planner stated that the Sidewalks and Pathways Prioritization Committee have a recommendation they are ready to present to the Board of Trustees; however, as a courtesy to the Planning Commission, they are asking for the Planning Commission’s review and input. The Sidewalk and Pathways Prioritization Committee have recommended calling in waivers with existing waivers of sidewalk construction that are located on priority streets, which are labeled on the Union Township: Sidewalk Implementation and Prioritization map dated April 4, 2018.

Other Business

Extended Public Comment

Open 8:36 p.m.

No comments were offered.

Final Board Comment

Squattrito mentioned the Annual Joint Meeting will be held at the Commission on Aging on August 29, 2018 starting at 6:30 p.m.

Adjournment – Chairman Squattrito adjourned the meeting at 8:37 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)

DRAFT



REQUEST FOR TOWNSHIP BOARD ACTION

TO: Board of Trustees	DATE: 09/06/2018
FROM: Peter Gallinat Township Planner	DATE FOR BOARD CONSIDERATION: 09/12/2018
ACTION REQUESTED: Approve Special Use Permit 2018-04 for the construction of 3 additional self storage buildings on the condition that a site plan is approved by the Planning Commission.	

Current Action _____ Emergency _____

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

Finance Approval _____

BACKGROUND INFORMATION

On August 21, 2018 the Charter Township of Union Planning Commission held a public hearing for SUP 2018-04. The special use requested is for 3 additional self storage buildings at 5353 S. Mission Rd. The current self storage business at 5353 S. Mission Rd. received a SUP from the Township in 2001. The applicant now seeks approval for 3 self storage buildings that are in addition to what was approved in 2001.

Earlier this year the applicant, DeShano Development Corp requested a rezone for an expansion of their business at 5353 S. Mission Rd. the request was for additional B-4 coverage on their existing parcel that is split zoned between B-4 (General Business) and AG (Agricultural) This request was denied by the Township on the basis that it did not conform with the Future Land Use Map of the Township Master Plan and the current B-4 portion of the property had yet to be fully developed.

After carefully reviewing the application the Planning Commission voted to recommend approval of SUP 2018-04 on the condition that a site plan is approved by the Planning Commission.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Charter Township of Union Planning Commission has recommended approval of SUP 2018-04 on the condition that a site plan is approved by the Planning Commission.

PROJECT IMPROVEMENTS

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

1. Commerce

COSTS

N/A

PROJECT TIME TABLE

N/A

RESOLUTION

It is hereby resolved that Special Use Permit 2018-04 is now approved.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



APPLICATION FOR A SPECIAL USE PERMIT

I (we) Deshano Development Co. OWNERS OF PROPERTY AT
5353 S. Mission Rd. 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 Self-storage Buildings

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 Expansion of the existing self-storage facility

Give reason why you feel permit should be granted: It is an existing use that has been in operation without any concerns and the expansion will provide additional needed service for the twp.

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is GENERAL BUSINESS

Zoning of the abutting areas GENERAL BUSINESS, AGRICULTURAL



Fees \$ 350 Signature of Applicant [Signature]

Date July 23, 2018

Mission Mini Storage Expansion

Prepared For

DeShano Development Co.

Section 35, Union Township, Isabella County, Michigan

SITE ADDRESS: 5353 S Mission Rd, Mt Pleasant, MI 48858

Property Description:

T14N R4W, SEC 35, COM 390 FT N OF W 1/4 COR; TH N, 600 FT; TH E, 1320 FT; TH S, 765 FT, TO A PT N 1D 2M 23S W, 225.03 FT, FROM INT W 1/8 LN AND E-W 1/4 LN ; TH S 89D 33M 39S W, 432.68 FT; TH W, 635 FT; TH N, 165 FT; TH W, 264 FT TO POB 21.71 A M/L .

Sheet Index:

- C-1 Cover Sheet
- C-2 General Notes
- C-3 Existing Topographic Survey
- C-4 Demolition Plan
- C-5 Site Plan
- C-6 Site Details
- C-7 Storm Water Management Plan



LOCATION MAP
Not to Scale

Submission Table:

July 20, 2018	Submit initial preliminary site plans to City for their review. These plans are not to be used for construction.
July 26, 2018	Revised per Drain Commission



Know what's below.
Call before you dig.

PROJECT NUMBER: P-180065
DRAWN BY: S.E.Bell
DATE: July 20, 2018
SCALE: N/A
REVISED DATE: July 26, 2018 - Per Drain Commission
ENGINEER: Alan James Craighead, P. E. 61954
SHEET C-1

Cover Sheet
Mission Mini Storage Expansion
DeShano Development Co.
325 Commerce Ct
Gladwin, MI 48624

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C-1

NOTE SHEET

- SOIL EROSION:** The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 Part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the providing of necessary bonds. **No earth changes or excavation shall be started prior to the issuance of this permit.** The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.
- FLOOD PLAIN OR WETLAND CONSTRUCTION:** The DEVELOPER shall apply to the Michigan Department of Environmental Quality for a permit for the alteration and/or occupation of a flood plain or floodway, as required under PA 451. Evidence of this permit may be required prior to plan approval by Union Township.
- NPDES STORM WATER DISCHARGE PERMIT:** The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from MDEQ as required under Public Act 451. The notice of coverage form shall be submitted through Isabella County with the Soil Erosion Control permit application. All MDEQ fees shall accompany the Notice of Coverage.
- ISABELLA COUNTY ROAD COMMISSION RIGHT-OF-WAY:** The DEVELOPER shall obtain a permit from the Isabella County Road Commission to perform work within the Isabella County Road Commission Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.
- Utility Warning** - Underground locations as shown on the plans were obtained from utility owners, and were not field located. A minimum of three (3) working days prior to beginning construction, the contractor shall notify "MISS DIG" (800-482-7171) and have all underground utilities staked before any work may begin. The contractor shall be responsible for the protection and/or relocation of all utilities that may interfere with construction. Three (3) Working Days Before You DIG - Call MISS DIG (1-800-482-7171).

OTHER NOTES

- The contractor shall be responsible to review and be familiar with all portions of these plans. Any discrepancies between different portions of the plans shall be brought to the attention of the Engineer and shall be resolved prior to construction.

BENCHMARKS

- BM#1 = Set 5/8" x 36" Rerod. Northeast of the north corner of rear (east) gate. ELEV. = 818.52

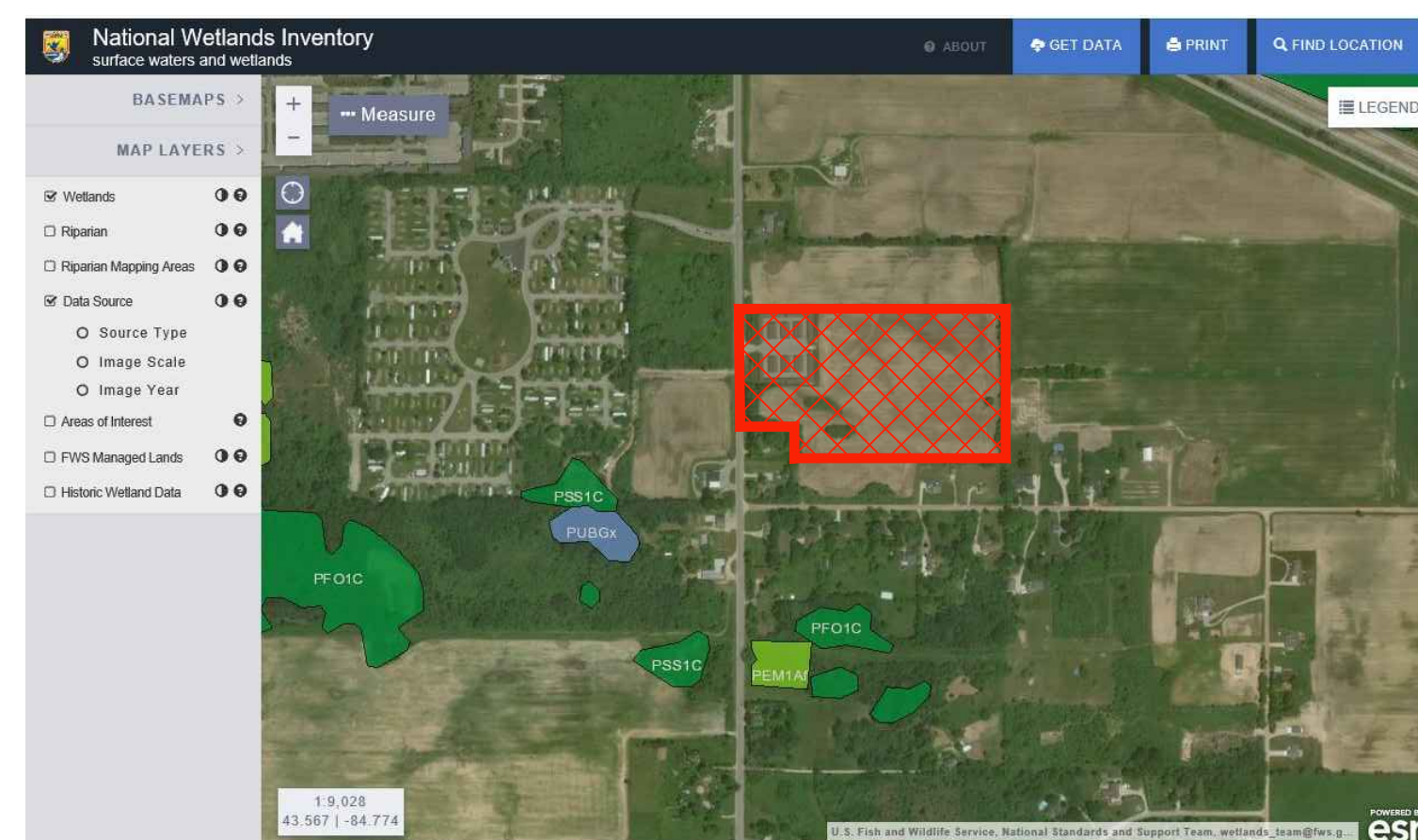
PLAN LEGEND

— O-ELECT —	= OVERHEAD ELECTRIC LINE
— GAS — GAS —	= BURIED GAS LINE
— SAN — SAN —	= SANITARY SEWER
— WATER —	= WATER MAIN
— U-G-TELE —	= UNDERGROUND TELEPHONE
⊙	= SANITARY MANHOLE
⊙	= FIRE HYDRANT
H	= WATER VALVE
⊙	= LIGHT POLE
⊙	= STREET SIGN
—	= FENCE LINE
⊙	= UTILITY POLE
⊙	= FOUND CAPPED IRON
⊙	= SET CAPPED IRON
■	= BITUMINOUS PAVING
■	= CONCRETE PAVING OR WALKWAY
⊙	= PLS SYSTEM CORNER
R	= RECORDED AS IN TITLE DESCRIPTION
P	= PREVIOUSLY DESCRIBED
M	= MEASURED AS
⊙	= PROPOSED LIGHT POLE

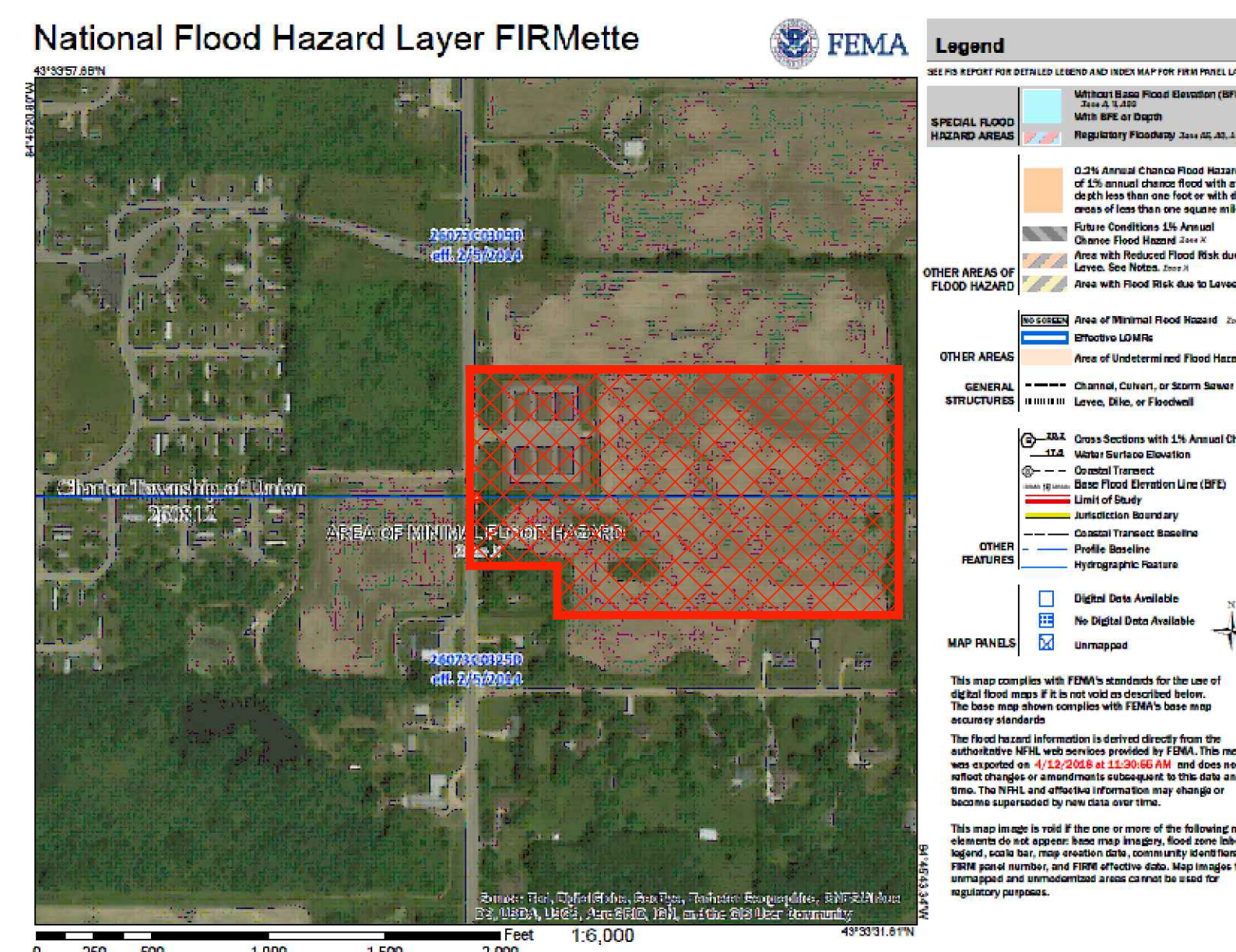
ABBREVIATIONS

LIST OF ABBREVIATIONS	Definitions
A.C.	Alternating Current
A.F.C.	Adult Foster Care
ASPH.	Asphalt Paving
ASTM	American Society of Testing Materials
AWS	American Welding Society
AWWA	American Waterworks Association
BLDG.	Building
CIP	Compacted in place
CL	Class
CONC.	Concrete
C.Yd. or CYD	Cubic Yard
DR	Dimension Ratio
°	Degrees
EA	Each
EJ	East Jordan Iron Works
ELEV.	Elevation
EX	Existing
F.F.	Finish Floor
G.P.M.	Gallons Per Minute
I.Q.	Inside Diameter
Inv.	Invert
Lbs.	Pounds
LFT	Lineal Feet
L.S.	Lump Sum
Max.	Maximum
MDOT	Michigan Department of Transportation
M.H.	Manhole
Mil.	Millimeter
Min.	Minimum
MUW	Maximum Unit Weight at optimum moisture content
No.	Number
NSF	National Sanitation Foundation
OSHA	Occupational Safety Health Administration
PSIGP	Pounds per square inch gauge
PVC	Polyvinyl Chloride
R.O.W. or R/W	Right-of-Way
RAD.	Radius
SDR	Standard Dimension Ratio
SYD	Square Yard
T.D.H.	Total Dynamic Head
V.L.F.	Vertical Lineal Feet
'	Minutes of angles or Feet
"	Seconds of angles or Inches
%	Percent
#	Pounds

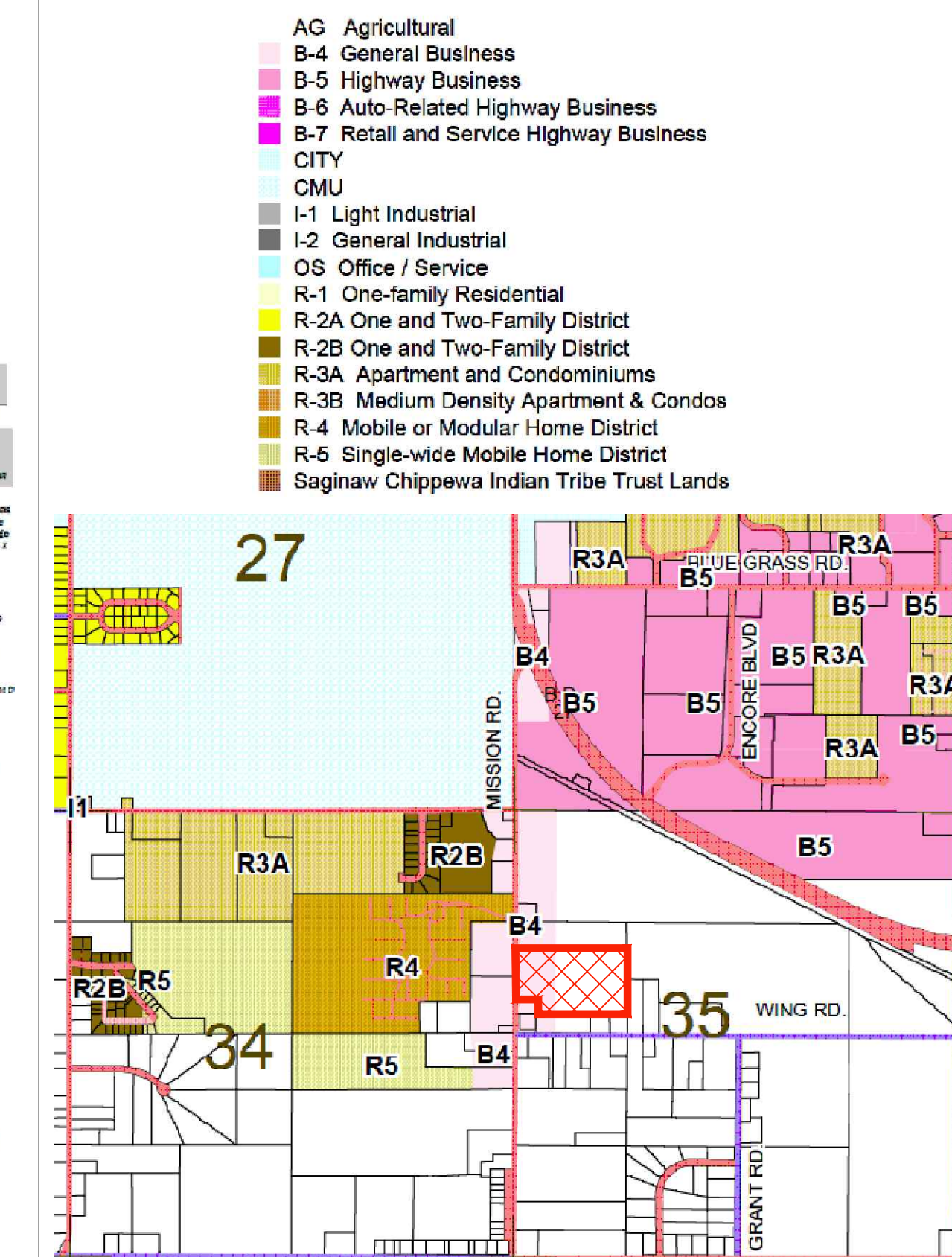
NWI Wetland Map



FEMA Floodzone Map



Zoning Map



PROJECT NUMBER: P-180065
 DRAWN BY: S.E. Bell
 DATE: July 20, 2018
 SCALE: N/A
 REVISED DATE: July 26, 2018 - Per Drain Commission
 REVISED DATE:
 ENGINEER: Alan James Craighead, P.E. 61954
 SHEET: C-2

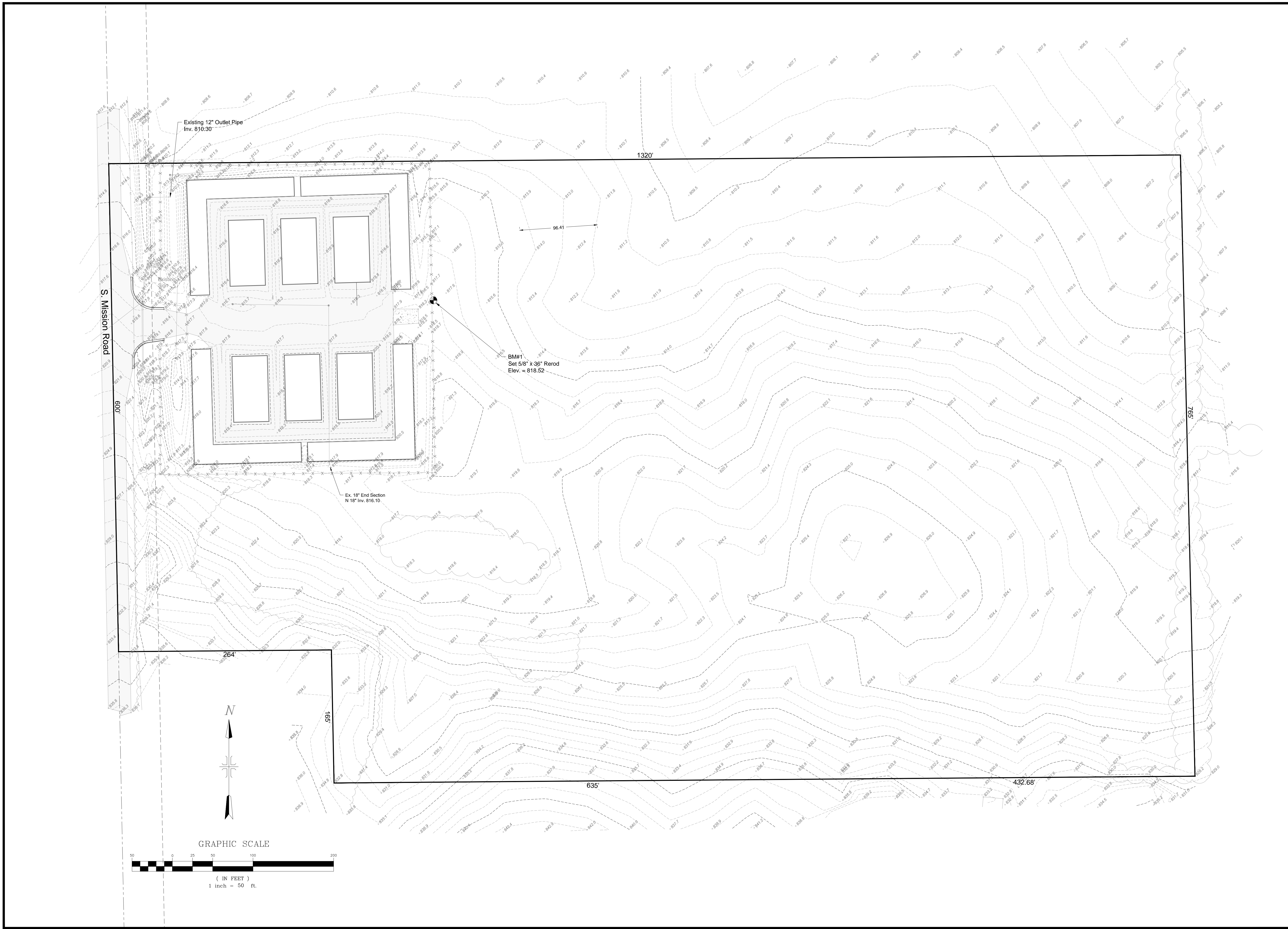
General Notes
 Mission Mini Storage Expansion
 Deshano Development Co.
 325 Commerce Ct
 Gladwin, MI 48624

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C-2

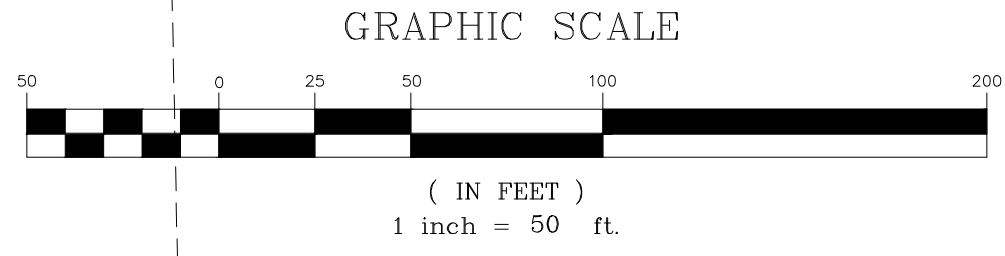
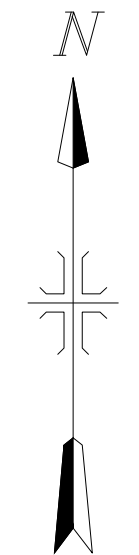


S. Mission Road

Existing 12" Outlet Pipe
Inv. 810.30

BM#1
Set 5/8" x 36" Rerod
Elev. = 818.52

Ex. 18" End Section
N 18" Inv. 816.10

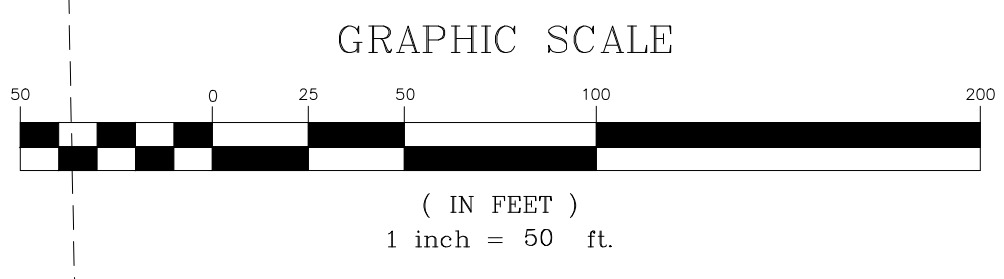
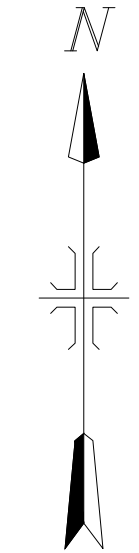
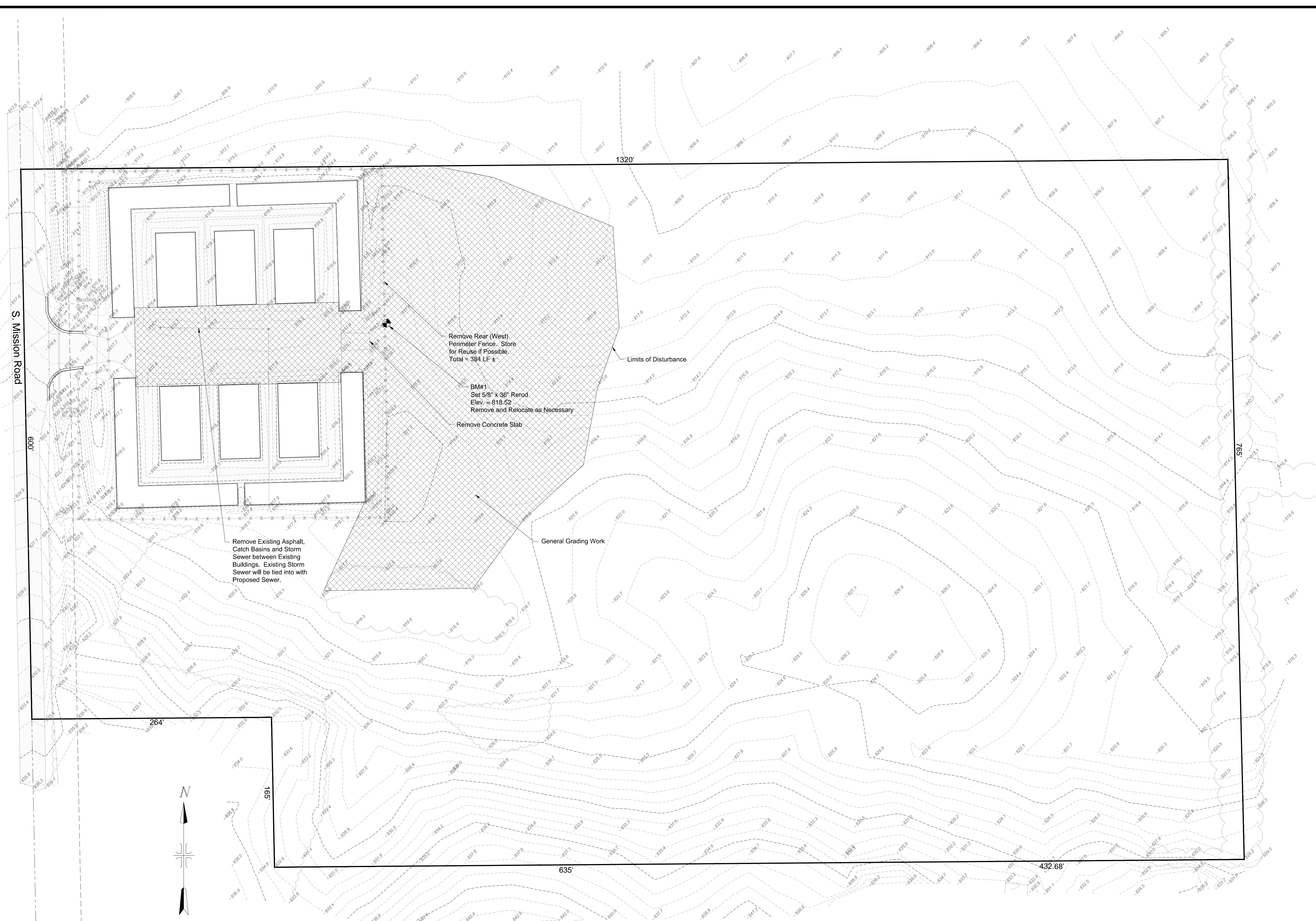


PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: 1" = 50'
REVISED DATE: July 26, 2018 - Per Drain Commission
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-3

Site Topographic Survey
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Estimated Demolition Quantities

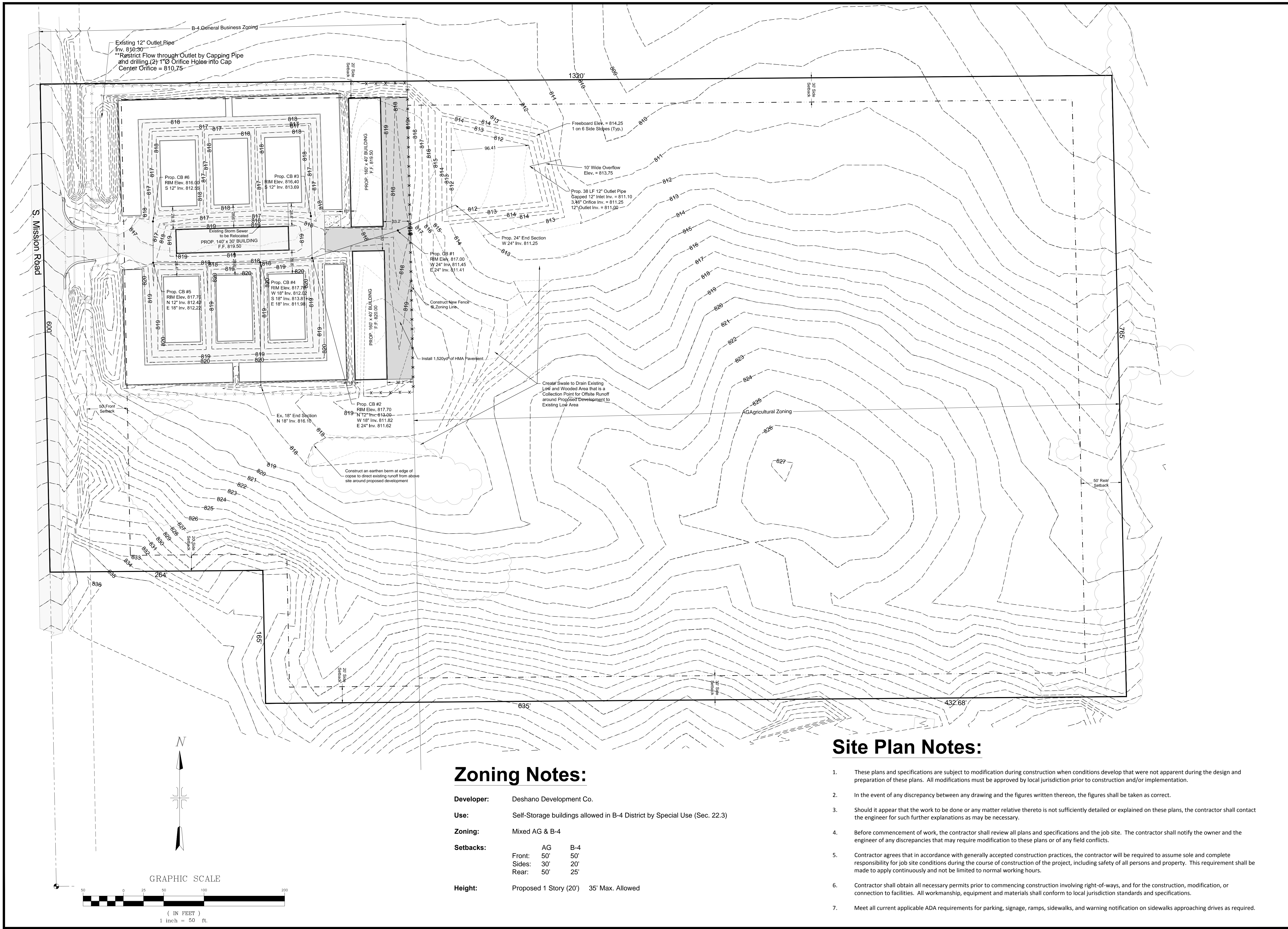
- Asphalt Area = 2200 sq. yd. ±
- Concrete = 65 sq. yd. ±
- Fence = 384 LF ±
- Storm Sewer = 180 LF ±
- Catch Basins = 2 ea
- Total Disturbed Area = 3.00 Ac ±

PROJECT NUMBER: P-180065
 DRAWN BY: S.E. Bell
 DATE: July 20, 2018
 SCALE: 1" = 50'
 REVISED DATE: July 26, 2018 - Per Drain Commission
 REVISIONS:
 ENGINEER: Alan James Craighead, P.E. 61954
 SHEET C-4

Demolition Plan
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Deshano Development Co.
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Existing 12" Outlet Pipe
Inv. 810.30
**Restrict Flow through Outlet by Capping Pipe
and drilling (2) 1"Ø Office Holes into Cap
Center Office = 810.75

Prop. CB #6
RIM Elev. 816.00
S 12" Inv. 812.35

Prop. CB #3
RIM Elev. 816.40
S 12" Inv. 813.69

Prop. CB #4
RIM Elev. 817.70
W 18" Inv. 812.24
S 18" Inv. 813.81
E 18" Inv. 811.98

Prop. CB #5
RIM Elev. 817.70
N 12" Inv. 812.49
E 18" Inv. 812.24

Prop. CB #1
RIM Elev. 817.00
W 24" Inv. 811.45
E 24" Inv. 811.41

Prop. CB #2
RIM Elev. 817.70
N 12" Inv. 814.09
W 18" Inv. 811.82
E 24" Inv. 811.62

Zoning Notes:

Developer: Deshano Development Co.

Use: Self-Storage buildings allowed in B-4 District by Special Use (Sec. 22.3)

Zoning: Mixed AG & B-4

Setbacks:

	AG	B-4
Front:	50'	50'
Sides:	30'	20'
Rear:	50'	25'

Height: Proposed 1 Story (20') 35' Max. Allowed

PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: 1" = 50'
REVISED DATE: July 26, 2018 - Per Drain Commission
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-5

Site Plan
Mission Mini Storage Expansion
Deshano Development Co.
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Gladwin, MI 48624

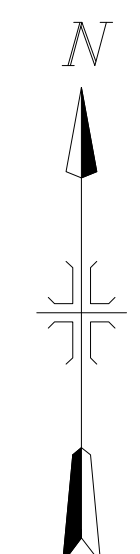
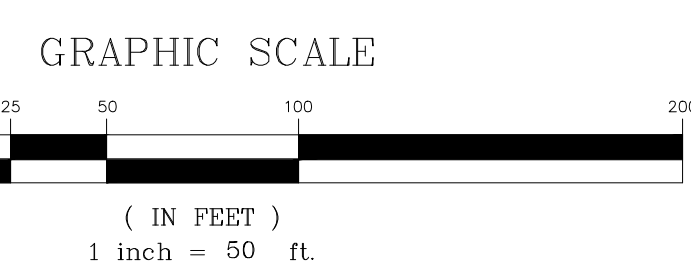
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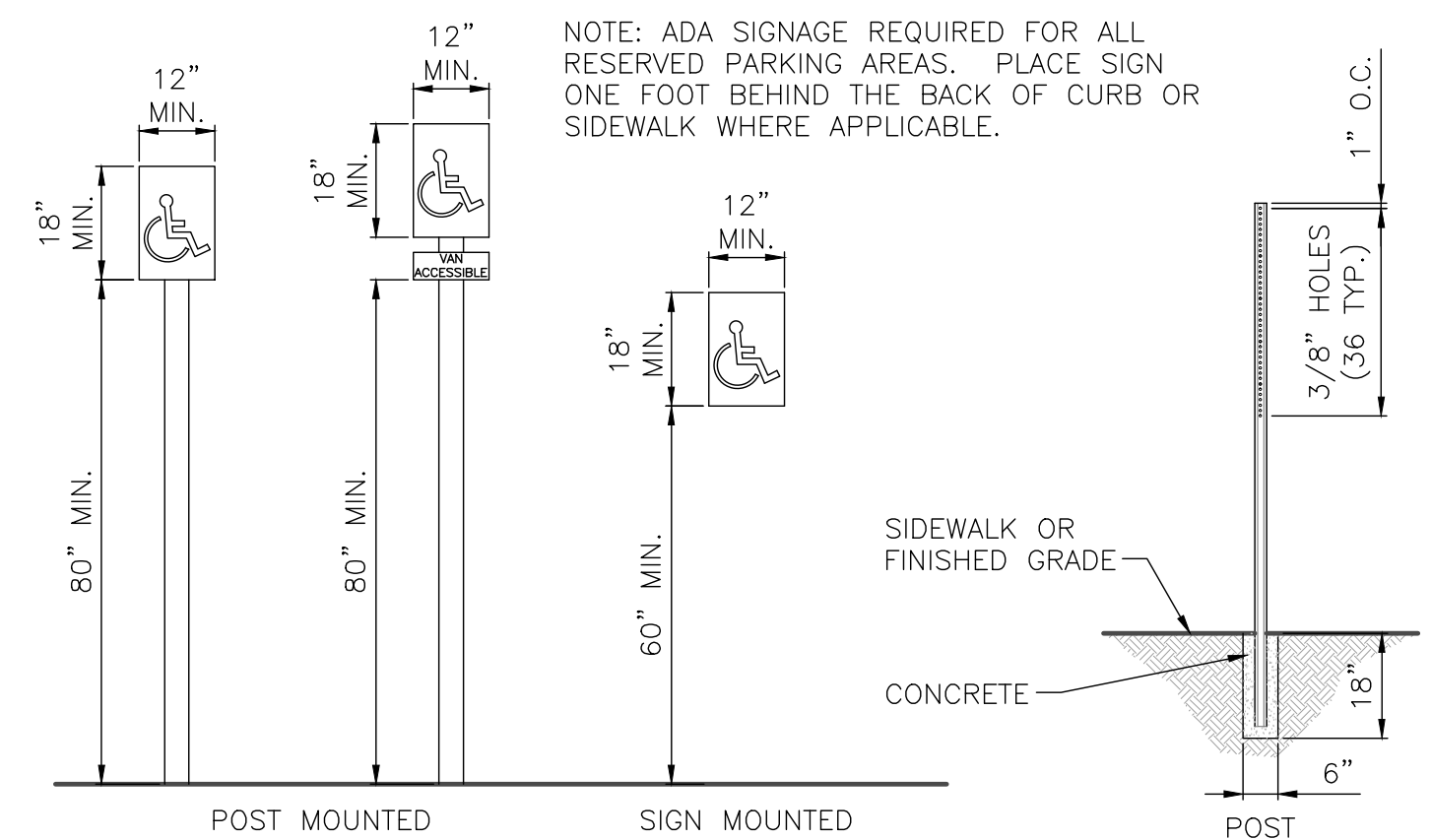
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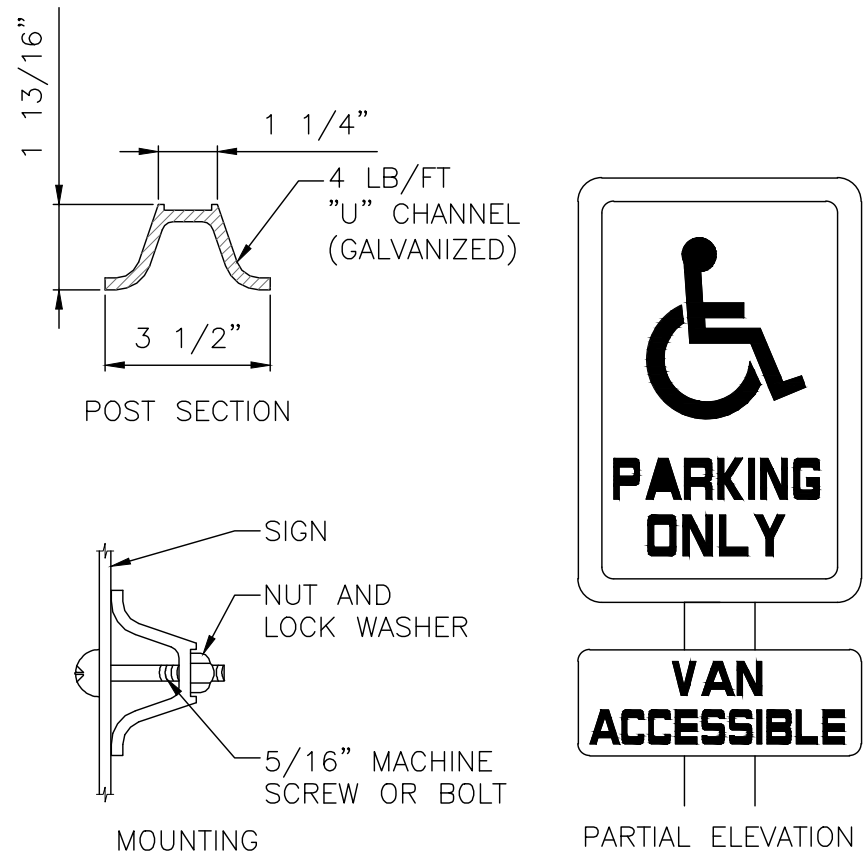
C-5



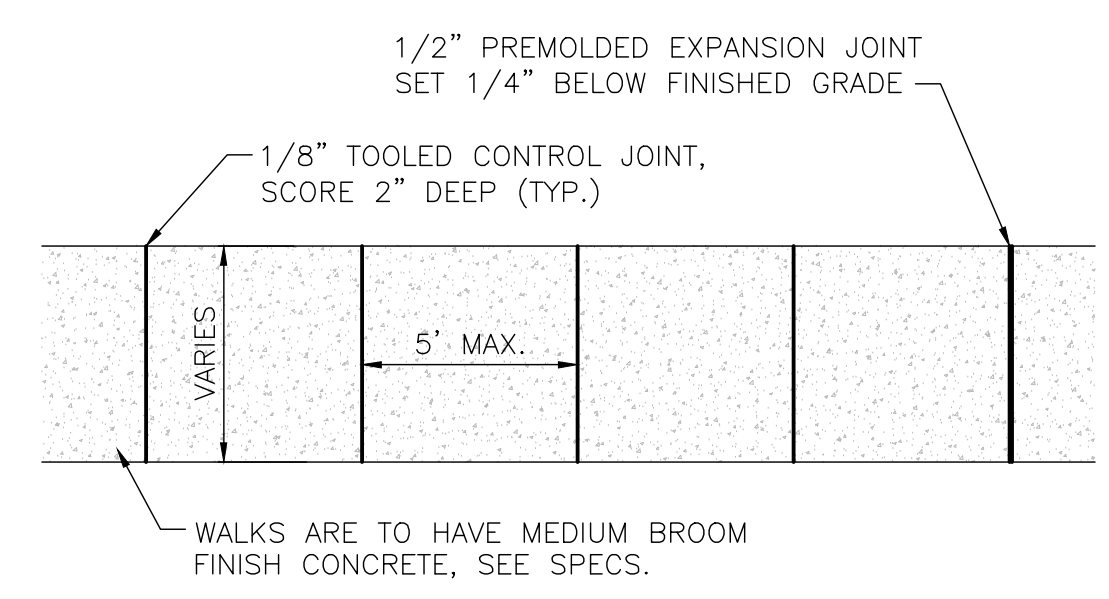


NOTE: ADA SIGNAGE REQUIRED FOR ALL RESERVED PARKING AREAS. PLACE SIGN ONE FOOT BEHIND THE BACK OF CURB OR SIDEWALK WHERE APPLICABLE.

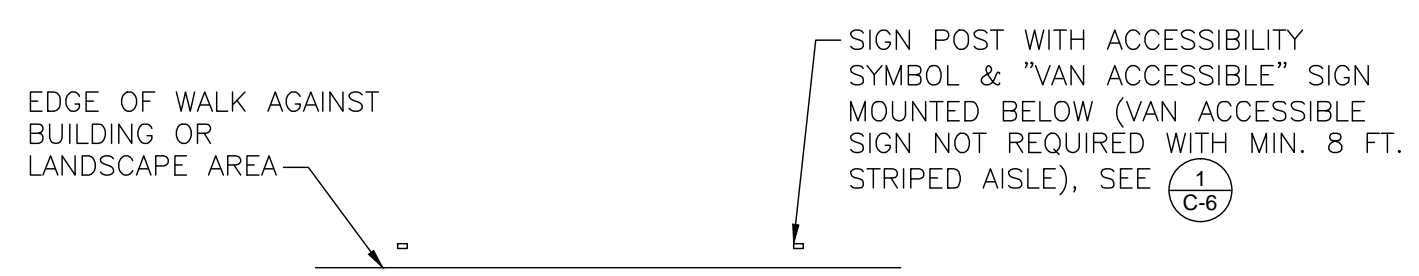
1 ADA SIGNAGE DETAIL
SCALE: NONE



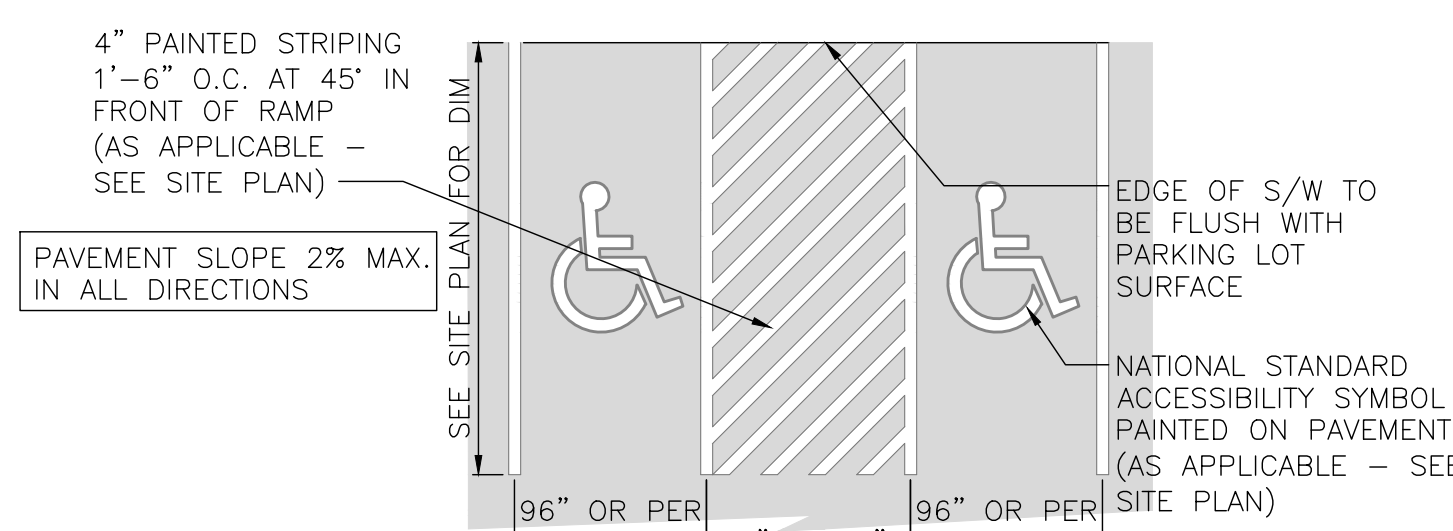
2 BITUMINOUS PAVEMENT DETAIL
SCALE: NONE



3 TYPICAL CONCRETE SIDEWALK LAYOUT
SCALE: NONE

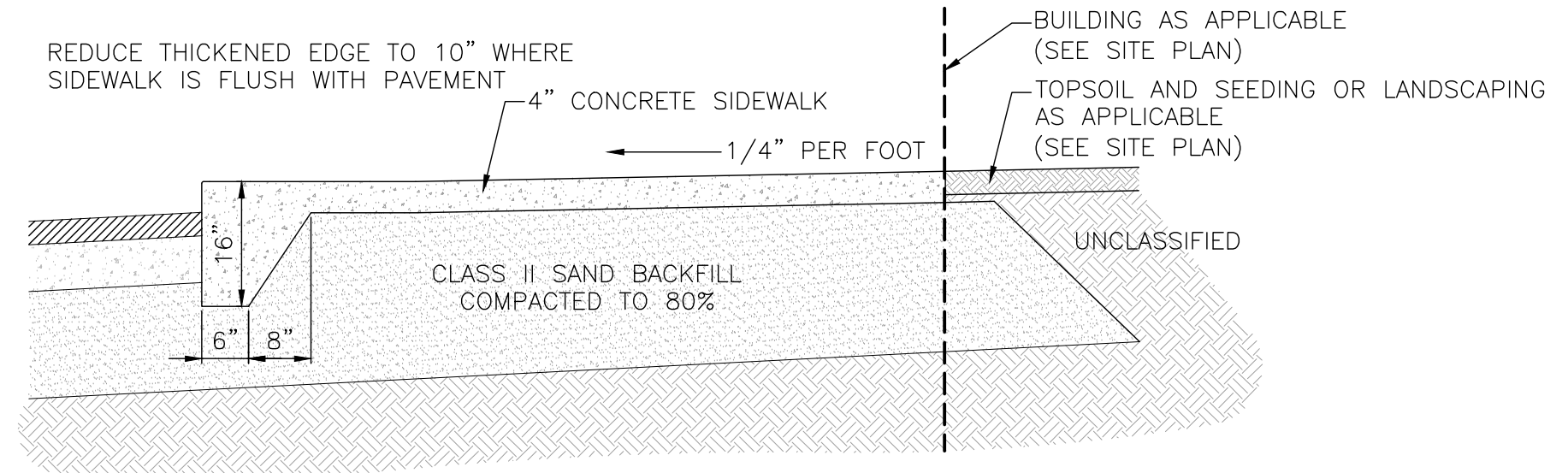


SIGN POST WITH ACCESSIBILITY SYMBOL & "VAN ACCESSIBLE" SIGN MOUNTED BELOW (VAN ACCESSIBLE SIGN NOT REQUIRED WITH MIN. 8 FT. STRIPED AISLE). SEE 1 C-6.

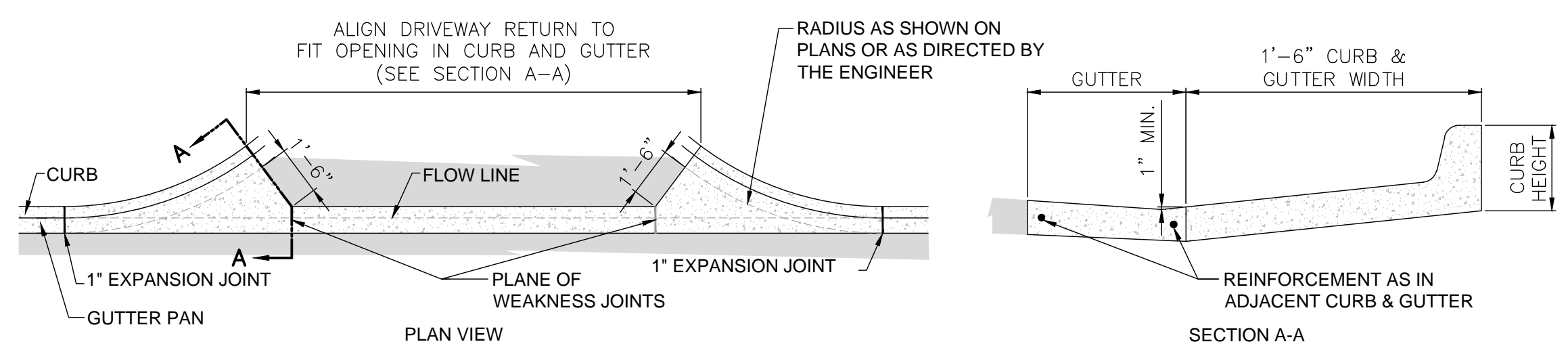


NOTE: Provide at least one Van Accessible aisle per every 6 accessible spaces.

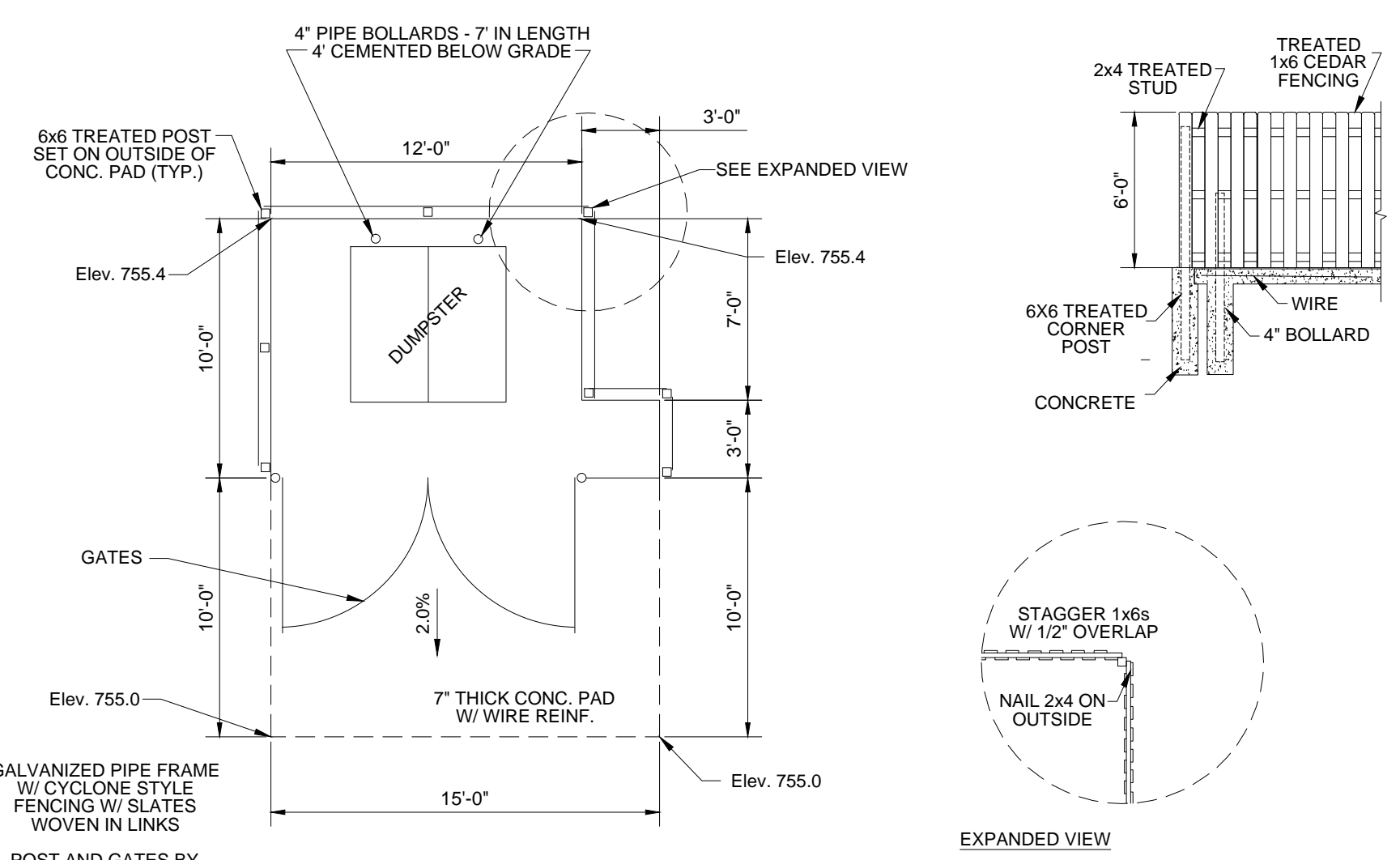
4 ACCESSIBLE PARKING STALLS
SCALE: NONE



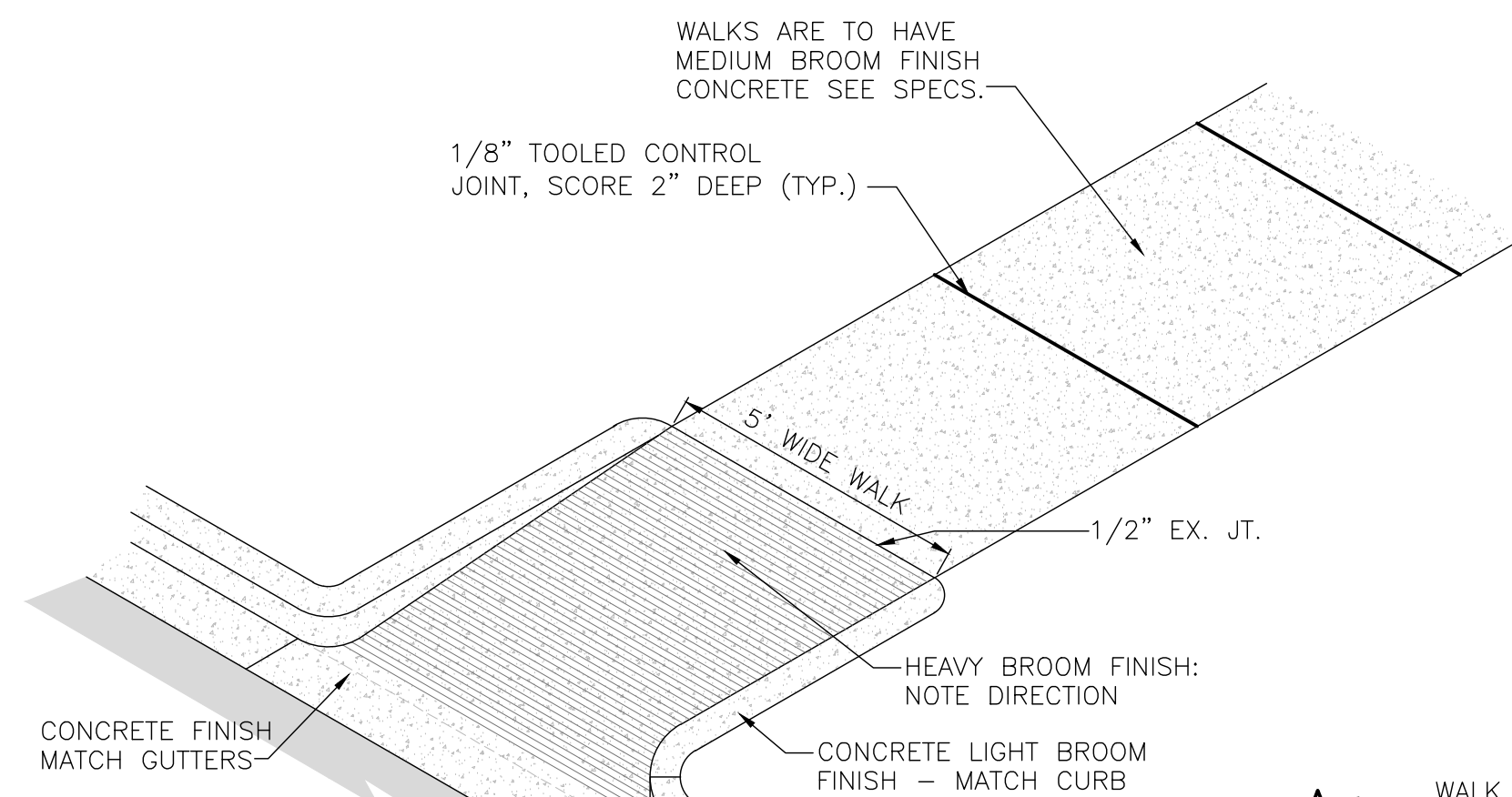
5 TYPICAL SIDEWALK DETAIL
SCALE: NONE



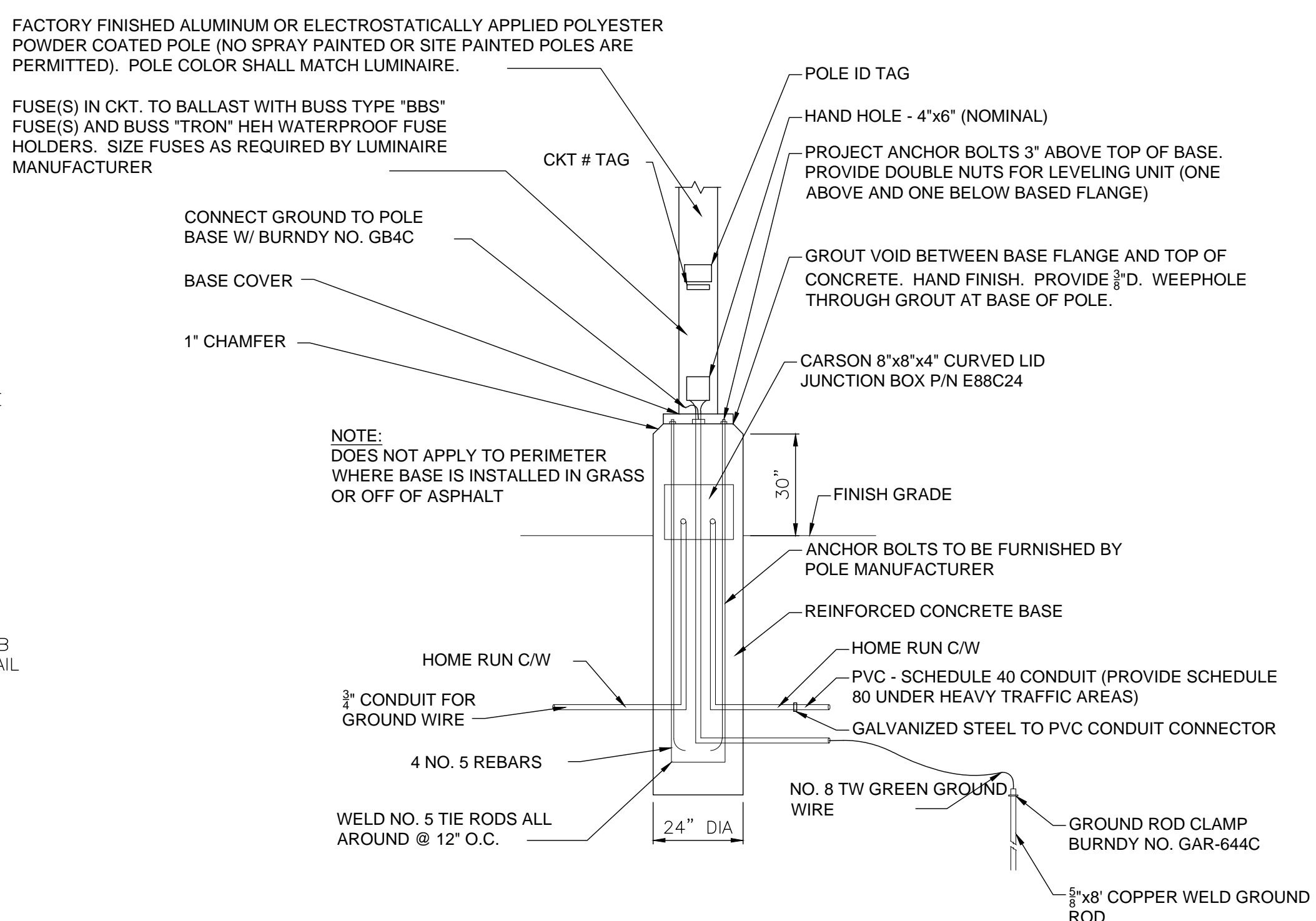
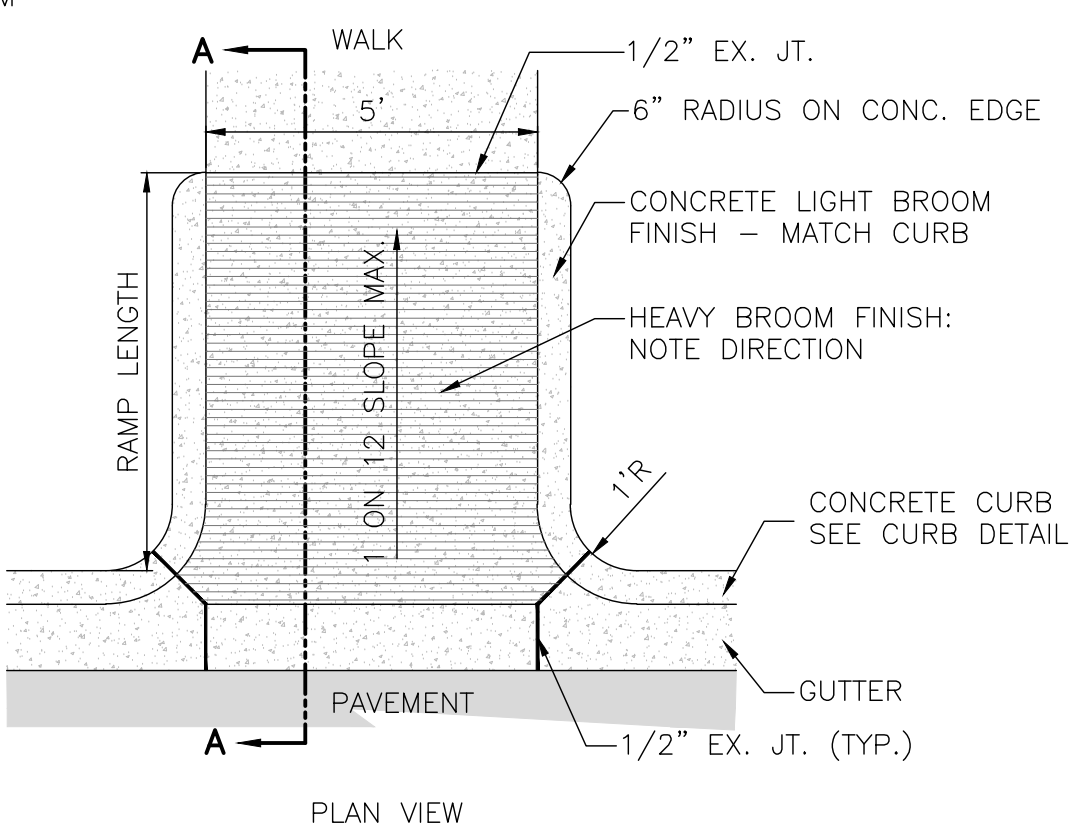
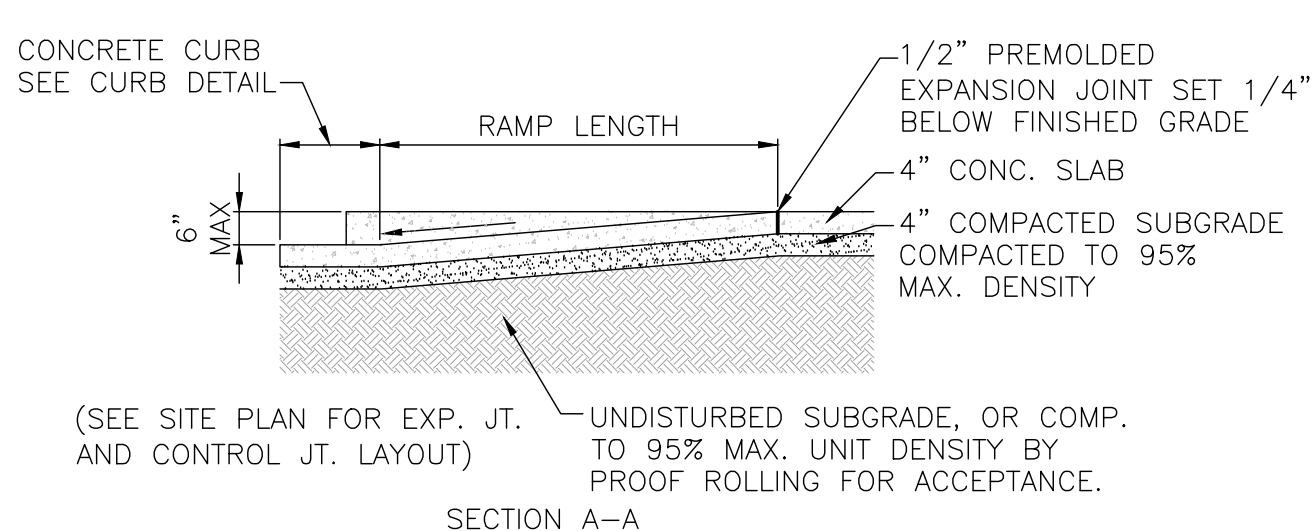
6 TYPE M CONCRETE DRIVEWAY OPENING
SCALE: NONE



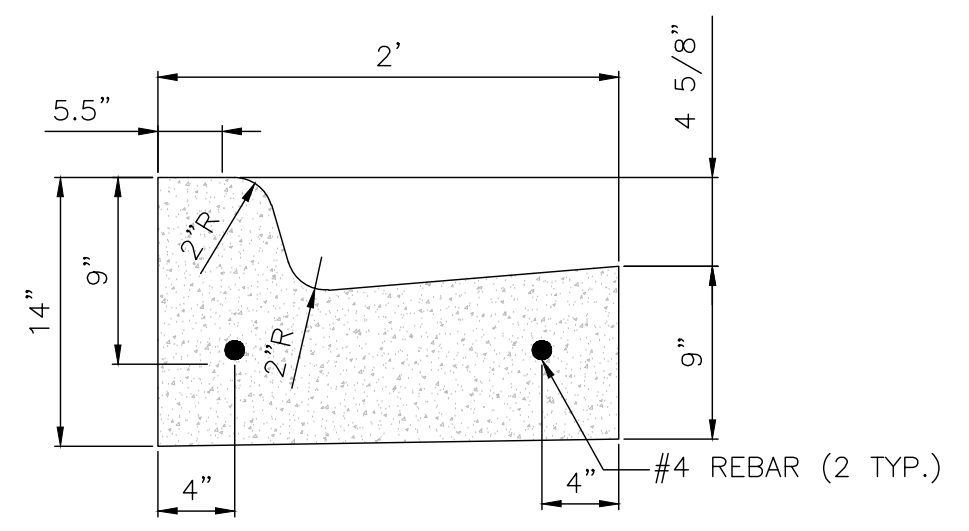
7 DUMPSTER ENCLOSURE DETAIL
SCALE: As Shown



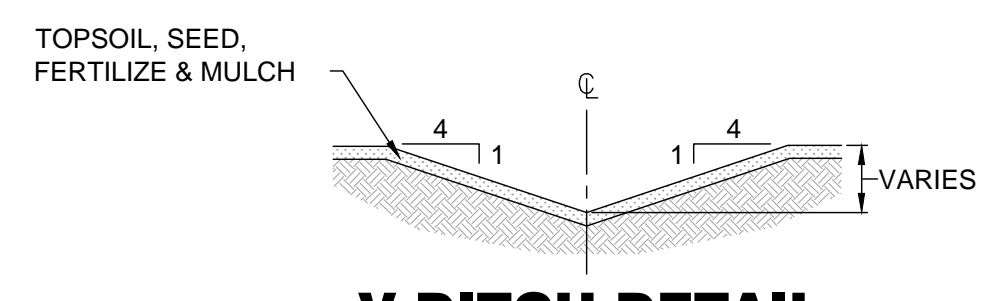
8 BARRIER FREE RAMP - TYPE I
SCALE: NONE



9 LIGHT POLE BASE
SCALE: NONE



10 MDOT F4 CURB
SCALE: NONE



11 V DITCH DETAIL
SCALE: NONE

PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: N/A
REVISED DATE: July 26, 2018 - Per Drain Commission
REVISOR: AL
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-6

Site Details
Mission Mini Storage Expansion
Deshano Development Co.
325 Commerce Ct
Gladwin, MI 48624

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C-6

Grading & Storm Water Notes:

- Roof Drains shall discharge to swales and into catch basins.
- The proposed drainage system is to be owned and properly maintained by the property owner

DETENTION POND DESIGN CALCULATION

Site Location 5353 S. Mission Road

Area (Acres)	C	Proposed Runoff "C" Value	Maximum Allowable Outflow (CFS)	Storm Recurrence Interval (Yrs)
Hard Surface/Imperv. Area	2.67	0.95	0.64	25
Gravel	0.00	0.75	0.51	
Green Space/Lawn	2.39	0.30	0.51	
Cont. Drainage Area (Acres)	5.06 (J)			

A	B	C	D	E	F	G	H
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	25-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flow Rate (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)
5	0.08	0.50	6.00	19.53	5,858	0.51	5,707
10	0.17	0.87	5.22	16.99	10,194	0.51	9,890
15	0.25	1.12	4.48	14.58	13,123	0.51	12,667
20	0.33	1.30	3.90	12.69	15,232	0.51	14,624
30	0.50	1.54	3.08	10.02	18,044	0.51	17,133
40	0.67	1.75	2.63	8.54	20,505	0.51	19,289
50	0.83	1.89	2.27	7.38	22,145	0.51	20,626
60	1.00	1.95	1.95	6.35	22,848	0.51	21,025
90	1.50	2.27	1.51	4.93	26,597	0.51	23,863
120	2.00	2.41	1.21	3.92	28,238	0.51	24,592
180	3.00	2.66	0.89	2.89	31,167	0.51	25,698
360	6.00	3.11	0.52	1.69	36,440	0.51	25,501
720	12.00	3.61	0.30	0.98	42,298	0.51	20,422
1080	18.00	3.90	0.22	0.71	45,696	0.51	12,881
1440	24.00	4.15	0.17	0.56	48,625	0.51	4,872

Maximum: 25,698

MAIN DETENTION BASIN STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
811.25	7354	N/A	N/A	0
812	9013	0.75	6138	6138
813	11485	1	10249	16387
813.75	13533	0.75	9382	25769
814	14253	0.25	3473	29242
814.25	14992	0.25	3656	32898

Area draining to the proposed pond is shown using the overlay:
 Offsite Area diverted around the project site to continue following its normal drain path is shown using the overlay:

OUTLET VELOCITY FROM ORIFICE
 Orifice Equation = $CFS = C^2 A^2 (2g^3 H)^{1.5}$

Diameter of Line (D) = Inches	3.46
Diameter of Line (D) = Feet	0.29
Area of Orifice (A) = ft ²	0.0653
Orifice Coefficient (C) =	0.62
Gravity Acceleration (G) = ft/s ²	32.20
Depth of Orifice (H) = ft	2.50
Orifice Equation = CFS =	0.51
Velocity = ft/sec =	7.87

FRONT DETENTION PONDS DESIGN CALCULATION

Site Location 5353 S. Mission Road

Area (Acres)	C	Proposed Runoff "C" Value	Maximum Allowable Outflow (CFS)	Storm Recurrence Interval (Yrs)
Hard Surface/Imperv. Area	0.16	0.95	0.48	25
Gravel	0.00	0.75	0.06	
Green Space/Lawn	0.44	0.30	0.06	
Cont. Drainage Area (Acres)	0.60 (J)			

A	B	C	D	E	F	G	H
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	25-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flow Rate (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)
5	0.08	0.50	6.00	1.71	513	0.06	495
10	0.17	0.87	5.22	1.49	892	0.06	856
15	0.25	1.12	4.48	1.28	1,148	0.06	1,095
20	0.33	1.30	3.90	1.11	1,333	0.06	1,261
30	0.50	1.54	3.08	0.88	1,579	0.06	1,472
40	0.67	1.75	2.63	0.75	1,794	0.06	1,651
50	0.83	1.89	2.27	0.65	1,938	0.06	1,759
60	1.00	1.95	1.95	0.56	2,000	0.06	1,784
90	1.50	2.27	1.51	0.43	2,328	0.06	2,005
120	2.00	2.41	1.21	0.34	2,471	0.06	2,041
180	3.00	2.66	0.89	0.25	2,728	0.06	2,082
360	6.00	3.11	0.52	0.15	3,189	0.06	1,898
720	12.00	3.61	0.30	0.09	3,702	0.06	1,120
1080	18.00	3.90	0.22	0.06	3,999	0.06	127
1440	24.00	4.15	0.17	0.05	4,256	0.06	-908

Maximum: 2,082

FRONT DETENTION BASIN STORAGE TABLE

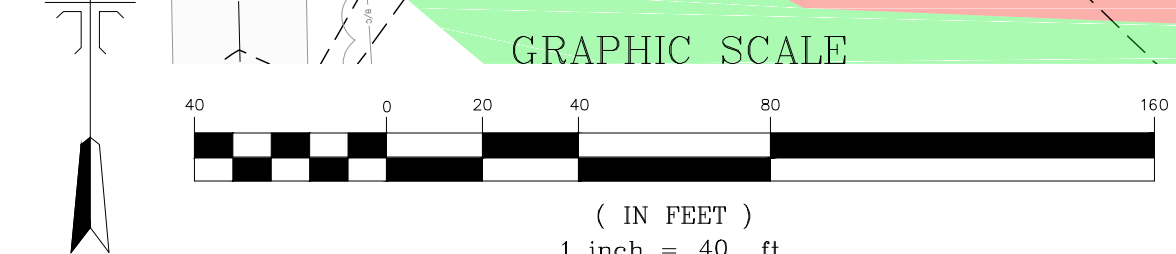
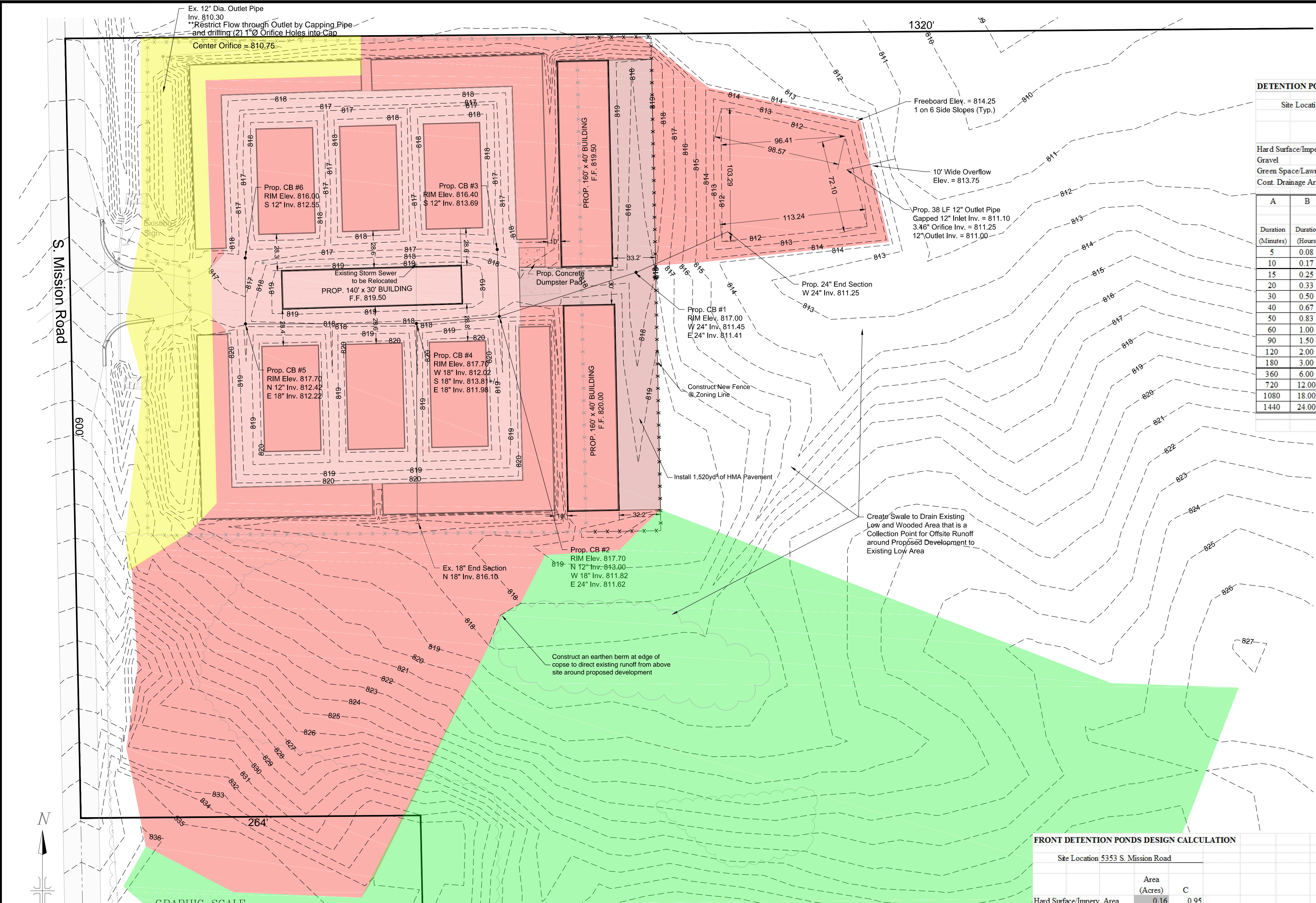
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
810.33	62	N/A	0	0
811	1029	0.66	363	363
812	1643	1	1337	1700
813	2331	1	1987	3687
813.5	2729	0.5	1265	4952

Area draining to the existing ponds in the front of the site are shown using the overlay:

Reduce outflow from Existing Ponds by Adding a cap to the existing outlet pipe and drilling two (2) 1" orifice holes in the cap, with a center of orifices at elevation of 810.75'. Place clean stone around the outlet to prevent clogging. Design Ponding Elevation in ponds occurs at an elevation of 812.25'.

OUTLET VELOCITY FROM ORIFICE
 Orifice Equation = $CFS = C^2 A^2 (2g^3 H)^{1.5}$

Diameter of Line (D) = Inches	1.00	(2) each
Diameter of Line (D) = Feet	0.08	
Area of Orifice (A) = ft ²	0.011	(combined)
Orifice Coefficient (C) =	0.62	
Gravity Acceleration (G) = ft/s ²	32.20	
Depth of Orifice (H) = ft	1.50	
Orifice Equation = CFS =	0.066	
Velocity = ft/sec =	6.09	



From MH	To MH	Increment Acres (A)	Runoff Coeff.(C)	Equiv. Area (CA)	Total Acres (CA)	Time of Conc. T (min)	Intensity I (In/Hr)	Flow Q=CIA (cfs)	full flow capacity of pipe (cfs)	Diameter of pipe (in)	Length of pipe run (ft)	Slope of pipe (%)	Full flow capacity V (ft ³ /sec)	Pipe flow time (min)	Upper end elev.	Upper end HG elev.	Lower end HG elev.	Upper end Inv. elev.	Lower end Inv. Elev.	Pipe Flow (%full)	pipe area (ft ²)	Wetted Perimeter (ft)	Hydraulic Radius	Minimum Pipe Cover (Feet)
3	2	0.564	0.91	0.515	0.515	15.00	4.38	2.25	3.28	12	52	0.50	4.17	0.21	816.4	813.95	813.69	813.26	813.00	69	0.785	3.14159	0.25	2.14
South	4	0.253	0.63	0.159	0.159	17.00	4.17	0.66	16.72	18	153	1.50	9.46	0.27	N/A	816.16	813.86	816.10	813.81	4	1.767	4.712385	0.375	2.28
6	5	0.472	0.95	0.448	0.448	15.00	4.38	1.96	2.32	12	51	0.25	2.95	0.29	816.0	813.39	813.27	812.55	812.42	85	0.785	3.14159	0.25	2.45
5	4	0.348	0.95	0.331	0.779	15.29	4.34	3.38	5.29	18	133	0.15	2.99	0.74	817.7	813.18	812.98	812.22	812.02	64	1.767	4.712385	0.375	3.73
4	2	0.378	0.95	0.359	1.297	16.03	4.27	5.53	6.83	18	64	0.25	3.86	0.28	817.7	813.20	813.04	811.98	811.82	81	1.767	4.712385	0.375	4.13
2	1	0.303	0.89	0.270	2.082	16.30	4.24	8.82	11.39	24	112	0.15	3.63	0.51	817.7	813.17	813.00	811.62	811.45	77	3.142	6.28318	0.5	3.83
1 Pond	Outlet	0.458	0.92	0.421	2.503	16.82	4.18	10.48	13.15	24	78	0.20	4.19	0.31	817.0	813.00	812.84	811.41	811.25	80	3.142	6.28318	0.5	3.55
Pond	Outlet	0.717	0.38	0.274	2.777	17.13	4.15	11.53	11.01	18	38	0.65	6.23	0.10	N/A	812.82	812.57	811.25	811.00	105	1.767	4.712385	0.375	

PROJECT NUMBER: P-180065
 DRAWN BY: S.E. Bell
 DATE: July 20, 2018
 SCALE: 1" = 40'
 REVISED DATE: July 26, 2018 - Per Drain Commission
 REVISIONS: [None]
 ENGINEER: Alan James Craighead, P.E. 61954
 SHEET: C-7

Storm Water Management Plan
Mission Mini Storage Expansion
Deshano Development Co.
 325 Commerce Ct
 Gladwin, MI 48624

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