

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on September 18, 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, Mielke, Shingles, Squattrito, & Webster

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Approval of Minutes**

**Webster** moved **Cody** supported the approval of the August 21, 2018 regular meeting minutes as amended. **Vote: Ayes: 9 Nays: 0. Motion carried.**

**Correspondence / Reports**

- Board of Trustees updates by Clerk Cody
- Sidewalk & Pathway Committee update by Webster - upcoming meeting on 9/25/18

**Approval of Agenda**

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

**Public Comment – 7:09 p.m.**

No comments were offered.

**New Business**

- A. SPR 2018-07 Mission Rd. Mini Storage located at 5353 S. Mission Rd. Owner: DeShano Development LLC.**

Introduction by Gallinat, the applicant is proposing to build 3 additional self storage buildings. The special use permit (SUP 2018-04) was approved by the Board of Trustees at the 9/12/18 meeting with the condition that a site plan be approved. All approvals have been received (ICTC, Mt. Pleasant Fire Dept., Isabella County Drain Commission, Isabella County Road Commission, and Township Utility Department. Building elevations were also received for consideration of the site plan.

**Fuller** moved **Cody** supported to approve SPR 2018-07 a site plan for Mission Rd. Mini Storage located at 5353 S. Mission Rd. as presented to include provisional relief of sidewalks. **Vote: Ayes: 9 Nays 0. Motion carried.**

**B. SPA 2018-01 Riverwood Storage Building. Amending SPR 2017-08 located at 1239 E. Broomfield Rd.**

Recusal of LaBelle, Mielke, and Webster stated in section VII. Conflict of Interest in the approved Planning Commission By laws, the commission member owns or has a financial interest in neighboring property being within 300 feet of the subject property.

Mike Hackett, representative of the applicant, explained that the applicant is requesting a site plan amendment proposing a modified minimal use gravel access drive from Broomfield Road and asking for a sidewalk provisional waiver.

**Cody** moved **Buckley** supported to approve SPA 2018-01 Riverwood Storage Building amending SPR 2017-08 located at 1239 E. Broomfield Rd. on the condition that the Road Commission receives a final site plan with the required amendments shown on the site plan and that a copy be submitted to the Township and without any relief of sidewalks. **Vote: Ayes: 3 Nays 3. Motion failed.**

**Fuller** moved **Darin** supported to accept the applicants alternative plan to construct a hard surface, asphalt pathway similar to those used as golf cart paths on the golf course. The path would run from the easterly property line on the road right of way to the existing parking area of the Riverwood Recreation facility on the condition that provisional relief be granted from the existing parking area to the west property line; Road Commission receives a plan showing the pathway and approves said pathway, which would then be submitted to the Township, and add non motorized vehicle signs along the pathway. **Vote: Ayes: 3 Nays 3. Motion failed.**

Due to two failed motions and a lengthy discussion on this item, Chair Squattrito suggested reconsideration of the first motion to the Planning Commissioners.

**Cody** moved **Buckley** supported to approve SPA 2018-01 Riverwood Storage Building amending SPR 2017-08 located at 1239 E. Broomfield Rd. on the condition that the Road Commission receives a final site plan with the required amendments shown on the site plan and that a copy be submitted to the Township without any relief of sidewalks. **Vote: Ayes: 4 Nays 2. Motion carried.**

**C. SUP 2018-05 Park and Sell located at 5450 S. Mission Rd. Owner: MAK Enterprises LLC, Mike Klumpp**

Gallinat, Township Planner introduced the special use request stating that the applicant is requesting to have a park and sell operation for vehicles and farm equipment. The existing property contains one building with an existing parking lot. The proposed location of the park and sell would require a new parking area, which the applicant is proposing gravel. No new buildings are being requested at this time.

Public Hearing

Open – 9:35 p.m.

No Comments were offered.

Closed – 9:36 p.m.

**Buckley moved Mielke supported to postpone this item until the October meeting to give the applicant an opportunity to address the Planning Commission.**

**Vote: Ayes: 9 Nays 0. Motion carried.**

**Other Business**

**Extended Public Comment**

Open 9:41 p.m.

No comments were offered.

**Final Board Comment**

LaBelle – Commented on safety issue of sidewalk at golf course

Fuller – Commented on installing safety net to help with safety issue at golf course

Shingles – Commented that he voted in favor of sidewalks tonight, as he supported the previous vote of the Planning Commission

Webster – Questioned on whether or not an applicant has the right to request an amended site plan amendment. Township Planner answered that yes any applicant has the right to ask for an amendment.

**Adjournment** – Chairman Squattrito adjourned the meeting at 9:46 p.m.

**APPROVED BY:**



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Alex Fuller - Secretary

Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*