



**Planning Commission
Regular Meeting
September 18, 2018
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES

-August 21, 2018 Regular Meeting

5. CORRESPONDENCE / BOARD REPORTS

6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
9. NEW BUSINESS

- A. **SPR 2018-07** Mission Rd. Mini Storage located at 5353 S. Mission Rd. Owner: DeShano Development LLC. *(Review and approve with any conditions if needed)*
- B. **SPA 2018-01** Riverwood Storage Building. Amending SPR 2017-08 located at 1239 E. Broomfield Rd. *(Review and approve with any conditions if needed)*
- C. **SUP 2018-05** Park and Sell located at 5450 S. Mission Rd. Owner: MAK Enterprises LLC, Mike Klumpp *(Hold Public Hearing and make recommendation with conditions if any to the Board of Trustees)*

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 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 of the Zoning Ordinance. Requirements of self storage units, Section 30-14.U 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

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	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	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



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Fax 989-773-1988

TO: Planning Commission
FROM: Township Planner

NEW Business

SUBJECT: A) SPR 2018-07 Mission Rd. Mini Storage 3 additional Self Storage Buildings

Applicant: Deshano Development

Owner: Deshano Development

Location: 5353 S. Misson Rd.

Current Zoning: B-4/ AG (General Business District/Agricultural)

Adjacent Zoning: B-4/AG to the north, B-4/AG to the south, AG to the east, and B-4 to the west across the rd.

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: Mission Rd. Mini Storage.

Reason for Request: Site plan is required for approval of SUPR 2018-04 for 3 additional self storage buildings.

History: In August the Planning Commission recommended approval of SUP 2018-04 on the condition that a site plan is approved. In September the Board of Trustees approved SUP 2018-04 on the condition that a site plan is approved. This item was on the August Agenda but did not have all requirements to be approved. Since that time the applicant has worked on satisfying those requirements. At this time I have received approvals from ICTC, Mt. Pleasant Fire Department, Isabella County Drain Office, Isabella County Road Commission. I do not have approval from the Township Utility Department. I also do not have building elevations. Talking with the applicant I expect to have these by our Tuesday meeting. If not, I recommend we table approval until satisfied.

Objective of board: Review and approve site plan

Recommend at this time to approve SPA 2018-07 with the conditions:

- All outside approvals are received ahead of meeting.
- Building elevations are provided.

Twp Planner
Peter Gallinat

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 Deshano Development Co.
- III. Applicant Address 325 Commerce Ct., Gladwin, MI 48624
- IV. Applicant Phone (989) 709-5962 Owner Phone _____
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V & VI)
Other
- VI. Land Owner Name Same
- VII. Land Owner Address Same
- VIII. Project/Business Name Mission Mini Storage
- 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	<input type="checkbox"/>	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.	<input type="checkbox"/>	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.	<input type="checkbox"/>	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	<input type="checkbox"/>	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)	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	
Name and Address of Applicant	<input checked="" type="checkbox"/>	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	<input type="checkbox"/>	

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

Union Township Site Plan Review Application 2015 Revision

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

APPLICANT COMMENTS

[illegible]

Not Applicable

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:

Name of business owner(s):

Street and mailing address:

Telephone:

Fax:

Email:

I affirm that the information submitted is accurate.

Owner(s) signature and date:

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 ☒ A 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



PERMIT INFORMATION

www.michigan.gov/deqpermits

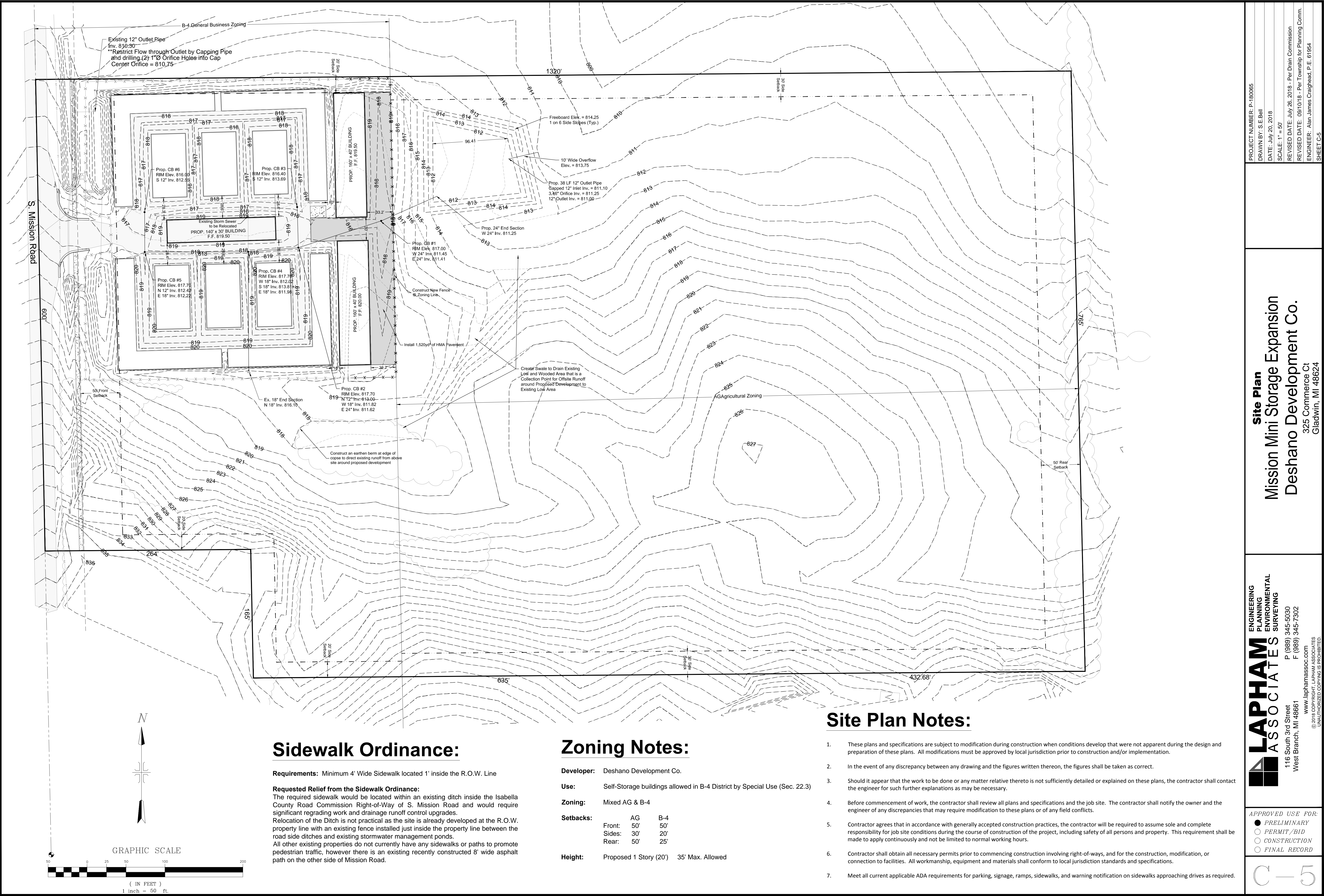
The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will 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 <input type="checkbox"/>	No <input type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

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



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

Freeboard Elev. = 814.25
1 on 6 Side Slopes (Typ.)

10' Wide Overflow
Elev. = 813.75

Prop. 38 LF 12" Outlet Pipe
Capped 12" Inlet Inv. = 811.10
3.40' Office Inv. = 811.25
12" Outlet Inv. = 811.00

Prop. 24" End Section
W 24" Inv. 811.25

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

Prop. CB #4
RIM Elev. 817.70
W 18" Inv. 812.22
S 18" Inv. 813.81
E 18" Inv. 811.98

Prop. CB #2
RIM Elev. 817.70
W 12" Inv. 814.00
W 18" Inv. 811.82
E 24" Inv. 811.62

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

Construct an earthen berm at edge of
copse to direct existing runoff from above
site around proposed development

Create Swale to Drain Existing
Low and Wooded Area that is a
Collection Point for Offsite Runoff
around Proposed Development to
Existing Low Area

Construct New Fence
to Zoning Line

Install 1,520yds² of HMA Pavement

50' Front
Setback

50' Rear
Setback

N

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Sidewalk Ordinance:

Requirements: Minimum 4' Wide Sidewalk located 1' inside the R.O.W. Line

Requested Relief from the Sidewalk Ordinance:

The required sidewalk would be located within an existing ditch inside the Isabella County Road Commission Right-of-Way of S. Mission Road and would require significant regrading work and drainage runoff control upgrades. Relocation of the Ditch is not practical as the site is already developed at the R.O.W. property line with an existing fence installed just inside the property line between the road side ditches and existing stormwater management ponds. All other existing properties do not currently have any sidewalks or paths to promote pedestrian traffic, however there is an existing recently constructed 8' wide asphalt path on the other side of Mission Road.

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

Site Plan Notes:

- These plans and specifications are subject to modification during construction when conditions develop that were not apparent during the design and preparation of these plans. All modifications must be approved by local jurisdiction prior to construction and/or implementation.
- In the event of any discrepancy between any drawing and the figures written thereon, the figures shall be taken as correct.
- Should it appear that the work to be done or any matter relative thereto is not sufficiently detailed or explained on these plans, the contractor shall contact the engineer for such further explanations as may be necessary.
- Before commencement of work, the contractor shall review all plans and specifications and the job site. The contractor shall notify the owner and the engineer of any discrepancies that may require modification to these plans or of any field conflicts.
- Contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.
- Contractor shall obtain all necessary permits prior to commencing construction involving right-of-ways, and for the construction, modification, or connection to facilities. All workmanship, equipment and materials shall conform to local jurisdiction standards and specifications.
- Meet all current applicable ADA requirements for parking, signage, ramps, sidewalks, and warning notification on sidewalks approaching drives as required.

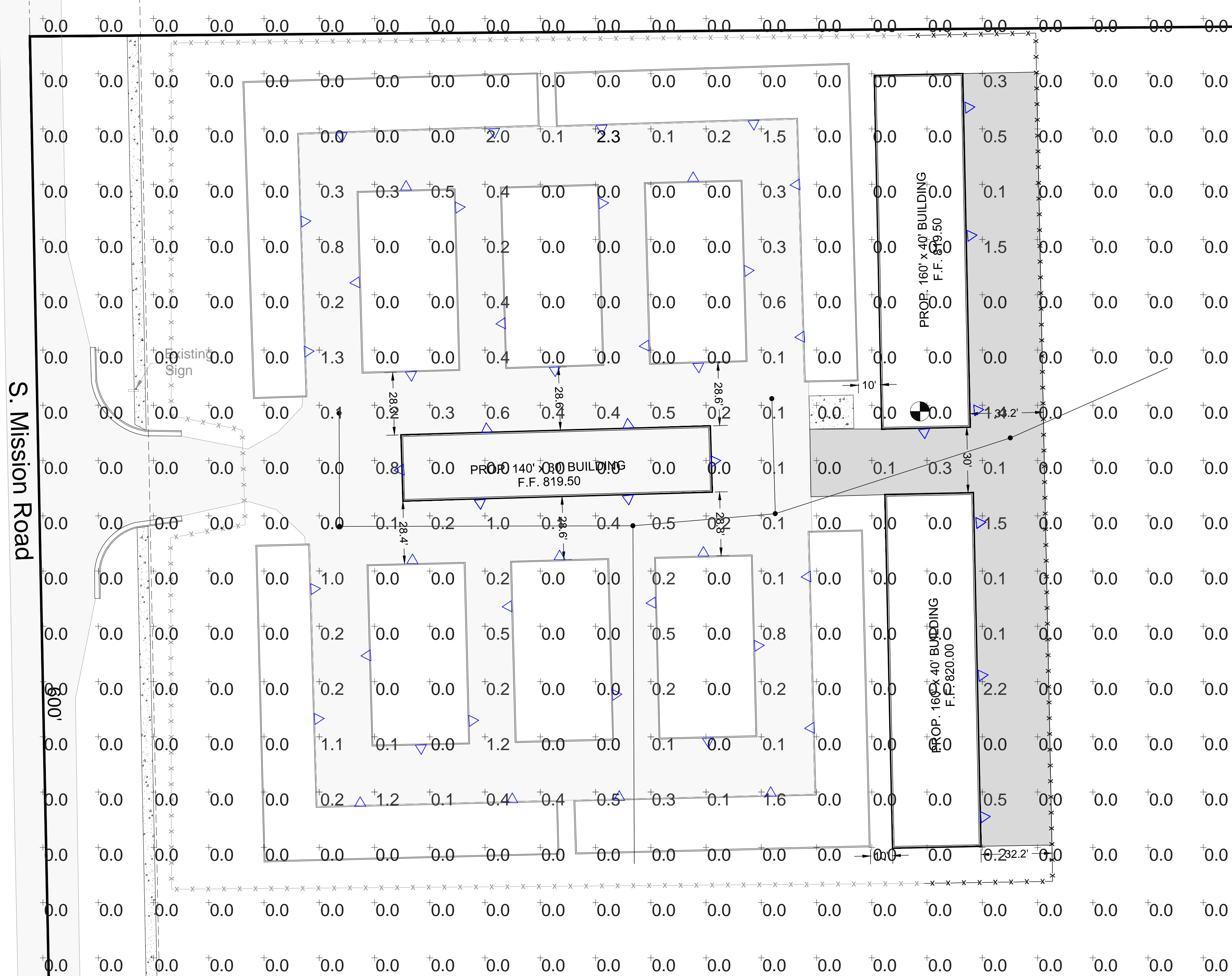
PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: 1" = 50'
REVISED DATE: July 26, 2018 - Per Drain Commission
REVISED DATE: 09/10/18 - Per Township for Planning Comm.
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-5

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

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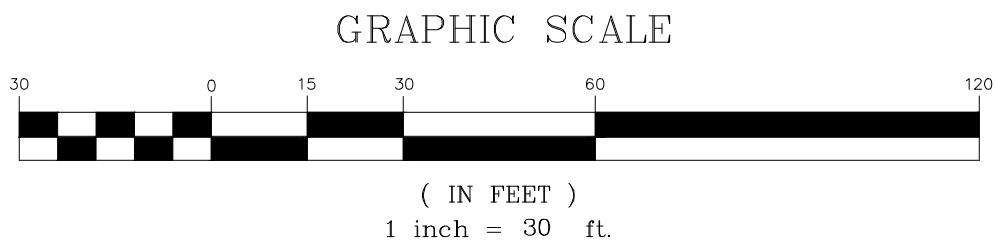
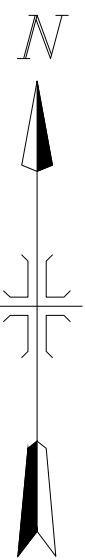
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C-5



S. Mission Road

1320'



- LIGHTING NOTES:
1. ALL EXTERIOR LIGHTS ARE INSTALLED WITH A SINGLE (1) PHILIPS 35W HIGH PRESSURE SODIUM BULB (C35S76/M).
 2. EXTERIOR LIGHTS UNDER THE EAVES ARE INSTALLED AT A HEIGHT 7' ABOVE FINISHED GRADE. EXTERIOR LIGHTS HUNG ON THE NON-LOADBEARING, NORTH OR SOUTH WALLS OF THE INTERIOR 6 BUILDINGS ARE INSTALLED AT A HEIGHT OF 8'-6".
 3. NEW WALL PACKS ON PROPOSED BUILDING TO BE SAME OR SIMILAR TO THE EXISTING WALL PACK LIGHTING.

▷ = WALL PACK

PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: September 10, 2018
SCALE: 1" = 30'
REVISED DATE:
SURVEYOR: Timothy L. Lapham P.E., P.S. No. 27595
SHEET C-8

Site Lighting / Photometric Plan
Mission Mini Storage Expansion
Deshano Development Co.
325 Commerce Ct
Gladwin, MI 48624

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C-8

Mission Mini Storage Expansion

Prepared For

DeShano Development Co.

Section 35, Union Township, Isabella County, Michigan

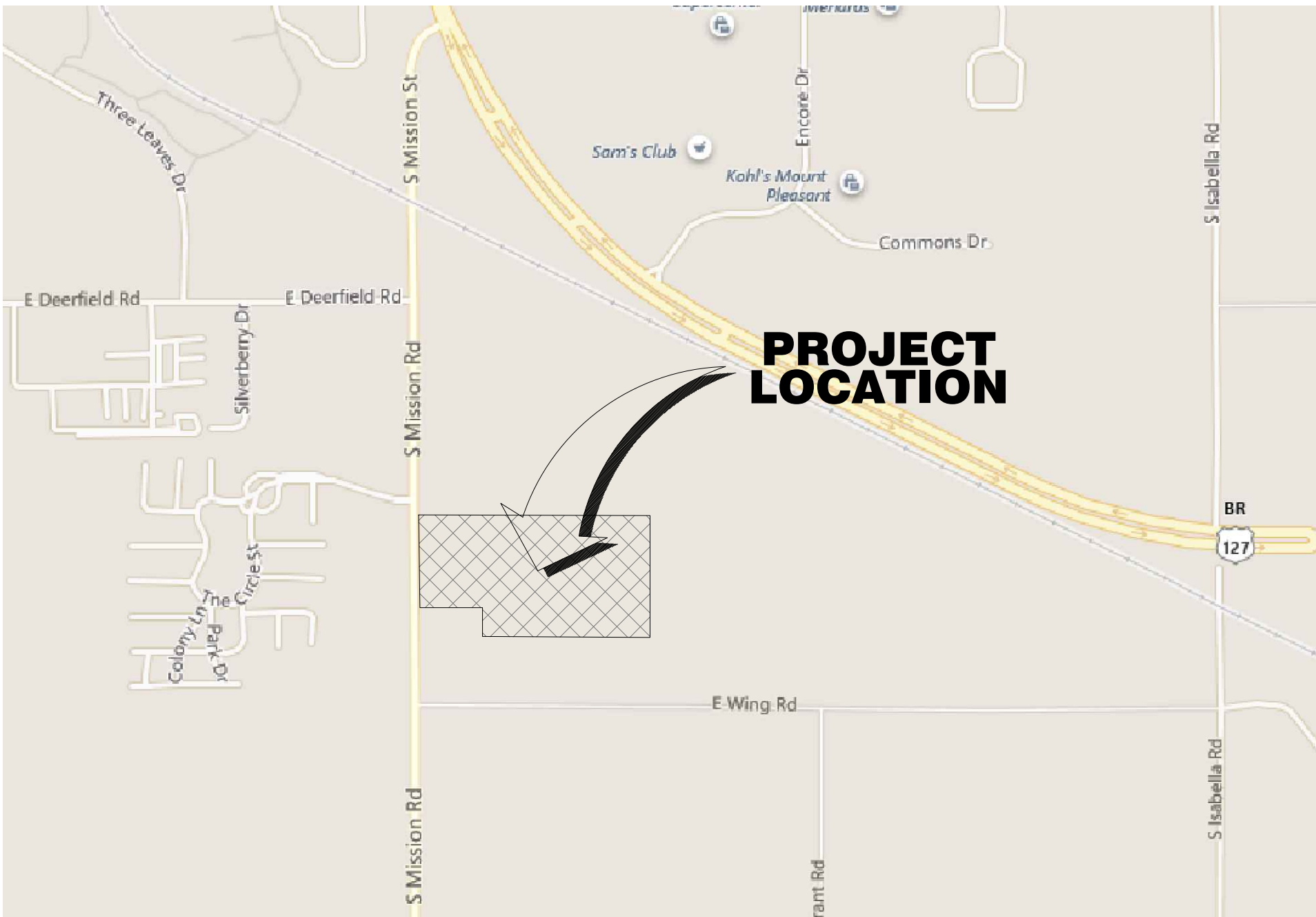
SITE ADDRESS: 5353 S Mission Rd, Mt Pleasant, MI 48858

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
- C-8 Photometric 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
Septemper 10, 2018	Revised Plans prior to Planning Commission Meeting (Add Photometric Plan and Sidewalk Ordinance/Relief)



PROJECT NUMBER: P-180065
DRAWN BY: S.E.Bell
DATE: July 20, 2018
SCALE: N/A
REVISED DATE: July 26, 2018 - Per Drain Commission
REVISER: 09/10/18 - Per Township for Planning Comm.
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-1

Cover Sheet

Mission Mini Storage Expansion

DeShano Development Co.

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C — 1

NOTE SHEET

1. **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.
2. **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.
3. **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.
4. **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.
5. **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

1. 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

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

PLAN LEGEND

	= OVERHEAD ELECTRIC LINE
	= BURIED GAS LINE
	= SANITARY SEWER
	= WATER MAIN
	= UNDERGROUND TELEPHONE
	= SANITARY MANHOLE
	= FIRE HYDRANT
	= 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
	= RECORDED AS IN TITLE DESCRIPTION
	= PREVIOUSLY DESCRIBED
	= MEASURED AS
	= PROPOSED LIGHT POLE

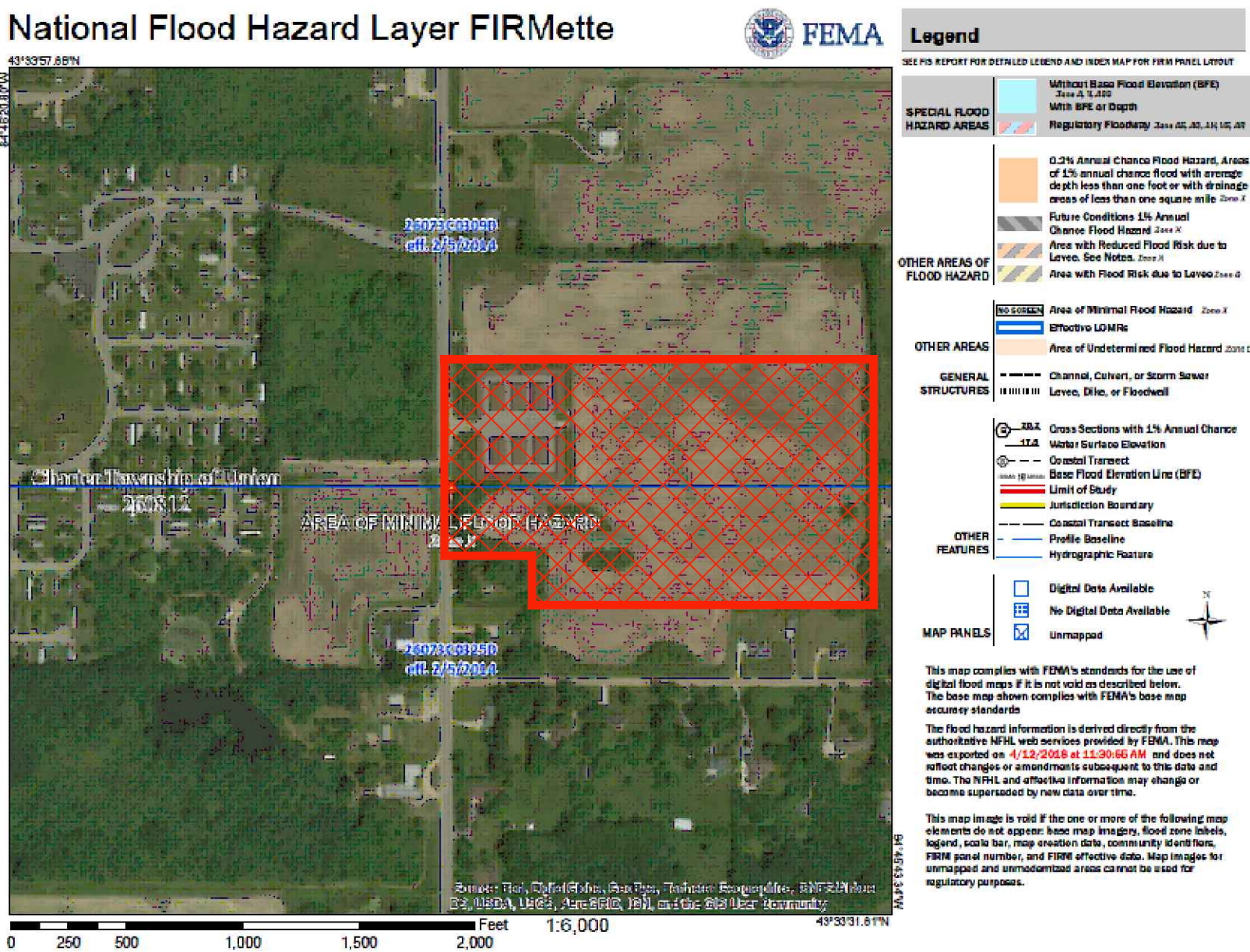
ABBREVIATIONS

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

Zoning Map

AG	Agricultural
B-4	General Business
B-5	Highway Business
B-6	Auto-Related Highway Business
B-7	Retail and Service Highway Business
CITY	
CMU	
I-1	Light Industrial
I-2	General Industrial
OS	Office / Service
R-1	One-family Residential
R-2A	One and Two-Family District
R-2B	One and Two-Family District
R-3A	Apartment and Condominiums
R-3B	Medium Density Apartment & Condos
R-4	Mobile or Modular Home District
R-5	Single-wide Mobile Home District
	Saginaw Chippewa Indian Tribe Trust Lands

FEMA Floodzone Map



NWI Wetland Map

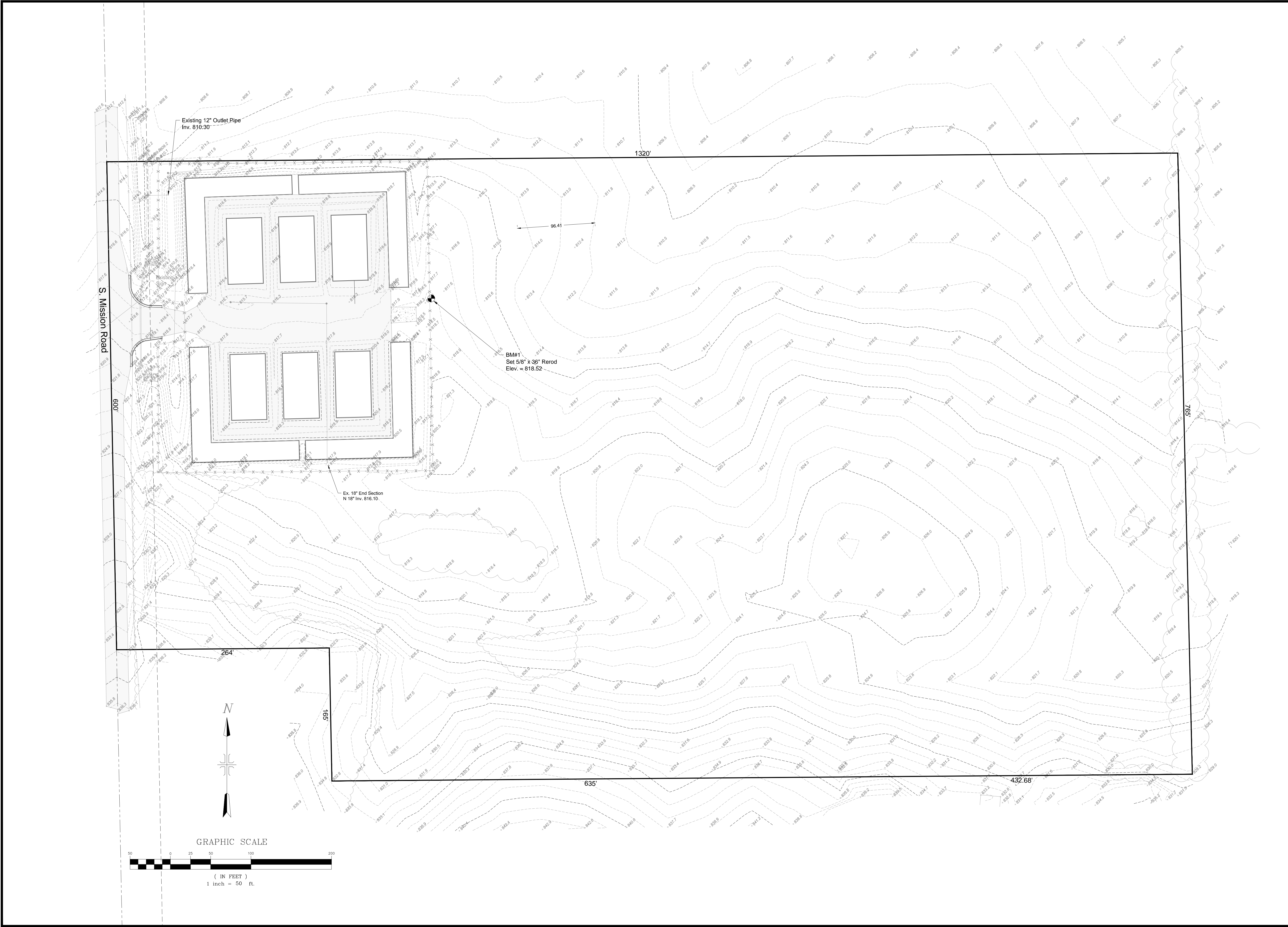


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DATE: July 20, 2018
SCALE: N/A
REVISED DATE: July 26, 2018 - Per Drain Commission
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ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-2

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

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C-2



PROJECT NUMBER: P-180065
 DRAWN BY: S.E. Bell
 DATE: July 20, 2018
 SCALE: 1" = 50'
 REVISED DATE: July 26, 2018 - Per Drain Commission
 REVISED DATE: 09/10/18 - Per Township for Planning Comm.
 ENGINEER: Alan James Craighead, P.E. 61954
 SHEET C-3

Site Topographic Survey
Mission Mini Storage Expansion
Deshano Development Co.
 325 Commerce Ct
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C-3



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SHEET C-4

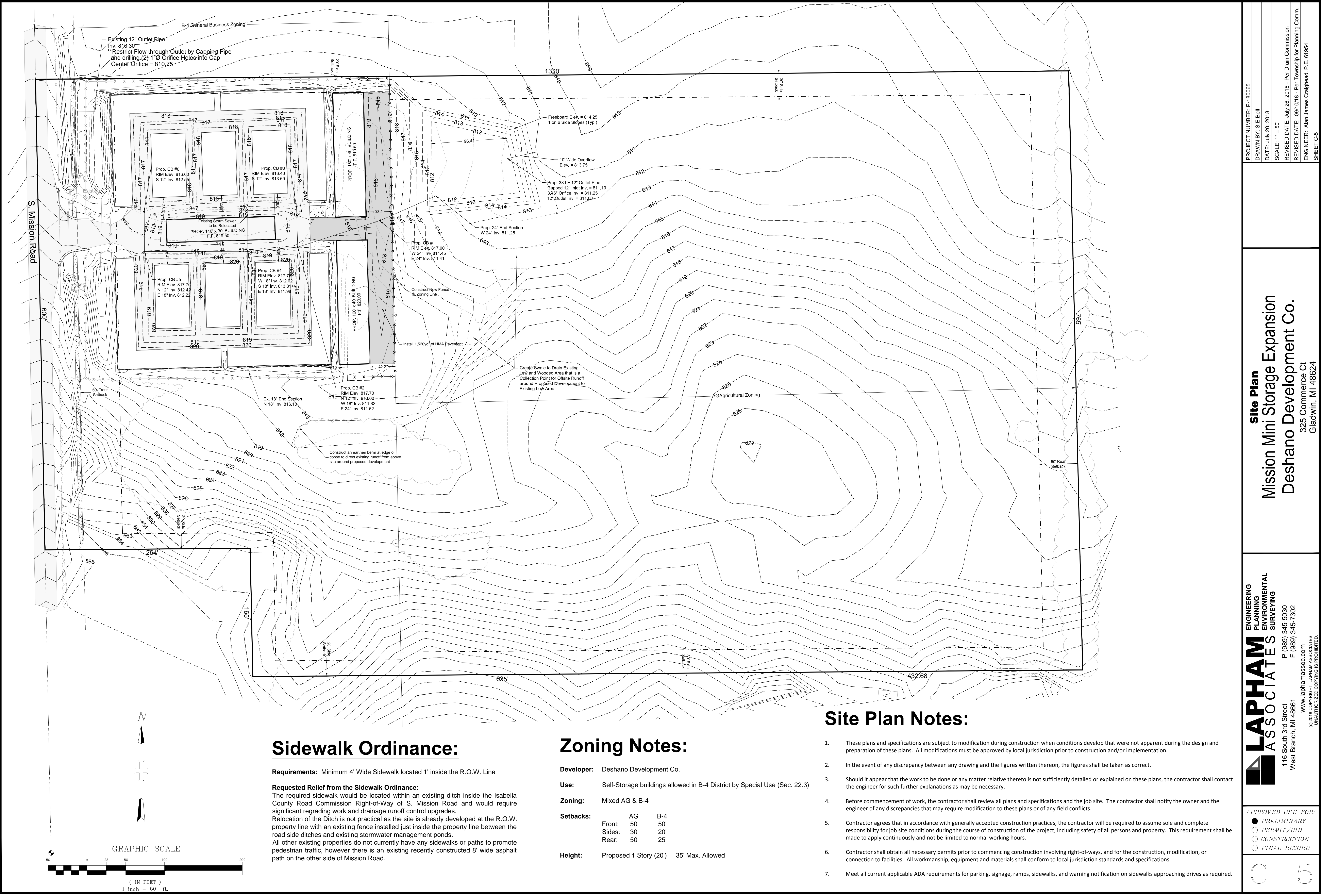
Demolition Plan
Mission Mini Storage Expansion
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Estimated Demolition Quantities

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 ±



Sidewalk Ordinance:

Requirements: Minimum 4' Wide Sidewalk located 1' inside the R.O.W. Line

Requested Relief from the Sidewalk Ordinance:

The required sidewalk would be located within an existing ditch inside the Isabella County Road Commission Right-of-Way of S. Mission Road and would require significant regrading work and drainage runoff control upgrades. Relocation of the Ditch is not practical as the site is already developed at the R.O.W. property line with an existing fence installed just inside the property line between the road side ditches and existing stormwater management ponds. All other existing properties do not currently have any sidewalks or paths to promote pedestrian traffic, however there is an existing recently constructed 8' wide asphalt path on the other side of Mission Road.

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

Site Plan Notes:

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- Should it appear that the work to be done or any matter relative thereto is not sufficiently detailed or explained on these plans, the contractor shall contact the engineer for such further explanations as may be necessary.
- Before commencement of work, the contractor shall review all plans and specifications and the job site. The contractor shall notify the owner and the engineer of any discrepancies that may require modification to these plans or of any field conflicts.
- Contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.
- Contractor shall obtain all necessary permits prior to commencing construction involving right-of-ways, and for the construction, modification, or connection to facilities. All workmanship, equipment and materials shall conform to local jurisdiction standards and specifications.
- Meet all current applicable ADA requirements for parking, signage, ramps, sidewalks, and warning notification on sidewalks approaching drives as required.

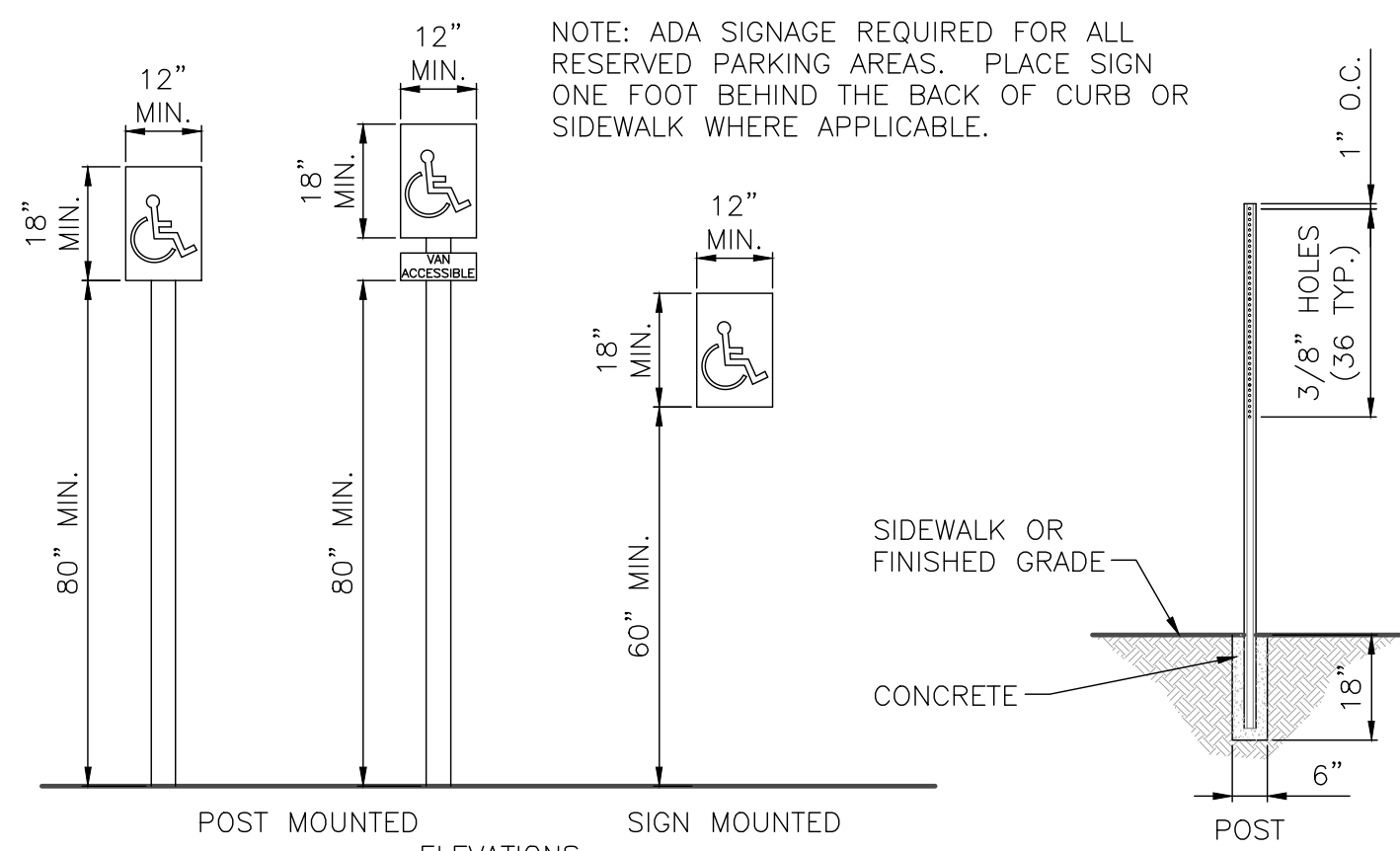
PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: 1" = 50'
REVISED DATE: July 26, 2018 - Per Drain Commission
REVISED DATE: 09/10/18 - Per Township for Planning Comm.
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-5

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

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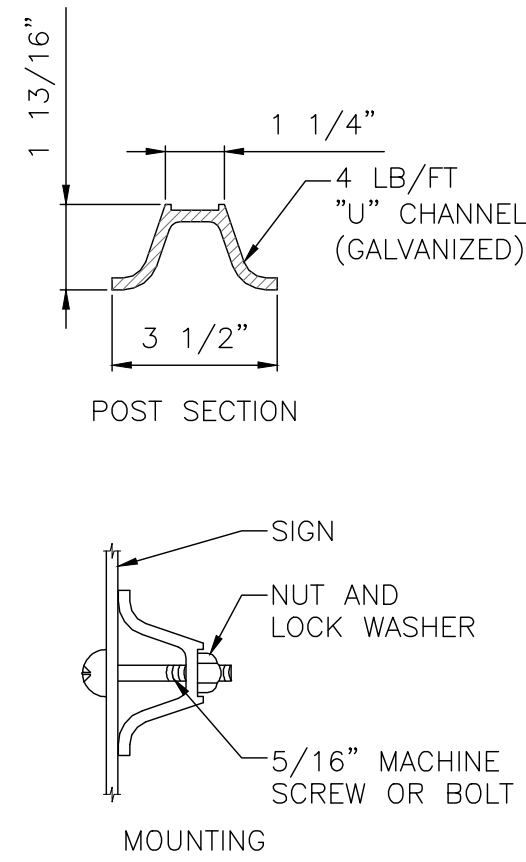
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C-5



ADA SIGNAGE DETAIL

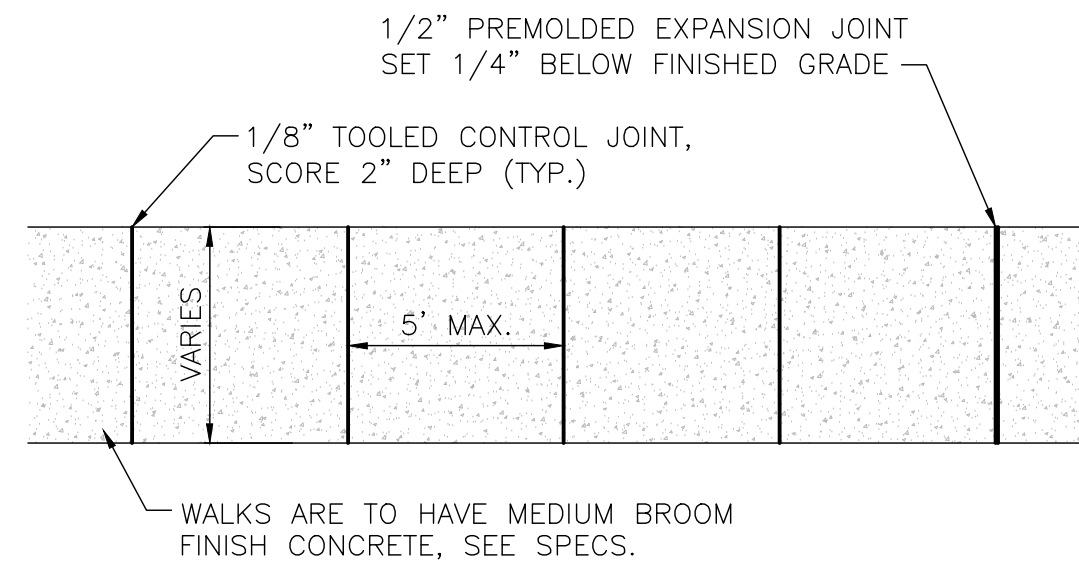
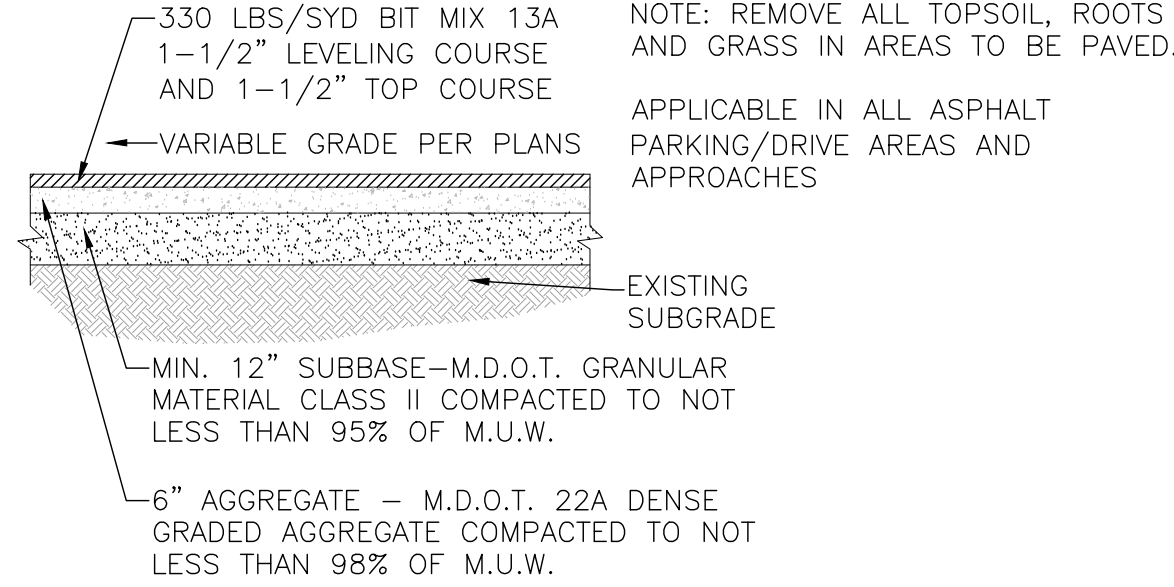
SCALE: NONE



2
C-6

BITUMINOUS PAVEMENT DETAIL

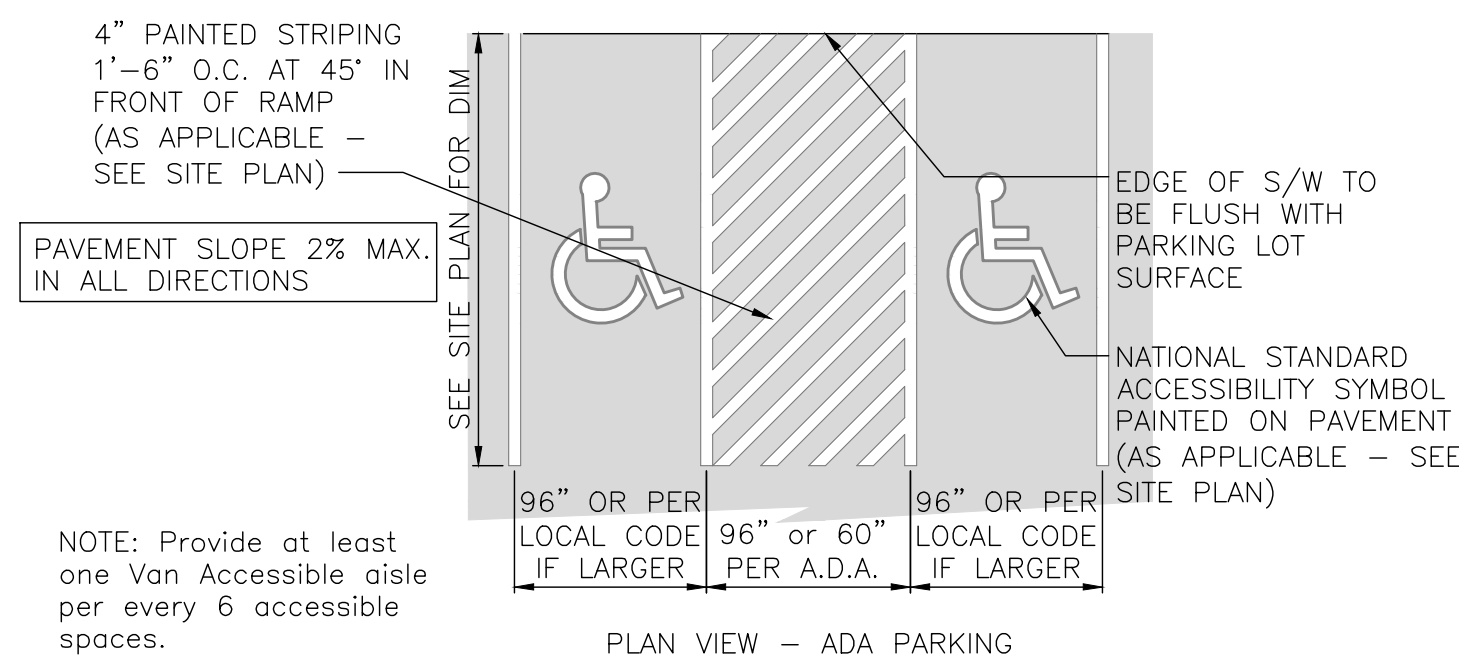
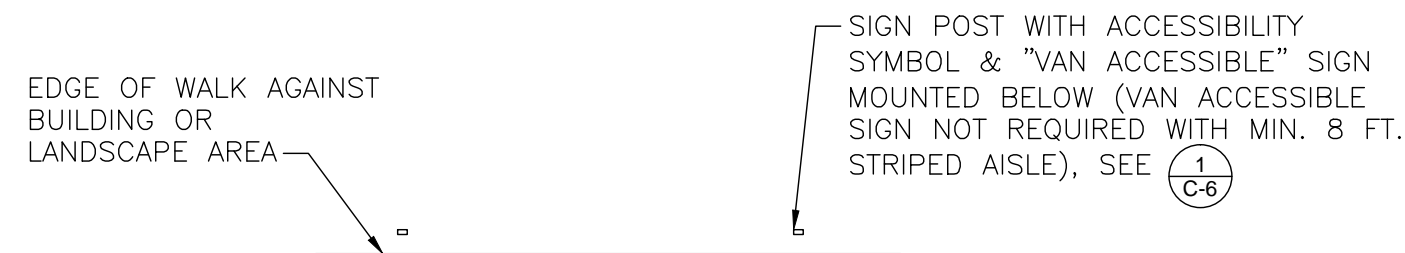
SCALE: NONE



**TYPICAL CONCRETE
SIDEWALK LAYOUT**

SCALE: NONE

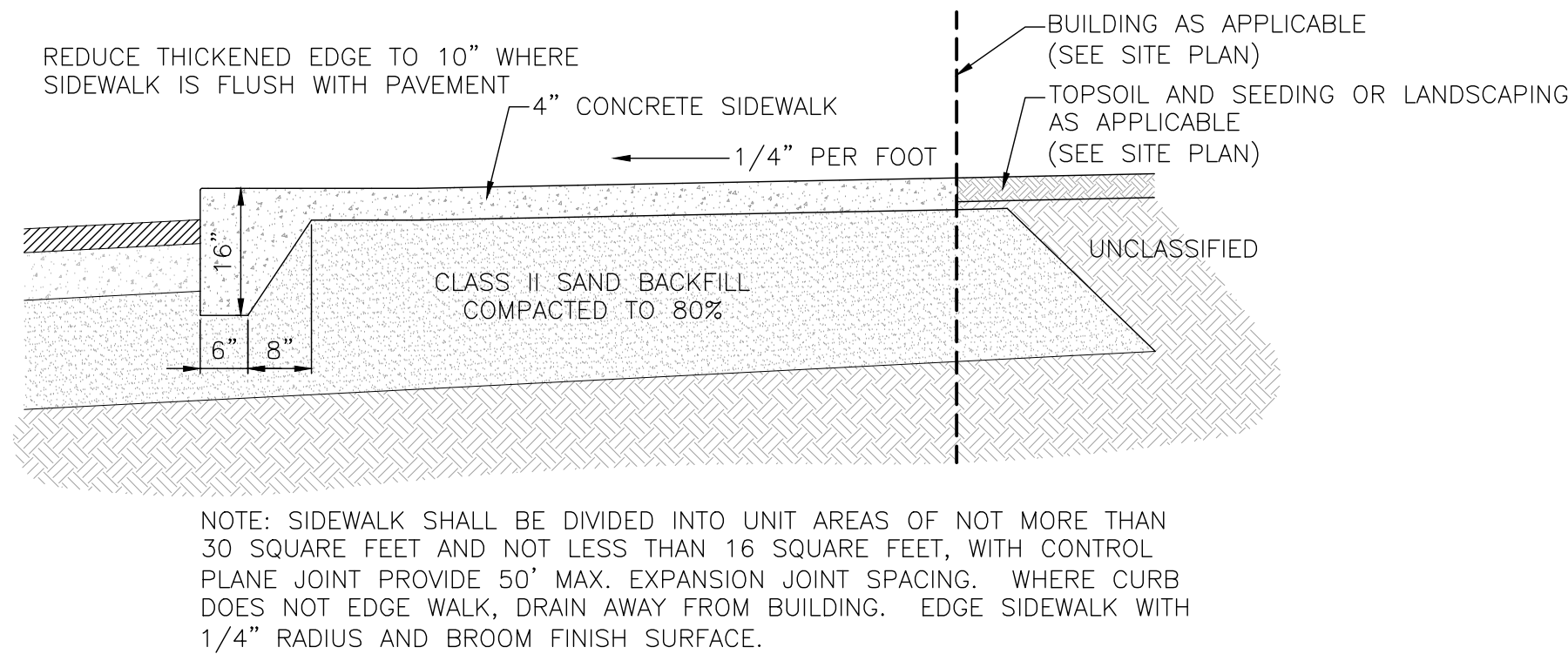
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C-6



ACCESSIBLE PARKING STALLS

SCALE: NONE

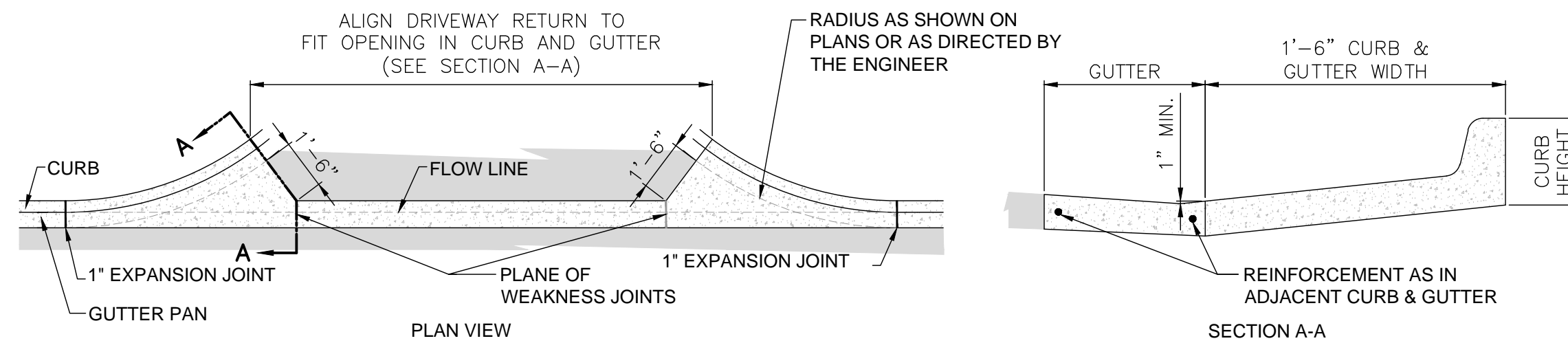
4
C-6



TYPICAL SIDEWALK DETAIL

SCALE: NONE

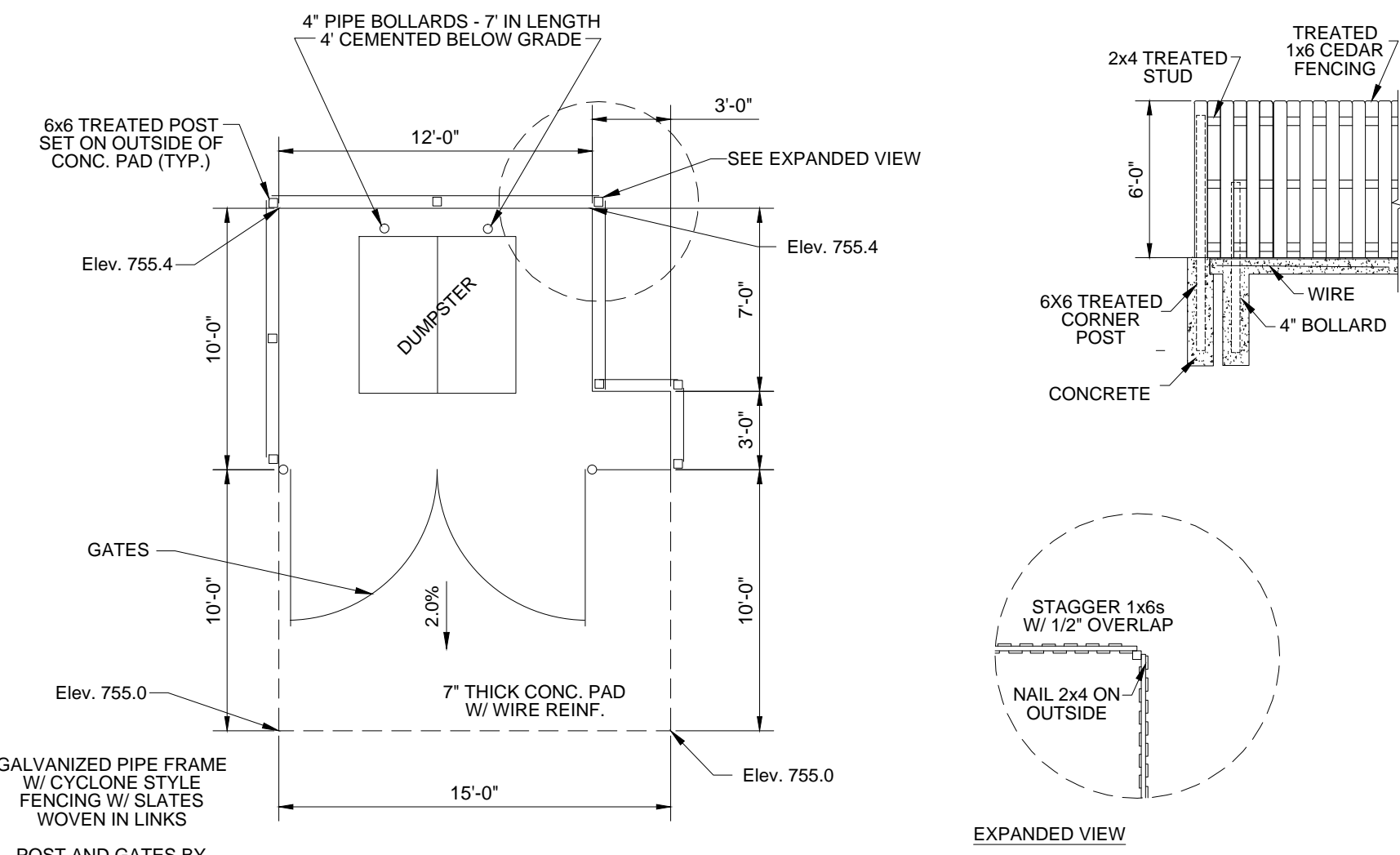
5
C-6



TYPE M CONCRETE DRIVEWAY OPENING

SCALE: NONE

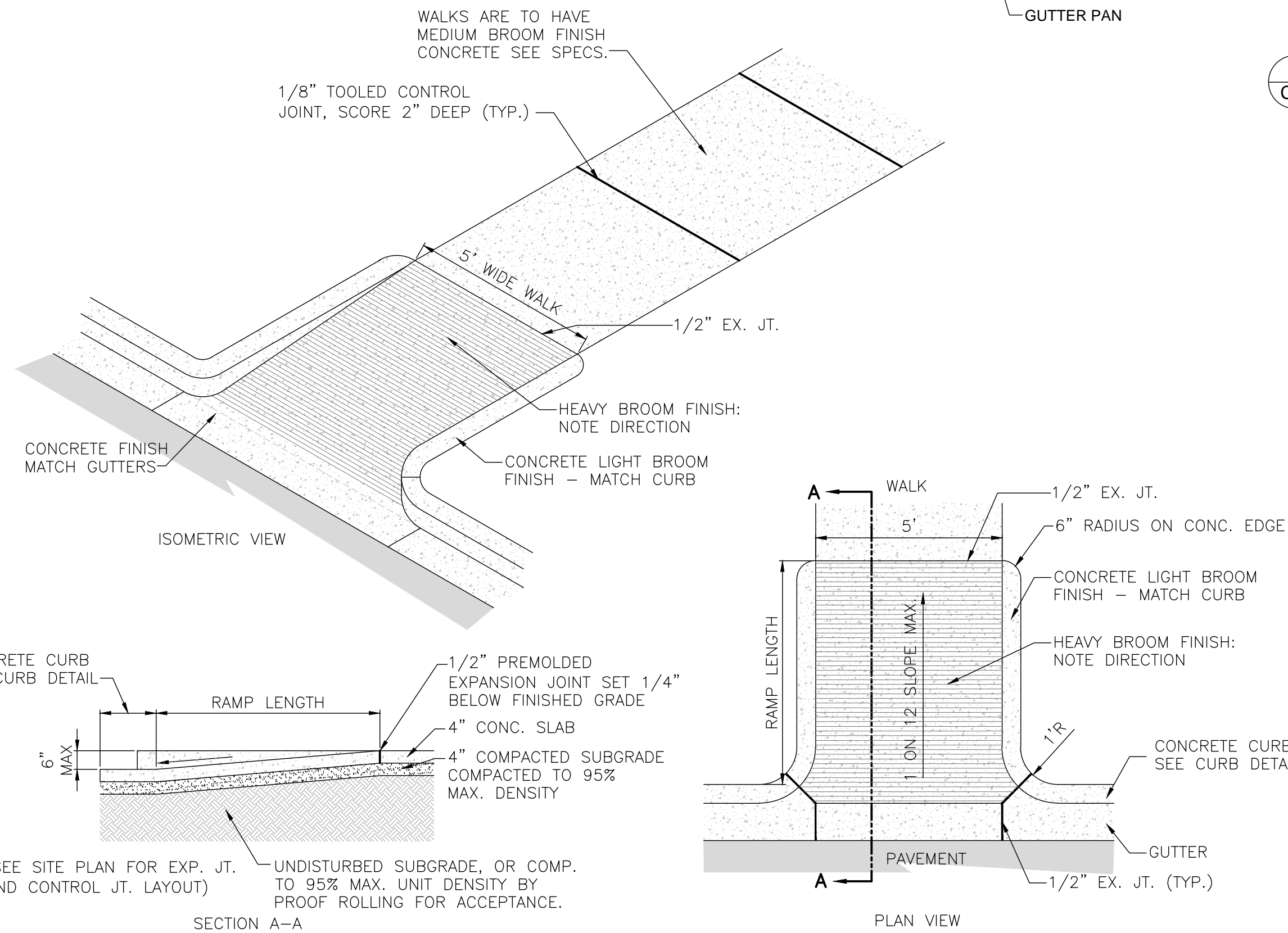
6
C-6



DUMPSTER ENCLOSURE DETAIL

SCALE: As Shown

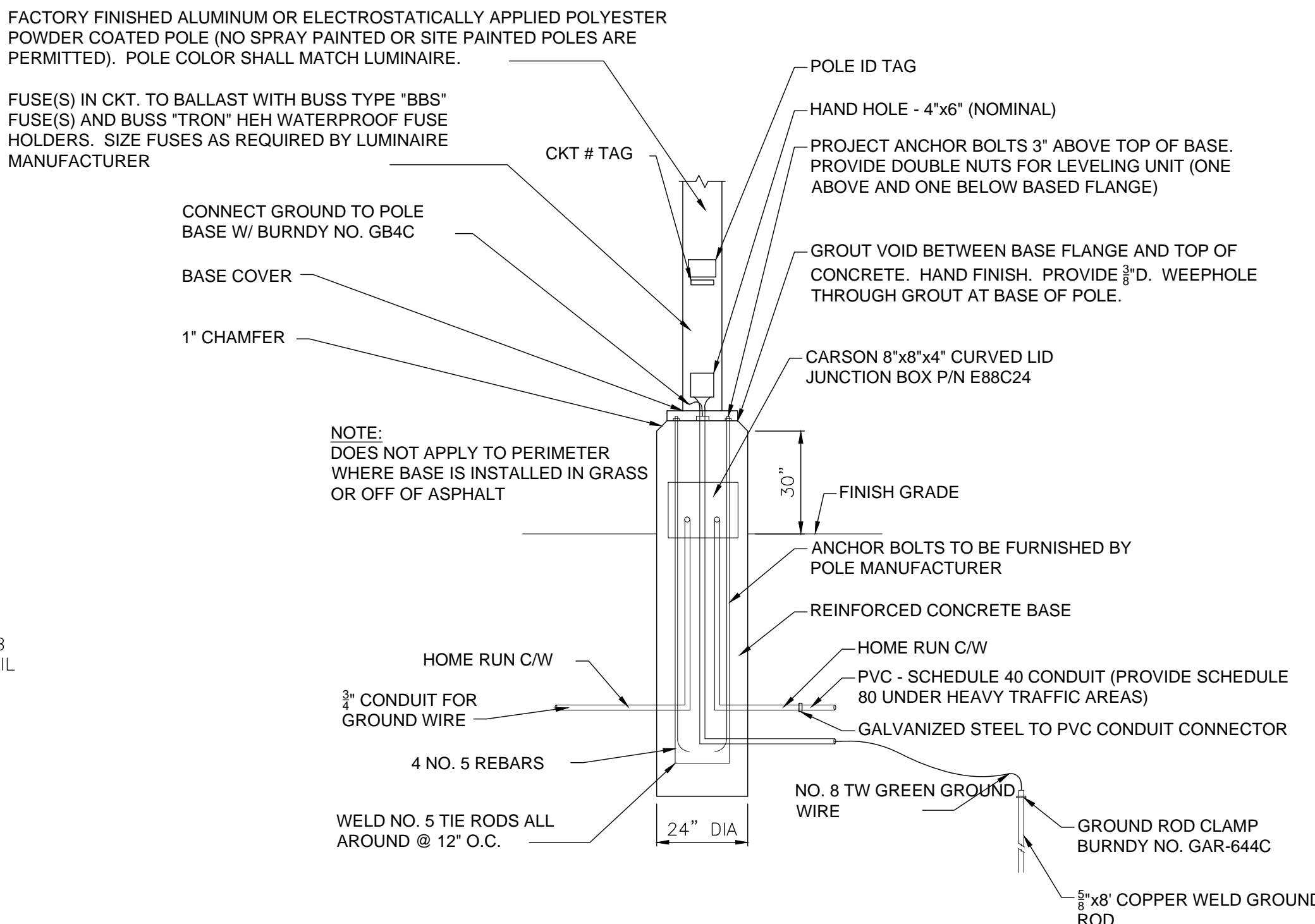
7
C-6



BARRIER FREE RAMP - TYPE I

SCALE: NONE

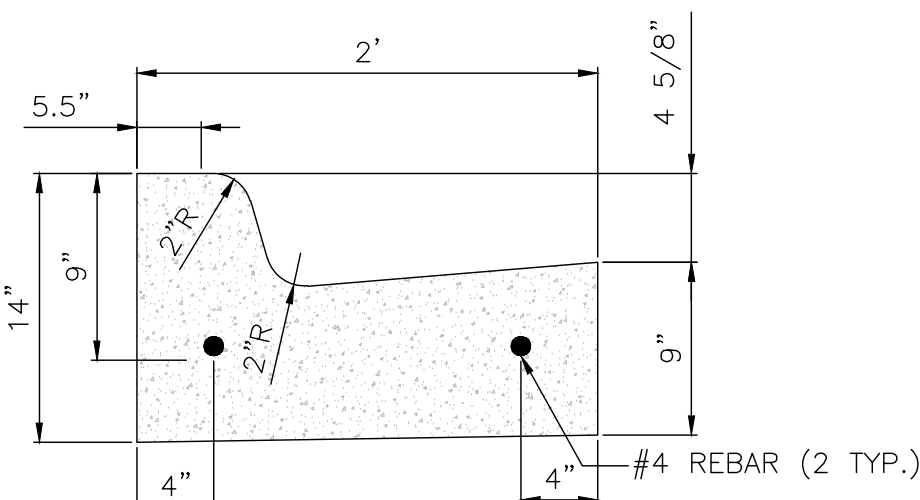
8
C-6



LIGHT POLE BASE

SCALE: NONE

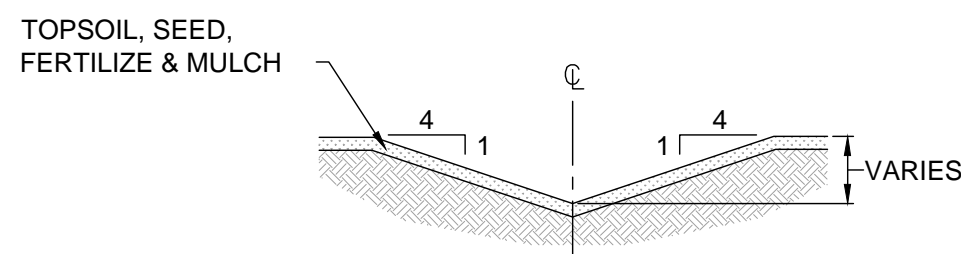
9
C-6



MDOT F4 CURB

SCALE: NONE

10
C-7



V DITCH DETAIL

SCALE: NONE

11
C-7

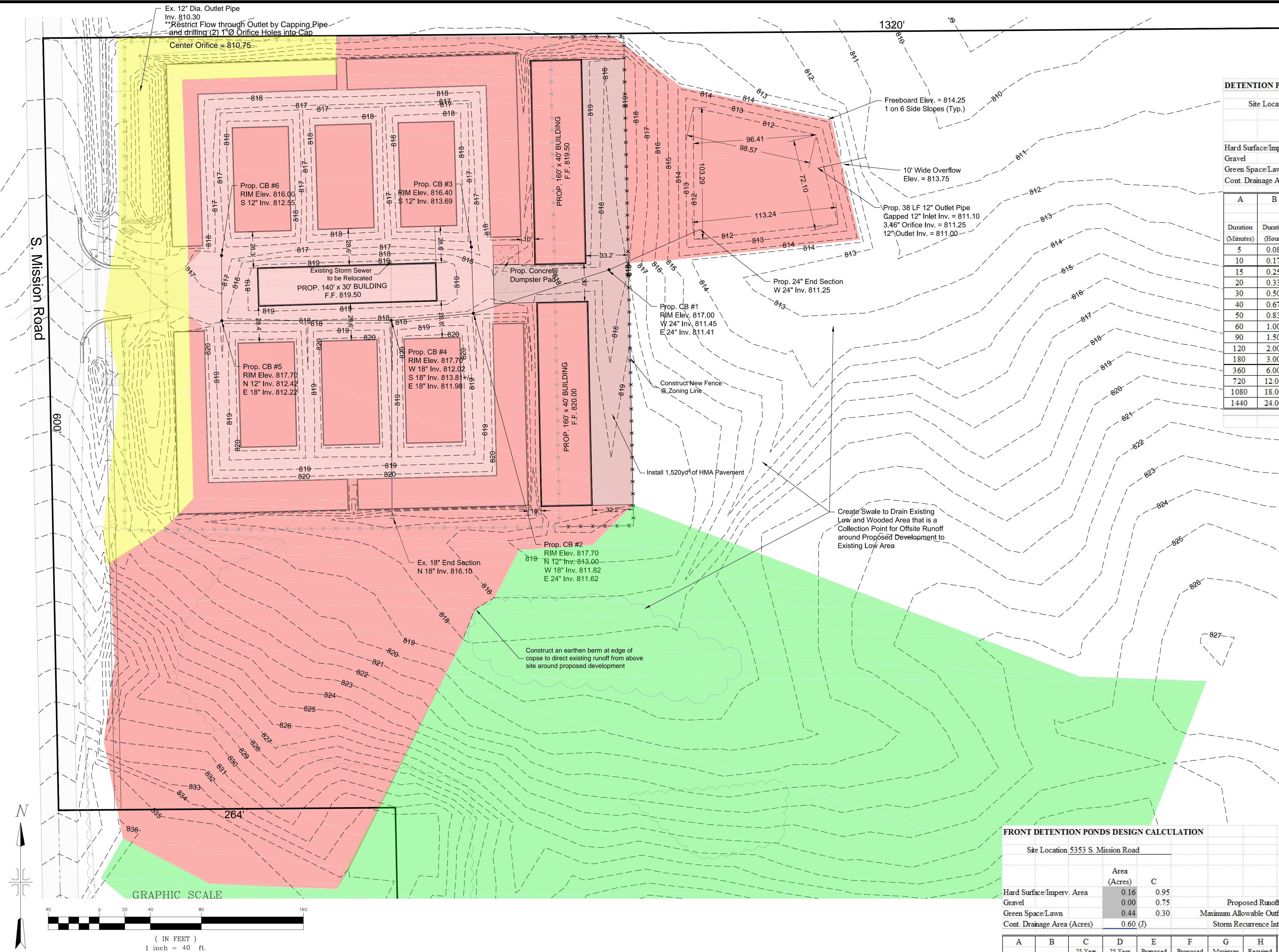
PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: July 20, 2018
SCALE: N/A
REVISED DATE: July 26, 2018 - Per Drain Commission
REVISED DATE: 09/10/18 - Per Township for Planning Comm.
ENGINEER: Alan James Craighead, P.E. 61954
SHEET C-6

Site Details
Mission Mini Storage Expansion
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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						
Hard Surface/Imperv. Area		2.67	0.95						
Gravel		0.00	0.75	Proposed Runoff "C" Value					
Green Space/Lawn		2.39	0.30	Maximum Allowable Outflow (CFS)					
Cont. Drainage Area (Acres)		5.06 (J)		Storm Recurrence Interval (Yrs)					
A	B	C	D	E	F	G	H		
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall Intensity (Inch/Hr)	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 = $CFS = C^2 A^3 (2^2 g^3 H)^{0.5}$

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						
Hard Surface/Imperv. Area		0.16	0.95						
Gravel		0.00	0.75	Proposed Runoff "C" Value					
Green Space/Lawn		0.44	0.30	Maximum Allowable Outflow (CFS)					
Cont. Drainage Area (Acres)		0.60 (J)		Storm Recurrence Interval (Yrs)					
A	B	C	D	E	F	G	H		
Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall Intensity (Inch/Hr)	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"Ø 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 = $CFS = C^2 A^3 (2^2 g^3 H)^{0.5}$

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/sec)	Pipe flow time (min)	Upper end Rim 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		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

REVISED DATE: 09/10/18 - Per Township for Planning Comm.

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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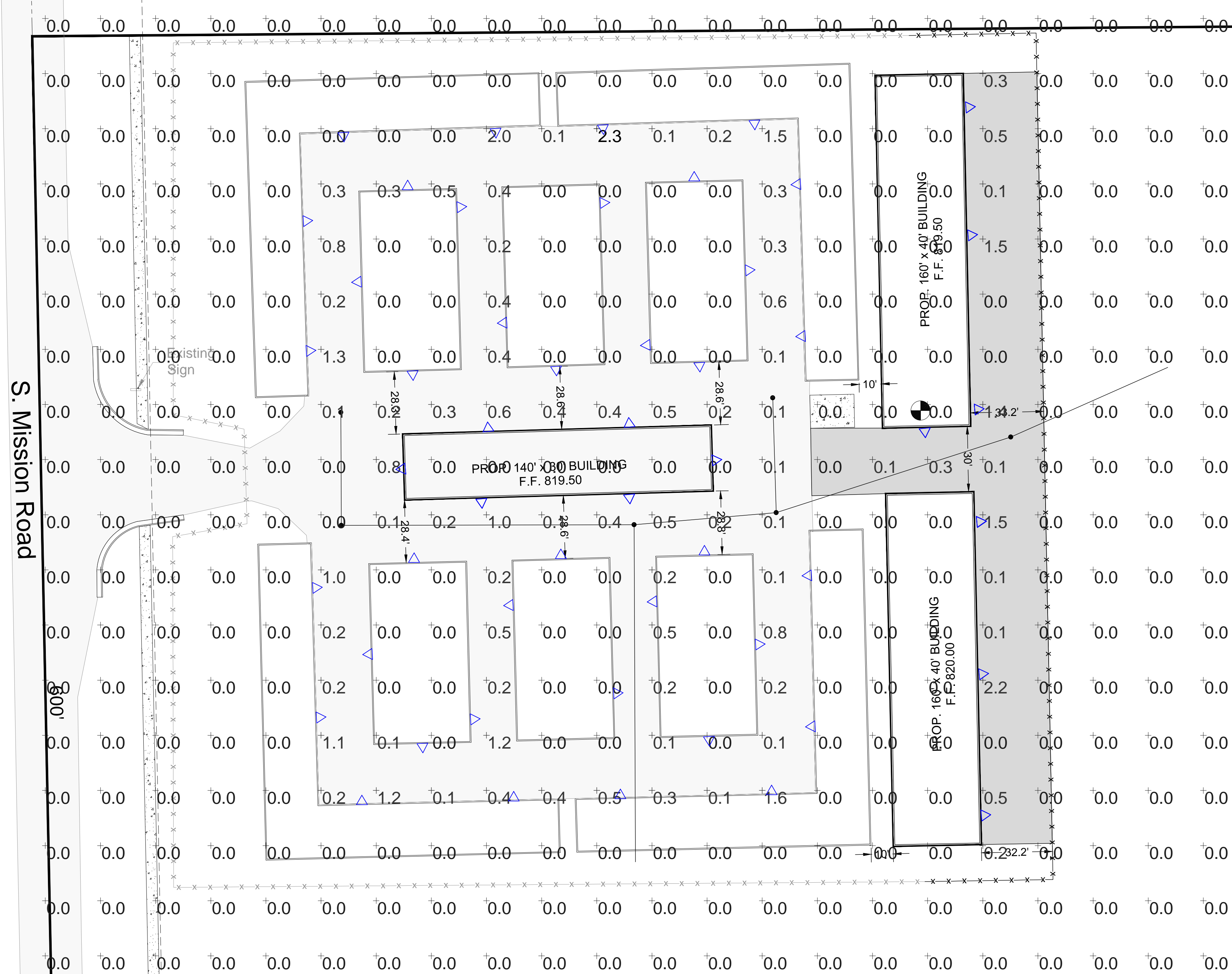
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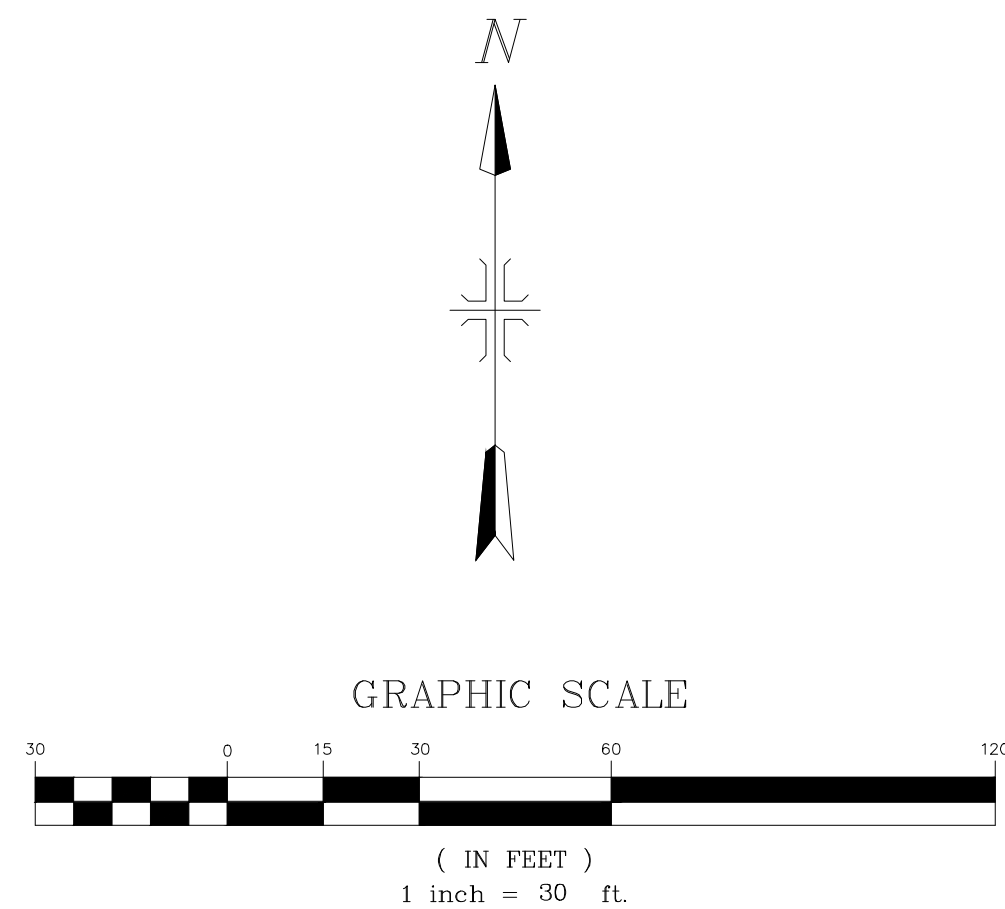


S. Mission Road

1320'

- LIGHTING NOTES:
1. ALL EXTERIOR LIGHTS ARE INSTALLED WITH A SINGLE (1) PHILIPS 35W HIGH PRESSURE SODIUM BULB (C35S76/M).
 2. EXTERIOR LIGHTS UNDER THE EAVES ARE INSTALLED AT A HEIGHT 7' ABOVE FINISHED GRADE. EXTERIOR LIGHTS HUNG ON THE NON-LOADBEARING, NORTH OR SOUTH WALLS OF THE INTERIOR 6 BUILDINGS ARE INSTALLED AT A HEIGHT OF 8'-6".
 3. NEW WALL PACKS ON PROPOSED BUILDING TO BE SAME OR SIMILAR TO THE EXISTING WALL PACK LIGHTING.

▷ = WALL PACK



PROJECT NUMBER: P-180065
DRAWN BY: S.E. Bell
DATE: September 10, 2018
SCALE: 1" = 30'
REVISED DATE:
SURVEYOR: Timothy L. Lapham P.E., P.S. No. 27595
SHEET C-8

Site Lighting / Photometric Plan
Mission Mini Storage Expansion
Deshano Development Co.
325 Commerce Ct
Gladwin, MI 48624

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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) SPA 2018-01 Amendment to SPR 2017-08 for access drive and waiver of sidewalks along Broomfield Rd.

Applicant: Richard Figg

Owner: Richard Figg

Location: 1313 E. Broomfield Rd.

Current Zoning: R-1 (Rural Residential)

Adjacent Zoning: R-1 to the north, AG to the south across the road, R-2A to the east, and R-2A to the west.

Future Land Use/Intent: *Rural Buffer:* Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

Current Use: Riverwood Resort

Reason for Request: Applicant proposes modified access drive from Broomfield Rd. and sidewalk waiver.

History: SPR 2017-08 was approved in October of 2017. Plan was approved with 4ft wide sidewalks to be installed along the entire parcel on E. Broomfield Rd. Applicant has proposed a new access drive from Broomfield road. Applicant has also requested a waiver of sidewalks as shown on plan and required from SPR 2017-08. The item was not acted on at the August meeting due to incomplete approvals. The applicant since that time has worked on satisfying these requirements. At this time I have received approvals from ICTC, Mt. Pleasant Fire Department, and Township Utility Department. I do not have complete approvals from the County Drain office or Road Commission. I expect to have these by Tuesday. If not, I would recommend tabling approval.

Objective of board: Review and approve site plan amendment

Recommend at this time to approve SPA 2018-01 with the conditions:

- **All outside approvals are received ahead of meeting.**

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 Richard Figg
- III. Applicant Address 1239 E. Broomfield Rd.
- IV. Applicant Phone 772-5726 Owner Phone Same
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Richard Figg
- VII. Land Owner Address 1239 E. Broomfield Rd.
- VIII. Project/Business Name Riverwood Storage Barn.
- 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		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.		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.		Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)		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)		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 Name and Address of Applicant		<u>Richard Figg</u> <u>1239 E. Broomfield Rd.</u>
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)		<u>NO</u>



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.		See Drawing
All lot and/or property lines are to be shown and dimensioned, including building setback lines		See Drawing
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. -	No ✓	on Building
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation		with drawing
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.		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)		NONE
The location and right-of-way width of all abutting roads, streets, alleys and easements.	No	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	Yes	

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.		A6 / R1
The location, height and type of fences and walls.		NONE
The location and detailed description of landscaping.		NONE
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.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.		
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

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.

Richard D. Fagg
Signature of Applicant

7/24/18
Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE August 21, 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:

Riverwood

Name of business owner(s):

Richard Figg

Street and mailing address:

1239 E. Broomfield

Telephone:

Fax:

Email:

989-772-5726

989-773-5346

reservations@riverwoodresort.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Richard C. Figg
7/24/18

Information compiled by:

Richard Figg

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.

[illegible]

UNION TOWNSHIP: PROPOSAL FOR AMENDMENT TO SITE PLAN

By this request, Richard Figg, doing business as Riverwood Recreation, respectfully requests that the Union Township Planning Commission authorize an amendment to the site plan submitted October 3, 2017, regarding the construction of an equipment - maintenance building. This request is intended to address amendments to two items that were a part of the prior Permit Application:

Service Drive Location:

1. The applicant requests that we be allowed to utilize a service drive that extends north and south, directly from Broomfield Road to the proposed building. This access is much preferred over the access that was proposed with the original site plan. The original access traveled from the recreation center parking lot in a winding fashion, northeasterly to the site. The proposed driveway access is direct and unobstructed.
2. Please note that the proposed access road is not one that will be open to the public and will be minimally used. It is, however, obvious that we need vehicle access to the equipment-maintenance facility. The proposed access has provision for fire department and emergency vehicle turn around and will be approved by the Isabella County Road Commission. Please note that the access road does not have a negative impact upon any neighboring properties.

Request for a Waiver of the Sidewalk Construction Across the Golf Course and Driving Range of the Course Known as Riverwood Golf Club.

The original site plan showed a line marking the potential location of a sidewalk along Broomfield Road from the easterly boundary of the property to the main parking lot. Through communication with Union Township Building Officials, we understand that the

township is requesting a construction of a sidewalk the entire length of the golf course (approximately a half mile). The applicant is respectfully requesting that we be allowed to amend the site plan to delete the required construction of a sidewalk as shown in the site plan.

1. The applicant notes that the **Sidewalk and Pathways Prioritization Committee** has not identified Broomfield Road from Bluegrass Road to Lincoln Road as a designated street for sidewalk construction. The area is rural and is not likely subject to foot traffic.

The recommendations of the **Sidewalk and Pathways Prioritization Committee** dated March 12, 2018, specify criteria for granting relief of sidewalk construction, if any of the following apply:

- (3) The development is located on property with road frontage where no car-pedestrian injury or fatality due to the need of the pedestrian to walk in the roadway has occurred for a distance of one mile in either direction of the development. (There is no record of a car-pedestrian accident in the area around Riverwood.)
 - (4) Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. (There are no sidewalks on Broomfield Road.)
2. The proposed construction of the equipment - maintenance building is located on the very easterly side of the parcel known as the Riverwood Golf Club. The course is 1 ½ miles distant from the City of Mt. Pleasant and is in a rural, agricultural area. Sidewalk construction is unnecessary and economically burdensome to the property owner.
3. The proposed equipment - maintenance building is located a distance (over 600 feet) from Broomfield Road, and the use of the building will not create foot traffic.

4. There are no sidewalks constructed within 1 ½ miles of the location.
5. Township officials have indicated that the sidewalk would be required the entire length of the Riverwood Golf Club property (approximately one-half mile). The installation of a sidewalk along the westerly portion of the Riverwood Golf Club property adjoining Broomfield Road, would create a potential safety hazard for pedestrians who would potentially be struck by golf balls on holes No. 1 and 4 of the Blue Course.
6. As proprietor of the Riverwood Golf Club, we are able to assure the Township Planning Commission that there is not significant pedestrian traffic in the area of the proposed sidewalk to justify the construction of the sidewalk in this rural zone. An examination of the Isabella County GIS photo (a copy of which is attached hereto) verifies that the area is rural in nature, and the Whitehead Farms, which are immediately across the street to the south, would not, and will not, be conducive to pedestrian traffic, requiring sidewalk construction.
7. As an alternative, if the township is unwilling to grant the temporary relief requested, the Applicant suggests that it be allowed to construct a hard surface, asphalt pathway similar to those used as golf cart paths on the golf course, on the easterly portion of the property only. 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.

Sidewalk and Pathways Prioritization Committee recommends all site plans, within the boundaries of Union Township, will require s Sidewalks to be shown on the site plan. The Sidewalk and Pathways Prioritization Committee recommends to the Township Board and Planning Commission the following as it relates to the construction of s Sidewalks on parcels requiring a site plan.

I. Identification of Designated Streets for Sidewalk Construction

The Planning Commission will NOT grant a developer/owner of a parcel, with frontage along the designated streets, relief from the construction of a sidewalk as shown on the site plan. The goal is to develop sidewalks on both sides of the designated street.

- The designated streets were identified to complete sidewalks, to fill gaps with existing sidewalks to connect with city, and CMU property; to connect schools, parks, bus stops, activity centers, employment centers, retail, business, health care facilities, senior living centers, religious institutions, civic buildings, community services within the township.

Designated Streets (Identified on the Sidewalk map as developed by the Sidewalk and Pathways Prioritization Committee, March 2018.)

- North
 - **Pickard Road** from Lincoln to Township Boundary
 - Township parcels: Along **Crawford Road** North from Pickard to Mission Creek Park
- East
 - **Isabella Road** South from Pickard Road to Blue Grass
 - **Remus Road** (from Isabella Road east to 127)
 - **Remus Road** (from Isabella Road west to city limits)
- South
 - Township parcels:
 - **Broomfield Road** (east) - Gover Parkway to city line
 - **Broomfield Road** (west) - city line to Lincoln
 - Townships parcels: Crawford Road Broomfield to Deerfield
 - **Blue Grass Isabella** to Mission
- West
 - **Lincoln Road** north from Broomfield to Pickard
 - **Remus Road** (from Lincoln Road east to city limits)

II. Criteria for Granting Relief of Sidewalk Construction

Parcels not identified on a designated street may be granted provisional relief of sidewalk construction if any of the following conditions apply:

1. The development is located on a property zoned industrial.
2. The development is located on an unimproved road.
3. The development is located on property with road frontage where no car-pedestrian injury or fatality, due to the need of the pedestrian to walk in the roadway, has occurred for a distance of 1 mile in either direction of the development. A car-pedestrian accident within 1 mile of area provided relief from building the sidewalk will required sidewalk construction within 1 year.
4. Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been meet all parcels will be required to construct sidewalks within 1 year.
5. If the cost of the sidewalk construction exceeds more than 50% of the total cost of the project.

March 12, 2018

III. The Sidewalk and Pathways Prioritization Committee recommends to the Township Board

1. Property owners previously granted relief (waivers) to construct sidewalks that have road frontage along the designated streets, as identified by the committee on March 12, 2018, need to be contacted and a plan be developed for the sidewalk to be constructed with 2 years.
2. The designated streets, accompanying map, and the Criteria for Granting Relief should be reviewed yearly by the Sidewalk and Pathways Prioritization Committee and adjusted as conditions and growth occur with the township.

IV. Definitions


- a. Designated Street: A public way or road within The Charter Township of Union, Isabella County Michigan.
- b. Provisional: Provided for the time being; grant of relief is subject to later alteration.
- c. Relief: To eliminate the required construction of a sidewalk as shown on the site plan.
- d. Sidewalk: A paved path, usually concrete, located in a road right-a-way but away from the actual road surface and designed, constructed and designated for pedestrian travel. While Michigan law (MCL 257.660c and 257.660d) allows for travel on sidewalks or pathways by bicycle, provided they yield to pedestrians and do not impede traffic by pedestrians, adult cyclists are encouraged to use roadways or pathways as safer options.

March 12, 2018



County of Isabella
Riverwood

14-020-30-00
FIGG BETTY J
1239 E BROO



Map Publication:
06/14/2018 3:07 PM



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FetchGIS 

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

MARTINEAU, HACKETT, O'NEIL & KLAUS
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS

STEVEN W. MARTINEAU - OF COUNSEL
MICHAEL J. HACKETT
MARY ANN J. O'NEIL
JEFFREY J. KLAUS
PAUL A. BLANCO
JOSEPH A. DUSO

555 NORTH MAIN STREET
MT. PLEASANT, MICHIGAN 48858
-
TELEPHONE (989) 773-9961
TELEFAX (989) 773-2107

CLARE OFFICE
127 W. FOURTH STREET, SUITE 1
CLARE, MI 48617
TELEPHONE (989) 386-3454

NORTHERN OFFICE
11512 NORTH STRAITS HIGHWAY
CHEBOYGAN, MI 49721
TELEPHONE (231) 627-5683

August 2, 2018

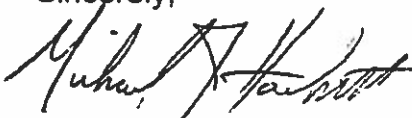
Union Township

RE: Riverwood Recreation Facility
Site Plan Application

Dear Peter:

Attached is the original site plan submitted to the Union Township Planning Commission October 3, 2017, showing the location of the access drive and proposed sidewalk.

Sincerely,

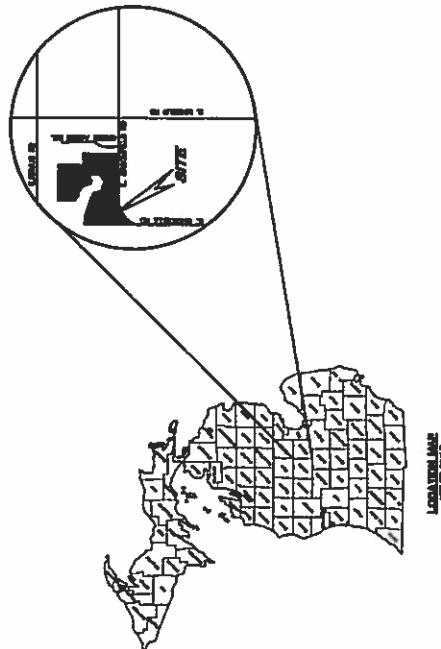


Michael J. Hackett

MJH/slb
Enclosures

ISABELLA COUNTY, MICHIGAN

**D AND M SITE, INC
P.O. BOX 159
CARROLLTON, MICHIGAN 48724
(989) 752-8600**

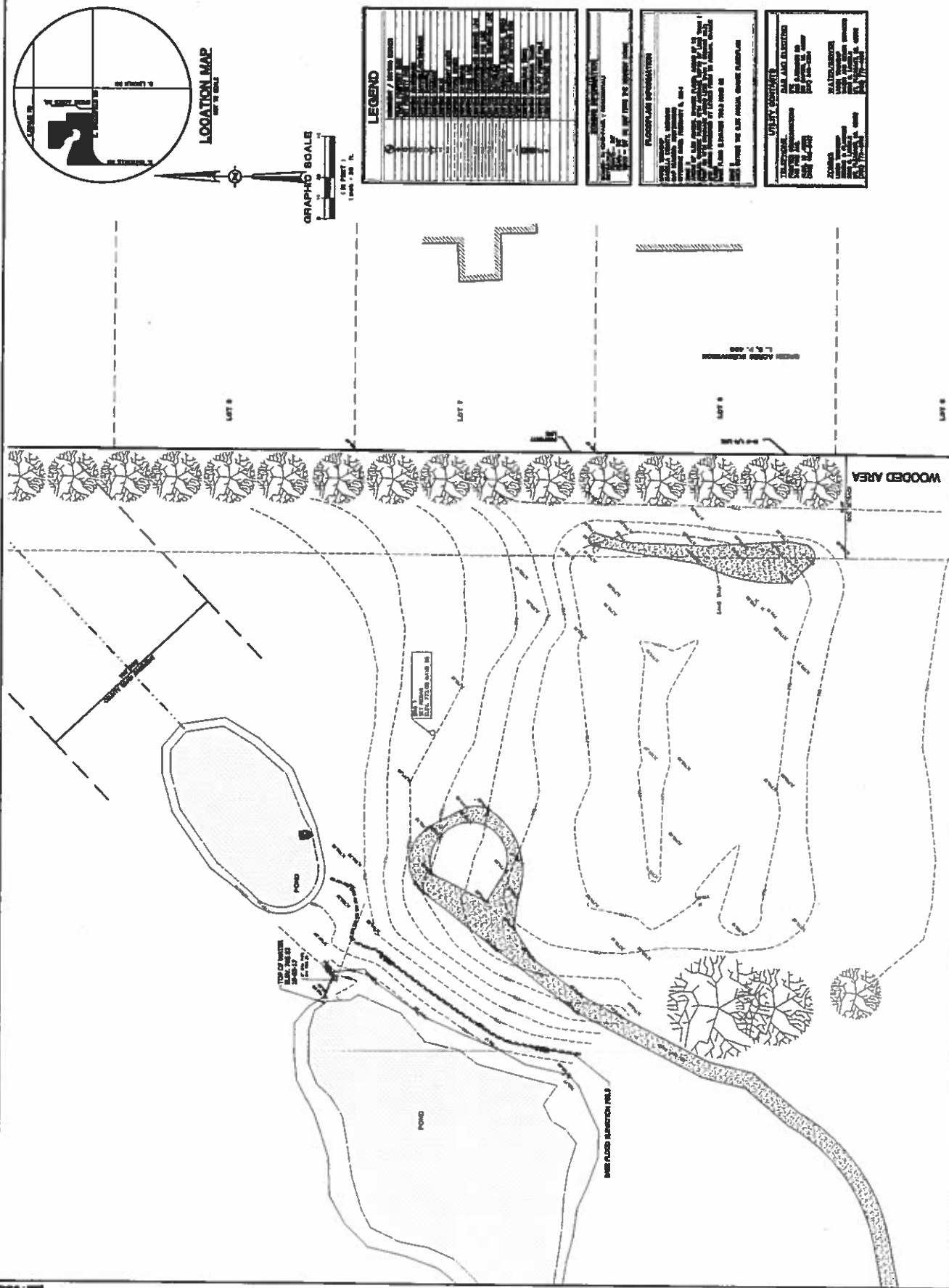
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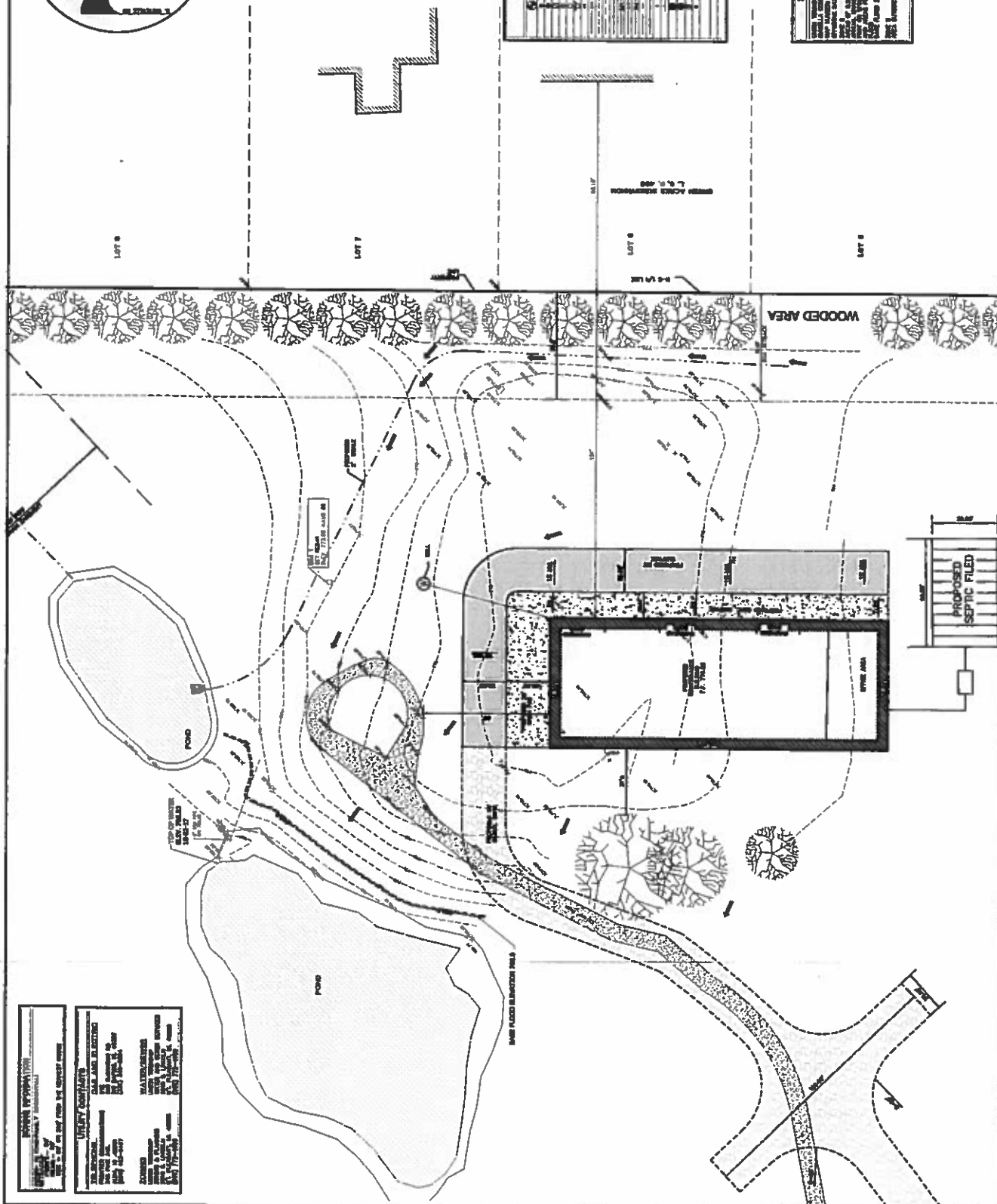
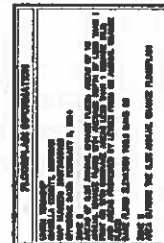
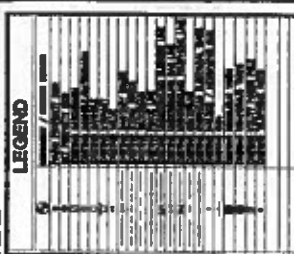
Call before you dig.

C1.0 - COVER SHEET
C2.0 - SURVEY PLAN
C3.0 - SITE PLAN
C4.0 - OVERALL PLAN

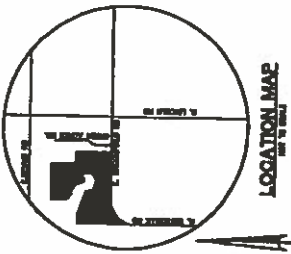
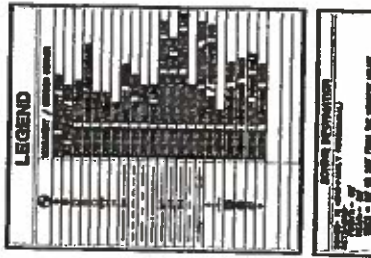
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RIVERWOOD REPORT
 1515 E. BRIDGEMAN RD
 MOUNTAIN VIEW, TEXAS 79054
 OVERALL PLAN

[illegible]



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) SUP 2018-05 Park and Sell Operation on Mission Rd

Applicant: Mak Enterprises LLC, Mike Klumpp

Owner: Mak Enterprises LLC, Mike Klumpp

Location: 5450 S. Misson Rd.

Current Zoning: B-4 (General Business District)

Adjacent Zoning: B-4/AG to the north, B-4/AG to the south, AG/B-4 to the east across the road, and AG/R-4 to the west.

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: proposed area to be used is vacant. One building with parking is located on parcel to the south of proposed location for special use.

Reason for Request: Applicant seeks special use for park and sell operation for vehicles and farm equipment.

History: Existing property contains one building with existing parking lot. The proposed location of the park and sell would require new additional parking. Applicant has proposed gravel. No new buildings have been proposed at this time.

Objective of board: Hold public hearing. Within reasonable time following public hearing review and make recommendation to the Board of Trustees.

Recommend at this time to approve SUP 2018-08 with the following conditions:

- Site plan is approved by Planning Commission
- Issues of screening, lighting and days/hours of operation be considered to protect R-4 property to the West.

Peter Gallinat
Twp Planner



APPLICATION FOR A SPECIAL USE PERMIT

BY: 3
I (we) MAK Enterprises LLC MIKE KLUMPP OWNERS OF PROPERTY AT
5450 S. Mission Rd. Mt. Pleasant MI 48858 LEGAL DESCRIPTION AS FOLLOWS:

14-034-20-005-00

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

- ☒ I. Special Use For Park and Sell
- ☐ 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 Park and Sell
parking lot.

Give reason why you feel permit should be granted: We believe the surrounding community would benefit to have the option to use the lot at a small fee to park and sell vehicles or farm equipment.

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is B-4

Zoning of the abutting areas AG B-4 R-4

Fees \$350.⁰⁰ Signature of Applicant [Signature]

Date 8/14/18



County of Isabella



Map Publication:
09/13/2018 7:05 PM



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FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



UNION TOWNSHIP PUBLIC HEARING NOTICE –SPECIAL USE
(Corrected Notice)

NOTICE is hereby given that a Public Hearing will be held on Tuesday, September 18, 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 for retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes in a B-4 (General Business District) as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Mak Enterprises LLC Mike Klumpp** retail sale for park and sell operation on parking lot.

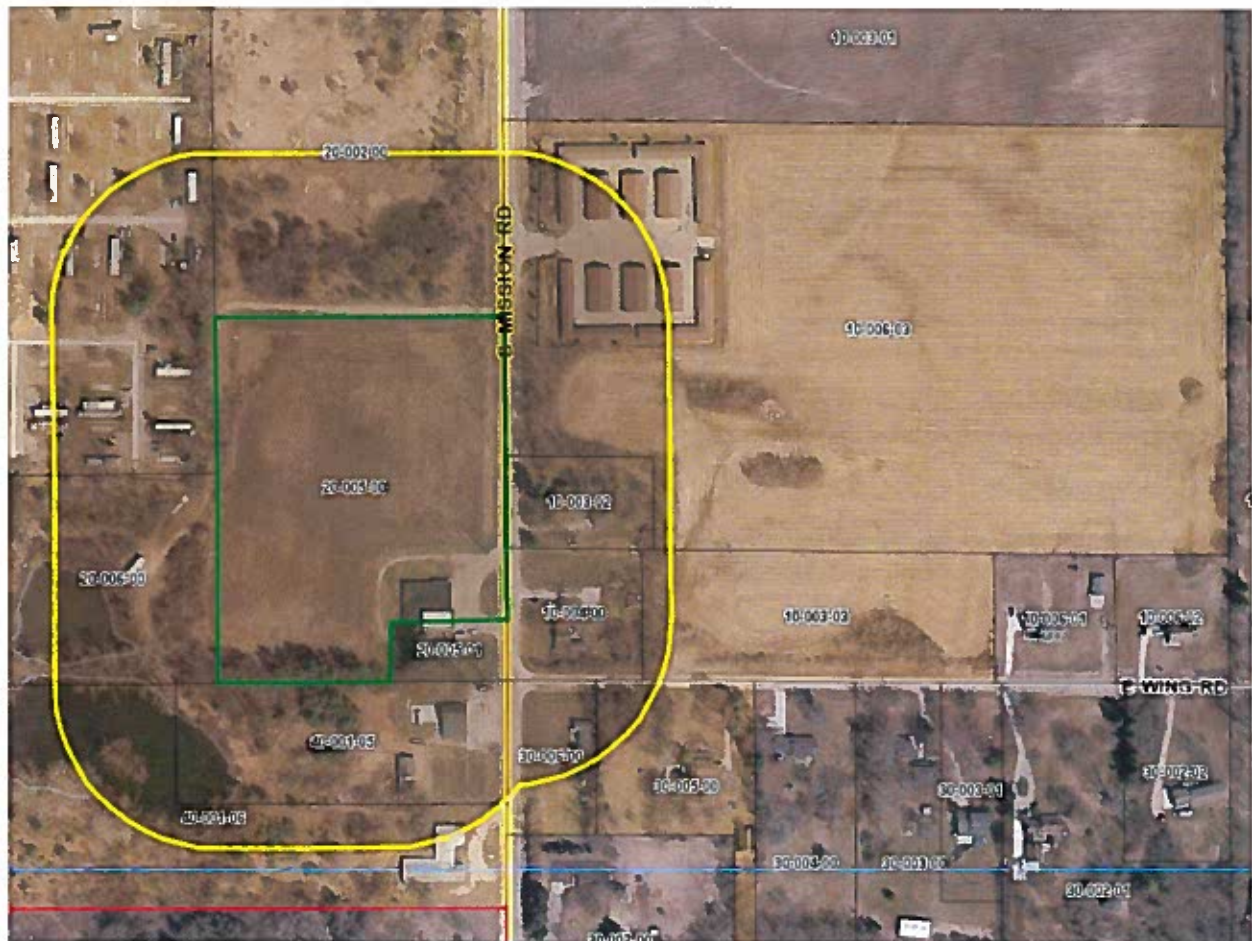
Legal Description of property: T14N R4W, SEC 34; S 40 RDS OF E 32 RDS OF SE1/4 OF NE1/4 SECT 34 EXC S 92 FT OF E 200 FT

This property is located at: 5450 S. Mission Rd MOUNT PLEASANT, MI 48858
PID 14-034-20-005-00

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 green outlined parcel is the subject parcel 5440 S. Mission Rd. The yellow outline represents a 300 ft radius around the subject parcel. All property owners within the 300 foot radius are sent notice of a public hearing for a Park and Sell operation in the proposed in the parking lot of 54050 S. Mission Rd.

DESHANO DEVELOPMENT CO
325 COMMERCE CT
GLADWIN, MI 48624

RUSSELL JASON T
4152 E WING RD
MT PLEASANT, MI 48858

SHOEMAKER THOMAS J
5505 S MISSION RD
MT PLEASANT, MI 48858

PLEASANT RIDGE ESTATES
BOX 265929878
SIOUX FALLS, SD 57186

AMBECLAY PROPERTIES LLC
PO BOX 1411
CORNELIUS, NC 28031

KLUMPP MANAGEMENT LLC
1955 E WALTON RD
SHEPHERD, MI 48883

KLUMPP MANAGEMENT LLC
1955 E WALTON RD
SHEPHERD, MI 48883

SBA INFRASTRUCTURE LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487-1307

VONDOLOSKI FAMILY TRUST
4293 E MILLBROOK RD
MT PLEASANT, MI 48858

OSWALD GWENDALYN
4790 S VANDECAR RD
MT PLEASANT, MI 48858

PETERSEN RICHARD A & DOREEN &
17901 MOHAWK DR
SPRING LAKE, MI 49456

RUSSELL JASON
4152 E WING RD
MT PLEASANT, MI 48858

UTTERBACK LAWRENCE H & FRELYN
5419 S MISSION RD
MOUNT PLEASANT, MI 48858