

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on October 16, 2018 at the Township Hall.

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

Roll Call

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

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Webster moved LaBelle supported the approval of the September 18, 2018 regular meeting minutes as amended. Vote: Ayes: 9 Nays: 0. Motion carried.

Correspondence / Reports

- Board of Trustees updates by Clerk Cody
- ZBA updates by Gallinat
- Sidewalk & Pathway Committee update by Webster - upcoming meeting on 10/30/18

Approval of Agenda

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

Public Comment – 7:07 p.m.

Marty Figg, 810 Ashland – Commented on Future Land Use Map and reflected on traffic patterns and zoning through current and years past.

Closed 7:12 p.m.

New Business

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

Public Hearing was held at the 9/18/18 Planning Commission meeting.

Introduction by Gallinat, stated that the item was postponed until tonight to give the applicant an opportunity to address the Planning Commission.

The applicant, Mike Klumpp, asked for consideration for a special use permit with the intent to place a park and sell on the northern most section of the property. He is proposing to sell cars, pickups, dump trailers, rv trailers, and semi-trucks.

The Planning Commission went through section 30.3 of the zoning ordinance.

Webster moved Buckley supported to recommend approval to the Board of Trustees of SUP 2018-05 Park and Sell located at 5450 S. Mission Rd. Owner: MAK Enterprises LLC, Mike Klumpp with the following condition: the applicant obtains site plan approval. Vote: Ayes: 9 Nays: 0. Motion carried.

B. REZ 2018-04 Rezone R-2A to B-4 at 2010 and 2040 E. Broomfield Rd. Owner: Joseph and Sandra Falsetta

Gallinat, Township Planner introduced Rezone 2018-04 R-2A to B4 at 2010 and 2040 E. Broomfield Rd. Owner: Joseph and Sandra Falsetta stating that the applicant is looking ahead at the future development and is seeking to rezone as it might be difficult to sell his property as residential.

Public Hearing

Open - 8:02 p.m.

Joe Falsetta, 2210 and 2040 E. Broomfield Rd. – Commented on the amount of traffic on Lincoln Rd. and future expansion bringing more traffic

Ben Gunning, 2270 and 2280 E Broomfield Rd. – In support of rezone

Alan Bryant, 4051 S. Lincoln – Submitted letter that is in packet, shared his concern that no proposed permitted use is being requested

Bill Whitehead, 1474 E. Broomfield – Commented that if Deerfield Road were paved, a lot of traffic on Broomfield Rd. on would be diverted

Marty Figg, 810 Ashland – Commented on “Ring Road” section (Isabella, Broomfield, Pickard, and Lincoln)

Closed 8:17 p.m.

Gallinat, Township Planner mentioned the Future Land Use map shows the property as rural buffer.

The applicant, Joe Falsetta, commented on a map from the Isabella County Road Commission showing the widened Road. Also mentioned the zoning ordinance use by right in a B4 zone.

Mielke moved Cody supported to recommend denial to the Board of Trustees of Rezone 2018-04 Rezone R-2A to B4, as the property is outside the Growth Management Boundary that is shown in the master plan, where it identifies this area, as a rural buffer. Vote: Ayes: 9 Nays 0. Motion carried.

C. REZ 2018-05 Rezone AG to R-2A at 4080 S. Whiteville Rd. Owner: McGuirk Mini Storage Inc.

Recusal of Fuller stated in section VII. Conflict of Interest in the approved Planning Commission By laws, that the commissioners determined that there is a reasonable appearance for conflict of interest.

Gallinat, Township Planner introduced the rezone stating that it would match the existing R-2A District to the North abutting property.

Public Hearing

Open – 8:58 p.m.

Bill Whitehead, 1473 E. Broomfield – commented on the County easement shown on survey.
Sarvit Chowdary, Stoneridge Dr. – Commented on the current drainage issue of the property currently draining towards his subdivision
Marty Figg, 810 Ashland – Questioned directed to the Commissioners asking, “what is the 50ft easement and when will it take effect?”
Closed – 9:08 p.m.

Tim Bebee, CMS&D 510 E. Pickard – Stated that the survey is a legal description and the 50ft easement will be withdrawn by the Isabella County Road Commission. Rezone request from AG to R-2A gives more restrictions and conforms with the neighborhood to the North. He also mentioned the water is coming from the farm field.

LaBelle moved **Cody** supported to approve recommendation to the Board of Trustees of REZ2018-05 AG to R-2A, although located outside the Growth Management Boundary, there is existing R-2A abutting the property where this property will blend with the neighborhood to the North.

Vote: Ayes: 8 Nays 0. Motion carried.

D. Sidewalks and Pathways Committee Appointment Township Resident

- **9:24 p.m. Clerk Cody stated that she had to leave and was excused by Chair Squattrito.**

Webster moved **Shingles** supported to re appoint Jeremy MacDonald to the Sidewalk and Pathways Prioritization Committee, with a 2-year term expiring 10/17/2020. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Other Business

Extended Public Comment

Open 9:27 p.m.

Bill Whitehead, 1474 E. Broomfield – Commented on water run off on the above rezone and suggested that the Commissioners look at wetland maps

Sarvit Chowdary, Stonehenge Dr. – Commented on water run off to subdivision

Marty Figg, 810 Ashland – Thanked the Planning Commissioners for their Public Service.

Closed 9:34 p.m.

Final Board Comment

Mielke – Thanked Township Planner for rezone memos written stating reasons for and against the rezone.

Fuller – Stated that he supported Mr. Falsetta’s rezone tonight.

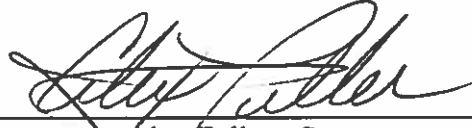
Darin– Commented on Lincoln/Broomfield Road expansion and stated that he would prefer being approached by developers for rezones

Webster – Suggested the SUP criteria be updated during the zoning rewrite.

LaBelle – Addressed Mr. Chowdary’s drainage issue and suggested talking with the County Drain Commissioner.

Adjournment – Chairman Squattrito adjourned the meeting at 9:43 p.m.

APPROVED BY:



Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)