



**Planning Commission
Regular Meeting
November 20, 2018
7:00p.m.**

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

-October 16, 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. **SUP 2018-06** Self Storage Building 1710, 1732, 1740 E. Remus Rd. and PID 14-020-20-011-04 Owner: McGuirk Mini Storage Inc. on behalf of Edward Peters, EDC Investments LLC, and Petro-Vest Operating LLC. *(Hold Public Hearing but no discussion or action until December)*

B. **REZ 2018-06** Rezone R-3A to B-5 at S. Lincoln Rd. for expansion of Self Storage building operation to the North. Owner: McGuirk Mini Storage Inc. *(Hold Public Hearing but no discussion or action until December)*

C. **Annual PC Report** *(Review and forward 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 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 Squatrito adjourned the meeting at 9:43 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-Secretary	Jake	Hunter	12/31/2019
4	Andy	Theisen	12/31/2019
5 - Vice Secretary	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	10/17/2020
5 Member at large	Connie	Bills	8/15/2019

APPLICATION FOR A SPECIAL USE PERMIT

I (we) McGuirk Mini Storage, Inc. OWNERS OF PROPERTY AT
See Attached Sheet LEGAL DESCRIPTION AS FOLLOWS:
See Attached Sheet

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

- I. Special Use For Amendment of Special Use request for Self-Storage Buildings
- II. Junk Yard Permit

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

I. Special Use Permit is requested for Amendment of Special Use request for Self-Storage Buildings previously approved; as an expansion of the previously approved S.U.P.

Give reason why you feel permit should be granted: See Attached Sheet

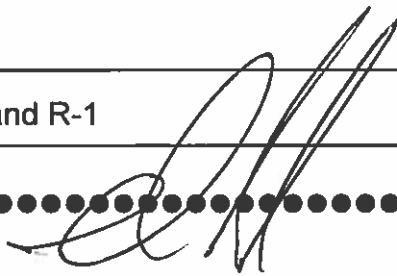
II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is B-5

Zoning of the abutting areas B-5 , R3-A and R-1

Fees 350.00 Signature of Applicant _____



Date 10/30/18



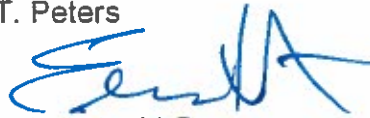
October 29, 2018

To whom it may concern,

Please be advised that Edward T. Peters of 4240 E. Millbrook Road, Mt. Pleasant, MI 48858, EDC Investments, LLC of PO Box 653, Mt. Pleasant, MI 48804, and Petro-Vest Operating LLC of PO Box 653, Mt. Pleasant, MI 48804 are the owners of certain real property described in the enclosed Exhibit A (the "Property"). The undersigned in his capacity, personally or as the authorized member of the above-mentioned limited liability companies, provides that McGuirk Mini Storage, Inc. (or its assignee) has the right to seek zoning or land use approvals so long as those approvals are conditioned upon McGuirk Mini Storage, Inc. (or its assignee) actually purchases the Property. McGuirk Mini Storage, Inc. has the authority of the owner(s) of the Property to seek these conditional approvals from any and all governmental authorities, including but not limited to: The Charter Township of Union Planning Commission and Board of Trustees for site plan approval, special use permit approval and/or rezoning approval.

Sincerely,

Edward T. Peters



EDC Investments, LLC

By: 
Edward T. Peters, authorized member

Petro-Vest Operating, LLC

By: 
Edward T. Peters, authorized member

Exhibit A

EDC Investments, LLC

1732 East Remus Rd, Mt. Pleasant MI 48858

14-020-20-007-00

T14N R4W, SEC 20; COM W, 1421 FT; TH S, 50 FT FROM NE COR SEC 20; TH S, 132 FT; TH E, 66 FT; TH S, 132 FT; TH W, 264 FT; TH N, 264 FT; TH E, 198 FT TO POB

1740 East Remus Rd, Mt. Pleasant MI 48858

14-020-20-006-00

T14N R4W, SEC 20; COM S 89D 37M 58S W, 1321 FTALG N SEC LN; TH S 0D 39M 42S W, 50 FT FROM NE COR SEC 20; TH S 0D 39M 42S E, 132 FT; TH S 89D 37M 58S W, 100 FT; TH N 0D 39M 42S W, 132 FT; TH N 89D 37M 58S E, 100 FT TO POB

Petro-Vest Operating, LLC

1710 East Remus Rd, Mt. Pleasant, MI 48858, and

14-020-20-008-00

T14N R4W, SEC 20; COMM 1619 FT W OF NE COR & 50 FT S TH 264 FT W 182 FT N 264 FT E 182 FT TO POB

Edward T. Peters

The property described in the attached warranty deed at Liber 1826 Page 397

Requested By: nnn-10/12/2018

RECEIVED
ISABELLA COUNTY, MI
10-12-2018 10:47 am.

201800008067
Electronic Filing
From: eRecording Partners Network
Thru: ERX

Instrument LIBER PAGE
201800008067 OR 1826 397
201800008067
Filed for Record in
ISABELLA COUNTY, MI
KAREN R. JACKSON
10-12-2018 At 10:50:09 am.
WARR DEED 30.00
LIBER 1826 PAGE 397 - 399

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
duties held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.
Steven W. Pickens
Treasurer of Isabella County
CBradley



MICHIGAN REAL ESTATE TRANSFER TAX
DEPT OF TAXATION \$ 1195.40
ISABELLA COUNTY, MI
201800008067 12 OCT 2018 \$ 152.90 C
00036890 \$ 1042.50 S

Warranty Deed

Jelinek & Snabes, PLLC

(3/97)

The Grantor

Mark F. McDonald, member of Union Farms LLC, a
Michigan limited liability company,
1720 E. Pickard Rd., Mount Pleasant, MI 48858,

whose address is

conveys and warrants to

Edward T Peters

whose address is

4240 E. Millbrook Road, Mount Pleasant, MI 48858,

the following described premises situated in the Charter Township of Union, County of
Isabella, State of Michigan to wit:

A parcel of land in Section 20, T14N, R4W, Union Township, Isabella county,
Michigan, described as follows: To fix the Point of Beginning, commence at the North
¼ corner; thence North 89° 42' 08" East, on and along the North line of said Section,
483.29 feet to the Point of Beginning of this description; thence continuing North 89°
42' 08" East, on and along said North Section line, 215.01 feet to a point being 1949.12
feet, on and along the North line of said Section, South 89° 42' 08" West, from the
Northeast corner of said Section; thence South 00° 55' 47" East, parallel with and
1949.00 feet, measured at right angles, West of the East line of said Section, 1322.41
feet; thence North 89° 41' 58" East, on and along the North 1/8 line of said Section,
619.03 feet; thence South 00° 39' 12" East, on and along the East 1/8 line, 1322.33 feet
to a point on the East and West ¼ line of said Section, said point being 1336.47 feet,
South 89° 41' 49" West from the East ¼ corner of said Section 20; thence South 00° 36'
56" East, on and along said East 1/8 line, 340.23 feet to a point on a traverse line on and
along the Northerly bank of the Chippewa River; it is the intent of this description to
include all lands to the centerline of the Chippewa River; thence South 37° 45' 14"
West, on and along said traverse line, 100.32 feet to a deflection point; thence South 62°
56' 23" West, continuing on and along said traverse line, 48.46 feet to a deflection
point; thence South 76° 38' 37" West, continuing on and along said traverse line, 290.59
feet to a deflection point; thence North 41° 52' 36" West, continuing on and along said
traverse line, 201.63 feet to a deflection point; thence South 68° 27' 12" West,
continuing on and along said traverse line, 166.90 feet to a deflection point; thence
South 01° 53' 14" West, continuing on and along said traverse line, 245.09 feet to a
point on the South line of the North ½ of the Northwest ¼ of the southeast ¼; thence
South 89° 39' 55" West, on and along said South line of the North ½ of the Northwest ¼
of the Southeast ¼, 650.55 feet; thence South 00° 22' 37" East, on and along the North
and South ¼ line of said Section, 220.52 feet to a point on the traverse line on and along

the Northerly bank of the Chippewa River, it is the intent of this description to include all lands to the centerline of the Chippewa River, said point being 1764.21 feet North 00° 22' 37" West from the South ¼ corner of said Section 20; thence South 85° 45' 46" West, on and along said traverse line, 324.20 feet to a deflection point; thence South 87° 51' 30" West, continuing on and along said traverse line, 165.58 feet to a deflection point; thence South 84° 21' 19" West, continuing on and along said traverse line, 173.64 feet to a point on the West line of the East ½ of the East ½ of the Southwest ¼ of said Section; thence North 00° 24' 18" West, on and along said West line, 929.89 feet; thence South 89° 41' 49" West, on and along said East and West ¼ line, 662.32 feet to a point on the West 1/8 line of said Section; said point being 1324.64 feet, North 89° 41' 49" East from the West ¼ corner of said Section; thence North 00° 26' 08" West, on and along said West 1/8 line, 1323.62 feet to the intersection of said West 1/8 line with the North 1/8 line of said Section; thence North 89° 45' 05" East, on and along said North 1/8 line, 715.00 feet; thence South 07° 02' 48" East, 193.86 feet; thence North 89° 45' 05" East, parallel with and 192.50 feet, measured at right angles, South of said North 1/8 line, 588.48 feet to the intersection of the North and South ¼ line; thence North 89° 41' 58" East, parallel with and 192.50 feet, measured at right angles, South of the North 1/8 line of said Section, 497.91 feet; thence North 00° 55' 47" West, parallel with and 2164.00 feet, measured at right angles, West of the East line of said Section, 192.51 feet to the intersection of said North 1/8 line; thence continuing North 00° 55' 47" West, 1322.42 feet back to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

The Grantor(s) grant(s) to the Grantee(s) the right to make All divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is given for the sum of One Hundred Thirty Eight Thousand Eight Hundred Thirty Six and Thirty Three Cents and 00/100 (\$138,836.33) Dollars.

Dated: 10-11-18

Signed:

Union Farms LLC, a Michigan limited liability company

Mark F. McDonald
Mark F. McDonald, member

State of Michigan
County of Isabella

} ss.

This foregoing instrument was acknowledged before me 11 day of October 2018 by Mark F. McDonald, member of Union Farms LLC, a Michigan limited liability company.

Beccy Clennan
Notary Public, State of Michigan
County of Clare
My Commission Expires June 17, 2024
Acting in the County of Isabella

Notary Public Beccy Clennan

County, Michigan
My commission expires: _____

Prepared by and Return to:
Maura A. Snabes, Esq.
Jelinek & Snabes, PLLC
440 E. Front Street
Traverse City, MI 49686

File No: MI-363917

**AMENDED SPECIAL USE REQUEST
FOR
SELF STORAGE STRUCTURES**

LEGAL DESCRIPTION OF THE PROPOSED B-5 DEVELOPMENT PARCEL:

LEGAL DESCRIPTIONS FOR PROPOSED SPECIAL USE:

DESCRIPTION PROVIDED:

T14N R4W, SECTION 20; COMMENCE 1619 FEET WEST OF NORTHEAST CORNER & 50 FEET SOUTH, THENCE 264 FEET WEST, 182 FEET NORTH, 264 FEET EAST, 182 FEET TO POB.

DESCRIPTION PROVIDED:

T14N R4W, SECTION 20; COMMENCE WEST, 1421 FEET; THENCE SOUTH, 50 FEET FROM NORTHEAST CORNER SECTION 20; THENCE SOUTH, 132 FEET; THENCE EAST, 66 FEET; THENCE SOUTH, 132 FEET; THENCE WEST, 264 FEET; THENCE NORTH, 264 FEET; THENCE EAST, 198 FEET TO POB.

DESCRIPTION PROVIDED:

T14N R4W, SEC 20; COMMENCE S 89D 37M 58S W, 1321 FEET ALONG NORTH SECTION LINE; THENCE S 0D 39M 42S W, 50 FEET FROM NORTHEAST CORNER SECTION 20; THENCE SOUTH 0D 39M 42S E, 132 FEET; THENCE S 89D 37M 58S W, 100 FEET; THENCE N 0D 39M 42S W, 132 FEET; THENCE N 89D 37M 58S E, 100 FEET TO POB.

DESCRIPTION PREPARED:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 1949.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 1322.41 FEET; THENCE S.89°-41'-58"W., ON AND ALONG THE NORTH 1/8 LINE OF SAID SECTION, 215.00 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 1322.42 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION BEING 483.30 FEET, N.89°-42'-08"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 215.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 50.00 FEET THEREOF AND AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

Summary of Request

Based on our review of the Ordinance, Self-Storage Units are a Special Use within the B-5 District. Based on previous submittal to the Township for this use, we have utilized the B-5 zoned property to place this use. It will be approximately 200 feet off Remus Road. The parcels combined are approximately 6.81 acres and will house 74,250 sft. of storage units when fully developed. This in addition to and an expansion of the currently approved S.U.P on 5.5 acres that has 72,000 sft. of storage units, when fully developed. The parcels are north and west of the 5.5 acres in the current S.U.P

Please consider the following self-storage use.

Give Reason why you feel permit should be granted:

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

- The focus of the relevant analysis is on whether or not the project is in harmony with surrounding zoned uses. The proposed development sets on the South side Remus Road (M-20) in a commercial area, but has been tucked back off the road by approximately 200 feet. The proposed expansion is on B-5 zoned land to the north and west of the current currently approved S.U.P on 5.5 acres for self-storage.
- The S.U.P. request is consistent and harmonious with the zoned uses for the property, which is B-5 on the subject property. It is also harmonious with the adjacent approved use of self-storage on 5.5 acres of B-5 zoned property. The surrounding commercial and residential uses are the property uses most likely to need this type of self-storage and this places the self-storage use in a convenient location that places less demand on roads, utilities and other public services.
- We feel that we have designed the overall site layout and the proposed buildings to be an asset to the surrounding commercial properties. The expansion will utilize the previously approved access management plan for the entire southwest corner of Lincoln and Remus. There will not be additional curb cuts as a result of this expansion. All drive isles will remain larger than those required by the ordinance as the original 5.5-acre S.U.P was approved for.
- Where adjacent to a R-1 to the south, a 6 foot tall concrete decorative fence and landscaping is being proposed.
- The S.U.P. Application is also consistent with the Master Plan as follows:

SEE EXHIBIT A
- Accordingly, the S.U.P. meets the stated goals of harmony with planned future use of this area, as reflected in the Zoning Code and the Master Plan.

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

- As stated above, the applicable analysis here is to compare the proposed use with the character of the surrounding area as contemplated in the Zoning Code and Master Plan and not to compare the application to the current vacant condition. The surrounding use is mixed commercial and includes self-storage.
- The S.U.P. is completely consistent with the community's expectations as reflected in the Master Plan for the following reasons:

1. The S.U.P. request is consistent and harmonious with the zoned uses for the property B5. Commercial and residential are the property uses most likely to need this type of self-storage and this places that use in a convenient location that places less demand on roads, utilities and other public services.
2. The property is identified as one of corridors for commercial/light industrial growth. See Exhibit A.
3. Self-Storage meets the Master Plan's stated desire to accommodate rentals. See Exhibit A.
4. Accordingly, the S.U.P. meets the stated goals of harmony with planned future use of this area as reflected in the Zoning Code and the Master Plan.

The type of business and use which is being proposed is consistent with others along Remus (M-20), not just the current approved S.U.P on the 5.5 acres. It should be noted that there is another self-storage facility just East at the corner of Remus and Bradley Street. The parcel is also zoned B-5.

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

- The adjacent properties to the north, east and south are either zoned commercial and/or zoned and operated as commercial or are zoned as residential and owned by the applicant. The small section of R1 vacant zoned property to the South will be separated from the development by a decorative concrete wall. It should be noted that the R1 land is owned by the applicant.
- Enjoyment of adjacent property will not be affected for the following reasons:
 1. Applicant owns or will own the property on three sides of the SUP area.
 3. Property is zoned B-5 on other two sides of the property.
 4. Project site will be screened with decorative wall and green space plantings and will be nearly unseen from adjacent properties.

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

- Propose special use will not:
 1. Involve hazardous activity. No storage of hazardous materials or substances is permitted.
 2. Will not allow storage of any item that produces smoke, odor, fumes or glare.
 3. Will not be detrimental to health, safety or welfare.
- The expansion will utilize the access management plan developed in the original S.U.P application. Which was based on our discussions with MDOT. Their preferred point of access for the parcel was out to Lincoln Road. Based on this, a Private Roadway was extended from the development East to Lincoln Road. This Roadway has been slid to the South as far as possible to allow more distance to the traffic light at Lincoln and Remus, while still abiding by the Isabella County Road Commissions Access Management Design Criteria. Appropriate screening has been shown around the parcel and a black chain link fence will surround the parcel to provide security along with security camera. The complex will have gated access points. The proposed operations will not pose a health, safety of welfare problem.

- 5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.**
- This special use is served by all necessary public and private utilities and services.
 - The proposed use will contribute significantly to the Township's operational cost for public utilities.
 - No special approval by health agencies is required.
 - Specifically, the proposed development will be extending Public Water and its own Private Storm Sewer Services. Fire Flows were completed in the original S.U.P application by the Township DPW in conjunction with the Mt. Pleasant Fire Department on the Water System to assure that there was adequate flow and pressure for the system. The newly installed County Drain along Lincoln Road also has capacity for the propose private system.
- 6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.**
- We believe that we have addressed the screening of the project with a combination of natural screening, plantings and a decorative concrete wall.
 - The expansion of the special use will be screened by decorative concrete wall and landscape elements, and is also screened by large wooded areas.
 - Property to south, west is zoned B-5 and is bordered by M-20 to the north.
 - Property to south and east is owned (or will be owned) by the Applicant.
- 7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.**
- The proposed expansion of the currently approved S.U.P development, if approved will be constructed in compliance with the approved plans. The township has the ability to withhold final occupancy should this not occur.
 - The special use will be screened by decorative concrete wall and landscape elements, and is also screened by large wooded areas.

- Property to south, west is zoned B-5 and is bordered by M-20 to the north.
- Property to south and east is owned (or will be owned) by the Applicant.

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

- The proposed expansion of the currently approved S.U.P development constitutes a significant addition the multi-million-dollar investment into the community. The renderings show that the development will be an asset to the community and the surrounding area. This is a needed commodity for this community, based on the current demand at other facilities.
- This use will be an outstanding asset because:
 1. The project fulfills a public need for well-managed, aesthetically pleasing secure storage.
 2. High density residential which is contemplated for the area is typically bereft of storage space and this use will address that growing need in a proximal location.
 3. Tax base will be significantly increased.
 4. The project will provide additional use and funding base for other public services.

ADDITIONAL CONDITIONS SPECIFIC TO SELF-STORAGE

U. Self-Storage Buildings (Amended Ord 2000-10): Facilities used to provide temporary storage needs for business, apartment dwellers, and other individuals on a self-service basis subject to the following:

1. Allowed as a special use provided they are located in B-4 or B-5 Districts.

- Clearly this use is contemplated for the B-5 District in which it sits.

2. Provided they shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable, hip or gambrel roof design.

- See elevation drawings that demonstrate that this criterion is satisfied.

3. Provided they meet all required conditions of the B-4 or B-5 zone.

- All other B-5 conditions are addressed.

23.4 REQUIRED CONDITIONS B-5

A. Barrier: All development shall be physically separated from the local road by a curb and/or planting strip or other suitable barrier. Such barrier shall effectively eliminate un-channeled vehicle ingress or egress, except for unauthorized access ways.

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

B. Access Ways: Each separate use, grouping of buildings or grouping of uses as part of a single planned development, shall have at least two (2) access ways from a local road. Such access way shall not be located closer than eighty (80) feet to the point of an intersecting roadway of the local road centerline.

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

C. Review of Plans: Site plans for the highway service facilities shall be submitted to and shall be reviewed and approved by the Planning Commission, with respect to the above required conditions, and such other site related problems as it deems necessary to assure maximum traffic safety and to assure maximum protection to abutting properties.

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

D. All outdoor storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than five (5) feet high, or with a chain link type fence. Greenbelt planting may be required so as to obscure all view from an adjacent residential or business District or from a public street.

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

E. See Section 29 for lot area, side yards, front yards, rear yards, etc. No principal or accessory building shall be closer than forty (40) feet to the property line of any residential use or District. A planted landscape area of at least ten (10) feet in width, meeting the screening standards specified in Section 8.31, shall be provided in the required setback.

SECTION 29 SCHEDULES OF LOT, YARD, AND AREA REQUIREMENTS

FOR

B-5

Minimum Lot Frontage, Lot	100
Width (Feet)	
Minimum Lot Area (Square Feet)	16,000
Maximum Building Height (Feet)	35
Minimum Front Yard Setback (Feet)	50 (A,B)

Minimum Side Yard Setback (Feet)	20 (B)
Minimum Rear Yard Setback (Feet)	25 (A,B)
Maximum Lot Coverage (By All Buildings)	30%

Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

A lot in the B-4 and B-5 District will provide a side and rear yard of at least forty (40) feet when abutting a residential District.

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

8.31 SCREENING PROVISIONS

- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

4. All entrances and exits shall be designed in accordance with the Isabella County Road Commission requirements. It is further required that all sites shall provide points of ingress and egress that are located upon a public road. Local traffic movement shall be accommodated within the site so the entering and exiting vehicles will make normal and uncomplicated movements into or out of the public road.

- Traffic easily flows in and out of Lincoln Road.
- The site plan if approved by the Planning Commission shows that this criteria is satisfied.

5. Greenbelt planting and screening will be required so as to obscure view from any adjacent residential District. Screening will also be required where property is within two hundred fifty (250) feet of any residentially zoned property. Screening shall consist of non-deciduous trees, not less than three (3) feet in height, planted and maintained in live condition not less than fifteen (15) feet on centers.

- The Site Plan if approved by the Planning Commission demonstrates that the criteria is satisfied.

6. Maximum length of any self-storage building shall be two hundred fifty (250) feet.

- See Site Plan, each building will not exceed the 225 feet.
- The site plan if approved by the Planning Commission shows that this criterion is satisfied.

7. No storage of combustible or flammable liquids, combustible fibers, or explosive materials, as defined in the fire prevention code, or toxic materials shall be permitted within the self-storage building or upon the premises.

- These items are prohibited in the self-storage area.

8. No storage outside of the self-storage buildings shall be permitted.

- Applicant intends to comply with all applicable conditions and will comply with all zoning requirements.

The use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, for any recreational activity, hobby, or purpose other than the storage of personal items and business items as herein before set forth.

- Applicant intends to comply with all applicable conditions and will comply with all zoning requirements. There is not outdoor self-storage on the premises.

10. All entries, drives and parking areas shall be hard surfaced and shall provide drainage and grading to move storm water away from the storage units.

- Applicant intends to comply with all applicable conditions and will comply with all zoning requirements.

Exhibit A

Compliance with the Master Plan

Plan Goals and Objectives

The proposed expansion of the self-storage facility meets the goals and plan guidelines of the Charter Township of Union's Master Plan. Specifically, the expansion of the self-storage meets the Plan Goals and Objectives provide for beginning on page 7 of the Master Plan.

Goal 1: Preserve and protect key natural and agricultural resources

1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.

The current development utilizes the utilizes that are in place along the M-20 corridor. The proposed project provides a needed service with nearly no utilization of the current utility capacity.

1.3. Preserve areas suitable for farming and agriculture-related uses

This proposed expansion utilizes existing B-5 zoned property and does not utilized agricultural zoned lands.

Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.

The proposed expansion will utilize the current access management plan developed for the southwest corner of the Lincoln and Remus intersection. Specifically, the expansion will utilize the internal interconnected road and not create additional entrances on Remus, in contrast to what could be proposed.

Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.

3.2. Continue to encourage quality office and commercial development and redevelopment along corridors.

The current self-storage development is commercial in nature and the proposed expansion does nothing to change that. The development is also a continuation of such commercial development along a recognized corridor.

3.3. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.

The current development has mixed uses including office and self-storage. It meets the current zoning requirements. The proposed expansion is in an area contiguous that is identified in the Master Plan for future use as Commercial/light Industrial. This expansion will only encourage future development and together will help foster more employment opportunities within the current and expected future infrastructure.

Future Land use Guidelines

The proposed expansion also has many of the factors necessary to meet the guidelines for future land use planning as provided for in the Master Plan. The Master Plan provides that:

“Zoning decisions should gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. The Future Land Use Map should be carefully considered to ensure consistency is maintained when making decisions on planning and development matters; community changes which directly conflict with the Future Land Use Map could undermine the long-term objectives of the township and should be avoided.”

The following factors are to be considered and for the following reason the proposed expansion meets the spirit of the factors:

- Existing land use - Wholesale changes to the existing land use pattern would be difficult. The locations of most existing commercial and industrial developments are appropriate, and the community land use patterns have evolved around these existing land uses.

The current development includes self-storage in the adjacent B-5 zoning district. The expansion will utilize the same zoning district and same use.

- Relationship of incompatible uses - The future land use plan strives to diminish incompatible land use relationships by providing a transition of land uses, such as offices between retail and single-family residential areas.

The future land use is for Commercial/Light industrial and contemplates the current zoning, B-5, as compatible. See page 45 of the Master Plan.

- Natural features - The types of development and allowable density shown on the future land use map were determined by the location and extent of natural features. For example, lower overall development densities are proposed for properties containing significant wetland areas to encourage clustering in buildable areas.

Again, the future land use is for Commercial/Light industrial and contemplates the current zoning, B-5, as compatible. See page 45 of the Master Plan.

- Infrastructure - The density of residential uses and the location of land uses such as industrial and commercial are dependent on the availability and the capacity of the infrastructure system. Portions of the Township are currently served, or are planned to be served, by public water and sewer. The capacity of the road network defines the intensity of uses that may be served without adversely impacting traffic operations. The availability of community facilities such as schools, recreational facilities, police and fire protection places bounds on service to land use, particularly residential density. For this reason, this plan includes a growth boundary.

The current use and proposed use will utilize the same access points as were provided for in the current uses site plan. This access management plan utilizes internal roads and limits curb cuts. The proposed expansion use of the self-storage provides tax revenue without utilizing hardly any water utility infrastructure or capacity. The location of the development is currently and, as identified in the

Master Plan, planned for such use. In no small part is that true because of the existence of a state highway and quality local road.

Future Land Use Planning Principles

The following Future land use principles as outlined by the Master Plan are identifiable as part of this project.

- Continue to sustain the overall residential and rural character of the township.

The project does not eat up residential or rural zoned land. It utilizes a identified commercial corridor.

- Provide an attractive business environment and opportunities for businesses to expand the economic diversity of Union Township and contribute to the overall economic strength.

The propose development only enhances the current investment and mixed use on the overall development property owned or affiliated with eh applicant. It is a continuation of the providing a service that is needed throughout the entire community, further contributing to its overall economic strength.

- Ensure the transition from one use or grouping of uses to another is compatible with surrounding uses through screening and buffering.

The proposed project will utilize all required screening and buffering.

- Promote systematic development of residential, commercial, and industrial uses in specific areas and corridors as recommended to take advantage of existing infrastructure and future improvements.

The proposed expansion does exactly that.

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT AMENDMENT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, November 20, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **McGuirk Mini Storage Inc.** (allowed by current owners Edward T. Peters, EDC Investments, LLC, and Petro-Vest Operating, LLC), in a B-5 (Highway Business District) for the expansion of existing self-storage buildings currently allowed under existing special use permit.

Legal Description of property: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 1949.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 1322.41 FEET; THENCE S.B9°-41'-58"W., ON AND ALONG THE NORTH 1/8 LINE OF SAID SECTION, 215.00 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 1322.42 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION BEING 483.30 FEET, N.89°-42'-08"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 215.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 50.00 FEET THEREOF AND AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

T14N R4W, SEC 20; COMM 1619 FT W OF NE COR & 50 FT S OF CENTERLINE OF HWY M-20 TH S 264 FT; TH W 182 FT; TH N 264 FT; TH E 182 FT TO POB

T14N R4W, SEC 20 COM W 21 FT; TH S 50 FT FROM NE COR SEC 20; TH S 132 FT; TH E 66 FT; TH S 132 FT; TH W 264 FT; TH N 264 FT; TH E 198 FT TO POB

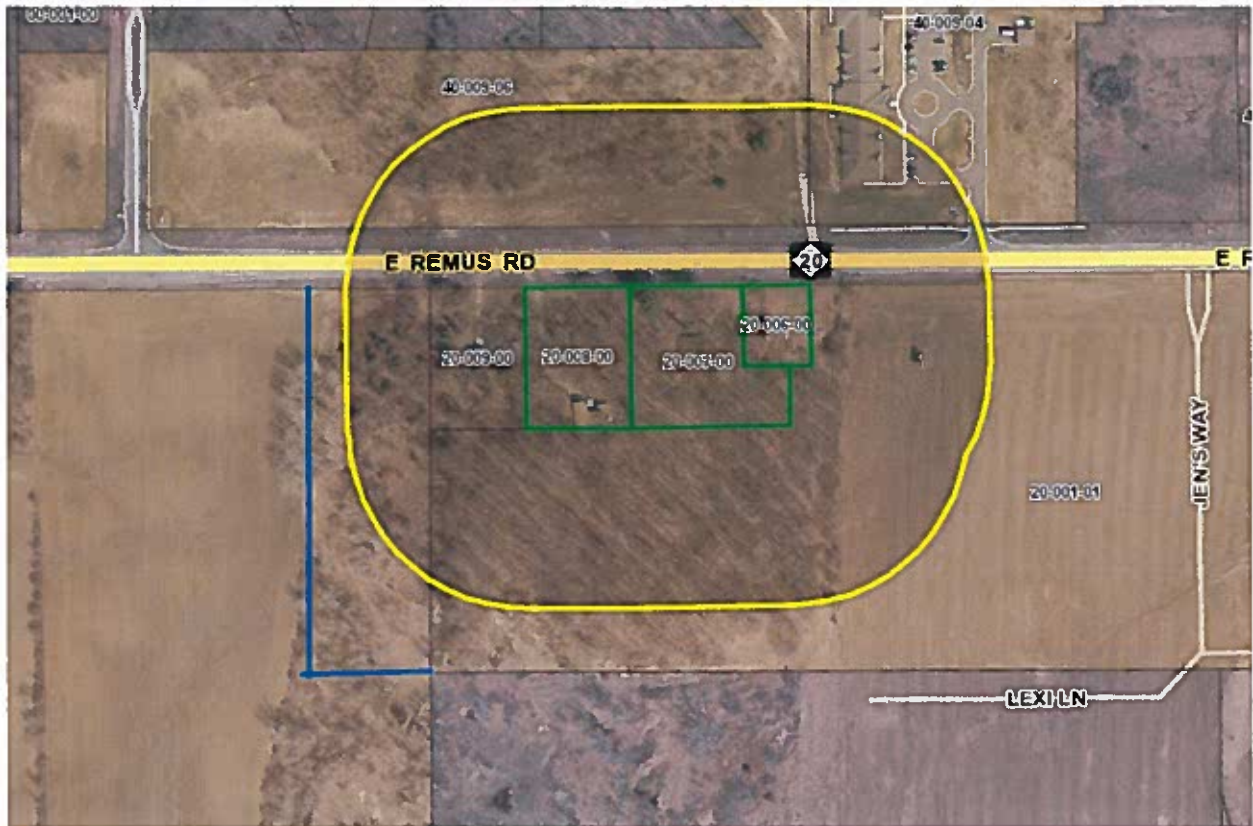
T14N R4W, SEC 20; COM S 89D 37M 58S W, 1321 FT ALG N SEC LN; TH S 0D 39M 42S W 50 FT FROM NE COR SEC 20; TH S 0D 39M 42S E 132 FT; TH S 89D 37M 58S W 100 FT; TH N 0D 39M 42S W 132 FT; TH N 89D 37M 58S E 100 FT TO POB

These properties are located at: E. Remus Rd, 1710, 1732, & 1740 E. Remus Rd. MT PLEASANT, MI 48858 PID 14-020-20-011-04, 14-020-20-008-00, 14-020-20-007-00, 14-020-20-006-00

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 3 parcels outlined in GREEN and the section of a parcel outlined (not to scale) in BLUE are subject to the Special Use Permit Amendment request. The request is to use the property outlined in BLUE and GREEN for an expansion of self-storage buildings. The current self-storage buildings are located to the south of the GREEN outlined parcels. The YELLOW line ONLY represents property within 300ft of the subject parcels.

MAAS MT PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

TWENTY WEST PARTNERSHIP INC
PO BOX 329
MOUNT PLEASANT, MI 48804-0329

MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48804-0530

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

PETRO-VEST OPERATING LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

ZENEBERG GAIL D
1688 E REMUS RD
MOUNT PLEASANT, MI 48858

UNION FARMS LLC
1720 E PICKARD RD
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: PETER GALLINAT

STATE OF MICHIGAN,
COUNTY OF ISABELLA

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

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	11/05/18
morningstarpublishing.com	11/05/18



Sworn to the subscribed before me this 7th November 2018

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE -REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, November 20, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning a portion of property from R-3A (Multiple-Family Residential District) to B-5 (Highway Business District) to expand existing self-storage business adjacent to the North as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by McGuirk Mini Storage Inc. rezoning a portion of R-3A (Multiple-Family Residential District) to B-5 (Highway Business District).

Legal Description of property: T14N R4W, SEC 20, COM 1575.04 FT S OF NE COR, TH W 633.42 FT; TH N01°03'50" W 881.74 FT; TH S89°42'08" W 1313.6 FT; TH S 622.41 FT, E 619.03 FT, S 658.67 FT, E 1333.25 FT, N 406.35 TO POB CONTAINING 35.27 ACRES

This property is located at: S. Lincoln Rd. MOUNT PLEASANT, MI 48858
PID 14-020-20-001-05

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

Published: November 5, 2018

Advertisement Information

Client Id: 531226

Ad Id: 1691831

PO:

Sales Person: 200301



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

APPLICATION NO. DATE

A. I (WE) McGuirk Mini Storage, Inc.

Address 755 MEADOWBROOK PO BOX 987 MOUNT PLEASANT, MI 48858
Phone 231-947-7900

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

- 1. Add to or change the text of the Zoning Ordinance.
2. Change the district boundaries.
3. Re-zone the property from R-3A zoning classification to B-5 zoning classification.

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

[Blank lines for text amendment details]

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

SEE ATTACHED

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

Remus and Lincoln

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

To expand the self-storage business currently adjacent and to the north.

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

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

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

SEE ATTACHED

CERTIFICATION:

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

SIGNED:

Applicant

Date

Applicant

Date

Applicant

Date

** FOR OFFICE USE ONLY **

Date application referred to Planning Commission

Date public hearing notice published

Date public hearing notice mailed

Planning Commission Action. ___ Adopted ___ Denied Date

Date referred to County Planning Commission

Township Board Action ___ Adopted ___ Denied Date

Remarks:

FEE

RECEIPT NO.

REZONING ITEMS:

Item C: Legal Description of portion of parcel for rezoning

EXISTING R-3A PARCEL DESCRIPTION: PROPOSED REZONE TO B-5

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-57"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1327.12 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-39'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 622.35 FEET TO ITS INTERSECTION WITH THE NORTH 1/8 LINE OF SAID SECTION; THENCE S.89°-41'-48"W., ON AND ALONG SAID NORTH 1/8 LINE, 619.03 FEET; THENCE N.00°-55'-57"W., PARALLEL WITH SAID EAST SECTION LINE, 622.41 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 622.03 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.87 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

Item G:

A & K REAL ESTATE HOLDINGS LLC
1414 W HIGH ST
MOUNT PLEASANT, MI 48858

ANDERSON RYAN M
1944 LEROY LN
MOUNT PLEASANT, MI 48858

CENTRAL MICHIGAN CHRISTIAN CHU
3433 S LINCOLN RD
MT PLEASANT, MI 48858

CENTRAL CONCRETE PRODUCTS
PO BOX 389
MOUNT PLEASANT, MI 48804-0389

CHIMNER KATHLEEN K
3332 S LINCOLN RD
MOUNT PLEASANT, MI 48858

ELMORE ROBERT
1890 LEROY LN
MT PLEASANT, MI 48858

ENGELHARDT BRIAN D & LINDSAY J
1924 LEROY LANE
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY
1239 E BROOMFIELD RD
MOUNT PLEASANT, MI 48858

HOMEBUILDERS ASSOCIATION OF CE
2026 INDEPENDENCE DR
MT PLEASANT, MI 48858

KEEHBAUCH KURT & KELLY
3410 S LINCOLN
MT PLEASANT, MI 48858

KLEIN EDWARD R & DENEEN E
772 E PICKARD RD
MOUNT PLEASANT, MI 48858

LEE SEUNG EUN & SOOYEN
1846 LEROY LN
MOUNT PLEASANT, MI 48858

LOGAN JORDAN M
3333 S LINCOLN RD
MT PLEASANT, MI 48858

MCGUIRK LEROY E
6581 EGYPT RIDGE RD
ROCKFORD, MI 49341

PARTIE BRIAN
2215 COMMERCE DR**
MT PLEASANT, MI 48858

PLETCHER TIMOTHY A & JENNIFER
3412 S LINCOLN RD
MOUNT PLEASANT, MI 48858

ROHMAN LAND LLC
416 SMALLEY DRIVE
MT PLEASANT, MI 48858

SONI VIDU & LEENA & DEEPA
1839 LEROY LN
MOUNT PLEASANT, MI 48858

UNION FARMS LLC
1720 E PICKARD RD
MT PLEASANT, MI 48858

WANG QIAN & LING ZHANG
1810 LEROY LANE
MOUNT PLEASANT, MI 48858

WHITEFOOT MELISSA
3315 S LINCOLN RD
MOUNT PLEASANT, MI 48858

Item H: Refer to drawing

UNION TOWNSHIP PUBLIC HEARING NOTICE –REZONING

NOTICE is hereby given that a Public Hearing will be held on Tuesday, November 20, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a rezoning a portion of property from R-3A (Multiple-Family Residential District) to B-5 (Highway Business District) to expand existing self-storage business adjacent to the North as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **McGuirk Mini Storage Inc.** rezoning a portion of R-3A (Multiple-Family Residential District) to B-5 (Highway Business District).

Legal Description of property: T14N R4W, SEC 20, COM 1575.04 FT S OF NE COR , TH W 633.42 FT; TH N01°03'50" W 881.74 FT; TH S89°42'08"W 1313.6 FT;TH S 622.41 FT, E 619.03 FT, S 658.67 FT, E 1333.25 FT, N 406.35 TO POB CONTAINING 35.27 ACRES

This property is located at: S. Lincoln Rd. MOUNT PLEASANT, MI 48858
PID 14-020-20-001-05

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.

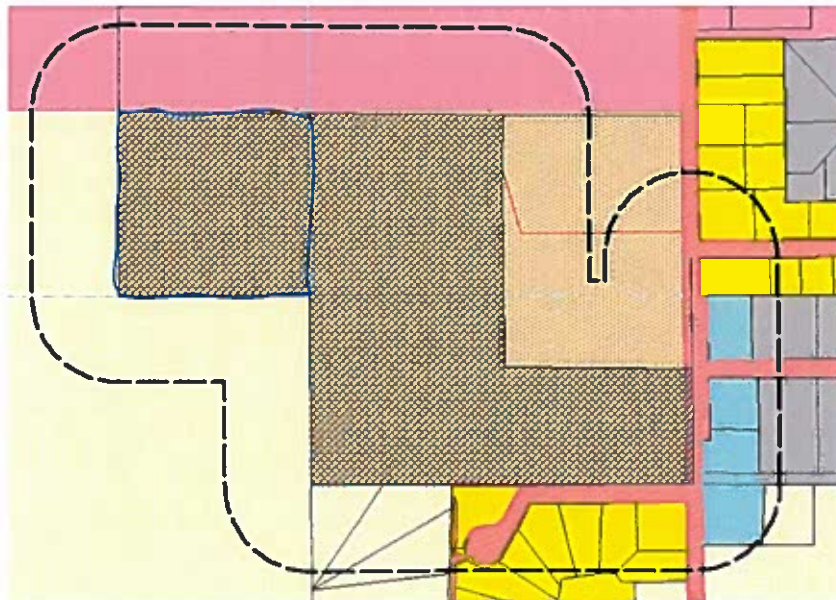
All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



The parcel outlined in GREEN is the subject parcel. This parcel is zoned R-3A (Multiple Family Residential District). The northwest upper corner of the parcel which I have separated with a BLUE line for visual appearance (not to scale) the portion of the parcel subject to be rezoned from R-3A to B-5 (Highway Business District) This rezone request is to allow the owner to pursue a Special use permit expanding existing self-storage buildings on the parcel to the north. The yellow line represents property within 300 ft of the subject parcel. PLEASE NOTE, the YELLOW does NOT represent parcels subject to a rezone.

Below: BROWN = R3A. PINK = B-5. YELLOW = R-2A. BLUE = Office Service. GREY = Light Industrial. TAN = Rural Residential. The BLUE BOX is the portion of the subject parcel requested to be rezoned from R-3A to B-5.



MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48804-0530

FIGG RICHARD & BETTY
3860 ST ANDREWS DR
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY
1239 E BROOMFIELD RD
MOUNT PLEASANT, MI 48858

MCGUIRK MINI STORAGE INC
PO BOX 530
MT PLEASANT, MI 48804-0530

CHIMNER KATHLEEN K
3332 S LINCOLN RD
MOUNT PLEASANT, MI 48858

KEEHBAUCH KURT & KELLY
3410 S LINCOLN
MT PLEASANT, MI 48858

PLETCHER TIMOTHY A & JENNIFER
3412 S LINCOLN RD
MOUNT PLEASANT, MI 48858

KEEHBAUCH KURT & KELLY
3410 S LINCOLN RD
MT PLEASANT, MI 48858

UNION FARMS LLC
1720 E PICKARD RD
MT PLEASANT, MI 48858

MCGUIRK LEROY E
6581 EGYPT RIDGE RD
ROCKFORD, MI 49341

WHITEFOOT MELISSA
3315 S LINCOLN RD
MOUNT PLEASANT, MI 48858

CENTRAL MICHIGAN CHRISTIAN CHU
3433 S LINCOLN RD
MT PLEASANT, MI 48858

LOGAN JORDAN M
3333 S LINCOLN RD
MT PLEASANT, MI 48858

CENTRAL MICHIGAN CHRISTIAN CHU
3433 S LINCOLN RD
MT PLEASANT, MI 48858

CENTRAL CONCRETE PRODUCTS
PO BOX 389
MOUNT PLEASANT, MI 48804-0389

SONI VIDU & LEENA & DEEPA
1839 LEROY LN
MOUNT PLEASANT, MI 48858

ANDERSON RYAN M
1944 LEROY LN
MOUNT PLEASANT, MI 48858

ENGELHARDT BRIAN D & LINDSAY J
1924 LEROY LANE
MT PLEASANT, MI 48858

ELMORE ROBERT
1890 LEROY LN
MT PLEASANT, MI 48858

LEE SEUNG EUN & SOOYEN
1846 LEROY LN
MOUNT PLEASANT, MI 48858

WANG QIAN & LING ZHANG
1810 LEROY LANE
MOUNT PLEASANT, MI 48858

PARTIE BRIAN
2215 COMMERCE DR**
MT PLEASANT, MI 48858

PARTIE BRIAN
2215 COMMERCE DR**
MT PLEASANT, MI 48858

ROHMAN LAND LLC
416 SMALLEY DRIVE
MT PLEASANT, MI 48858

A & K REAL ESTATE HOLDINGS LLC
1414 W HIGH ST
MOUNT PLEASANT, MI 48858

HOMEBUILDERS ASSOCIATION OF CE
2026 INDEPENDENCE DR
MT PLEASANT, MI 48858

KLEIN EDWARD R & DENEEN E
772 E PICKARD RD
MOUNT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: PETER GALLINAT

STATE OF MICHIGAN,
COUNTY OF ISABELLA

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

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

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morningstarpublishing.com	11/05/18



Sworn to the subscribed before me this 7th November 2018

Tina M. Crown
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1691825

PO:

Sales Person: 200301

UNION TOWNSHIP PUBLIC HEARING NOTICE - SPECIAL USE PERMIT AMENDMENT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, November 20, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by McGulrk Mini Storage Inc. (allowed by current owners Edward T. Peters, EDC Investments, LLC, and Petro-Vest Operating, LLC), in a B-5 (Highway Business District) for the expansion of existing self-storage buildings currently allowed under existing special use permit.

Legal Description of property: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 1949.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.60°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 1322.41 FEET; THENCE S.89°-41'-58"W., ON AND ALONG THE NORTH 1/8 LINE OF SAID SECTION, 215.00 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 1322.42 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION BEING 483.30 FEET, N.89°-42'-08"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N.89°-42'-08"E., ON AND ALONG SAID NORTH SECTION LINE, 215.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 50.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

T14N R4W, SEC 20: COMM 1619 FT W OF NE COR & 50 FT S OF CENTERLINE OF HWY M-20 TH S 264 FT; TH W 182 FT; TH N 264 FT; TH E 182 FT TO POB

T14N R4W, SEC 20 COM W 21 FT; TH S 50 FT FROM NE COR SEC 20; TH S 132 FT; TH E 66 FT; TH S 132 FT; TH W 264 FT; TH N 264 FT; TH E 198 FT TO POB

T14N R4W, SEC 20: COM S 89D 37M 58S W, 1321 FT ALG N SEC LN; TH S 0D 39M 42S W 50 FT FROM NE COR SEC 20; TH S 0D 39M 42S E 132 FT; TH S 89D 37M 58S W 100 FT; TH N 0D 39M 42S W 132 FT; TH N 89D 37M 58S E 100 FT TO POB

These properties are located at: E. Remus Rd, 1710, 1732, & 1740 E. Remus Rd. MT PLEASANT, MI 48858 PID 14-020-20-011-04, 14-020-20-008-00, 14-020-20-007-00, 14-020-20-006-00

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

Published: November 5, 2018



Charter Township of Union Planning
Commission
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600
Fax 989-773-1988

SUBJECT: ANNUAL PLANNING COMMISSION REPORT

December 2018

Dear Board of Trustees,

The year 2018 has been an active and fulfilling year for the Charter Township of Union Planning Commission. We would like to thank the Board of Trustees for their guidance and financial support in making 2018 what we believe has been a successful year for the future development of our community. In accordance with the Michigan Planning Enabling Act 33 of 2008 section 125.3819(2) the Planning Commission presents its written annual report to the Board of Trustees.

We began the year with the adoption of the Township Master Plan. This effort took just over a year to complete. We reviewed our By-Laws we created in 2017 and elected officers for the 2018 year. The center piece project of 2018 was the completion of one endeavor and the beginning of another. The 2018 Township Master Plan/Future Land Use Map was adopted in February of 2018. The Township kicked-off the Review and amendment process of our Zoning Ordinance August 31, 2018. Both endeavors were made possible by input from the many boards of the Township as well as the community. It is with the collaboration of these many voices that we can plan and build for the Township's future. Although the Master Plan may be amended it serves as a blue print for at least the next five years of the Township's future development. The Township's New Zoning Ordinance will revolve around addressing issues and goals from the Master Plan.

Highlights of activity from the Planning Commission are:

- Nine (9) Site Plan Review applications
- Six (6) Special Use Permit applications
- Five (5) Map Rezoning applications

The Sidewalk and Pathways Committee which was designated by the Planning Commission in 2017 produced a recommended Sidewalk relief policy which the Township Adopted in April of 2018. Commissioners expressed a displeasure that the Planning Commission was not more involved in the development of the policy. In response, the Sidewalk and Pathways Committee decided to forward all recommendations to the Board of Trustees first to the Planning Commission for input. The Planning Commission looks forward to working with the Board of Trustees in 2019.

Sincerely,

Phil Squattrito Planning Commission Chair

Alex Fuller Planning Commission Secretary