



ZONING BOARD OF APPEALS
Regular Meeting
January 2, 2019
7:00p.m.

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

-December 5, 2018 Regular ZBA Meeting

5. CORRESPONDENCE / BOARD REPORTS

- Boards and Commissions Expiration Dates

6. APPROVAL OF AGENDA

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

9. NEW BUSINESS

- A. **VAR 2019-01** Variance for one freestanding elevated sign exceeding height(2ft) and quantity allowed (1). Located at 3046 Jen's Way Mt Pleasant, MI 48858 Owner: McGuirk Mini Storage (*Conduct public hearing. Approve or deny variance request with reason. Conditions may apply*)

➤ **Public Hearing**

10. OTHER BUISINESS

11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

12. FINAL BOARD COMMENT 12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A special meeting of the Charter Township of Zoning Board of Appeals was held on December 5, 2018 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Paul Gross, Jake Hunter, Bryan Mielke, Andy Theisen, and Tim Warner

Others Present

Peter Gallinat & Jennifer Loveberry

Alternates: John Zerbe

Approval of Minutes

Theisen moved **Gross** supported the approval of the October 3, 2018 minutes as presented.

Vote: Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Approval of Agenda

Gross moved **Mielke** supported to approve the agenda as presented. **Vote: Ayes: 5 Nays 0.**

Motion carried.

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

Open – 7:03 p.m.

No comments were offered.

New Business

A. Appeal 2018-01 Planning Commission SPA 2018-01

Conflict of interest – Mielke recused himself to follow the ZBA By laws stating that he lives within 300 ft of the property. The Board allowed the recusal by majority vote.

Chair Warner called alternate #1, John Zerbe to the table.

Public Hearing

Notice of Public Hearing was posted in the Morning Sun. The request by **Riverwood Recreation Center, Inc.** to appeal the determination of the Planning Commission on SPA 2018-01.

Public Hearing – open 7:24 p.m.

No comments were offered.

No written response was received by the Township Planner.

Closed 7:24 p.m.

Township Planner, Gallinat stated that the notice that was published on November 17, 2018.

Michael Hackett, on behalf of Riverwood Recreation Center, Inc., stated that the applicant is asking for a variance requesting provisional relief of installing sidewalks along Broomfield Rd.

Mr. Hackett distributed a letter written by Jeremy MacDonald, Chair of the Sidewalk and Pathway Prioritization Committee to the Zoning Board of Appeals members and allowed time for the members to read the letter.

Township Planner, Gallinat explained that the applicant is asking that (1) to determine that the decision of the Planning Commission adhered to the Township Zoning Ordinance, Township Policies, and any other applicable Township Ordinances and (2) to determine if a variance from section 8.325 requiring sidewalks with all new construction or additions may be granted.

Discussion was held by the ZBA board.

Theisen moved **Hunter** supported the decision made by the Planning Commission on SPA 2018-01, confirming that the Planning Commission did adhere to the Township Zoning Ordinance, Township Policies, and any other applicable Township Ordinances. **Vote: Ayes: 5 Nays 0. Motion carried.**

Theisen moved **Hunter** supported to grant a variance for appeal 2018-01 Planning Commission SPA 2018-01, from section 8.325 requiring sidewalks for the accessory building in question (located on the very eastern side of the property, approximately 680 ft north of Broomfield Rd.) on the condition that new construction or additions would result in site plan approval, where sidewalks shall be provided per the sidewalk ordinance. Stating support from section 5.8. C.1a & c: there is a special condition and circumstance to the structure or building involved due to the fire itself and that the fire was not caused by the applicant is peculiar to the structure, not the land. **Vote: Ayes: 5 Nays 0. Motion carried.**

Chair Warner stated that there would be a 21-day appeal period before the decision is final.

Township Planner, Gallinat read sections 5.4f and 5.11 of the zoning ordinance.

B. Adopt 2019 Regular Board Meeting Schedule

Theisen moved **Zerbe** supported to adopt the 2019 Regular Board Meeting Schedule as presented.

Vote: Ayes: 5 Nays 0. Motion carried

Other Business

Extended Public Comment

Open 8:38 p.m.

No comments were offered.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 8:38 p.m.

APPROVED BY:

Jake Hunter –Secretary
Paul Gross – Vice Secretary

(Recorded by Jennifer Loveberry)

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-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	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
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	12/31/2020
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	1/13/2023
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

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: Zoning Board of Appeals
FROM: Township Planner

Meeting 1/02/2019

NEW BUSINESS

SUBJECT: A) VAR 2019-01 Variance for one freestanding elevated sign exceeding height (2ft) and quantity allowed (1)

Location: 3046 E. Jen's Way Mt. Pleasant, MI 48858

Current Zoning: B-5 (Highway Business District)

Adjacent Zoning: R-3A, B-5, and R-2A

Future Land Use/Intent: Commercial/ Light Industrial This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

Retail/Service: This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

Reason for Request: Applicant request an additional free standing elevated sign exceeding allowed height (maximum 18ft) and number allowed (1)

History: In April of 2018 the applicant for this same property was granted a sign variance "package" for both wall signage and freestanding signage. This package including allowing 2 additional freestanding signs from the 1 free standing sign that was allowed. The reason for the granting of that variance were due to special conditions and circumstances existing that were peculiar to the land. The building is located between 1 state highway and 2 private drives. Where it is allowed two additional addresses could be granted from the private drives, and that the applicant has not requested more than what would be allowed if the building had three address sides with 3 occupants on each side.

Objective of board: Consider criteria from Section 5.8 C.1.a-e of the Zoning Ordinance. Grant or deny the variance in whole or in part with reason stated. For example, the board may grant a modified variance from the one requested. Conditions of approval may be considered.

The same reasons for granting the variance in April of 2018 could be used in this request. If granted the ZBA should consider the total number of free standing elevated signs that would be permissible on this parcel if it were to be split into separate parcels. A condition of approval could be connecting the variance to the business that needs the sign(Peterbilt). If the business leaves than the sign would be removed. The argument could be made for denial that the circumstance of needing an additional sign for this particular business was the result of the actions of the applicant.

Twp Planner

Peter Gallinat

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: _____

I (we) MCGUIRK MINI STORAGE INC. P.O. BOX 530, MT. PLEASANT, MI 48804-0530
Name Address

owners of property at 3046 JEN'S WAY, MT. PLEASANT, MI 48858,

the legal description is: SEE ATTACHED

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- X I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

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- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought SEE ATTACHED

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
SEE ATTACHED			

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

SEE ATTACHED

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

SEE ATTACHED

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

SEE ATTACHED

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? _____ If yes, please explain:
-
-

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired 1-15-18
-

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

b. Describe if interpretation of district map

III. Administrative Review

a. Article, section, subsection, or paragraph in question

Fees _____

Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

Hearing held, date: _____

Decision of Board of Appeals: _____

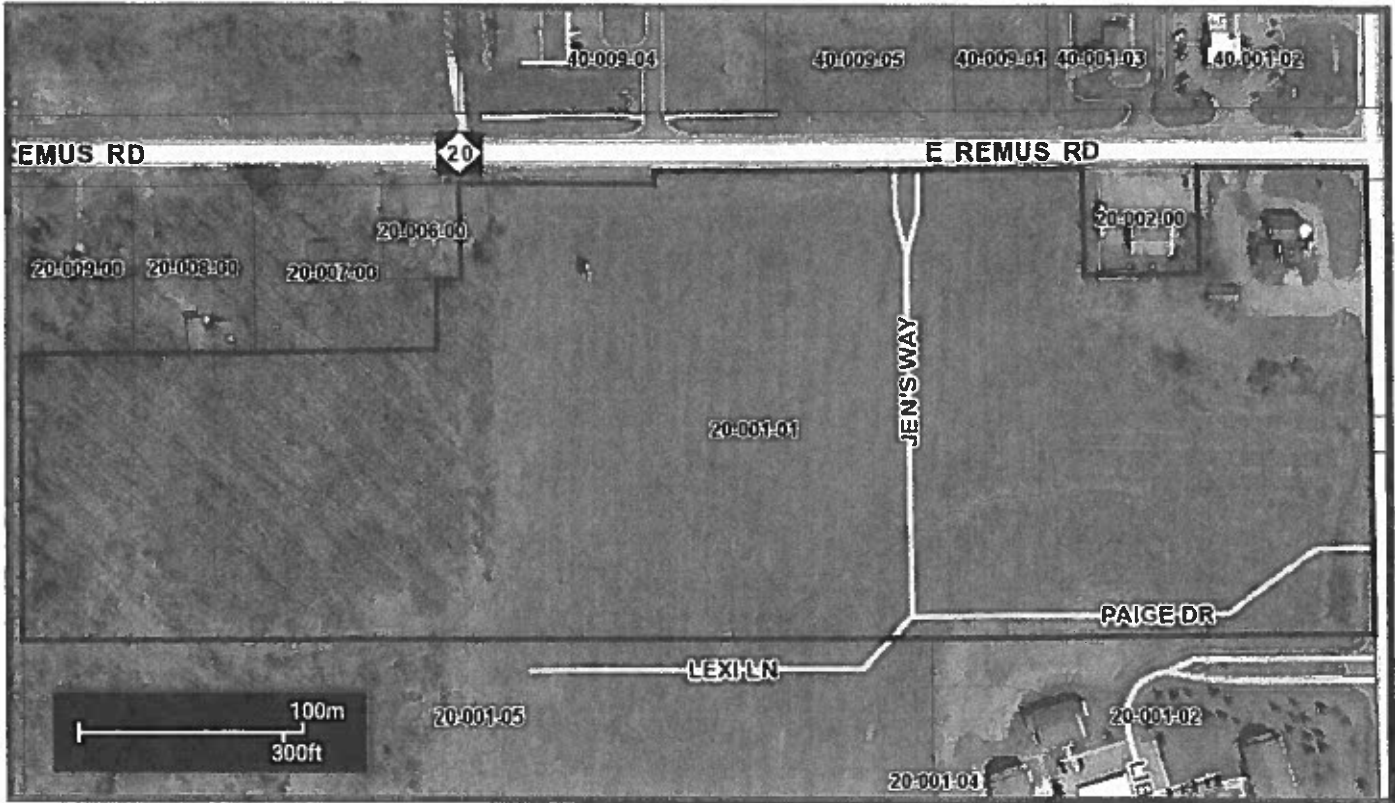
Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY



Isabella County GIS Land Use

Parcel Report: 14-020-20-001-01



Property Address

1982 E REMUS RD
MOUNT PLEASANT, MI, 48858

Owner Address

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

Unit: 14
Unit Name: UNION

General Information for 2018 Tax Year

Parcel Number:	14-020-20-001-01	Assessed Value:	\$1,490,200
Prop. Class Code:	201	Taxable Value:	\$1,490,200
Prop. Class Name:	COMMERCIAL	State Equalized Value:	\$1,490,200
School Dist Code:	37010	Exemption Percent:	0
School Dist Name:	MT PLEASANT/GRAT-ISAB		

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2017	\$227,100	\$227,100	\$169,304
2016	\$237,100	\$237,100	\$167,794

Land Information

Acreage:	26.94
Zoning:	
Town/Range/Sec	14N 04W 020

Legal Information

T14N R4W, SEC 20; COMM AT THE NE CORNER OF SECTION 20; S 89D37M58S W ALG N SEC LN 242 FT; TH S 1D0M7S E 178 FT; TH S 89D37M58S W 165 FT; TH N 1D0M7S W 178 FT TO N SEC LN; TH S 89D37M58S W 914 FT; TH S 1D0M7S E 182 FT; TH S 89D37M58S W 34 FT; TH S 1D0M7S E 132 FT; TH S 89D37M58S W 594 FT; TH S 1D0M7S E 386 FT; TH N 89D37M58S E 1949 FT TO E SEC LN; TH N 1D0M7S W 700 FT TO POB 26.2 ACRES

Sales Information

Sale Date: 01-15-2018

Sale Price: 0

Instrument: QC

Grantor: MCGUIRK MINI STORAGE EXCHANGE LLC

Grantee: MCGUIRK MINI STORAGE INC

Terms of Sale: T=QC OR MISC DOC

Liber/Page: 01795/00755

Sale Date: 08-03-2017

Sale Price: 1384040

Instrument: WD

Grantor: GREENSPACE INC

Grantee: MCGUIRK MINI STORAGE EXCHANGE LLC

Terms of Sale: E=EXTREME RATIO

Liber/Page: 01779/00271

ATTACHMENT

- A) Provision of the Zoning Ordinance from which a variance is sought.

The Proposed Variance Request pertains to the following sections of the Ordinance. (Please Note: The sections listed are from the Old Ordinance. The New Ordinance now has a table in which they are listed in 11.11,a)

- *Section 11.7, A, 3, b The overall height of a freestanding, single user sign is permitted to be 16 feet above the plane of the pavement. The proposed sign is 20 feet in height from the ground to the top of the sign. From the parking lot to the South and the centerline of M-20 the height above pavement would be +/- 18.0 feet.*
- *Section 11.7, A, 3, c Only one freestanding, elevated or ground sign is permitted per parcel.*

- B) What are the special conditions and/or circumstances peculiar to this land, structure or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

M-20 rises approximately 3.5 feet over the +/- 300 feet to the Westerly Property line (803.0) and drops approximately 4.5 feet over the 300 feet to the East of the proposed sign location (795.0). This is a total of 8 feet of fall with an average elevation of 799.0, which is about 0.5 feet lower than the elevation of the centerline of the roadway directly in front of the sign. Much of the traffic that this sign will be targeting will be coming from out of town and from the West. The relative height of the sign to the traffic from the West would be $(803 - 817.5 = 14.5)$ 14.5 feet and would be less than the 16 foot height listed in the ordinance. The ordinance does not take into account the grade of the land nor the grade/slope of the roadway. As the sign is on the South side of M-20 and is West of the entrance drive directing drivers from the West, we feel that the intent of the ordinance is being met as our relative height to the traffic meets the ordinance.

The development being considered here is not typical to other merely by its size and its potential for both small and large users. The building is over 80,000 sq. ft.. Users may have a unit of 20,000 to 30,000 sq. ft. of floor space, while others may only have 2,000 sq. ft.. The building will be condominiumized in the future. The users or unit owners would then have their own lot/parcel or unit and at that time would be allowed to have their own freestanding sign. It is too soon in the development process to complete the condominium documents that would then allow the installation of the proposed sign and thus we are seeking a variance at this time.

- C) Which if any of the above (B) special conditions or circumstances are the direct result from actions taken by the applicant for this variance.

The grade/slope of M-20 is an existing physical feature that was not a direct result of the applicant.

The overall size and complexity of the development was chosen by the developer. With a development of this size, it is completed in phases, over time. Due to this, the condominiumization of the development will not be completed on the same time schedule as items such as signage. Although the developer has caused the development to occur and thus has created the situation for this request, it is the process of constructing; leasing/selling space is a large scale development that has created the actual situation.

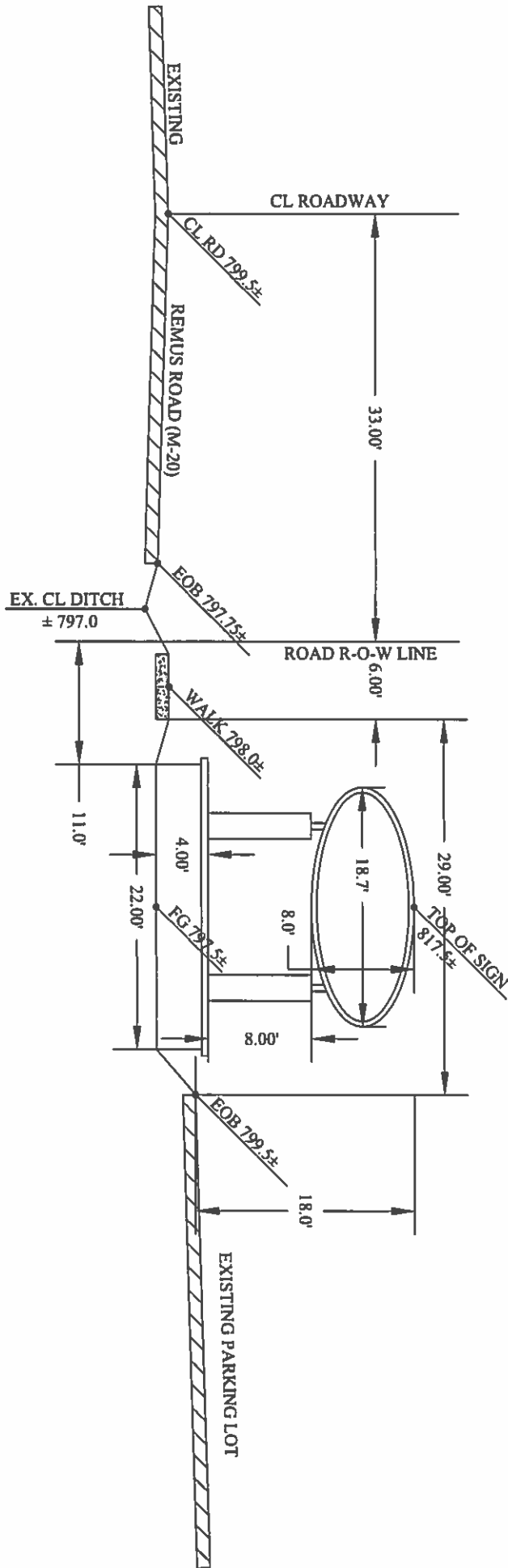
- D) If the Zoning Ordinance were strictly enforced on your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

The Zoning Ordinance does not take into account the process and timing of a large scale development such as this. It also doesn't account for the fact that in the future completing a condominium of the building and land would negate the need for a variance. If made to complete the condominium at this time, we would be guaranteed to be making several amendments to the documents as the development progressed.

- E) If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same district would not have? If yes, please explain.

This request has two portions to it. The first, being the overall height of the sign. In the Mt. Pleasant area there are not a lot of parcels that see 8 feet of fall across their frontage. This makes our situation different than most others and thus it should be considered differently. If another applicant came before the board with a similar condition, we feel they should also be treated based on their specific situation. The second part of the request is having more than one freestanding sign on a parcel. On a development of this size, this is not an odd request. Major users, such as Peterbilt asking for their own sign, should be expected. The fact that in the future the condominiumizing of the parcel and structure would negate the need of a variance is an option to all others and is not a "Special Privilege" bestowed onto this parcel or this applicant.

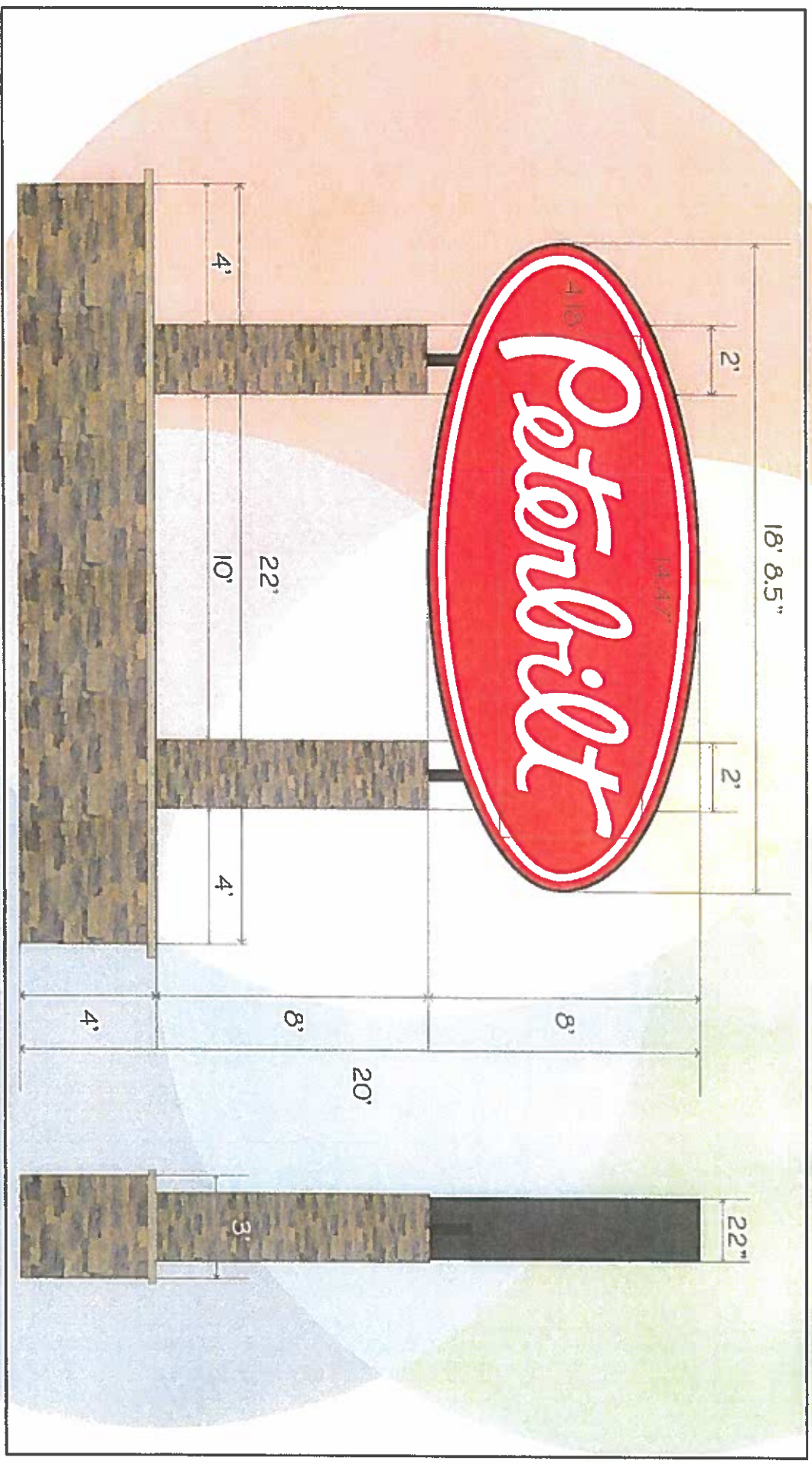
CROSS-SECTIONAL VIEW



Customer: Mcguirk

Location: Mt. Pleasant

Date: 12/11/18



FAX #: 231-796-8889

If the advertisements are to satisfaction, please sign and fax or email to

David@johnsonoutdoordigital.com

Johnson
OUTDOOR DIGITAL
State Licensed Contractors
(231) 796-8880
www.johnsonoutdoordigital.com

Customer signature : _____

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, January 2, 2019, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 11.11.a. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: McGuirk Mini Storage Inc.: A variance from section 11.11.a height of freestanding sign single business and number of Freestanding signs allowed.

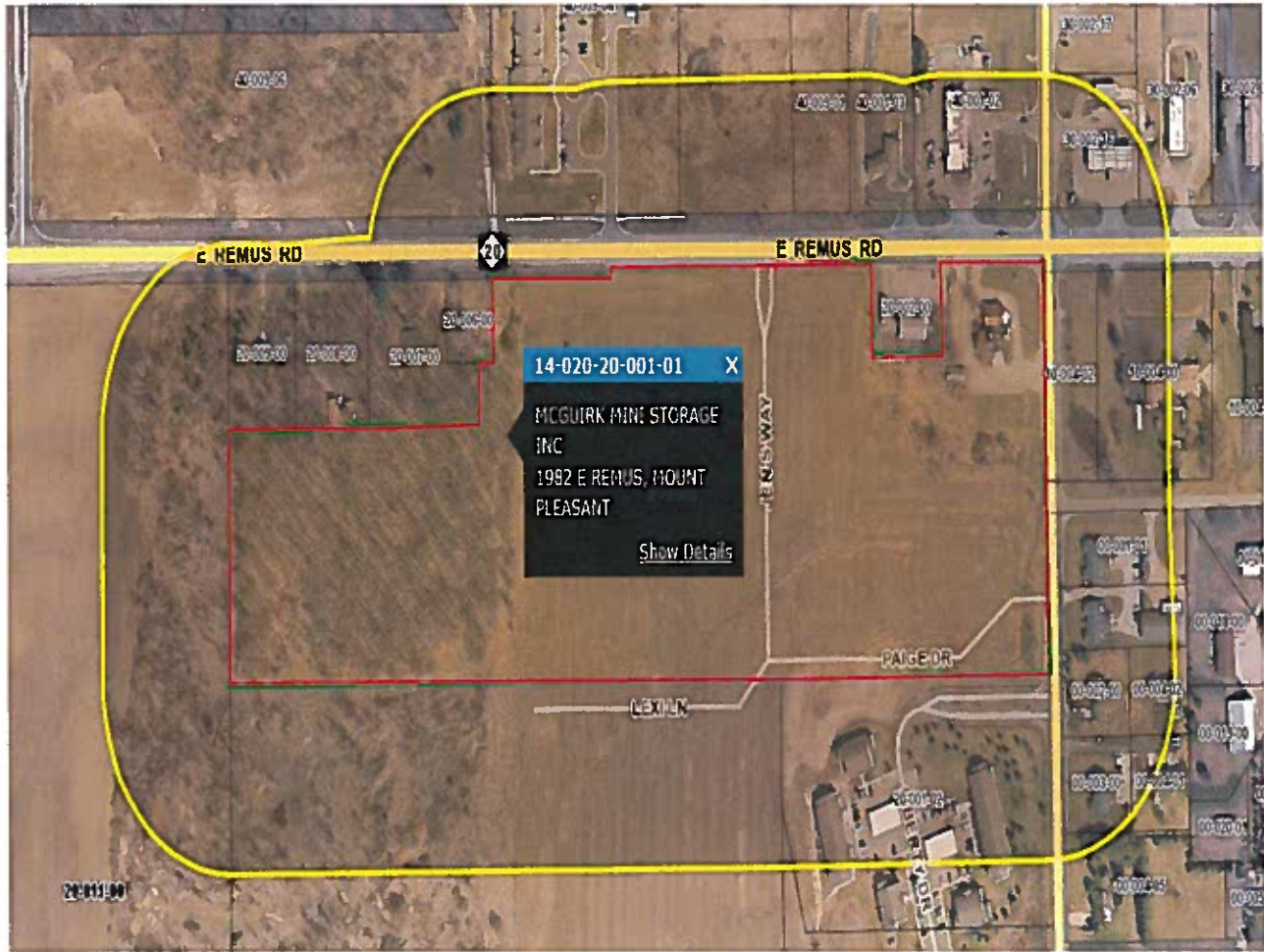
Legal Description of property: T14N R4W, SEC 20, COM 1575.04 FT S OF NE COR, TH W 633.42 FT; TH N01°03'50" W 881.74 FT; TH S89°42'08"W 1313.6 FT; TH S 622.41 FT, E 619.03 FT, S 658.67 FT, E 1333.25 FT, N 406.35 TO POB CONTAINING 35.27 ACRES

This property is located at 3046 Jen's Way.

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 number (989) 772-4600 Ext. 241.

Peter Gallinat, Union Twp. Planner



The parcel outlined in **RED** is the subject property seeking a variance. The **YELLOW** line around the subject parcel represents the 300ft radius around the property. Property owners within this radius are sent a notice of the public hearing.

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:

UNION TOWNSHIP PUBLIC HEARING NOTICE - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, January 2, 2019, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Sections 11.11.a. as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: **McGulrk Mini Storage Inc.**: A variance from section 11.11.a height of freestanding sign single business and number of freestanding signs allowed.

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 3046 Jen's Way.

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Peter Gallinat,
Township Planner

Published: December 17, 2018

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	12/17/18
morningstarpublishing.com	12/17/18



Sworn to the subscribed before me this 19th December 2018

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1715969

PO:

Sales Person: 200308

RYAN'S INVESTMENTS LLC
PO BOX 753
MOUNT PLEASANT, MI 48804-0753

RI CS4 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

IMPERIAL COMPANY
PO BOX 408
MOUNT PLEASANT, MI 48804-0408

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

SWINDLEHURST RICHARD
700 N ISABELLA RD
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

WIECZOREK STEVEN TRUST
767 S DOE TRL
MT PLEASANT, MI 48858

UTTERBACK CURT J & ROBYN L
3397 S LINCOLN RD
MOUNT PLEASANT, MI 48858

MCDONALDS CORPORATION (21-1306
PO BOX 182571
COLUMBUS, OH 43218-2571

FIRSTBANK
102 S MAIN ST
MT. PLEASANT, MI 48858

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

MAAS MT PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

VICTORY CHRISTIAN CENTER
2445 S LINCOLN RD
MT PLEASANT, MI 48858-8048

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

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

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

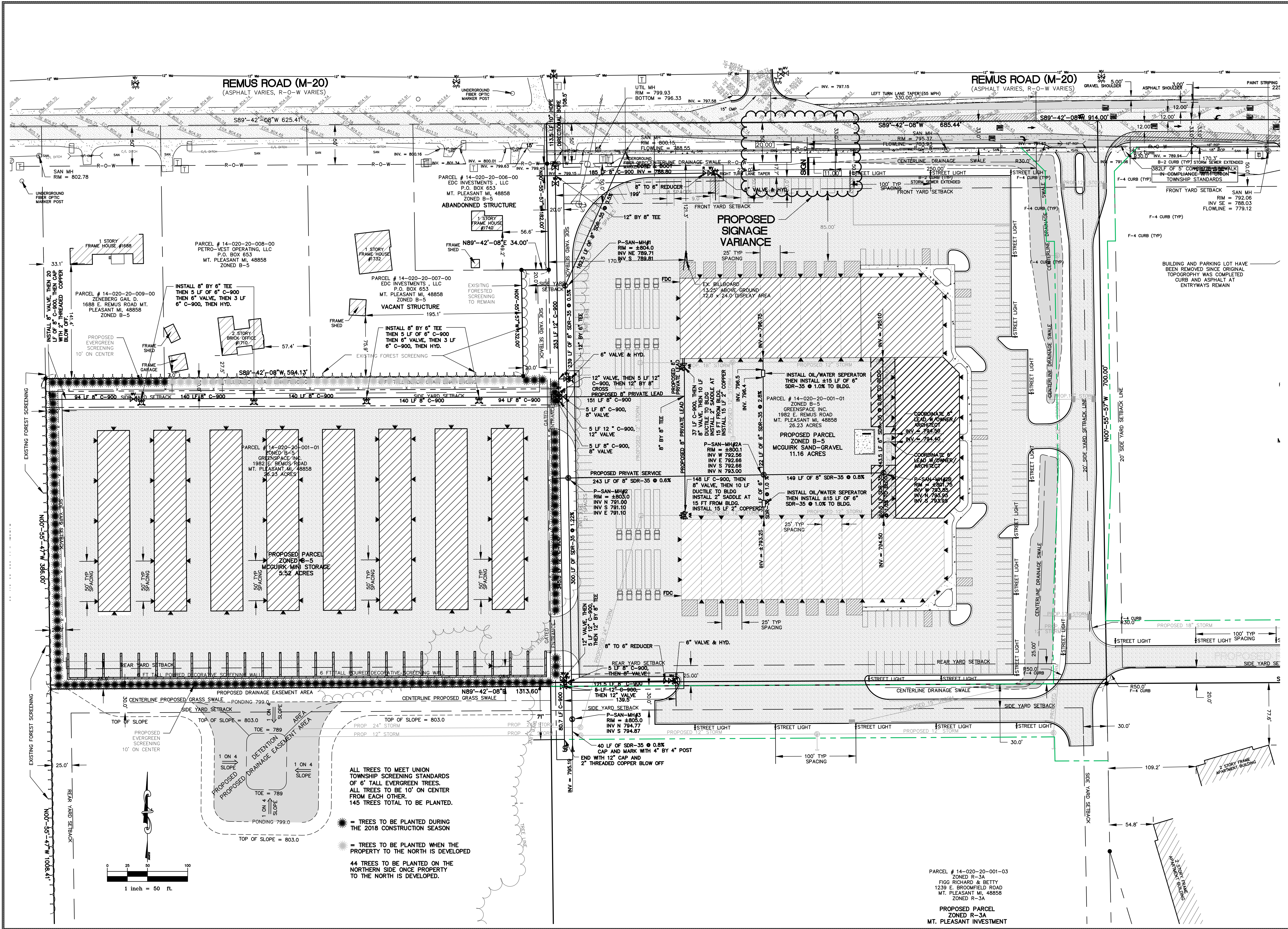
ZENEBERG GAIL D
1688 E REMUS RD
MOUNT PLEASANT, MI 48858

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

MID MICHIGAN PROPERTY GROUP
2060 E REMUS RD
MOUNT PLEASANT, MI 48858

ISABELLA COMM CREDIT UNION
2100 E REMUS RD PO BOX 427
MOUNT PLEASANT, MI 48804-0427

CAMPBELL ANNA M TRUST
2732 ELAND CT
MOUNT PLEASANT, MI 48858



CMS & D
 SURVEYING / ENGINEERING
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OVERALL UTILITY PLAN - WEST
 MT. PLEASANT INVESTMENT PROPERTIES, LLC
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:	
SUBMITTALS:	
JOB NUMBER:	1704-062
DRAWN BY:	WRE/TELB
DESIGNED BY:	NA
CHECKED BY:	TELB
SCALE:	1" = 50'
SHEET NUMBER:	8 of 13