



**Planning Commission
Regular Meeting
January 15, 2019
7:00p.m.**

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

-December 18, 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 2019-01** self-storage building expansion 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 and make recommendation to the Board of Trustees)*
- B. **Preliminary Site Plan** self-storage building expansion 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 *(For review with comment. Final Site Plan approved later)*
- C. **REZ 2019-01** 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 and make recommendation to the Board of Trustees)*
- D. **SPR 2019-01** GrafX Central expansion located at 1580 S. Park Place St. Owner Jerry St. Andre *(Review and approve final site plan)*

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 December 18, 2018 at the Township Hall.

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

Roll Call

Present: Buckley, Clerk Cody, Fuller, Mielke, Shingles, Squatrito, and Webster

Excused: Darin & LaBelle II

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Buckley moved **Fuller** supported the approval of the November 20, 2018 regular meeting minutes as amended. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

- Board of Trustee updates by Clerk Cody
- ZBA updates by Mielke
- Sidewalk & Pathway Committee updates by Webster, upcoming meeting January 8, 2019

Approval of Agenda

Mielke moved **Webster** supported approval of the agenda as presented. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment – 7:10 p.m.

No comments were offered

New Business

- A. SUP 2018-06 Public or Institutional Use for Government Facility, Isabella County Road Commission located at S. Lincoln Rd. PID 14-016-10-001-06**
Owner: William Ervin

Introduction by Township Planner

Public Hearing - Open 7:16 p.m.

Jerry Schafer – 2716 Eland Ct. - Opposed to SUP

Scott Shattuck, Victory Christian Center – 2445 Lincoln – Opposed to SUP

Ron Browne, 4000 Whiting Dr. Midland – Opposed to SUP

Arthur DeLorenzo, 2765 Eland Ct. - Opposed to SUP

Bill Ferguson, 2719 Eland Ct. - Opposed to SUP

Jerry Hilliard, 2743 Eland Ct. - Opposed to SUP

Wanda Ferguson, 2719 Eland Ct. - Opposed to SUP

Marcus Jackson, 2281 Cornerstone - Opposed to SUP
Jim Ranking, 2725 Sable Ct. - Opposed to SUP
Ron Johnson, 2718 Eland Ct. - Opposed to SUP
Elaine Roth, 2768 Eland Ct. - Opposed to SUP
David Johns, 2770 Eland Ct. Opposed to SUP
Jim Horton, 3089 Hunters Trail, 4th District County Commissioner, commented on rumors of County Jail being built on said property
Chuck Kaliszewski, 2861 Meadowood Opposed to SUP -
Jane Schafer, 2716 Eland Ct.- Opposed to SUP
Rosemary Saunders, 2727 Eland Ct. - Opposed to SUP
Anna McDonald, 2352 Sandstone - Opposed to SUP
Geneva Barratt, 2732 Eland Ct. - Opposed to SUP
Kelly Hudson, 2152 Cornerstone – Opposed to SUP
Randy Golden, Real Estate Broker/Owner of ReMax - Opposed to SUP
Eleanor Boose, 2746 Eland Ct. - Opposed to SUP
Bruce Powers, 2803 Weatherwood - Opposed to SUP
Josh Reasoner, 795 Meadowbrook - Opposed to SUP
Darwin Blanshan, Victory Christian Center - Opposed to SUP
F. Phillip McKinley, 2767 Sable Ct. - Opposed to SUP
Joel Eigenbrood, 2305 Cornerstone - Opposed to SUP
Jeremy MacDonald, 2872 Cobblestone - Opposed to SUP
Jim Hudson, 2152 Cornerstone -Opposed to SUP
Carol Browne, 2802 Eland Ct. - Opposed to SUP

Correspondence (letters and email received at Township) read by Township Planner

Su Kyoung An and Seung Bong Ko, 2033 Cobblestone – Opposed to SUP
Jimmy Gordon and Twinet Palmer, 2023 Cobblestone Ct. – Opposed to SUP
Frank DiMaggio, 2800 Weatherwood – Opposed to SUP
Kurt and Julie Feight, 3213 Brittany Drive – Opposed to SUP
Frances Weaver, 2811 Meadowood – Opposed to SUP
Janice Klosowski, 2718 Eland Ct. – Opposed to SUP
Dave and Rita Mogg, 2766 Weatherwood – Opposed to SUP
James & Kelly Hudson, 2152 Cornerstone – Opposed to SUP
Ben & Liz Presnell, 2430 Sandstone, Opposed to SUP
Gail Sanders, 2727 Sable Ct. – Opposed to SUP
Sandra Olah, 2743 Sable Ct. - Opposed to SUP
Florence Kavanagh, 2765 Sable Ct - Opposed to SUP
Pam McClinic, 2801 Sable Ct. - Opposed to SUP
Sunny Meisel, 2803 Eland Ct. - Opposed to SUP
Ralph Eslinger, 2803 Eland Ct. - Opposed to SUP
Diane Warren, 2748 Eland Ct. - Opposed to SUP
Paul Warren, 2748 Eland Ct. - Opposed to SUP
Rosemary Saunders, 2727 Eland Ct. - Opposed to SUP
William Ferguson, 2719 Eland Ct. - Opposed to SUP
Wanda Ferguson, 2719 Eland Ct. – Opposed to SUP
Ronald Johnson, 2718 Sable Ct. - Opposed to SUP

Chris Johnson, 2718 Sable Ct. - Opposed to SUP
Jim Reinking, 2725 Sable Ct. - Opposed to SUP
F. Phillip McKinley, 2767 Sable Ct. - Opposed to SUP
Karen McKinley, 2767 Sable Ct. - Opposed to SUP
Jerry Hilliard, 2743 Eland Ct. - Opposed to SUP
Arthur & Margaret DeLorenzo, 2765 Eland Ct. - Opposed to SUP
Carol Browne, 2802 Eland Ct. - Opposed to SUP
Bob and Karen Loomis, 2800 Eland Ct. - Opposed to SUP
Annette Roth, 2768 Eland Ct. - Opposed to SUP
Nel Boose, 2746 Eland Ct. - Opposed to SUP
Geneva Barratt, 2732 Eland Ct.- Opposed to SUP
Marilyn Sova, 2780 Eland Ct. – Opposed to SUP
Janice Klosowski, 2718 Eland Ct. - Opposed to SUP
Gerald Schafer, 2716 Eland Ct. - Opposed to SUP
Jane Schafer, 2716 Eland Ct. - Opposed to SUP
Laura Dearing, 2725 Eland Ct. - Opposed to SUP
Sally Goodreau, 2721 Eland Ct. - Opposed to SUP
Carol Wojcik, 2767 Eland Ct. - Opposed to SUP
James Wojcik, 2767 Eland Ct. - Opposed to SUP
Beverly Pung, 2801 Eland Ct. - Opposed to SUP
Doris Dale, 2768 Sable Ct. - Opposed to SUP
Karen Mordica, 2746 Sable Ct. - Opposed to SUP
Stephen Haines, 2720 Sable Ct. - Opposed to SUP
Janyth Haines, 2720 Sable Ct. - Opposed to SUP
Steven Rookard, 2052 Cobblestone - Opposed to SUP

Pat Glowacki with Studio Intrigue represented the Isabella County Road Commission. He presented the special use request, seeking permission by the Planning Commissioners to construct a new administrative and storage building for the Isabella County Road Commission at the proposed location.

Tony Casali, Manager Isabella County Road Commission commented on the project and answered questions by the Planning Commissioners.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.Q Public and Institutional Uses (1-4).

Buckley moved **Shingles** supported to recommend denial to the Board of Trustees of SUP 2018-06 Public or Institutional Use Government Facility, Isabella County Road Commission located at S. Lincoln Rd. PID 14-016-10-001-06, stating conflicts from section 30.3 - 1. the special use is not harmonious with the character of adjacent property and the surrounding area, 2. the special use changes the essential character of the surrounding property, 3. the special use would interfere with the general enjoyment of adjacent property, 4. that the special use would expose adjacent properties to excessive traffic, noise, smoke, odor, fumes or glare, & 6. The preliminary site plan does not ensure adequate screened by distance and landscaping to protect the rights of all adjoining property. **Vote: Ayes: 7 Nays: 0 Motion carried.**

9:45 p.m. Clerk Cody excused herself from the meeting

B. Approve 2019 Regular Scheduled Meeting Calendar

Mielke moved Webster supported to approve the 2019 regular scheduled meeting calendar as presented. **Vote: Ayes: 6 Nays: 0 Motion carried.**

Other Business

Extended Public Comment

Open 9:50 p.m.

Ben Gunning, 2270 E. Broomfield – Expressed to the Planning Commissioners on how well they handled tonight’s difficult topic

Final Board Comment

Mielke – Mentioned that he was not able to attend the diagnostic review of the Zoning Ordinance by the Consultant and asked for the Commissioners to give him a quick synopsis. Also suggested including the ZBA members at future meetings as well as receiving their constructive feedback.

Webster – Mentioned that she would like to add as a future agenda item: Discussion/Action on possible amendments to the policy language of the Sidewalk Policy to the Board of Trustees. She suggested inviting the Chair of the Sidewalk Committee to the meeting.

Adjournment – Chairman Squattrito adjourned the meeting at 9:57 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)

DATE: 12/20/2018

RECEIPT #: 96532

RECEIVED OF: MCGUIRK MINI STORAGE, INC

CASHIER: JENNIFER

TOTAL RECEIVED: 350.00

COMMENTS:

	DESCRIPTION		AMOUNT
BDINV	00005920		350.00
	Tendered: Checks	1795	350.00

Signed: _____

Charter Township Of Union

2010 S. Lincoln Road
Mount Pleasant, MI 48858
(989) 772-4600
(989) 773-1988

Invoice For PlanRevi PSUP18-08

Print Date: 12/14/2018


Pay by Account In Full



Pay by Account In Full

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

\$ 350.00

Invoice No	Invoice Date	PlanReview Numbe	Address	Amount Due
 00005920	12/20/18	PSUP18-08	1710 E REMUS RD	\$ 350.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Special Use Permit	\$350.00	\$ 350.00
Total Amount Due				\$ 350.00

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 [Signature]

Date 12-18-18

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.

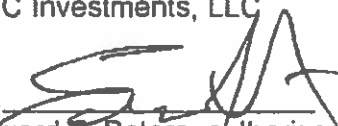
Sincerely,

Edward T. Peters



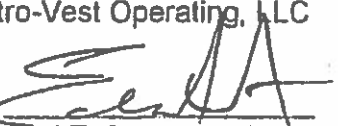
EDC Investments, LLC

By:



Edward T. Peters, authorized member

Petro-Vest Operating, LLC



By:
Edward T. Peters, authorized member

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

LEGAL DESCRIPTION OF THE PROPOSED B-5 DEVELOPMENT PARCEL:

SPECIAL USE PROPERTY DESCRIPTIONS

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. EXCEPT THE NORTH 175 FEET THEREOF.

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. EXCEPT THE NORTH 175 FEET THEREOF.

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. EXCEPT THE NORTH 175 FEET THEREOF.

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. EXCEPT THE NORTH 175 FEET THEREOF AND EXCEPT THE SOUTH 622.37 FEET THEREOF.

Summary of Request

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. The proposed amended Special Use area 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. The parcels for the proposed Special Use expansion are north and west of the 5.5 acres in the current S.U.P.

Please consider the following:

The following standards are to be utilized in evaluating if the SUP amended 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 of 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. Thus, the Special Use shall be completely consistent with contemplated zoned uses, as well as existing uses.
 - 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. Commercial and residential uses in the nearby community are the property uses most likely to need this type of self-storage and this places the proposed self-storage use in a convenient location that places less demand on roads, utilities and other public services.
 - The overall site layout and the proposed buildings will be an asset to the surrounding commercial properties. The S.U.P. 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 for which the original 5.5-acre S.U.P. was approved.
 - Where adjacent to a R-3 area to the south, a 6 foot tall concrete decorative fence and landscaping is being proposed to buffer this area from sight and sound.
 - 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 Ordinance 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 Ordinance 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 which are 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 in the Master Plan as one of corridors for commercial/light industrial growth. See Exhibit A.
 3. Self-Storage meets the Master Plan's stated desire to accommodate residential rental property. See Exhibit A.
 4. Accordingly, the S.U.P. meets the stated goals of achieving 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 of this location at the corner of Remus and Bradley Street. That 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 and completely screened 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.
 2. Property is zoned B-5 on the other two sides of the property.
 3. The 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.**

- The proposed 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 of the Special Use 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 relocated to the South to allow more distance to the traffic light at Lincoln and Remus, while still abiding by the Isabella County Road Commission's Access Management Design Criteria. Appropriate screening has been shown around the parcel and a chain link fence will surround the parcel to provide security along with security cameras. The complex will have gated access points. The proposed operations will not pose a health, safety or 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.
 - Further, 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 is adequate flow and pressure for the system. The newly installed County Drain along Lincoln Road also has capacity for the proposed 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.**
 - This concern has been addressed by 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 and west is zoned B-5 and is bordered by M-20 to the north, all of which are appropriate for this special use.
 - 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 a decorative concrete wall and landscape elements, and is also screened by a large wooded area.
 - Property to south and 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 to the Applicant's previous 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 use 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 this 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 no 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 existing self-storage use meets the Plan Goals and Objectives as discussed 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 uses that are in place along the M-20 corridor. The proposed project provides a needed service with very little demand 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 utilize 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 by a different, more intense, use.

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, commercial 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 or other 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 consume residential or rural zoned land. It utilizes an 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 proposed development only enhances the current investment and mixed use on the overall development property owned or affiliated with the applicant. It is a continuation of the applicant's desire to provide 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 S.U.P. 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, January 15, 2019, 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

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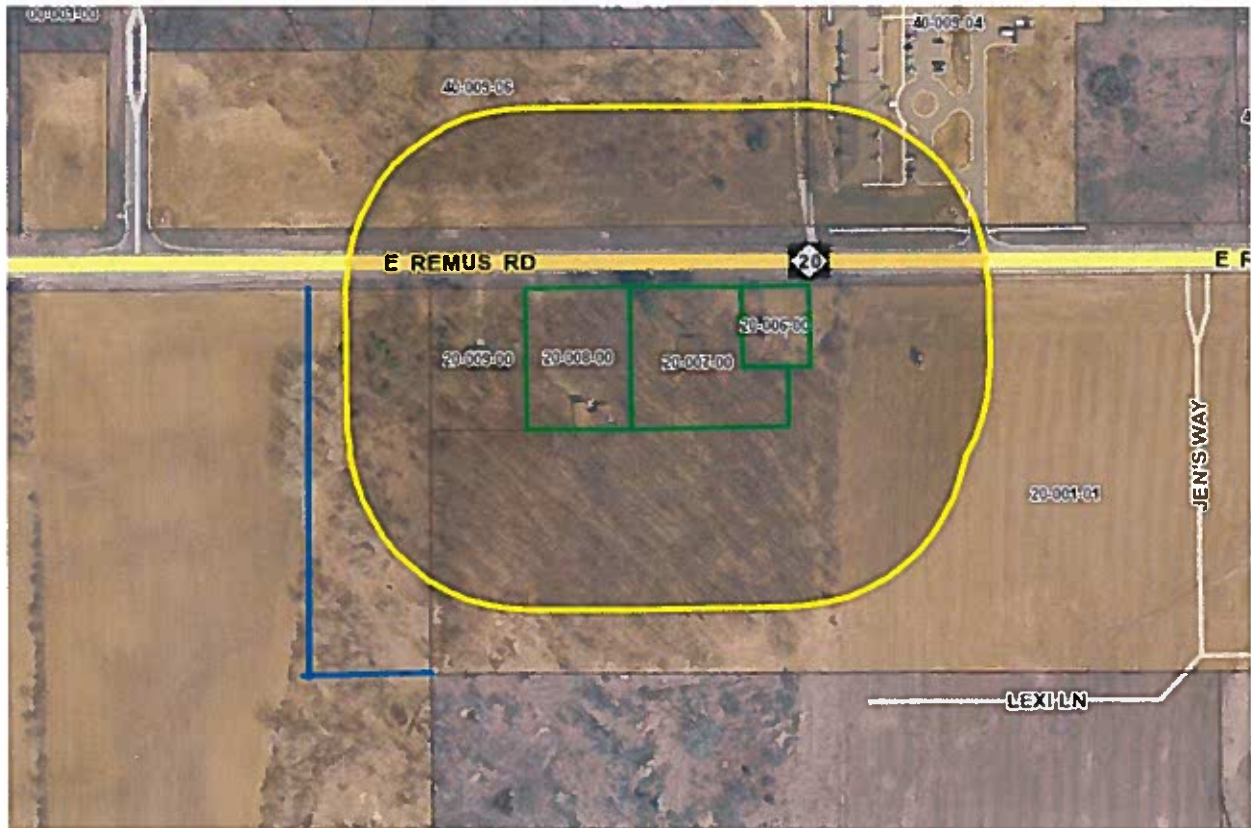
T14N R4W, SEC 20; COM S 89D 37M 58S W, 1321 FT ALG N SEC LN; TH S 0D 39M 42S W 50 FT FROM NE COR SEC 20; TH S 0D 39M 42S E 132 FT; TH S 89D 37M 58S W 100 FT; TH N 0D 39M 42S W 132 FT; TH N 89D 37M 58S E 100 FT TO POB

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.

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

MAAS MT PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

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

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

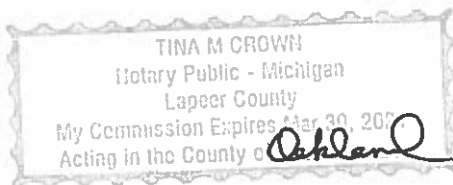
STATE OF MICHIGAN,
COUNTY OF ISABELLA

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	12/22/18
morningstarpublishing.com	12/22/18



Sworn to the subscribed before me this 2nd January 2019.

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

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Peter Gallinat,
Township Planner

Published: December 26, 2018

Advertisement Information

Client Id: 531226

Ad Id: 1720464

PO:

Sales Person: 200308

B-5 ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ FT)	16,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

PRELIMINARY SITE PLAN FOR PROPOSED SPECIAL USE

1710, 1732 & 1740 REMUS ROAD (M-20)

- A. 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.
- B. A LOT IN THE B-5 DISTRICT WILL PROVIDE A SIDE AND REAR YARD OF AT LEAST FORTY (40) FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.

R-1 ZONE	
MINIMUM FRONT YARD SETBACK (I)	50 FT
MINIMUM SIDE YARD SETBACK (E)	(D)
MINIMUM REAR YARD SETBACK	50 FT
MIN. LOT FRONTAGE (TWO FAM.)	150 FT
MIN. LOT FRONTAGE (SING. FAM.)	150 FT
MAXIMUM BUILDING HEIGHT	35 FT (C)
MINIMUM LOT AREA (TWO FAM.)	17,000 SQ. FT (A)
MINIMUM LOT AREA (SING. FAM.)	14,000 SQ. FT (A)
MINIMUM FLOOR AREA (B)	1,000 SQ. FT

- A. THE MINIMUM LOT FRONTAGE AND LOT AREA FOR LOTS HAVING MUNICIPAL SEWER MAY BE REDUCED TO THE FOLLOWING REQUIREMENTS:
- ONE-FAMILY UNIT
LOT FRONTAGE WIDTH: 80 FEET.
LOT AREA: 12,000 SQUARE FEET.
 - TWO-FAMILY UNIT
LOT FRONTAGE WIDTH: 100 FEET.
LOT AREA: 15,000 SQUARE FEET.
- B. MINIMUM FLOOR AREA EXCLUDES PORCHES, GARAGES, BASEMENTS, OR UTILITY AREAS. FOR EACH ADDITIONAL BEDROOM ADD ONE HUNDRED (100) SQUARE FEET.
- C. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE-HALF (2-1/2) STORIES OR THIRTY-FIVE (35) FEET, EXCEPT THAT SILOS, ELEVATORS, BARN, AND OTHER STRUCTURES CUSTOMARILY NECESSARY TO FARMING MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF NINETY-NINE (99) FEET; PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- D. FOR ONE-FAMILY DWELLINGS THERE SHALL BE TWO (2) SIDE YARDS. NO SIDE YARD SHALL BE LESS THAN TEN (10) PERCENT OF THE REQUIRED LOT WIDTH. FOR ALL OTHER USES THERE SHALL BE TWO (2) SIDE YARDS WITH NO SIDE YARD LESS THAN THIRTY (30) FEET.
- E. SIDEYARDS ON A STREET SHALL MEET FRONT YARD REQUIREMENTS.
- I. SEE SECTION 8.40, URBAN OVERLAY ZONE FOR AREAS WITH INCREASED SET BACKS

MISS DIG:

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

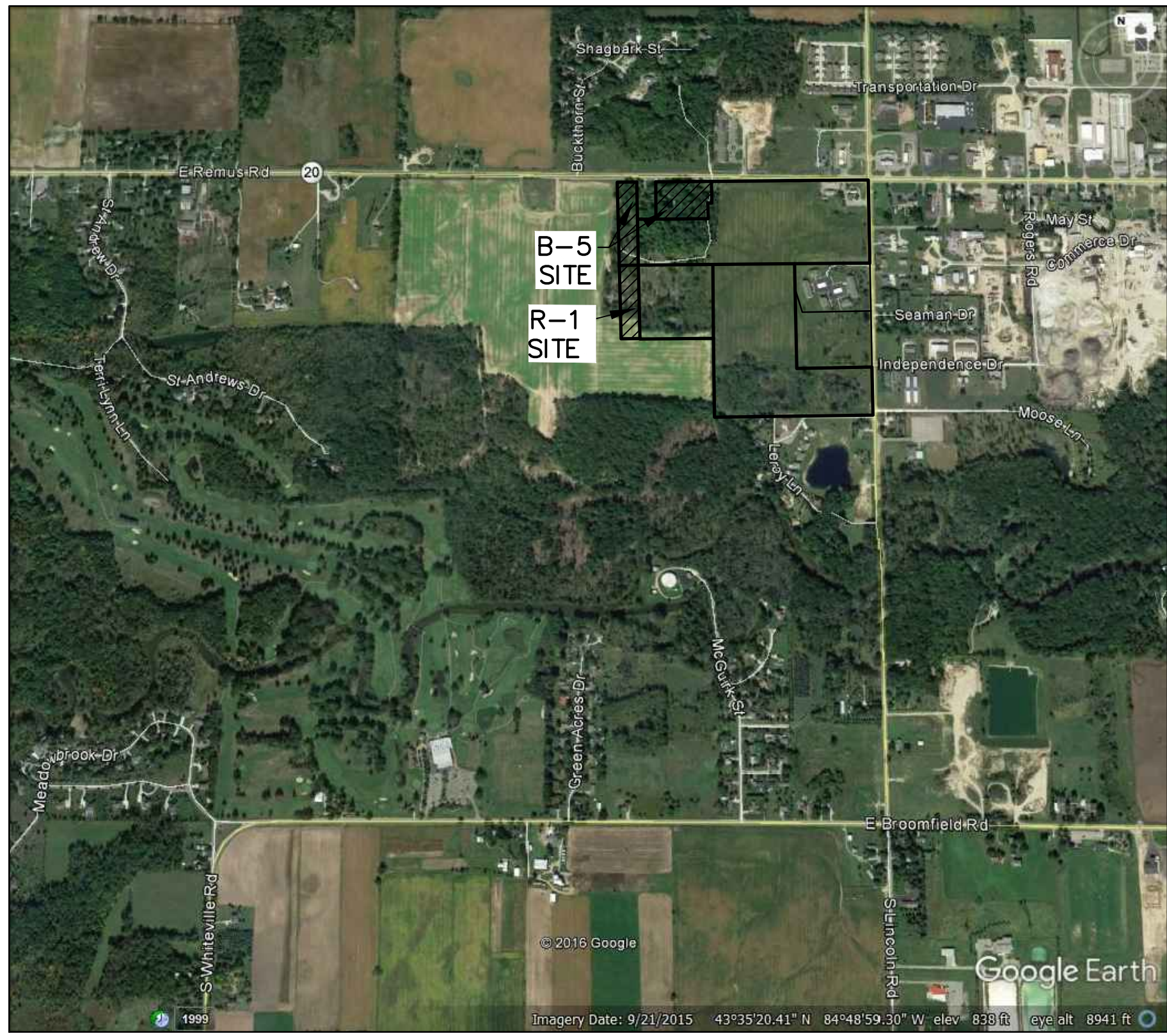
○ BOLLARD	☐ GAS RISER	● SOIL BORING
▤ CATCH BASIN (CURB INLET)	⤵ GUY ANCHOR	⊕ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⦿ HYDRANT - EXISTING	☎ TELEPHONE RISER
□ CATCH BASIN (SQUARE)	⦿ HYDRANT - PROPOSED	● TREE - CONIFEROUS
⊙ CLEAN OUT	☆ LIGHT POLE	● TREE - DECIDUOUS
⇒ DRAINAGE FLOW	☐ MAILBOX	☎ UTILITY POLE
☐ ELECTRICAL BOX	⊕ MONITORING WELL	⊕ WATER MAIN VALVE
● FOUND CONC. MONUMENT	● SANITARY SEWER MANHOLE	⊕ WATER SHUT-OFF
● FOUND IRON	● SET IRON	⊕ WATER WELL
⊕ GAS MAIN VALVE	⊕ SIGN	☐ WOOD STAKE

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

[Hatch]	ASPHALT - EXISTING
[Hatch]	ASPHALT - PROPOSED
[Hatch]	CONCRETE
[Hatch]	GRAVEL
[Hatch]	LANDSCAPING
[Hatch]	RIP-RAP



PART OF THE NORTHEAST 1/4, SECTION 20, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN
LOCATION MAP
NOT TO SCALE

OVERALL PROPERTY DESCRIPTIONS

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.

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

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SHEET INDEX	
1	COVER SHEET
2	BOUNDARY - EASEMENT SHEET
3	SITE HORIZONTAL PLAN
4	DRAINAGE, GRADING & DETENTION PLAN

FLOOD ZONE CERTIFICATION:
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C0305D WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BENCHMARKS:
BENCHMARK #1: FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT MODERNIZATION MARK DISK SET IN THE TOP OF A 12 INCH DIAMETER CONCRETE POST. LOCATION IS AT THE SOUTH EAST CORNER OF THE LINCOLN ROAD AND REMUS ROAD (M-20) INTERSECTION. ELEVATION 786.62

BEARING BASIS:
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 20, T14N-R4W WAS DETERMINED TO BE S89°-42'-08"W.

SITE: SOUTHWEST CORNER OF THE INTERSECTION OF REMUS ROAD (M-20) AND LINCOLN ROAD. MT. PLEASANT, MI 48858

APPLICANT: MCGUIRK MINI STORAGE INC
3046 JENS WAY
MT. PLEASANT, MI 48858
CONTACT PERSON: CHUCK MCGUIRK
PHONE: 989-772-1309

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS
915 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@chartercom.com

CHARTER TOWNSHIP OF UNION
PUBLIC WATER/PUBLIC SEWER
2010 N. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 24
KIM SMITH
ksmith@uniontownshipmi.com

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4282
KIM STUDD
kimberly.studd@cmsenergy.com

FRONTIER
345 PINE STREET
ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@ftr.com

CHARTER TOWNSHIP OF UNION
PLANNING & ZONING
2010 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISIONS OFFICE
ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
RICK JAKUBIEC
drain@isabellacounty.org

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@dteenergy.com

MT. PLEASANT FIRE DEPARTMENT
804 EAST HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5122
SGT. RANDY KEELER
rkeeler@mt-pleasant.org

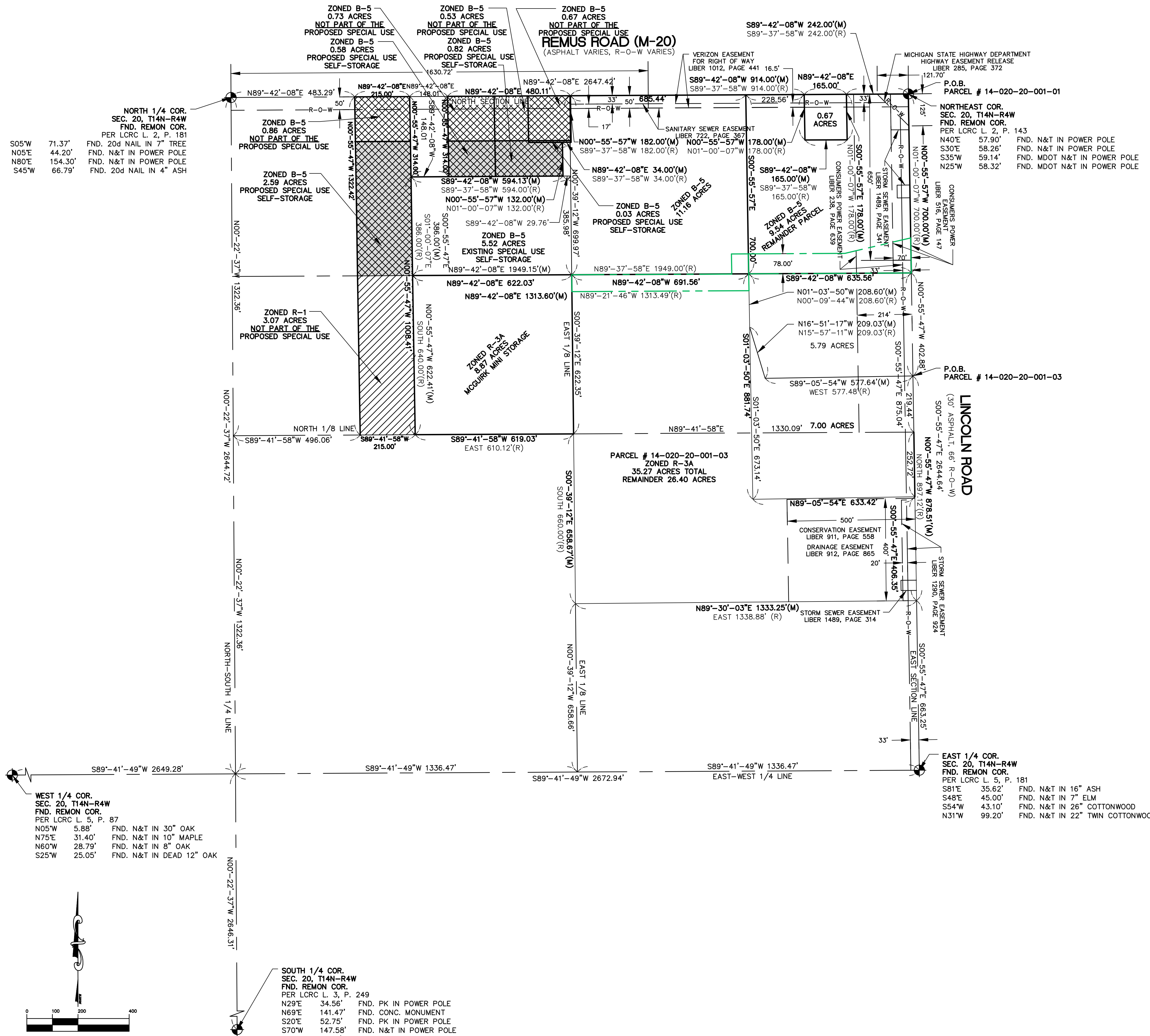
ISABELLA COUNTY ROAD COMMISSION
2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
PGaffney@isabellaroads.com

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET, SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



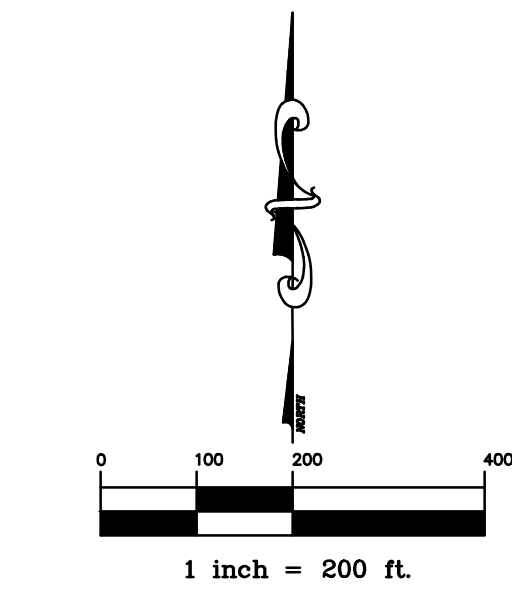
COVER SHEET
MCGUIRK MINI STORAGE INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:					
1808-082	WRE / TELB / USE	DESIGNED BY:	TELB	CHECKED BY:	TELB
N/A		SHEET NUMBER	1 of 4		



NOTE:
 BEARING BASIS PER GEODETIC
 OBSERVATION WGS-84 THE BEARING
 BETWEEN THE NORTH 1/4 CORNER AND
 THE NORTHEAST CORNER WAS
 DETERMINED TO BE N89°-42'-08"E

WEST 1/4 COR.
 SEC. 20, T14N-R4W
 FND. REMON COR.
 PER LCRC L. 5, P. 87
 N05°W 5.88' FND. N&T IN 30" OAK
 N75°E 31.40' FND. N&T IN 10" MAPLE
 N60°W 28.79' FND. N&T IN 8" OAK
 S25°W 25.05' FND. N&T IN DEAD 12" OAK



SOUTH 1/4 COR.
 SEC. 20, T14N-R4W
 FND. REMON COR.
 PER LCRC L. 3, P. 249
 N29°E 34.56' FND. PK IN POWER POLE
 N69°E 141.47' FND. CONC. MONUMENT
 S20°E 52.75' FND. PK IN POWER POLE
 S70°W 147.58' FND. N&T IN POWER POLE
 N05°W 30.91' S. FACE S. END POST OF CHAIN LINK FENCE

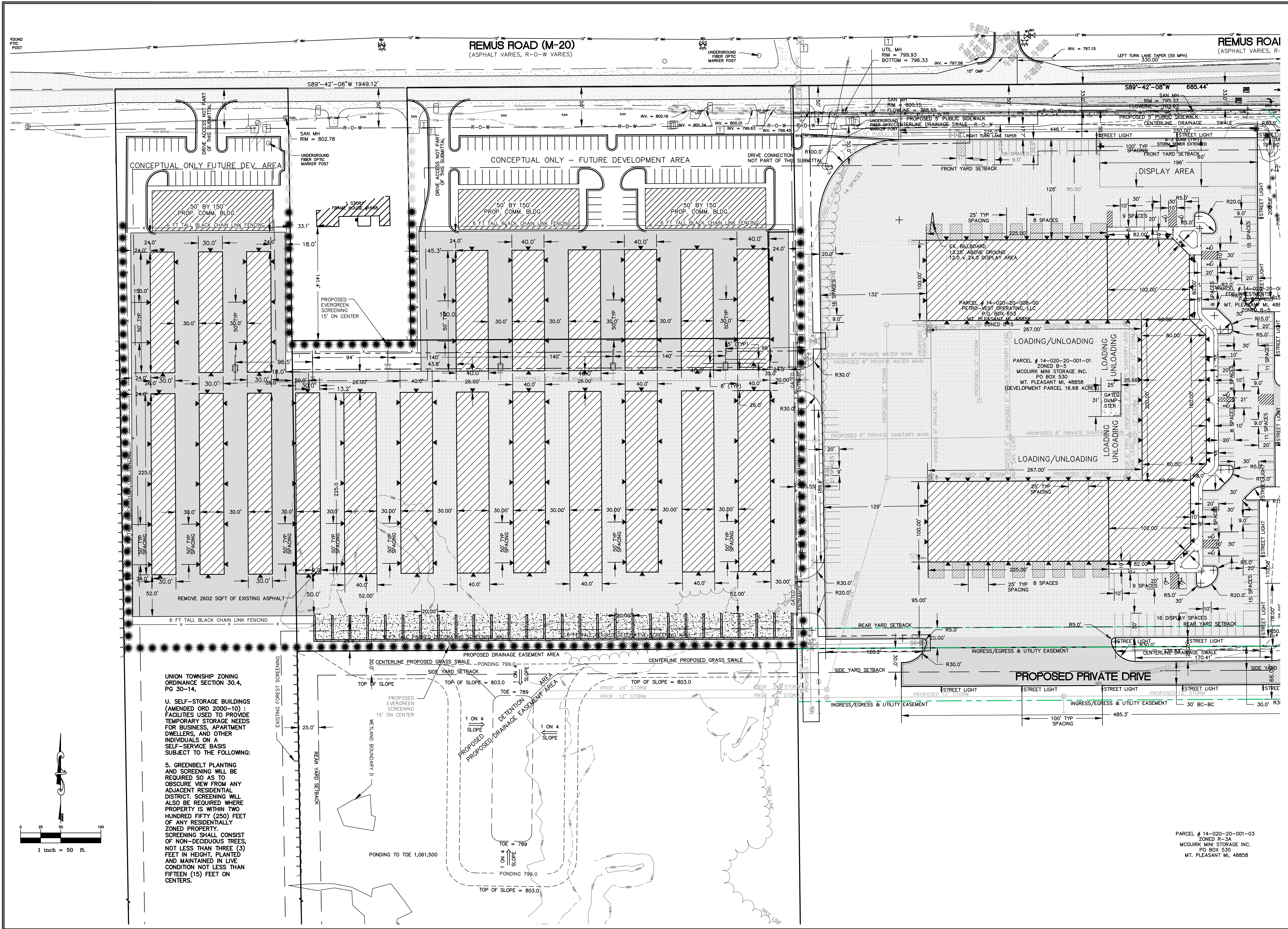
EAST 1/4 COR.
 SEC. 20, T14N-R4W
 FND. REMON COR.
 PER LCRC L. 5, P. 181
 S81°E 35.62' FND. N&T IN 16" ASH
 S48°E 45.00' FND. N&T IN 7" ELM
 S54°W 43.10' FND. N&T IN 26" COTTONWOOD
 N31°W 99.20' FND. N&T IN 22" TWIN COTTONWOOD

CMS & D
 SURVEYING / ENGINEERING
 510 W. RICKARDS STREET, SUITE C
 MT. PLEASANT, MICHIGAN 48855
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



BOUNDARY EASEMENT SHEET
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

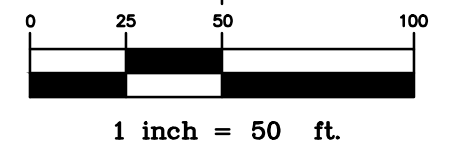
SCALE	1" = 200'
SHEET NUMBER	2 of 4
JOB NUMBER:	1808-082
SUBMITTAL:	SUBMITTAL TO TWP PLANNING COM. 12-19-18
DRAWN BY:	WRE/TELB/USE
DESIGNED BY:	NA
CHECKED BY:	TELB
REVISIONS:	



UNION TOWNSHIP ZONING ORDINANCE SECTION 30.4, PG 30-14,

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:

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.



CMS & D
 SURVEYING / ENGINEERING
 510 W. RICKARD STREET, SUITE C
 MT. PLEASANT, MICHIGAN 48856
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



OVERALL SITE PLAN
 MT. PLEASANT INVESTMENT PROPERTIES, LLC
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:
 SUBMITTALS:
 SUBMITTAL TO TWP PLANNING COM. 12-19-18

JOB NUMBER:
 1808-082

DRAWN BY:
 WRE/TELB/ISE

DESIGNED BY:
 NA

CHECKED BY:
 TELB

SCALE
 1" = 50'

SHEET NUMBER
 3 of 4

PARCEL # 14-020-20-001-03
 ZONED R-3A
 MCGUIRK MINI STORAGE INC.
 PO BOX 530
 MT. PLEASANT MI, 48858

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name MCGUIRK MINI STORAGE INC.
- III. Applicant Address 3046 JEN'S WAY, MT. PLEASANT
- IV. Applicant Phone 989-772-1309 Owner Phone Same
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner skip V& VI
Other
- VI. Land Owner Name .Same as above
- VII. Land Owner Address _____
- VIII. Project/Business Name: 1710, 1732 & 1740 REMUS ROAD (M-20)
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	✓	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	✓	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	✓	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	✓	
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	✓	
Name and Address of Applicant	✓	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	✓	

Union Township Site Plan Review Application 2015 Revision

The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	✓	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	✓	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - -	✓	
drives, -----	✓	
sidewalks, (required) -----	✓	
curb openings, -----	✓	
acceleration/deceleration lanes, -----	✓	
signs, -----	✓	
exterior lighting on buildings and parking lots, - -	✓	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	✓	
recreation areas, -----	✓	
common use areas, -----		
areas to be conveyed for public use and purpose. -		
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	✓	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	✓	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)	✓	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	

7

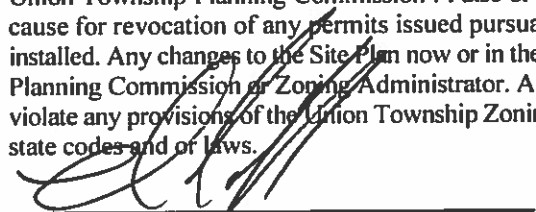
Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	✓	
The location, height and type of fences and walls.	✓	
The location and detailed description of landscaping.	✓	
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	✓	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

APPLICANT COMMENTS

Union Township Site Plan Review Application 2015 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.



Signature of Applicant

12-18-18

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE JANUARY 15, 2019 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WIL / WILL NOT attend.
You will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	Review Comments
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	_____

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: MCGUIRK MINI STORAGE INC.
Name of business owner(s): CHUCK MCGUIRK
Street and mailing address: 3046 JEN'S WAY, MT. PLEASANT
Telephone: 989-772-1309
Fax: 989-773-4393
Email: chuck@mcguirksand.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:  12-18-18

Information compiled by: _____
SHANEE THAYER, OFFICE MANAGER
CENTRAL MI SURVEYING AND DEVELOPMENT, CO, INC.

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y N Will the hazardous substances or polluting materials be reused or recycled on-site??
3. Y N Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y N Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
b. on-site system
- The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LQ = liquid P.LQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Endangered Species Assessment, Threatened and Endangered Species Program, 517-373-1552</u>
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OWMRP, <u>Hazardous Waste Section, Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Community Water Supply, DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <i>floodplain</i> of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <i>environmental area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Office of Oil, Gas and Minerals (OOGM)</u>
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>OWMRP</u> or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Web Site</u>)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office</u> , <u>Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and <u>Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u> , <u>Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

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



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 231-947-1900

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.

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.)

Ramus 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:

[Signature]
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, January 15, 2019, 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.

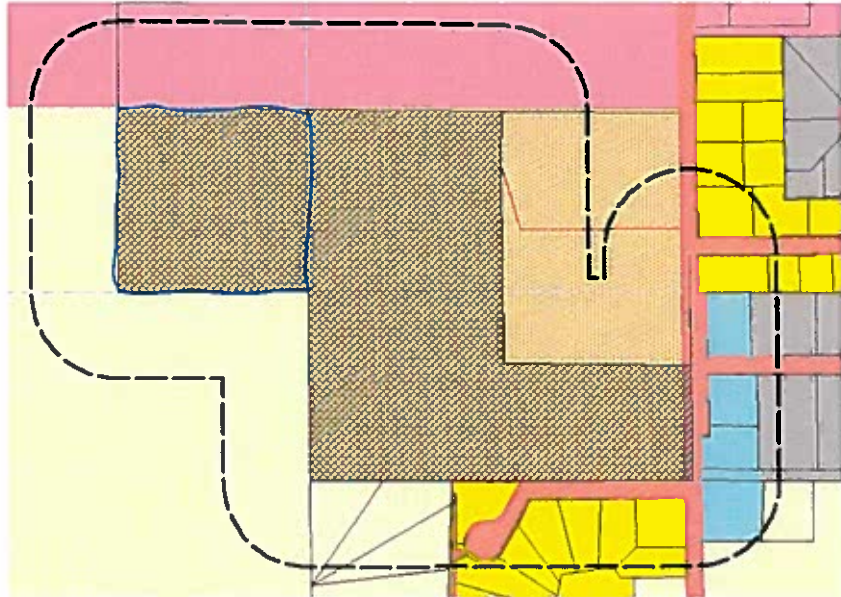
All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

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.



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 Cindy 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 -REZONING

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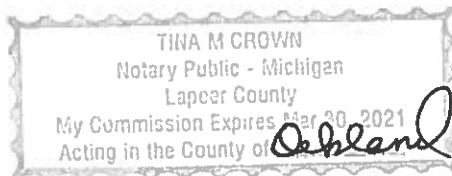
Peter Gallinat,
Township Planner

Published: December 26, 2018

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	12/26/18
morningstarpublishing.com	12/26/18



Sworn to the subscribed before me this 2nd January 2019
Tina M Crown
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1720462

PO:

Sales Person: 200308

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

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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

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1846 LEROY LN
MOUNT PLEASANT, MI 48858

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

RECEIVED
 DEC 20 2018
 BY:

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review ~~Final Site Plan Review~~
- II. Applicant Name Dev Gascoia / JBS Contracting
- III. Applicant Address 1050 Gover Park Way, Mt. Pleasant, MI 48858
- IV. Applicant Phone 989-773-6770 Owner Phone 989-572-8843
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V & VI)
Other
- VI. Land Owner Name Jerry St. Andre
- VII. Land Owner Address 1550 S. Park Place St. Mt. Pleasant, MI 48858
- VIII. Project/Business Name Grafex Central
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.


SUBMITTALS TO OTHER AGENCIES		Off
Storm water management plan approval prior to application. Reviewed by the County Engineer	<input checked="" type="checkbox"/>	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional. <u>Waiting Approval</u>
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	<u>N/A</u>	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	<input checked="" type="checkbox"/>	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	<input checked="" type="checkbox"/>	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	<u>N/A</u>	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	<input checked="" type="checkbox"/>	
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	<input checked="" type="checkbox"/>	
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	<input checked="" type="checkbox"/>	

Union Township Site Plan Review Application 2015 Revision

<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>	✓	
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	✓	
<p>The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - - drives, ----- sidewalks, (required) ----- curb openings, ----- acceleration/deceleration lanes, ----- signs, ----- exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), ----- recreation areas, ----- common use areas, ----- areas to be conveyed for public use and purpose. -</p>	✓	
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>	✓	
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	N/A	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>	✓	
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	✓	
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	✓	

Union Township Site Plan Review Application 2015 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and-or laws.



Signature of Applicant

12-19-18

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE Jan 15th 2019 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	Review Comments
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	_____
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	_____

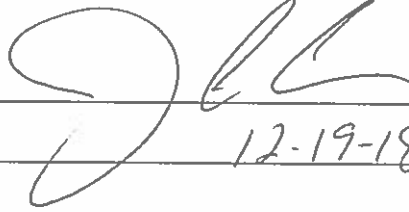
CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Grafy Central
Name of business owner(s): Jerry St. Andre
Street and mailing address: 1580 S. Park Place St.
MT Pleasant, ME 48858
Telephone:
Fax: 989-773-0551
989-772-7478
Email: Jerry@grafycentral.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: 
12-19-18
Information compiled by:



GENERAL CONTRACTOR
COMMERCIAL CONSTRUCTION

P.O. Box 370
Mt. Pleasant, MI 48804-0370
PH: (989) 773-0770
FAX: (989) 772-9272

January 2, 2019

Charter Township of Union
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858
(989) 772-4600

RE: Request for Relief of Sidewalk Construction

Dear Board Members:

Please accept this letter as our request to grant a relief of sidewalk construction for Grafx Central, located at 1580 S. Park Place St., Mt. Pleasant, MI 48858.

Relief is requested for the following reasons:

- This existing site is located on an unimproved road where no car-pedestrian injury or fatality has occurred due to the need of a sidewalk.
- Surrounding the existing site, less than 50% of the surveyed sections of the township along the road fronting the Grafx Central, Inc. site has sidewalks.

Thank you for taking the relief of sidewalk construction into consideration on the Grafx Central site. If you have any further questions or concerns, I can be reached at (989) 773-0770 during normal business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "John Stadtfeld", is written over a horizontal line. The signature is fluid and cursive.

John Stadtfeld, Vice President
JBS Contracting, Inc.

LEGAL DESCRIPTION - ZONED B4
PARCEL # 14-011-30-001-13

THIS PARCEL IS DESCRIBED AS BEING 1/2 AC. 11.33 FT. WIDE BY 114.80 FT. DEEP AND BEING PART OF THE 1/2 AC. 11.33 FT. WIDE BY 114.80 FT. DEEP PARCEL # 14-011-30-001-13, AS SHOWN ON THE PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, MICHIGAN, AND BEING PART OF THE 1/2 AC. 11.33 FT. WIDE BY 114.80 FT. DEEP PARCEL # 14-011-30-001-13, AS SHOWN ON THE PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, MICHIGAN, AND BEING PART OF THE 1/2 AC. 11.33 FT. WIDE BY 114.80 FT. DEEP PARCEL # 14-011-30-001-13, AS SHOWN ON THE PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, MICHIGAN.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATORY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
4. PERMITS AND REGULATORY CONTROL SHALL BE OBTAINED WITHIN 90 DAYS AFTER FINAL SUBMITTAL OF THIS PLAN.

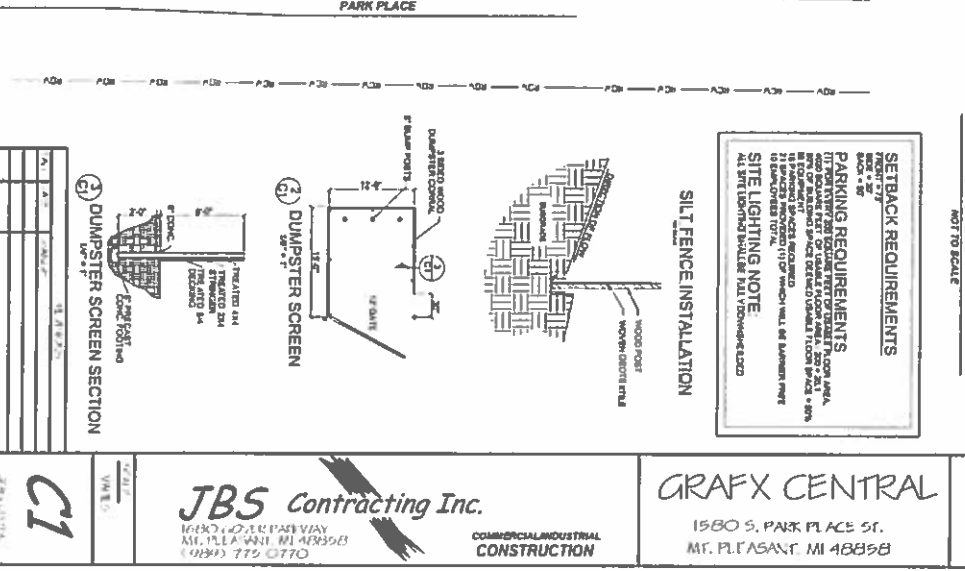
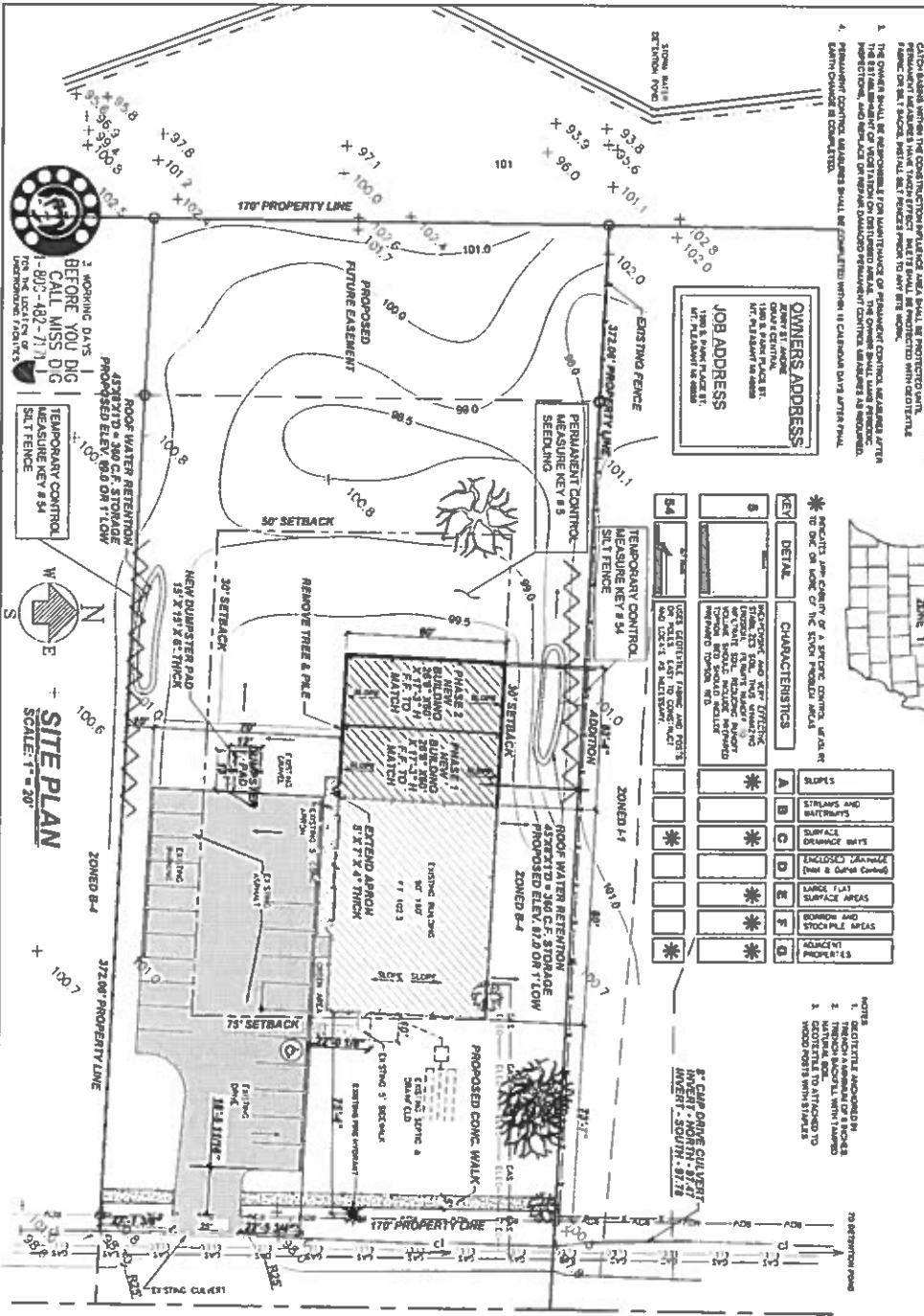


KEY	DETAIL	CHARACTERISTICS
1	ROOF WATER RETENTION MEASURE KEY #5	ROOF WATER RETENTION MEASURE KEY #5
2	ROOF WATER RETENTION MEASURE KEY #4	ROOF WATER RETENTION MEASURE KEY #4
3	TEMPORARY CONTROL SILT FENCE	TEMPORARY CONTROL SILT FENCE
4	PERMANENT CONTROL SILT FENCE	PERMANENT CONTROL SILT FENCE
5	ADDITION	ADDITION
6	PHASE 1	PHASE 1
7	PHASE 2	PHASE 2
8	PHASE 3	PHASE 3
9	PHASE 4	PHASE 4
10	PHASE 5	PHASE 5

MICHIGAN PRODUCTION GUIDEBOOK

Revised 1973

PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED	PROPOSED ADOPTED
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8



C1

JBS Contracting Inc.
 1630 COLE PARWAY
 MT. PLEASANT, MI 48858
 (419) 775-0770

COMMERCIAL INDUSTRIAL CONSTRUCTION

GRAFEX CENTRAL
 1580 S. PARK PLACE ST.
 MT. PLEASANT, MI 48858

JOB NUMBER:
DATE:
REVIEWED BY:
FIELD SUPERVISOR:
DATE: