

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on January 15, 2019 at the Township Hall.

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

**Roll Call**

Present: Buckley, Darin, LaBelle, Mielke, Shingles, Squattrito, and Webster

Excused: Clerk Cody & Fuller

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Approval of Minutes**

Webster moved Buckley supported the approval of the December 18, 2018 regular meeting minutes as amended. **Vote: Ayes: 7 Nays: 0. Motion carried.**

**Correspondence / Reports**

- Township Planner Gallinat introduced Christopher Doozan, Planning Consultant from McKenna replacing Mike Deem
- Township Planner Gallinat reported that the applicant from Grafx Central requested to postpone SPR-01 until the February 2019 Planning Commission meeting.

**Approval of Agenda**

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

**Public Comment – 7:10 p.m.**

No comments were offered.

**New Business**

\*Recusal by LaBelle regarding New Business Items A, B, & C stating that as a real estate agent, the applicant is his client and he has their property currently listed.

- A. SUP 2019-01 self-storage building expansion 1710, 1732, 1740 E. Remus Rd. and PID 14-20-020-011-04 Owner: McGuirk Mini Storage Inc., on behalf of Edward Peters, EDC Investments LLC, and Petro-Vest (Hold Public Hearing and make recommendations to the Board of Trustees)**

Introduction by Township Planner

Public Hearing - Open 7:20 p.m.

Jeremy Sheets, 1740 LeRoy Ln. – In support of SUP project

Dave Coyne, 1368 N. Harris – In support of SUP project  
Cheryl Hunter, 500 E. Meadowbrook – In support of SUP project  
Terri Sommerville, Representing Arboretum Apartments – Opposed to SUP  
Scott Daigle, 2910 Buckhorn – Opposed to SUP  
Vance Johnson, 7777 Whiteville, Representing Fisher Companies – In support of SUP project  
Jeff Sweet, 2112 Cobblestone – In support of SUP project  
Billy Willis, 92 E. Remus – In support of SUP project

No written correspondence received.  
Public Hearing Closed 7:32 p.m.

Tim Bebee, CMS&D and Joseph Quandt, Traverse City Attorney, represented applicant

Mr. Quandt addressed statements/concerns from Public Hearing.

Mr. Bebee provided reasoning for the request, stating that the applicant would be to expand the existing approved self-storage special use

Mr. Quandt reviewed his applicant's responses from the Township Zoning Ordinance section 30.3 (1-10) and 30.4U.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.U  
Special Uses Permitted - Self-Storage Buildings (1-8).

**Buckley moved Mielke supported to postpone consideration of SUP 2019-01 to allow process of REZ 2019-01 and related site plan and land use approvals to proceed to finality before a decision on SUP 2019-01 is made. Vote: Ayes: 5 Nays: 1 Motion carried.**

**B. Site Plan self-storage building expansion 1710, 1732, 1740 E. Remus Rd. and PID 14-02020-011-04 Owner: McGuirk Mini Storage Inc., on behalf of Edward Peters, EDC Investments LLC and Petro-Vest Operating**

**Shingles moved Darin supported to postpone SPR for self-storage buildings. Vote: Ayes: 6 Nays: 0 Motion carried.**

**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)**

Introduction by Township Planner

Public Hearing - Open 9:31 p.m.

Scott Daigle, 2910 Buckhorn. – Opposed to Rezone  
Teri Sommerville, Representing Arboretum Apartments, - Opposed to Rezone  
Jeremy Sheets, 1740 LeRoy Ln. – In support of Rezone  
Cheryl Hunter, 500 E. Meadowbrook – In support of Rezone  
Tom Kequom, 1908 Oakwood – In support of Rezone

No written correspondence received.

Public Hearing Closed 9:41 p.m.

Tim Bebee, CMS&D and Joseph Quandt, Attorney represented applicant

Mr. Quandt addressed statements/concerns from Pubic Hearing.

Mr. Bebee provided reasoning for the request, stating that the applicant would be to expand the existing approved self-storage special use due to the public's demand.

**Buckley moved Darin supported to Recommend to the Board of Trustees approval of REZ 2019-01, as it is contiguous to the existing zoning, conforms with the FLU Map, Rural Buffer, and Growth Boundary; the rezone allows for maximum development of existing B-5 parcels along M-20; and Township Utilities are available at the boundary line. Vote: Ayes: 5 Nays: 1. Motion carried.**

### **Other Business**

#### **Extended Public Comment**

Open 10:31 p.m.

No comments were offered.

#### **Final Board Comment**

Buckley – Commended the Planning Commission for their thoughtfulness and effort that go into their process requests that come before this Commission.

Squatrito – Asked for Township Planner's opinion from his meeting with the new McKenna consultant

Mielke – Commented on wording in Master Plan and asked that all corrections made were implemented.

10:41 p.m. Teri Sommerville asked Commissioner's if she could still comment under extended public comment. Commissioners allowed her request.

Teri Sommerville, Arboretum Apartments – Requested that the Planning Commission address and follow up with proper screening at a future site plan following tonight's rezone.

**Adjournment** – Chairman Squatrito adjourned the meeting at 9:46 p.m.

**APPROVED BY:**



Alex Fuller - Secretary

Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*