



**Planning Commission  
Regular Meeting  
February 19, 2019  
7:00p.m.**

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

-December 13, 2018 Special Meeting  
-January 15, 2019 Regular Meeting  
-Clarification of Motion Regarding Postponement of SUP 2019-01

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. 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**  
**Special Meeting**

A special meeting of the Charter Township of Union Planning Commission was held on December 13, 2018 at the Township Hall.

**Quorum was reached at 6:51 p.m.**

Present at 6:30 pm: Clerk Cody, Darin, Fuller, & Squattrito. LaBelle II (6:51pm), Shingles (6:59pm)

Excused: Buckley, Mielke, and Webster

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Public Comment – 6:36 p.m.**

No comments were offered.

**New Business**

**A. Review Diagnostic Report for Zoning Ordinance**

McKenna Consultant's presented their diagnostic report of the zoning ordinance with the Planning Commission. No action taken. Planning Commission discussed with consultant next steps with the zoning ordinance process.

**Other Business**

**Extended Public Comment - Open 7:23 p.m.**

No comments were offered.

**Final Board Comment**

**Adjournment** – Chairman Squattrito adjourned the meeting at 7:23 p.m.

**APPROVED BY:**

\_\_\_\_\_  
Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*

**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. **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**

**Singles** 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:**

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Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*

## MOTION REGARDING POSTPONEMENT OF SUP 2019-01

At the January 15, 2019 Planning Commission meeting of the Charter Township of Union Planning Commission voted to postpone action on SUP 2019-01. The purpose of the postponement is 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. McGuirk Mini Storage, Inc. (“Applicant”) and the Planning Commission have agreed that SUP 2019-01 will be postponed until the Applicant either withdraws the application for SUP 2019-01 or request action taken by the Planning Commission on SUP 2019-01. However, if no action is taken by the Applicant to either withdraw or request action taken by the Planning Commission within 12 months of the date of this Motion, SUP 2019-01 shall be considered withdrawn.

Charter Township of Union Planning Commission

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Philip Squattrito  
Chair

Dated: \_\_\_\_\_



## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squattrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Jakubiec	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



## Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2023
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019





Peter Gallinat, Township Planner  
pgallinat@uniontownshipmi.com  
2010 South Lincoln  
Mt. Pleasant, MI 48858  
Phone 989-772-4600 Ext. 241  
Fax 989-773-1988

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TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: A) SPR 2019-01 GrafX Central expansion.**

**Applicant:** JBS contracting

**Owner:** Jerry St. Andre

**Location:** 1580 S. Park Place. MT PLEASANT, MI 48858

**Current Zoning:** B-4 (General Business District)

**Adjacent Zoning:** B-4, I-1

**Future Land Use/Intent:** Industrial Employment: This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

**Current Use:** Current existing digital printing business.

**Reason for Request:** To add 26'8" x 60' addition to existing 80' x 60' principal building.

**History:** Applicant requested to postpone the application in January 2019. At this time approvals from the Mt. Pleasant Fire Department, Isabella County Transportation Commission and Township Utilities have been received. Isabella County Drain office for Storm Water management have not been received. Approval from the ICRC is not warranted due to its location being a private drive. Applicant has requested in writing provisional relief from the construction of sidewalks.

**Objective of board:** Final site plan was received 14 days (01-01-2019) before our regular scheduled meeting on January 15, 2019. The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated

**Recommendation from Township Planner**

The Storm water plan has been modified since January and was submitted to the County for review. Bruce Rohr who typically reviews those plans has missed most of 2019 due to health. This has made it difficult in obtaining review approvals. The PC could consider approving the plan with the condition that Storm water approval is granted.

Peter Gallinat  
Township Planner

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 15<sup>th</sup> 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 _____	_____

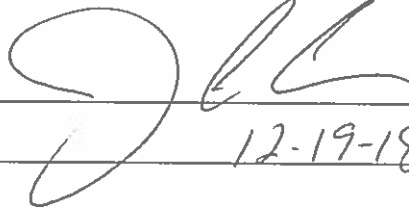
# CHARTER TOWNSHIP OF UNION

## 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

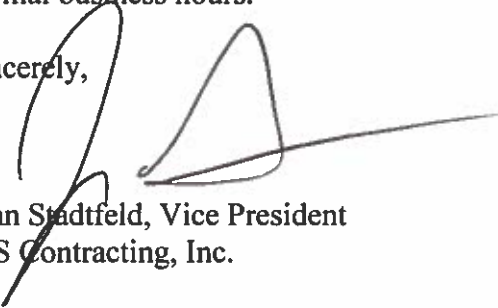
Please accept this letter as our request to grant a relief of sidewalk construction for Grafx Central, located at 1580 S. Park Place St., Mt. Pleasant, MI 48858.

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,



John Stadtfeld, Vice President  
JBS Contracting, Inc.





**Mount Pleasant Fire Department  
804 E. High Street  
Mount Pleasant, MI 48858**

**Union Township Site Plan Review**

Wednesday January 2, 2019

**GrafX Central**

1580 Park Place RD  
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Wednesday January 2, 2019 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

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**Violation Code**

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**1 PROPERTY Identification**

GrafX Central

Project Scope: A Phase I and Phase II addition to a 4800 sq. ft. building. A Total of 8040 sq. ft. of building space proposed.

**ACCESS ROAD 150 FT Buildings within 150ft of Access Road**

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements above.

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**ACCESS ROAD LOAD Designed and Maintained to Support the**

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

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**ACCESS ROAD OBSTRUCTED Dimensions and Clearances**

All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5,

## Union Township Site Plan Review

Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)

Site plan meets above requirements.

### BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

Will verify during inspections.

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### WATER SUPPLY (SPACING) Number and Spacing of Hydrants

Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

Building requires 2000 gpm with a minimum number of two hydrants spaced at 450'. The existing public hydrants on street satisfy the above requirements.

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### HYDRANT DISTANCE Hydrant maximum distance from buildings

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Site plan meets the above requirements.

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## Union Township Site Plan Review

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Keeler, Randy  
Lieutenant  
Mount Pleasant Fire Department

## Peter Gallinat

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**From:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>  
**Sent:** Wednesday, December 26, 2018 8:40 AM  
**To:** Peter Gallinat  
**Subject:** Plans for Grafx Central 1580 S Park Place St

I Have reviewed plans for Grafx Central and have no issue.



**Rick Collins | Executive Director**  
2100 E. Transportation Dr | Mt. Pleasant, MI 48858  
Phone 989.773.6766 | Fax 989.773.1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)  
Visit our website at [ictcbus.com](http://ictcbus.com)

## **Peter Gallinat**

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**From:** Kim Smith  
**Sent:** Monday, February 04, 2019 2:10 PM  
**To:** Peter Gallinat  
**Cc:** Timothy Woodbury  
**Subject:** 1580 S Park Place - Site Plan Review

Peter,  
Good afternoon, I received a site plan for 1580 S Park Place on February 4, 2019, from Tim Woodbury at JBS Contracting. This site is currently serviced with township water. Township sewer is not available to this property. The current water lead or hydrant location is not proposed to be changed on the site plan and septic system requirements for this location will be permitted through the Central Michigan District Health Department.

If you have any questions please let me know.

**Kim Smith**



Department of Public Services  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
Visit us on the Web at  
<http://www.uniontownshipmi.com>

**"This institution is an equal opportunity provider, and employer."**

# GRAFX CENTRAL

1580 S. PARK PLACE ST.

MT. PLEASANT, MICHIGAN 48858

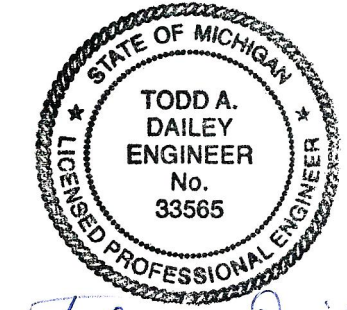
## SHEET INDEX:

PAGE	CONTENT
	TITLE SHEET
S0	STATEMENT OF SPECIAL INSPECTIONS
C1 C1.1	STORM WATER MANAGEMENT PLAN SITE PLAN
S1	FOUNDATION PLAN & DETAILS
A1	DEMOLITION & FLOOR PLAN
A2	ELEVATIONS
A3	SECTIONS
E1	ELECTRICAL PLAN

## CODE REVIEW:

BASED ON MICHIGAN BUILDING CODE 2015

- USE GROUP NON SEPARATED- B- BUSINESS GROUP & STORAGE S-1:  
BASED ON SECTION 304.1 & 311.2.
- CONSTRUCTION TYPE - 3B BASED ON SECTION 602.3
- MAXIMUM ALLOWABLE BUILDING AREA = 17,500 PER TABLE 506.2  
EXISTING BUILDING = 4,800 S.F.  
PROPOSED ADDITION = 1,600 S.F.  
TOTAL BUILDING = 6,400 S.F.
- OCCUPANT LOAD = 27 PEOPLE BASED ON TABLE 1004.1.2  
EXISTING BUSINESS AREA 1,600 S.F./100 = 16  
EXISTING STORAGE AREA 3,200 S.F./500 = 7  
ADDITION STORAGE AREA 1,600 S.F./ 500 = 4  
TOTAL OCCUPANT LOAD = 27  
TOTAL CURRENT EMPLOYEES = 10
- ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 1006.3.1  
(2) EXITS PROVIDED AT ADDITION, (3) EXITS TOTAL PROVIDED, INCLUDING EXISTING.
- AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER SECTION 903.
- GROUND SNOW LOAD = 40 PSF PER FIGURE 1608.2  
GROUND SNOW LOAD EXPOSURE FACTOR - 1.0  
GROUND SNOW LOAD IMPORTANCE FACTOR - 1.0  
GROUND SNOW LOAD THERMAL FACTOR - 1.0
- WIND LOAD = 115 MPH PER FIGURE 1609.3(1)  
EXPOSURE CATEGORY - B  
IMPORTANCE FACTOR - 1.0  
TOPOGRAPHICAL FACTOR - 1.0



Todd Dailey

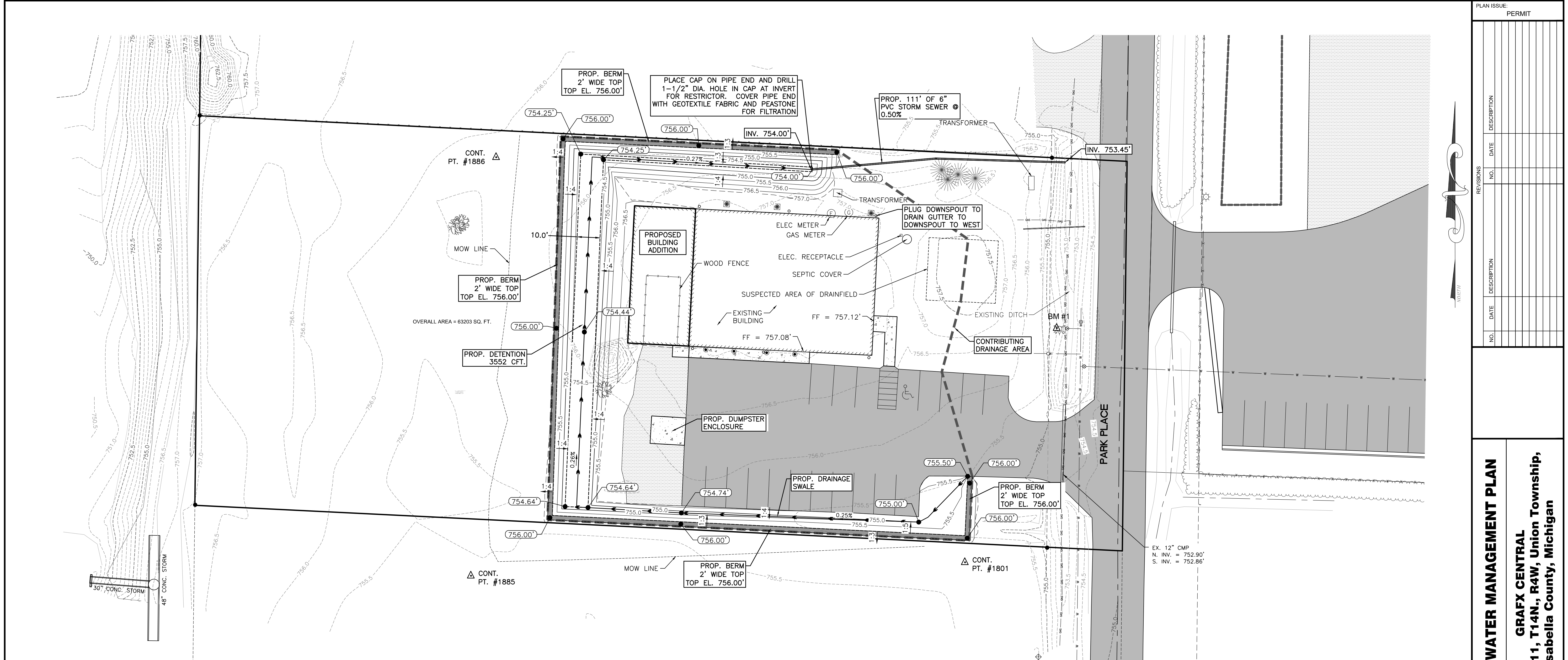
COMMERCIAL/ INDUSTRIAL  
CONSTRUCTION

**JBS Contracting Inc.**  
P.O. BOX 370  
MT. PLEASANT, MI 48804  
(800) 773-1132

DATE: 12/13/18

REVISIONS		
TAG:	DATE:	CHANGE:
1	2-6-19	ADDED STORM WATER SHEET

GRAFX CENTRAL



PLAN ISSUE: PERMIT

NO.	DATE	DESCRIPTION

REVISIONS

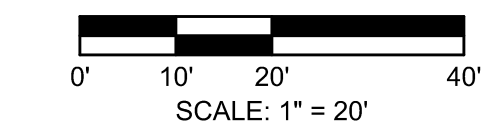
**STORM WATER MANAGEMENT PLAN**

**GRAFEX CENTRAL**  
 Section 11, T14N., R4W, Union Township,  
 Isabella County, Michigan

SHEET TITLE: STORM WATER MANAGEMENT PLAN  
 PROJECT NAME: Section 11, T14N., R4W, Union Township, Isabella County, Michigan

**LORENZ**  
 SURVEYING & ENGINEERING, INC.  
 3229 W. Beal City Road  
 Weidman, Michigan 48893  
 Phone: (989) 644-5953  
 Fax: (989) 644-9659  
 plorenz@swinintel.net

JOB NO. 190005  
 SCALE: 1"=20'  
 DRAWN BY: TPL  
 DATE: 01/29/18  
 SHEET NO. **C1**



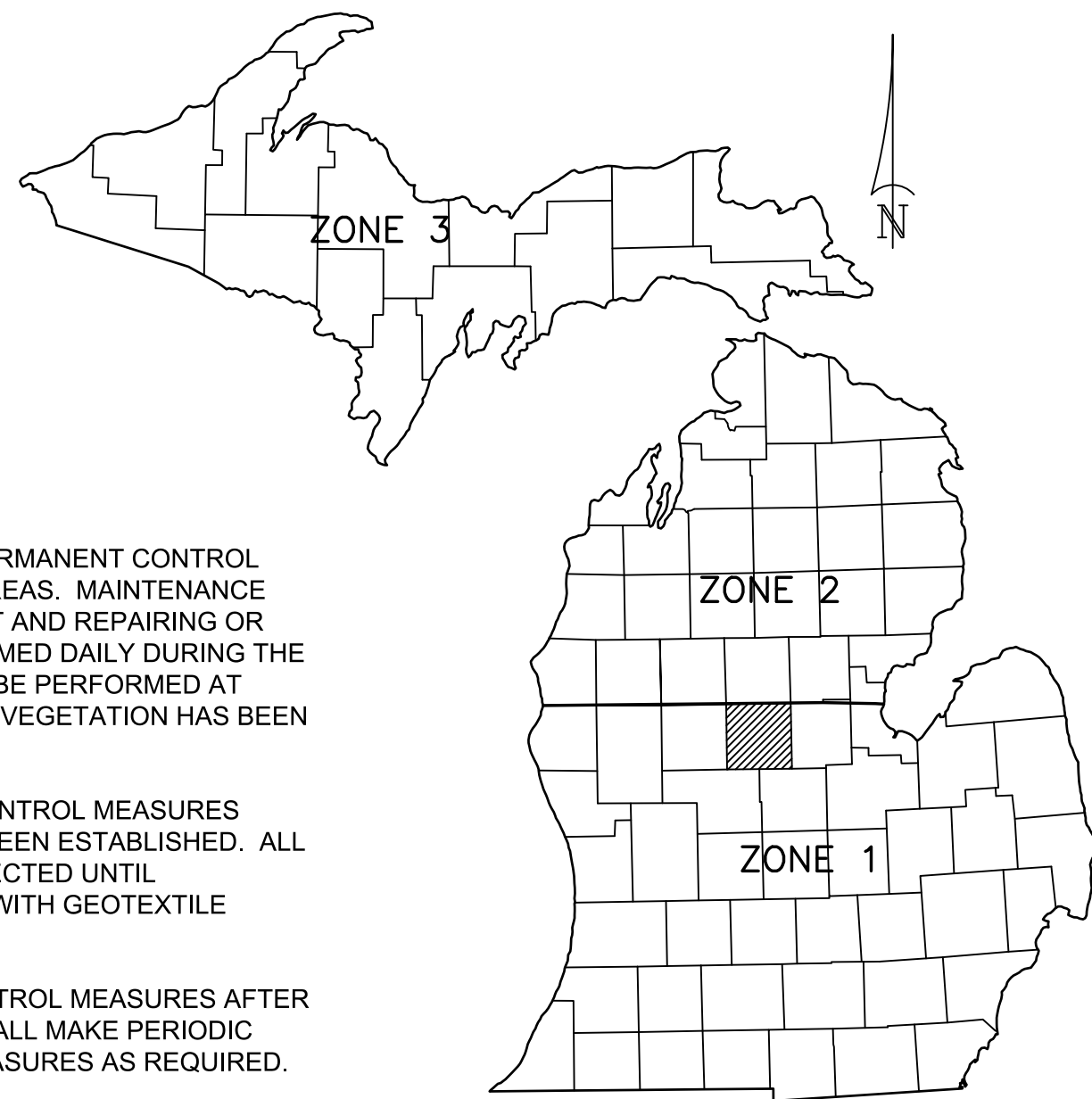
**LEGAL DESCRIPTION - ZONED B-4**

**PARCEL # 14-011-30-001-13**

T14N R4W SEC 11; COM N 87° 10M 57S W, 1320.2 FT ALG E-W 1/4 LN; TH S 0° 42M W, 340.06 FT ALG W-N-S 1/8 LN FROM INT 1/4 COR SEC 11; TH S 0° 42M W, 170 FT ALG W-N-S 1/8 LN; TH S 87° 10M 57S E, 405.06 FT TO C/L PARK PLACE; TH N 0° 42M E, 170 FT; TH N 87° 10M 57S W, 405.06 FT TO POB 1.58 AC M/L 8/8/01 SPLIT 14-011-30-001-11 NOW 001-13 AND 001-14 RESIDUAL COMBINED W/ 14-011-30-001-09 4/6/01 SPLIT 14-011-30-001-10 NOW 001-11 AND 001-12.

**GENERAL NOTES**

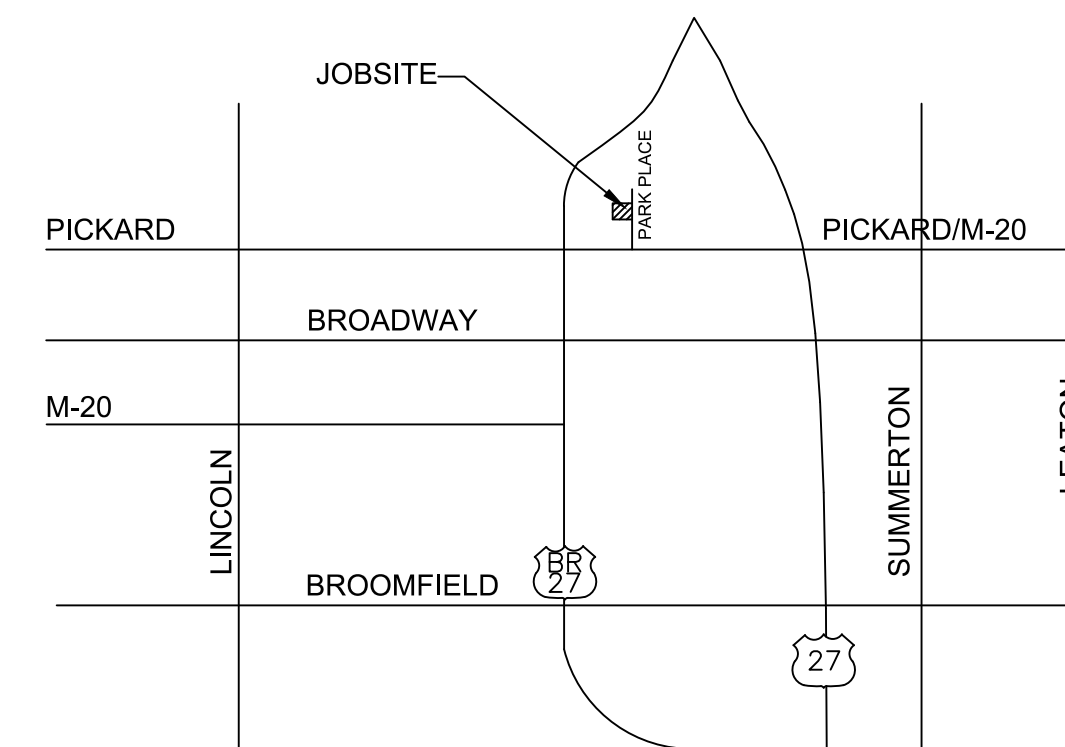
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY AND PERMANENT CONTROL MEASURES UNTIL VEGETATION HAS BEEN ESTABLISHED ON ALL DISTURBED AREAS. MAINTENANCE SHALL INCLUDE: PERIODIC INSPECTIONS, REMOVING ACCUMULATED SEDIMENT AND REPAIRING OR REPLACING DAMAGED CONTROL MEASURES. INSPECTIONS SHALL BE PERFORMED DAILY DURING THE CONSTRUCTION PROCESS. FOLLOWING CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ON A WEEKLY BASIS AND AFTER EVERY SIGNIFICANT RAIN EVENT UNTIL VEGETATION HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY CONTROL MEASURES AFTER ALL DISTURBED AREAS HAVE BEEN RESTORED AND VEGETATION HAS BEEN ESTABLISHED. ALL CATCH BASINS WITHIN THE CONSTRUCTION INFLUENCE AREA SHALL BE PROTECTED UNTIL PERMANENT MEASURES HAVE TAKEN EFFECT. INLETS SHALL BE PROTECTED WITH GEOTEXTILE FABRIC OR SILT SACKS, INSTALL SILT FENCES PRIOR TO ANY SITE WORK.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PERMANENT CONTROL MEASURES AFTER THE ESTABLISHMENT OF VEGETATION ON DISTURBED AREAS. THE OWNER SHALL MAKE PERIODIC INSPECTIONS, AND REPLACE OR REPAIR DAMAGED PERMANENT CONTROL MEASURES AS REQUIRED.
- PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL EARTH CHANGE IS COMPLETED.



**MICHIGAN**  
SOIL EROSION & SEDIMENTATION CONTROL  
**GUIDEBOOK**

FEBRUARY 1975 FIGURE 2

		APR	MAY	JUN	JUL	AUG	SEP	OCT	
IRRIGATED AND/OR MULCH	WITHOUT IRRIGATION OR MULCH								ZONE 1
IRRIGATED AND/OR MULCHED	WITHOUT IRRIGATION OR MULCH								ZONE 2
IRRIGATED AND/OR MULCHED	WITHOUT IRRIGATION OR MULCH								ZONE 3



**LOCATION SKETCH - SECTION 11**  
NOT TO SCALE

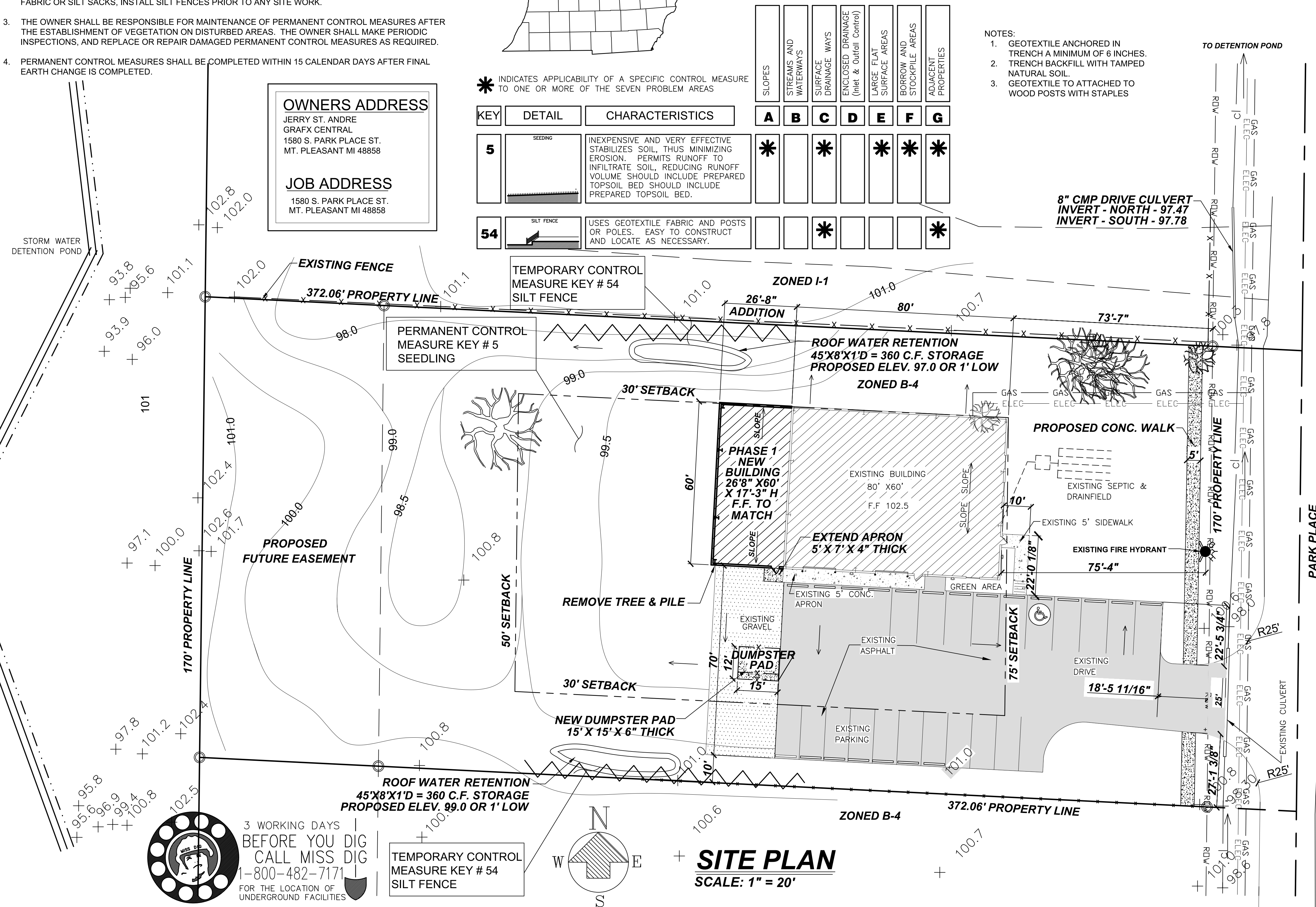
**OWNERS ADDRESS**  
JERRY ST. ANDRE  
GRAF X CENTRAL  
1580 S. PARK PLACE ST.  
MT. PLEASANT MI 48858

**JOB ADDRESS**  
1580 S. PARK PLACE ST.  
MT. PLEASANT MI 48858

\* INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE TO ONE OR MORE OF THE SEVEN PROBLEM AREAS

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION. PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED SHOULD INCLUDE PREPARED TOPSOIL BED.	*	*	*	*	*	*	*
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.			*				*

- NOTES:
- GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 6 INCHES.
  - TRENCH BACKFILL WITH TAMPED NATURAL SOIL.
  - GEOTEXTILE TO ATTACHED TO WOOD POSTS WITH STAPLES



**SETBACK REQUIREMENTS**

FRONT = 75'  
SIDE = 30'  
BACK = 50'

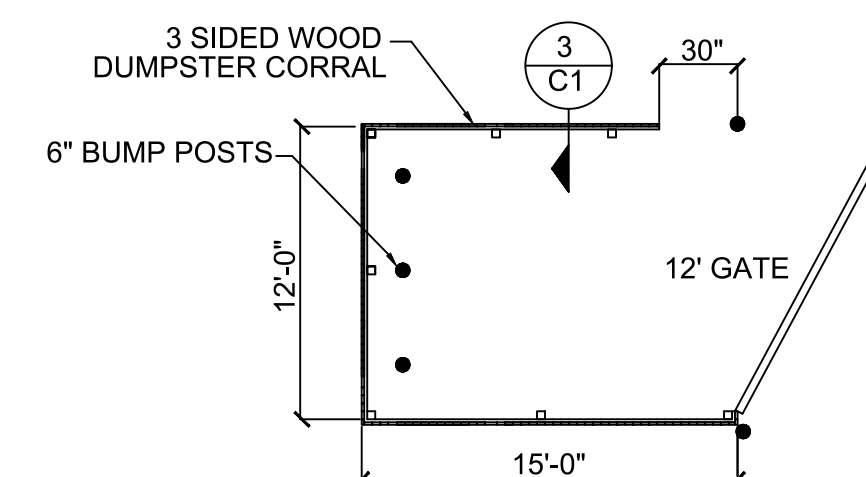
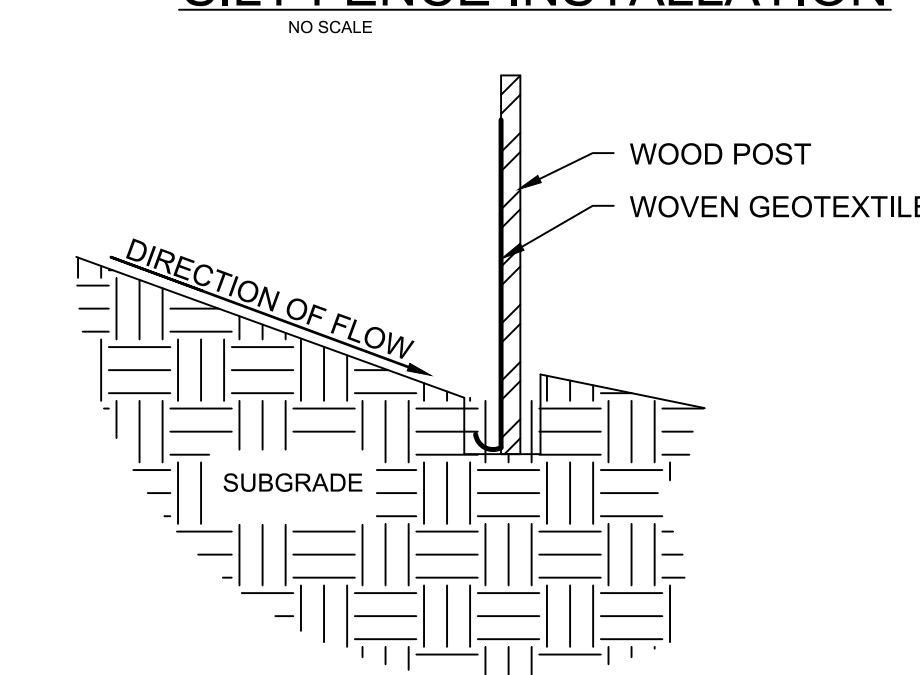
**PARKING REQUIREMENTS**

(1) FOR EVERY 200 SQUARE FEET OF USABLE FLOOR AREA, 4020 SQUARE FEET OF USABLE FLOOR AREA / 200 = 20.1  
50% OF BUILDING SPACE DEEMED USABLE FLOOR SPACE = 50% IS EQUIPMENT  
16 PARKING SPACES REQUIRED  
21 SPACES PROVIDED (1) OF WHICH WILL BE BARRIER FREE  
10 EMPLOYEES TOTAL

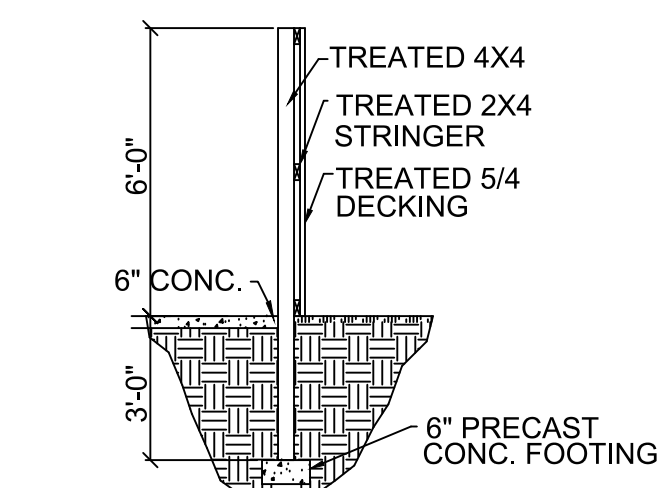
**SITE LIGHTING NOTE:**

ALL SITE LIGHTING SHALL BE FULLY DOWNSHELD

**SILT FENCE INSTALLATION**



(2) C1 DUMPSTER SCREEN  
1/8" = 1'



(3) C1 DUMPSTER SCREEN SECTION  
1/4" = 1'

REVISIONS	
TAG:	CHANGE:

**GRAF X CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
COMMERCIAL/INDUSTRIAL CONSTRUCTION  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

SCALE:  
VARIES

**C1.1**

GRAF X CENTRAL

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF UNDERGROUND FACILITIES

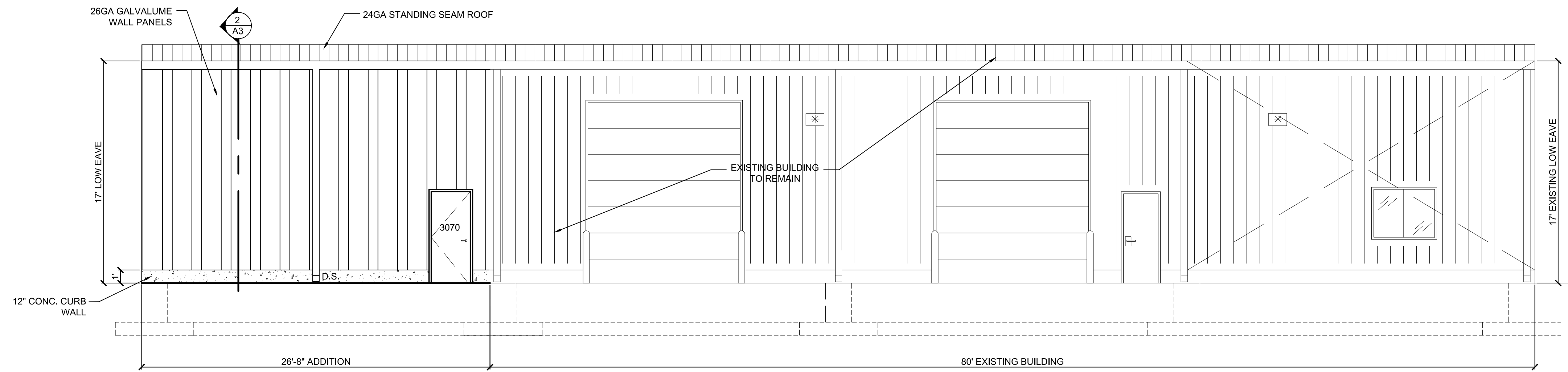
TEMPORARY CONTROL MEASURE KEY # 54 SILT FENCE

**SITE PLAN**  
SCALE: 1" = 20'

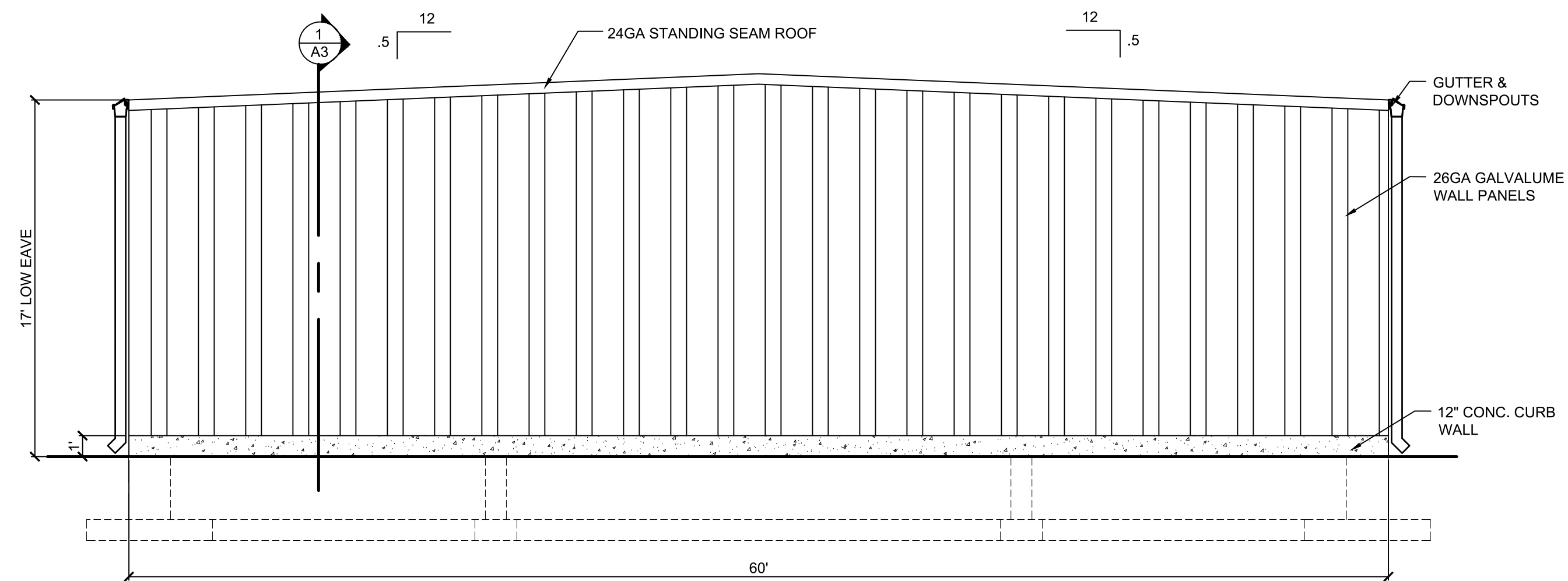
JOB NUMBER:  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 12/13/18

ENGINEER'S SEAL:

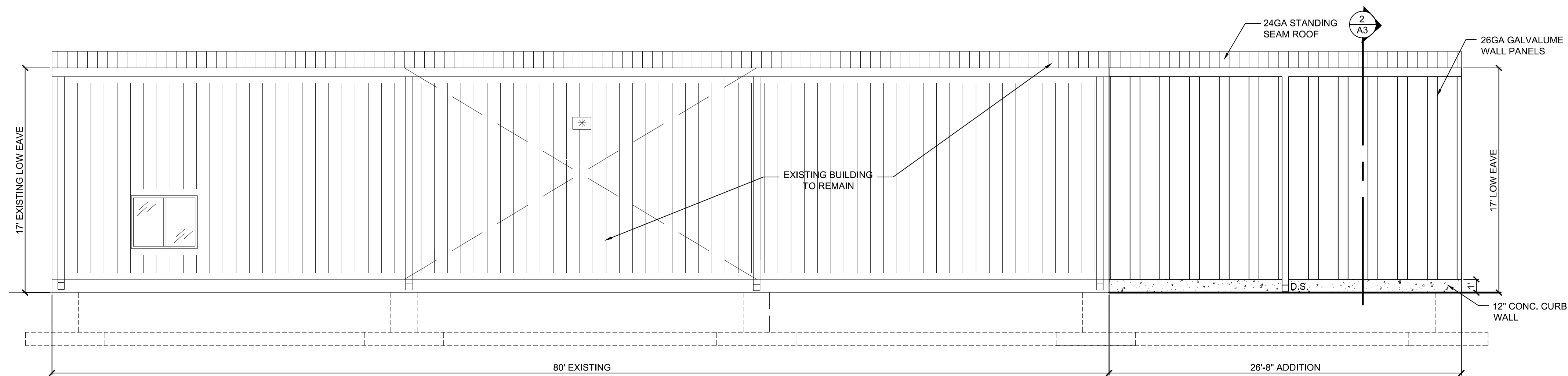




**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



REVISIONS		
TAG:	DATE:	CHANGE:

JOB NUMBER:
DRAWING: ELEVATIONS
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 12-13-18

ENGINEER'S SEAL:

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

**JBS Contracting Inc.**  
COMMERCIAL/INDUSTRIAL CONSTRUCTION  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

SCALE:  
3/16" = 1'-0"

**A2**  
GRAFX CENTRAL