

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 16, 2019 at the Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present: Buckley, Clerk Cody, Darin, Fuller, LaBelle, Shingles, Squattrito, and Webster

Excused: Mielke

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

LaBelle moved **Webster** supported the approval of the March 19, 2019 regular meeting as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

- Letter from Rosewood Development to withdraw rezone application REZ 2019-03 Rezone R3A to OS.

Approval of Agenda

Shingles moved **Webster** supported approval of the agenda as amended, removing item C. REZ 2019-03 REZ Rezone R3A to OS. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – 7:05 p.m.

No comments were offered.

New Business

A. REZ 2019-02 Rezone R-5 to R-2B 5115 Stirrup Dr. Owner: Julie Recker (Hold Public Hearing and make recommendation to the Board of Trustees)

Introduction by Township Planner, applicant desires to rezone from R-5 to R-2B. If rezoned a SUP will be requested to operate a group day care home at their residence.

Public Hearing – Open 7:08 p.m.

No comments were offered.

Applicant, Julie Recker, available for questions from Planning Commission

Webster moved **Shingles** supported to Recommend to the Board of Trustees approval of REZ 2019-02, as it is conforming with the FLU Map. **Vote: Ayes: 7 Nays: 1. Motion carried.**

B. SPR 2019-04(SPA OF SPR 2019-02) McDonald's Amending current site plan removing 3 existing parking stalls & requesting provisional relief from sidewalks (Remus Rd) located at 1963 E. Remus Rd. Owner McDonald's USA LLC (Review and approve final site plan)

Introduction by Township Planner.

Applicant John Lorentzen presented request to amend current approved site plan SPR 2019-02, removing three (3) parking stalls and requests provisional relief of sidewalks along Remus Rd. stating less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been met all parcels will be required to construct sidewalks within 1 year from the adopted Township Site Plan Sidewalk Relief Policy.

Buckley moved Webster supported to approve SPR 2019-04 located at 1963 E. Remus Rd. Owner McDonald's USA LLC as presented, removing three (3) existing parking stalls and that the applicant complies with the Isabella County Drain Commission review regarding storm water management plan/comments. Provisional relief for sidewalks construction along Remus Rd. was not granted. Vote: Ayes: 8 Nays: 0 Motion carried.

C. SUP 2019-02 Amend special use request located Lincoln Rd Owner: McGuirk Mini Storage Inc. (Hold Public Hearing and make recommendations to the Board of Trustees)

*Recusal by LaBelle & Fuller, per section VII. Conflict of Interest of the Planning Commissions adopted By-Laws.

Introduction by Township Planner.

Public Hearing - Open 7:52 p.m.

Vance Johnson, 7777 Whiteville, Representing Fisher Companies – In support of SUP project
Dave Coyne, 1368 N. Harris – In support of SUP project
John Hunter, 995 Meadowbrook – In support of SUP project
Jeremy Sheets, 1740 LeRoy Ln. – In support of SUP project
Bob & Hilary Elmore, 1890 LeRoy Ln. – In support of SUP project
Terri Sommerville, Representing Arboretum Apartments – If SUP passes, requests evergreen screening to the North and West of Arboretum Apartments

Letter (email) Teri Sommerville- correspondence received.
Public Hearing Closed 7:58p.m.

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

Mr. Quandt stated that screening is shown on all three sides of plan and stated his applicant's responses from the Township Zoning Ordinance section 30.3 (1-10) and 30.4U were part of the packet.

Mr. Bebee provided plan showing screening of the self-storage buildings

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).

Shingles moved **Cody** supported to recommend approval of SUP 2019-02, amending the current SUP to allow expansion of the existing approved self-storage operation, to the Board of Trustees.
Vote: Ayes: 6 Nays: 0 Motion carried.

Other Business

Extended Public Comment

Open 8:24 p.m.

Teri Sommerville, clarification of screening of Arboretum Apartments by the road between the Apartments, requests evergreens on the North and West to screen lights and noise from Apartments.

Dave Klemm, 2428 Rosewood, thanked the Planning Commission for their service, stated he was at the meeting for the Rosewood project

Tim Bebee 2257 E. Broomfield – Stated that he represents Rosewood, clarified that they withdrew the rezone application, so a meeting could be held with the Condo Board to address some issues by residents, commented on requesting variance prior to rezone, and expressed his opinion on R5 District.

Final Board Comment

Mentioned meeting April 30, 2019 regarding Jameson Park Planning & Design Master Plan (5142 Bud Street) public input meeting from 5:30 – 6:30 p.m. at Union Township Hall, 2010 S. Lincoln Rd.

Adjournment – Chairman Squattrito adjourned the meeting at 8:37 p.m.

APPROVED BY:



Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)