



**Planning Commission
Regular Meeting
May 21, 2019
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
- April 16, 2019
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **TXT 2019-01 Solar Energy Systems Regulations Lone Maple Development, LLC** Property located at 5889 E. Broadway (Recommend text amendment of the Zoning Ordinance to the Board of Trustees)
 - B. **SUB 2019-01 Preliminary Plat Review** Amended Plat of Village of Isabella City, Four Hack LLC located at River Rd.
 - C. **SPR 2019-05 Site Plan Review PID 14-020-20-001-05** Commercial Property located at Lincoln Rd./E. Remus Rd (M20) SUP 2019-02 approved by PC 4/16/19 & approved by Board of Trustees 5/8/19 (*Review / Final Site Plan approval contingent on outside agencies*)
 - D. **SUP 2019-03 Mitchell's Deli/ McGuirk Mini Storage filling station** Property located at 1982 E. Remus (Recommend special use to the Board of Trustees)
9. OTHER BUSINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
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	Liz	Presnell	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	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		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	4/14/2023
2	James	Zalud	4/14/2023
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

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 February 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)



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TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: A) TXT 2019-01 Solar Energy Systems Regulations Lone Maple LLC.

Applicant: Lone Maple Development LLC

Owner: Lone Maple Development LLC

Location: 5889 E. Broadway MT PLEASANT, MI 48858

Current Zoning: B-4 (General Business District)

Adjacent Zoning: B-4, I-2

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

Current Use: Existing Office building

Reason for Request: To construct accessory structure solar panels in the rear yard for onsite solar energy consumption

History: Township Zoning Ordinance only allows solar panels on the roof of dwellings. Township is currently developing a solar energy section of the new township zoning ordinance. The applicant has reviewed the draft solar energy ordinance developed by our consultant. This exact draft is what the applicant is requesting to be added to the existing Township Zoning Ordinance.

Objective of board: Following such hearing, or hearings, the Township Planning Commission shall submit the proposed amendment to the County Planning Commission for proper action. The Planning Commission shall submit the proposed amendment, along with its recommendation, to the Township Board for consideration within sixty (60) days from the conclusion of the public hearing.

Recommendation from Township Planner

Forward the proposed amendment to the County Planning Commission for review. Either forward the amendment to the Board of Trustees with a recommendation or wait to make a recommendation at next PC meeting after meeting with our consultant from McKenna.

Peter Gallinat
Township Planner

APPLICATION FOR ZONING CHANGE
CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

APPLICATION NO. _____

DATE 04.02.2019

A. I (WE) _____

Address _____
Phone _____

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 _____
zoning classification to _____
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.

D. If this application is for re-zoning please provide a complete common description. (address, cross roads, etc.)

E. Please provide reasons for requesting text amendment or zoning change and include intended use of any land, buildings, or structures.

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.

SEE ATTACHMENT(S)

G. List names and addresses of property owners lying within 300 feet of the property to be re-zoned. (use separate sheet) ^{N/A}

H. List all or any easements or right-of-ways which have been granted said properties herein described.

CERTIFICATION:

I (WE) hereby certify that the afore information is accurate and assume responsibility for any error.

SIGNED:

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. _____

APPLICATION FOR ZONING CHAGE
CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

ADDENDUM #1

RE: LONE MAPLE DEVELOPMENT, LLC – 5889 E. BROADWAY STREET MT. PLEASANT MI 48858

SECTION 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, procedures.

Lone Maple Development, LLC formally requests that Charter Township of Union immediately amend the text for ordinance under Section 6.39 (Solar Energy Systems Regulations). We request that the language for the ordinance under Section 6.39 be amended to the text that is attached to this application and labeled Exhibit #1 which includes all proposed changes, standards and procedures.

SECTION E. – Please provide reasons for requesting text amendment, or zoning change and include intend use of any land, buildings, or structures.

The need for immediate amendment to Section 6.39 of the zoning ordinance is that Federal Tax Incentives are set to be reduced starting January 1, 2020 and therefore we need to install and place our solar energy system (SES) in service in 2019. Furthermore, we have applied for a USDA REAP grant and the grant (once awarded) will stipulate that the system must be installed in 2019. After discussions with Peter Gallinat it was suggested that we make this amendment request now as a way to expedite the new language introduction for Section 6.39 given that the Township has already began the process of reviewing & updating this ordinance and in conjunction with our need to move quickly. Our project is fully funded and ready to be installed once the zoning ordinance is amended and the necessary Township & State permits are granted as evidenced by our commitment letter from Isabella Bank (Exhibit #2) and by our initial down payment to our vendor Harvest Energy (Exhibit #3).

The intended use for our SES is a direct use as outlined in Section 6.39 subsection 8a. Our new SES is designed and will be installed as a ground mount array in order to provide on-site energy demand for the existing commercial building that is currently leased to MI Works!. The intended use of the existing building will not change with this SES as MI Works! Intends to maintain its operations at the building.

SECTION F. – Site Plan

A site plan is attached to this application as Exhibit #4.

STANDARDS & SES REGULATIONS

Our proposed SES will conform to all requirements as outlined in the amended ordinance language of Section 6.39 as evidenced below:

- Section C - Applicability
 - This SES will be a newly constructed in the Township and therefore is subject to the new zoning ordinance.
- Section D – Parcel Line Set Backs
 - A direct use SES must have the following minimum setbacks which we will abide by as evidenced in our site plan (Exhibit #4 – callout “a”)
 - Minimum Requirements: Front 50’; Back 25; Side(s) 20’
- Section E – Height
 - A direct use SES must not exceed 15’ in height. We will abide by this requirement as evidenced in our site plan (Exhibit #4 – callout “b”). Our SES array height is 12’ with a +/- variance of 12” for site grading.
- Section F – General Requirements
 - Section 1 – Building Permits
 - Our vendor Harvest Energy will apply for and receive all necessary permits before construction commences.
 - Section 2 – Supplemental Information Required for Primary Use SEFs
 - Although not required as part of our application we have included the following information regarding our SES for informational purposes.
 - Signs – N/A
 - Power lines – We will install power lines underground as evidenced in our site plan (Exhibit #4 – callout “c”)
 - Interconnection Application – Attached as Exhibit #5
 - Affidavit – N/A – Building owner is requesting the amendment.
 - Description of Technology – Attached as Exhibit #6
 - Information Sign – N/A
 - Ground Cover – We will maintain the existing grass ground covering in and around the ground mount SES. Our landscaping and mowing is handled by Green Side Up of Alma, this contract will remain in place after SES is installed.
 - Section 3 – N/A
 - Section 4 – Glare – Our SES will not produce excessive glare and will be located on the North side of the property 418’ from Broadway Street and located directly behind the existing building, therefore glare will not be an issue.
 - Section 5 – N/A
 - Section 6 – N/A
 - Section 7 –N/A
- Section G – Direct Use Facility

- Section 1 – General Requirements – We agree and conform to all requirements of this section and the SES will not be located in a flood plain as evidenced in Exhibit #7.
 - Section 2 - We agree to and conform to all requirements of this section
- Section H – N/A

Charter Township of Union Zoning Ordinance

Section 6.39 Solar Energy Systems Regulations

Section 6.39 Solar Energy Systems

A. Purpose

The purpose of this section is to facilitate the construction, installation and operation of Solar Energy Facilities (SEFs) in Union Township in a manner that protects public health, safety and welfare and avoids significant impacts to protected resources such as important agricultural lands, endangered species, high value biological habitats and other protected resources. It is the intent of this section to encourage solar facilities that reduce reliance on petroleum supplies, increase local economic development and job creation, reduce greenhouse gas emissions, and/or promote economic development diversification.

B. Supplementary Definitions

For purposes of this section the following terms shall have the following meanings:

1. "Applicant" means the Landowner, developer, facility owner, and/or operator with legal control of the project, including heirs, successors and assigns, who has filed an application for development of a Solar Energy Facility under this section.
2. "Landowner" means the person or persons or entities possessing legal title to the Parcel(s) upon which a SEF is located.
3. "Parcel" means all land within a legally established parcel.
4. "Protected Lands" means, for the purpose of this section only, lands containing resources that are protected or regulated by established regulatory standards of local, state, or federal agencies, conservation easements or other contractual instruments in such a way that prohibits or limits development of those lands.
5. "Review Authority" means the Charter Township of Union.
6. "Solar Energy Facility (SEF)" means an energy facility, principally used to convert solar energy to electricity, which includes, but is not limited to, the use of one or more solar energy systems.
7. "Solar Electric System (SES)" means the components and subsystems that, in combination, convert solar energy into electric or thermal energy suitable for use, and may include other appurtenant structures and facilities. The term includes, but is not limited to, photovoltaic power systems, solar thermal systems, and solar hot water systems.
8. "Uses Allowed" means one of the following:
 - a) Direct Use – a SEF designed and installed to provide on-site energy demand for any legally established use of the property.
 - b) Primary Use – a SEF that is devoted to solar electric power generation primarily for use off-site.

C. Applicability

1. This section applies to the construction of any new SEF within the Township.
2. A SEF legally established or permitted prior to the effective date of this section shall not be required to meet the requirements of this section, however:
 - a. Physical modification or alteration to an existing SEF that materially alters the size, type or components of the SEF shall be subject to this section. Only the modification or alteration is subject to this section; and
 - b. Routine operations and maintenance activities or like-kind replacements do not require a permit.

D. Parcel Line Setbacks

The minimum setbacks from the Parcel line to the closest part of the SEF structure, such as panels, racking, or inverters, shall be as shown in Table 1. Fencing, roads, landscaping, and utility interconnection infrastructure may occur within the required setback.

Table 1. Minimum Setbacks

	Direct Use Facility	Primary Use Facility
Minimum Setback from All Property Lines	Shall conform to the setbacks per zoning for that district.	75 feet

E. Height

For ground mounted systems, height restrictions shall be measured from finished grade below each module in the event the site has topographic changes.

Table 2. Maximum Height Limits

Type	Maximum Height
Ground Mounted	15'
Roof Mounted	5' above roof surface not to exceed the roof ridge

F. General Requirements

The following requirements apply to all SEF uses unless otherwise noted.

1. Building Permits Are Required

- a. Nothing in this Section modifies the minimum building requirements to construct a SEF, consistent with applicable building and fire codes. The SEF components and all accessory equipment shall comply with the most recently adopted Building Code as determined by the Building Official and Fire Code as determined by the Fire Official.
- b. A site plan shall be provided at the time of the Building Permit application demonstrating compliance with the minimum setbacks in Table 1.
- c. The Building Permit application shall be reviewed by local permitting departments including, but not limited to, the local Fire Authority, for health and safety requirements.

2. Supplemental Information Required for Primary Use SEFs

- a. The manufacturer's or installer's identification and appropriate warning sign shall be posted on or near the panels in a clearly visible manner.
- b. On site power lines between solar panels and inverters shall be placed underground, unless site conditions or a utility does not allow.
- c. If the solar energy facility consists of battery storage, adequate design must be provided to ensure all local, state and federal requirements regulating battery storage have been met.
- d. A copy of the project's interconnection application with the utility shall be provided to the Township.
- e. An affidavit or evidence of an agreement between the property owner and the facility's owner or operator confirming the owner or operator has permission of the property owner to apply for the necessary permits for construction and operation of the solar energy facility shall be provided to the Township
- f. A description of the proposed technology to include type of solar panel and system, fixed mounted verses solar tracking, estimated number of panels, and angles of orientation shall be provided to the Township.

- g. An information sign shall be posted and maintained at the entrance(s) to the site that lists the name and phone number of the operator.
 - h. For ground mounted SEFs, a description of the groundcover beneath and around the solar panels (i.e. grass, plantings) shall be provided, along with a plan for maintaining the groundcover.
3. Off-Site Facilities. When the SEF is located on more than one Parcel, there shall be proper easement agreements or other approved methods for the notification of all impacted parties.
 4. Glare. Glass, plastic, or metal panels must not produce excessive glare that is visible from the street or any neighboring home.
 5. Septic System Avoidance. SEFs shall not be located over a septic system, leach field area or identified reserve area unless approved by the County Health Department.
 6. Conformance with Development Requirements for Underlying Zone. When located on a structure, the SEF shall conform to the development standards for a principal structure in the zone in which the SEF is located, except as otherwise provided herein.
 7. Abandonment, Unsafe Facilities, Violations.
 - a. A SEF that ceases to produce energy on a continuous basis for 12 months will be considered abandoned unless the current responsible party (or parties) with ownership interest in the SEF provides substantial evidence to the Township of the intent to maintain and reinstate the operation of that facility. It is the responsibility of the responsible party (or parties) to remove all equipment and facilities and restore the Parcel to its condition prior to development of the SEF, unless otherwise approved by the Township.
 - b. Upon determination of abandonment or other violation(s), the Township shall notify the party (or parties) responsible that they must remove the SEF and restore the site to its condition prior to development of the SEF within ninety (90) days of notice by the Township.
 - c. If the responsible party (or parties) fails to comply, the Township may remove the SEF. Primary Use SEFs shall be removed in accordance with the Decommissioning Plan required in Section 6.39.H. The Township may initiate judicial proceedings or take any other steps legally authorized against the responsible parties to recover the costs required to remove the SEF and restore the site to a nonhazardous pre-development condition, including sale of removal materials.
 - d. Facilities deemed by the Township to be unsafe and facilities erected in violation of this section shall also be subject enforcement action. The Zoning Official or any other authorized employee of the Planning or Building Departments shall have the right to request documentation and/or affidavits from the Applicant regarding the system's operation, and shall make a determination as to compliance with the regulations in this section.

G. Direct Use Solar Energy Facilities

1. General Requirements. Direct Use Solar Energy Facilities are ground mounted or rooftop SEFs that provide energy primarily for on-site use. Rooftops or ground mounted systems covering developed parking areas or other hardscape areas are encouraged. In addition to the General Requirements in subsection F, and the development requirements for the underlying zone, the following requirements shall apply to all Direct Use SEFs:
 - a. Lot Coverage. Rooftop systems can be any size provided they do not extend beyond the edges of the roof. The size of ground mounted systems shall be limited by the allowable lot coverage of the underlying zoning district.
 - b. Setbacks. Ground mounted structures shall conform to the minimum setbacks for the district in which they are located.
 - c. Height Limits. Facilities shall conform to the height limits of Table 2.
 - d. Floodplain. A Direct Use SEF shall not be located in a Floodplain.

2. Biological Resources. The protection of high value biological resources is an important consideration. Direct Use SEF projects shall demonstrate that they have completed due diligence so as to minimize impacts on rare species or features protected by local, state, or federal agencies. If approvals are required, the Applicant shall obtain them from the applicable agency prior to construction.

H. Primary Use Solar Energy Facilities

1. General Requirements. Primary Use SEFs are required to obtain to a Special Land Use permit. In addition to the General Requirements in sub-section F and the development requirements for the underlying zone, the following requirements shall apply to all Primary SEFs:
 - a. Maximum Lot Coverage. The size of ground mounted structures shall be limited by the maximum lot coverage of the underlying zoning district.
 - b. Setbacks. Ground mounted structures shall conform to the setbacks as shown in Table 1. The buffer may be reduced if the decision-making body determines that the facility will be substantially screened because of topography, vegetation, an operational management plan, or an agricultural easement.
 - c. Height Limits. Facilities shall conform to the height limits of Table 2;
 - d. Grading. Grading within the Township shall be minimized whenever possible.
 - e. Permit Validity. An applicant for a Primary Use SEF shall have up to two (2) years to obtain a building permit and start construction, with options for extension from the Township when progress and need has been demonstrated.
2. Biological Resources. The protection of high value biological resources is an important consideration. Primary Use SEF projects shall demonstrate that they have completed due diligence as to minimize impacts on rare species or features protected by local, state, or federal agencies. If approvals are required, the Applicant shall obtain them from the applicable agency prior to construction.
3. Soil Stabilization, Erosion Control and Ground Water Management.
 - a. To the extent feasible and compatible with the climate and pre-project landscaping the site shall be restored with native vegetation. The re-vegetation plans shall be reviewed and approved by the Township.
 - b. A storm water management plan shall be submitted, which shall show existing and proposed grading and drainage, demonstrating the project is in compliance with applicable storm water regulations.
 - c. Prior to issuance of a building permit, a maintenance plan shall be submitted for the continuing maintenance of the SEF, which may include, but is not be limited to, planned maintenance of vegetation or ground cover, equipment maintenance, and plans for cleaning of solar panels if required.
 - d. After construction is completed, as-built surveys for the project must be prepared by a licensed professional surveyor or other approved qualified professional. The as-built surveys shall be submitted to the Township Planner for review and record keeping. The surveys shall show that the as-built conditions are substantially the same as those submitted for building permit.
4. Visibility.
 - a. Through the Special Land Use review process the Planning Commission may evaluate screening and buffering requirements on a site-by-site basis to assure the proposed SEF is appropriately screened from adjacent land uses. When it is properly demonstrated there exists no need to buffer due to existing natural vegetation or lack of impact on adjoining land uses (for example because the adjoining site is limited to crop production or is occupied by a wood lot), screening and buffering requirements may be waived provided, however, that SEFs located in a residential area shall have a minimum landscape buffer of twenty-five (25) feet. The buffer in a residential area shall contain evergreen trees planted no more than fifteen (15) feet apart. The trees shall be at least eight (8) feet tall at time of planting. A buffer area will not be required between a solar energy facility and an

industrial or commercial use. A planted buffer will not be required if an opaque fence is installed. The Planning Commission has the authority to reduce the buffer requirements based on site conditions.

5. Miscellaneous Requirements

- a. If lighting is required for site access or safety, it shall be activated by motion sensors, fully shielded and downcast so that the light does not spill onto the adjacent property.
- b. No display advertising is permitted, except for reasonable identification of the panel, inverter or other equipment manufacturer, warning signs, and the facility owner;
- c. SEFs shall be enclosed by a fence, or other appropriate barriers. Fences or barriers shall work to incorporate wildlife friendly design, when identified as appropriate.

6. Decommissioning Plan.

- a. The SEF project must contain a Decommissioning Plan to ensure it is properly decommissioned upon the end of its project life or facility abandonment.
- b. Decommissioning shall include: Removal of all structures (including transmission equipment and fencing) and equipment to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within ninety (90) days of the end of project life or facility abandonment.
- c. The Decommissioning Plan shall state how the facility will be decommissioned, the Professional Engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the type of surety to be provided prior to issuance of a building permit.
- d. Surety:
 - i. The owner(s) and/or operator of the SEFs shall post a surety in a form acceptable to the Township, such as security bond, irrevocable letter of credit, escrow, or other form deemed acceptable by the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs, prior to issuance of a building permit. The cost of decommissioning shall be reviewed between the operator and the Township Board every five (5) years to ensure adequate funds are allocated for decommissioning; the surety shall be appropriately adjusted to reflect the current decommissioning estimate.
 - ii. The surety shall be established and maintained with a company licensed in the State of Michigan and/or a Federal- or State-chartered lending institution acceptable to the Township.
 - iii. The company providing the surety shall provide the Township with 90 days' notice of the expiration of the surety. Lapse of a valid security bond is grounds for the actions defined in subpart v, below.
 - iv. In the event of sale or transfer of ownership and/or operation of the SEF, a surety shall be maintained throughout the entirety of the process.
 - v. If at any time during the operation of the SEF or prior to, during, or after the sale or transfer of ownership and/or operation of the SEF the surety is not maintained, the Township may take any action permitted by law to revoke the conditional use permit and to order a cessation of operations and order removal of the structure and reclamation of the site in accordance with the decommissioning plan.
 - vi. The Township shall have access to surety for the expressed purpose of completing decommissioning if decommissioning is not completed by the owner(s)/operator within ninety (90) days of the end of the project life or facility abandonment.
 - vii. The Township is granted right of access to the site, pursuant to reasonable notice, in the event that decommissioning is not completed by the owner(s)/operator within ninety (90) days of the end of the project life or facility abandonment.

INTEREST

RATE OPTIONS: **5 year fixed rate equal to the Wall Street Journal Prime Rate + 0.50% at the time of loan closing:** The interest rate will be fixed for the first 5 years of the loan. At the conclusion of the initial 5 year fixed rate period the loan will convert to a variable rate with pricing equal to the stated Wall Street Journal Prime + 0.5% at the time conversion for the remaining 10 year term of the loan.

Interest shall be computed on the basis of a 360-day year, counting the actual number of days elapsed.

LOAN FEE: There will be a \$750 loan fee payable to Isabella Bank at closing.

PREPAYMENT: A 2% prepayment penalty on the outstanding principal balance at the time of payoff applies to this loan during loan term, **only if repaid from other bank financing.** An accelerated repayment via borrower's excess cash flow will not result in a penalty.

COLLATERAL: The proposed loan shall be secured by a first mortgage on the subject property located at 5889 E. Broadway Mt. Pleasant, MI.

REAL ESTATE EVALUATION: Prior to closing, the Bank shall require an in house real estate evaluation to be performed to determine the market value of the proposed collateral. **Loan to value shall not exceed 80% of the lower of cost or appraised value.**

APPROVAL: **The proposed loan is contingent upon the receipt and review of the previous three years of federal tax returns (including K-1 information, if applicable) and financial statements from all borrower(s) and guarantor(s). A positive cash flow from the subject property sufficient to service the requested debt must be demonstrated by borrower(s) in order to obtain approval of the requested loan.**

The terms outlined above shall be valid thru March 1, 2019.

I hope you find these proposed terms acceptable. Should you have any questions concerning this letter, please do not hesitate to call me.

Respectfully,

Tom Gross
Isabella Bank

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 Harvest Energy Solutions
- III. Applicant Address 2218 E High Street Jackson, MI 49203
- IV. Applicant Phone 517 888 8000 Owner Phone 989 708 6856
- V. Applicant is (circle) ~~Contractor~~ Architect ~~Engineer~~ ~~Developer~~ ~~Land Owner~~ (skip V & VI)
Other
- VI. Land Owner Name Ryan Smith / LONE MAPLE DEVELOPMENT, LLC
- VII. Land Owner Address 355 Enterprise Drive Breckenridge, MI
- VIII. Project/Business Name Lone Maple
- 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		
Storm water management plan approval prior to application. Reviewed by the County Engineer	Off	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.
<i>75 sq. ft. of soil disturbance</i>	<i>n/a</i>	
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.	Off	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.
	<i>n/a</i>	
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	Off	Kim Smith (989) 772-4600 ext 224
(Forms included in this packet)		ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	Off	
SITE PLAN REQUIREMENTS		
	I	Comments - (also indicate any features which will not be included in the development or are not applicable)
	Of	
Name and addresses of Property Owner:		<i>Harvest Energy Solutions Robert Miller 2218 E. High St. Jackson, MI. 49203</i>
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

<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 align="center"><i>See Attached site plan</i></p>
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	<p align="center">SEE EXHIBIT #4"A"</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 align="center">SEE EXHIBIT #4"A"</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 align="center">SEE EXHIBIT #4 "D"</p>
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	<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 align="center">EXISTING DUMPSTER ON SITE AND CONFORMS TO ORDINANCE</p>
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	<p align="center"><i>no work near right of way</i></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

The zoning of the subject property and the abutting properties.		
The location, height and type of fences and walls.		n/a
The location and detailed description of landscaping.		n/a
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.		n/a
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.		n/a

APPLICANT COMMENTS

Total project build timing is 3-4 days.
The I Beams are pounded - no soil disturbance.
Electrical trench is 4" wide opened and closed same day.

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.

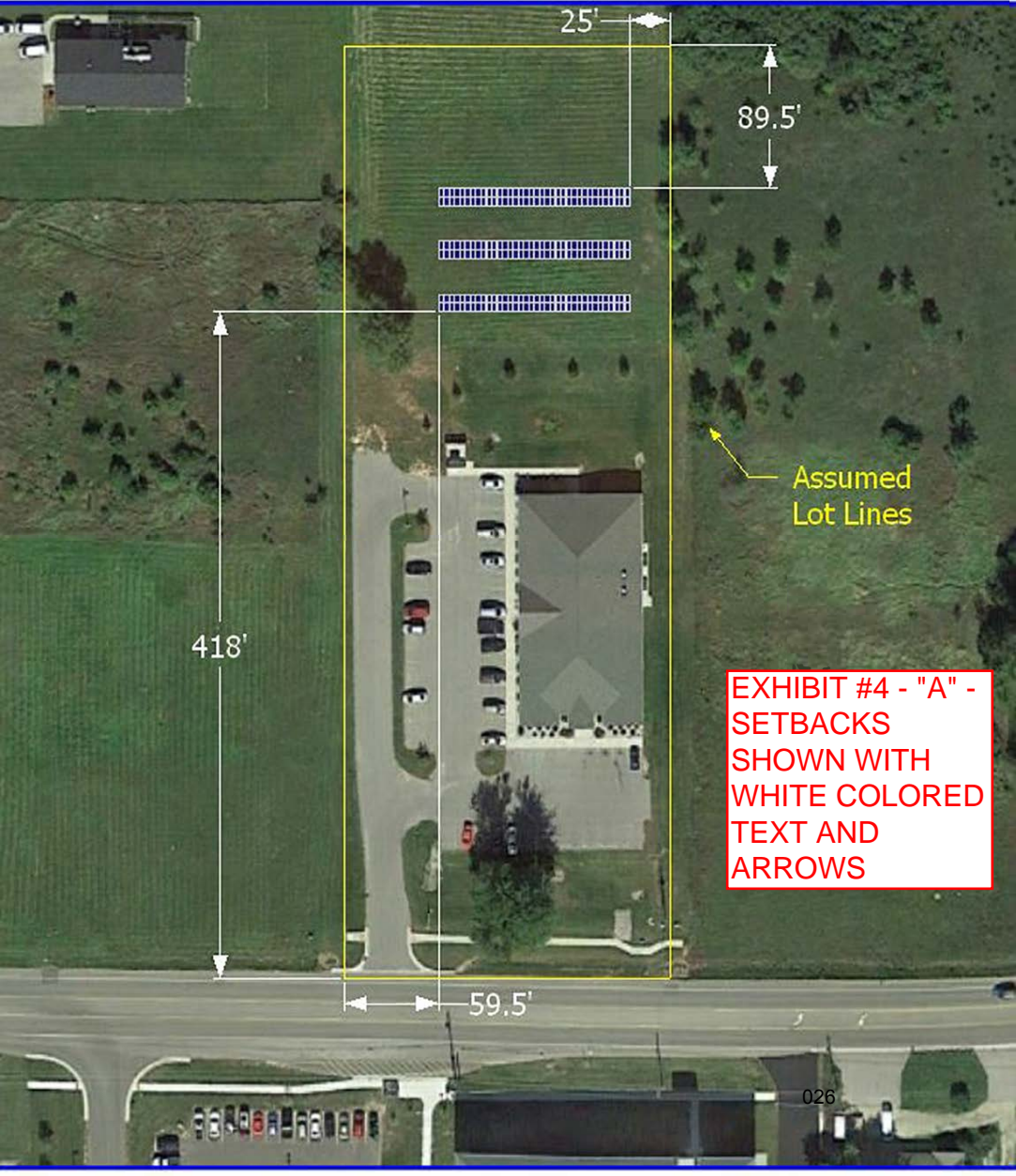
Robert J. Veltz - Harvest Energy 3-15-19
Signature of Applicant Date

Signature of Owner (if other than applicant) Date

May 2019

(INSERT DATE)

PLEASE PLACE OUR REVIEW ON THE PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You will not receive a reminder of the scheduled meeting.



25'

89.5'

418'

59.5'

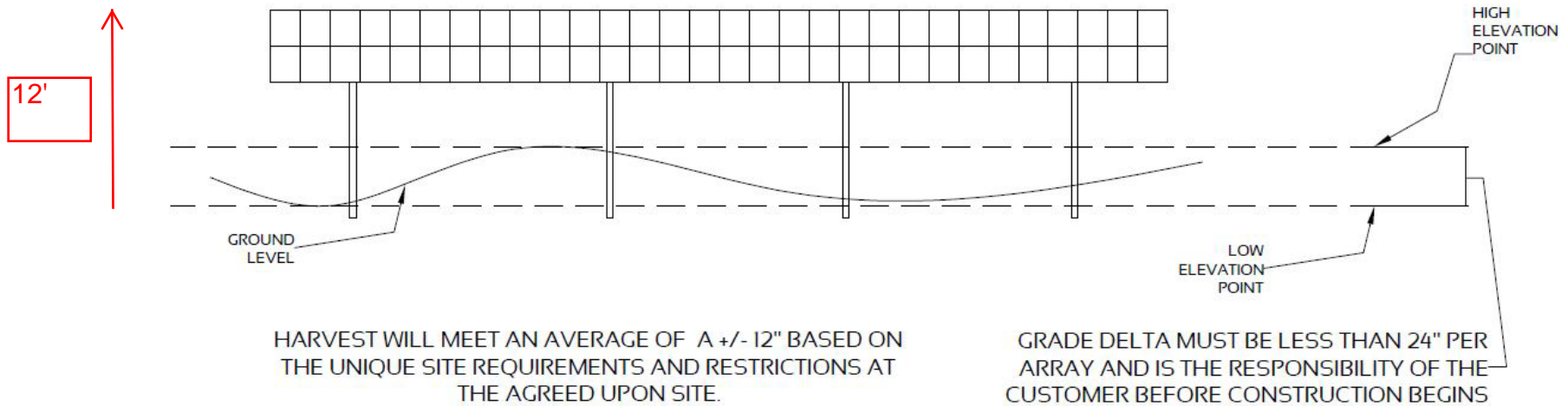
Assumed
Lot Lines

**EXHIBIT #4 - "A" -
SETBACKS
SHOWN WITH
WHITE COLORED
TEXT AND
ARROWS**

EXHIBIT #4 "B"

Grading Variance Diagram

HARVEST ENERGY SOLUTIONS CONSTRUCTION GRADING REQUIREMENTS



Harvest Energy Solutions
Ryan Smith A - Lone Maple Development, LLC
January 24, 2019

Initials RS

ID 3525-6A 11

EXHIBIT #4 - "C"

Arrays of 72 Modules
216 Modules at 340W
73,440 W or 73.44 kW

120'

78'

Inverters and Pv Sub Panel
Located at the Array

250' of Pipe, Wire and Trench

Billing Meter, AC DG Disconnect
Tap Box, Existing Service Panel, Utility Gen Meter,
and Interconnection Location



EXHIBIT #5

GENERATOR INTERCONNECTION APPLICATION
Category 2 (Combined)

**For All Projects with Aggregate Generator Output of
 More Than 20 kW but Less Than or Equal to 150 kW**

Also Serves as Application for Category 2 Net Metering

(Note: Category 2 Net Metering Program only available to Renewable Generator Projects)

ELECTRIC UTILITY CONTACT INFORMATION		FOR OFFICE USE ONLY	
Consumers Energy Interconnection Coordinator 1945 West Parnall Road (Room P14-205) Jackson, MI 49201 (517)788-1432 Net Metering E-mail: net_metering@cmsenergy.com		Application Number: INT-03890 Tracking #: CE 19-00376 SAP Notification #: Date and Time Application Received 3/22/2019	
CUSTOMER / ACCOUNT INFORMATION			
<i>Electric Utility Customer Information (As shown on utility bill)</i>			
Customer Name (Last, First, Middle) Ryan Smith	Customer Mailing Address 325 Enterprise Dr., Breckenridge MI 48615		
Customer Phone Number (989) 708-6850	Customer E-mail Address (Optional) ryan@geminicapitalmgt.com		
Electric Service Account Number 1000 5495 4530	Electric Service Meter Number 20000642		
Are you applying for the Net Metering Program? (Yes/No) Yes	Are you interested in selling Renewable Energy Credits (REC's)?(Yes/No) Yes		
Will you have an Alternative Electric Supplier? (Yes/No) No If Yes, Name			
Notes: Enter name ONLY if your energy is supplied by a 3 rd party, not the utility. You must apply to both the Distribution Utility and your Alternate Energy Provider (if applicable) for Net Metering			
GENERATION SYSTEM SITE INFORMATION			
Physical Site Service Address (If Not Billing Address) 5889 E Broadway St., Mt Pleasant MI 48858			
Annual Site Requirements Without Generation in kWh 94000 kWh/year	Peak Annual Site Demand in kW (only for customers billed on Demand Rates) kW		
Desired method of providing Consumers Energy with the required attachments (Site Plan, Electrical One-Line Drawing) : I will mail them in			
<i>Please reference pages 5-8 for sample documents</i>			
GENERATION SYSTEM MANUFACTURER INFORMATION			
System Type (Solar, Wind, Biomass Methane Digester, etc.) Solar	Generator Type (Inverter, Induction, Synchronous) Inverter		
Total Generator(s) Nameplate DC Rating (Solar Only) 73.44 kW	Total Generator(s) Nameplate AC Rating 68.4 kW		
A.C. Operating Voltage 240	Wiring Configuration (Single Phase, Three Phase) Single Phase		
Expected Annual Output in Kilowatt Hours 92000 kWh/year	Is the Inverter tested to IEEE 1547.1? Yes		
INVERTER GENERATOR - BASED SYSTEMS			
Manufacturer Fronius	Model (Name/Number) Primo	Inverter Power Rating (kW) 11.4 kW	Number of Inverters 6

SYNCHRONOUS AND INDUCTION GENERATOR - BASED SYSTEMS
(Must complete either Page 3 or Page 4 and attach Electrical One-Line Drawing)

The following information on these system components shall appear on the Electrical One-Line Drawing:

- Breakers – Rating, location and normal operating status (open or closed)
- Buses – Operating voltage
- Capacitors – Size of bank in Kvar
- Circuit Switchers – Rating, location and normal operating status (open or closed)
- Current Transformers – Overall ratio, connected ratio
- Fuses – Normal operating status, rating (Amps), type
- Generators – Capacity rating (kVA), location, type, method of grounding
- Grounding Resistors – Size (ohms), current (Amps)
- Isolating Transformers – Capacity rating (kVA), location, impedance, voltage ratings, primary and secondary connections and method of grounding
- Potential Transformers – Ratio, connection
- Reactors – Ohms/phase
- Relays – Types, quantity, IEEE device number, operator lines indicating the device initiated by the relays
- Switches – Location and normal operating status (open or closed), type, rating
- Tagging Point – Location, identification

Manufacturer	Model Name	Model Number
--------------	------------	--------------

INSTALLATION INFORMATION

Project Single Point of Contact: (Electric Utility Customer, Developer or Other)

Name Ken Zebarah	Company (If Applicable) Harvest Energy Solutions	Phone Number 17347900673
E-mail Address kzebarah@harvestenergysolutions.com	Requested in Service Date 4/12/2019	
Licensed Contractor(Name of Firm or Self)		
Contractor Name (Last, First, MI)	Contractor Phone Number	Contractor E-mail

CUSTOMER AND PROJECT DEVELOPER/CONTRACTOR SIGNATURES AND FEES

I agree to mail a check in the amount of \$100.00 for the processing my Net Metering application

Check/Money Order #'s

- I declare under the penalty of perjury, to the best of my knowledge, all the information provided in this application form is complete and correct.
- I understand Consumers Energy is not obligated to begin reviewing my application until payment and completed application including attachments has been received
- I understand that by providing an email for a system installer or designer, they will be copied on all communications related to this application including my eligibility regarding a satisfactory payment history.

Customer Signature Ryan Smith

Note: Refer to the applicable "Michigan Electric Utility Generator Interconnection Requirements" for a detailed explanation of the Interconnection Process, Fees, Timelines, and Technical Requirements.

SYNCHRONOUS GENERATORS**GENERATOR INFORMATION**

Generator Nameplate Voltage	Generator Nameplate Watts or Volt-Amperes
Generator Nameplate Power Factor (pf)	RPM

TECHNICAL INFORMATION

Minimum and Maximum Acceptable Terminal Voltage	Direct Axis Sub-Transient Reactance (saturated)
Direct Axis Reactance (saturated)	Direct Axis Sub-Transient Reactance (unsaturated)
Direct Axis Reactance (unsaturated)	Leakage Reactance
Quadrature Axis Reactance (unsaturated)	Direct Axis Transient Open Circuit Time Constant
Direct Axis Transient Reactance (saturated)	Quadrature Axis Transient Open Circuit Time Constant
Direct Axis Transient Reactance (unsaturated)	Direct Axis Sub-Transient Open Circuit Time Constant
Quadrature Axis Transient Reactance (unsaturated)	Quadrature Axis Sub-Transient Open Circuit Time Constant
Open Circuit Saturation Curve	
Reactive Capability Curve Showing Overexcited and Underexcited Limits (Reactive Information if Non-Synchronous)	
Excitation System Block Diagram with Values for Gains and Time Constants (Laplace Transforms)	
Short Circuit Current Contribution From Generator at the Point of Common Coupling	
Rotating Inertia of Overall Combination Generator, Prime Mover, Couplers and Gear Drives	
Station Power Load When Generator is Off-Line, Watts, pf	
Station Power Load During Start-Up, Watts, pf	
Station Power Load During Operation, Watts, pf	

INDUCTION GENERATORS**GENERATOR INFORMATION**

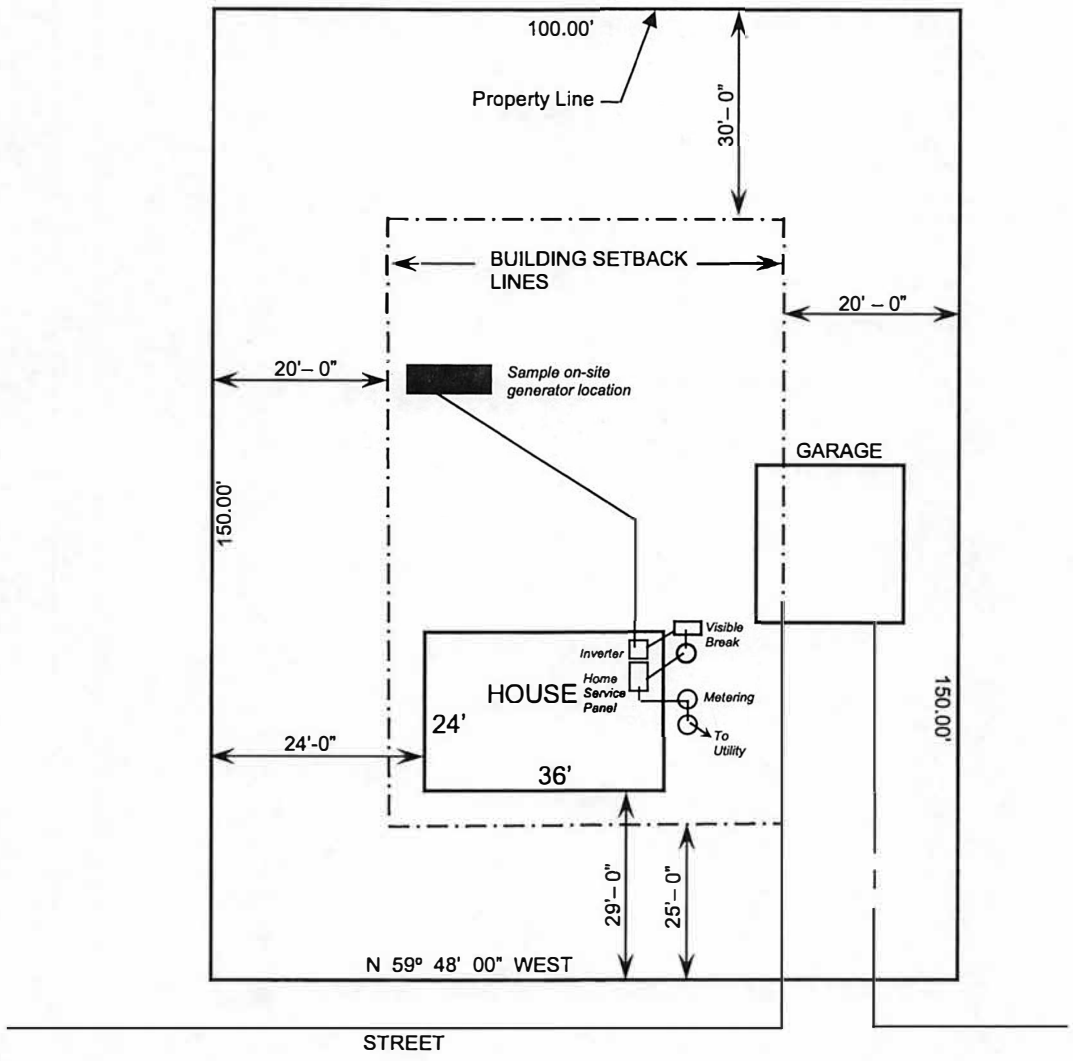
Generator Nameplate Voltage	Generator Nameplate Watts or Volt-Amperes
Generator Nameplate Power Factor (pf)	RPM

TECHNICAL INFORMATION

Synchronous Rotational Speed	Stator Resistance
Rotation Speed at Rated Power	Stator Reactance
Slip at Rated Power	Rotor Reactance
Minimum and Maximum Acceptable Terminal Voltage	Magnetizing Reactance
Motoring Power (kW)	Short Circuit Reactance
Neutral Grounding Resistor (If Applicable)	Exciting Current
½ 2t or K (Heating Time Constant)	Temperature Rise
Rotor Resistance	Frame Size
Design Letter	
Reactive Power Required in Vars (No Load)	
Reactive Power Required in Vars (Full Load)	
Short Circuit Current Contribution from Generator at the Point of Common Coupling	
Rotating Inertia, H in Per Unit on kVA Base, of Overall Combination Generator, Prime Mover, Couplers and Gear Drives	
Station Power Load When Generator is Off-Line, Watts, pf	
Station Power Load During Start-Up, Watts, pf	
Station Power Load During Operation, Watts, pf	

SAMPLE SITE PLAN – PROVIDED FOR REFERENCE ONLY

SITE PLAN	
Applicant	
Project Site Address	
City/Town	
Site Plan Prepared By	
Prepared Date	



Weblink to State of Michigan / Plats:

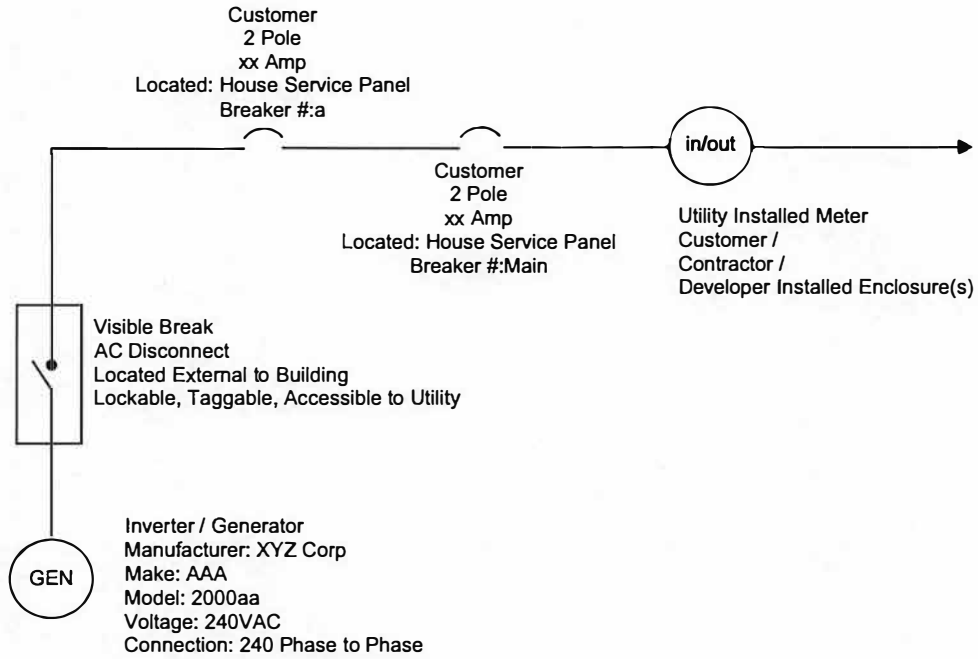
http://www.cis.state.mi.us/platmaps/sr_subs.asp

Note: Legible hand drawn site plans are acceptable.

SAMPLE ELECTRICAL ONE-LINE DRAWING – PROVIDED FOR REFERENCE ONLY

NET METERING INVERTER - BASED GENERATOR

ONE-LINE DRAWING	
Customer Name	Licensed PE/Contractor (if applicable)
Project Site Address	Electrical Contractor License Number
Licensed PE/Contractor Signature	Date

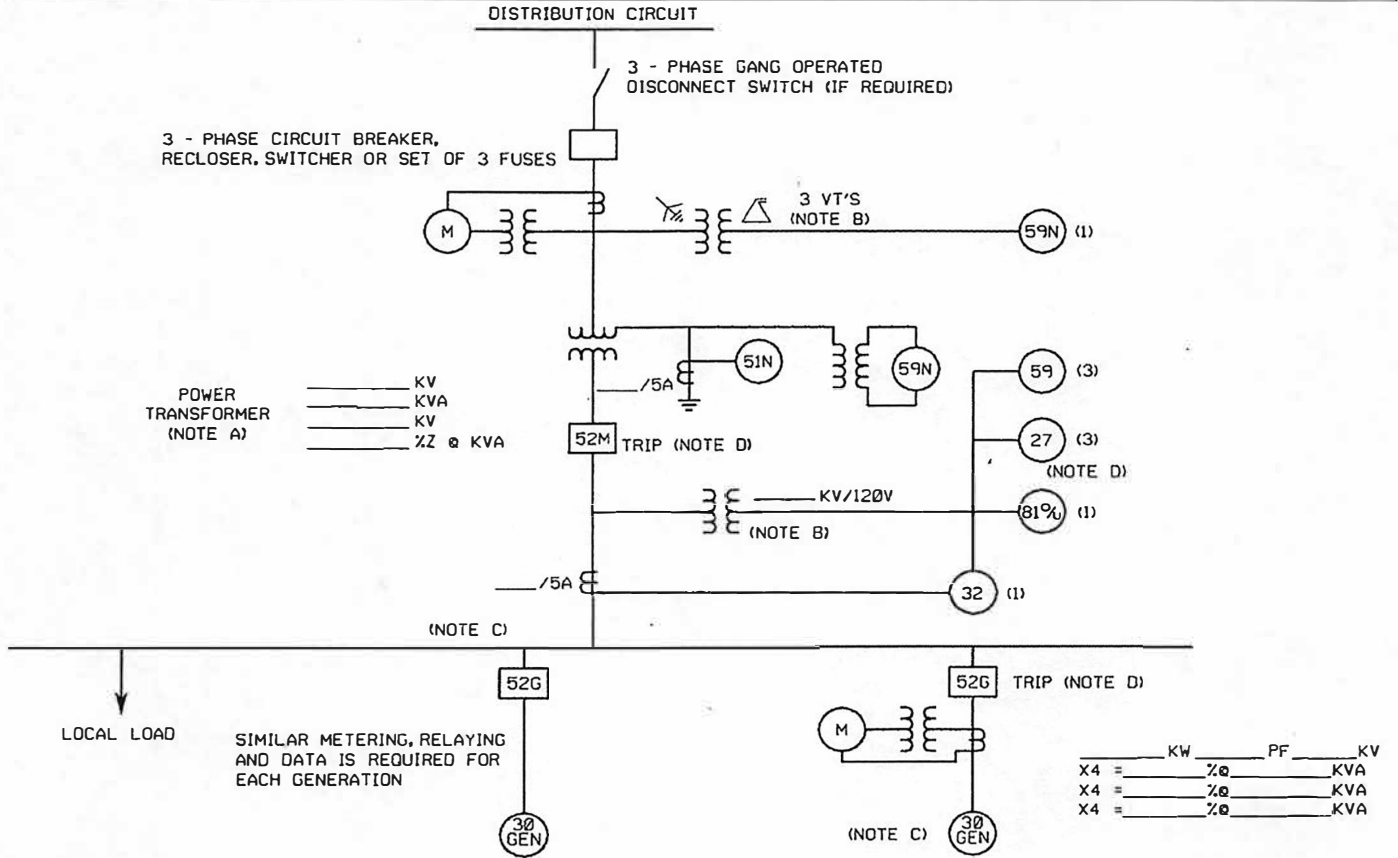


Note: Legible hand drawn one-line drawings are acceptable. It must be signed and sealed by a Licensed Professional Engineer, licensed in the State of Michigan or by an electrical contractor licensed by the State of Michigan.

SAMPLE ELECTRICAL ONE-LINE DRAWING – PROVIDED FOR REFERENCE ONLY

TYPICAL ISOLATION AND FAULT PROTECTION FOR SYNCHRONOUS GENERATOR INSTALLATIONS

ONE-LINE DRAWING	
Customer Name	Licensed PE/Contractor (if applicable)
Project Site Address	Electrical Contractor License Number
Licensed PE/Contractor Signature	Date



LEGEND

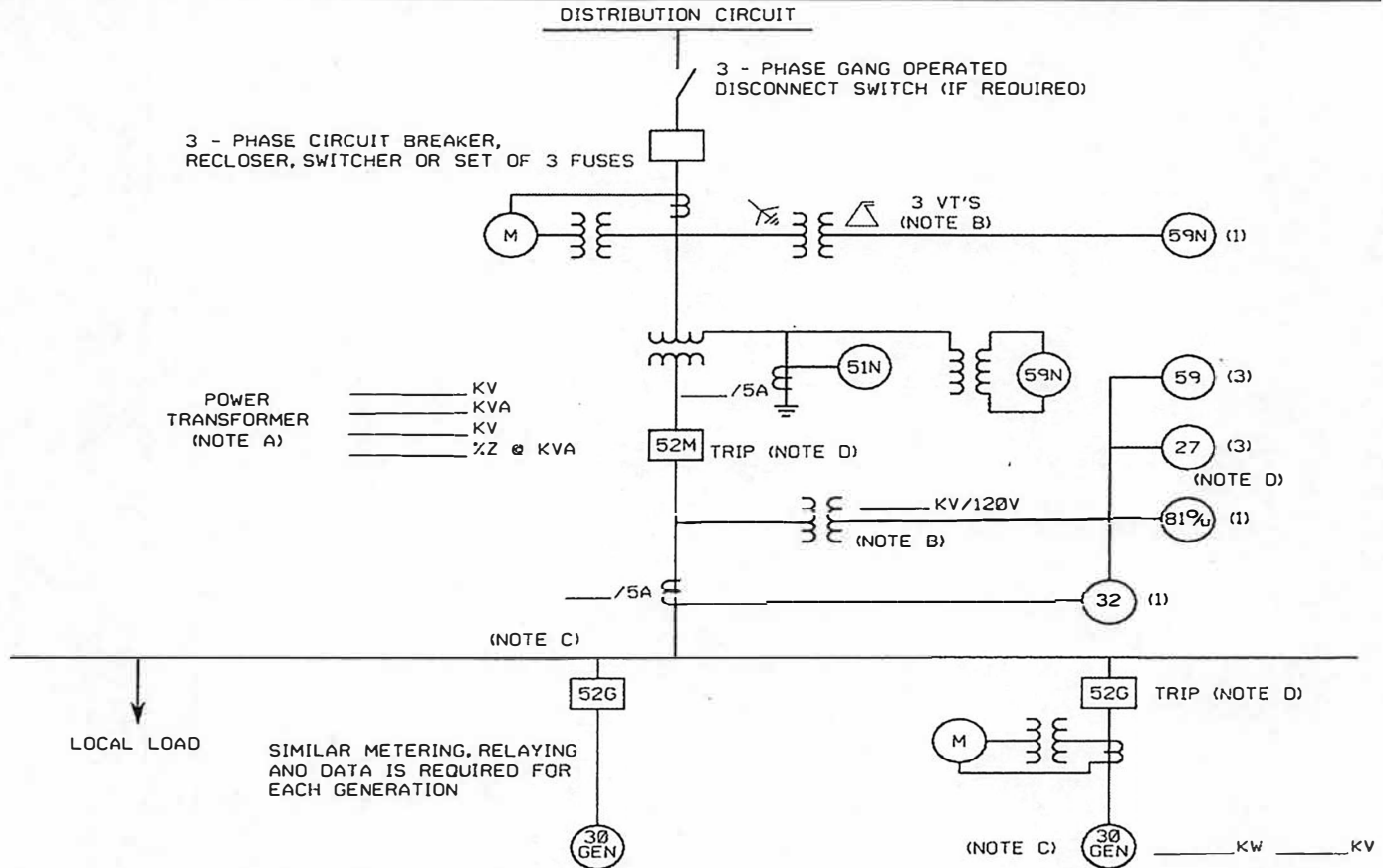
- 27 Undervoltage
- 32 Reverse Power (Not Required for Flow-Back)
- 51N Neutral overcurrent (required for grounded secondary)
- 59 Overvoltage
- 59N Zero sequence overvoltage (assuming ungrounded secondary on power transformer)
- 81o/u Over/Underfrequency

NOTES

- A) See technical requirements for permissible connection configurations and protection. Transformer connections proposed shall be shown on the one-line drawing by the Project Developer. Transformer connection and secondary grounding to be approved by Utility.
- B) Protection alternatives for the various acceptable transformer connections are shown. Only one protection alternative will ultimately be used, depending on the actual transformer winding connections. VT's for 59, 27, 81o/u and 32 are shown connected on the primary (Project side) of the power transformer, but may instead be connected on the secondary (Utility side). VT's are required on the secondary of the power transformer if a 59N is required for an ungrounded secondary connection. IEEE std 1547 requirements for voltage and frequency must be met at the PCC. IEEE Std. 1547 permits the VT's to be connected at the point of generator connection in certain cases.
- C) Main breaker protection, generator protection and synchronizing equipment are not shown.
- D) Trip of all 52G breakers or the 52M breaker is acceptable, depending upon whether the Project Developer wants to serve its own isolated load after loss of Utility service.
- E) One-line drawing must be signed and sealed by a Licensed Professional Engineer, licensed in the State of Michigan or by an electrical contractor licensed by the State of Michigan.

SAMPLE ELECTRICAL ONE-LINE DRAWING – PROVIDED FOR REFERENCE ONLY TYPICAL ISOLATION AND FAULT PROTECTION FOR INDUCTION GENERATOR

ONE-LINE DRAWING	
Customer Name	Licensed PE/Contractor (if applicable)
Project Site Address	Electrical Contractor License Number
Licensed PE/Contractor Signature	Date



LEGEND

- 27 Undervoltage
- 32 Reverse Power (Not Required for Flow-Back)
- 51N Neutral overcurrent (required for grounded secondary)
- 59 Overvoltage
- 59N Zero sequence overvoltage (assuming ungrounded secondary on power transformer)
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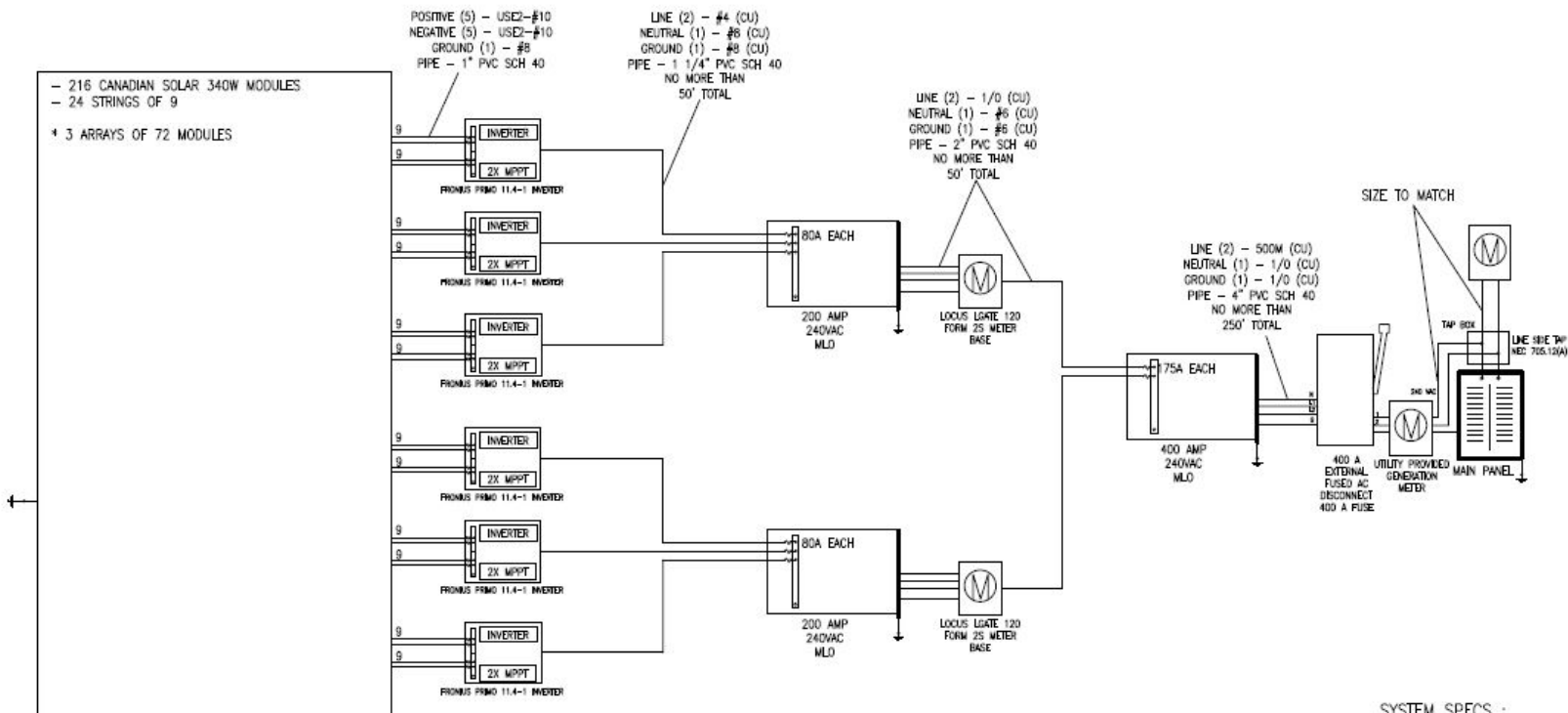
System Specifications

Photovoltaic System Specification Sheet	
Ryan Smith A - Lone Maple Development, LLC	
5889 E Broadway St.	
Mt. Pleasant, MI 48858	
Latitude	43.6049°N
Longitude	84.7295°W
Array Azimuth	180° True South
System Type	Fixed Array - 2 high Driven Post
System Footprint	78' x 120' or 9360 sq. ft.
Array Orientation	Portrait
Tilt (Degrees)	35° from Horizontal
System Size (DC)	73.44 kW
System Losses	14.49%
Inverter Efficiency	96.00%
Racking System	Harvest Energy Solutions
Module Type	Canadian Solar 340W
Inverter	Fronius Primo 11.4-1
Number of Sub-Arrays	3
Number of Modules per Sub-Array	72
Total Number of Modules	216
Number of Modules per String	9
Phase	240VAC Single Phase
Maximum Continuous System Current	285.00 Amps

System Design By:
Harvest Energy Solutions

One Line Drawing

73.44 KW DC SOLAR GENERATOR ONE-LINE DIAGRAM



- 216 CANADIAN SOLAR 340W MODULES
 - 24 STRINGS OF 9
 * 3 ARRAYS OF 72 MODULES

POSITIVE (5) - USE2-#10
 NEGATIVE (5) - USE2-#10
 GROUND (1) - #8
 PIPE - 1" PVC SCH 40

LINE (2) - #4 (CU)
 NEUTRAL (1) - #6 (CU)
 GROUND (1) - #8 (CU)
 PIPE - 1 1/4" PVC SCH 40
 NO MORE THAN 50' TOTAL

LINE (2) - 1/0 (CU)
 NEUTRAL (1) - #6 (CU)
 GROUND (1) - #6 (CU)
 PIPE - 2" PVC SCH 40
 NO MORE THAN 50' TOTAL

LINE (2) - 500M (CU)
 NEUTRAL (1) - 1/0 (CU)
 GROUND (1) - 1/0 (CU)
 PIPE - 4" PVC SCH 40
 NO MORE THAN 250' TOTAL

SIZE TO MATCH

SYSTEM SPECS :
 240 VAC SINGLE PHASE
 73,440 W DC
 285.00 MAXIMUM CONTINUOUS AMPS
 216 - CANADIAN SOLAR 340W MODULES
 6 - FRONIUS PRIMO 11.4-1 INVERTERS

- EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 705.
- PROVIDE WARNING SIGN PER NEC 690-17 READING "WARNING-ELECTRIC SHOCK HAZARD-DO NOT TOUCH TERMINALS - TERMINALS ON BOTH THE LINE AND LOAD MAY BE ENERGIZED IN THE OFF POSITION".
- LABEL "SOLAR POWER SYSTEM DEDICATED KW-HR METER", OPTIONAL.
- LABEL SWITCH AS "PV GENERATOR SAFETY DISCONNECT SWITCH".
- USE APPROPRIATE WIRE GAUGE IF RUN FROM DISCONNECT TO INVERTER TO HOME IS > 200FT
- THIS DRAWING IS FOR REFERENCE
- VARIATIONS MAY BE MADE IN ACCORDANCE WITH NEC GUIDELINES

DATE	CHK	REV	BY	APP'D BY	DESCRIPTION	DESIGN
11/28/2018			RTS	LPO		
HARVEST ENERGY SOLUTIONS						
JACKSON, MICHIGAN						
DESIGNED BY: RYAN SMITH						
PROJECT: LONE MAPLE DEVELOPMENT LLC SOLAR PROJECT						
TITLE: 73.44 KW SOLAR POWER ONE-LINE DIAGRAM						
DATE	CHK	REV	BY	APP'D BY	DESCRIPTION	DESIGN
11/28/2018			RTS	LPO		
DRAWN BY: V3525						
SHEET # 1 OF 1						
PROJECT # V3525-A REV A						

WIRE COLOR CODING *
 * UNLESS OTHERWISE SPECIFIED:

BLACK	HIGH VOLTAGE LINE AND LOAD
RED	HIGH VOLTAGE LINE AND LOAD
WHITE	A.C. NEUTRAL
YELLOW	HIGH VOLTAGE LINE AND LOAD
GREEN W/YELLOW	EARTH GROUND
BLUE	D.C. VOLTAGE
BLUE W/WHITE	D.C. RETURN
GRAY	SHIELDED CABLES
JUMPERS	GRANGE
ALL WIRE SIGNALS TO BE RUN IN SHIELDED CABLES	

* WIRE RATINGS *
 WIRE MUST BE SIZED ACCORDING TO CURRENT LIMITING DEVICE OR COMPONENT CURRENT RATING:

NOTICE: THIS DRAWING MAY INCLUDE UNPUBLISHED PRO-PIETARY MATERIAL, DEVELOPED BY HARVEST ENERGY AND AS SUCH IS NOT TO BE COPIED, REPRODUCED, DISCLOSED OR USED IN ANY WAY OR FORM WITHOUT PRIOR WRITTEN AUTHORIZATION FROM HARVEST ENERGY SOLUTIONS	RATINGS FOR COPPER THIN OR MTH WIRE
	3/0 AWG - 200 AMPS #12 AWG - 25 AMPS
	1/0 AWG - 150 AMPS #14 AWG - 25 AMPS
	2 AWG - 100 AMPS #16 AWG - 25 AMPS
	4 AWG - 75 AMPS #18 AWG - 25 AMPS
	6 AWG - 50 AMPS #20 AWG - 25 AMPS
	8 AWG - 35 AMPS #24 AWG - 25 AMPS

EXHIBIT #7



Exhibit A – Environmental Impact

According to the U.S. Energy Information Administration, energy-related carbon dioxide emissions account for an overwhelming 98% of all U.S. carbon dioxide emissions. Solar power is a clean and increasingly efficient alternative to power fueled by fossil fuels. By supporting photovoltaic technologies, you are reducing greenhouse gases, eliminating many poisonous air pollutants, and conserving the Earth’s natural resources.

This proposed PV system is estimated to output 96,881 kWh annually. Below is a visualization of the environmental impact of the system.

<u>This annual production is equivalent to:</u>		
Annual greenhouse gas emissions from:	14.3	passenger vehicles
CO2 Emissions from:	7663	Gallons of gas consumed
	159	Barrels of oil
CO2 emissions from the electricity use of:	10.2	Homes for one year
Carbon sequestered by:	1752	Tree seedlings grown for 10 years
Carbon sequestered annually by:	56.0	Acres of pine forest
Greenhouse gas emissions avoided by recycling:	25.5	Tons of waste instead of sending it to a landfill

Source: <http://epa.gov/cleanenergy/energy-resources/calculator.html>

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: KIM SMITH

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cyndy Skater Cyndy Skater, 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	05/07/19
morningstarpublishing.com	05/07/19



Sworn to the subscribed before me this 8th May 2019.

Tina M Crown

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1800368

PO:

Sales Person: 200301

UNION TOWNSHIP PUBLIC HEARING NOTICE - ZONING TEXT AMBNDMENT

NOTICE is hereby given that a Public Hearing will be held on May 21, 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 Zoning Ordinance Text Amendment:

Requested by: Lone Maple Development LLC Amend Section 8 (General Provisions) to allow Solar Energy Systems Regulations.

Legal Description of property: T14N R4W, SEC 13: COM N 88D57M50S W 483 FT FROM E 1/4 COR SEC 13: TH N 88D57M50S W 212 FT: TH N 0D23M50S W 660 FT: TH S 88D57M50S E 212 FT: TH S 0D23M50S E 660 FT TO POB 3.21 AC-M/L

Property located at: 5889 E. Broadway MT PLEASANT, MI 48858

Any Interested person 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

Published: May 7, 2019

**UNION TOWNSHIP PUBLIC HEARING NOTICE -
ZONING TEXT AMENDMENT**

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Peter Gallinat,
Township Planner



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

TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: B) SUB 2019-01 Preliminary Plat Review Four Hacks LLC River Rd.

Applicant: Four Hacks LLC

Owner: Four Hacks LLC

Location: PID14-087-00-002-02 E. River Rd. MT PLEASANT, MI 48858

Current Zoning: R-2A (One and Two Family Low Density Residential District)

Adjacent Zoning: B-5, R-2A

Future Land Use/Intent: Rural Buffer: Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

Current Use: Vacant Village of Isabella City Plat

Reason for Request: To amend the Village of Isabella City Plat

History: The parcel was a part of what was known as the Village of Isabella Plat. Certain roads within this plat were recently abandoned in court for this project to move forward.

Objective of board: *Check for compliance.* Upon receipt of the Preliminary Plat from the Governing Body, the Planning Commission shall review said plat for the purpose of checking its compliance with the Comprehensive Plan, Major Street and Thoroughfare Plan and other specifications of this Ordinance the Subdivision Control Act and the Board's Specifications. *Written approval with changes indicated.* Indicated recommendations of approval of the Preliminary Plat shall be submitted to the Governing Body for consideration. Written approval by the Commission shall be indicated on the Preliminary Plat along with any changes or requirements that said Commission may make, constituting acceptance thereof as a basis for the preparation of the Final Plat.

Recommendation from Township Planner

Approve preliminary plat with comment and forward to the Township Board of Trustees for a preliminary review approval by board of Trustees.

Peter Gallinat
Township Planner



SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION
 Authority: Ordinance 1994-06, Subdivision of Land
 Zoning Ordinance 1991-05

File # _____, Subdivision Name Amended Plat of Village of Isabella City

Engineering / Surveying Firm Central Michigan Surveying & Development Co. Inc., Phone # 989-775-0756
 Contact Name Timothy Bebee
 Address 2257 E. Broomfield Road. Mt. Pleasant. MI 48858
 Email tbebec@cms-d.com FAX _____

Property owner / developer Four Hack LLC, Phone # 989-775-3891
 Address 1425 South Mission, Mt. Pleasant, MI 48858
 Email jstark9@gmail.com FAX _____

Zoning District R-2A, MINIMUMS: Lot Width 100 ft, Lot Area 14,000 sq. ft.
 Side Yard 10, Front Yard 5, Rear Yard 35

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
Amended Subdivision Plat

<input checked="" type="checkbox"/>	Preliminary Review	\$ 200.00	Receipt #
<input type="checkbox"/>	Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

√	Section	Description	Comment
	201.003	Preliminary Plat	
✓	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
	3.01.A	Scale < 200' / Inch	
	3.01.B	Show platted / Dedicated streets in area	
	3.01.C	North Arrow and Date, Revisions	
	3.01.D	Dimension Lots, Out lots and parks	
	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
	3.01.G	No Block numbers or letters	
	3.01.H	Road Plan (see also Private Road Ordinance)	
	3.01.I	Written statement of Intent for installation of Roads and Utilities	
	3.01.J	Show any future phases	

√	Section	Description	Comment
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	201.303	Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
	201.004	Final Plat Approval	
	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	
	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	4.03	Action by Township Board	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following section details specific requirements of a Platted Subdivision or Site Condominium.

√	Section #	Description	Comments
	201.005	General Specifications and Design Standards	
	5.01	Streets and Alleys	
	5.01.A.	Location and Arrangement	
	a	Continue existing streets into Plat	
	b	Take new streets to edge for future	
	c	Show contours	
	d	Where ½ street is dedicated on adjoining plat, other ½ must be platted	
	5.01.B	Right of Way widths shown	For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.
	a	Roads – 66ft	
	b	Alleys and Service Drives – 40 ft	
	c	Walkways – 10 ft	
	d	Cul-de-Sacs	Meet requirements of ICRC Standards.
	5.01.C	Alleys not acceptable unless specifically required by Planning Commission	
	5.01.D	Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.	Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has properly named roads prior to final approval.
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	
	5.02.C	Intersection of subdivision and major streets held to minimum.	
	5.03	Lots	
	5.03.A	Accessible to Public Street	
	5.03.B	Side lot lines perpendicular or radial to street	
	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
	5.03.D	Conform to zone district for width and area.	
	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	
	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

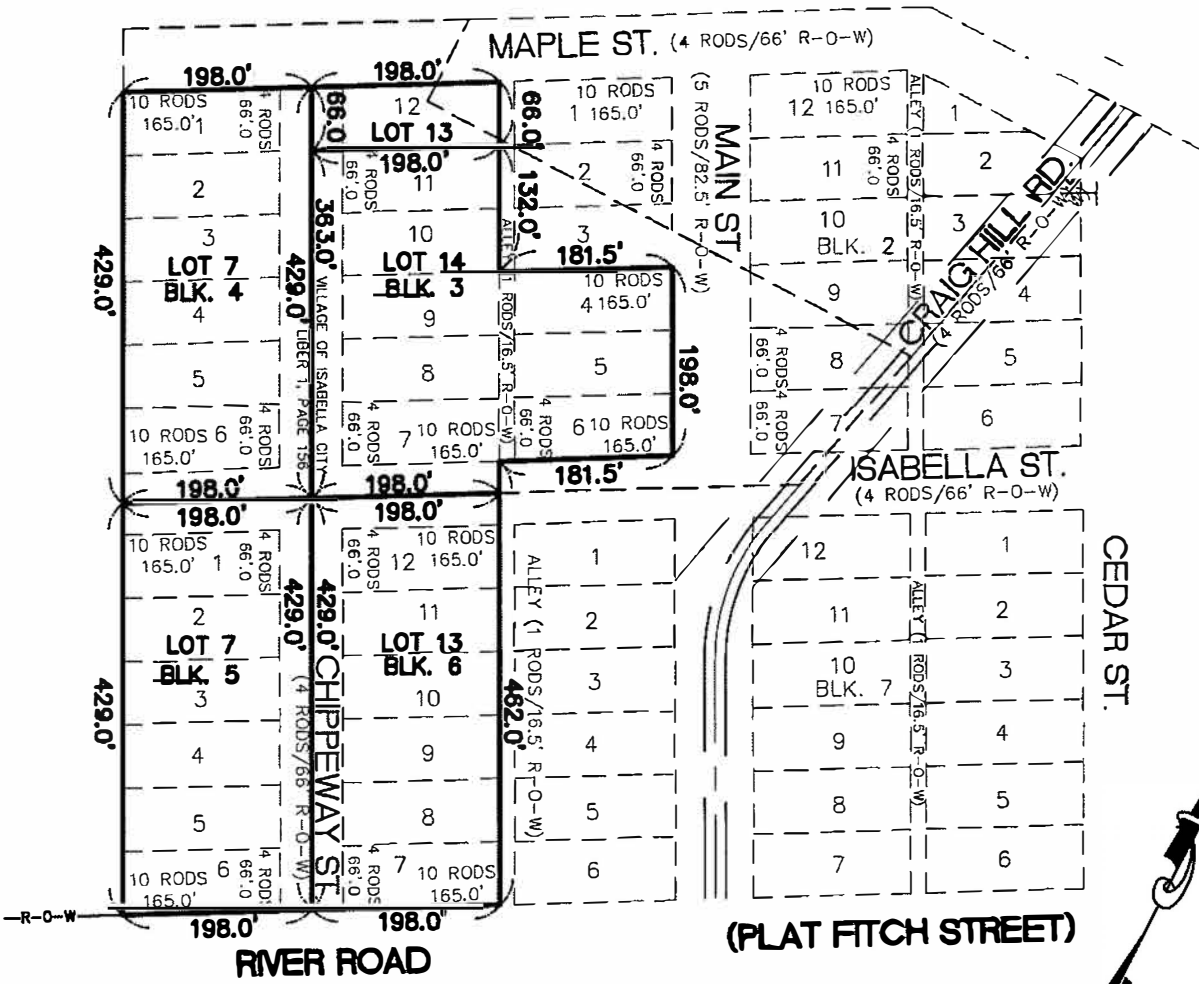
✓	Section	Description	Comment
	5.04	General Requirements	
	5.04.A	Variances granted by Planning Commission	May grant dimensional, improvement or open space variances due to unusual physical conditions or new planning techniques.
State variance and reasons:			
	5.04.B	Dedicated Ingress and Egress	Provide MDOT or ICRC letter of approval for entrance design.
	5.04.C	Adequate water or sewer disposal	If non twp, requires Central Mich Health Dept approval
	5.04.D	Other stipulations	To conform to Subdivision Control act or specifications of the Board.
	201.006	Road and Street Improvements	
	6.01	Installation	
	6.01.A	Conformance to ICRC or Union Twp Private Road Standards	
	6.01.B	Culverts and Bridges	All to be developer installed
	6.01.C	Sanitary sewer lines	Installed by developer by way of easement
	6.01.D	Water lines	Installed by developer by way of easement
	6.01.E	Storm sewer	Approved by Drain Commissioner per Union Township Stormwater Management Ordinance.
	6.01.F	Utility Easement, 10' per lot	
	6.01.G	Rear lot Storm drainage	
	6.01.H	Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required	
	6.01.I	Replacement of all monuments disturbed by developer req w/ permission	
	6.02	Financing	
	6.02.A	Water and Sewer Mains	
	a	Deposit for Water Mains	
	b	Deposit for Sanitary Sewer	
	c	Added Costs – If design requires larger than 8" water or sewer, additional cost by twp	
	d	Utilities begun after deposit	
	e	Final accounting of funds	
	f	Assessment district maybe petitioned for.	
	6.02.B	Pavements and storm drains	
	a	Under Jurisdiction of County	Per ICRC and Drain Commissioner
	b	Under Township jurisdiction	Similar arraignments as for sewers and water mains.

201.008	Variances	
8.01.A	Planning Commission recommends to Twp Board upon finding:	
a	Undue hardship	
b	Requirement is deemed impractical	
8.01.B	Variance desirable to public interest	
8.01.C	Take into account:	
a	Proposed use and existing adjacent uses	
b	Population of subdivision	
c	Effect on traffic in vicinity	
8.01.D	Findings after a Public Hearing	
a	Strict application of Condition is unreasonable or impractical	Developer to submit written request with reasons why requirement cannot be met.
b	Variance will not be detrimental to public health/safety, or injurious to other property in the area	
c	Not violate state subdivision act	
d	Does not nullify intent of this or other ordinances of the township	
8.01.E	Minutes to record findings and actions taken	
8.02	Topographical, physical limitation	
8.03	Planned Unit Development	PUDs may receive variances for:
8.03.A	Consideration	
a	Nature of proposed use and existing uses	
b	Population of PUD	
c	Effect on traffic	
8.03.B	Findings	
a	Constitutes a desirable and stable development	
b	In harmony with surroundings	
COMMENTS		

The following applies only to Site Condominiums
See Union Township Zoning Ordinance 1991-05

√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build's drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

PROPOSED LAYOUT FOR AMENDED PLAT OF A PART OF BLOCK 3,
 BLOCK 4, BLOCK 5 AND A PART OF BLOCK 6 OF THE MAP OF
 ISABELLA CITY BEING A PART OF SOUTHEAST 1/4 OF THE
 SOUTHEAST 1/4, FRACTIONAL SECTION 3 T.14 N.- R.4 W.,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



R - RECORDED
 M - MEASURED
 □ - SET WOOD STAKE

○ - FOUND IRON
 ● - SET IRON
 ⊙ - CONCRETE MONUMENT

⊕ - SECTION CORNER
 ⊕ - 1/8 CORNER



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

SCALE: 1" = 200'	DRAWN BY: WRE
SURVEY DATE: N/A	CHECKED BY: TELB
DATE: 10-24-18	JOB NUMBER: 1711-144
REVISED: 3-18-19	SHEET NUMBER: 1 OF 1



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

TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: C) SPR 2019-05 S. Lincoln Rd PID 14-020-20-001-05.

Applicant: CMS&D (owner representative)

Owner: McGuirk Mini Storage

Location: PID 14-02020-001-05 S. Lincoln Rd. MT PLEASANT, MI 48858

Current Zoning: R-3A (Multiple family Residential District) and B-5 (Highway Business District)

Adjacent Zoning: R-3A, B-5, R-1

Future Land Use/Intent: Rural Buffer: Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

Current Use: Vacant property

Reason for Request: Expansion of existing approved self-storage operation.

History: 8.87 acres of the existing parcel was recently rezoned this year by the Township from R-3A to B-5. Intent for rezone was to seek approval of amended SUP to expand existing approved SUP for self-storage buildings. SUP for expansion was approved by Township Board of Trustees on the condition that a site plan is approved by the Township Planning Commission. At this time I do not have approvals from Township Utilities or Isabella County Drain Office for Stormwater Management.

Objective of board: 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

I would recommend not approving a site plan without all outside agency approvals obtained. The applicant has submitted plans for approval with the two outstanding agencies. If approval from Township utilities and County Drain Commission are obtained before the meeting the PC should consider approval.

Peter Gallinat
Township Planner



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** ~~Map VI~~
Other
- VI. Land Owner Name Same as above
- VII. Land Owner Address _____
- VIII. Project/Business Name: Site Plan for Commercial Property Lincoln Rd & E. Remus Rd (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.	✓	

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

Date

4/2/19

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE APRIL 16, 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:



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: LIQ = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders OV = 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)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), Permit Section
<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.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree 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?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), Joint Permit Application
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<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?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	NPDES Storm Water Permits Program , or appropriate DEQ District Office
<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?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Public Swimming Pool Program , or appropriate DEQ District Office
<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?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, Threatened and Endangered Species Program , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
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)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

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, 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 Remedial Action Unit
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 wastes?	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, 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"/>	OWMRP, <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>

Shanee Thayer
Office Manger



CMS & D
COMMUNITY SERVICES & DEVELOPMENT

2257 East Broomfield Road
Mt. Pleasant, MI 48858
Phone: 989-775-0756
Fax: 989-775-5012
Email: info@cms-d.com



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

Union Township Site Plan Review

Wednesday April 10, 2019

McGuirk Mini Storage

Lexy LN

Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Wednesday April 10, 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.

Violation Code

1 PROPERTY Identification

McGuirk Mini Storage

Lexy Ln.

Proposed South expansion to existing mini storage.

9200 sq. ft. buildings, 2000 gpm requirement minimum 2hydrants with 450' distance between hydrants.

ACCESS AND WATER Road and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.

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.

Union Township Site Plan Review

Site plan meets requirements.

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.

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.

Identify buildings by numbering system.

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 above requirements.

WATER SUPPLY (GPM) Capable of Supplying the Required Fire

Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 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. (Contact Fire Department to verify locations.)

Site plan meets above requirements.

DIMENSIONS Road Width Without Hydrants

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13

Union Township Site Plan Review

feet 6 inches.

Site plan meets above requirements.

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

Peter Gallinat

From: Rick Collins <rcollins@ictcbus.com>
Sent: Monday, April 01, 2019 4:31 PM
To: info@cms-d.com
Cc: Peter Gallinat
Subject: RE: McGuirk Mini Storage South Site Plan

I have reviewed the McGuirk Mini Storage South Parcel Site Plan 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
Visit our website at ictcbus.com

From: info@cms-d.com [mailto:info@cms-d.com]
Sent: Thursday, March 28, 2019 11:07 AM
To: Rick Collins <rcollins@ictcbus.com>
Subject: McGuirk Mini Storage South Site Plan

Rick,

Attached is our submittal for McGuirk Mini Storage South Parcel Site Plan to Union Township.

Please review and let us know your comments or questions.

Shanee Thayer
Office Manger



CMS & D

2257 East Broomfield Road
Mt. Pleasant, MI 48858
Phone: 989-775-0756
Fax: 989-775-5012
Email: info@cms-d.com



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Peter Gallinat

From: Pat Gaffney <PGaffney@isabellaroads.com>
Sent: Wednesday, May 15, 2019 3:26 PM
To: Peter Gallinat
Cc: Timothy Bebee
Subject: McGuirk Mini Storage Additions

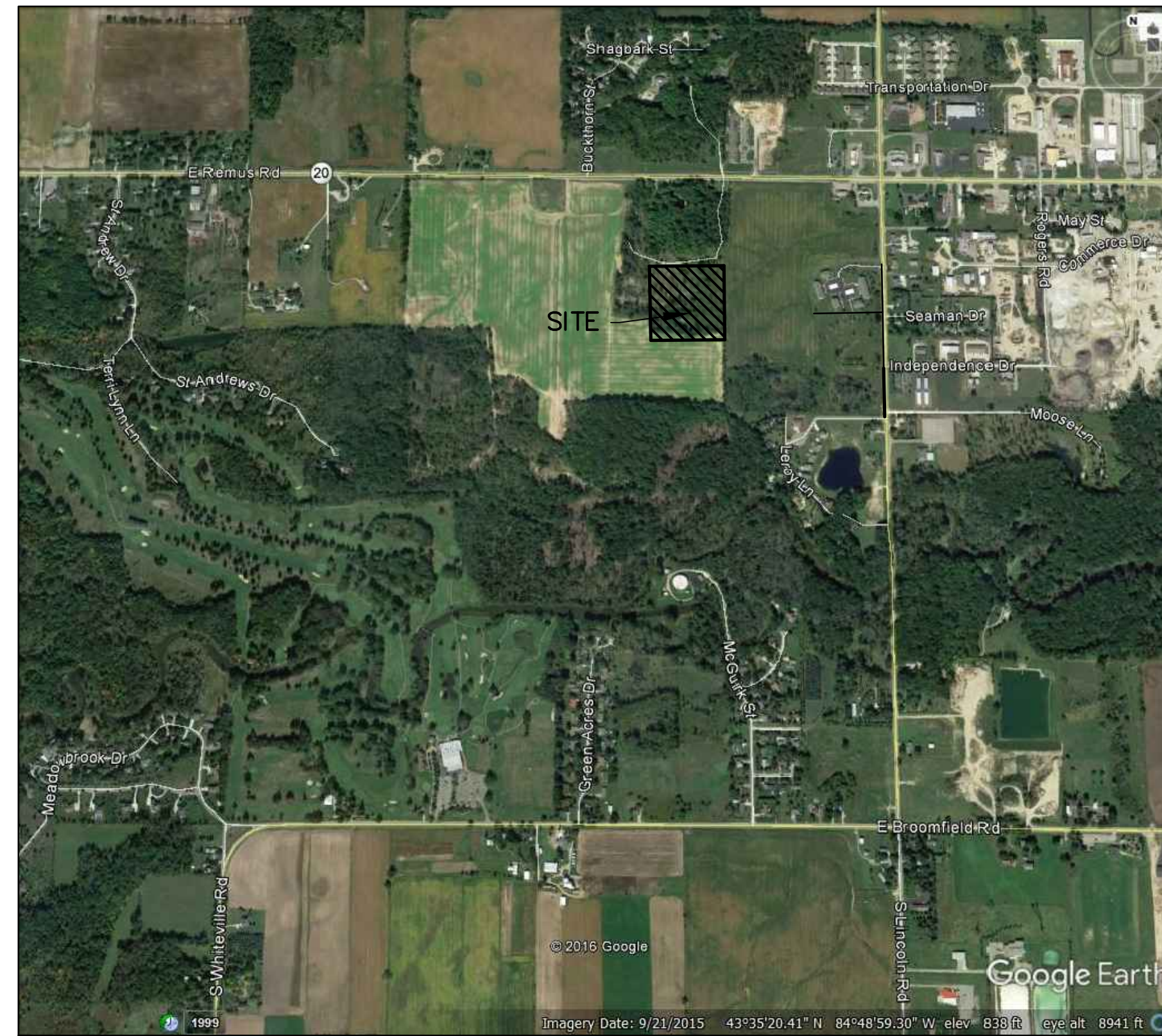
Peter,

It appears that the new storage units will be using the existing private roads to either M20 or to Lincoln Road.

Road commission has not requirements. No proposed work to be done on Lincoln Road. So, no permit is required.

Patrick J. Gaffney, PE
Engineer Superintendent
Isabella CRC
989-773-7131 x115
989-772-2371 fax
pgaffney@isabellaroads.com

SITE PLAN FOR COMMERCIAL PROPERTY LINCOLN RD. & E. REMUS RD. (M-20)



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%

- 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.

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" (1-800-482-7171) 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
⊠ CATCH BASIN (CURB INLET)	⊕ GUY ANCHOR
⊙ CATCH BASIN (ROUND)	⊕ HYDRANT - EXISTING
⊠ CATCH BASIN (SQUARE)	⊕ HYDRANT - PROPOSED
⊙ CLEAN OUT	⊕ LIGHT POLE
⇒ DRAINAGE FLOW	⊕ MAILBOX
⊠ ELECTRICAL BOX	⊕ MONITORING WELL
⊙ FOUND CONC. MONUMENT	⊕ SANITARY SEWER MANHOLE
○ FOUND IRON	⊕ SET IRON
⊕ GAS MAIN VALVE	⊕ SIGN
⊕ SOIL BORING	⊕ STORM SEWER MANHOLE
⊕ TELEPHONE RISER	⊕ TREE - CONIFEROUS
⊕ TREE - DECIDUOUS	⊕ UTILITY POLE
⊕ WATER MAIN VALVE	⊕ WATER SHUT-OFF
⊕ WATER WELL	⊕ WATER WELL
⊕ 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	
	ASPHALT - EXISTING
	ASPHALT - PROPOSED
	CONCRETE
	GRAVEL
	LANDSCAPING
	RIP-RAP

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

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'-58"W., ON AND ALONG SAID NORTH 1/8 LINE, 619.03 FEET; THENCE N.00°-55'-47"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 EASMENTS AND/OR RESTRICTIONS OF RECORD.

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHY 60 SCALE
3	EXISTING TOPOGRAPHY 40 SCALE
4	SITE/UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	CROSS-SECTIONAL VIEW TO EAST

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: PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY.

CLIENT: MCGUIRK MINI STORAGE
3046 JENS WAY
MT. PLEASANT, MI 48858
CONTACT: CHUCK MCGUIRK
PHONE: (989) 772-1309

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

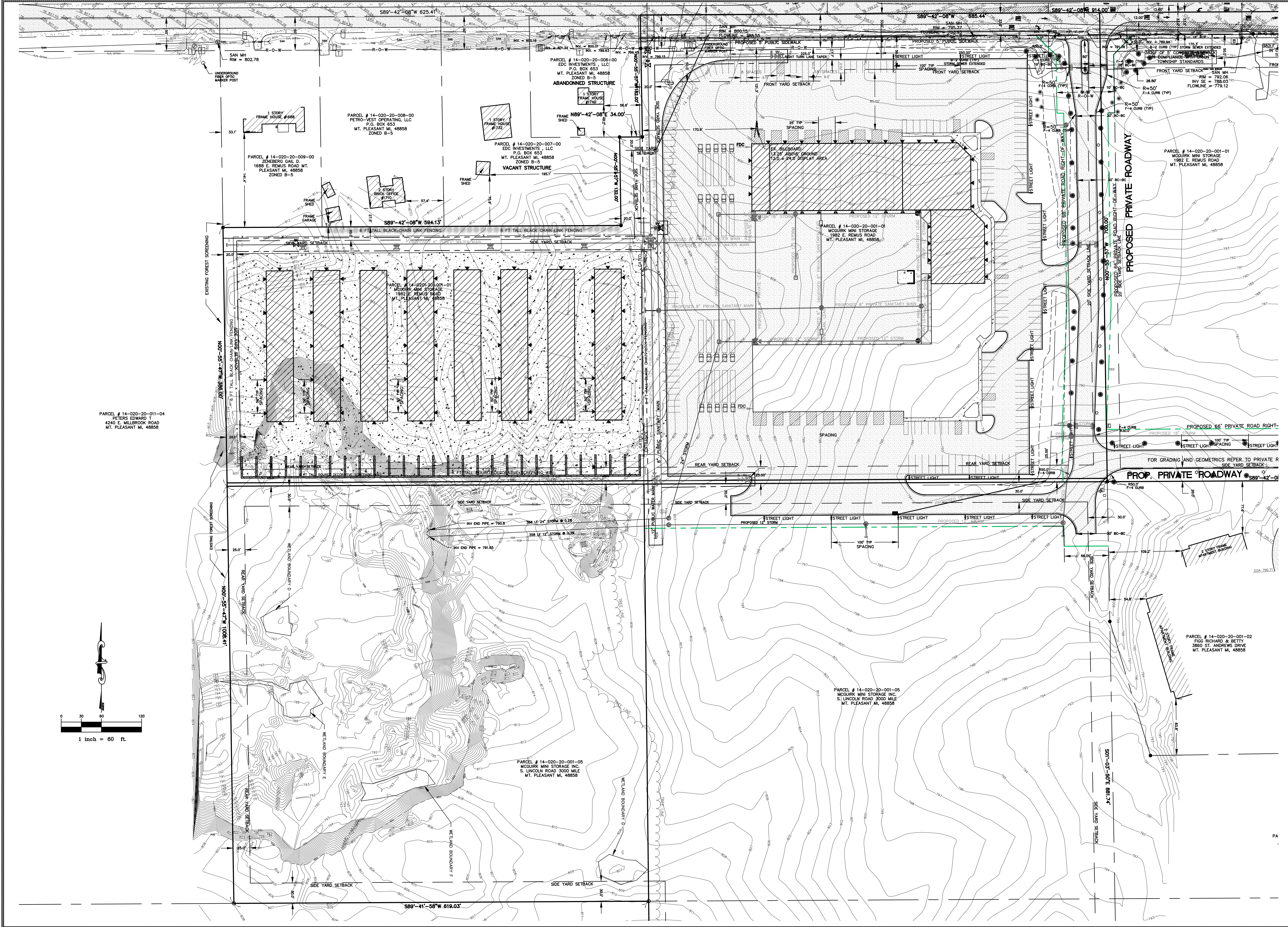
<p>CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com</p> <p>CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDDT kimberly.studdt@cmsenergy.com</p> <p>FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com</p> <p>DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERISIE mckersiem@dteenergy.com</p> <p>MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 SGT. RANDY KEELER rkeeler@mt-pleasant.org</p>	<p>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</p> <p>CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com</p> <p>DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 RICK JAKUBIEC drain@isabellacounty.org</p> <p>ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaffney@isabellaroads.com</p>
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CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD RD.
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:	
SUBMITTALS:	SUBMITTAL TO UNION TWP. 4-2-18
JOB NUMBER:	1808-08Z
DRAWN BY:	WRE
DESIGNED BY:	N/A
CHECKED BY:	TELB
SCALE:	N/A
SHEET NUMBER:	1 of 6



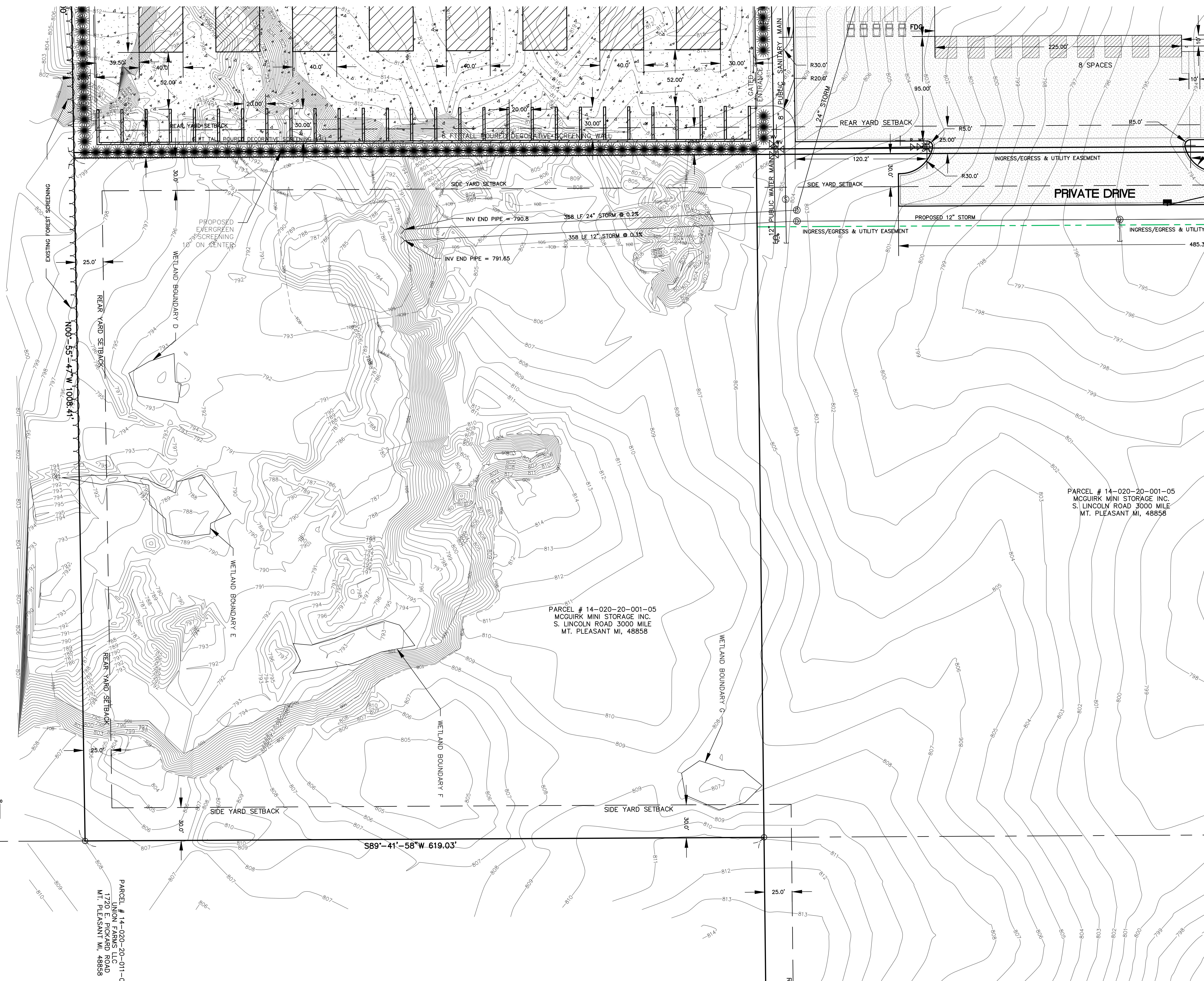
CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY 60 SCALE
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

JOB NUMBER: 1808-082	SUBMITTALS: SUBMITTAL TO UNION TWP. 4-2-18	REVISIONS:
DRAWN BY: WRE	DESIGNED BY: N/A	CHECKED BY: TELB
SCALE 1" = 60'	SHEET NUMBER 2 of 6	

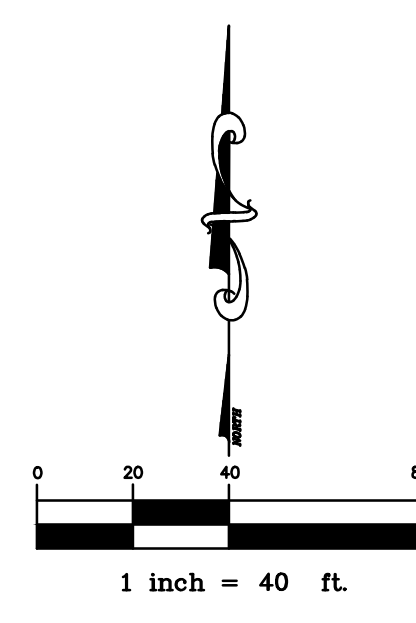
PARCEL # 14-020-20-011-04
 PETERS EDWARD T
 4240 E. MILLBROOK ROAD
 MT. PLEASANT MI, 48858




PARCEL # 14-020-20-001-05
 MCGUIRK MINI STORAGE INC.
 S. LINCOLN ROAD 3000 MILE
 MT. PLEASANT MI, 48858

PARCEL # 14-020-20-001-05
 MCGUIRK MINI STORAGE INC.
 S. LINCOLN ROAD 3000 MILE
 MT. PLEASANT MI, 48858

PARCEL # 14-020-20-011-C
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858

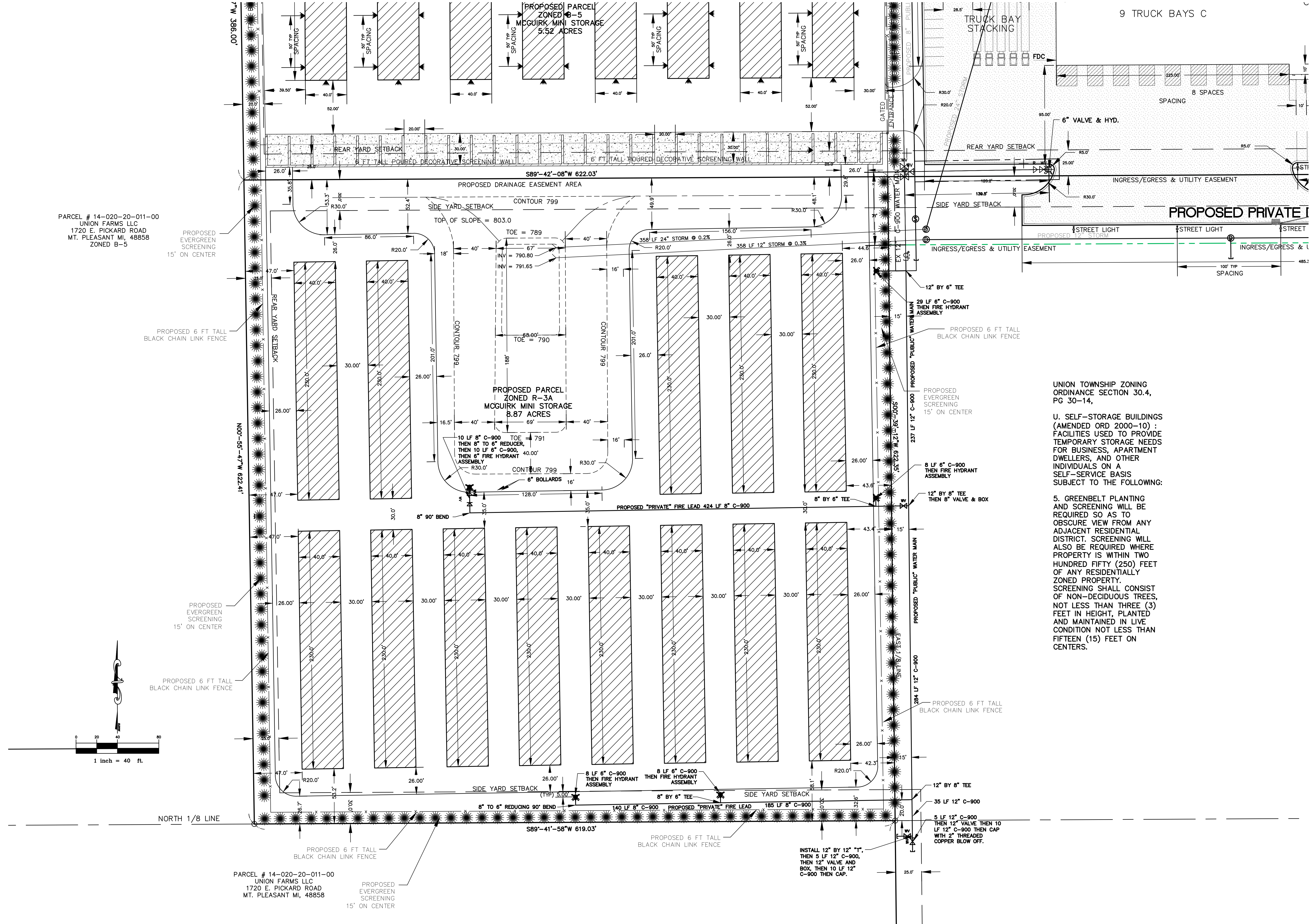


CMS & D
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 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY 40 SACLE
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 40'
SHEET NUMBER	3 of 6
JOB NUMBER:	1808-082
DRAWN BY:	WRE
DESIGNED BY:	N/A
CHECKED BY:	TELB
REVISIONS:	
SUBMITTALS:	SUBMITTAL TO UNION TWP. 4-2-18



PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858
 ZONED B-5

PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858

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:

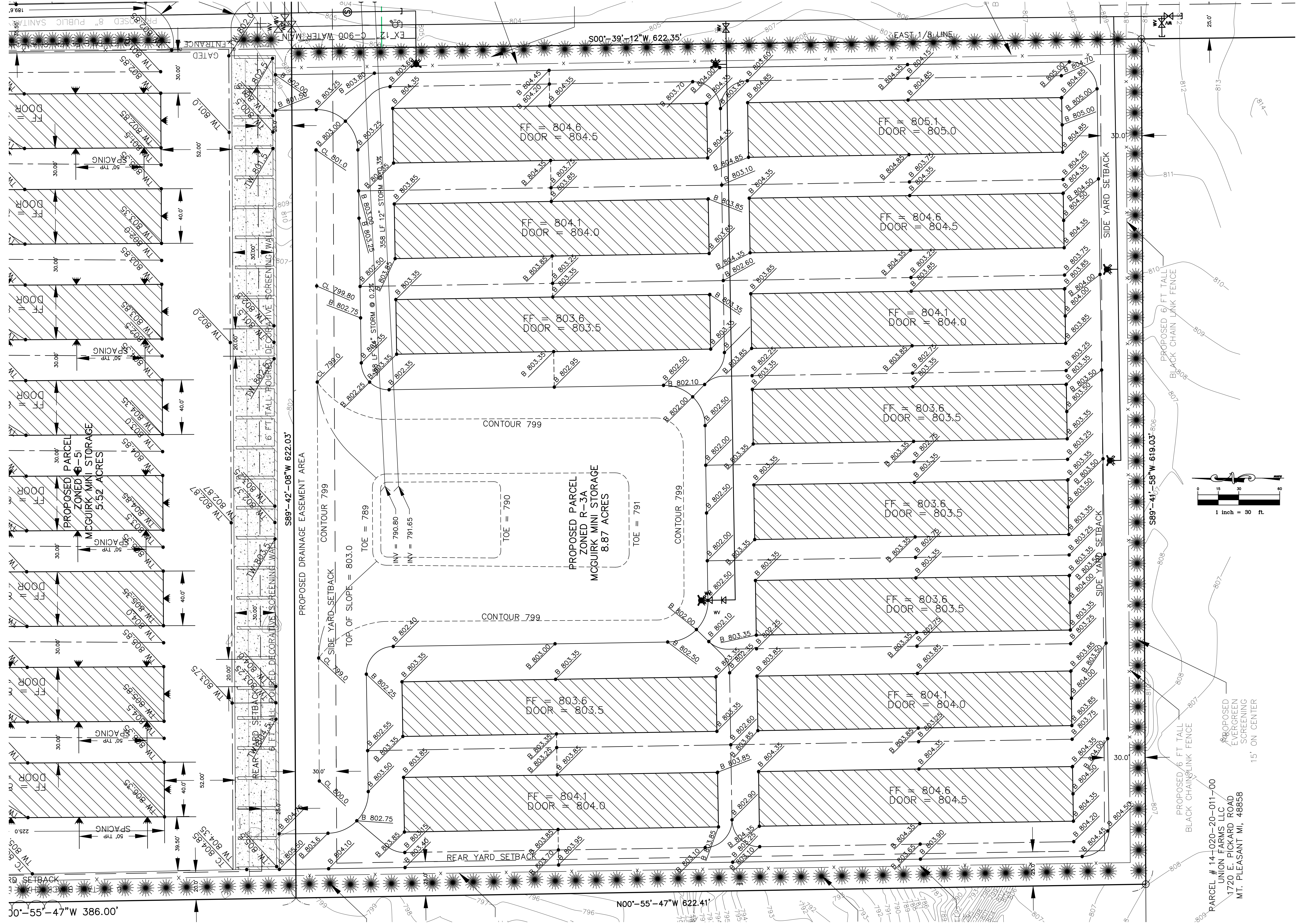
5. GREENBELT PLANTING
 AND SCREENING WILL BE
 REQUIRED SO AS TO
 OBSCURE VIEW FROM ANY
 ADJACENT RESIDENTIAL
 DISTRICT. SCREENING WILL
 ALSO BE REQUIRED WHERE
 PROPERTY IS WITHIN TWO
 HUNDRED FIFTY (250) FEET
 OF ANY RESIDENTIALLY
 ZONED PROPERTY.
 SCREENING SHALL CONSIST
 OF NON-DECIDUOUS TREES,
 NOT 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
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



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

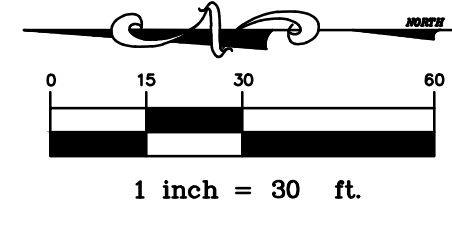
REVISIONS:	
SUBMITTALS:	SUBMITTAL TO UNION TWP. 4-2-18
JOB NUMBER:	1808-082
DRAWN BY:	WRE
DESIGNED BY:	XXX
CHECKED BY:	TEL
SCALE	1" = 40'
SHEET NUMBER	4 OF 6



CMS & D
 SURVEYING / ENGINEERING
 9257 E. BROOKFIELD RD.
 MT. PLEASANT, MICHIGAN, 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



GRADING & DRAINAGE PLAN
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



SCALE	1" = 30'
SHEET NUMBER	5 of 6
JOB NUMBER:	1808-082
DRAWN BY:	WRE
DESIGNED BY:	XXX
CHECKED BY:	TEL
REVISIONS:	
SUBMITTALS:	SUBMITTAL TO UNION TWP. 4-2-18

PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858



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

TO: Planning Commission
FROM: Township Planner

New Business

SUBJECT: D) SUP 2019-03 Mitchell's Deli/McGuirk Mini Storage filling station.

Applicant: Mitchells Deli/McGuirk Mini Storage

Owner: McGuirk Mini Storage

Location: PID14-020-20-001-01 1982 E. Remus Rd. MT PLEASANT, MI 48858

Current Zoning: B-5 (Highway Business District)

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

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

Current Use: Mitchells Deli

Reason for Request: Filling station for the sale of gasoline, oil, minor accessories and other incidental service.

History: Mitchell's deli plans to construct a new building for the operation of the deli and filling station. The deli is a use by right and the filling station is a special use in the B-5 District.

Objective of board: Within a reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Approving or denying the special use application shall be in accord with the criteria for approval stated in Section 30.3 and such other standards contained in this Ordinance that relate to the special uses under consideration.

Recommendation from Township Planner

The special use will require a site plan reviewed and approved by the Township Planning Commission. I would recommend approval of SUP 2019-03.

Peter Gallinat
Township Planner

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 Special Use request for Filling Station
- 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 Special Use request for Filling Station

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 AND R3A



Fees 350.00 Signature of Applicant _____

Date 4/30/19



SPECIAL USE REQUEST FOR FILLING STATION

LEGAL DESCRIPTION OF THE PROPOSED B-5 DEVELOPMENT PARCEL:

LEGAL DESCRIPTION FOR PROPOSED SPECIAL USE:

(See site plan)

Summary of Request

Filling Stations are a Special Use within the B-5 District. The proposed Special Use area is 3.33 acres at the southwest corner of Lincoln and Remus and is zoned B-5. The proposed Special Use is consistent with the existing uses in this location and this zoning district. In fact, there currently is a filling station at the northeast corner of Lincoln and Remus across the intersection from this proposed use, which also is zoned B-5. This use will be a 7000 sq. ft. filling station, convenience store, and deli/eatery operated by Mitchell's Deli. Mitchell's will continue to operate in the existing building while the new building is being constructed. Once occupancy is approved for the new building Mitchell's will move into the new building. The old building will then be demolished. This will allow Mitchell's to continue to operate with the least amount of disruption. The proposed Special Use area is at the southwest corner of Lincoln and Remus. The proposed use will occupy approximately 3.33 acres of 9.54 acre parcel. The project will utilize the existing curb cuts.

Please consider the following:

The following standards are to be utilized in evaluating if the SUP 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 southwest corner of Lincoln and Remus Road (M-20) in a commercial area. The layout of the filling station allows for easy and safe maneuverability within the development and out to Lincoln and Remus. It will also be consistent in design and quality as the existing developments directly to the west. The existing permitted uses of the deli and market are currently in operation. The property surrounding this 3.33-acre area is all zoned B-5. 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 B-5 zoned property. Commercial business employees and customers and residential uses in the nearby community are the property uses most likely to need this type of use. The proposed filling station, convenience store, and deli/eatery use in a convenient location.

- 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 filling stations.
- 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 this type of filling station, convenience store, and deli/eatery and this places that use in a convenient location.
 2. The property is identified in the Master Plan as one of the corridors for commercial/light industrial growth and this use fulfills that plan. See Exhibit A.
 3. 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). It should be noted that there is another filling station at the northeast corner of Remus and Lincoln. That parcel is also zoned B-5.

3. The special use shall not interfere with the general enjoyment of adjacent property.

- The adjacent properties are zoned B-5.
- Enjoyment of adjacent property will not be affected for the following reasons:
 1. Applicant owns the property on two 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 developed in a tasteful manner and will provided desired services to the community.
 4. The project will not require any new curb cuts.

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:

1. Will utilize the existing curb cuts.
 2. Will utilize all necessary regulatory precautions to handle fuel services.
 3. Will acquire all necessary regulatory permitting to operate a its fuel services in a safe manner.
 4. Will utilize all applicable industry standards and zoning standards for traffic flow, noise, smoke, odor, fumes or glare.
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. These 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.
 - 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 storm sewer 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 landscaping proposed for the project.
 - All adjacent property is zoned B-5 and is bordered by M-20 to the north, and Lincoln to the East.
 - Property to west and south is 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 filling station, convenience store, and deli/eatery, if approved will be constructed in compliance with the approved plans in one phase. The township has the ability to withhold

final occupancy through construction permitting and other mechanisms should this not occur. Thus, no bond should be required.

- All adjacent property is zoned B-5 and is bordered by M-20 to the north, and Remus to the East.
- Property to west and south is owned by the Applicant.

8. That such use will be an asset to the Township.

- The proposed filling station, convenience store, and deli/eatery 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 and is consistent in appearance and quality to the existing uses. This is a desired use for this community, based on the current demand, including the existing deli/eatery.
- This use will be an outstanding asset because:
 1. The project fulfills a public need for well-managed, aesthetically pleasing filling station, convenience store, and deli/eatery.
 2. The demand for such uses will only continue to grow as the surrounding uses and those contemplated for the area continue to expand. This use will address 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 FILLING STATION

I. Filling Stations for the Sale of Gasoline, Oil, Minor Accessories, and Other Incidental Service, Provided:

1. They are only located in AG, B-4, B-5, B-6, or B-7 Districts.

- Clearly this use is contemplated for the B-5 District in which it sits.

2. The curb cuts for access to a filling station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential Districts.

The project will use existing curb cuts.

3. The minimum lot area shall be fifteen thousand (15,000) square feet and so arranged that ample space is available for motor vehicles that are required to wait. Filling stations that are intended solely for the sale of gasoline, oil, and minor accessories; having no facilities for repair or servicing of automobiles (including lubricating facilities); may be permitted on lots meeting the minimum lot area requirements of the District they are located in.

The proposed use is on a 3.33-acre parcel of land and meets the additional site plan requirement.

4. No principal or accessory building shall be closer than fifty (50) feet from any abutting residentially zoned boundary line or in any event within one hundred (100) feet of any existing residential dwellings located on abutting property.

This criterion is also met, see site plan.

5. Driveways and parking areas as specified in Section 30.4.B.2U.

This criterion is also met, see site plan.

6. All lighting shall be shielded from adjacent Districts.

This criterion will also be met, (see site plan).

10.2 NUMBER OF OFF-STREET PARKING SPACES REQUIRED

15. Filling Stations: One (1) per employee plus two (2) per service stall

- The proposed use includes 40 parking spaces, plus 4 handicap spaces, exceeding this requirement.

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 criterion 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 criterion 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 criterion 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 criterion 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 criterion is satisfied.

Exhibit A

Compliance with the Master Plan

Plan Goals and Objectives

The proposed expansion of the filling station facility meets the goals and plan guidelines of the Charter Township of Union's Master Plan. Specifically, it 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 use 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 use will utilize the current access management plan developed for the southwest corner of the Lincoln and Remus intersection.

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 use and zoning is commercial in nature and the proposed use 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 use is in an area contiguous to that development that is identified in the Master Plan for future use as Commercial/Light Industrial. This expansion will fulfill the master plan and encourage future compatible development and together will help foster more employment opportunities within the current and expected future infrastructure.

Future Land use Guidelines

The proposed use also fulfills 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 these factors:

- Existing land use - Wholesale changes to the existing land use pattern will be avoided by this proposal. 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 mixed commercial uses in the adjacent B-5 zoning district. The expansion will utilize the same zoning district and will add to the mix of commercial uses.

- 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 that are currently provided for. The proposed use 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 use does exactly that.

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: KIM SMITH

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:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	05/07/19
morningstarpublishing.com	05/07/19



Sworn to the subscribed before me this 8th May 2019
Tina M. Crown
Notary Public, State of Michigan
Acting in Oakland County

UNION TOWNSHIP PUBLIC HEARING NOTICE
-Special Use Permit

NOTICE is hereby given that a Public Hearing will be held on Tuesday, May 21, 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 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 Mitchells Oil/McGuirk Mini Storage A filling station for the sale of gasoline, oil, minor accessories and other incidental service.

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

These properties located at: 1982, E. Remus Rd. MOUNT PLEASANT, MI 48858
PID 14-020-20-001-01

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

Published: May 7, 2019

Advertisement Information

Client Id: 531226 Ad Id: 1800375 PO: Sales Person: 200301

UNION TOWNSHIP PUBLIC HEARING NOTICE –Special Use Permit

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Requested by **Mitchells Deli/McGuirk Mini Storage** A filling station for the sale of gasoline, oil, minor accessories and other incidental service.

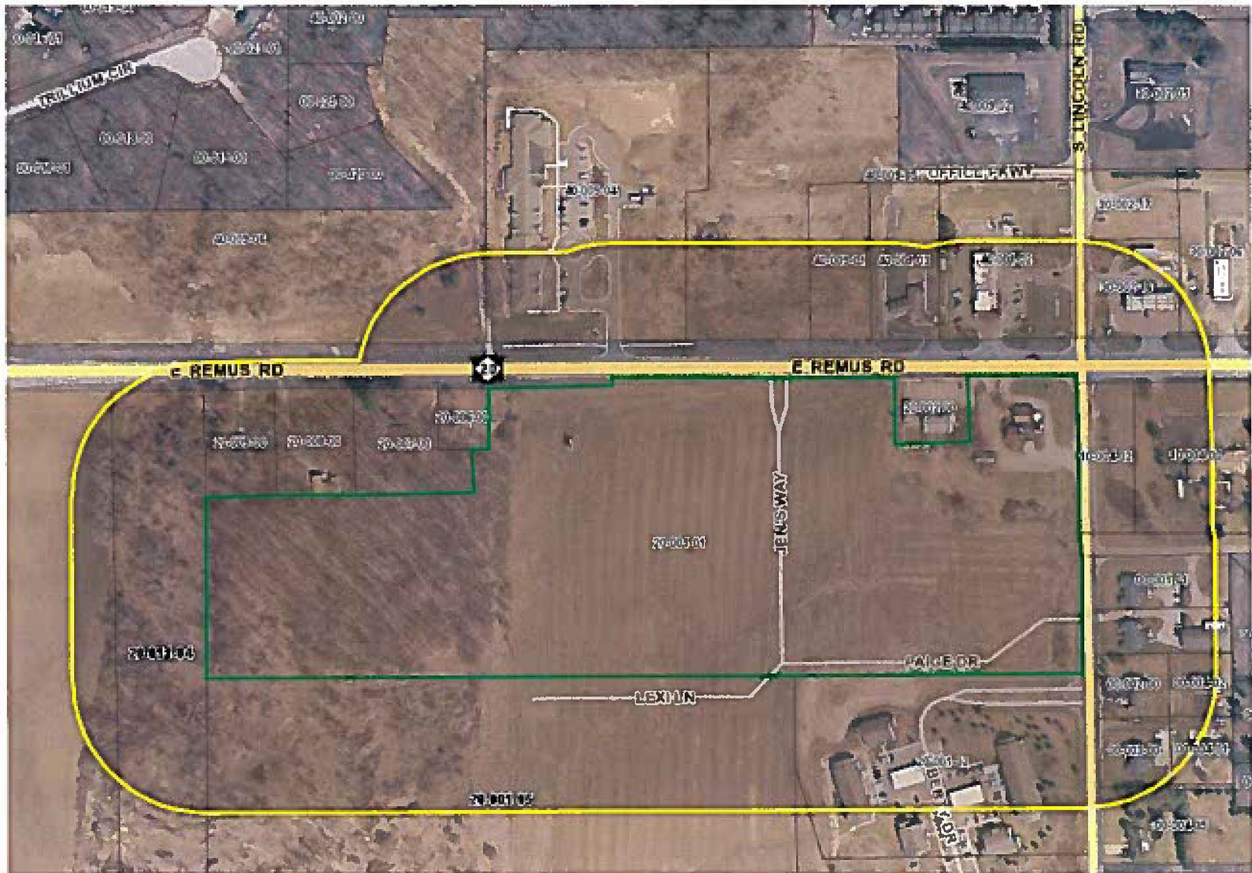
Legal Description of properties: T14N R4W, SEC 20; COMM AT THE NE CORNER OF SECTION 20; S 89D37M58S W ALG N SEC LN 242 FT; TH S 1D0M7S E 178 FT; TH S 89D37M58S W 165 FT; TH N 1D0M7S W 178 FT TO N SEC LN; TH S 89D37M58S W 914 FT; TH S 1D0M7S E 182 FT; TH S 89D37M58S W 34 FT; TH S 1D0M7S E 132 FT; TH S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

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Peter Gallinat,
Township Planner



Subject Parcel is highlight in GREEN located at 1982 E. Remus Rd. B-5 (Highway Business District)
Application is for a filling station to be in the North East corner of the parcel where existing Mitchells Deli is located. YELLOW line represents a 300-foot buffer around the subject property. Owners within the 300ft buffer are sent notice of the public hearing.

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

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

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

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

FIRSTBANK
102 S MAIN ST
MT. PLEASANT, MI 48858

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

MAAS MT PLEASANT LLC
1845 BIRMINGHAM SE
LOWELL, MI 49331

MAAS DEVELOPMENT II LLC
2445 S LINCOLN RD
MT PLEASANT, MI 48858

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

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

FIGG RICHARD & BETTY
3860 ST ANDREWS DR
MT PLEASANT, MI 48858

FIGG RICHARD & BETTY
1239 E BROOMFIELD RD
MOUNT PLEASANT, MI 48858

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

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

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

EDC INVESTMENTS LLC
PO BOX 653
MOUNT PLEASANT, MI 48804-0653

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

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

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

PETERS EDWARD T
4240 E MILLBROOK RD
MT PLEASANT, MI 48858

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

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

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

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

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

SWINDLEHURST RICHARD
700 N ISABELLA RD
MT PLEASANT, MI 48858

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

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

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

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

PROPOSED SPECIAL USE REQUEST FOR PROPOSED GAS-CONVENIENCE-DELI & EATERY

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%

- 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-3A ZONE	
MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	30 FT
MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT (F)
MINIMUM LOT AREA (TWO FAM.)	(G)
MINIMUM LOT AREA (SING. FAM.)	(G)
MINIMUM FLOOR AREA (SING. FAM.)	500 SQ. FT.

- B. MINIMUM FLOOR AREA EXCLUDES PORCHES, GARAGES, BASEMENTS, OR UTILITY AREAS. FOR EACH ADDITIONAL BEDROOM ADD ONE HUNDRED (100) SQUARE FEET.
- F. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, EXCEPT APARTMENTS MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF SEVENTY (70) FEET; PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE (1) FOOT FOR EACH IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- G. MULTI-FAMILY

REQUIRED GROUND PER UNIT, NO. UNITS	R-3A
MINIMUM FRONT YARD SETBACK	4,000 SQ FT
MINIMUM SIDE YARD SETBACK	3,600 SQ FT
MINIMUM REAR YARD SETBACK	3,200 SQ FT
MAXIMUM BUILDING HEIGHT	2,900 SQ FT

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.

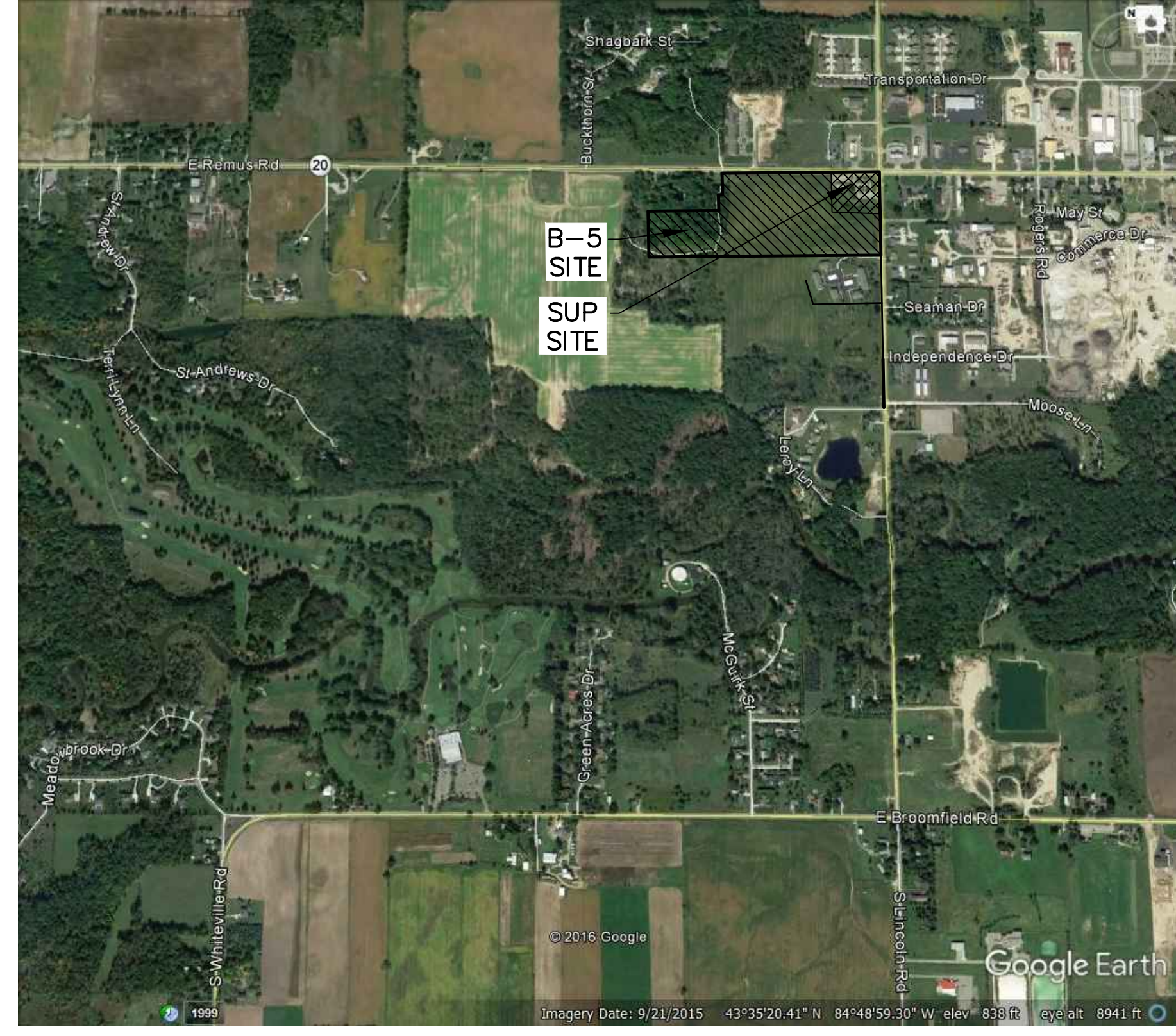
UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY 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		HATCH PATTERNS	
—ELEC—	BURIED ELECTRICAL CABLE	▨	ASPHALT - EXISTING
—PHONE—	BURIED TELEPHONE CABLE	▨	ASPHALT - PROPOSED
—DITCH-CL—	CENTERLINE OF DITCH	▨	CONCRETE
—FM—	FORCE MAIN	▨	GRAVEL
—GAS—	GAS MAIN	▨	LANDSCAPING
—RD-CL—	ROAD CENTERLINE	▨	RIP-RAP
—8" SAN—	SANITARY SEWER		
—12" SS—	STORM SEWER		
—EX-TOS—	TOE OF SLOPE		
—EX-TOP—	TOP OF BANK		
—OHE—	UTILITIES - OVERHEAD		
—UTL—	UTILITIES - UNDERGROUND		
—12" WM—	WATER MAIN		



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

PROPOSED B-5 SPECIAL USE PARCEL DESCRIPTION:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 374.87 FEET; THENCE S.00°-30'-00"E., 387.76 FEET; THENCE N.88°-55'-18"E., 377.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE N.00°-55'-57"W., ON AND ALONG SAID EAST SECTION LINE, 382.63 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES MORE OR LESS AND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

SHEET INDEX	
1	COVER SHEET
2	BOUNDARY - EASEMENT SHEET
3	TOPOGRAPHY SURVEY SHEET
4	OVERALL SITE LAYOUT PLAN
5	HORIZONTAL LAYOUT 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:	MITCHELL'S DELI 1982 EAST REMUS ROAD MT. PLEASANT, MICHIGAN 48858 PHONE 989-317-8388
OWNER:	MCGUIRK MINI-STORAGE, INC. 3046 JENS WAY MT. PLEASANT, MICHIGAN 48858 CONTACT: CHUCK MCGUIRK PHONE: (989) 772-9290
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 STUDDT kimberly.studdt@cmsenergy.com	CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com
FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com	DRAIN COMMISSIONERS 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 MCKERISIE mckersiem@dteenergy.com	ISABELLA COUNTY ROAD COMMISSION 1221 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaffney@isabellaroads.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	

CMS & D
SURVEYING/ENGINEERING
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

COVER SHEET

MITCHELL'S & MCGUIRK MINI STORAGE, INC.
PART OF THE NORTHEAST 1/4,
SECTION 20, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:		
NO. 1	DATE	DESCRIPTION

SUBMITTALS:	SUBMITTAL TO TWP PLANNING COM. 4-30-19	
NO. 1	DATE	DESCRIPTION

JOB NUMBER:	1902-014	DRAWN BY:	WRE/TELB	DESIGNED BY:	TELB	CHECKED BY:	TELB
SCALE:	N/A	SHEET NUMBER:	1	OF	5		



EXISTING STRUCTURE TABLE	
DI-STM #1	RM = 784.71 FLOWLINE N-S 787.28 60° RCP INV. E. 781.90 12" RCP INV. N. 781.93 30" RCP
DI-STM #2	RM = 777.59 FLOWLINE N-S 787.59 60° RCP INV. E. 771.89 12" RCP INV. N. 771.89 12" RCP
DI-OB #1	RM 785.42 INV. E. 785.23 18" RCP INV. W. 785.15 18" RCP INV. NW. 786.25 6" N-12
DI-OB #2	RM 787.26 INV. N. 781.26 24" RCP INV. S. 780.51 30" RCP INV. W. 781.91 18" RCP
DI-OB #3	RM 785.41 FLOWLINE N-S 788.91 60° RCP INV. E. 779.76 12" RCP INV. N. 778.71 30" RCP
DI-OB #4	RM 785.78 INV. ESE. 781.28 24" RCP INV. W. 781.08 12" RCP
DI-OB #5	RM 785.82 INV. SE. 781.33 24" RCP INV. WNW. 781.27 24" RCP
DI-OB #6	RM 782.35 INV. E. 775.50 12" RCP
DI-OB #7	RM 782.51 INV. W. 779.11 12" RCP
DI-CB #8	RM 774.73 INV. E. 768.28 18" RCP INV. W. 768.15 15" RCP
DI-CB #9	RM 782.06 FLOWLINE E-W 769.71 36" RCP

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

SCHEDULE B - SECTION 2 EASEMENTS, TITLE COMMITMENT
17-11498(A) & 17-11800(A) & 434271(A)

- 13(a) EASEMENT AS SET FORTH IN LIBER 1298, PAGE 924, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 13(b) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 341, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 13(c) RIGHT OF WAY FOR CONSUMERS POWER COMPANY OVER PART OF CAPTIONED LAND DATED MAY 2, 1948 AND RECORDED DECEMBER 21, 1949 IN LIBER 238, PAGE 636. AS SHOWN ON SURVEY.
- 14(a) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 314, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 14(b) EASEMENT FOR TIGHT-OF-WAY AS SET FORTH IN LIBER 1012, PAGE 441, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 14(c) EASEMENT GRANTED TO THE STATE OF MICHIGAN OVER PART OF CAPTIONED LAND DATED AUGUST 9, 1944 AND RECORDED AUGUST 29, 1944 IN LIBER 285, PAGE 372. AS SHOWN ON SURVEY.
- 18(a) RECIPROCAL USE AGREEMENT AS SET FORTH IN LIBER 912, PAGE 870 ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 18(b) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 387, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 18(c) EASEMENT AS SET FORTH IN LIBER 912, PAGE 885, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY. EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 670, PAGE 853, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 254, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 853 AND LIBER 862, PAGE 254, NOT SHOWN ON SURVEY.
- 17(d) CONSERVATION EASEMENT AS SET FORTH IN LIBER 911, PAGE 558, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 17(b) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 285, PAGE 372. AS SHOWN ON SURVEY.
- 18(d) EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN LIBER 909, PAGE 332, ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY.
- 18(A) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 387, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 20(a) EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 853, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 254, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 853 AND LIBER 862, PAGE 254, NOT SHOWN ON SURVEY.
- 21(a) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 285, PAGE 372. AS SHOWN ON SURVEY.

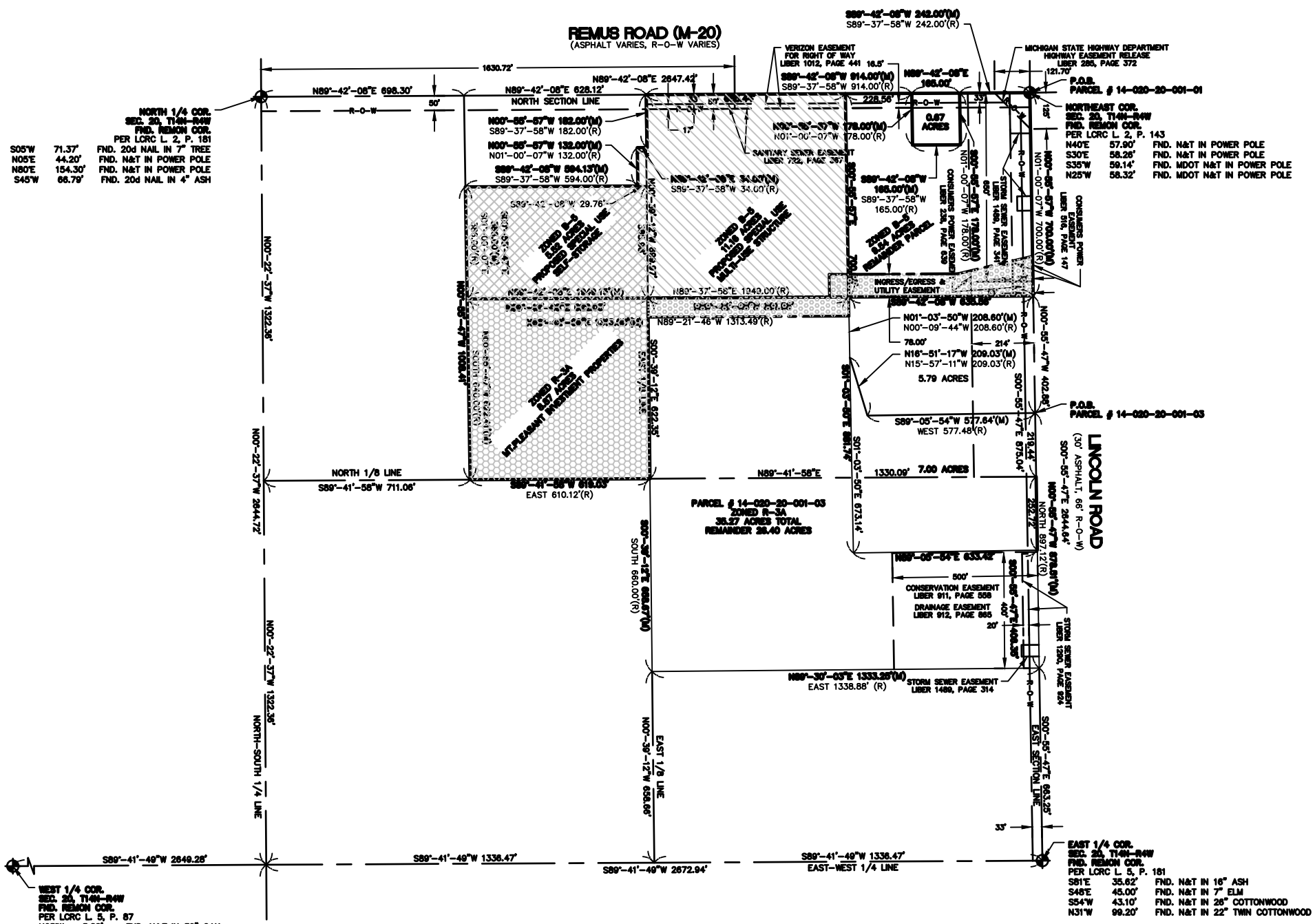
REVISIONS:

4-30-19

SUBMITTALS:
SUBMITTAL TO TWP PLANNING COM.

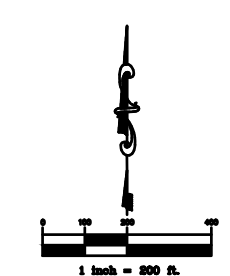
JOB NUMBER: 1902-014
DRAWN BY: WRE/TJLB
DESIGNED BY: NA
CHECKED BY: TELB

SCALE: 1" = 200'
SHEET NUMBER: 2 of 5



NORTH 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LORC L. 2, P. 181
S05W 71.37' FND. 20d NAIL IN 7" TREE
N05E 44.20' FND. N&T IN POWER POLE
N80E 154.30' FND. N&T IN POWER POLE
S45W 66.79' FND. 20d NAIL IN 4" ASH

WEST 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LORC L. 5, P. 87
N05W 5.85' FND. N&T IN 30" OAK
N75E 31.40' FND. N&T IN 10" MAPLE
N80W 28.79' FND. N&T IN 8" OAK
S25W 25.05' FND. N&T IN DEAD 12" OAK

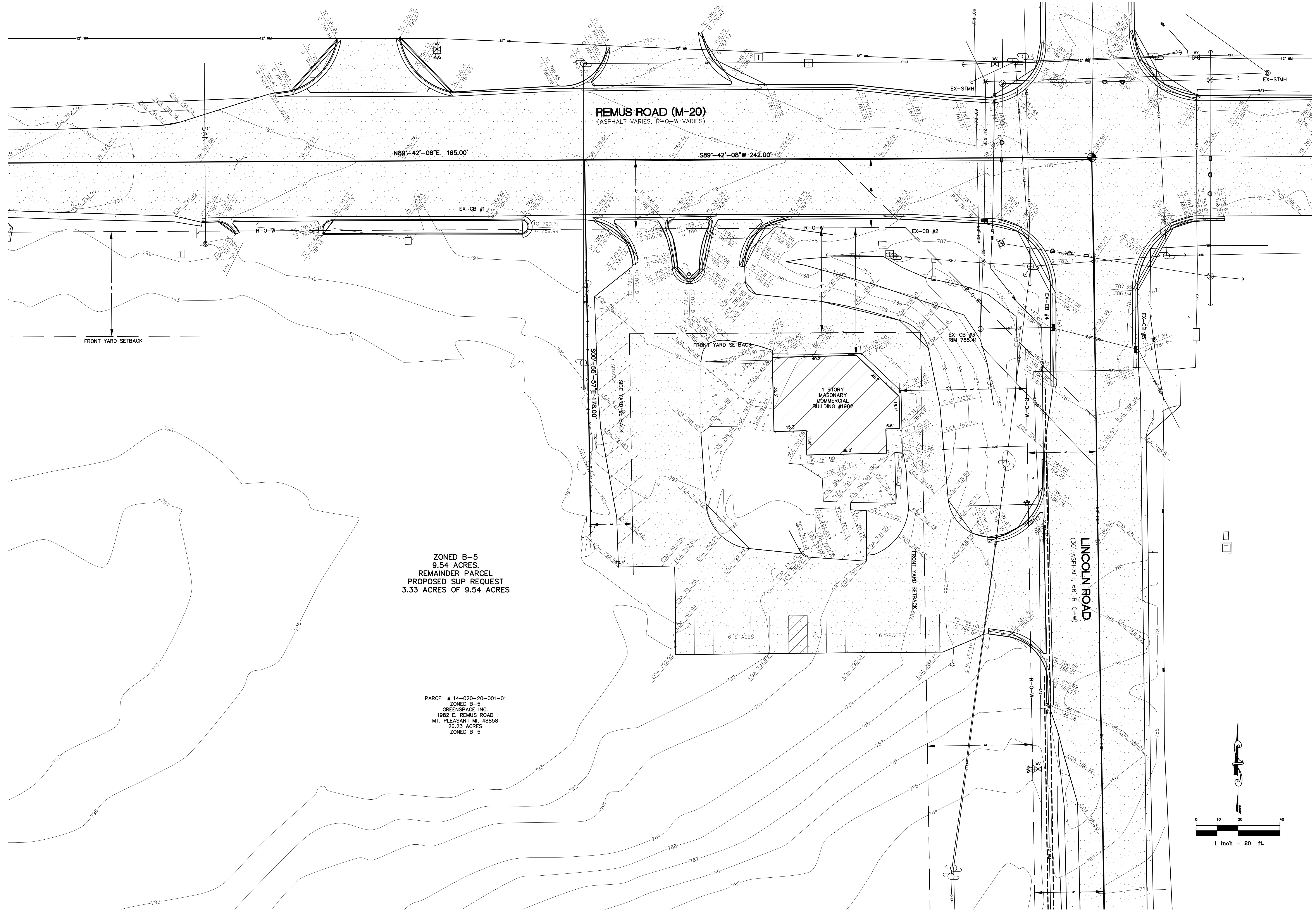


SOUTH 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LORC L. 3, P. 249
N29E 34.58' FND. PK IN POWER POLE
N89E 141.47' FND. CONC. MONUMENT
S20E 52.75' FND. PK IN POWER POLE
S70W 147.56' FND. N&T IN POWER POLE
N05W 30.91' S. FACE S. END POST OF CHAIN LINK FENCE

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11800)
TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.
PART OF THE NORTH 700.00 FEET OF THE EAST 1948.00 FEET OF SECTION 20, T.14 N.-R.4 W., DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ALONG THE NORTH SECTION LINE, 242.00 FEET; THENCE S.01°-00'-07"E, PARALLEL TO THE EAST SECTION LINE, 178.00 FEET; THENCE S.89°-37'-58"W, 185.00 FEET; THENCE N.01°-00'-07"W, 178.00 FEET TO THE NORTH SECTION LINE; THENCE S.89°-37'-58"W, ALONG SAID NORTH SECTION LINE, 914.00 FEET; THENCE S.01°-00'-07"E, 182.00 FEET; THENCE S.89°-37'-58"W, 34.00 FEET; THENCE S.01°-00'-07"E, 132.00 FEET; THENCE S.89°-37'-58"W, 594.00 FEET; THENCE S.01°-00'-07"E, 386.00 FEET; THENCE N.89°-37'-58"E, 1948.00 FEET TO THE EAST SECTION LINE; THENCE N.01°-00'-07"W, ALONG SAID EAST SECTION LINE, 700.00 FEET BACK TO THE PLACE OF BEGINNING.

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11498)
TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.
COMMENCING 1102.88 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 20, T.14 N.-R.4 W., THENCE WEST 577.48 FEET; THENCE N.15°-57'-11"W, 209.03 FEET; THENCE N.00°-09'-44"W, 208.60 FEET; THENCE N.89°-21'-48"W, 1313.48 FEET; THENCE SOUTH, 640.00 FEET; THENCE EAST, 610.12 FEET; THENCE SOUTH, 660.00 FEET; THENCE EAST, 1338.88 FEET; THENCE NORTH, 897.12 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 434271)
THE WEST 185.00 FEET OF THE EAST 407 FEET OF THE NORTH 178 FEET OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.01°-00'-07"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET; THENCE S.89°-37'-58"W, PARALLEL WITH SAID NORTH SECTION LINE, 185.00 FEET; THENCE N.01°-00'-07"W, PARALLEL WITH SAID EAST SECTION LINE, 165.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.674 ACRES OF LAND.



REMUS ROAD (M-20)
(ASPHALT VARIES, R-O-W VARIES)

LINCOLN ROAD
(30' ASPHALT, 66' R-O-W)

1 STORY
MASONRY
COMMERCIAL
BUILDING #1982

ZONED B-5
9.54 ACRES.
REMAINDER PARCEL
PROPOSED SUP REQUEST
3.33 ACRES OF 9.54 ACRES

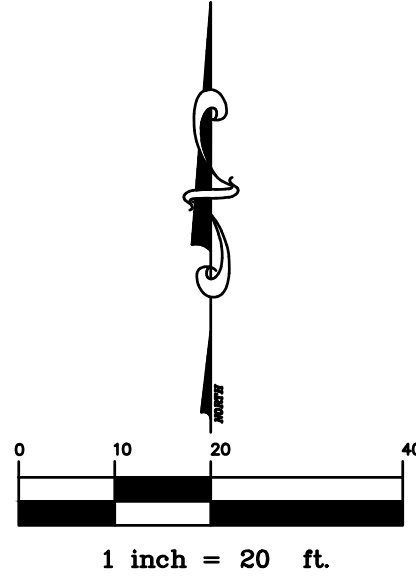
PARCEL # 14-020-20-001-01
ZONED B-5
GREENSPACE INC.
1982 E. REMUS ROAD
MT. PLEASANT MI, 48858
26.23 ACRES
ZONED B-5

FRONT YARD SETBACK

FRONT YARD SETBACK

FRONT YARD SETBACK

FRONT YARD SETBACK



CMS & D
SURVEYING / ENGINEERING
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



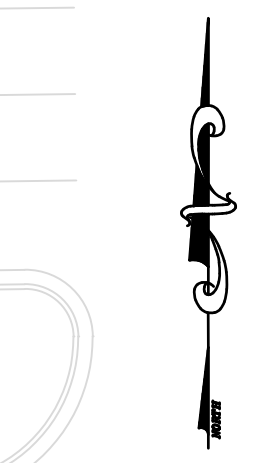
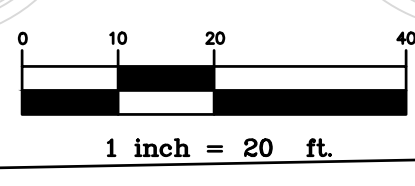
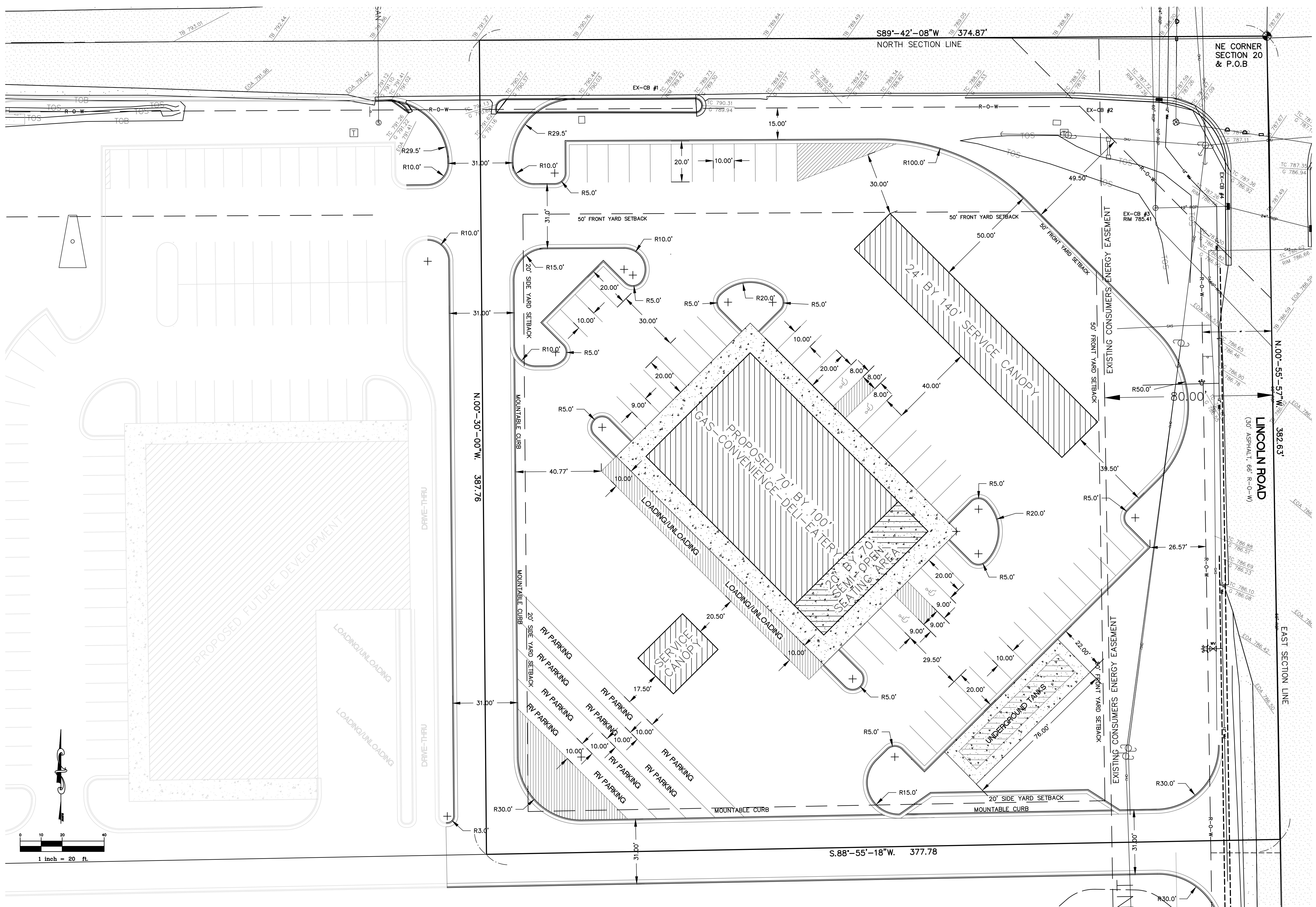
EXISTING TOPOGRAPHIC SURVEY
MITCHELL'S & MCGUIRK MINI-STORAGE, INC.
PART OF THE NORTHEAST 1/4, R4W
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO TWP PLANNING COM. 4-30-19

JOB NUMBER:
1902-014
DRAWN BY:
WRE/TELB
DESIGNED BY:
NA
CHECKED BY:
TELB

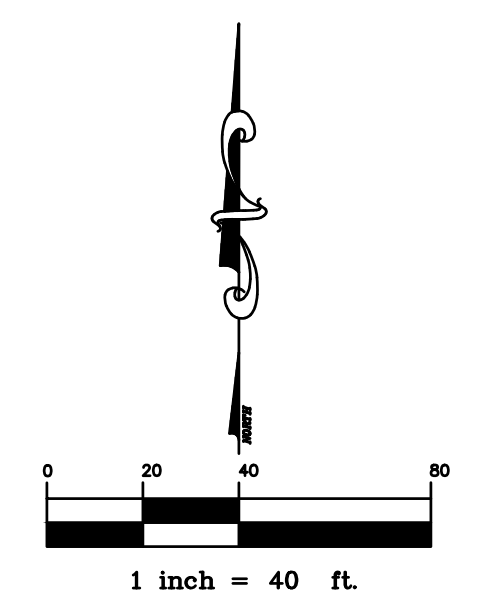
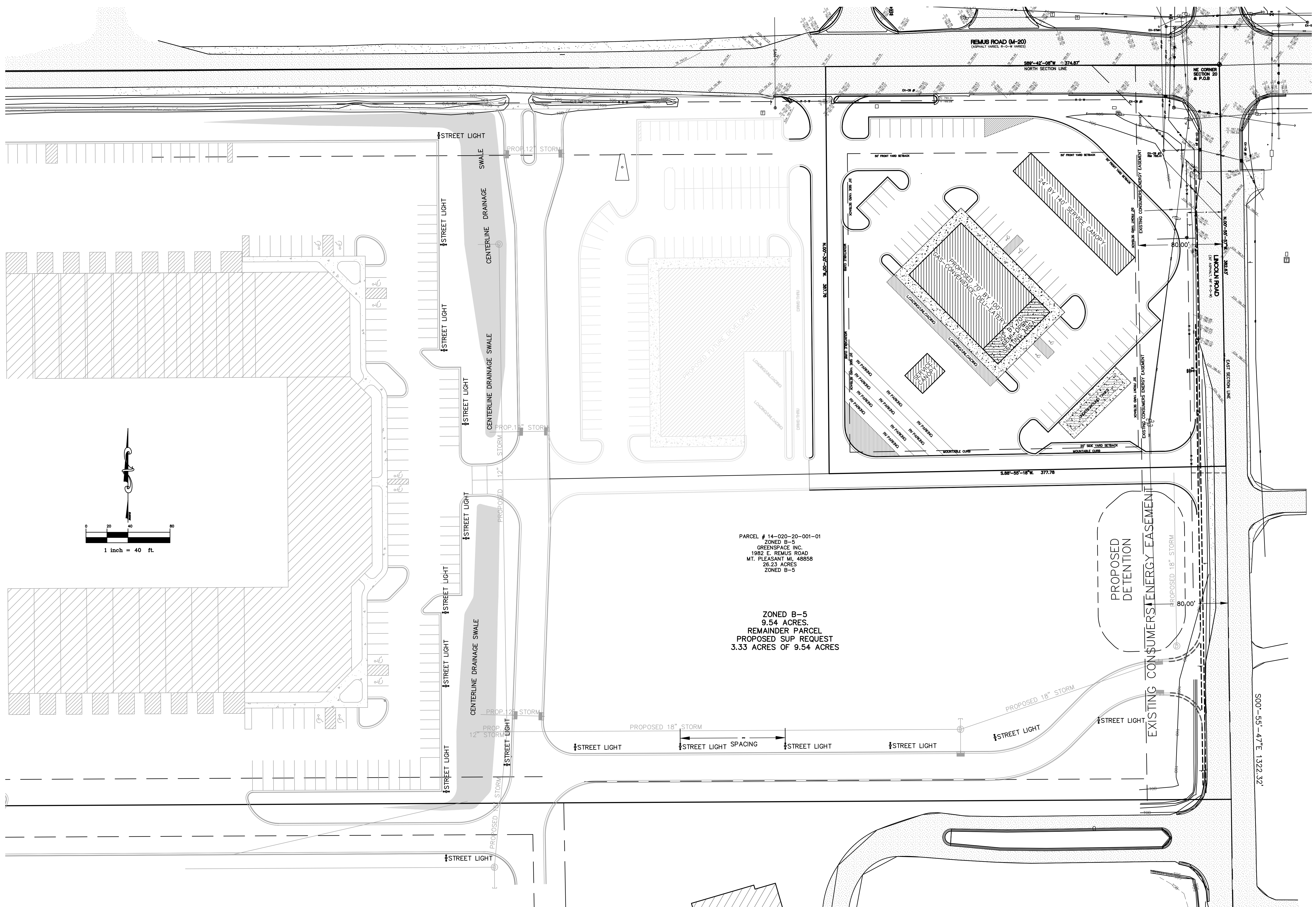
SCALE
1" = 20'
SHEET NUMBER
3 OF 5



REVISIONS:

SUBMITTALS:

SCALE	1" = 20'
JOB NUMBER:	1902-014
DRAWN BY:	WRE/TELB
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER	5 OF 5



PARCEL # 14-020-20-001-01
 ZONED B-5
 GREENSPACE INC.
 1982 E. REMUS ROAD
 MT. PLEASANT MI. 48858
 28.23 ACRES
 ZONED B-5

ZONED B-5
 9.54 ACRES.
 REMAINDER PARCEL
 PROPOSED SUP REQUEST
 3.33 ACRES OF 9.54 ACRES

CMS & D SURVEYING/ENGINEERING 2257 EAST BROOMFIELD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
OVERALL SITE LAYOUT PLAN MITCHELL'S & MCGUIRK MINI-STORAGE, INC. PART OF THE NORTHEAST 1/4 SECTION 20, T14N-R4W UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN	
SCALE 1" = 40'	JOB NUMBER: 1902-014
SHEET NUMBER 4 OF 5	SUBMITTALS: SUBMITTAL TO TWP PLANNING COM. 4-30-19
DRAWN BY: WRE/TELB	REVISIONS:
DESIGNED BY: TELB	REVISIONS:
CHECKED BY: TELB	REVISIONS: