

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on May 21, 2019 at the Township Hall.

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

Roll Call

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

Excused: LaBelle

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Webster moved **Fuller** supported the approval of the April 16, 2019 regular meeting as amended. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

Approval of Agenda

Webster moved **Buckley** supported approval of the agenda as presented. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – 7:06 p.m.

No comments were offered.

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)**

Introduction by Township Planner, applicant desires to construct accessory structure solar panels in the rear yard for onsite solar energy consumption

Public Hearing – Open 7:10 p.m.

No comments were offered.

Applicant, Ryan Smith, shared that Lone Maple Development, LLC requests an immediate text amendment to move forward with the project, needing installation by the end of 2019.

Discussion by the Planning Commission

Buckley moved **Shingles** supported to forward the proposed amendment to the County Planning Commission for review and postpone recommendation until the June 18, 2019 Planning Commission meeting. **Vote: Ayes: 7 Nays: 1. Motion carried.**

B. SUB 2019-01 Preliminary Plat Review Amended Plat of Village of Isabella City, Four Hack LLC located at River Rd.

Introduction by Township Planner.

Tim Bebee, representative of applicant, stated 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.

Buckley moved **Webster** supported to approve the preliminary plat per court order as defined on plat and forward to the Township Board of Trustees for a preliminary review and approval. **Vote: Ayes: 8 Nays: 0 Motion carried.**

*Recusal by Fuller, per section VII. Conflict of Interest of the Planning Commissions adopted By-Laws for both Items C & D.

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)

Introduction by Township Planner.

Public Hearing – Open 8:18 p.m.

No comments were offered.

Tim Bebee, CMS&D, representative of the applicant, explained the expansion of the existing approved self-storage operation

Mielke moved **Cody** supported approval of SPR 2019-05, with the condition that storm water management is obtained and approved. **Vote: Ayes: 7 Nays: 0 Motion carried.**

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)

Introduction by Township Planner.

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

Mr. Quandt stated that the applicant is requesting special use for a filling station for the sale of gasoline.

Mr. Bebee provided plans of the proposed site.

Applicants Dean and Jamie Mitchell addressed the Planning Commission stating their desire to construct a new building for the operation of the deli and filling station.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.I Special Uses Permitted – Filling Stations for the Sale of Gasoline, Oil, Minor Accessories, and other Incidental Services (1-6), as well as, referencing section 30.4.B.2 (a-d) Driveways and parking areas as specified).

Shingles moved **Cody** supported to recommend approval of SUP 2019-02 to the Board of Trustees. **Vote: Ayes: 7 Nays: 0 Motion carried.**

Other Business

Chair Squattrito suggested emailing the Commissioners of the June 4th Special Meeting request to meet with the consultant for part 2 of the zoning ordinance rewrite to confirm availability.

Extended Public Comment

No comments were offered.
No written correspondence received.

Final Board Comment

No comments were offered.

Adjournment – Chairman Squattrito adjourned the meeting at 9:06 p.m.

APPROVED BY:



Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)