

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 18, 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 **Cody** supported the approval of the May 21, 2019 regular meeting as presented.

Vote: Ayes: 8 Nays: 0. Motion carried.

Correspondence / Reports

Cody – Board of Trustee updates.

Mielke – ZBA updates.

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. SUB 2019-01 Final Plat Review Four Hacks LLC River Rd.

Mielke moved **Cody** supported to approve the final plat review and recommend approval to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motion carried.**

B. SUP 2019-04 Public and Institutional use. Isabella Conservation District as authorized by owner Steve Gramza

Introduction by Township Planner. Stated that the applicant is requesting special use for a public and institutional use for a government building, constructing a 60'x100' building on AG property.

Public Hearing – Open 7:17 p.m.

Roger Fuller, 292 S. Mission Rd- Not in favor of project

Mike Walton, 4085 E. Valley Rd. – Not in favor of project

Robert Gilpin, 4103 E. Valley Rd. – Not in favor of project

Gayle Beadle, 208 S. Mission Rd - Not in favor of project
Melissa Beadle, 208 S. Mission Rd. – Not in favor of project
Public Hearing-Closed 7:35 p.m.

Pete Lorenz representative of applicant stated reasons for request for need for special use. Crystal Beutler, Isabella County Conservation District was available to answer questions.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.Q Special Uses Permitted – Public and Institutional Uses (1-4), as well as, referencing section 30.4.B.2 (a-d) Driveways and parking areas as specified.

Fuller moved **Shingles** supported to deny SUP 2019-04, stating that the application does not comply the General Requirements for special uses section 30.3A.1,2, & 4. Also stating that the parcel is outside the growth boundary and protection of AG property is important, as stated in the Master Plan. **Vote: Ayes: 6 Nays: 2 Motion carried.**

C. 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)

Webster moved **Darin** supported to recommend adoption of the Solar Text Ordinance, correcting any grammatical or typo errors in the proposed document, to the Board of Trustees. **Vote: Ayes: 8 Nays: 0. Motion carried.**

D. SPR 2019-06 Mitchell's Deli/McGuirk Mini Storage. Deli/Convenience Store expansion and Filling Station. (Review and approve final site plan)

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

Mr. Bebee, representative of the applicant presented SPR 2019-06 noting that additional information has been requested by the Township Public Services Department and confirmed that all other outside agencies have been approved.

Cody moved **Mielke** supported to recommend approval of SPR 2019-06 with the following conditions: approval is obtained by the Township Public Services Department, a lighting plan is submitted and approved by Township Staff, and the position and enclosure of a dumpster is added to the site plan and approved by Township Staff. **Vote: Ayes: 7 Nays: 0 Motion carried.**

E. SUP 2018-03 Reconsider Special Use Bank with a Drive Thru located at 2000 Parkland Rd. Owner: Central Development Group LLC

Webster moved **Buckley** supported to revoke SUP 2018-03, per the request of the applicant. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Other Business

Township Planner will be email confirmation to the Planning Commissioners of a Special Meeting to be held on June 25th 6-8 p.m. to Discuss Sections 6-10 of the Zoning Ordinance rewrite.

Extended Public Comment

No comments were offered.

Final Board Comment

Mielke – Commented on Commissioner Buckley’s concerns from tonight’s meeting.

Squatrito – Suggested that when applying for SUP’s that applicants talk with neighbors and educate/answer questions about their project.

Adjournment – Chairman Squatrito adjourned the meeting at 9:39 p.m.

APPROVED BY:



Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)