

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

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

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

Roll Call

Present: Buckley, Darin, LaBelle, Shingles, Squatrito, and Webster

Excused: Fuller and Clerk Cody

Late: Mielke

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Shingles moved **Webster** supported the approval of the June 18, 2019 regular meeting as amended. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports

Webster – Sidewalk Prioritization and Pathway Committee meets August 5, 2019 at 7:00 p.m.

Approval of Agenda

Webster moved **Buckley** supported approval of the agenda as presented. **Vote: Ayes: 6 Nays 0. Motion carried.**

Public Comment – 7:05 p.m.

No comments were offered.

New Business

- A. SUP 2019-04 Public Hearing, Group Day Care located at 5115 S. Stirrup Ln.**
Owner: Julie Recker (Review and recommend approval/denial of special use permit to the Board of Trustees)

Introduction by Township Planner. Stated that the applicant is requesting a special use for a Group Day Care Home. A private home where from seven (7) to twelve (12) children are received for care and supervision. This number shall not include more than two (2) children younger than two (2) years old. Public Hearing Notice was read.

Public Hearing – Open 7:09 p.m.

No comments were offered.

Public Hearing-Closed 7:10 p.m.

Julie Recker, applicant, stated reasons for request and need for special use.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.J Special Uses Permitted – Group Day-Care Homes (1-2a-d).

Webster moved **Shingles** supported to recommend approval SUP 2019-04 to the Township Board of Trustees, stating that the application does comply the General Requirements for special uses section 30.3A (1-10) and section 30.4J. Compliance of obtaining a state license and submitting a site sketch to be approved by Township Staff. **Vote: Ayes: 6 Nays: 0 Motion carried.**

B. REZ 2019-04 Public Hearing, Rezone R3 to OS Medical Facility PID 14-014-20-038-01, located interior ¼ cor. Owner: Rosewood Development Co. LLC (Recommendation to Board of Trustees

Introduction by Township Planner. Stated that the applicant is requesting a rezone of the property for a new medical office facility plus new parking for existing medical office on separate parcel. The parcel is a part of approved Rosewood Development recently amended by the Township in 2016. This request is to rezone two separate portions (3.41 acres, 0.45 acres) of the parcel to OS and leave the remaining 5.39 acres zoned R-3A. Township Planner read the Public Hearing notice.

Public Hearing – Open 7:36 p.m.

Dave Brandt, Rosewood Developer and Builder – In favor of project
James Goodwell, Vice President of Rosewood Condominiums – Shared that the Rosewood Association met for a meeting on 7/15/19 and stated that the group did not oppose the project
Linda Callison, 2430 Rosewood Dr. – Concerned with increased traffic

Written Correspondence

Carol Griffin, 2406 Rosewood N – In favor of project
Ernest Lynn Wolters, 4795 E. Broadway – Concerned with increased traffic
Public Hearing-Closed 7:35 p.m.

Tim Beebe of CMS&D, 2257 E. Broomfield, represented the applicant explaining the rezone request.

8:09 p.m. – Bryan Mielke arrived.

Buckley moved **LaBelle** supported to recommend approval of REZ 2019-04 Rosewood Dr. 14-014-20-03801 to the Board of Trustees after careful consideration of lighting, traffic, screening, and the Township Master Plan the Planning Commission determined the request to be in compliance. **Vote: Ayes: 7 Nays: 0 Motion carried.**

C. SPR 2019-07 Renaissance Public School Academy expansion

Introduction by Township Planner

Tim Beebe of CMS&D 2257 E. Broomfield, representing the applicant, asked for postponement of site plan review to allow for the Township to receive approvals from the outside agencies.

Webster moved **Buckley** supported to postpone SPR 2019-07 Renaissance Public School Academy expansion. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Other Business

Extended Public Comment Open – 8:32 p.m.

No comments were offered.

Final Board Comment

Township Planner updates from the Zoning Board of Appeals.

Adjournment – Chairman Squattrito adjourned the meeting at 8:35 p.m.

APPROVED BY:



Alex Fuller - Secretary
Mike Darin - Vice Secretary

(Recorded by Jennifer Loveberry)