

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on August 20, 2019 at the Township Hall.

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

Roll Call

Present: Clerk Cody, Darin, Fuller, LaBelle, Mielke, Squattrito, and Webster

Excused: Buckley

Late: Shingles

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

LaBelle moved **Webster** supported the approval of the July 16, 2019 regular meeting as amended. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports/Presentations

Board of Trustee updated from Clerk Cody

Webster – Sidewalk Prioritization and Pathway Committee meets again on October 7, 2019 at 7:00 p.m.

Presentation by The Den on Broomfield Site

Shingles arrived 7:13 p.m.

Approval of Agenda

Webster moved **Cody** supported approval of the agenda as amended, postponing C. SPR 2019-09 Lone Maple Development LLC, 5889 Broadway from the Agenda per the applicant's request. Adding Other Business – A. Brief discussion for preparation for the Annual Joint Meeting held on August 27, 2019. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – 7:16 p.m.

No comments were offered.

New Business

A. SPR 2019-07 Renaissance Public School Academy Expansion 2797 S. Isabella Rd.

Introduction by Township Planner.

Representative of applicant, Joe Fleming, Konwinski Construction stated that Renaissance Public School Academy is proposing to construct a 9,520 sq. ft. expansion.

LaBelle moved Cody supported to recommend approval SPR 2019-07 Renaissance Public School Academy Expansion located at 2797 S. Isabella Rd., with the following conditions: site plan approval is obtained from Township Public Service Department, lighting plan is submitted and approved by Township Planner, and confirmation that the ICRC has approval is from the 8/6/19 version of the site plan. **Vote: Ayes: 8 Nays: 0 Motion carried.**

B. SUP 2019-05 Public Hearing A & K Real Estate Holdings LLC South Park Place S. Park Place, Construction of self-storage facility (Review and recommend approval/denial of special use permit to the Board of Trustees)

Introduction by Township Planner. Stated that the applicant currently has self-storage buildings located on a I-1 parcel and is proposing to construct additional self-storage buildings on a B-4 parcel to expand the business.

Public Hearing – Open 7:31 p.m.

No comments were offered.

No Written Correspondence was received.

Public Hearing-Closed 7:32 p.m.

Alan Johns, A & K Real Estate Holdings LLC, 1835 S. Nottawa Rd. Deerfield Twp., stated why the special use permit was being sought.

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).

Webster moved Shingles supported to recommend approval of SUP 2019-05 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 30.4U as this is an allowed use in the B-4 district, with the condition that a site plan is obtained and approved. **Vote: Ayes: 8 Nays: 0 Motion carried.**

C. SPR 2019-10 Mid State Electric 5966 Venture Way

Introduction by Township Planner. Stated that the applicant has requested provisional relief for sidewalks as the property is zoned I-1. All outside agencies have submitted approval except for ICRC and Township Public Services.

Aaron Liscomb, applicant, stated that he is requesting to pave the existing gravel drives and parking on the east side of the buildings, isle between buildings, and regrade and pave existing paved parking on the north.

Webster moved Darin supported to approve SPR 2019-10 Mid State Electric Venture Way located at 5966 Venture way with the following conditions: dumpster is screened per Zoning ordinance and approval is obtained and approved from both Township Public Service and ICRC. **Vote: Ayes: 8 Nays: 0. Motion carried.**

D. SPR 2019-11 Four Hacks 1425 S Mission (Review Only)

Introduction by Township Planner stating that this project still needs to go through a preliminary and final plat review before complete. Previously a petition for the abandonment of certain roads and alleys within the Village of the Isabella plat was processed in court. The court ordered plat to be amend the Village of Isabella City Plat which was approved by the Planning Commission and Board of Trustees.

Mark Garber, representative of Four Hacks, stated that a residential development of four (4) two family dwellings is being proposed, stating that this is review only asked Planning Commissioners if they had any concerns with the presented site plan. No action taken.

Other Business

Planning Commissioners discussion in preparation for the Annual Joint Meeting Presentation scheduled for August 27, 2019.

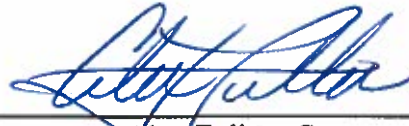
Extended Public Comment Open – 8:33 p.m.

No comments were offered.

Final Board Comment

Adjournment – Chairman Squattrito adjourned the meeting at 8:40 p.m.

APPROVED BY:



Alex Fuller - Secretary

Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)