ZONING BOARD OF APPEALS
Regular Meeting
October 2, 2019
7:00p.m.

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- September 4, 2019 Regular ZBA Meeting

5. CORRESPONDENCE / BOARD REPORTS

- Email from Steve Wieczorek to withdraw application for Variance 2019-05
- Boards and Commissions Expiration Dates

6. APPROVAL OF AGENDA

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

8. NEW BUSINESS

A. Show Cause Hearing Location: 1954 E. River Rd.

B. Discussion/Action: Consider Adopting the 2020 ZBA Scheduled Meeting Schedule

9. OTHER BUISINESS

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

# CHARTER TOWNSHIP OF UNION
## Zoning Board of Appeals
## Regular Meeting

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on September 04, 2019.

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

**Roll Call**
Hunter, Sheahan-Stahl, Warner, Theisen, were present and Mielke was excused

**Others Present**
Peter Gallinat

**Approval of Minutes**
August 7, 2019 – regular meeting minutes

**Theisen** moved **Sheahan-Stahl** supported to approve the August 7, 2019 meeting minutes. **Ayes: all. Motion carried.**

**Correspondence/Board Reports**
None offered

**Approval of Agenda**
**Hunter** moved **Sheahan-Stahl** supported to approve the agenda **Ayes: all. Motion carried.**

**Public Comment**
No comments were offered 7:02 p.m.

**NEW BUSINESS**
None

**OTHER BUSINESS**

A. **VAR-2019-05 A variance from section 8.1.F Accessory Building Height located at 767 Deer Run Mt. Pleasant, MI 48858 Owner Steve Wieczorek. (Tabled 6/5/19 ZBA meeting)**

**Theisen** moved **Sheahan-Stahl** supported to table to October ZBA meeting. **Ayes: all. Motion carried.**

**Extended Public Comment**
No comments were offered 7:03 p.m.

**Final Board Comment**
none

**Adjournment**
**The Chair adjourned the meeting at 7:04 p.m.**

**APPROVED BY:** _____

**Jake Hunter, Secretary**

*(Recorded by Peter Gallinat)*

## Peter Gallinat

**From:** steve wieczorek <stevow@msn.com>
**Sent:** Wednesday, September 25, 2019 10:53 AM
**To:** Peter Gallinat
**Subject:** Re: Variance Request Application

Peter,

I would like to withdraw my variance request at this time.

If, by chance, a partial refund of my $350 application fee is forthcoming, please forward to me at 767 S Doe Trl. !!!

Regards,

Steve

Steve Wieczorek , Licensed Builder
989-450-5289
Sent from my iPhone

On Sep 24, 2019, at 3:25 PM, Peter Gallinat <pgallinat@uniontownshipmi.com> wrote:

> Steve,
>
> I am looking for an update on your application for VAR 2019-05 Accessory Building Height.
> With your newly submitted building permit application with a new design will you still be seeking a variance for height?
>
> At this time would you like to withdraw your application for VAR 2019-05?
>
> Thank you,
>
> Peter Gallinat
> Township Planner
> Charter Twp of Union
> 2010 S. Lincoln Rd.
> Mt Pleasant, MI 48858
> 989-772-4600 x 241
> pgallinat@uniontownshipmi.com

Charter Township Of Union

# 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 | Squattrito | 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- BOT Representative | vacant seat | | 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 |

Charter Township Of Union

# 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 | Sarvijit | Chowdhary | 1/20/2022 |
| 8 | Cheryl | Hunter | 6/22/2023 |
| 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 | Kimberly | Rice | 11/20/2020 |
| 2 PC Representative | Denise | Webster | 8/15/2020 |
| 3 Township Resident | Sherrie | Teall | 8/15/2021 |
| 4 Township Resident | Jeremy | MacDonald | 10/17/2020 |
| 5 Member at large | Connie | Bills | 8/15/2021 |

Charter Township Of Union

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: Zoning Board of Appeals Meeting 09/24/2019

FROM: Township Planner

**NEW BUSINESS**

**SUBJECT: A) Show Cause Hearing 2019-01 violation of sections 6.4.B Temporary Permits located at 1954 E. River Rd. Mt. Pleasant, MI 48858 Owner: Jeffery Recker**
**Location:** 1954 Doe. E. River Rd. Mt Pleasant MI, 48858
**Current Zoning:** R-2A (One and Two Family Low Density Residential District)
**Adjacent Zoning:** R-2A
**Future Land Use/Intent:** *Residential:* After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors *(Please note that the FLU is more of a guide for rezoning request and so much for Variance request.)*
**Reason for Hearing:** Allow violator an opportunity to show cause why the provisions of the Ordinance should not be enforced.
**History:** Complaint for temporary dwelling was received by township. Notice of violation was sent to owner or property. On June 13, 2019 Owner of property applied for and was granted a temporary permit for a temporary dwelling up to 60 days for recreational purposes. Owner was sent notice of permit expiration in August of 2019. Owner was sent notice of show cause hearing in August 2019 scheduled for October 2, 2019
**Objective of board:** Review Sections 6.4 and 7.6 of the Zoning Ordinance. Allow violator to show cause why the provisions of the Ordinance should not be enforced. The ZBA may take whatever action it feels necessary and proper and within the scope of their powers to effect the regulations and intent of the regulations set down in the Zoning Ordinance.

Twp Planner
Peter Gallinat

Charter Township Of Union

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

June 11, 2019

Jeffery Recker
1954 E River Rd.
Mt Pleasant, MI 48858

**RE: Property located at 1954 E. River Rd, Mt. Pleasant, MI 48858 Parcel # 14-008-20-002-00**

To the owner(s) of the above captioned property:

As owner(s) of the referenced property, you are hereby notified that you are in possible violation of the following sections of the Zoning Ordinance:

**6.4** (Automobile or Vehicle Storage): *An individual travel trailer or motor home may be approved in all Districts as a temporary dwelling for a period up to sixty (60) days for recreational purposes only.*

The property is zoned R-2A One- and Two-Family Low-Density Residential District.

If this property is rented or leased to others, it is your responsibility to ensure compliance with this ordinance regardless of any agreements you may have with the tenant.

**PLEASE CONTACT MY OFFICE BY MONDAY JUNE 17, 2019**

Sincerely,

Peter Gallinat
Township Planer

APPLICATION FOR TEMPORARY ZONING PERMIT

CHARTER TONWHIP OF UNION

2010 S LINCOLN RD, MT PLEASNAT, MI 48858

Temporary zoning permits are available for the following uses or conditions. Check all that apply.

- ☐ Mobile Homes, Travel Trailer, and Motor Homes: An individual travel trailer, mobile home, or motor home may be used as temporary living or working quarters within an AG District for up to three hundred sixty-five (365) days while a dwelling or structure is being constructed on the same premises.
- ☒ An individual travel trailer or motor home may be approved in all Districts as a temporary dwelling for a period up to sixty (60) days for recreational purposes only.
- ☐ Subdivision Office: A building in a new subdivision may be used as a sales and management office for the sale of dwellings within said subdivision for a period of up to one (1) year
- ☐ Temporary Sales: Tent sales, Parking Lot Sales, Seasonal Sales and similar temporary outside sales located in Business Zones (B4, B5, B6, B7).

Please fill out the information requested below.

| | |
|---|---|
| Applicant Name | Doug Jones |
| Applicant Address | 1954 E River |
| Applicant Business | |
| Applicant Phone | 989 954 6066 |
| Start End Dates | 6-13-19 |
| Location Address | same |
| Location Zoning | Union Twp |
| Owner Name | Jeff Recker |
| Owner Applicant Agreement provided? | |
| Temporary Structure Description | |
| Site Sketch attached | on Back |
| Fee $100.00 | |

APPLICATION FOR TEMPORARY ZONING PERMIT

CHARTER TONWHIP OF UNION

2010 S LINCOLN RD, MT PLEASNAT, MI 48858

**If a temporary dwelling is utilized:**

1. Temporary dwellings must be self-contained for sewage disposal or valid permit must be obtained from the Central Michigan District Health Department for the disposal of sewage.
2. Setbacks shall be in accordance of said District in which the temporary permit is to be issued.
3. Access to temporary permit site shall not encroach surrounding landowners.
4. Temporary permits are nontransferable.
5. Temporary permits shall terminate within the time specified on the permit.
6. The use of travel trailers or mobile homes, when properly permitted for a temporary use, does not require skirting, pads, runners, or piers.

**If a tent is utilized, the following regulations apply:**

The following requirements must be met to permit the use of a tent for commercial uses. These rules are included in the Uniform Fire Code that Union Township is subject to by ordinance.

- If you are not the property owner, you must have and present to the township zoning administrator, an executed lease or other agreement with the owner of the property for the use you intend, including the duration. Permanent location is not permitted.
- You may not obstruct fire access (equipment and firefighters) to permanent buildings. This includes keeping a 24' fire lane open to the entrance of the principal building.
- You must have portable fire extinguishers in the tent.
- No cooking or open flames maybe utilized in or around the tent except by the approval of the Mount Pleasant Fire Chief.

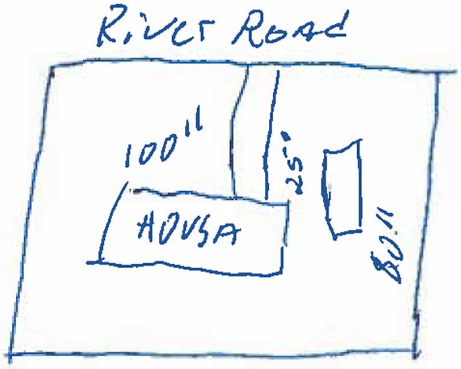
Failure to maintain these rules will result in the immediate discontinuation of the use of a tent.

Jeff Rook — Applicant Signature

6-13-19 — Date

Jeff Rook — Owner Signature

6-13-19 — Date


River Road
100'
25'
HOUSA
80.'

Charter Township Of Union

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Jeffrey Recker
1954 E. River Rd.
Mt. Pleasant, MI 48858
PID 14-008-20-002-00
Zoning District: R-2A (One and Two Family Low Density Residential District)

06/013/2019

Applicant has applied for an individual travel trailer or motor home may be approved in all Districts as a temporary dwelling for a period up to sixty (60) days for recreational purposes only. Permit will begin June 13, 2019 and expire after August 12, 2019. Let me know if you have any further questions.

Thank you

Peter Gallinat

Peter Gallinat

Township Planner

APPROVED

Charter Township Of Union

Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
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Jeffrey Recker
1954 E. River Rd
Mt. Pleasant, MI 48858
PID 14-008-20-002-00
Zoning District: R-2A (One and Two Family, Low Density Residential District)

08/14/2019

Attached is the copy of approval for your temporary permit. As you will notice this approval expired August 12, 2019. There is time extension or renewal available for this permit. Please let me know if you have any questions.

Twp Planner

Peter Gallinat

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pgallinat@uniontownshipmi.com
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Jeffrey Recker
1954 E. River Rd.
Mt. Pleasant, MI 48858
PID 14-008-20-002-00
Zoning District: R-2A (One and Two Family, Low Density Residential District)

08/29/2019

A show Cause Hearing before the Charter Township of Union Zoning Board of Appeals has been scheduled for October 2, 2019 at 7pm located at the Township Hall 2010 S. Lincoln Rd. Mt. Pleasant MI, 48858. The violation is in regard to Section 6.4.B Temporary Permits *"An individual travel trailer or motor home may be approved in all Districts as a temporary dwelling for a period up to sixty (60) days for recreational purposes only."*

The purpose of this hearing shall be to allow the violator or his/her agents an opportunity to show cause why the provisions of the Ordinance should not be enforced

The show cause hearing shall be held under the following guidelines:

- Notice shall be served by first class mail upon the violator not less than ten (10) days prior to the hearing date. This notice shall contain the purpose of the hearing, time, date, and place to be held and the rights of the individuals involved.
- At the hearing the Zoning Official or his/her agent shall present the case against the property involved. The Zoning Official or his/her agent has the right to present witnesses and/or evidence to support his/her case.
- The person representing the violation may rebut the case and may present witnesses and/or evidence to support his/her case. He/she may cross-examine previous witnesses and may be represented by counsel.

Upon completion of the hearing the Planning Commission or Zoning Board of Appeals my take whatever action it feels necessary and proper and within the scope of their powers to effect the regulations and intent of the regulations set down in the Zoning Ordinance.

In a decision made by the Zoning Board of Appeals, such decision is appealable to the Isabella County Circuit Court on questions of law or fact.

Twp Planner

Peter Gallinat

# CHARTER TOWNSHIP OF UNION

**Scheduled Meetings for 2020**

**BOARD OF TRUSTEES:** *(Second and Fourth Wednesday of each Month)*

| | | |
|---|---|---|
| **January 8** | **May 13** | **September 9** |
| **January 22** | **May 27** | **September 23** |
| **February 12** | **June 10** | **October 14** |
| **February 26** | **June 24** | **October 28** |
| **March 11** | **July 8** | **November 11** |
| **March 25** | **July 22** | **November 24** ***(Tuesday)*** |
| **April 8** | **August 12** | **December 16** |
| **April 22** | **August 26** | |

**ZONING BOARD OF APPEALS:** *(First Wednesday of each Month)*

| | | | |
|---|---|---|---|
| **January 7 (*Tuesday*)** | **April 1** | **July 1** | **October 7** |
| **February 5** | **May 6** | **August 5** | **November 4** |
| **March 4** | **June 3** | **September 2** | **December 2** |

**PLANNING COMMISSION:** ***(Third Tuesday of each Month)***

| | | | |
|---|---|---|---|
| **January 21** | **April 21** | **July 21** | **October 20** |
| **February 18** | **May 19** | **August 18** | **November 17** |
| **March 17** | **June 16** | **September 15** | **December 15** |

**JOINT MEETING DATE:** ***(Board of Trustees, ZBA, Planning Commission, EDA, Sustainability Committee Hannah's Bark Park Advisory Board, Chippewa River District Library Board, Mid-Michigan Area Cable Consortium, Cultural and Recreational Commission, and Sidewalks and Pathways Prioritization Committee)***
**Date August 25 7:00pm**

**EDA** ***(Third Tuesday of each Month)*** **All meetings begin at 5:15p.m.**

| | | | |
|---|---|---|---|
| **January 21** | **April 21** | **July 21** | **October 20** |
| **February 18** | **May 19** | **August 18** | **November 17** |
| **March 17** | **June 16** | **September 15** | **December 15** |

**SUSTAINABILITY** (***Second Tuesday of the Month, Meets Quarterly)*** **All meetings begin at 4:00p.m.**

| | | | |
|---|---|---|---|
| **January 14** | **April 14** | **July 14** | **October 13** |

All of the above meetings are to be held at the Union Township Hall, 2010 S. Lincoln Road. All meetings except for the Board of Review, EDA, and Sustainability Committee begin at 7:00 p.m. Minutes and Agendas may be obtained at the Township Hall, during regular business hours. Phone 989-772-4600.