

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on December 19, 2012.

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

**Roll Call**

**Squatrito , Wagner, Jankens, Primeau, Henley, Shingles** present. **Fuller, Henley** excused absent.

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Primeau** moved and **Wagner** supported to approve the October 17, 2012 meeting minutes. **Ayes: all. Motion carried.**

**Correspondence**

No correspondence was offered

**Approval of Agenda**

**Shingles** moved and **Jankens** supported to approve the agenda with the amendment to the date of the minutes changed to reflect October 17, 2012. **Ayes: All. Motion carried.**

**Public Comment**

No Public Comment was offered.

**NEW BUSINESS**

- 1.) **SUA - 1629: Amendment to Special Use Permit for apartment buildings removing requirement to extend Commons Drive across parcel frontage. Owner: Isabella Bank**  
Eric Porter representing Copper Beech Townhomes presented a revised plan at the meeting. The proposal would be to install three lanes across the frontage with a temporary cul-de-sac. . The final plan would be to complete the five lane road when the property to the east is developed. They will also dig the sewer and water line as required.

**Public Comment**

No public comment was offered.

**Jankens** moved to recommend to the Township Board for approval of the Special Use Amendment and **Shingles** supported the recommendation.  
**Ayes: All. Motion carried.**

- 2.) **SPR - 1647: Site Plan Review for Doctors Office. Owner: Central Michigan Community Hospital.**

Bill Gallaher, the architect for the building presented the plan to construct a building that will look congruent to the existing building.

Isabella County Transportation Commission said the plans are adequate but not ideal due to not having two exits in the parking area.

**Primeau** moved and **Wagner** supported to approve the Site Plan Review.

**Jankens** wanted to discuss the options of considering the possibility of contacting the other property owner about connecting the parking lots so there will be two exits.

**Primeau** moved to have a friendly amendment. This friendly amendment would put a condition of having a discussion with the property owner to see if they would be agreeable to connecting the two parking lots, thus making it easier for ITCT's access. If the County's Drug Rehabilitation Facility would agree, then the plans would be modified to reflect those changes and the Zoning Administrator would take the lead in making sure the changes are reflected in the plan, changes. **Wagner** assented to the friendly amendment.

**Ayes: All. Motion carried.**

### **Correspondence**

Steve Wiczorek sent a letter to Woodruff regarding a request for a zoning change or variance on his rental properties. This request was made due to being out of compliance with the Charter Township of Union's Housing Licensing Code (Rental Ordinance). The Charter Township of Union's Zoning ordinance regarding occupancy limits for R3A properties, which states there can be up to three unrelated persons occupying the property.

Woodruff agreed the zoning ordinance needs to be reviewed. He will suggest some amendments and bring them to the February meeting. The Building department will be expected to revise its rental ordinance to reflect the zoning ordinance once it is amended.

### **Other Business**

#### **1.) BCP- 1648: Board Commission Policy. Appoint Officers for 2013.**

The appointed officers needed to be elected are: the Chairperson, a secretary, an alternate secretary and two alternates.

**Shingles** moved to postpone the election to the January, 2013 meeting. **Primeau** supported the motion. **Ayes: All. Motion carried.**

### **Extended Public Comment**

No extended comment offered.

### **Adjournment**

**The Chair adjourned the meeting at 8:20 p.m.**

**APPROVED BY:**

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**Alex Fuller, Secretary**

*(Recorded by Kathy Lee)*