



**Planning Commission  
Regular Meeting  
November 19, 2019  
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES  
- October 15, 2019
5. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
  - A. Annual ZBA Report to the Planning Commission
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
  - A. SPR 2019-11 (Preliminary Review) D. Clare Services office and storage located at 4491 E. River Rd., PID 14-002-30-013-03 Owner: BGL Holdings LLC
  - B. SPR 2019-12 (Preliminary Review) Dunkin Donuts/Filling Station located at S. Isabella Rd., PID 14-026-20-001-06 Owner: McGarry, Robert and Motz, James & Amy
  - C. 2019 PC Annual Report to the Board of Trustees
9. OTHER BUSINESS
  - A. Continued Discussion of Part III sections 11- 15 of Zoning Ordinance Amend/Rewrite
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

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

A regular meeting of the Charter Township of Union Planning Commission was held on September 17, 2019 at the Township Hall.

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

**Roll Call**

Present: Buckley, Darin, Fuller, Shingles, Squattrito, and Webster

Excused: Clerk Cody and LaBelle

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Approval of Minutes**

**Darin** moved **Buckley** supported the approval of the September 17, 2019 regular meeting as amended and October 3, 2019 special meeting as presented. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

Sidewalk and Pathway Prioritization Committee – updates by Webster

**Approval of Agenda**

**Webster** moved **Darin** 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. Discussion/Action: Approve Proposed 2020 Scheduled Meeting Schedule**

**Webster** moved **Buckley** moved to approve the proposed 2020 Scheduled Meeting Schedule as presented. **Vote: Ayes: 6 Nays: 0 Motion carried.**

**B. Discussion/Action: Appoint Vice Chair for the Planning Commission**

**Fuller** nominated Webster as Vice Chair for the Planning Commission for the remainder of the appointment. Webster accepted nomination. **Vote: Ayes: 6 Nays: 0 Motion carried.**

**C. Discussion/Action: Appoint Planning Commission Liaison to the ZBA**

**Fuller** nominated Buckley as Planning Commission Liaison to the ZBA. Buckley accepted nomination. **Vote: Ayes: 6 Nays: 0 Motion carried.**

**D. Discussion/Action: Reaffirm Sidewalk and Pathway Prioritization Committee appointments**

**Webster** moved **Shingles** supported to reaffirm the Sidewalk and Pathway Prioritization Committee appointments that were renewed by the Board of Trustees. Reappointment of Sherrie Teall with an expiration date of 8/15/2021, reappointment of Connie Bills with an expiration of 8/15/2021, and appointed Kim Rice as Board of Trustee Representative with an expiration date of 11/20/2020. **Vote: Ayes: 6 Nays: 0 Motion carried.**

**Other Business**

Planning Commissioners continued their review of Part III sections 11-15 of the Zoning Ordinance Amend/Rewrite.

**Extended Public Comment Open – 9:12 p.m.**

No comments were offered.

**Final Board Comment**

**Adjournment** – Chairman Squattrito adjourned the meeting at 9:13 p.m.

**APPROVED BY:**

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Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*



Charter Township of Union Planning  
Commission  
2010 South Lincoln  
Mt. Pleasant, MI 48858  
Phone 989-772-4600  
Fax 989-773-1988

**SUBJECT:** ANNUAL Zoning Board of Appeals REPORT

December 2019

Dear Planning Commission,

The year 2019 has been an active and fulfilling year for the Charter Township of Union Zoning Board of Appeals. We would like to thank the Planning Commission for taking into consideration our actions at the ZBA as they have worked diligently on the New Zoning Ordinance this year. In accordance with our Zoning Board of Appeals Rules of procedure the ZBA presents its written annual report to the Planning Commission.

In 2019 the Zoning Board of Appeals has worked on the following applications:

- Eight (8) Variance applications
- Two (2) Show Cause Hearings
- One (1) Text Interpretation

Of the eight (8) variance applications two (2) were withdrawn by the applicant (McDonalds Sidewalk on Remus Rd, Accessory building height in R-2A District) four (4) were denied and two (2) were granted. One of the variances granted was a dimensional variance for a group day care home the Township approved and the other a 10' parking lot setback for a medical office that the Planning Commission approved.

The ZBA had two Show Cause Hearings this year. This is something the ZBA has not had in quite some time. The purpose of a Show Cause 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 first Show Cause Hearing regarded a temporary permit. This hearing was canceled upon finding that the issue was resolved ahead of the meeting. The second hearing involves the outdoor storage of automobiles and trailers.

Finally, the Text Interpretation application came from the Isabella County Road Commission. This involved determining if the ICRC would be permitted to operate in a B-5 (Highway Business District) zone. The request was to interpret sections 8.14, 22.2.C and 23.2A. The first section interpreted was section 8.14 (Essential Services). The ZBA determined ICRC an essential service, therefore a permitted use in a B-5 (Business Highway District) zone. Following this determination, the ICRC withdrew the remainder of their application.

The Zoning Board of Appeals looks forward to working with the Planning Commission in 2020 as the Township seeks to adopt a new Zoning Ordinance.

Sincerely,

Tim Warner – Chair of the ZBA



## 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	Squatrito	2/15/2020
3-Vice Chair	Denise	Webster	2/15/2020
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	vacant seat		2/15/2021
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	Ryan	Buckley	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



## 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	Sarvjit	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



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: Planning Commission  
FROM: Township Planner

Meeting November 19, 2019

**NEW BUSINESS**

**SUBJECT: A) SPR 2019-11 (Preliminary Review) D. Clare Services office and storage located at 4491 E RIVER RD MT PLEASANT, MI PID 14-002-30-013-03 48858 Owner: BGL HOLDINGS LLC**

**Applicant: All Season Builders Inc.**

**Owner: BGL HOLDINGS LLC**

**Location: 4491 E RIVER RD. MT PLEASANT MI 48858**

**Current Zoning: I1**

**Adjacent Zoning: I-2, I-1**

**Future Land Use/Intent: Rural Buffer:** Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

**Current Use:** Existing pole barn structure

**Reason for Request:** Two proposed buildings. One 80' X 80' and another 60' X 100'.

**History:** D. Clare Services is looking to re-locate from current location in Township at 2204 Commerce Dr.

**Objective of board:** Review sections 12 and 26 of the Zoning Ordinance.

**Recommendation from Township Planner**

**The applicant is working towards final approval next month. Aside from outside agency approvals, suggest to the applicant any changes you would like to see on the final plan next month.**

Twp Planner  
Peter Gallinat

## Union Township Site Plan Review Application 2015 Revision



FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review ~~Final Site Plan Review~~
- II. Applicant Name ALL SEASON BUILDER INC.
- III. Applicant Address 1265 WEST CHAPMAN ROAD, MT. PLEASANT, MI 48858
- IV. Applicant Phone 231-420-1756 ----- Owner Phone \_\_\_\_\_
- V. Applicant is (circle) Contractor ~~Architect/Engineer Developer Land Owner~~ (skip V& VI)  
Other
- VI. Land Owner Name BGL HOLDINGS LLC
- VII. Land Owner Address 11497 E WOODRUFF ROAD, BLANCHARD MI 49310
- VIII. Project/Business Name 4491 E RIVER ROAD
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
<b>Storm water management plan approval prior to application. Reviewed by the County Engineer</b>	<input type="checkbox"/>	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
<b>All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.</b>	<input type="checkbox"/>	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
<b>Mt. Pleasant Fire Dept.</b>	<input type="checkbox"/>	Sgt Randy Keeler (989) 779-5122, (2) copies
<b>Isabella Co Transportation Commission (ICTC)</b>	<input type="checkbox"/>	Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
<b>Hazardous Substances Reporting Form Part I and II (Forms included in this packet)</b>	<input type="checkbox"/>	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
<b>PERMIT INFORMATION - DEQ Check List</b>	<input type="checkbox"/>	
<b>SITE PLAN REQUIREMENTS</b>	<b>I Of</b>	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
<b>Name and addresses of Property Owner</b>	<input type="checkbox"/>	
<b>Name and Address of Applicant</b>	<input type="checkbox"/>	
<b>Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)</b>	<input type="checkbox"/>	

**Union Township Site Plan Review Application 2015 Revision**

<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>		
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>		
<p>The location and dimensions of all existing and proposed:          fire hydrants (within 400 feet of building) - - -          drives, -----          sidewalks, (required ) -----          curb openings, -----          acceleration/deceleration lanes, -----          signs, -----          exterior lighting on buildings and parking lots, - -          parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----          recreation areas, -----          common use areas, -----          areas to be conveyed for public use and purpose. -</p>		
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>		
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>		<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>		
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>		
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>		

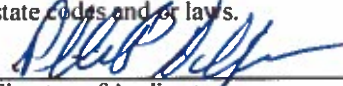
### Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.		
The location, height and type of fences and walls.		
The location and detailed description of landscaping.		
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.		
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

#### APPLICANT COMMENTS


**Union Township Site Plan Review Application 2015 Revision**

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and/or laws.

  
\_\_\_\_\_  
Signature of Applicant

11-5-19  
Date

  
\_\_\_\_\_  
Signature of Owner (if other than applicant)

11-5-19  
Date

PLEASE PLACE OUR REVIEW ON THE NOVEMBER 19, 2019 (INSERT DATE)  
PLANNING COMMISSION MEETING. An owners representative WILL / WILL NOT attend. You  
will not receive a reminder of the scheduled meeting.

**Union Township Site Plan Review Application 2015 Revision**

<u>Township use</u>	Review Comments
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	
	_____



# CHARTER TOWNSHIP OF UNION


## SITE PLAN REVIEW

### HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: D. CLARE SERVICES  
Name of business owner(s): Dennis Clare  
Street and mailing address: 2204 Commence PO BOX 1065  
MT. PLEASANT MI 48864  
Telephone: ~~989-772-1277~~ 989-772-1277  
Fax: \_\_\_\_\_  
Email: dclare.services@gmail.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:   
\_\_\_\_\_

Information compiled by: All Season Builders  
\_\_\_\_\_

**Part 1: Management of Hazardous Substances and Polluting Materials**

1. Y  N  Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y  Will the hazardous substances or polluting materials be reused or recycled on-site??
3. Y  N  Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y  N  Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y  N  Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y  N  Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank  
b. on-site system
- The on-site system must be approved by the MDEQ.  
Contact: MDEQ Waste Management Division.  
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y  N  Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

## Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
<b>KEY:</b> LQ. = liquid P.LQ. = pressurized liquid S = solids G = gas PG = pressurized gas				<b>KEY:</b> AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



## PERMIT INFORMATION

[www.michigan.gov/deqpermits](http://www.michigan.gov/deqpermits)

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
<b>MISCELLANEOUS CONSTRUCTION</b>			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input checked="" type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, <u>Threatened and Endangered Species Program</u> , 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y <input type="checkbox"/>	N <input type="checkbox"/>	OWMRP, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u>
<b>WATER SUPPLY (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a>, select "drinking water")</b>			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <i>environmental area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
<b>Renewable Operating Permit:</b> Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
<b>NPDES:</b> Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>OWMRP</u> or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Web Site</u> )	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
<b>CHEMICAL ADDITION PROJECTS</b>		
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>		
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>		
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
<b>OIL, GAS AND MINERALS</b>		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>





# D Clare

### Buy and Sell Agreement



THIS IS A LEGALLY BINDING CONTRACT. READ ENTIRE DOCUMENT CAREFULLY BEFORE SIGNING.

Buyers & Sellers acknowledge that agency relationship has been disclosed.

Offer Date: August 21, 2019

Selling Office: Exit Choice Realty ("Selling Broker")

Selling REALTOR®: Carol Farnan

Selling REALTOR®'s Email: carolfarnan08@gmail.com Phone: (989) 621-0733

Listing Office: Labelle Realty LLC ("Listing Broker")

Listing REALTOR®: Brandon LaBelle

Listing REALTOR®'s Email: brandon@labellerealty.net Phone: (989) 621-3025

Buyers Name: D Clare Services

1. **PROPERTY DESCRIPTION:** Buyer agrees to buy from Seller the following property commonly known as:  
4491 E. River Rd & 4425 E. River Rd (street address)  
 City Mt. Pleasant, Michigan, Zip Code 48858. The property is located in the  
 Village  Township  City of Union County of Isabella  
 Legal Description: LENGTHY (ON FILE)

and/or Tax ID# 14-002-30-013-03 & 14-002-30-013-02

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances, lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures, electrical fixtures, radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door openers and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any:

2. **PURCHASE PRICE:** The purchase price for the property is \$ 280,000.00
3. **METHOD OF PAYMENT:** All payments must be in the form of cash, certified check, cashier's check, or money order. The purchase will be completed by the following method:
- CASH:** Buyer will pay the purchase price in cash upon Seller's delivery of a warranty deed conveying marketable title. Buyer agrees to provide verification of available funds within \_\_\_\_\_ business days of acceptance.
  - NEW MORTGAGE:** The full purchase price upon the execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a COMMERCIAL mortgage for no less than 80.000 % of the purchase price on or before August 28, 2019, which Buyer agrees to apply for within \_\_\_\_\_ business days after acceptance.
  - LAND CONTRACT:** Buyer will purchase the property on land contract with a \$ \_\_\_\_\_ down payment and monthly installments of principal and interest in the amount of \$ \_\_\_\_\_ or more, including annual interest of \_\_\_\_\_ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within \_\_\_\_\_ years after closing. This agreement is contingent upon Seller's satisfaction with a credit report to be provided by the Buyer on or before \_\_\_\_\_, \_\_\_\_\_. If Seller does not receive a credit report within the agreed upon timeframe or if Seller is not satisfied with the Buyer's credit report, Seller may terminate this agreement by providing Selling REALTOR® with written notice.
  - MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay Seller's existing mortgage or land contract according to its terms. Buyer will pay the difference between the purchase price and the existing balance of approximately \$ \_\_\_\_\_ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

DC Buyer(s) initials

Seller(s) initials BT



4. **TITLE INSURANCE:** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the purchase price. Seller will apply for a commitment for title insurance within 5 business days after acceptance of this Agreement. Any special exception will be subject to Buyer's approval, provided that this contingency shall be deemed waived unless Buyer notifies Seller in writing within 5 days of receipt of the commitment. Seller will have 30 days after receiving written notice to remedy any claimed defect.

5. **PROPERTY INSURANCE:** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

6. **CLOSING COSTS:** Seller shall pay all state and county transfer taxes and costs required to convey clear title. Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs and/or closing fees charged by title company or other closing agent and fees required in connection with the Buyer's loan and the issuance of the lender's title insurance policy.

7. **REAL ESTATE TAXES:** Seller will pay all prior years' real estate taxes. The current year's real estate taxes will be paid as follows:

**PRORATION:** With current year taxes treated as though they are paid in arrears based on calendar year.

**OTHER:** \_\_\_\_\_

8. **SPECIAL ASSESSMENTS:** All special assessments for municipal improvements which have become a lien on the property shall be paid by the Seller, provided, however, that in the event a special assessment is payable in installments, current and future installments shall be  allocated between Seller and Buyer using the same method for the proration of real estate taxes in paragraph 7 above; or  paid in full by Seller at closing.

9. **MISCELLANEOUS PRORATED ITEMS:** Rent, association fees, insurance (if assigned), as well as interest on any existing land contract, mortgage or other lien assumed or to be paid by the Buyer, will be prorated to the date of closing.

The remaining fuel oil/propane shall be  gifted  sold to buyer at  closing  possession  Not Applicable.

If sold, Buyer to reimburse Seller at  Seller's last billing rate or  other \_\_\_\_\_

10. **CLOSING DATE:** Sale to be closed on or before 10-4-19 or before. Any extension shall be by written mutual agreement.

11. **OCCUPANCY:** Seller will give occupancy as follows:

Immediately after closing. (vacant Land)

\_\_\_\_\_ days after closing by 12:00 noon. From the date of closing to the date of vacating, Seller will pay Buyer \$ \_\_\_\_\_ per day as an occupancy charge. Seller is liable to Buyer for damage to the property occurring after closing and before vacating, to the extent not covered by the Buyer's homeowners policy, as well as for any deductible portions of a covered claim.

If tenants occupy the property, then:

Seller will cause the tenants to vacate the property before closing.

Buyer will take the property subject to the rights of the tenants.

12. **SELLER'S DISCLOSURE:**

Buyer acknowledges that a Seller's Disclosure Statement has been provided to Buyer.

Seller shall provide Buyer with a Seller's Disclosure Statement with Seller's acceptance of this offer. Pursuant to the Seller Disclosure Act, MCL 565.951, et seq., Buyer will have 72 hours after hand-delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this Agreement by delivery of a written notice to Seller or Listing REALTOR®.

Property is exempt from Seller Disclosure Act.

DC Buyer(s) initials

Seller(s) initials BT

13. **RELEASE:** Buyer and Seller acknowledge that neither Listing Broker nor Selling Broker, nor their respective agents, have made any representations concerning the condition of the property covered by this Agreement or the marketability of title, and Buyer and Seller release the Listing Broker and Selling Broker and their respective agents, with respect to all claims arising out of or related to this Agreement, any addendums or counteroffers; all claims arising from any purported representations as to the physical and environmental condition of the property covered by this Agreement or the marketability of title; and all claims arising from any special assessments and/or utility bills which have been or may in the future be charged against the property covered by this Agreement and, in addition, agree to indemnify and hold harmless the Listing Broker and Selling Broker and their respective agents from any and all claims related to those matters.

14. **LEAD-BASED PAINT DISCLOSURE/INSPECTION (For residential housing built prior to 1978 only):** Buyer acknowledges that prior to signing this Agreement, Buyer has received a copy of the *Lead-based Paint Sellers Disclosure Form* completed by the Seller on \_\_\_\_\_, the terms of which shall be part of this Agreement. Buyer also agrees (check one below):

Buyer shall have \_\_\_\_\_ days after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10-day period or other mutually agreed upon period of time.) If Buyer is not satisfied with the results of this inspection, upon notice from Buyer to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Buyer.

Buyer hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

N/A

15. **LAND DIVISION ACT (For unplatted land only):** Seller and Buyer agree that the following statement shall be included in the deed at the time of delivery: "The grantor grants to the grantee the right to make ALL division(s) under section 108 of the Land Division Act, MCL 560.108." **CAUTION:** If the space above is left blank, the deed will NOT grant Buyer the right to any divisions.

16. **RIGHT TO FARM ACT:** Seller and Buyer agree that the following statement may be included in the deed at the time of delivery: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

17. **PROPERTY INSPECTIONS:** Buyer has personally inspected the property and accepts it in AS IS present condition and agrees that there are no additional written or oral understandings except as otherwise provided in this Agreement.

This offer is contingent upon satisfactory inspections of the property, at Buyer's choice and at Buyer's expense, no later than \_\_\_\_\_ business days after acceptance. These inspections may include, but may not be limited to, structural and/or mechanical inspections, survey and site investigation, soil borings, as well as inspections for radon, pests, mold and/or asbestos. Buyer agrees to return the property to its prior condition after any inspections or tests. If Buyer is not satisfied with the results of an inspection, Buyer may, at any time within the inspection contingency period, request in writing that Seller make certain repairs or that Seller reduce the sales price to compensate for such defect(s). Such a request to make repairs or reduce the sales price does not terminate this Agreement and Seller shall have 48 hours from receipt of such request to agree to make such repairs or reduce the sales price. If Seller does not agree within 48 hours, Buyer shall then have 48 hours to waive the contingency and accept the property "as-is" or to declare this Agreement null and void. Failure of Buyer to respond in writing within the inspection contingency period shall constitute a waiver of this contingency.

Buyer acknowledges that Selling Broker/REALTOR® has recommended that Buyer obtain an inspection of the property by an inspector and/or a licensed contractor. Buyer does not desire to obtain an inspection of the property.

DC Buyer(s) initials

Seller(s) initials BH



18. **EARNEST MONEY DEPOSIT:** Buyer deposits \$2,500.00 to be held by MT. PL ABSTRACT & TITLE upon accept \_\_\_\_\_ ("Escrowee") evidencing Buyer's good faith, which deposit shall be applied to the purchase price at closing.

If this offer is not accepted, or title is not marketable or insurable, or if the terms of purchase are contingent upon ability to obtain a new mortgage, or any other contingencies as specified, which cannot be met, this deposit shall be refunded to Buyer. In the event the Buyer and Seller both claim the earnest money deposit, the earnest money deposit shall remain in Escrowee's trust account until a court action has determined to whom the deposit must be paid, or until the Buyer and Seller have agreed in writing to the disposition of the deposit. (This paragraph may be subject to the mediation provisions in paragraph 23 below.)

19. **DEFAULT:** If Buyer defaults, Seller may enforce this Agreement, or may cancel the Agreement, keep the deposit, and pursue legal remedies. If Seller defaults, Buyer may enforce this Agreement or may demand a refund of the deposit and pursue legal remedies. (This paragraph may be subject to the mediation provisions in paragraph 23 below).

20. **LIMITATION:** Buyer and Seller agree that any and all claims or lawsuits which they may have against the Listing Broker and its agents and/or Selling Broker and its agents relating to their services must be filed no more than six (6) months after the date of closing of the transaction described in this Agreement. Buyer and Seller waive any statute of limitations to the contrary.

21. **ENTIRE AGREEMENT:** Buyer and Seller agree that this is the entire agreement between the parties and that there are no other written or oral understandings. Buyer and Seller further agree that this Agreement supersedes any and all prior agreements, understandings or representations made by the parties or their agents.

22. **MAINTENANCE OF PREMISES:** Seller agrees to maintain property in the same condition as existing at acceptance of offer until possession is delivered. Buyer shall have the right to physically examine premises prior to scheduled closing. Seller to leave premises broom clean and free of debris upon vacating. Both parties are responsible for the transfer of utilities. Seller is responsible for payment of final utility bills.

23. **MEDIATION:** Buyer and Seller agree that if there is any dispute related to this contract, the sale or the closing may be submitted for Mediation. The Mediation shall be subject to the National Association of REALTORS® (NAR) Rules and Procedures of the Home Buyers Home/Sellers Dispute resolution system. If the parties cannot reach a resolution through Mediation, they have the right to use other legal remedies.

24. **ELECTRONIC COMMUNICATION:** As an alternative to physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the Seller in care of the Listing REALTOR® and the Buyer in care of the Selling REALTOR® via electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. Seller represents and warrants that an electronic email address has been provided to Listing REALTOR® from which Seller may receive electronic mail. Buyer represents and warrants that an electronic email address has been provided to Selling REALTOR® from which Buyer may receive electronic mail. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.

25. **WIRE FRAUD WARNING:** As a result of numerous email, text and social media message scams, funds that are to be wired have been targeted, and in some cases, stolen. These scams involve authentic-looking, yet false, wire instructions appearing to be from title, mortgage or real estate companies. If these false wire instructions are followed, the funds divert to the criminals. Never wire funds pursuant to wire instructions that you receive via email. Always verify instructions via telephone call using verified contact information.

The undersigned agree to defend, and hold harmless any real estate office, its associated real estate salespeople and affiliated title and lending companies, from all liability that relates to, or arises from, the use, or attempted use, of wire transfer of funds in connection with the contemplated transaction.

26. **COUNTERPARTS:** This Agreement may be signed in any number of counterparts with the same effect as if the signature of each counterpart were upon the same instrument.

 Buyer(s) initials

Seller(s) initials 

27. HEIRS, SUCCESSORS AND ASSIGNS: This Agreement binds Seller, Seller's personal representatives and heirs, and anyone succeeding to Seller's interest in the property. Buyer shall not assign this Agreement without Seller's prior written permission.

28. EXISTING PERSONAL PROPERTY INCLUDED: Personal property listed below shall be gifted in "AS IS" condition, free and clear of any liens or encumbrances, and Seller makes no warranty of any kind, express or implied.

\_\_\_\_\_

\_\_\_\_\_

29. OTHER CONDITIONS:

Subject to township approval for buyer putting his business on the premises.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

30. THIS OFFER WILL EXPIRE ON August 23, 2019 at 5:00  A.M./  P.M., or upon Seller's receipt of revocation from Buyer, whichever is earlier.

31. RECEIPT IS ACKNOWLEDGED BY BUYER of a copy of this Agreement.



Buyer Signature

D Clare Services

Print Name

Buyer Signature

Print Name

BUYER'S ADDRESS \_\_\_\_\_

Deposit in the form of  Personal Check  Other \_\_\_\_\_ received by \_\_\_\_\_ Selling Broker/REALTOR®

32. SELLER'S RESPONSE Date: 8/22/19 4:00  AM/  PM

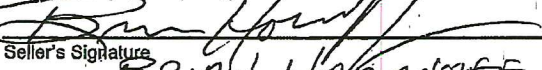
The above offer is hereby accepted.

The above offer is hereby accepted subject to the following changes:  
1. Sale price to be \$325,000.00  
2. All township approvals, bank required inspections to buyer due diligence items to be completed within 45 days of accepted offer.  
3. Closing to take place within 5 days after inspection period ends.

This counter offer must be accepted on or before 6:00  AM/  PM 8/23/19 (date).

Seller is hereby authorized to sign and acknowledges receipt of a copy of this Agreement.

Seller's Entity Name (if any) \_\_\_\_\_



Seller's Signature

BRIAN HORANOFF

Print Name

Seller's Signature

Print Name

8/22/19 17:10 hrs



33. BUYER'S RESPONSE

Date: 8-23-19, 9:30  AM /  PM

Acknowledge receipt of Seller's acceptance of Buyer's offer.

Seller's counteroffer is hereby accepted.

The above counteroffer is hereby accepted subject to the following changes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This counteroffer must be accepted on or before \_\_\_\_\_  AM /  PM \_\_\_\_\_ (date).



Buyer's Signature

Buyer's Signature

34. SELLER'S RESPONSE

Date: \_\_\_\_\_, \_\_\_\_\_  AM /  PM

Acknowledge receipt of Buyer's acceptance of Seller's counteroffer.

The above counteroffer is hereby accepted.

The above counteroffer is hereby accepted subject to terms of Addendum # \_\_\_\_\_.

Seller's Signature

Seller's Signature

35. BUYER'S RESPONSE

Date: \_\_\_\_\_, \_\_\_\_\_  AM /  PM

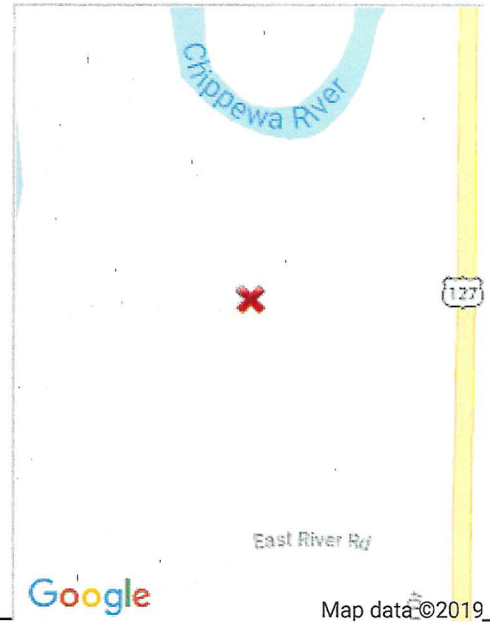
Acknowledge receipt of Seller's acceptance of Buyer's counteroffer.

Buyer's Signature

Buyer's Signature

**Disclaimer:** This form is provided as a service of Central Michigan Association of Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Central Michigan Association of Realtors® are not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.  
Revised: 1/8/19

MLS # **1853109**  
 Status **Active**  
 Type **Industrial**  
 Vacant Land **No**  
 Lease/Mon  
 Lease Price per SQ FT  
 Type of Ownership **Private Owner**  
 City **Mt Pleasant**  
 Zip **48858**  
 Unit #  
 Development Name **N/A**  
 Business Incl **No**  
 Real Estate Incl  
 Inventory Incl **No**  
 County **Isabella**  
 Township **Union**  
 Section # **2**  
 Qtr Section  
 Town **T 14N**  
 Range **R 4W**  
 Tax ID **140023001303**  
 Owner **BGL Holdings**



IDX **Y**  
 Listing Syndication **Yes**

Google

Map data ©2019

Body of Water  
 Private/Shared  
 Water Front Footage  
 Lake Size  
 Number of Acres **28.00**  
 Lot #  
 Lot Dimensions **irregular**  
 Business Name **N/A**  
 Dual MLS #

ApxYrBlt **2007**  
 Year Updated  
 Year Remodeled  
 % of Remodel  
 TotalFinSF **3840**  
 # Restrooms  
 Full Time Employees  
 Parking Spaces  
 Electric Exp (Annual)  
 Gross Sales

Renewable (Y/N)  
 Occupied **Yes**  
 Sign **Yes**  
 Inventory Value  
 Fixtrs/Equip Value  
 Rental Income (Annual)  
 Rent Exp (Annual)  
 Ins Exp (Annual)  
 Heat Exp (Annual)

Summer Taxes **1579**  
 Winter Taxes **4476**  
 Other Taxes  
 Year: Summer **2048**  
 Year: Winter **2017**  
 SEV **169100**  
 SEV Year **2018**  
 Taxable Value **123,993**  
 Annual Assn Dues  
 Principal Residence

**Legal Description:**

T14N R4W, SEC 2, SE 1/4 OF SW 1/4 SEC 2; EXC COM W 535.09 FT; TH N 4D 24M 20S W, 162.32 FT; TH N 10D 11M 55S W, 159.08 FT; TH N 2D 19M 40S W, 421.93 FT; TH N 86D 1M 5S E, 27.46 FT FROM S 1/4 COR; TH S 86D 1M 5S W, 291.4 FT; TH N 3D 20M 25S W, 376 FT; TH N

**Directions:**

Take Mission north then go East on River property will be on the North side of the road just before the underpass.

List Agent - Agt Nm Ph **Brandon LaBelle - Cell: 989-621-3025**  
 List Agent - E-mail **brandon@labellerealty.net**  
 List Offic - Ofc Nm Ph **LABELLE REALTY LLC - Main: 989-621-3025**  
 List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail  
 List Ofc 2 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail  
 Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 2 - Agt Nm Ph  
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**  
 List Date **9/21/2018**  
 Days On Market **336**  
 BA **4**  
 SA **4**  
 TC **0**  
 Variable Rate **No**

**1853109**

**4491 E River**

**\$379,900**

**PRESENT USE**

**Automotive Service, Manufacture /Warehouse, Office Building, Service**

**SEWER**

**Municipal**

**LICENSES**

**None**

**WATER**

**Municipal Water**

**FOUNDATION**

**Slab**

**EXTRAS**

**Overhead Door(s)**

**CONSTRUCTION**

**Other**

**PARKING**

**Other**

**ROOF**

**Metal**

**INCLUDED IN LEASE**

**None**

**EXTERIOR FEATURES**

**Steel**

**ZONING**

**Industrial**

**LOCATION**

**Freestanding**

**DOCUMENTS ON FILE**

**Legal Description**

**ROAD**

**Public Maintained, Blacktop**

**UNIVS DESIGN/BARRIER FREE**

**None**

**HEATING/COOLING SOURCE**

**Natural Gas**

**POSSESSION**

**Negotiable**

**HEATING/COOLING TYPE**

**Other**

**TERMS**

**Conventional Mortgage, Commercial Loan, Cash, 1031 Exchange**

Energy Star Rated

LEED-Homes

NAHB Green Guidelines

LEED-Neighborhood

Natl Green Build Standard

HERS-1

Indoor Air Quality

Other Green Cert

**Public Remarks:**

ARE YOU LOOKING FOR A BUILDING WITH ACREAGE? IF SO THIS IS THE PROPERTY FOR YOU. THIS COMMERCIAL BUILDING IS APPROXIMATELY 3,840 SQ FT WITH APPROXIMATELY 3,040 SQ FT OF SHOP SPACE AND 800 SQ FT OF OFFICE SPACE. ASKING PRICE INCLUDES APPROXIMATELY 28 ACRES. AN ADDITIONAL 2 ACRES TO THE WEST WITH FRONTAGE ON RIVER ROAD IS AVAILABLE FOR AN ADDITIONAL \$39,900. \*sq ft and acreage per public record and should be verified by the buyer\*

**Agent Only Remarks:**

Contact listing agent for all showings

**Third Party Remarks:**

**Showing Instructions:**

Contact listing agent for all showings

 [Schedule a Showing](#)



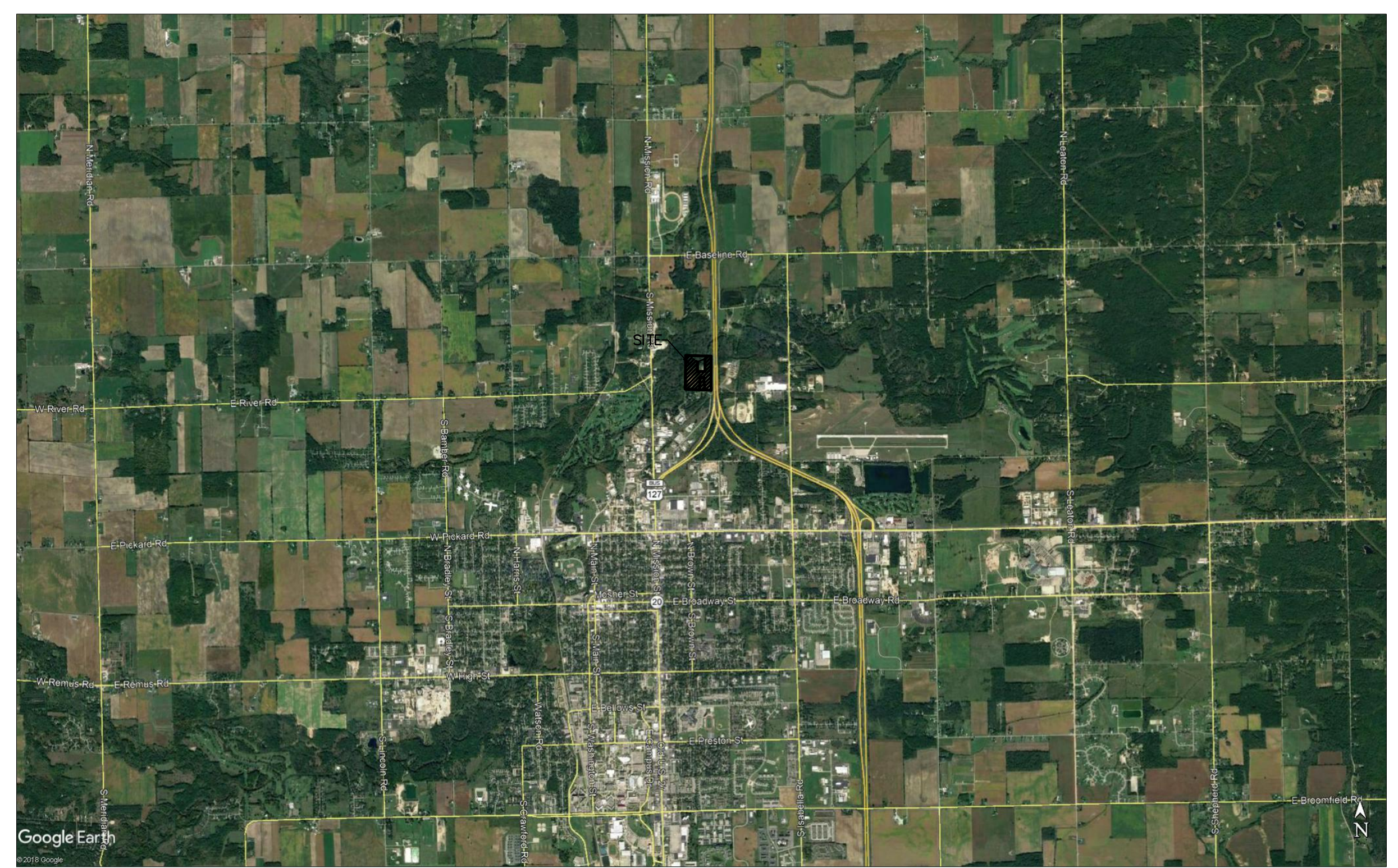
# ALL SEASON BUILDERS, LLC.

## 4425 E RIVER RD & 4491 E RIVER RD

**CMS & D**  
SURVEYING / ENGINEERING  
2257 E BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com



**COVER SHEET**  
ALL SEASON BUILDERS, LLC.  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
SECTION 2, T14N-R4W, UNION TOWNSHIP, ISABELLA  
COUNTY, MICHIGAN.



PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION  
2, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN  
**LOCATION MAP**  
NOT TO SCALE

I-1 ZONE LIGHT INDUSTRIAL	
MINIMUM FRONT YARD SETBACK	75 FT (B,C)
MINIMUM SIDE YARD SETBACK	30 FT (A)
MINIMUM REAR YARD SETBACK	50 FT (A)
MAXIMUM BUILDING HEIGHT	35 FT
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.
MAXIMUM LOT COVERAGE	40%

- A. A LOT IN THE I-1 OR I-2 DISTRICT WILL PROVIDE A SIDE AND REAR YARD OF AT LEAST SIXTY (60) FEET IN DEPTH WHEN ABUTTING A RESIDENTIAL USE OR DISTRICT.
- B. OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD, PROVIDED THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF TEN (10) FEET BETWEEN THE NEAREST POINT OF THE OFF STREET PARKING AREAS, EXCLUSIVE OF ACCESS DRIVEWAYS AND THE NEAREST RIGHT-OF-WAY LINE AS INDICATED ON THE MAJOR THOROUGHFARE PLAN.
- C. FRONT YARDS SHALL BE NO LESS THAN THE ADJACENT FRONT YARDS. IF THE ADJACENT FRONT YARDS ARE UNEQUAL, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE OF THE TWO ADJACENT LOTS. IN NO CASE SHALL THE THIRTY (30) FOOT BE REDUCED.

**MISS DIG.**  
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

**UTILITY NOTE.**  
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	EXISTING TOPOGRAPHY DETAIL SHEET
4	HORIZONTAL SITE PLAN

**BENCHMARKS:**  
**SITE BENCHMARK:** FOUND CAPPED IRON IN A MON BOX. ELEVATION= 754.64

**BEARING BASIS:**  
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 2, T14N-R4W WAS DETERMINED TO BE N87°-53'-06"W.

**SITE:** 4425 E. RIVER RD. & 4491 E. RIVER RD.  
MT. PLEASANT, MI 48858

**CLIENT/APPLICANT:** ALL SEASON BUILDERS, INC.  
1265 WEST CHAPMAN ROAD  
MT. PLEASANT, MICHIGAN 48858  
CONTACT: DAVID BENNETT  
PHONE: (231) 420-1756

**CONSULTANT:** CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
2257 EAST BROOMFIELD ROAD  
MT. PLEASANT, MI 48858  
CONTACT PERSON: TIMOTHY E BEBEE  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

**CHARTER COMMUNICATIONS**  
915 E. BROOMFIELD ROAD  
MT. PLEASANT, MI 48858  
(989) 621-4932  
RANDY BUNKER  
rbunker@chartercom.com

**CONSUMERS ENERGY**  
345 PINE STREET  
ALMA, MI 48801  
(989) 466-4282  
KIM STUDD  
kimberly.studd@cmsenergy.com

**FRONTIER**  
4420 44TH ST., S.E., SUITE B  
KENTWOOD, MI 49512  
(616) 954-4623  
MARY JO MCKERSEY  
mckersiem@teenergy.com

**DTE ENERGY**  
4420 44TH ST., S.E., SUITE B  
KENTWOOD, MI 49512  
(616) 954-4623  
MARY JO MCKERSEY  
mckersiem@teenergy.com

**CHARTER TOWNSHIP OF UNION**  
PUBLIC WATER/PUBLIC SEWER  
2010 N. LINCOLN ROAD  
MT. PLEASANT, MI 48858  
(989) 772-4600 EXT 24  
KIM SMITH  
ksmith@uniontownshipmi.com

**CHARTER TOWNSHIP OF UNION**  
PLANNING & ZONING  
200 NORTH MAIN STREET ROOM 140  
MT. PLEASANT, MI 48858  
(989) 772-0911  
RICK JAKUBIEC  
drain@isabellacounty.org

**ISABELLA COUNTY ROAD COMMISSION**  
2261 EAST REMUS ROAD  
MT. PLEASANT, MI 48858  
(989) 773-7131 EXT 115  
PATRICK GAFFNEY  
Pgaffney@isabellaroads.com

**MT. PLEASANT FIRE DEPARTMENT**  
804 EAST HIGH STREET  
MT. PLEASANT, MI 48858  
(989) 779-5100 EXT 5122  
SGT. RANDY KEELER  
rkeeler@mt-pleasant.org

LEGEND					
SYMBOLS					
○	BOLLARD	⊠	GAS RISER	⊙	SOIL BORING
⊠	CATCH BASIN (CURB INLET)	⊠	GUY ANCHOR	⊙	STORM SEWER MANHOLE
⊙	CATCH BASIN (ROUND)	⊠	HYDRANT - EXISTING	⊠	TELEPHONE RISER
⊠	CATCH BASIN (SQUARE)	⊠	HYDRANT - PROPOSED	⊠	TREE - CONIFEROUS
⊙	CLEAN OUT	⊠	LIGHT POLE	⊠	TREE - DECIDUOUS
→	DRAINAGE FLOW	⊠	MAILBOX	⊠	UTILITY POLE
⊠	ELECTRICAL BOX	⊠	MONITORING WELL	⊠	WATER MAIN VALVE
⊙	FOUND CONC. MONUMENT	⊠	SANITARY SEWER MANHOLE	⊠	WATER SHUT-OFF
○	FOUND IRON	⊠	SET IRON	⊠	WATER WELL
⊠	GAS MAIN VALVE	⊠	SIGN	⊠	WOOD STAKE

LINETYPES		HATCH PATTERNS	
---	BURIED ELECTRICAL CABLE	▨	ASPHALT - EXISTING
---	BURIED TELEPHONE CABLE	▨	ASPHALT - PROPOSED
---	CENTERLINE OF DITCH	▨	CONCRETE
---	FORCE MAIN	▨	GRAVEL
---	GAS MAIN	▨	LANDSCAPING
---	ROAD CENTERLINE	▨	RIP-RAP
---	SANITARY SEWER		
---	STORM SEWER		
---	TOE OF SLOPE		
---	TOP OF BANK		
---	UTILITIES - OVERHEAD		
---	UTILITIES - UNDERGROUND		
---	WATER MAIN		

**DESCRIPTION PROVIDED: (WARRANTY DEED LIBER 1558, PAGE 0802)**

**PARCEL 1**  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, T.14 N.-R.4 W., EXCEPT PERE MARQUETTE RAILROAD AND LAND 15.00 FEET WIDE ALONG THE WEST SIDE OF THE PERE MARQUETTE RAILROAD RUNNING NORTHEASTERLY 385.00 FEET AND EXCEPT US-127 RIGHT OF WAY AND EXCEPT PART OF THE SOUTHWEST 1/4 OF SECTION 2, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS WEST, 535.09 FEET AND N.04°-24'-20"W., 162.32 FEET AND N.10°-11'-55"W., 159.08 FEET AND N.02°-19'-40"W., 421.93 FEET AND N.86°-01'-05"E., 27.46 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE S86°-01'-05"W., 291.40 FEET; THENCE N.03°-20'-25"W., 376.80 FEET; THENCE N.63°-50'-35"E., 328.86 FEET ON A TRAVERSE LINE ALONG THE SOUTHERLY BANK OF THE CHIPPEWA RIVER, THENCE S.01°-59'-45"E., 500.40 FEET TO A POINT OF BEGINNING. SAID PARCEL EXTENDS TO THE WATERS EDGE OF SAID CHIPPEWA RIVER. ALSO A 25.00 FOOT EASEMENT FOR RIGHTS OF INGRESS AND EGRESS THE CENTERLINE OF SAID 25.00 FOOT EASEMENT BEING DESCRIBED AS: BEGINNING WEST, 535.09 FEET FROM SAID SOUTH 1/4 CORNER OF SECTION 2; THENCE N.04°-24'-20"W., 162.32 FEET TO THE TERMINUS OF SAID 25.00 FOOT EASEMENT, AND EXCEPT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, T.14 N.-R.4 W., DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 2, WHICH IS N.90°-00'-00"W., 546.95 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE CONTINUING ALONG SAID SOUTH LINE WEST, 200.00 FEET; THENCE AT A RIGHT ANGLE TO SAID SOUTH LINE N.00°-00'-00"E., 500.00 FEET; THENCE N.90°-00'-00"E., PARALLEL WITH SAID SOUTH LINE, 151.98 FEET TO THE WEST LINE OF A 258.00 FOOT EASEMENT FOR PURPOSES OF INGRESS AND EGRESS; THENCE ALONG SAID WEST LINE S.02°-19'-40"E., 181.74 FEET AND S.10°-11'-55"E., 159.08 FEET AND S.04°-24'-20"E., 162.32 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 2, WHICH IS N.90°-00'-00"W., 546.95 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE CONTINUING ALONG SAID SOUTH LINE WEST, 200.00 FEET; THENCE AT A RIGHT ANGLE TO SAID SOUTH LINE N.00°-00'-00"E., 500.00 FEET; THENCE N.90°-00'-00"E., PARALLEL WITH SAID SOUTH LINE, 151.98 FEET TO THE WEST LINE OF A 258.00 FOOT EASEMENT FOR PURPOSES OF INGRESS AND EGRESS; THENCE ALONG SAID WEST LINE S.02°-19'-40"E., 181.74 FEET AND S.10°-11'-55"E., 159.08 FEET AND S.04°-24'-20"E., 162.32 FEET TO THE POINT OF BEGINNING.

SUBMITTALS:  
SUBMITTAL TO UNION TOWNSHIP PLANNING 11-5-19

JOB NUMBER:  
1910-124

DRAWN BY:  
BTM

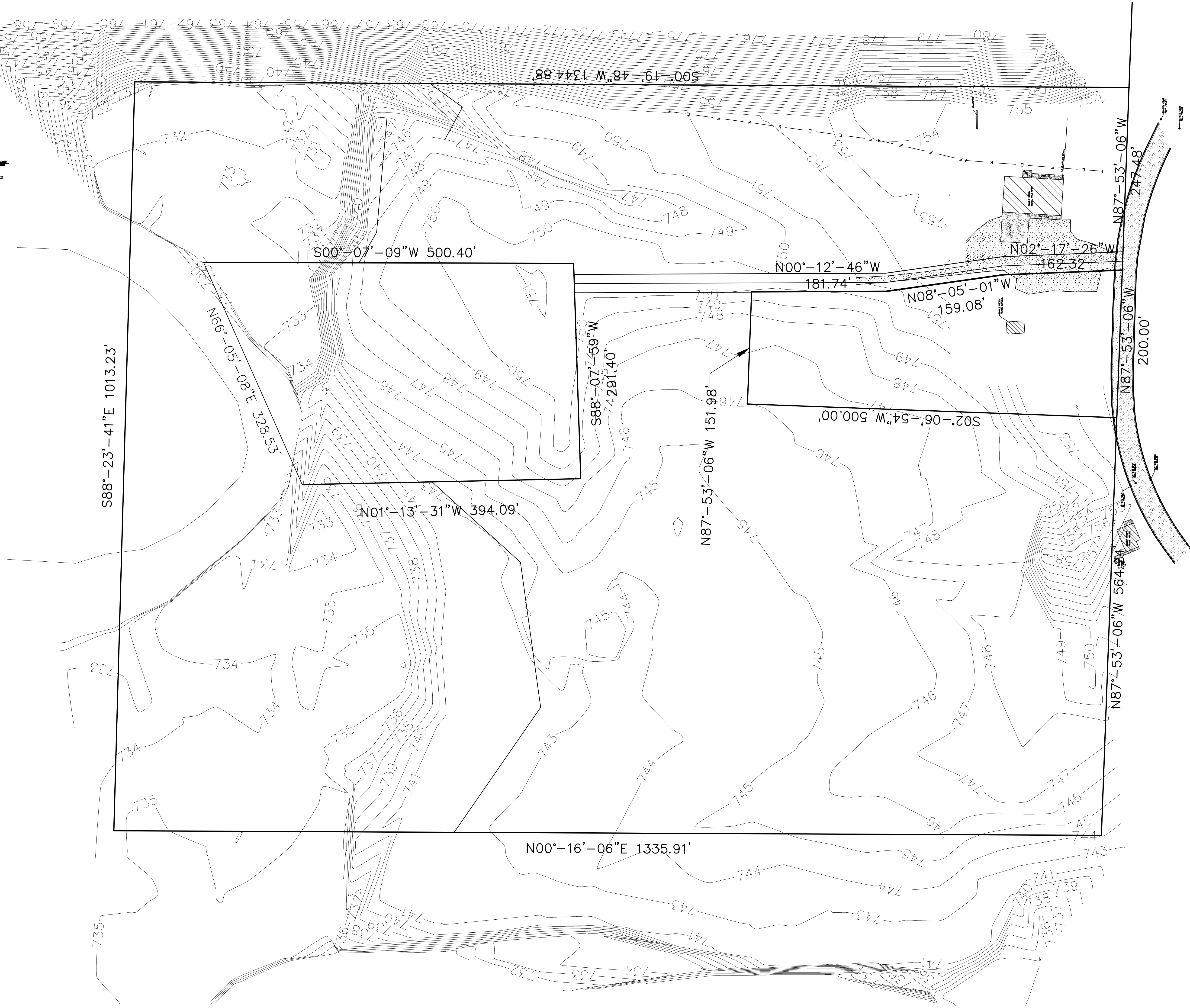
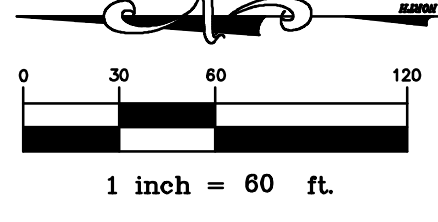
DESIGNED BY:  
TELB

CHECKED BY:  
TELB

SCALE:  
N/A

SHEET NUMBER:  
1 OF 4





JOB NUMBER:  
1910-124

DRAWN BY:  
BTM

DESIGNED BY:  
TELB

CHECKED BY:  
TELB

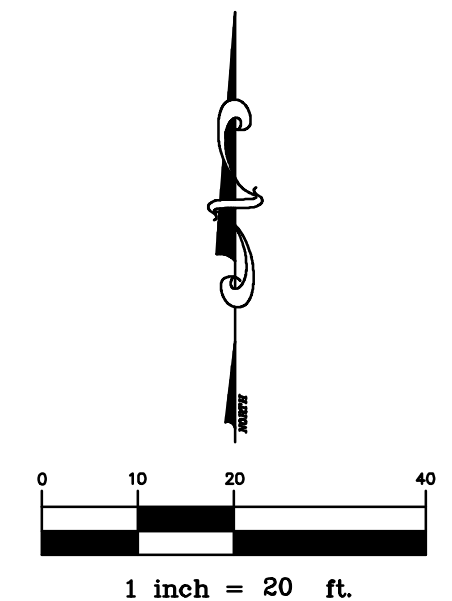
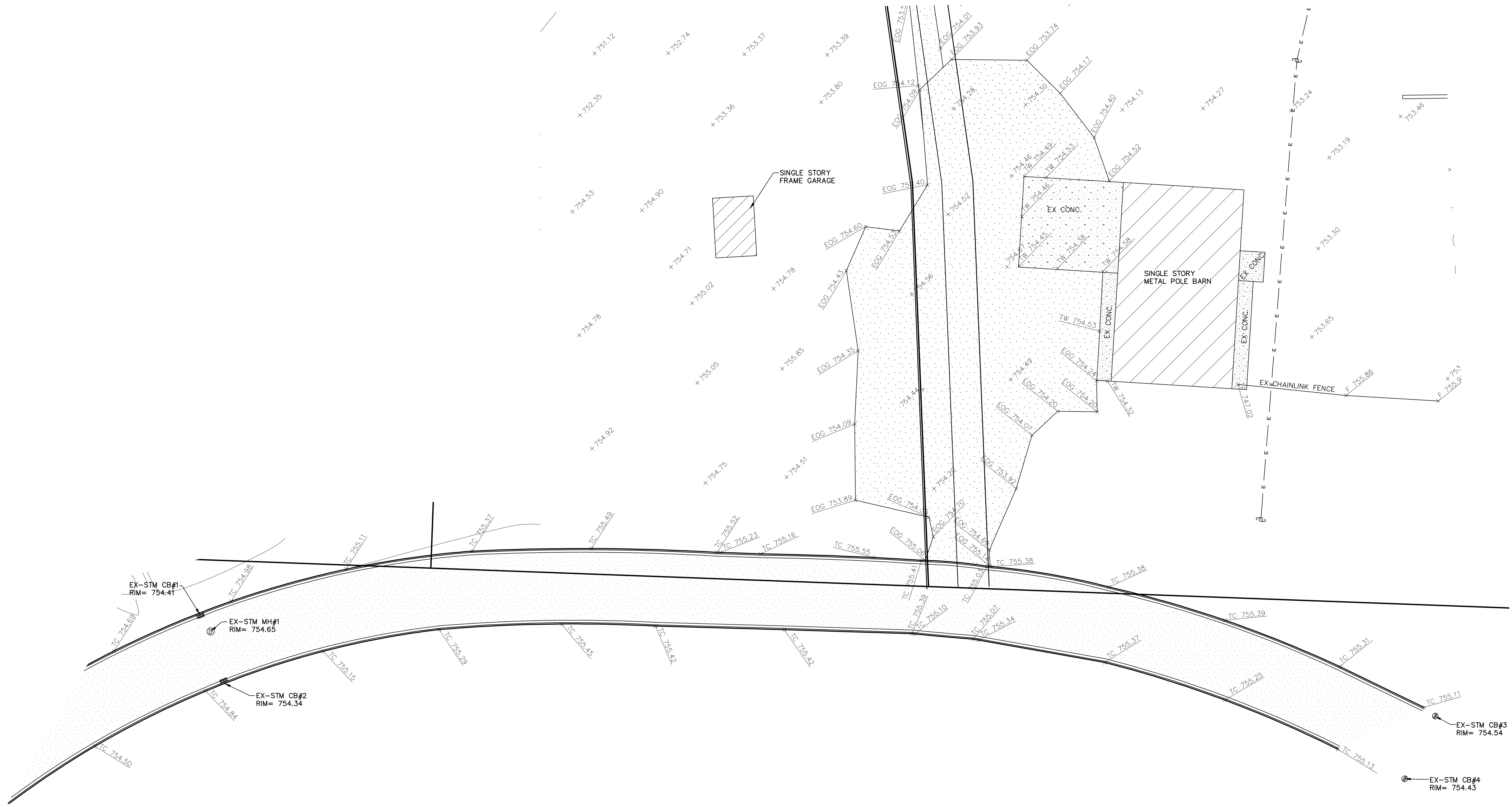
SUBMITTALS:  
SUBMITTAL TO UNION TOWNSHIP PLANNING 11-5-19

REVISIONS:

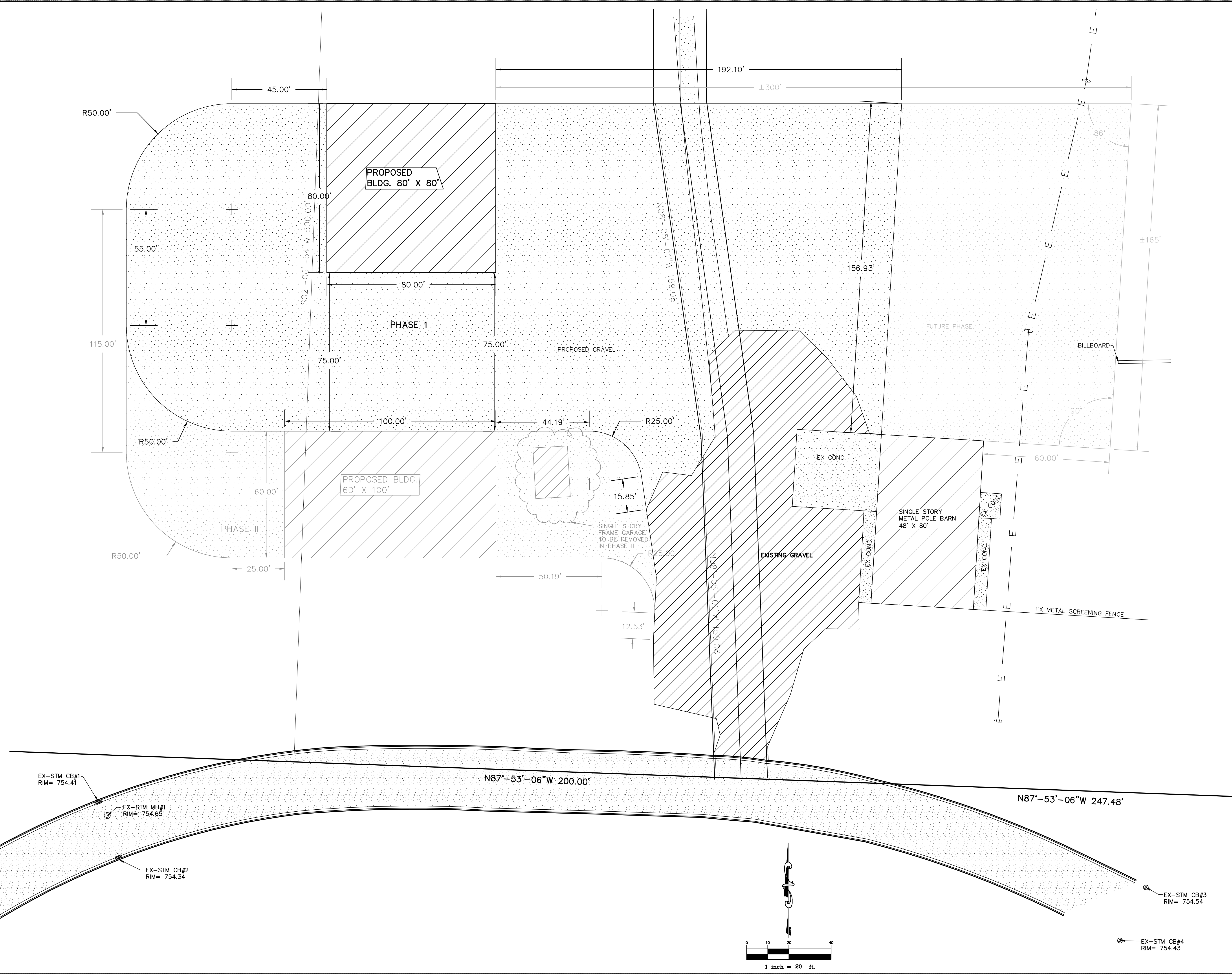
EXISTING TOPOGRAPHY  
ALL SEASON BUILDERS, LLC.  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
SECTION 2, T14N-R04W, UNION TOWNSHIP, ISABELLA  
COUNTY, MICHIGAN.



**CMS & D**  
SURVEYING / ENGINEERING  
2257 E BROOKFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com




SCALE	1" = 20'	JOB NUMBER:	1910-124	SUBMITTALS:	TO UNION TOWNSHIP PLANNING 11-5-19	REVISIONS:	
SHEET NUMBER	3 OF 4	DRAWN BY:	BTM				
		DESIGNED BY:	TELB				
		CHECKED BY:	TELB				



S00°-19'-48"W 1344.88'

**CMS & D**  
 SURVEYING / ENGINEERING  
 2257 E BROOMFIELD ROAD  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com



**HORIZONTAL SITE PLAN**  
 ALL SEASON BUILDERS, LLC.  
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
 SECTION 2, T14N-R04W, UNION TOWNSHIP, ISABELLA  
 COUNTY, MICHIGAN.

REVISIONS:


SUBMITTALS:

JOB NUMBER:	1910-124
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB

SCALE:

1" = 20'	
SHEET NUMBER	4 OF 4





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: Planning Commission  
FROM: Township Planner

Meeting: November 19, 2019

**NEW BUSINESS**

**SUBJECT: B) SPR 2019-12 (Preliminary Review) Dunkin Donuts/Filling Station located at S ISABELLA RD MOUNT PLEASANT, MI 48858-0000 PID 14-026-20-001-06 Owner: MCGARRY ROBERT E & MOTZ JAMES & AMY**

**Applicant:** Grayling Investors LLC

**Owner:** MCGARRY ROBERT E & MOTZ JAMES & AMY

**Location:** S ISABELLA RD. MOUNT PLEASANT MI 48858-0000

**Current Zoning:** B4

**Adjacent Zoning:** B-4, B-5, R-3A, City of MP

**Future Land Use/Intent:** Blue Grass Center Area: While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.

**Current Use:** Vacant

**Reason for Request:** Proposed 7,200 SF building. Proposed two commercial tenants each with a separate drive thru. Dunkin Donuts. The other tenant TBD. A Filling Station is also proposed. A Special Use Permit was approved by Township earlier this year for the filling station use.

**History:** Earlier this year the Planning Commission held a public hearing for a filling station. Following the hearing the Planning Commission recommended approval. The Board of Trustees followed the recommendation and approved the SUP for a filling station.

**Objective of board:** Review Section 12, 22, 23, and 30.4.I. Give input where needed.

**Recommendation from Township Planner**

**The applicant is working towards final approval next month. Aside from outside agency approvals, suggest to the applicant any changes you would like to see on the final plan next month.**

Twp Planner  
Peter Gallinat



**Union Township Site Plan Review Application 2015 Revision**

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Grayling Investors, LLC
- III. Applicant Address 2373 S I75 Business Loop, Grayling, MI 49738
- IV. Applicant Phone (989) 348-5232 Owner Phone (989) 330-2473
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)  
Other
- VI. Land Owner Name James A. Motz, et al
- VII. Land Owner Address c/o Jim Engler (Realtor)  
304 E Broadway St., Ste 208, Mt Pleasant, MI 48858
- VIII. Project/Business Name \_\_\_\_\_
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES		Off
Storm water management plan approval prior to application. Reviewed by the County Engineer		Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.		MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.		Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)		Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)		Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
<b>PERMIT INFORMATION - DEQ Check List</b>		
<b>SITE PLAN REQUIREMENTS</b>	I Or	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
Name and addresses of Property Owner	X	
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)		

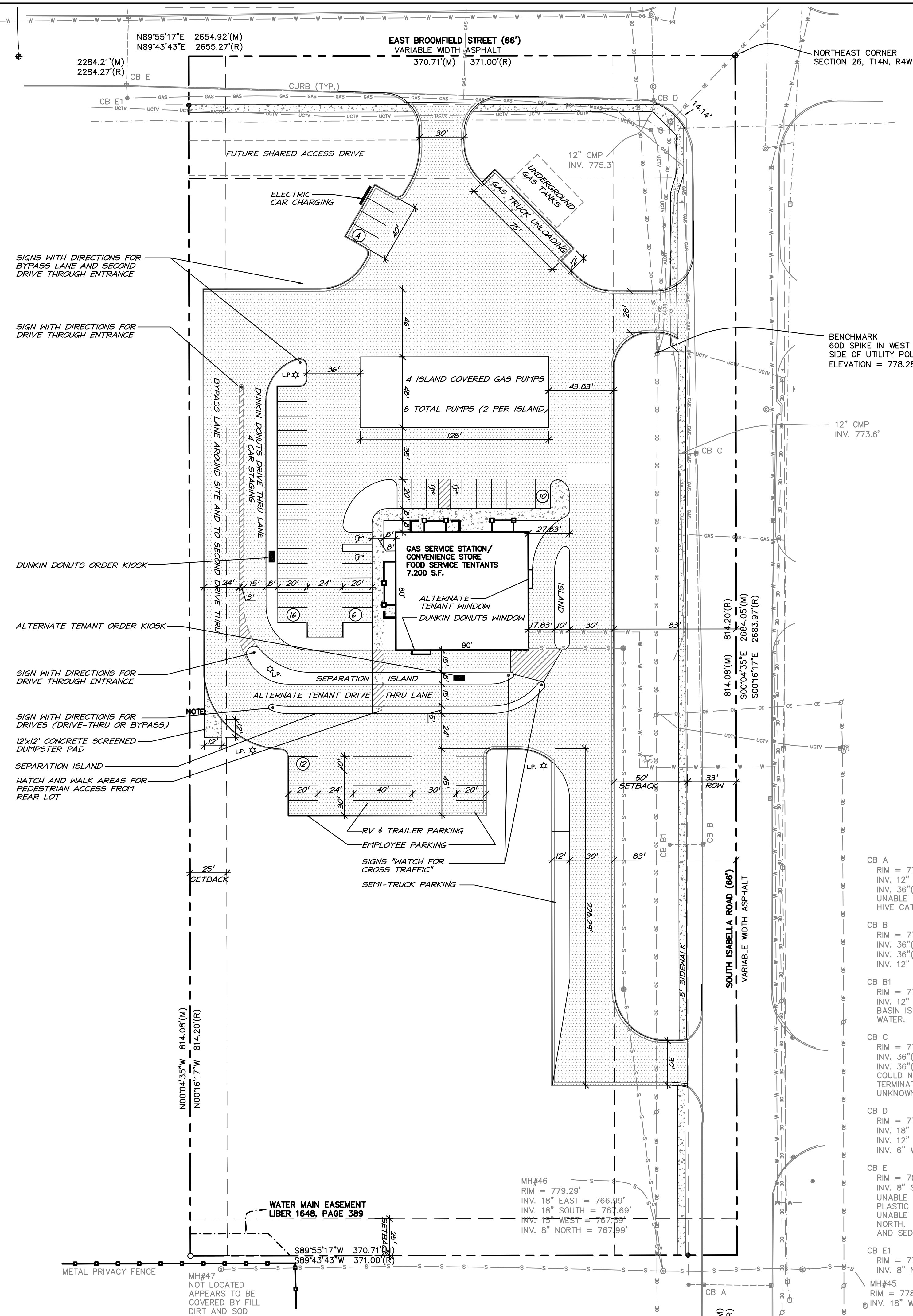
**Union Township Site Plan Review Application 2015 Revision**

<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>	X	
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	X	
<p>The location and dimensions of all existing and proposed:          fire hydrants (within 400 feet of building) - - - -          drives, -----          sidewalks. (required ) -----          curb openings. -----          acceleration/deceleration lanes. -----          signs, -----          exterior lighting on buildings and parking lots. - -          parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----          recreation areas, -----          common use areas. -----          areas to be conveyed for public use and purpose. -</p>	<p>X X X X NR X</p>	
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>		
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	X	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>		
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	X	
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>		

## Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	<input checked="" type="checkbox"/>	
The location, height and type of fences and walls.		
The location and detailed description of landscaping.		
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.		
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

APPLICANT COMMENTS

**NOTES**

- CONTRACTOR MUST CALL "MISS-DIG" 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (1-800-482-7171)
- SITE LAYOUT IS PARALLEL TO THE EAST PROPERTY LINE. (CENTERLINE OF ISABELLA ROAD)
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION AND DEMOLITION MATERIALS FROM THE SITE.
- BENCHMARK #1 - 60D SPIKE IN WEST SIDE UTILITY POLE ELEVATION = 778.28
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE WRITTEN SPECIFICATIONS FOR THIS PROJECT AND WITH THE MUNICIPAL STANDARDS FOR UNION TOWNSHIP.
- ALL WORK SHALL BE IN CONFORMANCE WITH MIOSHA
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.S.

**SITE INFORMATION**

**ZONING INFORMATION**  
CURRENT ZONING: B-4 & B-5  
PROPOSED ZONING: GENERAL/HIGHWAY COMMERCIAL

**LANDSCAPING**  
ALL LANDSCAPING SHALL BE PER THE UNION TOWNSHIP ORDINANCE REQUIREMENTS

**LIGHTING**  
ALL LIGHTING SHALL MEET THE UNION TOWNSHIP ORDINANCE REQUIREMENTS

**SIGNAGE (SECTION 11)**  
SIGN SHALL BE FREE STANDING AND SHALL MEET ALL ORDINANCE REQUIREMENTS

**SEWER AND WATER**  
BUILDING WILL BE SERVED WITH PUBLIC SEWER & WATER PER THE LOCAL UTILITY AUTHORITY STANDARDS.

**STORM WATER**  
ALL ON-SITE DRAINAGE SHALL BE CONTROLLED AND DETAINED PER ISABELLA COUNTY AND THE UNION ZONING ORDINANCE STANDARDS

**PARKING (SECTION 10.2.B)**  
PARKING REQUIRED:  
1/EMPLOYEE  
2/STALL OF FILLING STATION

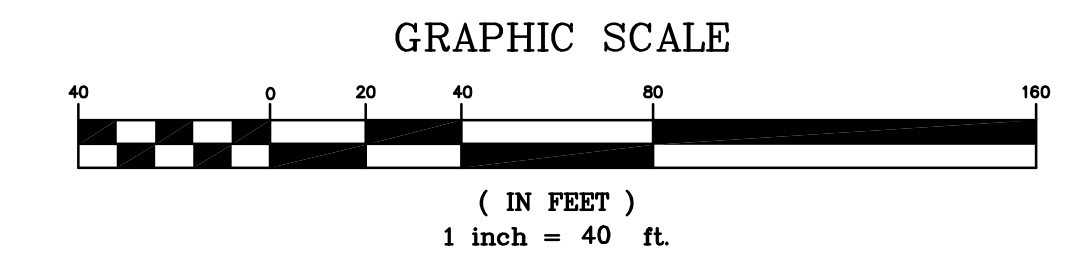
**PROPOSED PARKING:**  
6 EMPLOYEES = 6 SPACES  
16 TOTAL PUMP STALLS = 16x2 = 32 SPACES  
TOTAL SPACES REQUIRED = 6 + 32 = 38 SPACES

**TOTAL CURRENT PARKING REQUIRED = 38 SPACES**  
**TOTAL H.C. REQUIRED = 2 SPACES (1 VAN ACCES.)**

**TOTAL PARKING PROVIDED = 39 SPACES**  
**TOTAL H.C. PROVIDED = 2 SPACES (2 VAN ACCES.)**  
PARKING SPACES = 20'x10'  
DRIVE WIDTHS = MIN. 24' WIDE

**LEGEND**

- (11) PARKING COUNT
- REGULAR SIDEWALK
- LP. LIGHT POLE



REVISIONS	DATE	DESCRIPTION
	08/28/19	PRELIMINARY SITE PLAN
	11/04/19	FOR PRELIMINARY REVIEW

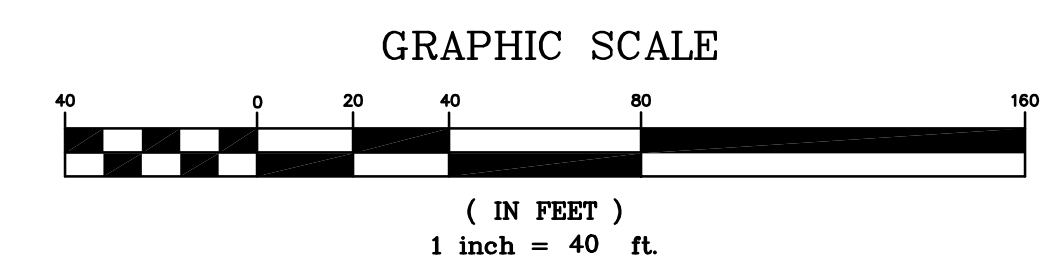
**PRELIMINARY SITE PLAN**  
FOR  
**COMMERCIAL - GAS STATION/FOOD SERVICE**  
NE CORNER OF ISABELLA & BROOMFIELD  
MOUNT PLEASANT, MICHIGAN

PREPARED BY: <b>PRACTICAL ENGINEERS, INC.</b> 9091 HELEN WHITE DRIVE LAKE ANN, MI 49650 PHONE: (231) 275-5066 FAX: (231) 275-5076 peinc@centurytel.net	PREPARED FOR: <b>GRAYLING INVESTORS, L.L.C.</b> 2373 1-75 BUSINESS LOOP GRAYLING, MICHIGAN	FILE: BASEI01-428 DESIGNED BY: SKR DRAWN BY: SKR CHECKED BY: SKR DATE: 8/24/19	PROJECT NO. <b>101.428</b> SHEET NO. <b>C2.0</b>
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# NOTES

1. CONTRACTOR MUST CALL "MISS-DIG" 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (1-800-482-7171)
2. SITE LAYOUT IS PARALLEL AND PERPENDICULAR TO CENTERLINE OF ISABELLA ROAD
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION AND DEMOLITION MATERIALS FROM THE SITE.
4. BENCHMARK #1 - SPIKE IN WEST SIDE OF UTILITY POLE LOCATED SOUTH OF NORTH ISABELLA ROAD ENTRANCE ELEVATION = 778.28
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE WRITTEN SPECIFICATIONS FOR THIS PROJECT AND WITH THE MUNICIPAL STANDARDS FOR UNION TOWNSHIP.
6. ALL WORK SHALL BE IN CONFORMANCE WITH MIOSHA
7. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.S.



REVISIONS	DESCRIPTION	DATE	FOR
	FOR PRELIMINARY REVIEW	11/04/19	

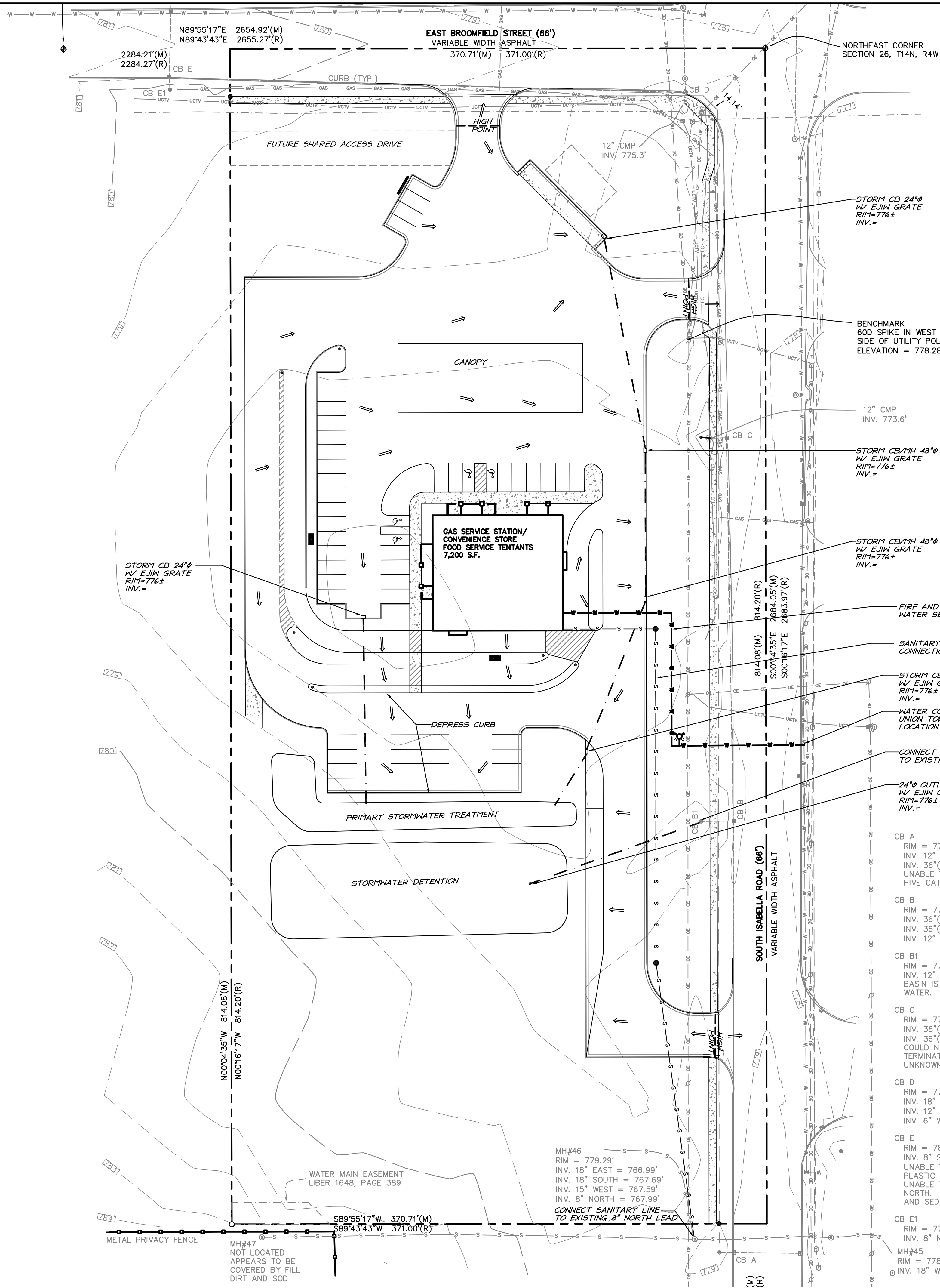
## GRADING AND UTILITY PLAN COMMERCIAL - GAS STATION/FOOD SERVICE SW CORNER OF BROOMFIELD & ISABELLA UNION TOWNSHIP, MICHIGAN

PROJECT NO.  
 101.428  
 SHEET NO.  
 C3.0

PREPARED BY: PRACTICAL ENGINEERS, INC.  
 9091 HELEN WHITE DRIVE  
 LAKE ANN, MI 49650  
 PHONE: (231) 275-5066  
 FAX: (231) 275-5076  
 pelno@centurytel.net

PREPARED FOR: GRAYLING INVESTORS, LLC  
 2373 S 175 BUSINESS LOOP  
 GRAYLING, MI 49738

FILE: BASE101-428  
 DESIGNED BY: SKR  
 DRAWN BY: SKR  
 CHECKED BY: SKR  
 DATE: 11/4/19





Charter Township of Union Planning  
Commission  
2010 South Lincoln  
Mt. Pleasant, MI 48858  
Phone 989-772-4600  
Fax 989-773-1988

**SUBJECT:** ANNUAL PLANNING COMMISSION REPORT

December 2019

Dear Board of Trustees,

The year 2019 has been an active and fulfilling year for the Charter Township of Union Planning Commission. We would like to thank the Board of Trustees for their guidance and financial support in making 2019 what we believe has been a successful year for the future development of our community. In accordance with the Michigan Planning Enabling Act 33 of 2008 section 125.3819(2) the Planning Commission presents its written annual report to the Board of Trustees.

The focus of 2019 has been the new Zoning Ordinance. The new Zoning Ordinance has been organized into fifteen (15) sections. Utilizing both special meetings with our consultant from McKenna and other meetings we have diligently reviewed and commented on each of the fifteen draft sections. Through this process we have taken all the input from other boards into consideration when reviewing the draft sections. In 2020 we look forward in working with the community, stakeholders and other boards in developing a final draft to present to the Board of Trustees for Adoption in 2020.

Highlights of activity from the Planning Commission are:

- Twelve (12) Site Plan Review applications
- Six (6) Special Use Permit applications
- Four (4) Map Rezoning applications

The Sidewalk relief policy developed by the Sidewalk and Pathways Prioritization Committee and adopted by the Township Board in 2018 continued to be instrumental for the Planning Commission. In 2019. Perhaps the highlight of the year was the development of a sidewalk at 1963 E. Remus (McDonalds, corner of Remus and Lincoln) The Planning Commission looks forward to working with the Board of Trustees in 2020.

Sincerely,

Phil Squatrito Planning Commission Chair

Alex Fuller Planning Commission Secretary