

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on November 19, 2019 at the Township Hall.

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

Roll Call

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

Excused: Clerk Cody and Buckley

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Webster moved **Shingles** supported the approval of the October 15, 2019 regular meeting as amended. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

The Planning Commission received the annual Report from the Zoning Board of Appeals.

Approval of Agenda

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

Public Comment – 7:06 p.m.

Tim Beebe, CMS&D, 2257 Broomfield Rd. – Proposed text amendment to section 30, asked Planning Commissioners to route comments to Township Planner regarding the packet he presented.

Closed 7:09 p.m.

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

Applicants representative, Tim Beebe, CMS&D, 2257 Broomfield Rd. – presented the preliminary site plan confirming the proposed preliminary site plan located in an I1 district would be a permitted use. On the site plan he showed an existing pole barn structure and proposed an 80'x80' and another 60'x100' building. Outside from the outside agency approvals, the applicant did not receive any other comments from the Planning Commission.

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

Applicants representative, Sarah Ross, Practical Engineers, Inc. – presented the preliminary site plan located in a B4 district with an approved special use by the Township Board for a filling station. She proposed a 7,200 square foot building with two commercial tenants, each with a separate drive thru

(Tenant #1 Dunkin Donuts, Tenant #2 TBD) on the preliminary site plan. Outside from the outside agency approvals, the applicant did not receive any other comments from the Planning Commission.

C. 2019 PC Annual Report to the Board of Trustees

Planning Commission reviewed 2019 Annual Report to the Board of Trustees.

Other Business

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

The Commissioners stated that upon completion of the draft of their recommendations completed by the Consultant, they would welcome any comments from the stakeholders.

Extended Public Comment Open – 8:56 p.m.

No comments were offered.

Final Board Comment

Webster – Stated that her Planning Commission term ends 2/15/20 and will not be reapplying for another term.

Adjournment – Chairman Squattrito adjourned the meeting at 8:59 p.m.

APPROVED BY:



Alex Fuller - Secretary

Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)