

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

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

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

**Roll Call**

Present: Buckley, Clerk Cody, Darin, Fuller, LaBelle, Shingles, Squattrito, and Webster

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Approval of Minutes**

LaBelle moved Shingles supported the approval of the November 19, 2019 regular meeting as amended. **Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

Board of Trustees – updates from Clerk Cody

ZBA – updates by Buckley

**Approval of Agenda**

Fuller moved Cody supported to amend the agenda, moving SPR 2019-15 as Item A and SPR 2019-16 to Item B, also removing SPR 2019-14 from tonight's agenda as it is not ready for review and/or approval. **Vote: Ayes: 8 Nays 0. Motion carried.**

Fuller moved Buckley supported approval of the agenda as amended. **Vote: Ayes: 8 Nays 0. Motion carried.**

**Public Comment – 7:10 p.m.**

No comments were offered.

Closed 7:10 p.m.

**New Business**

**A. SPR 2019-15 Self-Storage buildings located at S Park Place, PID 14-011-30-001-14**

**Owner: Mt. Pleasant Storage Central LLC**

Township Planner stated the applicant is proposing seven storage buildings on the B4 section of the property and mentioned that a special use (SUP 2019-05) was approved in September 2019. The I-1 parcel to the south with the existing self-storage buildings will be combined into one parcel with split zoning in the future. Outside approvals from MPFD, ICRC, ICTC, Isabella County Drain Office for Stormwater Management, and Union Township Public Services have been received.

Applicants representative, Pete Lorenz, Lorenz Surveying & Engineering – presented the site plan asking for provisional relief for sidewalks as stated on the site plan, stating that it meets the criteria in the Township's Sidewalk Policy.

LaBelle moved Webster supported to approve SPR 2019-15 Self-Storage buildings located at S Park Place as presented, including provisional sidewalk relief, with the following condition:

that a photometric lighting plan is submitted and approved at the time of a building permit.  
**Vote: Ayes: 8 Nays: 0 Motion carried.**

**B. SPR 2019-16 Isabella County Road Commission Facilities located at 2261 E. Remus Rd.  
PID 14-016-30-003-00 Owner: Isabella County Road Commission**

Township Planner stated that the Isabella County Road Commission is proposing to construct Administration and Maintenance buildings in the current B5 zone. At the 2/6/2019 ZBA meeting the ZBA members determined that the Isabella County Road Commission is an essential use; therefore, would be a permitted use in the B-5 zone. Outside approvals from MPFD, ICRC, ICTC, Isabella County Drain Office for Stormwater Management, and Union Township Public Services have been received.

Applicants representative, Joseph White, Wolverine Engineers & Surveyors, Inc. – presented the site plan located in a B5 district.

**Webster moved Cody supported to approve SPR 2019-16 Isabella County Road Commission located at 2261. E. Remus Rd as presented. Vote: Ayes: 8 Nays: 0 Motion carried.**

**C. SUP 2019-07 Sand and Gravel Pit located at S Lincoln Rd PID 14-033-30-006-00  
Owner: James Zalud and Daniel Zalud**

Township Planner read the Public Hearing Notice that appeared in the Morning Sun.

**Public Hearing Open 7:45 p.m.**

Ben Gunning, 2270 E. Broomfield – stated that “Public Hearing” was not on the Agenda

Shirley Burditt 2607 E. Millbrook Rd.- Not in support of SUP

Kathy Bellinger, 1692 E. Millbrook Rd. - Not in support of SUP

Sally Bellinger, 6415 S. Lincoln Rd. - Not in support of SUP

Rochelle Short, 5620 S. Lincoln Rd. - Not in support of SUP

Doug Hovey, 3729 E. Millbrook Rd. - Not in support of SUP

Denise Richards, 2283 E. Millbrook Rd. - Not in support of SUP

Bob Wenzlick, 5956 Whiteville Rd. - Not in support of SUP

Brian Morris, 1140 Eastwood Dr. - Not in support of SUP

James Short, 5620 Lincoln Rd. - Not in support of SUP

**Written/emailed correspondence**

Robert Fanning, 401 Pine St. - Not in support of SUP

Denise Fanning, 401 Pine St. - Not in support of SUP

Ari Berk, 916 Center Dr. - Not in support of SUP

Annette Thorton, 608 Crescent Dr. - Not in support of SUP

Renn Richards, 2283 E. Millbrook Rd. - Not in support of SUP

Gary Sherwin EGGLE – Emailed Township Planner questions regarding SUP project

Denise Richards, 2283 E Millbrook Rd. - Not in support of SUP

Ben Gunning – Confirmed that James Zalud is a member of the Township EDA, not the Board of Trustees or Planning Commission and is not part of any decision making of this SUP

**Public Hearing Closed 8:26 p.m.**

Applicant Representative Tim Bebee, CMS & D stated that his company is not owned by Jim or Jeremy Zalud as the Morning Sun reported. He stated that this SUP would be restricted to the

most Northeasterly +/- 10 acres of the overall project site, along with stating all the required permits and guidelines for Sand and Gravel Mining Operations that would have to be followed.

**Webster** moved **Shingles** supported to postpone SUP 2019-07 until the January 2020 Planning Commission meeting pending submission of answers to additional questions by Commissioners.  
**Vote: Ayes: 7 Nays: 1 Motion carried.**

**Other Business**

Brief discussion by Planning Commission regarding Broomfield Den.

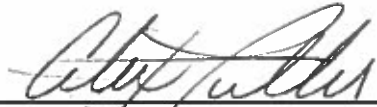
**Extended Public Comment Open – 9:43 p.m.**

No comments were offered.

**Final Board Comment**

**Adjournment** – Chairman Squattrito adjourned the meeting at 9:44 p.m.

**APPROVED BY:**

  
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Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*