

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

A regular meeting of the Charter Township of Union Planning Commission was held on January 21, 2020 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, Thering, and Webster

**Others Present**

Mark Stuhldreher, Township Manager; Rodney Nanney, Community and Economic Development Director; Township Planner, Peter Gallinat and Administrative Assistant, Jennifer Loveberry

**Approval of Minutes**

LaBelle moved Shingles supported the approval of the December 17, 2019 regular meeting as amended. **Vote: Ayes: 9 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- Board of Trustees – updates from Clerk Cody
- ZBA – updates by Buckley
- Sidewalk and Pathway Prioritization Committee – updates by Webster
- Township Planner, Gallinat shared upcoming available MAP Training to Planning Commissioners, reminding them per the bylaws to attend 1 training per 3-year term and referred to the Nine Golden Rules of Defensible Decision Making written by Rodney Nanney
- Presentation by Township Manager introducing Rodney Nanney, Community and Economic Development Director

**Approval of Agenda**

Webster moved LaBelle supported to approve the agenda as presented. **Vote: Ayes: 9 Nays 0. Motion carried.**

**Public Comment – 7:13 p.m.**

No comments were offered.

Closed 7:13 p.m.

**New Business**

- A. **HOP 20-01 (Public Hearing) Roy & Gerrie Hoyt, 2305 E Millbrook Rd., SECTION 33, 14-033-30-002-02**

Township Planner stated the applicant has applied to utilize a new accessory building as a repair shop for oil changes and other minor auto repairs in an AG zone. The owner indicated to use the building for personal use, also inquiring about using the building for minor auto repairs as it relates to “About

Time Taxi” company stating that he informed the applicant that this would not be possible without first being granted a Home Occupation Permit.

Applicant, Roy Hoyt applied for and was given approval to construct an accessory building in December 2019.

Discussion was held by the Planning Commission.

**Fuller** moved **Shingles** supported to postpone HOP 20-01 until the February 18<sup>th</sup> meeting to allow Township Staff to work with the applicant, as the Planning Commission felt they need more information in clarifying the application. **Vote: Ayes: 9 Nays: 0 Motion carried.**

**B. TXT 20-01 (Public Hearing) BSP Enterprises LLC – Navita S. Patel, President Amend Section 30.4 AB (Special Use Permits – Multi Use), Section 23.3.B (Special Uses – Multi-Use Structures)**

Township Planner stated that the applicant is proposing to amend the zoning text to allow a larger than currently permitted multi-use structure. He suggested holding the Public Hearing; however, take no action and use the allowed time by Ordinance to work with Township Staff and the Consultant (McKenna) to draft language for amending section 31 in regard t mixed uses. He did suggest to still send the application to the County Planning Commission for their 30-day review and comments.

**Public Hearing Open 7:46p.m.**

No comments were offered.

Written correspondence email from Julian Denha that was included in packet

**Public Hearing Closed 7:48 p.m.**

Applicants representative, Tim Bebee, CMS&D – presented the proposed text amendment to Section 30-Special Use Permits, Sub-Section AB, and Multi-Use (Combination of Commercial and Residential) to the Planning Commission.

Brad Williams, ASL questioned/commented on Section 31 of the current Zoning Ordinance permits planned unit development (P.U.D.’s).

Discussion was held by the Planning Commission.

**Cody** moved **Darin** supported to instruct the Township Planner to send this application to the Isabella County Planning Commission for their 30-day review. **Vote: Ayes: 9 Nays: 0 Motion carried.**

PUD vs. SUP question brought up by Chair, Squattrito  
Community and Economic Development Director, Nanney addressed this question.

**Buckley** moved **Darin** supported to postpone TXT 20-01 until the February 18<sup>th</sup> meeting. **Vote: Ayes: 9 Nays: 0 Motion carried.**

**Other Business**

**Extended Public Comment**

Open –8:19 p.m.

No comments were offered.

Closed – 8:20 p.m.

**Final Board Comment**

The Planning Commissioners thanked Denise Webster for her service to the Planning Commission and expressed best wishes to her.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:22 p.m.

**APPROVED BY:**



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Alex Fuller - Secretary

Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*