

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 18, 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; Zoning Administrator, Peter Gallinat and Administrative Assistant, Jennifer Loveberry

Approval of Minutes

Webster moved **Cody** supported the approval of the January 21, 2020 regular meeting as presented. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- Board of Trustees – updates from Clerk Cody - Re-appointment of **Fuller** with term expiring 2/15/2023, Re-appointment of **Squattrito** with term expiring 2/15/2023, per state statute, **THE MICHIGAN PLANNING ENABLING ACT Act 33 of 2008 states: “If a vacancy occurs on a planning commission, the vacancy shall be filled for the unexpired term in the same manner as provided for an original appointment. A member shall hold office until his or her successor is appointed.”**; therefore, **Webster**, term expired 2/15/2020, remains on the Planning Commission until replaced.

Approval of Agenda

LaBelle moved **Shingles** supported to postpone HOP 20-01 Roy & Gerrie Hoyt, 2305 E. Millbrook Rd., Section 22, parcel #14-033-30-002-02. **Vote: Ayes: 9 Nays: 0. Motion Carried.**

Applicant emailed request to withdraw application for text amendment 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), no action needed.

Webster moved **LaBelle** supported to approve the agenda as amended. Deleting item B. and item C. **Vote: Ayes: 9 Nays 0. Motion carried.**

New Business

- A. PSUP20-01 Robert & Lauren Welch, 4175 E. Wing Rd., Section 35, parcel #14-035-10-003-04**

Introduction by Community and Economic Development Director, Rodney Nanney. The applicant has requested to operate a group day-care home and is applying for a special use permit.

Public Hearing Open 7:13 p.m.

No comments were offered.

No written comments were received.

Public Hearing Closed 7:13 p.m.

Applicants representative, Kelly Klein – presented the proposed Special Use Permit.

Discussion was held by the Planning Commission.

LaBelle moved Webster supported to postpone action on the PSUP20-01 group day care home special use permit application from Robert and Lauren Welch until March 18, 2020, with a request that the applicant provide the following additional details needed to confirm compliance with Section 30.4.J. (Group Day Care Home) of the Zoning Ordinance:

1. A plan for how pickup and drop off activities will be handled during peak periods to maximize safety for children and parents, allow for ease of turning movements in the driveway, and provide for safe ingress/egress of vehicles without parking or driving on the lawn.
2. A plan for short-term and employee parking on the site, including the location, extent, and timing of any parking space or driveway improvements (gravel or paving) needed to conform to Section 30.4.J. requirements.
3. A plan for where and when a fence will be installed on the property, along with details of the proposed fence type and height.
4. The plans for any required parking, access, and fence improvements should include a specific date by which each improvement will be completed.

Vote: Ayes: 9 Nays: 0 Motion carried.

B. Zoning Ordinance Update

The Director updated the Planning Commissioners that a draft should be available in early March for their review. Also shared that the Annual Joint Meeting of all Township Boards has been changed to April 29, 2020, 5:00 p.m. at the Commission on Aging, to coincide with the proposed open house for the zoning ordinance rewrite.

Other Business

Extended Public Comment

Open – 7:43 p.m.

No comments were offered.

Closed – 7:43 p.m.

Final Board Comment

Webster – Thanked the Community and Economic Development Director for including draft motions for approval, approval with conditions, to deny, and to postpone included in the packet.

Adjournment – Chairman Squattrito adjourned the meeting at 7:46 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)