

**Notice of an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

Notice is hereby given that the Charter Township of Union Planning Commission will conduct a regular meeting electronically on Tuesday, July 21, 2020 at 7:00 p.m., consistent with direction from the Governor and state and county health officials to slow the spread of the COVID-19 virus.

The Township Hall remains closed to the public, so there will be no in-person public attendance in the Township Hall Board Room (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Planning Commission members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718> (Meeting ID: "897 5144 4718"). The moderator will open public access to the electronic meeting space at 6:55 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "897 5144 4718" and the "#" sign at the "Meeting ID" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Planning Commission may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on the day of the meeting will be read aloud to the Planning Commission.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Instructions to Participate in an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

The Charter Township of Union Planning Commission will conduct a special meeting electronically on Tuesday, July 21, 2020 at 7:00 p.m., consistent with direction from the Governor and state and county health officials to slow the spread of the COVID-19 virus.

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Raise Your Hand for Citizen Participation During the Public Comment Periods

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please **click on the “Raise Your Hand” icon** near the bottom of your screen.



Click “Lower Hand” to lower it if needed. The host will be notified that you have raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

To raise your hand for telephone dial-in participants, press “star” and then the number “nine” (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

Do I need to download the Zoom app to access the meeting? No. Use of the Zoom app is recommended, but you will have options to “download & run Zoom” or “join from your browser” when you click on the link to join the meeting.

Can I Use Bluetooth Headset? Yes, if the Bluetooth device is compatible with the computer or mobile device that you are using.

Do I have to have a webcam to join on Zoom? While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

Leaving the Meeting: Click the “Leave Meeting” link at the bottom right corner of the screen at any time to leave the meeting.



Planning Commission

**Regular Electronic Meeting. Instructions for access will be posted and available on website
(uniontownshipmi.com) home page**

July 21, 2020

7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
- June 16, 2020
5. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **PTXT20-02 Zoning Ordinance Update**
 - a. Introduction
 - b. Public Hearing
 - c. Updates from Staff
 - d. Deliberation
 - e. Action (Recommendation to the Board of Trustees)
 - B. **PREZ20-01 Zoning Map Amendments – Areas A, B, and C**
 - a. Introduction
 - b. Public Hearing
 - c. Updates from Staff
 - d. Deliberation
 - e. Action (Recommendation to the Board of Trustees)
 - C. **PREZ20-02 Zoning Map Amendment – Area D**
 - a. Introduction
 - b. Public Hearing
 - c. Updates from Staff
 - d. Deliberation
 - e. Action (Recommendation to the Board of Trustees)
 - D. **PSPR19-08 Lone Maple Dev. Solar Energy Facility Site Plan (5889 E. Broadway)**
 - a. Introduction
 - b. Updates from Staff and the Applicant
 - c. Deliberation
 - d. Action

- E. PSPR20-03 Helios Rising Outdoor Storage Facility Site Plan (Venture Way, vacant)**
 - a. Introduction**
 - b. Updates from Staff and the Applicant**
 - c. Deliberation**
 - d. Action**

9. OTHER BUSINESS

- A. PSPR20-07 D. Clare Office/Warehouse/Outdoor Storage Facility Site Plan (4991 E. River Rd.)**
 - a. Introduction**
 - b. Updates from Staff and the Applicant**
 - c. Deliberation**
 - d. Action**

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

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	2/15/2023
3-Vice Chair	Denise	Webster	2/15/2020
4-Secretary	Alex	Fuller	2/15/2023
5-Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	James	Thering Jr.	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- PC Rep	Ryan	Buckley	2/18/2021
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Taylor	Sheahan-Stahl	12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	Jim	Engler	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, Jr.	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	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Ben	Gunning	11/20/2020
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2021
5	Robert	Bacon	1/13/2023
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	Robert	Sommerville	12/31/2022
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

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular - Electronic Meeting Minutes

A regular-electric meeting of the Charter Township of Union Planning Commission was held on June 16, 2020 as a virtual meeting through the Zoom meeting platform.

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

Roll Call

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

Others Present

Rodney Nanney, Community and Economic Development Director; Zoning Administrator, Peter Gallinat, and Administrative Assistant, Jennifer Loveberry

Approval of Minutes

Webster moved **LaBelle** supported the approval of the June 8, 2020 special meeting as amended. **Vote: Ayes: 9 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- Board of Trustees – updates from Clerk Cody

Approval of Agenda

Webster moved **Buckley** supported to approve the Agenda as presented. **Vote: Ayes: 9 Nays: 0. Motion Carried.**

Public Comment

Open 7:07 p.m.

No comments were offered.

Closed 7:07 p.m.

New Business

A. PHOP20-02 Explosive Confections Cake Studio Home Occupation

- a. Introduction
- b. Public Hearing
- c. Updates from Staff and the Applicant
- d. Deliberation
- e. Action

Introduction by Nanney, Eric and Danielle White are requesting a Home Occupation Permit for the purpose of producing custom ordered cakes, cupcakes, cookies and other baked goods. A public hearing was published in the morning sun and notice sent to neighbors within 300 ft.

Public Hearing Open: 7:14 p.m.

No comments were offered.

No written correspondence was received.

LaBelle moved **Webster** supported to approve the HOP 20-02 home occupation permit application from Eric and Danielle White for the Explosive Confection Cake Studio at 188 S. Bamber Rd. (parcel number 14-004-10-001-02) in the AG District, finding that it can comply with applicable Zoning Ordinance requirements, including Section 8.19 (Home Occupations), subject to the following conditions:

1. Michigan Cottage Food Law requirements shall be adhered to until such time as the operation is conducted in an accessory building equipped with a full commercial kitchen.
2. The applicant shall submit copies of all required Township and outside agency permits to the Zoning Administrator prior to relocation of the operation to the accessory building.

Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle, Shingles, Squattrito, Thering, and Webster Nays: 0. Motion carried.

B. PSPR20-02 Four Hacks LLC

- a. Introduction**
- b. Updates from Staff and the Applicant**
- c. Deliberation**
- d. Action**

Introduction by Nanney, the following have been completed by the Planning Commission: A Preliminary review of site plan 2019-11 was completed August 2019. Final Plat Review SUB 2019-01 was completed June 2019. An amended Plat of Village of Isabella City, Preliminary Plat Review was completed May 2019.

LaBelle moved **Cody** supported to approve the PSPR20-02 site plan application from Four Hacks LLC for a duplex condominium development on a private road at 3905 East River Road (parcel number 14-087-00-002-02) in the R-2A District, finding that it can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following conditions:

1. Copies of outside agency permits or approvals from the Michigan Dept. of Environment, Great Lakes, and Energy (EGLE), Isabella County Drain Office, Isabella County Road Commission, and the Township Public Services Department for municipal utilities are submitted to the Zoning Administrator prior to issuance of building permits.
2. Exterior lighting details shall be submitted as part of the building permit plans for Zoning Administrator review and approval.
3. An as-recorded copy of the amended final plat as approved by the State of Michigan shall be submitted to the Zoning Administrator prior to issuance of any certificate of occupancy for the project.

Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle, Shingles, Squattrito, Thering, and Webster Nays: 0. Motion carried.

Other Business

A. PTXT20-02 Zoning Ordinance Update

- a. Updates from Staff**
- b. Continued review and discussion of the updated draft Zoning Ordinance document**
- c. Consideration of setting a public hearing date for the proposed Ordinance**

8:00 p.m. Technical issue Shingles left the meeting.

Discussion of additional revisions to the proposed sections 7.18, 8.3, and 14.1B prepared by staff per the Planning Commission's direction from their 6/8/2020 special meeting.

Webster moved **Cody** supported to set the public hearing date for the proposed Ordinance for the July or August scheduled Planning Commission meeting, complying with the current executive order related to COVID-19. **Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle, Squattrito, Thering, and Webster Nays: 0. Motion carried.**

Extended Public Comment

Open –8:17 p.m.

Tim Bebee, CMS&D – Asked for the appropriate way to turn in questions regarding the proposed Zoning Ordinance.

Closed – 8:19 p.m.

Nanney responded by stating that questions may be emailed to rnanney@uniontownshipmi.com or there is a link posted on the Township website that is hosted by the Consultant (McKenna) <http://www.uniontownshipzoning.com/> where online comments may be received. He also mentioned that there will also be a virtual open house on June 30, 2020 at 7:00 p.m., with information and instructions to be posted on the Township's website.

Final Board Comment

Adjournment – Chairman Squattrito adjourned the meeting at 8:20 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)



Union Township Zoning Ordinance Virtual Open House

SUMMARY OF COMMENTS

On Tuesday, June 30, 2020, a virtual open house was held by Zoom concerning the new Union Township Zoning Ordinance. The open house was hosted by McKenna, the Township's Planning Consultant, with John Jackson serving as Moderator and Christopher Doozan as Presenter.

John open the meeting at 7:00 p.m. with a few general comments, after which he introduced Rodney Nanney, Community and Economic Development Director, for a few opening words.

Chris then launched into a PowerPoint presentation on the new ordinance that was divided into to two segments, starting with a brief review of the 15 sections of the ordinance and concluding with a description of a few of the ordinance's special features.

After the presentation, John moderated the question and answer period, which generated the following discussion:

1. The first question inquired what was done in the new ordinance to address Zoning Board of Appeals (ZBA) repeat cases.

Response: McKenna reviewed all ZBA cases for the last several years prior to embarking on the ordinance re-write process to identify repeat cases and cases where a defect in the current ordinance might have been a problem. For example, a lot of ZBA cases involved signs and consequently a lot of effort was spent sorting out the regulations in Section 11. A number of ZBA cases involved text interpretations; it is expected that the more explicit language in the new ordinance will reduce, if not eliminate, the need for such interpretations.

2. Once the new ordinance is adopted will it be enforced? How will this be accomplished?

Response: Enforcement is the key to success and the Township has taken several proactive steps to upgrade enforcement. One such step was the hiring of a Community and Economic Development Director to oversee the process. The Township's goal is to work with people to resolve violations of the ordinance without going to court. This requires ongoing communication, follow-up, and time. Peter Gallinat has been doing an effective job following this process in the past several months. Having a well-written ordinance will make the process easier.

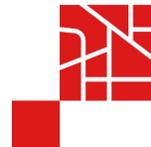
3. Mr. Beebe(sp?) had a few comments regarding the mixed-use building regulations and height regulations. Mr. Beebe is civil engineer from the Mt. Pleasant area who has served clients in Union Township. Rodney has met with him by Zoom, as recently as the day of the Virtual Open House, to discuss his concerns.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

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Response: Rodney initially thought Mr. Beebe’s primary concern was building height, but Mr. Beebe indicated that height was only one of his concerns. Nevertheless, in his earlier meeting, Rodney had recommended that Mr. Beebe look at the Planned Unit Development regulations. PUD would give the Township the flexibility to consider a creative project having greater height than otherwise permitted by the ordinance. Contrary to common thinking, the PUD review process is not cumbersome – it involves the same approvals as site plan and special land use approval would.

With respect to height, Mr. Beebe noted that fire-fighting capacity is a determinant of appropriate height. However, even though Mt. Pleasant and Union Township use the same fire department, the maximum height in Mt. Pleasant is 60 ft., compared to 30 ft. in Union Township.

It was pointed out that fire-fighting apparatus is only one determinant of appropriate height. Another is proximity to neighboring residential land use and the impact of building height on light and air flow. There are also urban design implications related to height. A multi-story building may be inappropriate along a corridor composed of all one and two-story buildings. A strategy can be developed to transform a corridor to allow taller buildings, but this should be based on thorough study and set forth in a plan.

4. What is the Basis for Design, for example, for setbacks, bulk standards, etc.?

Response: When evaluating setbacks, height, and bulk standards, we first consider history: What standards has the Township been using? Have the standards currently in place generated a lot of variance requests, suggesting that modification to the standards should be considered? Next, we look at the Master Plan: Does the Master Plan call for changes in one or more districts that would warrant a change in standards? In the absence of information showing a defect in the ordinance or a conscious policy change, we are apt to keep the current standard intact.

One area where standards were modified considerably involved parking. In this case, we used current data from the Institute of Transportation Engineers and other sources to update the parking minimums.

5. Regarding the nonconforming provisions, is there a grandfather allowance?

Response: One of the new features of the new ordinance is a set of provisions for Nonconforming Sites (Section 12.5). The purpose of this section of the ordinance is to encourage improvements to existing sites that were developed initially before the site design requirements of the ordinance were established. Nonconforming sites that meet the criteria in Section 12.5 may be improved or modified without a complete upgrade to all the site elements. Improvements related to public health and safety are emphasized, though.



6. Finally, there was a question about future amendments to the Zoning Ordinance.

Response: Re-writing a zoning ordinance is a massive undertaking. Once it is adopted and put into use, there are bound to be a few provisions that the Planning Commission or staff find could be refined. A good way to deal with these is to keep a punch list of desired amendments. Then, about a year after initial adoption, deal with all the punch list items at once in a single amendment. Such an amendment would have to follow the normal amendment process outlined in Section 14.5.

NEXT STEPS

At the conclusion of the open house the next steps in the adoption process were discussed. Essentially, there are three steps remaining:

1. The Planning Commission must hold a formal public hearing. This hearing is scheduled for Tuesday, July 21, 2020, at 7:00 p.m. by Zoom.
2. The ordinance is subject to review and comment by the Isabella County Planning Commission.
3. After receiving a recommendation from the Planning Commission, the Township Board must formally adopt the ordinance.

ONLINE COMMENTS

In March, the new zoning ordinance was placed on a website with the domain name: <http://uniontownshipzoning.com/>. There was a link to this website on the Township main webpage. The website provided an opportunity for people to comment on or ask questions about the ordinance, but no one took advantage of this opportunity.

From: [Carmelina Crisci](#)
To: [Rodney Nanney](#)
Subject: Re: follow up to the 6/30/2020 Zoning Ordinance Open House event via Zoom
Date: Wednesday, July 1, 2020 2:07:25 PM

Excellent thanks Rodney!

I will pass this message along to the guys (my Senior Officers to let them know)

Thanks again for keeping us in the loop,

Carmi

On 7/1/2020 1:13 PM, Rodney Nanney wrote:

Carmi,

Thank you for your help in getting the word out.

We are planning for the Zoning Ordinance public hearing to take place at 7:00 pm on July 21, 2020 as part of the regular Planning Commission meeting for July. Consistent with Governor Whitmer's executive orders, the hearing will be held as an electronic meeting via the Zoom app, similar to the Open House event. The notices will be finalized tomorrow. I will send you copies as soon as they are ready.

Questions or comments about the proposed Zoning Ordinance can be emailed to me, or posted on the Township's online comment system at <https://www.uniontownshipzoning.com/input>.

Regards,

Rodney C. Nanney, AICP
Community and Economic Development Director
Charter Township of Union
2010 South Lincoln Road
Mount Pleasant, MI 48858
(989) 772-4600 ext. 232

From: Carmelina Crisci <carmi@hbacm.com>
Sent: Tuesday, June 30, 2020 10:20 PM
To: Rodney Nanney <RNanney@uniontownshipmi.com>
Subject: Re: Invitation to the 6/30/2020 Zoning Ordinance Open House event via Zoom

Hi Rodney great presentation tonight...just wondering if you have scheduled the public hearing on this where you can ask more questions?

Carmelina



Carmelina Crisci

Home Builders Association of Central Michigan | Chief Executive Officer
Central Michigan Plan Room

2026 Independence Drive, Mount Pleasant, MI 48858

T: (989) 775-7747 | F: (989) 775-7748 | E: carmi@hbacm.com

Find us on:    OR www.hbacm.com

NAHB Discounts: www.nahb.com/MA

From: [Timothy Bebee](#)
To: [Rodney Nanney](#); [Peter Gallinat](#)
Subject: Zoning Ordinance Comment
Date: Saturday, June 27, 2020 8:59:47 PM

Rodney & Peter,

I have some other comments that I will get to you, but these are the ones that affect the client that I just got off the phone with.

Section 6.24 Mixed-Use Building.

Maximum Building Height = 35 feet.

This is pretty much for all zones. The City Fire Department is the agency that would fight the fires, yet in the City they are allowed to have structures up to 60 feet. I do not understand why the limitation on the structure height. If this were to stay as it is, the Holiday Inn Hotel would not have been built. This structure is considerable taller than 35 feet. This puts a limitation on the types of buildings within the Township versus the City which it surrounds. Should this not be compatible with the City's Ordinance? Shouldn't the maximum height be determined by the ability to safely fight a fire. I believe that this section should be changed to be more similar to the City's Height Requirements.

Use of the ground floor for residential parking or household storage shall be prohibited.

This item should have some further discussion. I have a current client that would like the option to have parking in the rear of the building for the proposed residence. For projects that are geared to student housing, this may not be an issue. However, if you are wanting to see housing provided for families and professionals, then having enclosed parking within the building that they have their residence is an important selling/renting feature. I also have a potential client that is considering building a mixed use building that would have the upper floors sold as condominiums. Attached indoor parking is a key component in the structure that they are looking at. Their project would also be impacted by the building height, as they are looking at a four or five story building. At this point they are looking at the City for their construction, but I would think that the Township should be enacting an Ordinance that allows the Township to accept these types of project and not turn them away at the door.

Item 4 of this Section is very concerning.

This item allows the Township and its Staff to make design decisions on the building and its residential component. As written, this is a Wild Card. Owners, Developers and their Engineers and Architects should not be placed in a position that is an unknown. The text already stated that there will be not residential on the first floor. If the residential units meet the size requirements, why does this need to be included. A Great Deal of Money is spent, not just on the building and its site improvements, but on the market analysis to determine what should be built to make a profitable project. If projects are not profitable they will not be built. After spending all the time, effort and

money to prepare a project, the idea that the Township or its Staff could have the ability to arbitrarily change that design (number of units, size of units, etc.) without having any guidelines is not something that any Owner/Developer wants to see. Architects and Engineers are put in a position of a moving target. As Planning Commissioners change and Staff Change, this item could and probably would change. The Ordinance should be written without having personal opinions being able to change the rules.

I am continuing to read through the Ordinance. Is there a marked up version so that the changes to the text would be easier to find. Without something like this, I am having to go back and forth from the old to the new to try to catch what has changed.

I am hoping that this email will be shared with the Planning Commission Members.

Respectfully,

Timothy Bebee
President

2257 East Broomfield Road
Mt. Pleasant, MI 48858
Phone: 989-775-0756
Fax: 989-775-5012
Email: tbebee@cms-d.com

ZONING ORDINANCE UPDATE REPORT

TO: Planning Commission	DATE: July 14, 2020
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director	
APPLICATION: PTXT20-02 Zoning Ordinance Update (Charter Township of Union)	
ACTION REQUESTED: To hold a public hearing and make recommendations to the Board of Trustees on the proposed new Zoning Ordinance document.	

Background Information

Following adoption of the Township's Master Plan in 2018, it was determined that a comprehensive review and update of the Township's Zoning Ordinance was a necessary next step. The Board of Trustees entered into an agreement with McKenna Associates, Inc. to work with the Planning Commission to research and prepare an updated ordinance document, with Christopher Doozan, AICP, serving as the lead consultant for the project. The proposed Zoning Ordinance document presented for this public hearing is the product of many hours spent by the Planning Commission, Township staff, and the Consultant evaluating Township land use and development policy priorities, regulatory options, and draft Zoning Ordinance materials.

The proposed Zoning Ordinance is comprehensive in character and meets all the requirements of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended). The following is a summary of key updates included in the proposed Ordinance:

1. Up to date with current state laws and established case law.
2. Reorganized for ease of navigation and readability, including consolidation of various requirements into tables where possible.
3. Graphics and flowcharts have been added to illustrate regulatory concepts and approval processes.
4. Comprehensively updated site plan and special use permit approval processes to improve outcomes, provide additional certainty to applicants, and allow for input from the Planning Commission earlier in the site design process.
5. Revisions to the Planned Unit Development option designed to make this a more attractive option for developers, and a more effective tool for implementation of Master Plan policies in the Bluegrass Area.
6. Added review guidance in the Amendments section to assist the Planning Commission and Board of Trustees with review of rezoning applications.
7. Updated site development standards (landscaping, exterior lighting, parking, etc.) to improve screening and buffering between land uses of different intensities, and to further enhance the visual character of the community as new development takes place.

8. A “nonconforming sites” section has been added to allow the Township to work more collaboratively with owners of older developed sites to make improvements related to public safety and other key elements without requiring the entire site to be brought up to current standards.
9. Comprehensively updated sign regulations designed to minimize the need for variances while also providing additional signage options for businesses and others.
10. Other changes include revisions to the home occupation provisions, new short-term rental housing regulations, updated wireless communication facility standards, and updated requirements for accessory buildings and structures.

Additional Zoning Ordinance Revisions and Corrections

Staff has compiled a list of additional revisions and corrections to the proposed Zoning Ordinance document, which are attached for the Planning Commission’s review and consideration. The majority of these are corrections to typographical errors identified in the text. Staff would like to thank Phil Squattrito and Lisa Cody for their valuable and much-appreciated assistance with typo-hunting. Also included on the list are the Planning Commission’s requested revisions to Sections 7.18, 8.3, and 14.1.B., and some clarifications to the application fee, escrow deposit, and performance guarantee provisions in Sections 14.1.F. and 14.9 identified by staff.

Although the attached list is long, the proposed revisions and corrections are generally limited in scope and are of the character of a “punch list” of details to be addressed before finalizing a building project. This list could be incorporated by reference into any motion to recommend the Ordinance to the Board of Trustees, along with any additional changes identified by the Planning Commission during the public hearing process.

Adoption Process and Public Input

Under the requirements of the Michigan Zoning Enabling Act, the proposed Zoning Ordinance is subject to a Planning Commission public hearing and recommendation to the Board of Trustees along with review and comment from the Isabella County Planning Commission. To maximize opportunities for public review and comment on the proposed Ordinance, the Township added an online review and comment process to the update project, and the Consultant facilitated a virtual Open House event promoted with press releases, an article and a paid ad in The Morning Sun newspaper, and postings on the Township website. The Mt. Pleasant Area Chamber of Commerce and the Home Builders Association also assisted with getting the word out about these opportunities for public input.

The following is a summary of the public input opportunities and the next steps in the Zoning Ordinance adoption process:

Date and Time	Event	Purpose
March, and June - July, 2020	Paper copies of the updated draft Zoning Ordinance available	Paper copies of the draft Ordinance was available for review from March 10 – 24, 2020 until the Township Hall closed due to the COVID19 virus, and again after the Hall reopened in June.

Date and Time	Event	Purpose
March - July, 2020	Zoning Ordinance website established for online review and comment	McKenna Associates established a dedicated website where the updated draft Ordinance has been available for review since mid-March, along with an online comment option. A link to the site is also posted on the Township's website. https://www.uniontownshipzoning.com
May and June, 2020	Planning Commission Meetings	1. Review of the updated draft Zoning Ordinance 2. Determination of readiness for a hearing
June 30, 2020	Open House	Open House event for the public, held as a remote meeting hosted by McKenna Associates. A summary of the Open House comments and questions is included in the meeting packet.
July 21, 2020	Planning Commission Public Hearing	Public hearing for the proposed Zoning Ordinance.
Following the Public Hearing	Planning Commission deliberation and action	Review of the public comments received, consideration of any additional revisions or corrections to the document, deliberation, and action to make any recommendations about the proposed Ordinance to the Board of Trustees.
	Isabella County Planning Commission	Review and comment as required per the Michigan Zoning Enabling Act.
Following County Review	Board of Trustees	Introduction and First Reading of the proposed Zoning Ordinance, including consideration of any final revisions as recommended by the Planning Commission. At their discretion, the Board of Trustees may choose to hold another hearing.
	Publication and posting of the First Reading notice	A notice of the First Reading, summary of the proposed Ordinance, and notice of the day, time, and place of the Second Reading will be published and posted per the state Charter Township Act.
	Board of Trustees	Second Reading and consideration of the proposed Zoning Ordinance and any final revisions as recommended by the Planning Commission for adoption. At their discretion, the Board of Trustees may make additional changes to the document or may send it back to the Planning Commission with questions or requests for consideration of additional changes.
	Publication and posting of the Notice of Adoption	The updated Zoning Ordinance becomes effective consistent with the requirements of state law.

Key Findings

1. The proposed Ordinance is complete and meets all state Zoning Enabling Act requirements.
2. The proposed Ordinance includes a comprehensive set of updates consistent with Township Master Plan policies and direction from the Planning Commission, staff, and the public.
3. The proposed Ordinance has been available for public review and comment since mid-March.

4. All required notices for the public hearing have been posted and published in compliance with state Zoning Enabling Act requirements.
5. Adoption of an updated Zoning Ordinance is a necessary step in the implementation of the Township's Master Plan.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to recommend approval to the Board of Trustees of the PTXT 20-02 Zoning Ordinance Update, contingent upon incorporating the list of Additional Zoning Ordinance Revisions and Corrections dated July 13, 2020 into the final, as-adopted Zoning Ordinance document.

Please contact me at (989) 772-4600 ext. 232, or via email at RNanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP, Director

Community and Economic Development Department

Additional Zoning Ordinance Revisions and Corrections

The following is a list of additional revisions to the 3/5/2020 draft Zoning Ordinance document, which are proposed to be incorporated into the final, as-adopted Zoning Ordinance. These include comments received by staff regarding typographical errors and other minor corrections, the revisions requested by the Planning Commission to Sections 7.18, 8.3, and 14.1.B., and clarifications to the application fee, escrow deposit, and performance guarantee provisions in Sections 14.1.F. and 14.9 as identified by staff.

- (1) **Section 3.4 (Permitted Uses by District)** – delete the blank column in the table between the right of the “OS” District and “Use Standards” columns.
- (2) **Section 3.4 (Permitted Uses by District)** – delete the redundant “Colleges and Universities, Public” row from the table.
- (3) **Section 3.4 (Permitted Uses by District)** – correct “Extractive Operations” in the table to “Extraction Operations” and add a reference to “Section 6.28” in the “Use Standards” column.
- (4) **Section 3.6 (AG, Agricultural District)** – correct “Extractive Operations” in the list of allowable uses to “Extraction Operations.”
- (5) **Section 3.8 (R-2A, One- and Two-Family, Low Density Residential District)** – delete the redundant “Vacation Rental” from the list of allowable uses.
- (6) **Section 3.10 (R-3A, Multiple-Family Residential District)** and **Section 3.11 (R-3B, Medium Density Multiple-Family Residential District)** – delete the outdated term “Marihuana Club” from the list of allowable uses.
- (7) **Section 3.13 (B-4, General Business District)**, **Section 3.14 (B-5, Highway Business District)**, and **Section 3.15 (B-7, Retail and Service Highway Business District)** – delete the outdated terms “Marihuana Club” and “Marihuana Dispensary” from the list of allowable uses.
- (8) **Section 3.16 (I-1, Light Industrial District)** – delete the outdated term “Marihuana Growing Facility” from the list of allowable uses.
- (9) **Section 3.19 (PUD, Planned Unit Development District)** – correct the following typographical errors:
 - Page 3-26 – subsection B “Planned unit Development”
 - Page 3-26 – subsection B.3 “higher quality”
 - Page 3-26 – subsection B.5 “adequate”
 - Page 3-28 – subsection D.3.c: “where the relationship is end to end”
 - Page 3-30 – subsection 3.19.D.7: correct “The” to “The”
 - Page 3-30 – subsection D.10: delete the redundant “provided in”
- (10) **Section 6.24 (Mixed-Use Buildings)** – correct “mixed5-use” to “mixed-use” on page 6-16, subsection G.

- (11) **Section 6.28 (Extraction Operations)** – Add the correct ordinance number as “Ordinance No. 20-01” on page 6-18.
- (12) **Section 6.36 (Racetracks and Private Off-Road Courses)** – correct “Road Department’s requirements” to “Road Commission requirements” on page 6-23, subsection A.1.
- (13) **Section 6.58 (Short Term Rental Housing)** – correct “remedies at law” to “legal remedies available to the Township” on page 6-39, subsection A.12.d.
- (14) **Section 7.5 (Accessory Uses, Buildings, and Structures)** – delete “covered” on page 7.2, subsection B.
- (15) **Section 7.5 (Accessory Uses, Buildings, and Structures)** – correct the following typographical errors in the document:
 - Page 7-2 – Section 7.5.B., delete the word “covered”
 - Page 7-3 – Section 7.5.D.4., correct “binds” to “bins”
- (16) **Section 7.18 (Grading Regulations)** – delete and replace the text of this section in its entirety with the following:
 - A. **Intent and Scope of Requirements.**
 1. Intent. Grading regulations are established to control the excavation and filling of land, to assure adequate drainage away from structures and to a natural or established drainage course, and to establish procedures and requirements for grading permits and inspection of finished grading.
 2. Scope of Application. A Grading Permit shall be required in all instances where grading, excavating, filling, stockpiling, or other alterations to the land are proposed, with the exception of the following circumstances which are exempt from this requirement:
 - a. Moving, grading, leveling, filling or excavation of land not exceeding 50 cubic yards in a single instance and 100 cubic yards total in any calendar year in compliance with Section 7.18C.
 - b. Finish grading of an individual lot for the construction of a building or structure, and excavation below finished grade for a building foundation or basement, retaining wall, swimming pool, cemetery plot or similar circumstance.
 - c. Incidental grading, leveling, filling or excavation of land needed for Installation of municipal or private utilities, or for construction of a sidewalk, driveway, road or similar improvement.
 - d. Customary agricultural operations, plant material nurseries, tree removals, and incidental changes associated with gardening, landscape maintenance, and similar activities.
 - e. Temporary stockpiling of soil, sand, clay, gravel and similar material for a construction project associated with an approved site plan or subdivision plat in compliance with Section 7.18C.
 - f. Extraction operations, processing or stockpiling of rock, sand, soil or aggregate in areas properly zoned for such uses, and environmental remediation activities conducted in accordance with the applicable Township ordinance requirements and any outside agency permits or approvals.
 3. Grading Permits shall also be subject to requirements in the Building Code for when permits are required, exempted work, hazards, grading permit requirements, bonds, cuts and fills, setbacks, drainage and terracing, erosion control, grading inspection, and completion of work.
 4. Fee. The Grading Permit fee shall be established by resolution of the Township Board.
 - B. **Grading Permit Requirements.**
 1. Coordination with Site Plan Review. When a grading plan is submitted in conjunction with a final site plan, the Planning Commission shall review the plan per Section 14.2 procedures and requirements.

2. Grading Permit Plan Review. In the event that a Grading Permit is required, the applicant shall submit a complete and accurate application along with two (2) paper copies and one (1) digital copy of a Grading Plan for review and approval. Grading plans shall be subject to review and approval by the Township Engineer or Zoning Administrator.
3. Subdivision Grading Plans. For any proposed subdivision, a grading plan prepared by a registered land surveyor or civil engineer shall be submitted with the preliminary subdivision plan. The grading plan shall show the topography of the area to be platted, the existing drainage pattern, and the proposed surface water drainage pattern. Drainage easements shall be provided across private property where necessary for handling surface drainage from adjacent properties.

C. Grading Standards.

1. Slope Away from Buildings. All buildings and structures shall be constructed at an elevation which provides a sloping grade away from the building or structure, thereby causing surface water to drain away from the walls of the building to a natural or established drainage course. Unless insufficient space exists on a site, a minimum five percent (5%) slope away from all sides of a building or structure shall be provided for a minimum distance of ten (10) feet.
2. Impacts to Adjacent Properties. New grades shall not be established that would permit an increase in the runoff of surface water onto adjacent properties, adversely impact any established drainage courses or drainage patterns, or be detrimental to drainage of surrounding land.
3. Matching of Grades. Lots shall be graded to match the existing grades at road rights-of-way and the lot boundaries with adjoining parcels.
4. Clean Fill. Fill material brought into the Township shall be free of contamination from hazardous substances, debris, junk, or waste. The Zoning Administrator may require verification from a qualified soil testing laboratory that the fill is free of all contamination.
5. Excavations of Holes. The excavation or continued existence of unprotected holes, pits, or wells that constitute or are reasonably likely to constitute a danger or menace to the public health, safety, and welfare is prohibited. However, this restriction shall not apply to excavations for which a permit has been acquired from the Township, provided such excavations are properly protected with fencing, guard rails, and warning signs. This section also shall not apply to lakes, streams, ditches, reservoirs, or other bodies of water under the jurisdiction of the State of Michigan, Isabella County, Union Township, or other governmental agency.
6. Inspection. Compliance with a grading plan and permit shall be verified by the Township Engineer or Zoning Administrator after a visual on-site inspection. Before final inspection and issuance of a certificate of occupancy, the rough grading must be completed; final grading shall be completed within six months after a Certificate of Occupancy has been issued.

(17) **Section 8.2 (Exterior Lighting)** – correct “shall have meaning” to “shall have the meanings” on page 8.3, subsection B.

(18) **Section 8.3 (Storm Water Management)** – delete and replace the text of this section in its entirety with the following:

A. Storm Water Management Ordinance.

Compliance with the Township’s adopted Storm Water Management Ordinance shall be required for the purposes listed in Section 1.02 of said Ordinance.

B. Storm Water Management Plan.

In accordance with the requirements in Sections 3.03 and 3.04 of the Storm Water Management Ordinance, a Storm Water Management Plan is subject to review and approval as part of the plat or site plan review process.

(19) **Section 11 (Signs)** – correct the following typographical errors and other details:

- o Correct the term “off-premises advertising sign” throughout Section 11

- Replace the black boxes in the tables with “not applicable” throughout Section 11
 - Page 11-1 – under *awning or canopy sign*, correct “Ordinances” to “Ordinance”
 - Page 11-2 – under *construction sign*, correct “any” to “and”
 - Page 11-4 – under *off-premise commercial advertising sign*, delete “commercial” and replace “premise” with “premises” in the defined term
 - Page 11-5 – under *sandwich board sign*, delete the last sentence
 - Page 11-5 – under *search lights (portable)*, correct “sometime” to “sometimes”
 - Page 11-5 – under *temporary sign*, correct “propery” to “property” and correct “Temporary signs does not” to “Temporary signs do not”
 - Page 11-6 – Section 11.4, add a space between “Section 11” and “may”
 - Page 11-9 – Section 11.6.A.6., correct “provided that the total”
 - Page 11-10 – Section 11.6.B., correct the first sentence to read, “Temporary signs not otherwise provided for in this subsection, including Noncommercial Message Signs, shall be subject to the following requirements:”
 - Page 11-11 – Section 11.6.B.3.c., correct “and” to “an”
 - Page 11-11 – Section 11.6.C.6.c., correct “shock to a person”
 - Page 11-12 – Section 11.6.D.4.b., correct “be setback” to “be set back” and correct “Off-street advertising sign” to “Off-premises advertising sign”
 - Page 11-12 – Section 11.6.D.5., correct “and” to “an”
 - Page 11-13 – Section 11.6.F.2., correct “reduced/minimized”
 - Page 11-15 – Section 11.7.C.2., remove the errant yellow highlighting
 - Page 11-16 – Section 11.7.D.2.b., add “and the sign” to the end of the sentence
 - Page 11-18 – Section 11.8.A.4., correct “The area of the additional sign”
 - Page 11-19 – Section 11.9.A.4., correct “The area of the additional sign”
 - Page 11-20 – Section 11.10.A.5., correct “The area of the additional sign”
 - Page 11-21 – Section 11.11.A.7., delete subsection “c” which is left over from a previous draft
 - Page 11-22 – Section 11.11.C., correct the section reference under “Ground Sign Bonus” to “Section 11.11.A.7.”
 - Page 11-24 – Sections 11.13.A.2. and 11.13.A.3., correct “The area of the additional sign”
- (20) **Section 14.1.B. (Grading Permits)** – delete and replace the text of this subsection in its entirety with the following:
- B. **Grading Permit.**
It shall be unlawful to change the grade of land so as to affect the drainage or change the drainage pattern of any land or part thereof, without first obtaining a grading permit in accordance with the applicable requirements of Section 7.18.
- (21) **Section 14.1.F. (Filing Fees and Escrow Deposits)** — correct the following typographical errors and other details:
- Correct the subsection title to “Filing Fees and Escrow Deposits”
 - Delete and replace the second sentence in subsection 14.1.F.1. on page 14-3 in its entirety with the following: “This filing fee may include a deposit toward the costs of preparation, publication, and mailing or any required public hearing notices, and the

- costs of any professional consultations determined by the Planning Commission, Zoning Board of Appeals or Township Planner to be necessary for reviewing the application, such as consulting planning services, consulting engineering services, legal services, court reported services, or similar services.”
- Correct the section reference at the end of subsection 14.1.F.3 on page 14-3 from “Section 214.7.” to “Section 14.9 (Performance Guarantee).”
- (22) **Section 14.2 (Site Plan Review)** – correct the following typographical errors and other details:
- Page 14-12 – Section 14.02.C.1., Add the correct ordinance number as “Ordinance No. 20-01”
 - Page 14-12 – Section 14.02.Q.1., correct “unless an application”
 - Page 14-14 – Section 14.2.S., correct “crate” to “create” in the table
- (23) **Section 14.3 (Special Land Use Permits)** – correct the following typographical errors and other details:
- Correct the title of this section from “Special Land Use Permits” to “Special Use Permits,” correct the corresponding section reference in the table of contents, and replace “special land use” with “special use” throughout the Ordinance
 - Delete and replace the errant flowchart in the middle of Section 14.3.E.7. with the correct flowchart for this Section matching the process outlined in Section 14.3.F.
- (24) **Section 14.5 (Amendments)** – correct the following typographical errors and other details:
- Page 14-23 – Section 14.05.D.6.c., correct “with or without the recommended revisions” to “with or without any recommended revisions”
 - Page 14-24 – Section 14.5.F.2., insert the missing comma between “name” and “address”
- (25) **Section 14.9 (Performance Guarantee)** – correct the following details:
- Correct the first sentence in subsection 14.9.A. on page 14-27 to replace “Planning Commission or Township Board may require” with “Board of Trustees, Planning Commission, Zoning Board of Appeals or Township Planner may require”
 - Correct the second sentence in subsection 14.9.B.2. on page 14-28 to delete the words “interest bearing”
- (26) **Section 15.8 (Show Cause Hearing)** – correct the following details:
- Page 15-2 – Section 15.8.B., correct the second “Zoning Administrator or his/her agent”
 - Page 15-2 – Section 15.8.C., replace “The person representing the violation” with “The violator or his/her agent”

AFFIDAVIT OF PUBLICATION
2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Jennifer Loveberry

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cindy Slater *Cindy Slater*, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE FOR THE
PROPOSED ZONING ORDINANCE**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, July 21, 2020, at 7:00 p.m. for the purpose of receiving comments on the proposed new Zoning Ordinance, under authority of the Michigan Zoning Enabling Act; Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

This hearing will be conducted as an electronic meeting consistent with Governor Whitmer's Executive Orders and COVID-19 virus-related direction from state and county health officials. There will be no in-person public attendance at the Township Hall.

All interested persons may attend and participate by computer or smart phone using the following link to the electronic meeting location:
<https://us02web.zoom.us/j/89751444718>. To participate via telephone conference call, please call (312) 626-6799. Enter 89751444718 and the # sign at the Meeting ID prompt. Lastly, re-enter the # sign again at the Participant ID prompt to join the meeting.

The proposed Zoning Ordinance may be inspected during business hours at the Township Hall, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, and at any time on the Township's special Zoning Ordinance website at <https://www.uniontownshipzoning.com/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator by phone at (989) 772 4600 extension 241.

CHARTER TOWNSHIP OF UNION

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VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting in the County of _____

Sworn to the subscribed before me this 7 July, 2020.

Vicki Arsenault

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226 **Ad Id:** 2022836 **PO:** **Sales Person:** 200309

Draft Motions: Zoning Ordinance Update

MOTION TO RECOMMEND APPROVAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 20-02 Zoning Ordinance Update be adopted as submitted for the public hearing.

MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 20-02 Zoning Ordinance Update be adopted with the following additional revisions and corrections:

1. Incorporate the list of Additional Zoning Ordinance Revisions and Corrections dated July 13, 2020 into the final, as-adopted Zoning Ordinance document.

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Board of Trustees that PTXT 20-02 Zoning Ordinance Update be denied for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on PTXT 20-02 Zoning Ordinance Update until _____ for the following reasons:

AREA A-B-C ZONING MAP AMENDMENTS REPORT

TO: Planning Commission **DATE:** July 10, 2020
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director
APPLICATION: PREZ20-01 Zoning Map Amendments – Areas A-B-C (Charter Township of Union)
ACTION REQUESTED: To hold a public hearing and make recommendations to the Board of Trustees on proposed amendments to the Official Zoning Map:

1. To rezone land depicted on the Area A Map east of S. Crawford Road abutting portions of Saddle Lane, Stirrup Lane, and Bridle Lane in the NW¼ of Section 34 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District);
2. To rezone land depicted on the Area B Map east of S. Isabella Road abutting portions of Jonathon Lane, Bertshire Drive, Jenchris Lane, Honey Bear Lane, and Ruby Road in the NW¼ of Section 13 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District);
3. To rezone land depicted on the Area C Map east of Packard Street on the north and south sides of E. Pickard Road and also abutting portions of Corporate Drive, Belmont Drive, Carter Street, and Betty Lane in the SE¼ of Section 11 and NE¼ of Section 14 from B-6 (Auto-Related Highway Business District) to B-7 (Retail and Service Highway Business District).

Background Information

The development of the proposed new Zoning Ordinance included an evaluation of the existing Residential and Business Districts. During this process, the R-5 (Single-Wide Mobile Home) District was identified by the Township’s consultant as outdated and no longer fully consistent with applicable state laws and established housing-related case law in Michigan. The consultant also recommended that changes be made to reduce duplication among the Township’s “Highway Business” zoning districts (B-5, B-6, and B-7), which are similar in character and mix of land uses.

Accordingly, the R-5 and B-6 (Auto-Related Highway Business) zoning districts have been removed from the updated Zoning Ordinance. The proposed Zoning Map amendments depicted on the Area A, Area B, and Area C maps and described in the public hearing notice were initiated by the Township to be consistent with these policy changes.

If adopted by the Board of Trustees, the subject land areas would be rezoned to an equivalent zoning district that is planned to remain a part of the updated Zoning Ordinance, with the R-5 land areas moving to the R-2B (One and Two-Family) District, and the B-6 land areas moving to the B-7 (Retail and Service Highway Business) District.

The proposed rezoning to the R-2B District as depicted on the Area A and Area B maps is consistent with the Master Plan, which designates these areas for future “Residential” land uses. The existing B-6 and proposed rezoning to the B-7 District as depicted on the Area C Map are both consistent with the Master Plan, which designates this area for future “Community Commercial” land uses.

Based on a review of existing land uses, staff has also determined that these changes would not create any new nonconforming uses or structures.

Project Timetable

Under the requirements of the Michigan Zoning Enabling Act, this Zoning Map amendment is subject to a Planning Commission public hearing and recommendation to the Board of Trustees along with review and comment from the Isabella County Planning Commission.

Key Findings

1. The R-5 and R-2B zoning districts are similar in character and mix of allowable land uses.
2. The B-6 and B-7 zoning districts are also similar in character and mix of allowable land uses.
3. The proposed rezoning actions are consistent with the Master Plan.
4. The proposed rezoning actions will not create any new nonconforming uses or structures.
5. The zoning district changes are necessary to ensure that the Official Zoning Map is consistent with the proposed new Zoning Ordinance.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to recommend approval to the Board of Trustees of the proposed PREZ 20-01 Zoning Map Amendments – Areas A, B, and C:

1. To rezone land depicted on the Area A Map east of S. Crawford Road abutting portions of Saddle Lane, Stirrup Lane, and Bridle Lane in the NW¼ of Section 34 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District);
2. To rezone land depicted on the Area B Map east of S. Isabella Road abutting portions of Jonathon Lane, Bertshire Drive, Jenchris Lane, Honey Bear Lane, and Ruby Road in the NW¼ of Section 13 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District); and
3. To rezone land depicted on the Area C Map east of Packard Street on the north and south sides of E. Pickard Road and also abutting portions of Corporate Drive, Belmont Drive, Carter Street, and Betty Lane in the SE¼ of Section 11 and NE¼ of Section 14 from B-6 (Auto-Related Highway Business District) to B-7 (Retail and Service Highway Business District).

Please contact me at (989) 772-4600 ext. 232, or via email at RNanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP, Director

Community and Economic Development Department

**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE FOR
PROPOSED ZONING MAP AMENDMENTS - REZONING AREAS A-B-C**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, July 21, 2020, at 7:00 p.m. for the purpose of receiving comments on the proposed amendments to the Official Zoning Map described below and depicted on maps accompanying this notice, under authority of the Michigan Zoning Enabling Act; Public Act 110 of 2006, as amended (MCL 125.3101 et seq.):

Rezoning Area A consists of approximately 57 acres of land located east of S. Crawford Road abutting portions of Saddle Lane, Stirrup Lane, and Bridle Lane in the NW¼ of Section 34 proposed to be rezoned from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District).

Rezoning Area B consists of approximately 30 acres of land located east of S. Isabella Road abutting portions of Jonathon Lane, Bertshire Drive, Jenchris Lane, Honey Bear Lane, and Ruby Road in the NW¼ of Section 13 proposed to be rezoned from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District).

Rezoning Area C consists of approximately 64 acres of land located east of Packard Street on the north and south sides of E. Pickard Road and also abutting portions of Corporate Drive, Belmont Drive, Carter Street, and Betty Lane in the SE¼ of Section 11 and NE¼ of Section 14 proposed to be rezoned from B-6 (Auto-Related Highway Business District) to B-7 (Retail and Service Highway Business District).

These map amendments are necessary to match the proposed new Zoning Ordinance, which eliminates the outdated R-5 District and consolidates the B-6 District with the very similar B-7 District. Per Section 202(3) of the Michigan Zoning Enabling Act, individual notices and street addresses are not required for this notice.

This hearing will be conducted as an electronic meeting consistent with Governor Whitmer's Executive Orders and COVID-19 virus-related direction from state and county health officials. There will be no in-person public attendance at the Township Hall.

All interested persons may attend and participate by computer or smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718>. To participate via telephone conference call, please call (312) 626-6799. Enter 89751444718 and the # sign at the Meeting ID prompt. Lastly, re-enter the # sign again at the Participant ID prompt to join the meeting.

The proposed amendments to the Official Zoning Map may be inspected during business hours at the Township Hall, 2010 South Lincoln Road, Mt. Pleasant, MI 48858 and can also be viewed at any time on the Township's website at <http://www.uniontownshipmi.com/>. Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator by phone at (989) 772 4600 extension 241.

REZONING AREA A

R3A

FROM R-5 TO R2-B

SADDLE

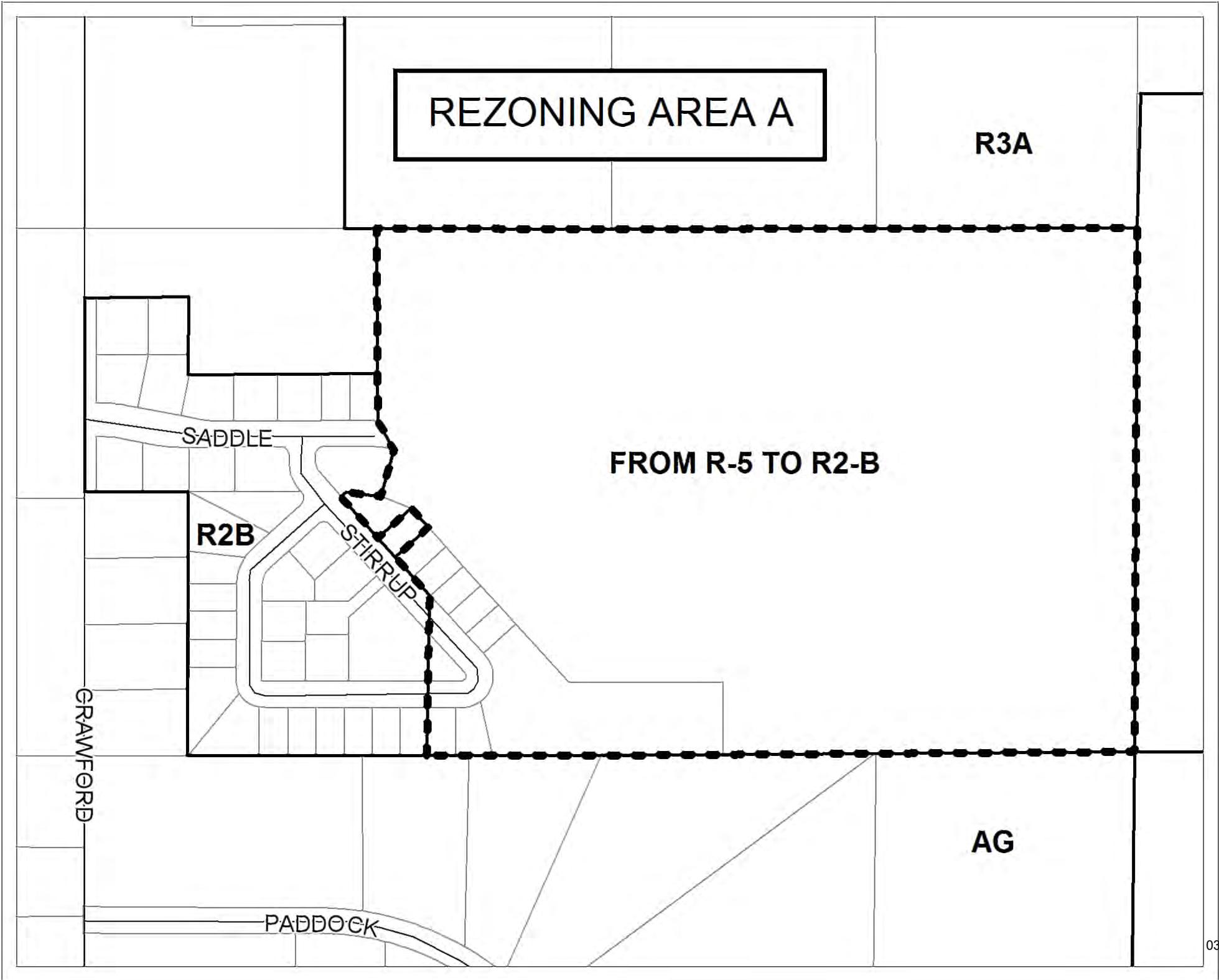
R2B

STIRRUP

GRAWFORD

AG

PADDOCK



REZONING AREA B

FROM R-5 TO R2-B

B5

R2B

B4

BERTSHIRE

JERATH

JONATHAN

MOVIE

JENCHRIS

HONEY-BEAR

R4

DRIVE-IN

THEATRE

ISABELLA

R2B

RUBY

MORGAN

CINEMA

R3A

B4

R2B

BROADWAY

B5

B4

B4

WAY

R2A
REZONING AREA C

CORPORATE

FROM B-6 TO B-7

BELMONT

B5

**FROM B-6
TO B-5
(AREA D)**

PICKARD / M-20

R2B

GARTER

BETTY

KATIS

B7

**CITY OF
MT PLEASANT**

PAGKARD

RUSSELL

MANOR

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Jennifer Loveberry

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cindy Slater, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE FOR
PROPOSED ZONING MAP AMENDMENTS - REZONING AREAS A-B-C

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, July 21, 2020, at 7:00 p.m. for the purpose of receiving comments on the proposed amendments to the Official Zoning Map described below and depicted on maps accompanying this notice, under authority of the Michigan Zoning Enabling Act; Public Act 114 of 2006, as amended (MCL 125.1315 et seq.).

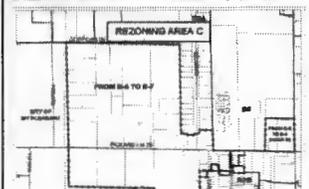
Rezoning Area A consists of approximately 57 acres of land located east of S. Crawford Road abutting portions of Saddle Lane, Sirona Lane, and Shilo Lane in the NW 1/4 of Section 14 proposed to be rezoned from R-4 (Single-Family Medium Density Residential) to B-1B (Office and Two-Family District).



Rezoning Area B consists of approximately 30 acres of land located east of S. Isabella Road abutting portions of Jonathan Lane, Berkshire Drive, Jackson Lane, Hoover Lane, and Ruby Road in the SW 1/4 of Section 13 proposed to be rezoned from R-4 (Single-Family Medium Density Residential) to B-1B (Office and Two-Family District).



Rezoning Area C consists of approximately 64 acres of land located east of Packard Street on the north and south sides of E. Packard Street and also abutting portions of Congress Drive, Belmont Drive, Carter Street, and Betty Lane in the SE 1/4 of Section 13 and NW 1/4 of Section 14 proposed to be rezoned from R-4 (Single-Family Medium Density Residential) to B-1B (Office and Two-Family District).



These map amendments are necessary to match the proposed new Zoning Ordinance, which eliminates the outdated A-1 District and consolidates the A-1 District with the very similar B-7 District. Per Section 200(3) of the Michigan Zoning Enabling Act, individual lot numbers and street addresses are not required for the notice.

This hearing will be conducted as an electronic meeting consistent with Governor Whitmer's Executive Order and COVID-19 related orders. There shall be no in-person public attendance at the Township Hall.

All interested persons may attend and participate by computer or smart phone using the following link to the electronic meeting location: <https://go2board.com/j/08797144418>. To participate via telephone conference call, please call (317) 636-6799. Enter 8975144418 and the 4 digit PIN at the meeting ID prompt. Lastly, remember the 4 digit number at the Participant ID prompt to join the meeting.

The proposed amendments to the Official Zoning Map may be inspected during business hours at the Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, or at any one of the following websites: <http://www.uniontownshipmi.com>. Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Galbraith, Zoning Administrator by phone at (313) 772-4600 extension 341.

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun 07/06/20
 morningstarpublishing.com 07/06/20

VICKI ARSENAULT
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires May 11, 2026
 Acting in the County of _____

Sworn to the subscribed before me this 7 July, 2020

Vicki Arsenault
 Notary Public, State of Michigan
 Acting in Oakland County

Advertisement Information

Client Id: 531226 Ad Id: 2022843 PO: Sales Person: 200309

Draft Motions: Zoning Map Amendments

MOTION TO RECOMMEND APPROVAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ 20-01 Zoning Map Amendments – Areas A, B, and C be adopted:

1. To rezone land depicted on the Area A Map east of South Crawford Road abutting portions of Saddle Lane, Stirrup Lane, and Bridle Lane in the northwest quarter of Section 34 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District);
2. To rezone land depicted on the Area B Map east of South Isabella Road abutting portions of Jonathon Lane, Bertshire Drive, Jenchris Lane, Honey Bear Lane, and Ruby Road in the northwest quarter of Section 13 from R-5 (Single-Wide Mobile Home District) to R-2B (One and Two-Family District); and
3. To rezone land depicted on the Area C Map east of Packard Street on the north and south sides of East Pickard Road and also abutting portions of Corporate Drive, Belmont Drive, Carter Street, and Betty Lane in the southeast quarter of Section 11 and northeast quarter of Section 14 from B-6 (Auto-Related Highway Business District) to B-7 (Retail and Service Highway Business District).

MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ 20-01 Zoning Map Amendments – Areas A, B, and C be adopted with the following changes:

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Board of Trustees that the PREZ 20-01 Zoning Map Amendments – Areas A, B, and C be denied for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PREZ 20-01 Zoning Map Amendments – Areas A, B, and C until _____ for the following reasons: _____

AREA D ZONING MAP AMENDMENT REPORT

TO: Planning Commission	DATE: July 10, 2020
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director	
APPLICATION: PREZ20-02 Zoning Map Amendment – Area D (Charter Township of Union)	
ACTION REQUESTED: To hold a public hearing and make recommendations to the Board of Trustees on proposed amendments to the Official Zoning Map to rezone three (3) lots on the northwest corner of the E. Pickard Road and S. Isabella Road intersection in the SE¼ of Section 11 from B-6 (Auto-Related Highway Business) to the B-5 (Highway Business) zoning district.	

Background Information

The development of the proposed new Zoning Ordinance included an evaluation of the existing Business Districts. During this process, the B-6 (Auto-Related Highway Business District) was identified as duplicative and has been removed from the updated Zoning Ordinance. This proposed Zoning Map amendment was initiated by the Township to be consistent with this policy change.

If adopted by the Board of Trustees, the three (3) lots depicted on the Area D Map and described in the public hearing notice would be rezoned from the B-6 District to match the B-5 (Highway Business) District zoning of the adjacent land to the west and north.

The existing B-6 and proposed B-5 zoning districts are both consistent with the Master Plan, which designates this area and the surrounding area for future “Community Commercial” land uses.

Based on a review of existing land uses, staff has determined that this change would not create any new nonconforming uses or structures.

Project Timetable

Under the requirements of the Michigan Zoning Enabling Act, this Zoning Map amendment is subject to a Planning Commission public hearing and recommendation to the Board of Trustees along with review and comment from the Isabella County Planning Commission.

Key Findings

1. The B-5 and B-6 zoning districts are similar in character and mix of allowable land uses.
2. The proposed rezoning action is consistent with the Master Plan.
3. The proposed rezoning action will not create any new nonconforming uses or structures.
4. The zoning district change is necessary to ensure that the Official Zoning Map is consistent with the proposed new Zoning Ordinance.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to recommend approval to the Board of Trustees of the proposed PREZ 20-02 Zoning Map Amendment – Area D to rezone the three (3) lots depicted on the Area D Map on the northwest corner of the E. Pickard Road and S. Isabella Road intersection in the SE¼ of Section 11 from B-6 (Auto-Related Highway Business) District to the B-5 (Highway Business) District.

Please contact me at (989) 772-4600 ext. 232, or via email at RNanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP, Director

Community and Economic Development Department

**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE FOR
PROPOSED ZONING MAP AMENDMENTS - REZONING AREA D**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, July 21, 2020, at 7:00 p.m. for the purpose of receiving comments on the proposed amendments to the Official Zoning Map described below and depicted on the map accompanying this notice, under authority of the Michigan Zoning Enabling Act; Public Act 110 of 2006, as amended (MCL 125.3101 et seq.)

Rezoning Area D consists of the following parcels of land located on the northwest corner of the E. Pickard Road and S. Isabella Road intersection in the SE¼ of Section 11 proposed to be rezoned from B-6 (Auto-Related Highway Business District) to B-5 (Highway Business District):

Parcel 14-011-40-025-02 (Myers Brent P & Lisa K Rev Living), E. Pickard Rd. (vacant)

Parcel 14-011-40-025-01 (Libren Management LLC), 4951 E. Pickard Rd.

Parcel 14-011-40-023-00 (Libren Management LLC), 4995 E. Pickard Rd.

These map amendments are necessary to match the proposed new Zoning Ordinance, which consolidates the B-6 District with the very similar B-5 District.

This hearing will be conducted as an electronic meeting consistent with Governor Whitmer's Executive Orders and COVID-19 virus-related direction from state and county health officials. There will be no in-person public attendance at the Township Hall.

All interested persons may attend and participate by computer or smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718>. To participate via telephone conference call, please call (312) 626-6799. Enter 89751444718 and the # sign at the Meeting ID prompt. Lastly, re-enter the # sign again at the Participant ID prompt to join the meeting.

The proposed amendments to the Official Zoning Map may be inspected during business hours at the Township Hall, 2010 South Lincoln Road, Mt. Pleasant, MI 48858 and can also be viewed at any time on the Township's website at <http://www.uniontownshipmi.com/>. Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator by phone at (989) 772 4600 extension 241.

REZONING AREA D

B5

B7

FROM B-6 TO B-5

ISABELLA

PICKARD / M-20

AFFIDAVIT OF PUBLICATION
2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Jennifer Loveberry

STATE OF MICHIGAN,
COUNTY OF ISABELLA

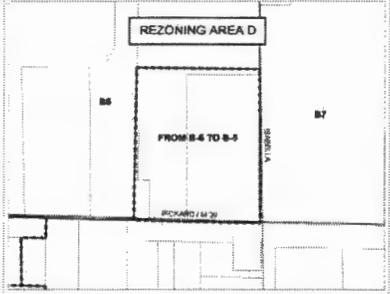
The undersigned Cindy Slater (Cindy Slater), being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE FOR
PROPOSED ZONING MAP AMENDMENTS - REZONING AREA D

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, July 21, 2020, at 7:00 a.m. for the purpose of receiving comments on the proposed amendments to the Official Zoning Map described below and depicted on the map accompanying this notice, under authority of the Michigan Zoning Enabling Act; Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

Rezoning Area D consists of the following parcels of land located on the northwest corner of the E. Pickard Road and S. Isabella Road intersection in the SE¼ of Section 11 proposed to be rezoned from B-6 (Auto-Related Highway Business District) to B-5 (Highway Business District):

Parcel 14-011-40-025-02 (Meyers Brent P & Lisa K Dev Living), E. Pickard Rd, (vacant)
Parcel 14-011-40-025-01 (Libren Management LLC), 4951 E. Pickard Rd
Parcel 14-011-40-023-00 (Libren Management LLC), 4995 E. Pickard Rd.



These map amendments are necessary to match the proposed new Zoning Ordinance, which consolidates the B-6 District with the very similar B-5 District.

This hearing will be conducted as an electronic meeting consistent with Governor Whitmer's Executive Orders and COVID-19 virus-related direction from state and county health officials. There will be no in-person public attendance at the Township Hall.

All interested persons may attend and participate by computer or smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718>. To participate via telephone conference call, please call (312) 626-6796. Enter 89751444718 and the # sign at the Meeting ID prompt. Lastly, re-enter the # sign again at the Participant ID prompt to join the meeting.

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For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator by phone at (989) 772-4600 extension 241.

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun 07/06/20
morningstarpublishing.com 07/06/20

VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting in the County of _____

Sworn to the subscribed before me this 7 July, 2020.

Vicki Arsenault
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226 **Ad Id:** 2022873 **PO:** **Sales Person:** 200309

Draft Motions: Zoning Map Amendments

MOTION TO RECOMMEND APPROVAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ 20-02 Zoning Map Amendment – Area D to rezone the three (3) lots depicted on the Area D Map on the northwest corner of the East Pickard Road and South Isabella Road intersection in the southeast quarter of Section 11 from B-6 (Auto-Related Highway Business) District to the B-5 (Highway Business) District be adopted.

MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ 20-02 Zoning Map Amendment – Area D to rezone the three (3) lots depicted on the Area D Map on the northwest corner of the East Pickard Road and South Isabella Road intersection in the southeast quarter of Section 11 from B-6 (Auto-Related Highway Business) District to the B-5 (Highway Business) District be adopted with the following changes:

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Board of Trustees that the PREZ 20-02 Zoning Map Amendment – Area D to rezone the three (3) lots depicted on the Area D Map on the northwest corner of the East Pickard Road and South Isabella Road intersection in the southeast quarter of Section 11 from B-6 (Auto-Related Highway Business) District to the B-5 (Highway Business) District be denied for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PREZ 20-02 Zoning Map Amendment – Area D until _____ for the following reasons: _____

SITE PLAN REPORT

TO:	Planning Commission	DATE:	July 10, 2020
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-4 General Business
PROJECT:	PSPR19-08 Solar Energy Facility for Direct Use		
PARCEL(S):	5889 E. Broadway PID 14-013-20-043-09		
OWNER(S):	Lone Maple Development LLC 5889 E. Broadway Rd.		
LOCATION:	3.21 acres on the north side of East Broadway Road in the NE 1/4 of Section 13.		
EXISTING USE:	Office building (Michigan Works)	ADJACENT ZONING:	B4, I2, SCIT
FUTURE LAND USE DESIGNATION: <i>Commercial / Light Industrial.</i> This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.			
ACTION REQUESTED: To review and take action to approve, deny or approve with conditions the PSPR 19-08 site plan for Lone Maple Development Solar Energy Facility for Direct Use per Section 12.4 (Standards for Review).			

Background Information

In March of 2019, the applicant originally applied for a site plan review. Staff determined the project to not be a permitted use in the current zoning ordinance. At the time the Township was developing a solar energy ordinance section for the new Zoning Ordinance. The applicant requested a text amendment for solar energy use. The proposed text was the exact draft ordinance the Township had been working on. This text amendment was adopted by the Board of Trustees in July of 2019. The site plan application had been scheduled to appear on the August Planning Commission agenda until the applicant requested that the item be withdrawn.

The applicant has since worked diligently with the Isabella County Drain Commissioner’s Office for Storm Water Management approval, which was hampered in part by COVID-19 virus-related delays. The applicant has already submitted a building permit application to the Township, which would be processed following site plan is approval.

Review Comments

- Section 8.335.B (Solar Energy Systems Supplementary Definitions).** This project is a Solar Energy Facility (SEF) for Direct Use, ground mounted. This type of facility provides energy for primarily on-site use.

2. **Section 8.335.D (Parcel Line Setbacks).** This SEF meets the setbacks for a B-4 District: 50 feet front yard from the road right-of-way, 20 feet side yard, and 25 feet rear yard (Section 29)
3. **Section 8.335.E (Height).** This SEF complies with the maximum height of 15 feet for a ground mounted SEF.
4. **Review Topic (Lot Coverage).** This project complies with the maximum lot coverage (30%) permitted for a B-4 parcel.
5. **Review Topic. (Floodplain)** This SEF is not located in a floodplain or flood hazard area.
6. **Consistency with the Master Plan.** This project consistent with the Master Plan.
7. **Consistency with the Township’s sidewalk policies.** The project is consistent with the Townships Sidewalk Policy. Currently, there are existing sidewalks along E. Broadway Road.
8. **Compliance with the Township’s Solar Energy Systems regulations.** This project is consistent with and the first to utilize the Township’s new solar energy regulations. The solar energy facility conforms to all applicable requirements of Section 8.335 (Solar Energy Systems) of the Zoning Ordinance.
9. **Consistency with Section 12.4 (Standards for Review).** Staff would have no objection to a Planning Commission determination that the site plan conforms to the standards for review listed in Section 12.4 of the Zoning Ordinance.
10. **Outside agency approvals.** Application has received comments and approval back from the Isabella County Transportation Commission, Isabella County Drain Commissioner’s Office for Storm Water Management, Mt. Pleasant Fire Department, and Union Township Utilities. This project has proposed no change to the previously approved and installed ingress/egress to the parcel. Therefore, I do not see where an approval from the Isabella County Road Commission for this project is warranted.

Objective

The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated.

Key Findings

1. The project is consistent with and the Township’s Solar Energy Systems regulations.
2. All applicable outside agency permits and approvals have been granted.
3. The facility conforms to the requirements of Section 8.335 (Solar Energy Systems).
4. The site plan conforms to all other applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to approve the PSPR 19-08 site plan for Lone Maple Lone Maple Development LLC Solar Energy Facility for Direct Use at 5889 E. Broadway Rd., contingent upon the applicant obtaining a building permit to be reviewed by the local permitting departments, including but not limited to the local Fire Authority (MPFD) for health and safety requirements.

Please contact me at (989) 772-4600 ext. 241, or via email at PGallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

\$ 225.00

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 Harvest Energy Solutions
- III. Applicant Address 2218 E High Street Jackson, MI 49203
- IV. Applicant Phone 517 888 0000 Owner Phone 989 708 6850
- V. Applicant is (circle) Contractor ~~Architect/Engineer Developer Land Owner~~ (skip V& VI)
Other
- VI. Land Owner Name Ryan Smith
- VII. Land Owner Address 355 Enterprise Drive Brackendale, MI
- VIII. Project/Business Name Lone Maple
- 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 <i>75 sq. ft. of soil disturbance</i>	<i>N/A</i>	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.	<i>N/A</i>	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
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	<i>N/A</i>	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	<i>N/A</i>	
SITE PLAN REQUIREMENTS		I
		Of
		Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner		<i>Harvest Energy Solutions Robert Miller 2218 E. High St. Jackson, MI 49203</i>
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)		

RECEIVED
MAR 18 2019
 BY: J

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><i>See Attached site plan</i></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><i>No Dumpsters</i></p>
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>		<p><i>no work near right of way</i></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

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.

Robert J. Miller - Harvest Energy 3-15-19
Signature of Applicant Date

Signature of Owner (if other than applicant) Date

PLEASE PLACE OUR REVIEW ON THE _____ (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 _____	_____

Union Township Site Plan Review Application 2015 Revision

INSTRUCTIONS

- All items in this list must be included in the drawing unless exempted by ordinance or specifically noted as not included. Incomplete submissions may not be forwarded to the Planning Commission for review. All features of the plan must conform to the Union Township Zoning Ordinance 1991-5 and other state and local ordinances and laws as applicable. Union Township Well Head Protection documents are a part of Site Plan Review and required with your Site Plan submission.
- To expedite this process you should make Storm Water Management and Road Permit Applications as soon as possible, and submit a copy of the site plan to the Mt. Pleasant Fire Department. Site plans received prior to these outside approvals may be reviewed as Preliminary Site Plan Reviews and may require a Final Site Plan Review submission after receiving outside agency approvals. You may elect to receive a Preliminary Review by the Planning Commission prior to other submittals. Contact the appropriate agency for their submission requirements and any required forms.
- **Special Use Permits:** Uses requiring a Special Use Permit have both a special use permit approval process and a site plan review. The fee for a Special Use Permit is in addition to the site plan review fee*. This form and a Special Use Permit Application must accompany application for a Special Use Permit. The Planning Commission will make a recommendation to the Charter Township of Union Board who has approval authority, thus requiring two meetings, one of the commission and one of the board. If desired, the applicant may elect to have the Public hearing with a preliminary plan showing sufficient detail to determine the impact on the surrounding properties, and address other issues of concern, and then proceed to final Site Plan Review. In this approach the commission will make its finding subject to final site plan approval at the first meeting, and the applicant will return with a detailed drawing meeting all the elements of site plan review, including submission to outside agencies.
- **SUBMISSION DEADLINE:** Ten copies of the site plan and this completed check list must be submitted no less than 14 days prior to the Planning Commission meeting. The Planning Commission meets at 7:00 PM on the third Tuesday of each month. A Site Plan Review fee* must accompany each submission. You will not receive any notification prior to your scheduled meeting; it is your responsibility to show up at the meeting. If you are uncertain, call the Zoning administrator at (989) 772 4600 ext 41
- Applicants may submit a single copy of the plan and check list prior to the submission deadline to the zoning administrator for review and comment.
- Land Owner (or his / her agent) is responsible to apply for all permits, including Building, Grading and Zoning permit, Sign Permit, Water and Sewer, and Land Divisions (if applicable) AFTER Planning Commission review and approval. The proposed use shall be constructed per the submitted plan including any conditions of approval. Minor revisions maybe approved by the zoning administrator. Consult with the township before implementing any changes to the approved site plan.

Union Township Site Plan Review Application 2015 Revision

Storm Water Management Plan

Submit (2) copies of Storm Water Management Plan directly to county engineer prior to Site Plan Review Code - Union Township Ord. 1992-9 Storm Water Management

Isabella County Building

Resource Management
ATTN: Bruce Rohrer PE
200 N. Main St.
Mt. Pleasant, MI 48858

(989) 772 0911 Ext. 231 (FAX) 773 7431

Plumbing, Electrical, Mechanical Permits

Isabella County Building

Inspections

ATTN: (SEE FOLLOWING LIST)

200 N. Main St.

Mt. Pleasant, MI 48858

(989) 772 0911 Ext. (SEE FOLLOWING) (FAX) 773 7431

Electrical Inspector
Tim Wardwell - Ext. 230

Plumbing and Mechanical Inspector
Doug Elias - Ext. 228

Fire Department Review

Sgt. Randy Keeler

804 E. High St.

Mt. Pleasant, MI 48858

((989) 779-5122 (FAX) 773 4020

rkeeler@mt-pleasant.org

Addressing

Isabella County Building Official (989) 772 0911, Ext 228

Miscellaneous

Phone - GTE (800) 483 5600, Verizon (800) 483 4000

Gas/Electric - Consumer Energy (800) 572 4788, MichCon (800) 477 4747 Central MI Dist. Health Dept. (989) 773 5921

Miss Dig (800) 482 7171

Union Township Site Plan Review Application 2015 Revision

UNION TOWNSHIP CONSTRUCTION CONTACTS

**Building & Zoning Permits
Sign Permit
Water and Sewer review
Site Plan Review**

Charter Township of Union
2010 S. Lincoln Rd
Mt. Pleasant, MI 48858

(989) 772 4600 (switchboard)
(989) 773 1988 (FAX)

Building Official
Randy Robinson - Ext. 227
rrobinson@uniontownshipmi.com

Zoning Administrator
Peter Gallinat - Ext. 241
pgallinat@uniontownshipmi.com

Public Works Coordinator
Kim Smith - Ext. 224
ksmith@uniontownshipmi.com

Road Permits
(submit (2) copies of site plan directly to proper authority prior to Site Plan Review)

State Highways M 20 and US 127 (portions of E. Pickard Rd, E Remus Rd, and Mission Rd)

MDOT
1212 Corporate Drive
Mt. Pleasant, MI 48858
(989) 773-7756 FAX 775 6329

All other roads

Isabella County Road Commission
2261 E. Remus Rd
Mt. Pleasant, MI 48858
(989) 773 7131 (FAX) 772 2371

ICTC
2100 E Transportation Dr
Mt. Pleasant, MI 48858
(989)772-9441

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E. Gaylord Street
Mt. Pleasant, Michigan 48883
(989) 330-2150

June 16, 2020

Peter Galliant
Charter Township of Union Planner
2010 S. Lincoln Road
Mt. Pleasant, MI 48858

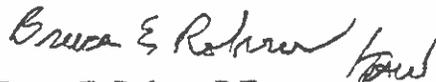
RE: Storm Water Management Plan for Lone Maple Development, LLC; Solar Panels

Mr. Galliant:

I have reviewed the revised Storm Water Management Plan, drawing received on March 20, 2020, (sec attached) prepared by Gary Bartow, Fleis & Vandenbrink for the above captioned project located in part of the NE 1/4 of Section 11, Union Township, located at 5889 E. Broadway. The proposed revised plan is consistent with the Union Township Storm Water Ordinance.

If you have any questions or need any further information, please feel free to contact me in my office.

Sincerely,



Bruce E. Rohrer, P.E.
Consulting Engineer
Isabella County

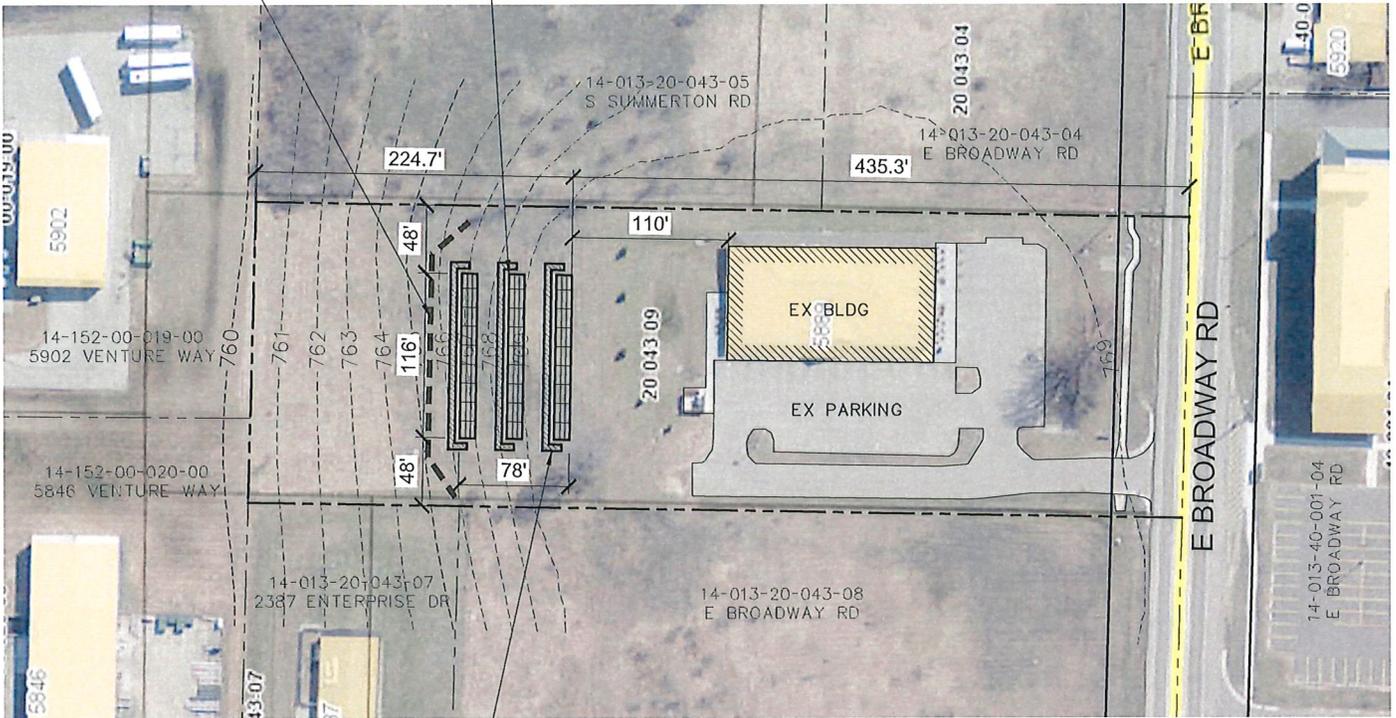
BER/taw

cc: Ryan Smith, Lone Maple Development, LLC
Gary Bartow, Fleis & Vandenbrink



PLACE SILT FENCE.
REMOVE AFTER TURF
IS ESTABLISHED.

PROPOSED SOLAR
PANEL ARRAY
(TYP. FOR 3)



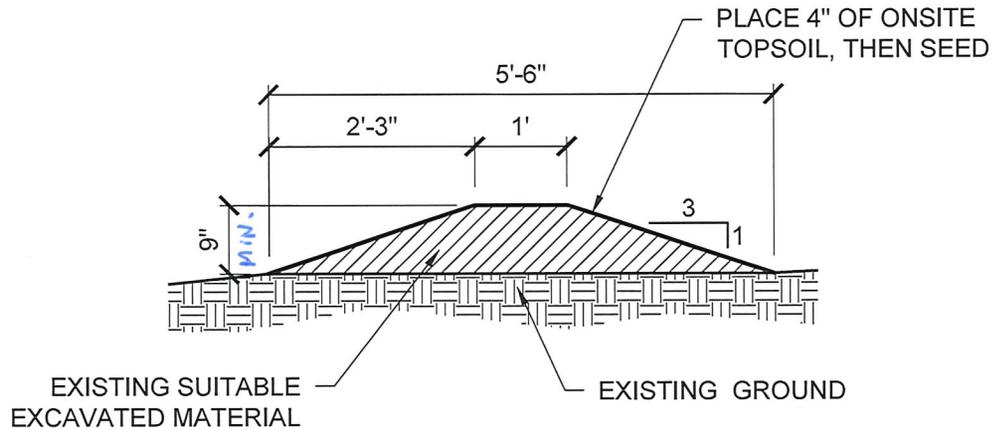
PROPOSED DETENTION BERMS
SEE DETAIL ON DETAIL SHEET
(TYP. FOR 3)

MICHIGAN WORKS!
5889 E Broadway St, Mt Pleasant, MI 48858
SOLAR PANEL SITE PLAN

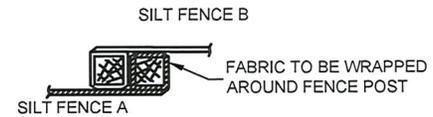
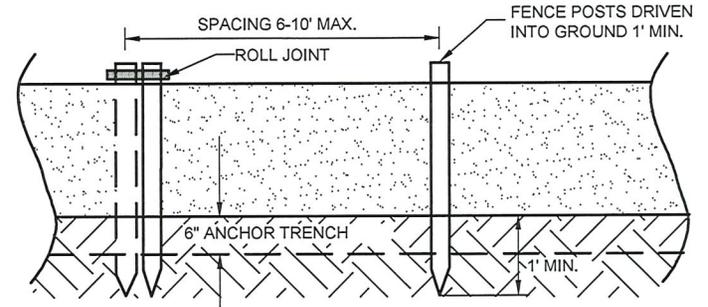
SITE PLAN

F&V PROJECT NO. 000400

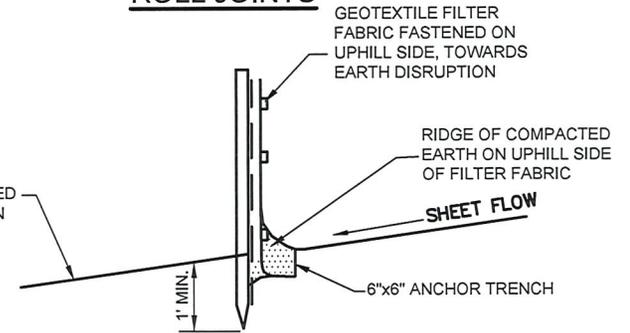




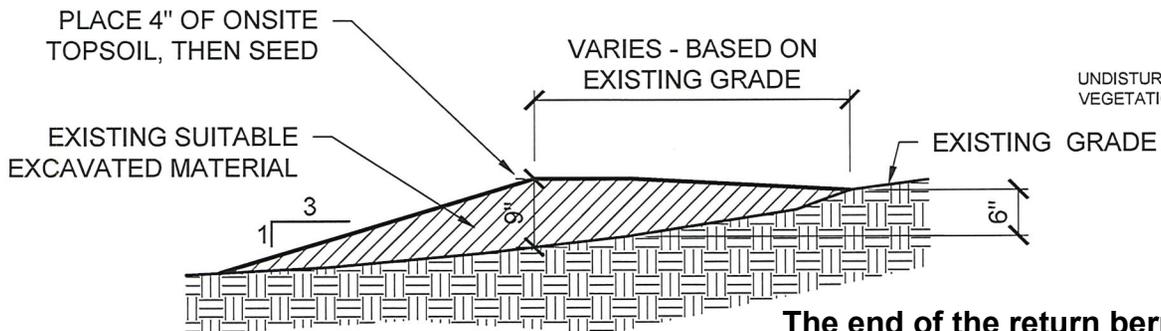
TYPICAL CROSS SECTION



ROLL JOINTS



SILT FENCE



The end of the return berm will be 3 inches lower than the front berm to allow for the emergency overflow

CROSS SECTION AT BERM RETURN

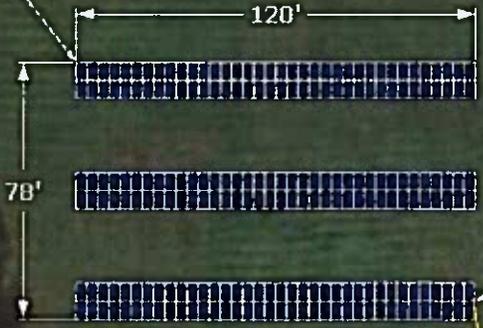
MICHIGAN WORKS!
5889 E Broadway St, Mt Pleasant, MI 48858
SOLAR PANEL SITE PLAN

BERM DETAILS

000400
F&V PROJECT NO.



Arrays of 72 Modules
216 Modules at 340W
73,440 W or 73.44 kW

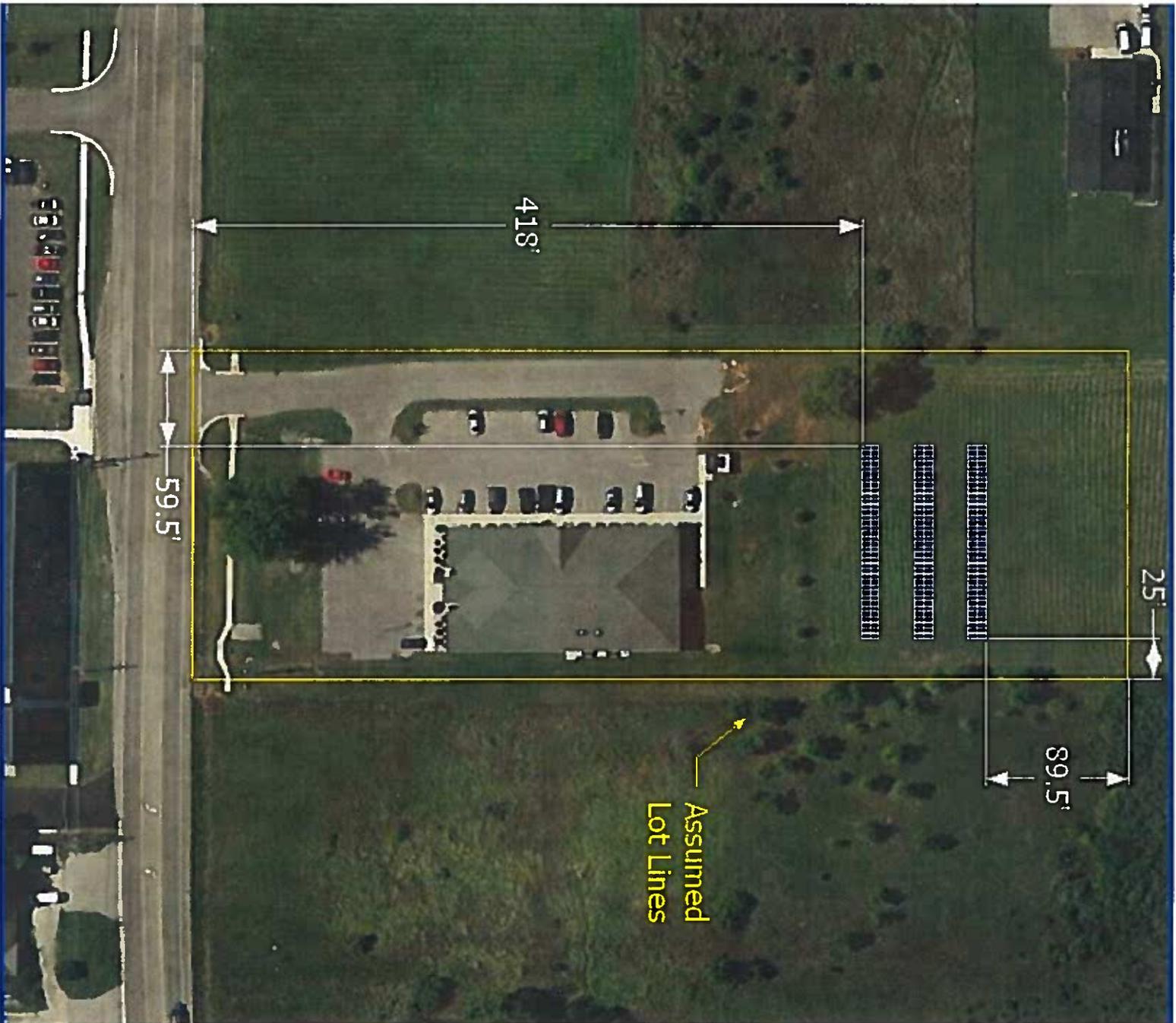


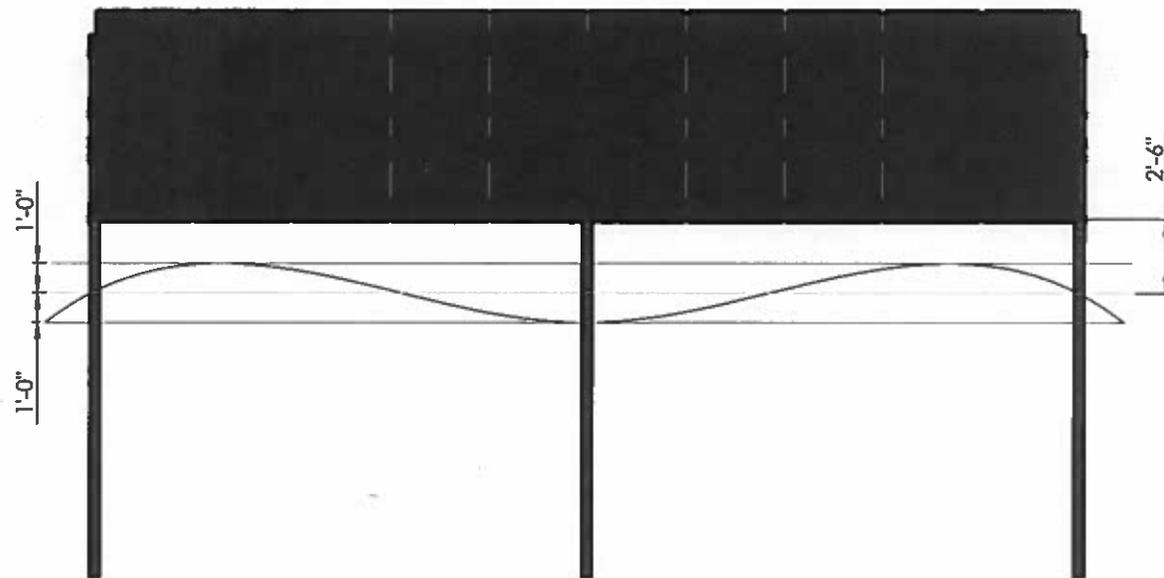
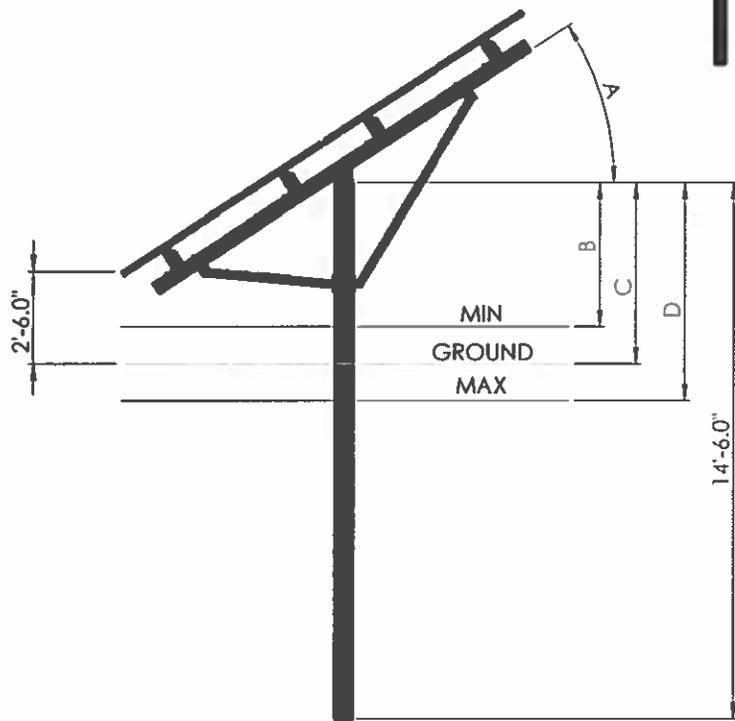
Inverters and Pv Sub Panel
Located at the Array

250' of Pipe, Wire and Trench

Billing Meter, AC DG Disconnect
Tap Box, Service Panel and
Interconnection Location

2





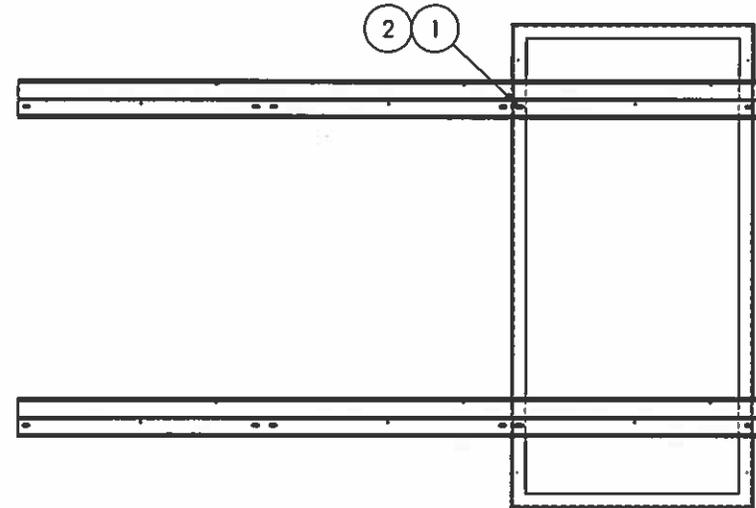
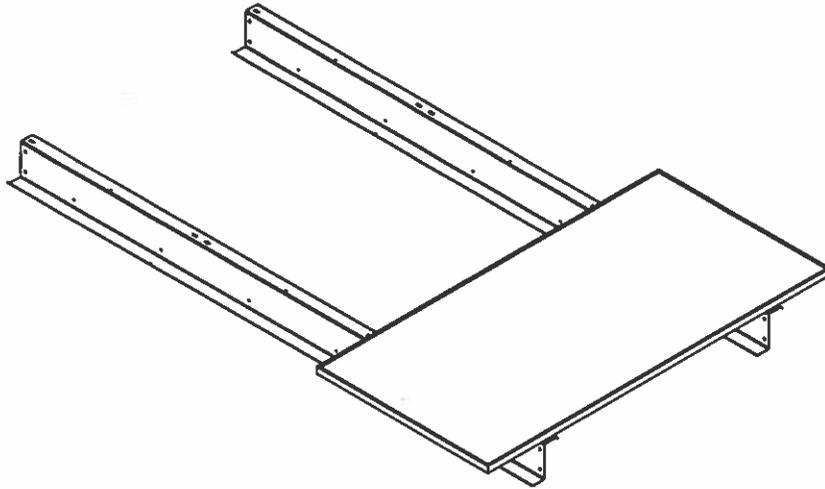
ARRAY TILT (A)	MIN HEIGHT (B)	AVERAGE HEIGHT (C)	MAX HEIGHT (D)
30	3' 7"	4' 7"	5' 7"
33	3' 10"	4' 10"	5' 10"
35	4' 1"	5' 1"	6' 1"
37	4' 4"	5' 4"	6' 4"

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: LINEAR: +1.0/0 ANGULAR: +/- 2 degrees		FINISH:	DO NOT SCALE DRAWING	REVISION Original
DRAWN: RTS		SIGNATURE	DATE: 4/13/2014	TITLE: P-RACK - VIBRATED I-BEAMS 72 CELL PANELS LAYOUT
CHK'D:		DEBUR AND BREAK SHARP EDGES		
APP'VD:				
MFG:		MATERIAL:		
Q.A.				
DWG NO. 348005D			SCALE: 1:100	SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
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PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF HARVEST ENERGY SOLUTIONS
IS PROHIBITED.

ITEM NO.	PART NUMBER	DESCRIPTION	QTY. PER	QTY. TOTAL
1	.3125 x .75	Bolt, 5/16" x 3/4"	4	864
2	.3125 Serrated	Nut, 5/16 Serrated	4	864
3	.6875 x .375 Flat	Washer, flat	4	864

Notes:
All fasteners should be JS500 Salt Spray equivalent or Stainless Steel.



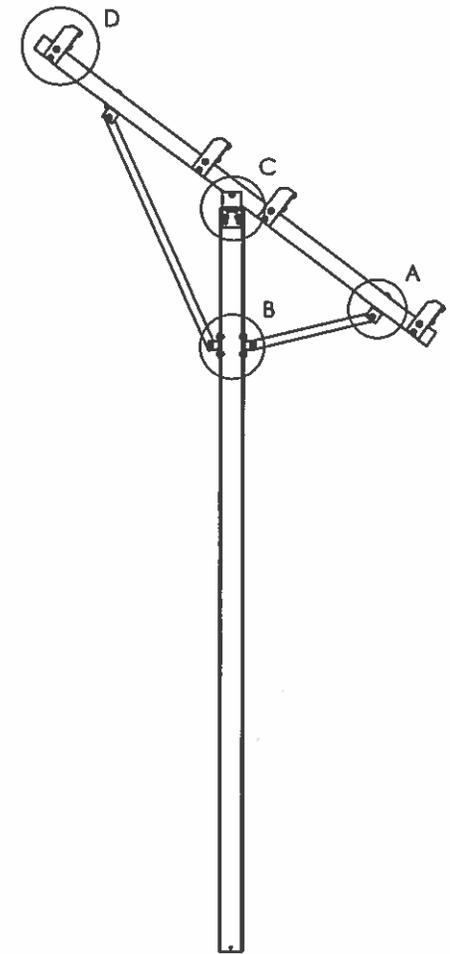
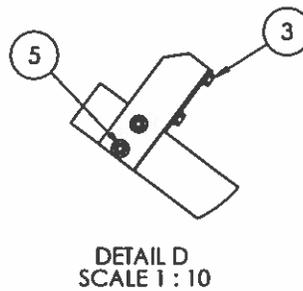
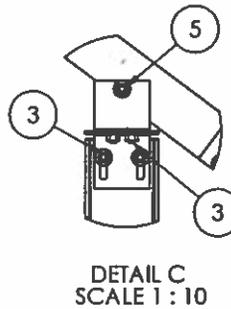
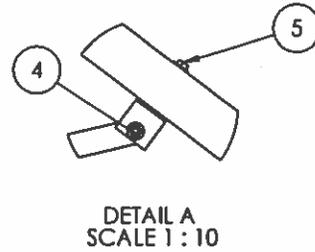
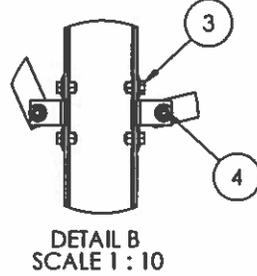
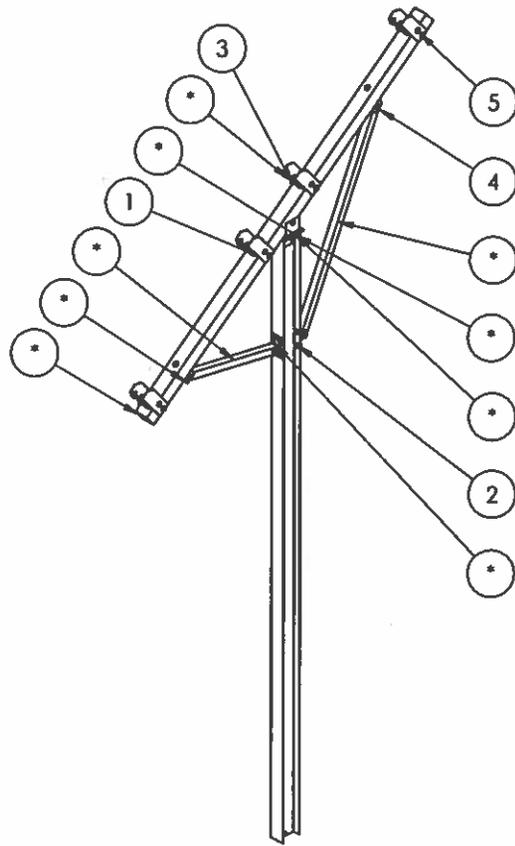
Optimizer and Microinverters Attachment(Use as Needed)

ITEM NO.	PART NUMBER	DESCRIPTION	QTY. PER	QTY TOTAL
1	.25 x .75	Bolt, Hex Head - 1/4"-20 x 3/4"	1	
2	.25 Serrated	Nut, 1/4"-20 serrated	1	
3	.25 x .5 Flat	Washer, flat	1	
4	.25 x .5 Star	Washer, Star	1	

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: LINEAR: +/- .003 ANGULAR: +/- 2 degrees		FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION Original
DRAWN RTS			SIGNATURE	DATE 11/11/2017	TITLE PER PANEL FASTENERS HANWHA Q-CELL, HELIENE
CHECKED					
APPROVED					
MATERIAL:				DWG NO. 326394	
SCALE: 1:20					SHEET 1 OF 1

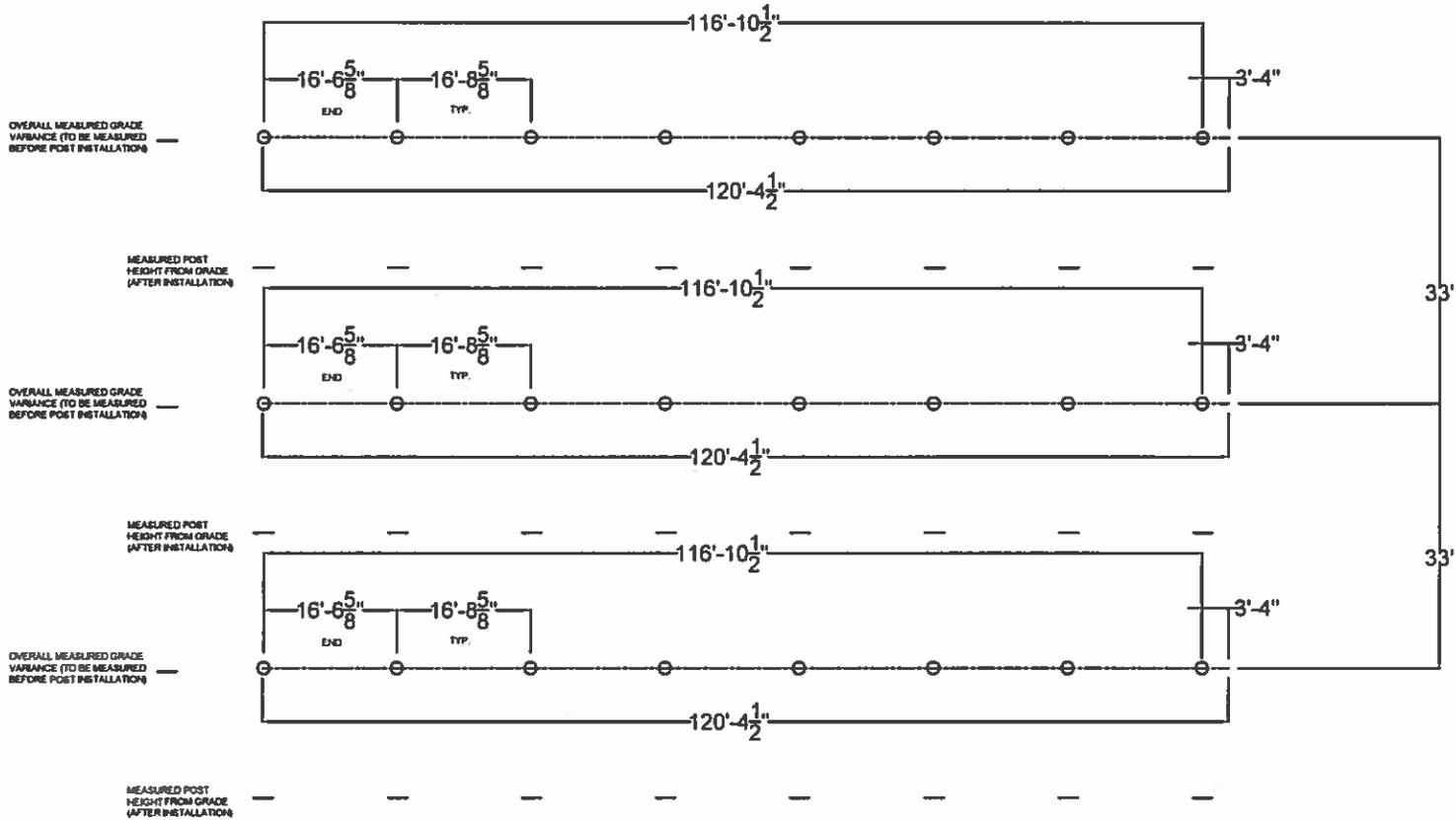
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ITEM NO.	PART NUMBER	DESCRIPTION	QTY. PER	QTY. TOTAL
1	0.5 Flat Washer	WASHER (HDG)	90	2160
2	0.5-13 Hex Nut	NUT, 1/2"-13 UNC (HDG)	45	1080
3	0.5-13x1.25 Hex Bolt	BOLT, 1/2"-13 UNC X 1 1/4" (G5 HDG)	30	720
4	0.5-13x3 Hex Bolt	BOLT, 1/2"-13 UNC X 3" (G5 HDG)	4	96
5	0.5-13x5 Hex Bolt	BOLT, 1/2"-13 UNC X 5" (G5 HDG)	11	264



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: LINEAR: ± 0.03 ANGULAR: ± 0.2 degrees			FINISH:		DO NOT SCALE DRAWING		REVISION	Original
DRAWN			NAME	SIGNATURE	DATE	TITLE: PER POST BRACKETS AND FASTENERS		
CHECKED								
APPROVED								
MFG								
Q.A.								
MATERIAL:						DWG NO.		326387
SCALE: 1:100						SHEET 1 OF 1		

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IS PROHIBITED.



REV	DATE	BY	CHKD	DESCRIPTION
HARVEST ENERGY SOLUTIONS				
JACKSON, MICHIGAN				
DATE	PROJECT	CLIENT	PROJECT	
8/11/2011	RIS	TRD	LONE MAPLE DEVELOPMENT	
LONE MAPLE DEVELOPMENT				
POST LOCATIONS				
PROJECT NO.				V3525-AA

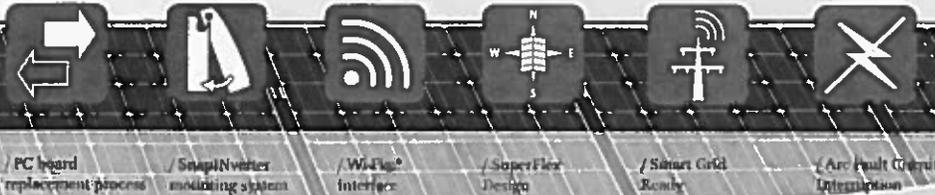
/ Perfect Welding / Solar Energy / Perfect Charging



SHIFTING THE LIMITS

FRONIUS PRIMO

/ The future of residential solar is here - Introducing the new Fronius Primo.



/ With power categories ranging from 3.8 kW to 15.0 kW, the transformerless Fronius Primo is the ideal compact single-phase inverter for residential applications. The sleek design is equipped with the SnapINverter hinge mounting system which allows for lightweight, secure and convenient installation and service. The Fronius Primo has several integrated features that set it apart from competitors including dual powerpoint trackers, high system voltage, a wide input voltage range, Wi-Fi* and SunSpec Modbus interface for seamless monitoring and datalogging, Arc Fault Circuit Interruption (AFCI), and Fronius' online and mobile platform Fronius Solar.web. The Fronius Primo is designed to adjust to future standards, offering a complete solution to code restrictions and technical innovations of tomorrow. It also works seamlessly with the Fronius Rapid Shutdown Box for a reliable NEC 2014 solution.

TECHNICAL DATA FRONIUS PRIMO

GENERAL DATA	FRONIUS PRIMO 3.8 - 8.2	FRONIUS PRIMO 10.0-15.0
Dimensions (width x height x depth)	16.9 x 24.7 x 8.1 in.	20.1 x 28.5 x 8.9 in.
Weight	47.29 lb.	82.5 lbs.
Degree of protection		NEMA 4X
Night time consumption		< 1 W
Inverter topology		Transformerless
Cooling		Variable speed fan
Installation		Indoor and outdoor installation
Ambient operating temperature range	-40 - 131°F (-40 - 55°C)	-40 - 140°F (-40 - 60°C)
Permitted humidity		0 - 100 %
DC connection terminals	4x DC+ and 4x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)	4x DC+1, 2x DC+2 and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)
AC connection terminals		Screw terminals 12 - 6 AWG
Revenue Grade Metering		Optional (ANSI C12.1 accuracy)
Certificates and compliance with standards	UL 1741-2010, UL1998 (for functions: AFCI and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690, C22. 2 No. 107.1-01 (September 2001), UL1699B Issue 2-2013, CSA TIL M-07 Issue 1-2013	UL 1741-2015, UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690-2014, C22. 2 No. 107.1-01 (September 2001), UL1699B Issue 2-2013, CSA TIL M 07 Issue 1-2013

PROTECTIVE DEVICES	STANDARD WITH ALL PRIMO MODELS
AFCI & 2014 NEC Ready	Yes
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes
DC reverse polarity protection	Yes

INTERFACES	STANDARD WITH ALL PRIMO MODELS
Wi-Fi*/Ethernet/Serial	Wireless standard 802.11 b/g/n / Fronius Solar.web, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs or 4 digital inputs/outputs	External relay controls
USB (A socket)	Datalogging and/or updating via USB
2x RS485 (R)45 socket	Fronius Solar Net, Interface protocol
Datalogger and Webservice	Included

*The term Wi-Fi® is a registered trademark of the Wi-Fi Alliance.

TECHNICAL DATA FRONIUS PRIMO

INPUT DATA	PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Recommended PV power (kWp)	3.0 - 6.0 kW	4.0 - 7.8 kW	4.8 - 9.3 kW	6.1 - 11.7 kW	6.6 - 12.7 kW
Max. usable input current (MPPT 1/MPPT 2)	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A
Total max. DC current	36 A				
Max. array short circuit current (1.25 I _{max}) (MPPT 1/MPPT 2)	22.5 A / 22.5 A				
Operating voltage range	80 V - 600 V				
Max. input voltage	600 V				
Nominal input voltage	410 V	420 V	420 V	420 V	420 V
Admissible conductor size DC	AWG 14 - AWG 6				
MPP Voltage Range	200 - 480 V	240 - 480 V	240 - 480 V	250 - 480 V	270 - 480 V
Number of MPPT	2				

OUTPUT DATA	PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1	
Max. output power	240 V 208 V	3800 W 3800 W	5000 W 5000 W	6000 W 6000 W	7600 W 7600 W	8200 W 7900 W
Max. continuous output current	240 V 208 V	15.8 A 18.3 A	20.8 A 24.0 A	25.0 A 25.8 A	31.7 A 36.5 A	34.2 A 38.0 A
Recommended OCPD/AC breaker size	240 V 208 V	20 A 25 A	30 A 30 A	35 A 40 A	40 A 50 A	45 A 50 A
Max. Efficiency	96.7 %					
CEC Efficiency	240 V	95.0 %	95.5 %	96.0 %	96.0 %	96.5 %
Admissible conductor size AC	AWG 14 - AWG 6					
Grid connection	208 / 240 V					
Frequency	60 Hz					
Total harmonic distortion	< 5.0 %					
Power factor (cos φ _{ac})	0.85-1 ind./cap.					

INPUT DATA	PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Recommended PV power (kWp)	8.0 - 12.0 kW	9.1 - 13.7 kW	10.0 - 15.0 kW	12.0 - 18.0 kW
Max. usable input current (MPPT 1/MPPT 2)	33.0 A / 18.0 A			
Total max. DC current	51 A			
Max. array short circuit current (1.25 I _{max}) (MPPT 1/MPPT 2)	41.3 A / 22.5 A			
Operating voltage range	80 V - 600 V			
Max. input voltage	600 V			
Nominal input voltage	415 V	420 V	425 V	440 V
Admissible conductor size DC	AWG 14 - AWG 6 copper direct AWG 6 aluminum direct (AWG 10 copper or AWG 8 aluminum for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminum has to be used), AWG 4 - AWG 2 copper or aluminum with optional input combiner			
MPP Voltage Range	220 - 480 V	240 - 480 V	260 - 480 V	320 - 480 V
Integrated DC string fuse holders	4 and 4+ for MPPT 1 / no fusing required on MPPT 2			
Number of MPPT	2			

OUTPUT DATA	PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1	
Max. output power	240 V 208 V	9995 W 9995 W	11400 W 11400 W	12500 W 12500 W	15000 W 13750 W
Max. continuous output current	240 V 208 V	41.6 A 48.1 A	47.5 A 54.8 A	52.1 A 60.1 A	62.5 A 66.1 A
Recommended OCPD/AC breaker size	240 V 208 V	60 A 70 A	60 A 70 A	70 A 80 A	80 A 90 A
Max. Efficiency	96.7 %				
CEC Efficiency	96.0 %			96.5 %	
Admissible conductor size AC	AWG 10 - AWG 2 copper (solid / fine stranded) (AWG 10 copper or AWG 8 aluminum for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminum has to be used), AWG 6 - AWG 2 copper (solid / stranded) MultiContactWiringable with AWG 12				
Grid connection	208 / 240 V				
Frequency	60 Hz				
Total harmonic distortion	< 2.5 %				
Power factor (cos φ _{ac})	0-1 ind./cap.				

/ Perfect Welding / Solar Energy / Perfect Charging

WE HAVE THREE DIVISIONS AND ONE PASSION: SHIFTING THE LIMITS OF POSSIBILITY.

/ Whether welding technology, photovoltaics or battery charging technology – our goal is clearly defined: to be the innovation leader. With around 3,300 employees worldwide, we shift the limits of what's possible - our record of over 900 granted patents is testimony to this. While others progress step by step, we innovate in leaps and bounds. Just as we've always done. The responsible use of our resources forms the basis of our corporate policy.

Further information about all Fronius products and our global sales partners and representatives can be found at www.fronius.com

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Fronius USA LLC
6797 Fronius Drive
Portage, IN 46368
USA
pv-support-usa@fronius.com
www.fronius-usa.com



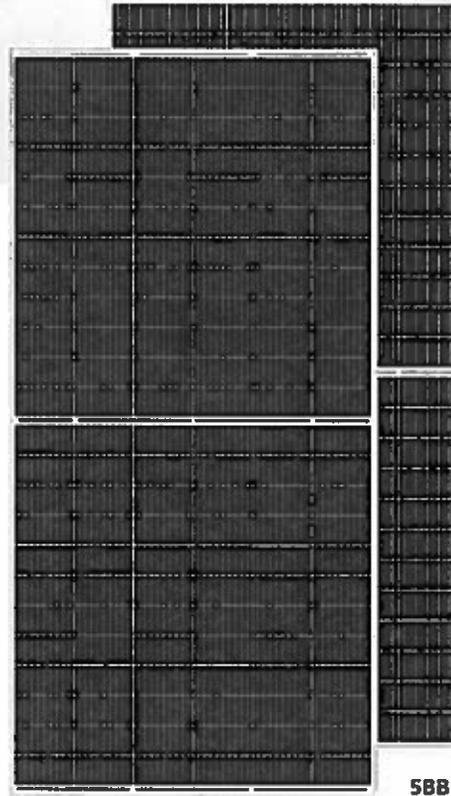
KuMax

CS3U-335 | 340 | 345P

(1000 V / 1500 V)

With Canadian Solar's poly cell technology and the industry leading innovative LIC (Low Internal Current) module technology, we are now able to offer our global customers high power poly modules up to 345 W.

The KuMax poly modules with a dimension of 2000 x 992 mm, close to our 72 cell MaxPower modules, have the following features:



MORE POWER



Low power loss in cell connection



Low NMOT: $42 \pm 3 \text{ }^\circ\text{C}$
Low temperature coefficient (Pmax): $-0.38 \text{ } \%/ \text{ }^\circ\text{C}$



Better shading tolerance



High PTC rating of up to: 92.52 %

MORE RELIABLE



Lower hot spot temperature



Minimizes micro-cracks



Heavy snow load up to 5400 Pa,
wind load up to 3600 Pa*



linear power output warranty



product warranty on materials and workmanship

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2008 / Quality management system
ISO 14001:2004 / Standards for environmental management system
OHSAS 18001:2007 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730: VDE / CE
UL 1703: CSA



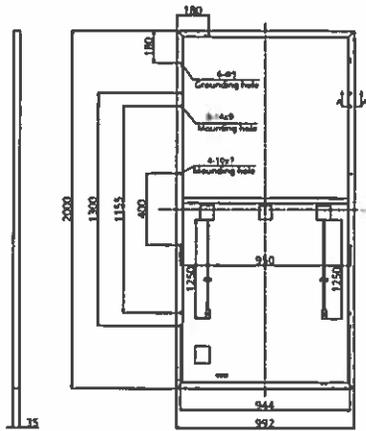
* If you need specific product certificates, and if module installations are to deviate from our guidance specified in our Installation manual, please contact your local Canadian Solar sales and technical representatives.

CANADIAN SOLAR INC. is committed to providing high quality solar products, solar system solutions and services to customers around the world. As a leading PV project developer and manufacturer of solar modules with over 25 GW deployed around the world since 2001, Canadian Solar Inc. is one of the most bankable solar companies worldwide.

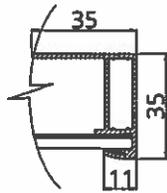
* For detailed information, please refer to Installation Manual.

ENGINEERING DRAWING (mm)

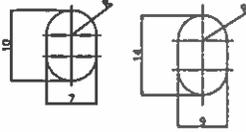
Rear View



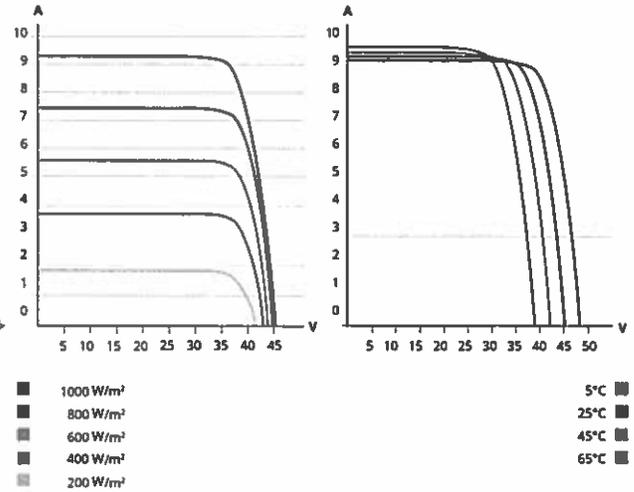
Frame Cross Section A-A



Mounting Hole



CS3U-340P / I-V CURVES



ELECTRICAL DATA | STC*

CS3U	335P	340P	345P
Nominal Max. Power (Pmax)	335 W	340 W	345 W
Opt. Operating Voltage (Vmp)	38.2 V	38.4 V	38.6 V
Opt. Operating Current (Imp)	8.77 A	8.86 A	8.94 A
Open Circuit Voltage (Voc)	45.7 V	45.9 V	46.1 V
Short Circuit Current (Isc)	9.28 A	9.36 A	9.44 A
Module Efficiency	16.89%	17.14%	17.39%
Operating Temperature	-40°C ~ +85°C		
Max. System Voltage	1500V (IEC/UL) or 1000V (IEC/UL)		
Module Fire Performance	TYPE 1 (UL 1703) or CLASS C (IEC 61730)		
Max. Series Fuse Rating	30 A		
Application Classification	Class A		
Power Tolerance	0 ~ + 5 W		

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

ELECTRICAL DATA | NMOT*

CS3U	335P	340P	345P
Nominal Max. Power (Pmax)	249 W	252 W	256 W
Opt. Operating Voltage (Vmp)	35.3 V	35.5 V	35.7 V
Opt. Operating Current (Imp)	7.04 A	7.11 A	7.18 A
Open Circuit Voltage (Voc)	42.7 V	42.9 V	43.1 V
Short Circuit Current (Isc)	7.49 A	7.55 A	7.62 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

MECHANICAL DATA

Specification	Data
Cell Type	Poly-crystalline, 156.75 X 78.38 mm
Cell Arrangement	144 [2 X (12 X 6)]
Dimensions	2000 X 992 X 35 mm (78.7 X 39.1 X 1.38 in)
Weight	22.5 kg (49.6 lbs)
Front Cover	3.2 mm tempered glass
Frame	Anodized aluminium alloy, crossbar enhanced
J-Box	IP68, 3 bypass diodes
Cable	4 mm ² (IEC), 12 AWG (UL) 1250 mm (49.2 in), 1670 mm (65.7 in)
Cable Length	is optional for single tracking system with leap-frog connection
Connector	T4 series
Per Pallet	30 pieces
Per Container (40' HQ)	660 pieces

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.38 % / °C
Temperature Coefficient (Voc)	-0.31 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	42 ± 3°C

PARTNER SECTION



* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. Canadian Solar Inc. reserves the right to make necessary adjustment to the information described herein at any time without further notice.

CANADIAN SOLAR INC.
545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, www.canadiansolar.com, support@canadiansolar.com

Draft Motions: Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 19-08 site plan for Lone Maple Lone Maple Development LLC Solar Energy Facility for Direct Use on the 3.21-acre parcel number 14-013-20-043-09 at 5889 East Broadway Road, located on the north side of the road in the northeast quarter of Section 13 and in the B-4 (General Business) District, finding that it fully complies with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 19-08 site plan for Lone Maple Lone Maple Development LLC Solar Energy Facility for Direct Use on the 3.21-acre parcel number 14-013-20-043-09 at 5889 East Broadway Road, located on the north side of the road in the northeast quarter of Section 13 and in the B-4 (General Business) District, finding that it can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. Contingent upon the applicant obtaining a building permit to be reviewed by the local permitting departments, including but not limited to the local Fire Authority (MPFD) for health and safety requirements.

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 19-08 site plan for Lone Maple Lone Maple Development LLC Solar Energy Facility for Direct Use on the 3.21-acre parcel number 14-013-20-043-09 at 5889 East Broadway Road, located on the north side of the road in the northeast quarter of Section 13 and in the B-4 (General Business) District, finding that it does not comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 19-08 site plan for Lone Maple Lone Maple Development LLC Solar Energy Facility for Direct Use on the 3.21-acre parcel number 14-013-20-043-09 at 5889 East Broadway Road until _____ for the following reasons:

SITE PLAN REPORT

TO:	Planning Commission	DATE:	July 10, 2020
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	I-2 General Industrial
PROJECT:	PSPR20-03 Helios Rising Outdoor Storage		
PARCEL(S):	5697 Venture Way PID 14-152-00-007-00		
OWNER(S):	Craig Austin Prout 4021 E. Wildcat Dr. Cave Creek, AZ 85331		
LOCATION:	2.88 acres on the north side of Venture Way in the NE 1/4 of Section 13.		
EXISTING USE:	Vacant Land	ADJACENT ZONING:	I-2, SCIT
FUTURE LAND USE DESIGNATION: <i>Industrial / Employment.</i> This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU’s Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.			
ACTION REQUESTED: To review and take action to approve, deny or approve with conditions the site plan PSPR 20-03 for Helios Rising Outdoor Storage per Section 12.4 (Standards for Review).			

Background Information

- Parcel is currently vacant.
- Helios Rising is a service company that provides design, installation/inspection, and project management related to the electrical industry and the Oil & Gas Industry.
- This parcel will be utilized for the outdoor storage of piping and other industrial materials associated with their industry.
- Helios Rising has an existing office location in the Township located at 2387 Enterprise Dr.

Review Comments

1. **Section 27.2.D (Permitted Uses).** Outdoor storage facilities for building materials are an allowable land use at this location, provided that the materials are to be enclosed within an obscuring wall or fence on sides abutting all residential or business districts. In this case, the requirement for an obscuring wall or fence would apply to the north lot boundary.

2. **Section 12.2.H (Site Plan Requirements).** A dumpster is shown on plan and noted as having an enclosure, but the enclosure details are missing from the site plan.
3. **Review Topic (Screening).** Project proposes a 6-foot-high fence around the entire parcel, but the fence details are missing from the site plan. Property to the north is owned by the Saginaw Chippewa Tribe. In discussion with Donald Seal from the Tribe the property is planned to be used for commercial use. I have determined the portion of fence on the north side of the property should obscure view from the neighboring property. As an alternative to an obscuring wall or fence, the applicant may combine a non-obscuring security fence with a dense landscaped screen of evergreen trees arranged in a manner to provide immediate screening characteristics and subject to Planning Commission approval.
4. **Review Topic. (Sidewalks)** A proposed public sidewalk is shown on the site plan within the road right-of-way, along with a cross-section detail. The width of the sidewalk is missing from the plan. There is a note (“Request Waiver”) on the sidewalk illustration, but the formal request for temporary relief is missing from the site plan, along with the specific reason(s) for the request.

Public sidewalks along the frontage of the development within the public road right-of-way are required per the Township’s Sidewalk and Pathway Ordinance, unless temporary relief has been specifically requested on the site plan from this requirement based on one or more of the criteria from the Township’s established policy for timing of sidewalk installations. Indicate on plan which criteria for sidewalk relief applicant is requesting:

1. The development is located on a property zoned industrial.
 2. The development is located on an unimproved road.
 3. The development is located on property with road frontage where no car-pedestrian injury or fatality, due to the need of the pedestrian to walk in the roadway, has occurred for a distance of 1 mile in either direction of the development. A car-pedestrian accident within 1 mile of area provided relief from building the sidewalk will require sidewalk construction within 1 year.
 4. Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been met all parcels will be required to construct sidewalks within 1 year.
 5. If the cost of the sidewalk construction exceeds more than 50% of the total cost of the project.
5. **Consistency with the Master Plan.** The project is consistent with the Master Plan. Addresses Goal 3: “Maintain a well – organized, balance and efficient use of land in the Township.”
 6. **Outside agency approvals.** Application has received comments and approval back from the Isabella County Transportation Commission, Isabella County Drain Commissioner’s Office for Storm Water Management, and Mt. Pleasant Fire Department. Township Department of Public Works approval has been submitted but not yet obtained.

7. **Other Township approvals.** Approval of a grading permit from the Township’s Community and Economic Development Department will be required for this project.
8. **Consistency with Section 12.4 (Standards for Review).** Staff would have no objection to a Planning Commission determination that the site plan conforms to the standards for review listed in Section 12.4 of the Zoning Ordinance, provided that the missing details noted in this report are addressed by the applicant on a revised site plan.

Objective

The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated.

Key Findings

1. The proposed land use is consistent with the I-2, General Industrial District.
2. Sidewalk waiver request details are missing from the site plan.
3. Dumpster enclosure details are missing from the site plan.
4. The security fence details are missing from the site plan.
5. The obscuring wall or fence required along the north lot boundary is missing from the site plan.
6. A grading permit will be required for this project.

Recommendations

Based on the above findings, I would ask that the Planning Commission take action to approve the PSPR 20-03 site plan for Helios Rising Outdoor Storage, subject to the following conditions.

1. Department of Public Services approval for the location of utilities shall be obtained by the applicant prior to issuance of any grading permit for the project.
2. Details for the proposed dumpster enclosure shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any grading permit for the project.
3. Details of the obscuring wall or fence along the north lot boundary and the security fence for the remainder of the lot shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any grading permit for the project.
4. The required public sidewalk must be constructed, or a formal written request for a waiver must be submitted to the Planning Commission for consideration along with the reason(s) for the request, and also added to a revised site plan.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator
Community and Economic Development Department



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 HELIOS RISING
- III. Applicant Address 1205 SOUTH MISSION STREET, SUITE 12, MT. PLEASANT MI 48858
- IV. Applicant Phone 989-317-8485 Owner Phone 989-317-8485
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name CRAIG AUSTIN PROUT
- VII. Land Owner Address 4021 EAST WILDCAT DRIVE, CAVE CREEK, AZ 85331
- VIII. Project/Business Name HELIOS RISING
- 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.

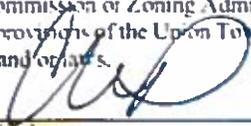
SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	X	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce 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.	X	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.	X	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	X	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	X	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	X	
Name and Address of Applicant	X	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	N/A	

Union Township Site Plan Review Application 2015 Revision

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.	X	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	X	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - -	X	
drives, -----	X	
sidewalks, (required) -----	X	
curb openings, -----	X	
acceleration/deceleration lanes, -----	X	
signs, -----	X	
exterior lighting on buildings and parking lots, - -	X	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	X	
recreation areas, -----	X	
common use areas, -----	X	
areas to be conveyed for public use and purpose. -	X	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	X	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	X	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
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)	X	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	X	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	X	

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 ordinances.



Signature of Applicant

5-4-2020

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE _____ (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: Helios Rising, Inc.

Name of business owner(s): Craig Prout, Pierce Butler

Street and mailing address: 1205 S. Mission St., Suite 12
Mount Pleasant, MI 48858

Telephone: 989-317-8485

Fax: 989-317-8487

Email: pierce.butler@heliosri.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:


Information compiled by:

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 N 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 N/A 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 N/A 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



PERMIT INFORMATION

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
MISCELLANEOUS CONSTRUCTION			
<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 type="checkbox"/>	N <input checked="" 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 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 type="checkbox"/>	N <input checked="" 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 checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
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 <i>floodplain</i> of a watercourse?	Y <input checked="" type="checkbox"/>	N <input 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			
Renewable Operating Permit: 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>
NPDES: 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"/>	<u>Office of Oil, Gas and Minerals (OOGM)</u>
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 type="checkbox"/>	N <input checked="" 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>
CHEMICAL ADDITION PROJECTS			
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 and Remedial Action Unit</u>
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>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
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>
PERSONAL LICENSES/CERTIFICATIONS			
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>
OIL, GAS AND MINERALS			
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"/>	OOWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)			
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>

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

June 30, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Storm Water Management Plan for Helios Rising, Venture Way Location, Union Charter Township

Mr. Galliant:

I reviewed the initial plan set on May 6, 2020. The initial plan set had an underground detention system which was in compliance with the Township's Storm Water Ordinance. This plan set submittal now has an open-air detention system with a small amount of underground detention. The revised plan set, dated 6-30-20, prepared by Tim Bebee of CMS&D Surveying and Engineering for the above captioned project, located on Lot 7 of Enterprise Park Subdivision in Section 13, Union Township. The proposed plan is consistent with the Union Township Storm Water Ordinance.

If you have any questions or need further information, please feel free to contact me at my office.

Sincerely,



Bruce E. Rohrer, P.E.
Consulting Engineer
Isabella County

BER/taw

cc: Tim Bebee, CMS&D



Mount Pleasant Fire Department
804 E. High Street
Mount Pleasant, Mi 48858

Union Township Site Plan Review

Thursday July 2, 2020

Helios Rising INC Venture Way

5697 Venture WAY
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Thursday July 2, 2020 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

Violation Code

1 PROPERTY Identification

5697 Venture Way

Scope: Fenced in secure area for equipment storage

ACCESS ROAD LOAD Designed and Maintained to Support the

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

Provide address number on gate/fenced in area.

AERIAL ACCESS ROAD WIDTH Road Width

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof, as in accordance with Appendix D, Section D 105.2 of the 2012 Edition of the International Fire Code.

Access meets requirements above.

Union Township Site Plan Review

KNOX BOX Knox Box Requirements and Location

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)

Development has a secure fence and gate shown on plans. Provide a knoxbox at the entrance for fire department accessibility.

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department

Peter Gallinat

From: Rick Collins <rcollins@ictcbus.com>
Sent: Thursday, May 28, 2020 3:59 PM
To: info@cms-d.com
Cc: Peter Gallinat
Subject: RE: Helios Venture Way Site Review

I have no issue with the attached plan. Thanks.



Rick Collins | Executive Director
2100 E. Transportation Dr | Mt. Pleasant, MI 48858
Phone 989.773.6766 | Fax 989.773.1873
rcollins@ictcbus.com
Visit our website at ictcbus.com

From: info@cms-d.com <info@cms-d.com>
Sent: Thursday, May 28, 2020 12:35 PM
To: Rick Collins <rcollins@ictcbus.com>
Subject: FW: Helios Venture Way Site Review

Rick,

Doing a follow up on the review for the Township and to see if you have any questions or concerns.

Shanee Thayer
Office Manager



2257 East Broomfield Road
Mt. Pleasant, MI 48858
Phone: 989-775-0756
Fax: 989-775-5012
Email: info@cms-d.com

From: info@cms-d.com <info@cms-d.com>
Sent: Wednesday, May 20, 2020 9:20 AM
To: Rick Collins (rcollins@ictcbus.com) <rcollins@ictcbus.com>
Subject: Helios Venture Way Site Review

Rick,

Attached is the plan for Helios on Venture Way for Union Township Review.

HELIOS RISING INC. / CRAIG PROUT

SITE PLAN



LOCATION SKETCH
NOT TO SCALE

ZONING: I-2 GENERAL INDUSTRIAL	
MINIMUM FRONT YARD SETBACK	75 FT. (A)
MINIMUM SIDE YARD SETBACK	20 FT. (C)
MINIMUM REAR YARD SETBACK	50 FT. (C)
MAXIMUM BUILDING HEIGHT	35 FT
MINIMUM LOT AREA	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM LOT COVERAGE (%)	-

A. 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. 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.

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.

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

LINETYPES	
—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS	
[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP
[Hatch Pattern]	EXISTING BUILDING

PARCEL DESCRIPTION:
LOT 7, ENTERPRISE PARK, TOWNSHIP OF UNION, COUNTY OF ISABELLA, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 589, ISABELLA COUNTY RECORDS.

SHEET INDEX

SHEET 1.....	COVER SHEET
SHEET 2.....	TOPOGRAPHY SURVEY
SHEET 3.....	SITE & HORIZONTAL PLAN
SHEET 4.....	GRADING & SOIL EROSION PLAN
SHEET 5.....	CONSTRUCTION DETAILS

BEARING BASIS:
BEARING BASIS, PER GEODETIC OBSERVATION WGS-84, THE BEARING OF THE NORTH RIGHT-OF-WAY LINE ON AND ALONG VENTURE WAY BETWEEN THE SOUTHWEST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF LOT 8 WAS DETERMINED TO BE N89°-44'-38"W.

BENCHMARKS:
BM#1: NW BOLT TOP FLANGE ("x" IN BOLT) OF FIRE HYDRANT AT NE CORNER OF INTERSECTION OF VENTURE WAY AND NORTHWAY DRIVE
ELEV. = 638.89
BM#2: NW BOLT TOP FLANGE ("x" IN BOLT) OF FIRE HYDRANT 500'± EAST OF INTERSECTION OF VENTURE WAY AND NORTHWAY DRIVE ON THE NORTH SIDE OF THE ROAD
ELEV. = 637.63

OWNER: HELIOS RISING INC. / CRAIG PROUT
REC INVESTMENTS LLC
1205 MISSION STREET, SUITE 12
MT. PLEASANT, MI 48858
PHONE: (734)-945-3914
PEIRCE BUTLER, CLIENT CONTACT
E-MAIL: pierce.butler@heliosri.com

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

CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.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
CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDD kimberly.studd@cmsenergy.com	CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com
FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com	DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isabellacounty.org
DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4823 MARY JO MCKERSIE mckersiem@dteenergy.com	ISABELLA COUNTY ROAD COMMISSION 2281 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	

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
HELIOS RISING INC. / CRAIG PROUT
LOT 7 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

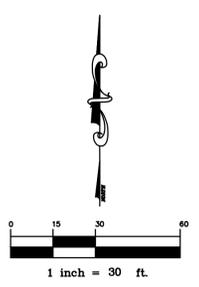
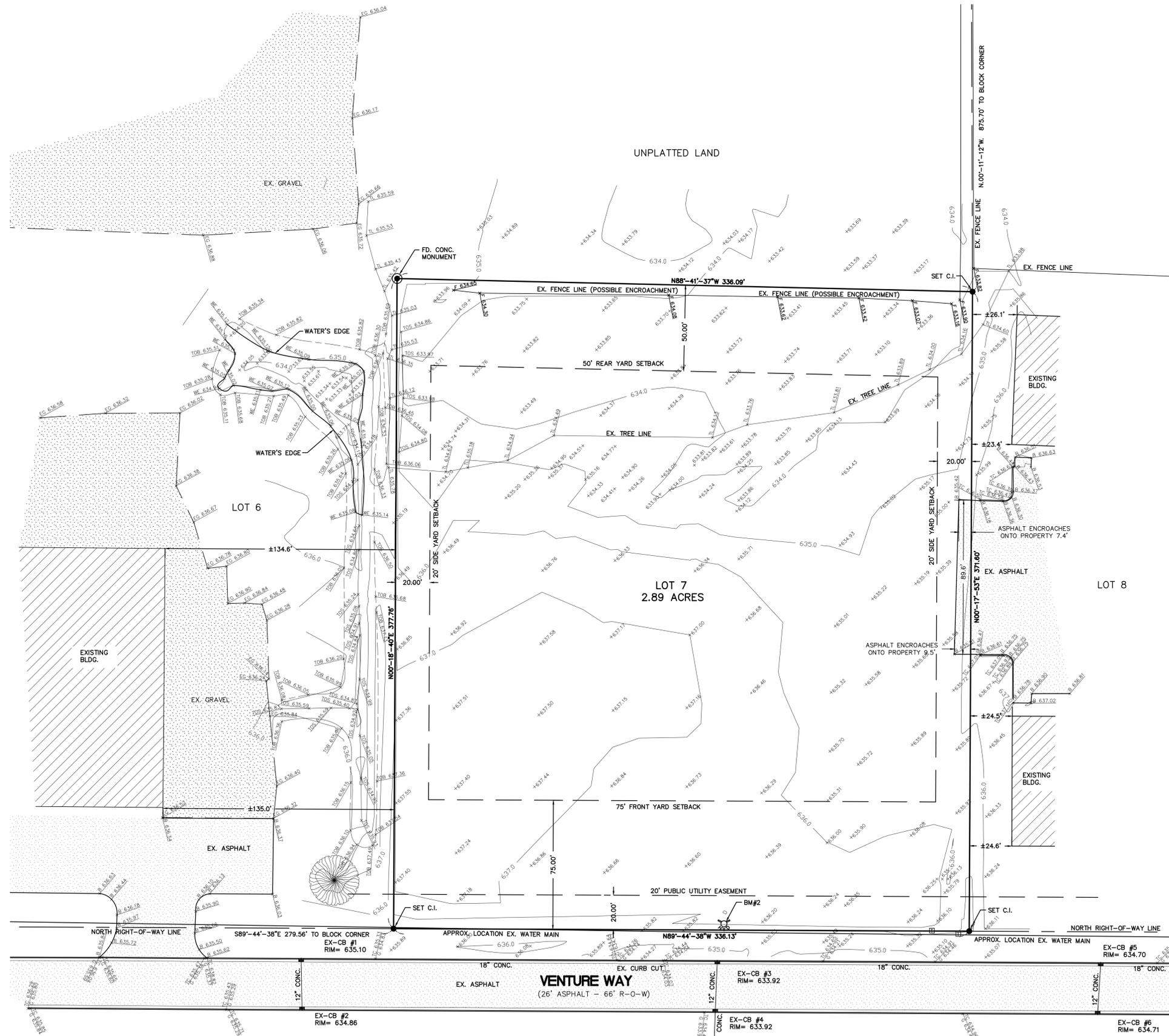
REVISIONS:	SUBMITTAL TO UNION TWP. PLANNING COM.	DATE
	5-5-20	
	6-30-20	

JOB NUMBER:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
2001-014	N/A	BTM	N/A	TELB

SHEET NUMBER	OF
1	5

EXISTING STORM STRUCTURES

- EX-CB#1
RIM= 635.10
SOUTH INV.= 631.17 12" CONC.
EAST INV.= 630.90 18" CONC.
WEST INV.= 631.00 18" CONC.
- EX-CB#2
RIM= 634.86
NORTH INV.= 631.42 12" CONC
- EX-CB#3
RIM= 633.92
SOUTH INV.= 630.67 12" CONC.
EAST INV.= 630.17 18" CONC.
WEST INV.= 630.57 18" CONC.
- EX-CB#4
RIM= 633.92
NORTH INV.= 630.35 12" CONC.
SOUTH INV.= 630.50 12" CONC.
- EX-CB#5
RIM= 634.70
WEST INV.= 629.42 18" CONC.
EAST INV.= 629.59 18" CONC.
SOUTH INV.= 630.69 12" CONC.
- EX-CB#6
RIM= 634.71
NORTH INV.= 630.81 12" CONC.



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

EXISTING TOPOGRAPHY
HELIOS RISING INC. / CRAIG PROUT
LOT 7 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

SCALE	1" = 30'
JOB NUMBER:	2001-014
DRAWN BY:	BTM
DESIGNED BY:	N/A
CHECKED BY:	TELB
SHEET NUMBER	2 of 5
REVISIONS:	SUBMITTAL TO UNION TWP. PLANNING COM. 5-5-20 SUBMITTAL TO UNION TWP. PLANNING COM. 6-30-20

OUTDOOR LIGHTING NOTE:
 THE OUTDOOR LIGHTING WILL COMPLY WITH UNION CHARTER TOWNSHIP'S LIGHTING ORDINANCE. THE PROPOSED LIGHTING WILL BE POLE MOUNTED AT A HEIGHT OF XX'. THE PROPOSED FIXTURE TYPE WILL BE XXXXXXXX. PHOTOMETRIC WILL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR UNDER A SEPERATE SUBMITTAL.

P-STM-MH #9
 2 FT DIA THICK WALL W/ 2FT SUMP
 EJW CASTING 2850 W/DOME LID
 RIM= 633.25
 EAST INV= 631.96

P-STM RISER #1
 RIM=632.70
 INV= 631.72

P-STM RISER #2
 RIM= 632.70
 INV= 631.52

P-STM-MH #8
 2 FT DIA THICK WALL W/ 2FT SUMP
 EJW CASTING 2850 W/DOME LID
 RIM= 632.70
 SOUTH INV= 631.32
 WEST INV= 631.32

P-STR #4
 RIM= 635.0
 INV E= 632.7

P-STR #2
 RIM= 635.0
 INV E&W= 632.38
 INV S= 632.88

P-STR #3
 RIM= 635.0
 INV E= 632.7

P-STM RISER #3
 RIM= 632.70
 INV= 631.15

P-STR #5
 RIM= 635.0
 INV E= 632.7

P-STR #1
 RIM= 635.0
 INV N&E&W= 631.85
 INV S= 631.75

P-STR #6
 RIM= 635.0
 INV E= 632.15

P-STM RISER #4
 RIM= 632.70
 INV= 630.95

P-STM RISER #5
 RIM= 632.7
 INV= 630.75

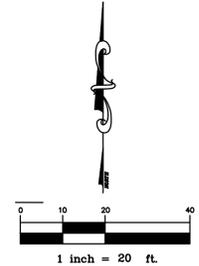
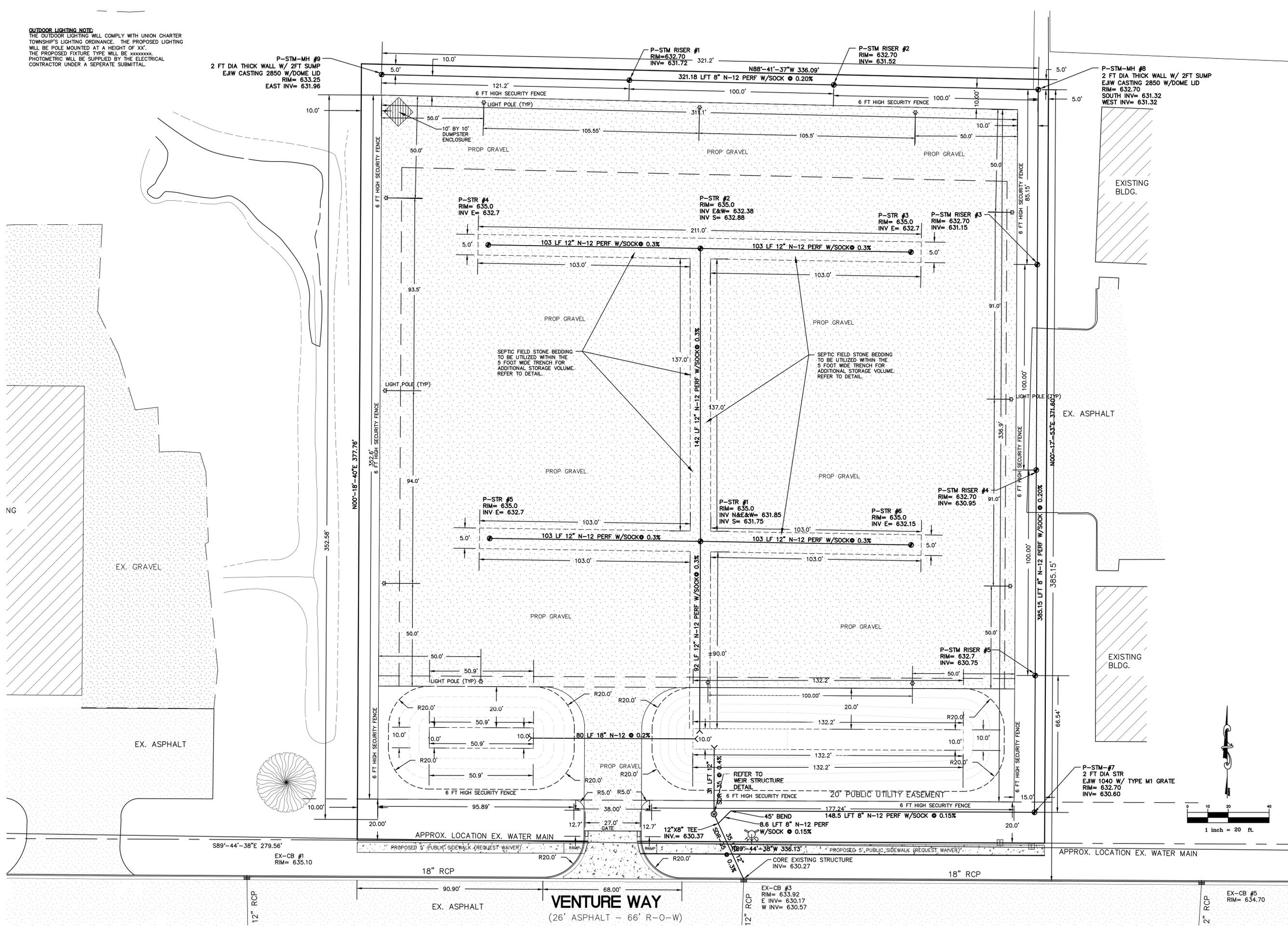
P-STM #7
 2 FT DIA STR
 EJW 1040 W/ TYPE M1 GRATE
 RIM= 632.70
 INV= 630.60

EX-CB #1
 RIM= 635.10

EX-CB #3
 RIM= 633.92
 E INV= 630.17
 W INV= 630.57

EX-CB #5
 RIM= 634.70

VENTURE WAY
 (26' ASPHALT - 66' R-O-W)



REVISIONS:

NO.	DATE	DESCRIPTION

JOB NUMBER:	2001-014
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	1" = 20'
SHEET NUMBER:	3 OF 5

P-STM-MH #9
2 FT DIA THICK WALL W/ 2FT SUMP
EJW CASTING 2850 W/DOME LID
RIM= 633.25
EAST INV= 631.96

10' BY 10' DUMPSTER ENCLOSURE
PROP GRAVEL

P-STR #4
RIM= 635.0
INV E= 632.7

P-STR #2
RIM= 635.0
INV E&W= 632.38
INV S= 632.88

P-STR #3
RIM= 635.0
INV E= 632.7

P-STR #5
RIM= 635.0
INV E= 632.7

P-STR #1
RIM= 635.0
INV N&E&W= 631.85
INV S= 631.75

P-STR #6
RIM= 635.0
INV E= 632.15

P-STM RISER #4
RIM= 632.70
INV= 630.95

P-STM RISER #5
RIM= 632.7
INV= 630.75

P-STM #7
2 FT DIA STR
EJW 1040 W/ TYPE M1 GRATE
RIM= 632.70
INV= 630.60

EX-CB #1
RIM= 635.10

EX-CB #2
RIM= 634.86

EX-CB #3
RIM= 633.92
E INV= 630.17
W INV= 630.57

EX-CB #4
RIM= 633.92

EX-CB #5
RIM= 634.70

EX-CB #6
RIM= 634.71

EX-CB #7
RIM= 634.71

EX-CB #8
RIM= 634.71

EX-CB #9
RIM= 634.71

EX-CB #10
RIM= 634.71

EX-CB #11
RIM= 634.71

EX-CB #12
RIM= 634.71

EX-CB #13
RIM= 634.71

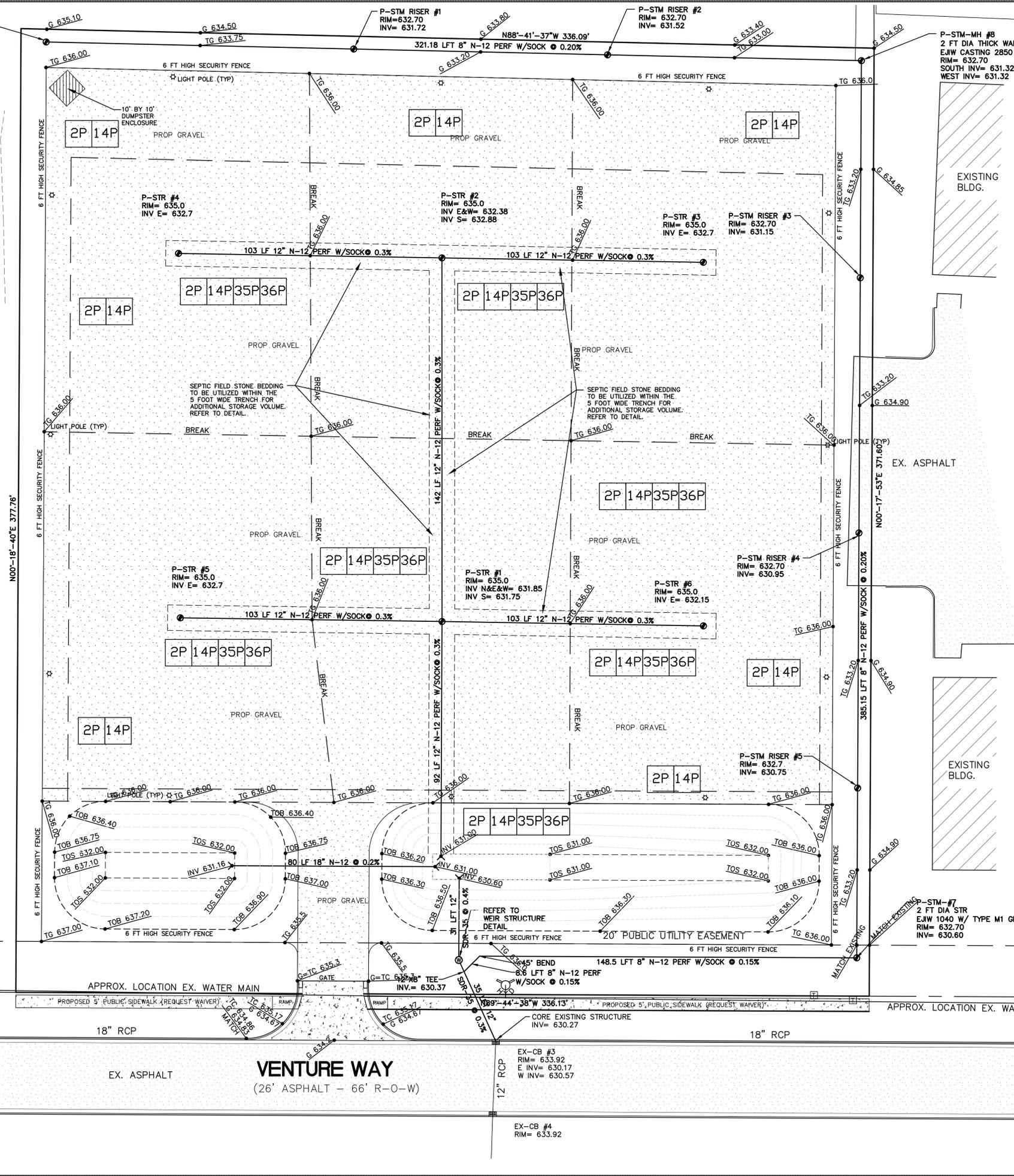
EX-CB #14
RIM= 634.71

EX-CB #15
RIM= 634.71

EX-CB #16
RIM= 634.71

EX-CB #17
RIM= 634.71

EX-CB #18
RIM= 634.71



MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
P = PERMANENT T = TEMPORARY

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
5	Seeding	Inexpensive and very effective Stabilizes soil, thus minimizing erosion Permits runoff to infiltrate soil, reducing runoff volume Should include prepared topsoil bed
12	Compaction	Helps hold soil in place, making exposed areas less vulnerable to erosion
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion Permits construction traffic in adverse weather May be used as part of permanent base construction of paved areas
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity
35	Storm Sewer	System removes collected runoff from area, particularly from paved areas Can accept large concentrations of runoff Conducts runoff to municipal sewer system or stabilized outfall location Use catch basins to collect sediment
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff May use filter cloth over inlet

STORM WATER CALCULATIONS

PROVIDED STORM WATER DETENTION VOLUME
- UNDERGROUND DETENTION SYSTEM
646 LF OF 12" DIA. PIPE VOLUME = AREA OF 12" PIPE = 0.785 SQFT * 646 LF = 507 CUFT.
3230 SF BY 2 FT AVERAGE DEPTH STONE DETENTION = 6,460 CUFT OF STONE BED. SUBTRACTING 507 CUFT OF PIPING = 5,953 CUFT OF STONE BED @ 40% VOID SPACE = 2,381 CUFT OF STORM WATER STORAGE + 507 CUFT OF PIPE STORAGE = 2,888 CUFT OF TOTAL STORAGE AT THE TOP OF STONE ELEVATION OF 633.25

CONTOUR AREAS WEST
INVERT = 631.6
CONTOUR 632 = 509 SF
CONTOUR 633 = 1,996 SF
CONTOUR 634 = 2,041 SF
CONTOUR 635 = 3,043 SF
CONTOUR 636 = 4,202 SF

CONTOUR AREAS EAST
INVERT 630.6
CONTOUR 631 = 462 SF
CONTOUR 632 = 2,101 SF
CONTOUR 633 = 3,435 SF
CONTOUR 634 = 4,910 SF
CONTOUR 635 = 6,456 SF
CONTOUR 636 = 8,268 SF

VOLUME AT CONTOUR 631 = 68 CF
VOLUME AT CONTOUR 632 = 1,349.5 CF
VOLUME AT CONTOUR 633 = 4,020.5 CF
VOLUME AT CONTOUR 634 = 6,191 CF
VOLUME AT CONTOUR 635 = 8,225 CF
VOLUME AT CONTOUR 636 = 10,984.5 CF

TOTAL VOLUME = 68 CF
TOTAL VOLUME = 1,417.5 CF
TOTAL VOLUME = 5,538 CF
TOTAL VOLUME = 11,629 CF
TOTAL VOLUME = 19,854 CF
TOTAL VOLUME = 30,838.5 CF

TOTAL 25 YR VOLUME REQUIRED = 21,743 CUFT (REFER TO STANDARD SPRED SHEET ATTACHED)
TOTAL VOLUME OF PIPING, STONE, EAST AND WEST BASINS AT 635 = 22,742 CF
25 YEAR STORAGE VOLUME OCCURS AT 634.9

STORM WATER OUTFLOW
ALLOWABLE STORM WATER OUTFLOW THROUGH PER CITY ORDINANCE IS 0.10 CFS/ACRES.
2.9 ACRES * 0.10 CFS/ACRE = 0.29 CFS.
THE MAX PONDING ELEVATION = 635.0 = TOP OF WEIR WALL.
THE OUTLET ELEVATION = 630.37; THEREFORE THE TOTAL HEAD PRESSURE = 4.58 FT
AVERAGE TOTAL HEAD USED TO COMPUTE OUTFLOW IS 2/3 OF THE TOTAL HEAD = 3.05 FT
ALLOWABLE OUTFLOW FOR ORIFICE = $0.62 \cdot A \cdot (2gh)^{1/2}$
THE AREA OF A ORIFICE = 0.0334 SQFT; THEREFORE THE DIAMETER OF THE ORIFICE = 2.47"
UTILIZE A 2.5" ORIFICE FOR RESTRICTION.

STRUCTURE TABLE

P-STM #1 4" DIA CONC STR. W/2FT SUMP EJW #1040 W/TYPE M-1 GRATE INV S= 631.75 INV N-E-W= 631.85
P-STM #2 4" DIA CONC STR. W/2FT SUMP EJW #1040 W/TYPE M-1 GRATE INV S= 632.28 INV E-W= 632.58
P-STM #3 2" DIA THICK WALL CONC W/2FT SUMP EJW #2850 W/TYPE M-2 GRATE INV W= 632.70
P-STM #4 2" DIA THICK WALL CONC W/2FT SUMP EJW #2850 W/TYPE M-2 GRATE INV E= 632.70
P-STM #5 2" DIA THICK WALL CONC W/2FT SUMP EJW #2850 W/TYPE M-2 GRATE INV E= 632.15
P-STM #6 2" DIA THICK WALL CONC W/2FT SUMP EJW #2850 W/TYPE M-2 GRATE INV W= 632.15

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

GRADING & SOIL EROSION PLAN
HELIOS RISING INC. / CRIAG PROUT
LOT 7 OF ENTERPRISE PARK
SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	5-5-20	SUBMITTAL TO UNION TWP. PLANNING COM.
2	6-30-20	SUBMITTAL TO UNION TWP. PLANNING COM.

JOB NUMBER: 2001-014
SCALE: 1" = 20'
DRAWN BY: BTM
DESIGNED BY: TELB
CHECKED BY: TELB
SHEET NUMBER: 4 OF 5

Draft Motions: Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 20-03 site plan for Helios Rising Outdoor Storage on the 2.88-acre parcel number 14-152-00-007-00 at 5697 Venture Way, located on the north side of Venture Way in the northeast quarter of Section 13 and in the I-2 (General Industrial) District, finding that it fully complies with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 20-03 site plan for Helios Rising Outdoor Storage on the 2.88-acre parcel number 14-152-00-007-00 at 5697 Venture Way, located on the north side of Venture Way in the northeast quarter of Section 13 and in the I-2 (General Industrial) District, finding that it can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. Department of Public Services approval for the location of utilities shall be obtained by the applicant prior to issuance of any grading permit for the project.
 2. Details for the proposed dumpster enclosure shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any grading permit for the project.
 3. Details of the obscuring wall or fence along the north lot boundary and the security fence for the remainder of the lot shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any grading permit for the project.
 4. The required public sidewalk must be constructed as depicted on the site plan. [OR]
 4. The applicant’s written request for temporary relief from the requirement for sidewalk construction is granted for the following reason(s), contingent upon this documentation being added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any grading permit for the project: _____
- _____
- _____

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 20-03 site plan for Helios Rising Outdoor Storage on the 2.88-acre parcel number 14-152-00-007-00 at 5697 Venture Way, located on the north side of Venture Way in the northeast quarter of Section 13 and in the I-2 (General Industrial) District, finding that it does not comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 20-03 site plan for Helios Rising Outdoor Storage on the 2.88-acre parcel number 14-152-00-007-00 at 5697 Venture Way until _____ for the following reasons:

SITE PLAN REPORT

TO:	Planning Commission	DATE:	July 10, 2020
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	I-1 Light Industrial
PROJECT:	PSPR 20-07 Project Name (D. Clare Office)		
PARCEL(S):	4425 and 4491 E. River Rd. PID 14-002-30-013-02, 14-002-30-013-03		
OWNER(S):	Clare, Dennis J 2204 Commerce Dr. Mt. Pleasant, MI 48858		
LOCATION:	Approximately 30 acres between both parcels located on the north side of River Road west of 127 in the SW 1/4 of Section 2.		
EXISTING USE:	Metal pole barn and frame garage.	ADJACENT ZONING:	I-1, I-2
FUTURE LAND USE DESIGNATION: <i>Rural Buffer</i> . 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.			
ACTION REQUESTED: To review and take action to approve, deny or approve with conditions the site plan for D. Clare Office/Warehouse/Outdoor Storage Facility Site Plan PSPR 20-07 per Section 12.4 (Standards for Review).			

Background Information

In November of 2019, the Township Planning Commission received a preliminary site plan SPR 2019-11 for D. Clare Dumpster Services. The current location of the business is in the Township at 2204 Commerce Dr. The plan would be a re-location for the business with the addition of constructing two new structures. One building would be 80 feet by 80 feet and the other would be 60 feet by 100 feet. At the time of the original submittal, the two parcels were not owned by Dennis Clare, but he had authorization from the owner to pursue zoning approvals.

There was some confusion after the preliminary review, as All Seasons Builders Inc. began grading for the project before being notified that the project had not yet been approved. All Seasons immediately halted any further grading of the property. Since then, the owner of both parcels is now Dennis J. Clare. The applicant has worked diligently to prepare a final site plan that could be reviewed and approved by the Planning Commission.

The final site plan PSPR 20-07 includes a phase 1 proposed Building and associated site improvements. A phase 2 is presented as a proposed gravel area for outdoor storage in the rear yard. In addition, a proposed “future” building is shown. An existing 48 foot by 80 foot single story metal pole barn will remain On the site, but the existing accessory garage structure will be removed.

Review Comments

1. **Section 8.225 (Outdoor Lighting).** A lighting plan for wall pack lighting on the proposed build new 80' x 80' building meets the standards for outdoor lighting.
2. **Section 26.3.B (Outdoor storage screening).** There is an existing proposed outdoor storage for phase 2 in the rear yard that is proposed to be screened with an existing fence that abuts the US-127-highway ramp.
3. **Section 26.3.K (Required Conditions).** No principal or accessory building shall be closer than sixty (60) feet to the property line of any residential use or District. A planted landscaped area of at least ten (10) feet in width, meeting the screening standards specified in Section 8.31, shall be provided in the required setback. There is an existing residential use on a neighboring I-1 parcel at 4373 E. River Rd. This use is existing non-conforming. No structure is proposed closer than 60 feet to any lot boundary, and there is an existing forested area on the lot within the setback that is proposed to remain in place and can provide the necessary screening.
4. **Review Topic (Parking requirements Section 10).** Manufacturing, Processing and/or Fabricating, Manufacturing Buildings and/or Business Offices and/or Other Facilities Related but Not Necessarily Connected to a Manufacturing or Industrial Building: One (1) for each three (3) employees on the maximum shift or peak employment period. Parking is required to be shown on the site plan along with the required parking calculations, but both are currently missing from the plan.
5. **Review Topic. (Sidewalks).** A proposed public sidewalk is shown on the site plan within the road right-of-way, along with a cross-section detail. The width of the sidewalk is missing from the plan. There is a note ("Sidewalk Waiver Requested") on the sidewalk illustration, but the formal request for temporary relief is missing from the site plan, along with the specific reason(s) for the request.

Public sidewalks along the frontage of the development within the public road right-of-way are required per the Township's Sidewalk and Pathway Ordinance, unless temporary relief has been specifically requested on the site plan from this requirement based on one or more of the criteria from the Township's established policy for timing of sidewalk installations. Indicate on plan which criteria for sidewalk relief applicant is requesting:

1. The development is located on a property zoned industrial.
2. The development is located on an unimproved road.
3. The development is located on property with road frontage where no car-pedestrian injury or fatality, due to the need of the pedestrian to walk in the roadway, has occurred for a distance of 1 mile in either direction of the development. A car-pedestrian accident within 1 mile of area provided relief from building the sidewalk will require sidewalk construction within 1 year.
4. Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been met all parcels will be required to construct sidewalks within 1 year.

5. If the cost of the sidewalk construction exceeds more than 50% of the total cost of the project.
6. **Review Topic. (Elevations)** Elevations of the proposed buildings have been provided as a supplement to the site plan and are consistent with applicable Zoning Ordinance requirements.
7. **Consistency with the Master Plan.** The project is consistent with the Master Plan. Addresses Goal 3: “Maintain a well – organized, balance and efficient use of land in the Township.”
8. **Review Topic. (Dumpster)** A dumpster will be utilized for the site and will be located inside the building as noted on the plan.
9. **Outside agency approvals.** Township has received outside agency approval comments from Mt. Pleasant Fire Department, Isabella County Road Commission, Isabella County Transportation Commission, and the Isabella County Drain office for Stormwater. Township Department of Public Works approval has been submitted but not yet obtained.
10. **Consistency with Section 12.4 (Standards for Review).** Staff would have no objection to a Planning Commission determination that the site plan conforms to the standards for review listed in Section 12.4 of the Zoning Ordinance, provided that the missing details noted in this report are addressed by the applicant on a revised site plan.

Objective

The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated.

Key Findings

1. Proposed plan includes two separate parcels but is proposed as one parcel. A land combination application must be applied for and approved with the Township Assessing department.
2. Parking areas and required parking calculations must be shown on the plan.
3. An existing fence and existing forested area are proposed to provide the required screening.
4. The required public sidewalk must be constructed, or a formal written request for a waiver must be submitted to the Planning Commission for consideration along with the reason(s) for the request, and also added to a revised site plan.

Recommendations

Based on the above findings, I would ask that the Planning Commission take action to approve PSPR 20-07, subject to the following conditions.

1. Department of Public Services approval for the location of utilities shall be obtained by the applicant prior to issuance of any building permit for the project.
2. Parking locations and required parking calculations shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any building permit for the project.
3. Applicant shall submit a land combination application to the Township, which shall be approved by Township Assessing Department prior to issuance of any building permit for the project.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

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 DENNIS CLARE
- VII. Land Owner Address 2204 COMMERCE ST., MT. PLEASANT, MI 48858
- 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.

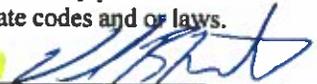
SUBMITTALS TO OTHER AGENCIES		Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	X		Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce 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.	X		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.	X		Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	X		Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)			
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)			Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List			
SITE PLAN REQUIREMENTS	I	Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	X		
Name and Address of Applicant	X		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	X		

Union Township Site Plan Review Application 2015 Revision

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.	X	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	X	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - -	X	
drives, -----	X	
sidewalks, (required) -----	X	
curb openings, -----	X	
acceleration/deceleration lanes, -----	X	
signs, -----	X	
exterior lighting on buildings and parking lots, - -	X	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	X	
recreation areas, -----	X	
common use areas, -----	X	
areas to be conveyed for public use and purpose. -	X	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	X	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	X	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
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)	X	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	X	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	X	

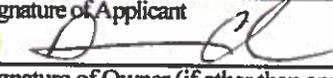
Union Township Site Plan Review Application 2015 Revision

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

8-18-2020
Date



Signature of Owner (if other than applicant)

6-16-20
Date

PLEASE PLACE OUR REVIEW ON THE _____ (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 COMMERCE P.O. BOX 1065
MT. PLEASANT, MI 48804

Telephone: 989-772-1277

Fax: _____

Email: dclareservices@gmail.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:


Dennis Clare 6-16-20

Information compiled by:

Central Michigan Surveying & Development

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 N 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



PERMIT INFORMATION

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
MISCELLANEOUS CONSTRUCTION			
<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), Permit Section
<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, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree 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), Joint Permit Application
<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"/>	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<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 Storm Water Permits Program , or appropriate DEQ District Office
<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 type="checkbox"/>	N <input checked="" type="checkbox"/>	Public Swimming Pool Program , or appropriate DEQ District Office
<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, Threatened and Endangered Species Program , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
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 Local Water Utility
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) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

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 <i>floodplain</i> 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			
Renewable Operating Permit: 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>
NPDES: 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>
CHEMICAL ADDITION PROJECTS			
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 and Remedial Action Unit</u>
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>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
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>
PERSONAL LICENSES/CERTIFICATIONS			
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>
OIL, GAS AND MINERALS			
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>
STORAGE TANKS (CONSTRUCTION AND OPERATION)			
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>

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

June 30, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Storm Water Management Plan for D. Clare, 4491 East River Road Location,
Union Charter Township, Isabella County, Michigan.

Mr. Galliant:

I have reviewed the Storm Water Management Plan drawings and calculations, dated 06-29-20, prepared by Tim Bebee of CMS&D Surveying and Engineering for the above captioned project, located at 4491 East River Road in Section 2, Union Township. The proposed plan is consistent with the Union Township Storm Water Ordinance.

If you have any questions or need further information, please feel free to contact me at my office.

Sincerely,



Bruce E. Rohrer, P.E.
Consulting Engineer
Isabella County

BER/taw

cc: Tim Bebee, CMS&D



Mount Pleasant Fire Department
804 E. High Street
Mount Pleasant, Mi 48858

Union Township Site Plan Review

Thursday July 2, 2020

D Clare Services

4491 E River RD
Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Thursday July 2, 2020 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

Violation Code

1 PROPERTY Identification

D-Clare Services
4491 E River Rd.

Scope: Proposed 6,400 sq. ft. building in phase I and 6,000 sq. ft. building in phase II

ACCESS AND WATER Road and Water Supply

When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.

ACCESS ROAD 150 FT Buildings within 150ft of Access Road

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

Site plan meets requirements.

Union Township Site Plan Review

ACCESS ROAD LOAD Designed and Maintained to Support the

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

ACCESS ROAD TURN AROUND Turn Around Required when Road in

Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.

Site plan meets requirements

BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

DIMENSIONS Road Width Without Hydrants

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Site plan meets requirements.

HYDRANT DISTANCE Hydrant maximum distance from buildings

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Site plan does not meet the above requirements. Install one hydrant, location to be determined by the fire department.

WATER SUPPLY (SPACING) Number and Spacing of Hydrants

Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.

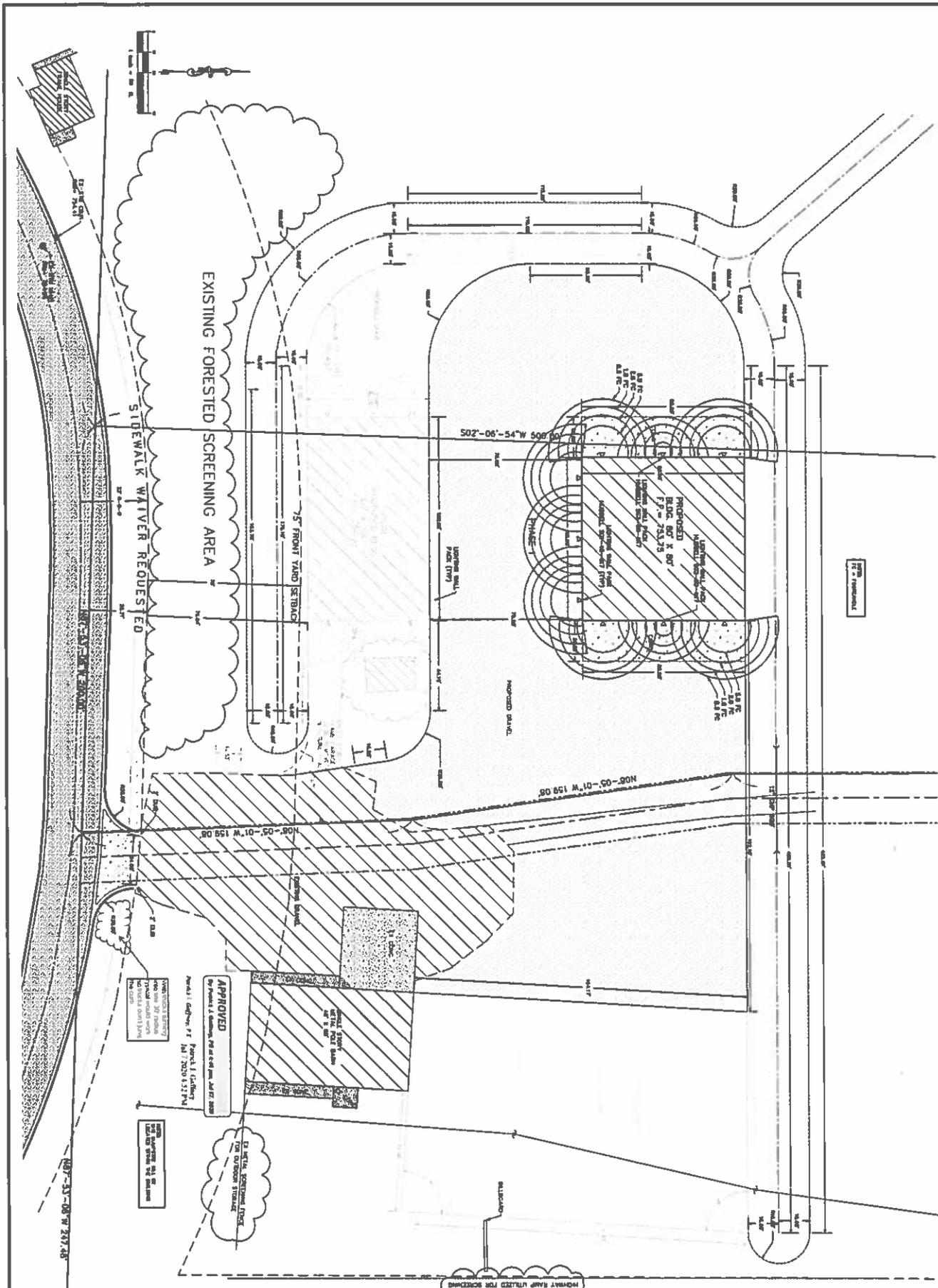
Union Township Site Plan Review

Additional hydrant required for site. 1750gpm require flow for building. One hydrant to be installed within the 400' maximum distance from building. see fire department for hydrant placement.

KNOX BOX Knox Box Requirements and Location

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)

Keeler, Randy
Lieutenant
Mount Pleasant Fire Department



SCALE	JOB NUMBER
1" = 20'	1810-124
SHEET NUMBER	DESIGNED BY:
4 of 7	TELB
	CHECKED BY:
	TELB

SUBMITTALS	REVISIONS
SUBMITTAL TO UNION TOWNSHIP PLANNING 11-9-10	
SUBMITTAL TO UNION TOWNSHIP PLANNING 9-28-20	

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



CMS & D
 SURVEYING / ENGINEERING
 2387 E BROADFIELD ROAD
 UT. PLEASANT, MICHIGAN 48866
 PHONE: (508) 778-8788
 FAX: (508) 778-8812
 EMAIL: info@cmsandd.com

Peter Gallinat

From: Rick Collins <rcollins@ictcbus.com>
Sent: Tuesday, July 7, 2020 2:36 PM
To: info@cms-d.com
Cc: Peter Gallinat
Subject: RE: D. Clare - River Road Union Twp Review

Sorry I missed this one. I have no concerns with the D Clare project.

Rick

From: info@cms-d.com <info@cms-d.com>
Sent: Tuesday, July 7, 2020 2:24 PM
To: Rick Collins <rcollins@ictcbus.com>
Subject: FW: D. Clare - River Road Union Twp Review

Thank you for your review on McLaren and Helios.

Have you had a chance to review the below project?

Shanee Thayer
Office Manager



CMS & D
SOLUTIONS FOR THE FUTURE

2257 East Broomfield Road
Mt. Pleasant, MI 48858
Phone: 989-775-0756
Fax: 989-775-5012
Email: info@cms-d.com

From: info@cms-d.com <info@cms-d.com>
Sent: Tuesday, June 30, 2020 3:15 PM
To: Rick Collins (rcollins@ictcbus.com) <rcollins@ictcbus.com>
Subject: D. Clare - River Road Union Twp Review

Rick,

Attached is the D. Clare project on River Road for Union Township Review.

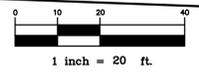
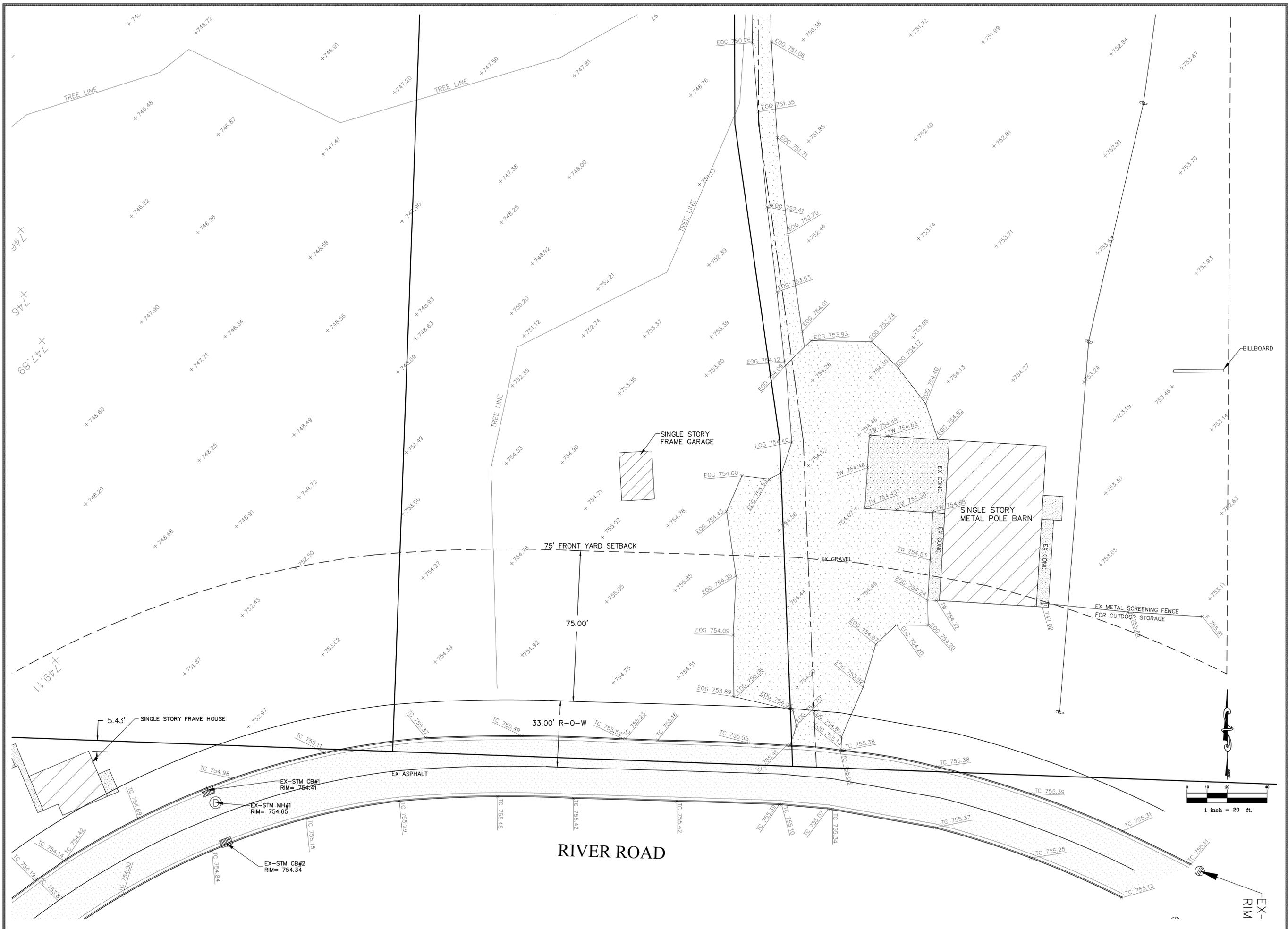
If possible can we have the review/approvals by July 7th.

Let us know if you have any questions.



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

SCALE	1" = 60'
SHEET NUMBER	2 OF 7
JOB NUMBER:	1910-124
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB
SUBMITTALS:	REVISIONS:
SUBMITTAL TO UNION TOWNSHIP PLANNING 11-5-19	
SUBMITTAL TO UNION TOWNSHIP PLANNING 6-29-20	

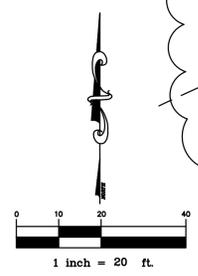
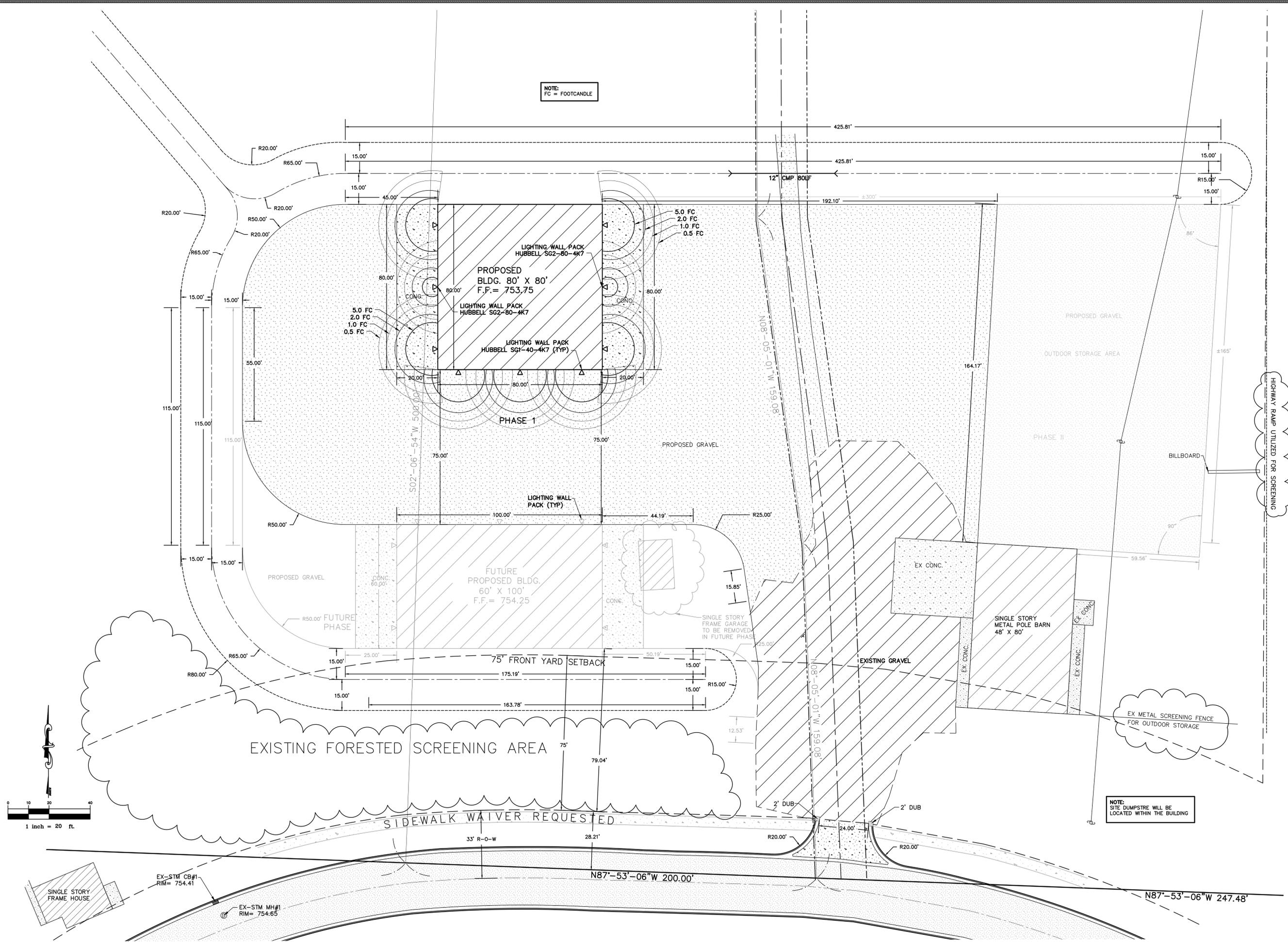


SCALE	1" = 20'
SHEET NUMBER	3 7 7
JOB NUMBER:	1910-124
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB
REVISIONS:	
SUBMITTALS:	SUBMITTAL TO UNION TOWNSHIP PLANNING 11-5-19
	SUBMITTAL TO UNION TOWNSHIP PLANNING 6-29-20



HORIZONTAL SITE PLAN
 D. CLARE C/O ALL SEASON BUILDERS, LLC.
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
 SECTION 2, T4N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

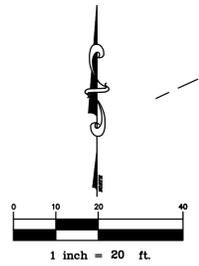
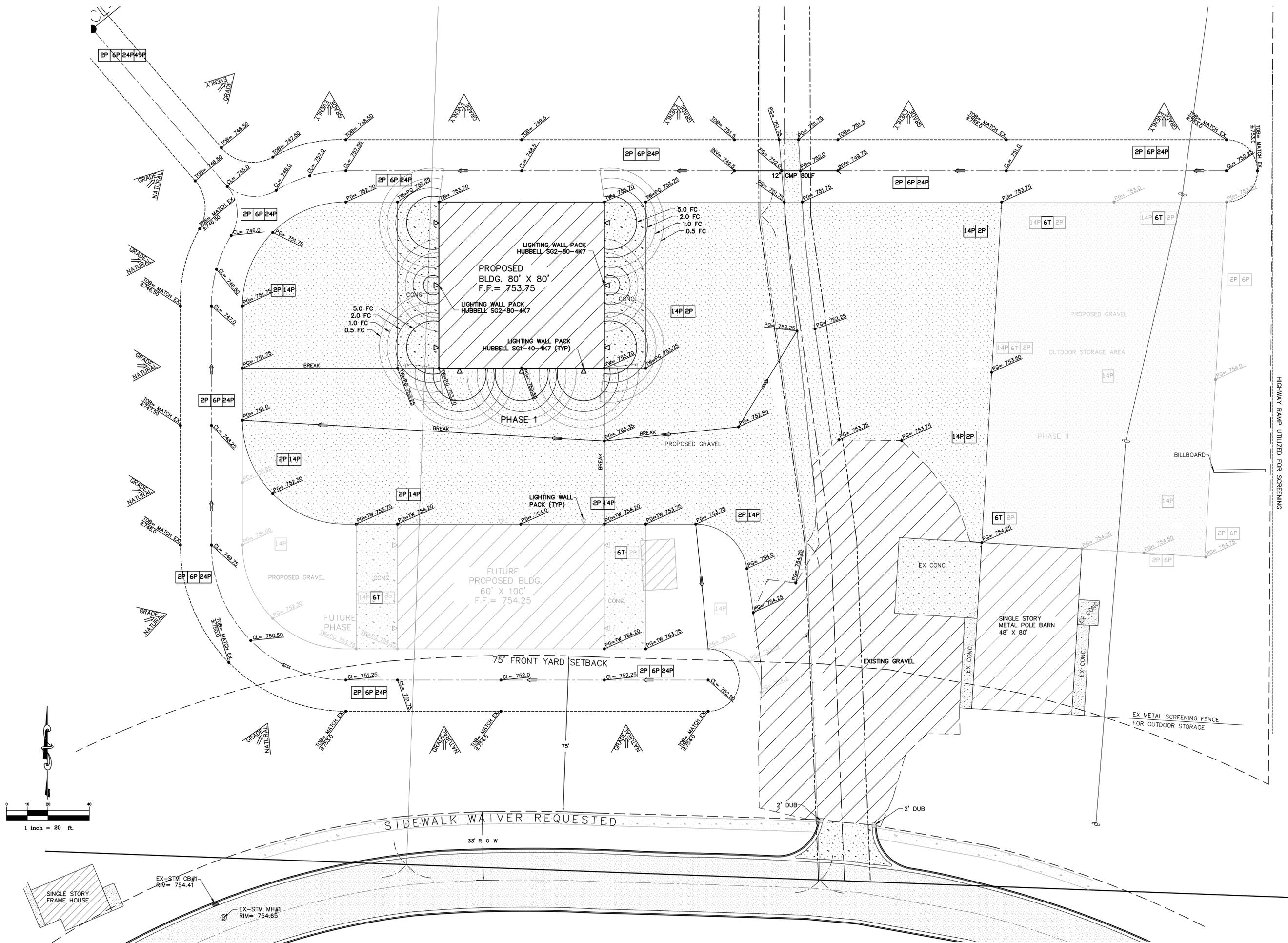
NOTE:
 FC = FOOTCANDLE



NOTE:
 SITE DUMPSTRE WILL BE
 LOCATED WITHIN THE BUILDING

REVISIONS:
 SUBMITTAL TO UNION TOWNSHIP PLANNING 11-5-19
 SUBMITTAL TO UNION TOWNSHIP PLANNING 6-29-20

JOB NUMBER: 1910-124	SCALE: 1" = 20'
DRAWN BY: BTM	SHEET NUMBER: 4 OF 7
DESIGNED BY: TELB	CHECKED BY: TELB

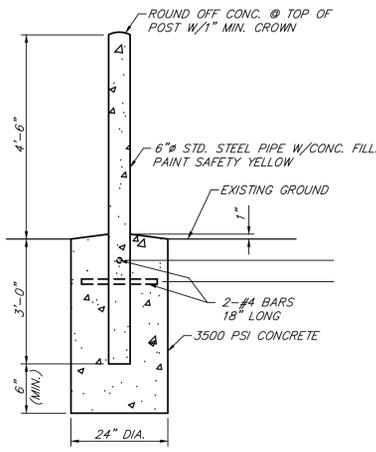


REVISIONS:

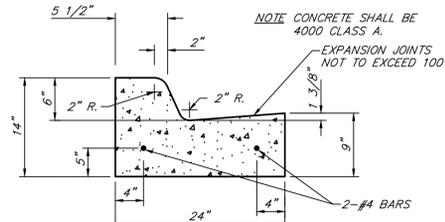
SUBMITTALS TO UNION TOWNSHIP PLANNING 11-5-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 6-29-20

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

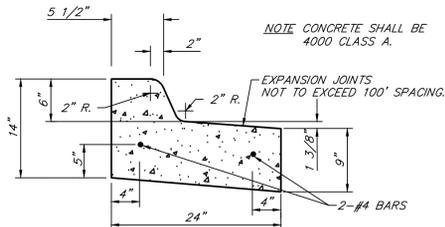
SCALE: 1" = 20'
SHEET NUMBER: 5 OF 7



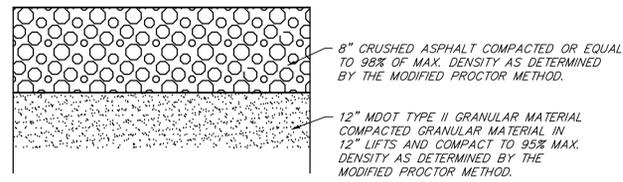
BOLLARD DETAIL
NOT TO SCALE



**CONCRETE F4 CURB AND GUTTER DETAIL
REGULAR PAN**
NOT TO SCALE

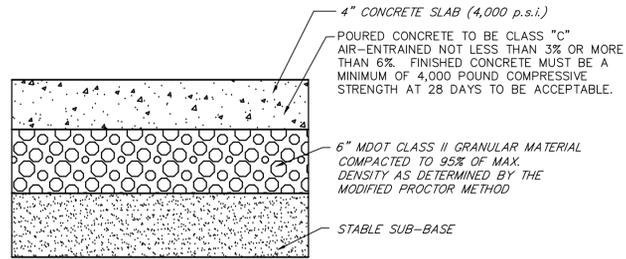


**F4 CONCRETE CURB AND GUTTER DETAIL
REVERSE PAN**
NOT TO SCALE

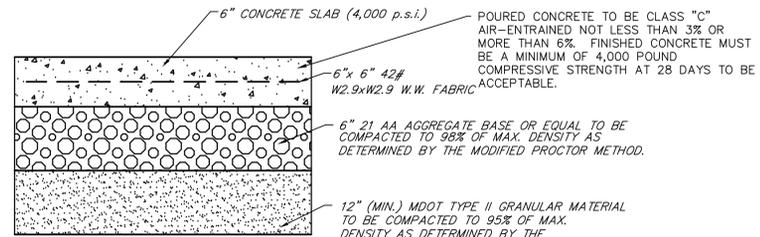


NOTE: COMPACTION TESTS ARE REQUIRED. RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

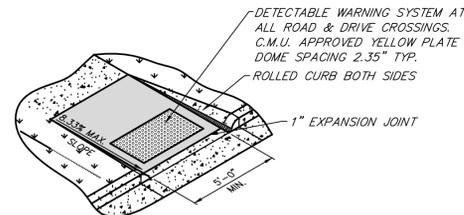
PARKING LOT GRAVEL CROSS-SECTION
NOT TO SCALE



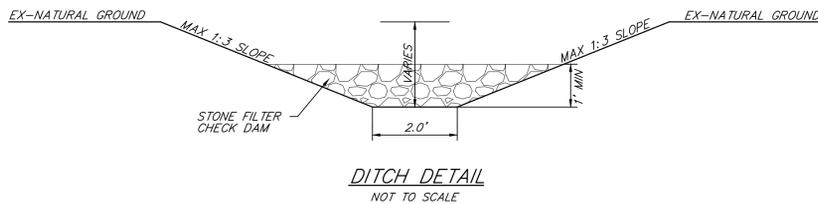
CONCRETE SIDEWALK CROSS-SECTION
NOT TO SCALE



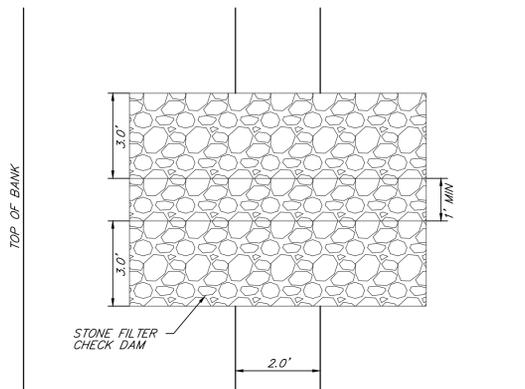
CONCRETE PAD CROSS-SECTION
NOT TO SCALE



SIDEWALK RAMP - MDOT TYPE I R-28
NOT TO SCALE



DITCH DETAIL
NOT TO SCALE



STONE FILTER CHECK DAM DETAIL
NOT TO SCALE

**MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES**

KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
6	Seeding w/ mulch and/or Matting	Facilitates establishment of vegetative cover Effective for drainageways with low velocity Easily placed in small quantities by inexperienced personnel Should include prepared topsoil bed
7	Hydro-seeding	Effective on large areas Mulch locking agent used to provide immediate protection until grass is rooted Should include prepared topsoil bed
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion Permits construction traffic in adverse weather May be used as part of permanent base construction of paved areas
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity
24	Grossed Waterway	Much more stable form of drainageway than bare channel Grass tends to slow runoff and filter out sediment Used where bare channel would be eroded
49	Check Dams	Reduces flow velocity Catches sediment Can be constructed of logs, straw, hay, rock, lumber, masonry, or sand bags
55	Geotextile Silt Fence	Controls and Contains sediment from sheet flow conditions. Fabric must be "loose" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

NOTE: 35P 36P
TYPICAL FOR ENTIRE STORM SEWER SYSTEM

NOTE: XXT XXP
T = TEMPORARY P = PERMANENT

NOTE 1
INSTALL FILTER BAGS TO PROTECT EXISTING AND PROPOSED STRUCTURES FROM SEDIMENT. BAGS TO BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PROJECT AND SHALL BE REMOVED ONCE STABILIZATION OF SOILS HAVE OCCURRED.

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



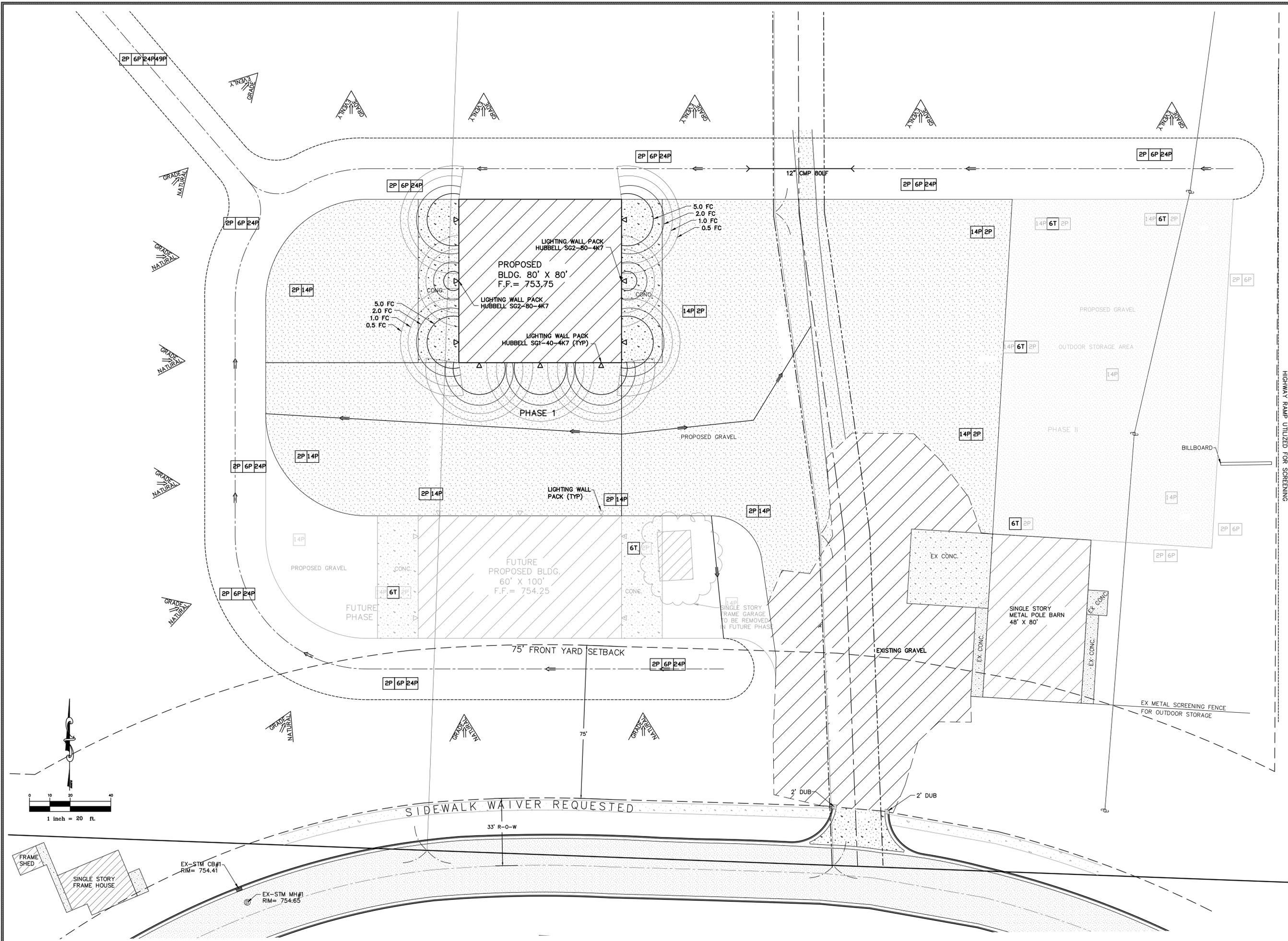
DETAILS
D. CLARE C/O ALL SEASON BUILDERS, LLC.
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 2, T44N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:

SUBMITTALS:	11-5-19
SUBMITTAL TO UNION TOWNSHIP PLANNING	6-29-20

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

SCALE:	N/A
SHEET NUMBER:	6 OF 7



REVISIONS:

SUBMITTALS:

SCALE	1" = 20'
JOB NUMBER:	1910-124
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER	7 OF 7

Draft Motions: Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 20-07 site plan for D. Clare Office/Warehouse/Outdoor Storage Facility on approximately 30 acres (parcel numbers 14-002-30-013-02 and -03) at 4425 and 4491 East River Road, located on the north side of the road west of US-127 in the southwest quarter of Section 2 and in the I-1 (Light Industrial) District, finding that it fully complies with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 20-07 site plan for D. Clare Office/Warehouse/Outdoor Storage Facility on approximately 30 acres (parcel numbers 14-002-30-013-02 and -03) at 4425 and 4491 East River Road, located on the north side of the road west of US-127 in the southwest quarter of Section 2 and in the I-1 (Light Industrial) District, finding that it can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. Department of Public Services approval for the location of utilities shall be obtained by the applicant prior to issuance of any building permit for the project.
2. Parking locations and required parking calculations shall be added to a revised site plan for review and acceptance by the Zoning Administrator prior to issuance of any building permit for the project.
3. Applicant shall submit a land combination application to the Township, which shall be approved by Township Assessing Department prior to issuance of any building permit for the project.

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 20-07 site plan for D. Clare Office/Warehouse/Outdoor Storage Facility on approximately 30 acres (parcel numbers 14-002-30-013-02 and -03) at 4425 and 4491 East River Road, located on the north side of the road west of US-127 in the southwest quarter of Section 2 and in the I-1 (Light Industrial) District, finding that it does not comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 20-07 site plan for D. Clare Office/Warehouse/Outdoor Storage Facility on approximately 30 acres (parcel numbers 14-002-30-013-02 and -03) at 4425 and 4491 East River Road until _____ for the following reasons: _____
