

**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, June 16, 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**

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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**

**June 16, 2020**

**7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES  
- June 8, 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. **PHOP20-02 Explosive Confections Cake Studio Home Occupation**
    - a. **Introduction**
    - b. **Public Hearing**
    - c. **Updates from Staff and the Applicant**
    - d. **Deliberation**
    - e. **Action**
  - B. **PSPR20-02 Four Hacks LLC**
    - a. **Introduction**
    - b. **Updates from Staff and the Applicant**
    - c. **Deliberation**
    - d. **Action**
9. 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**

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	Squattrito	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	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**  
**Special - Electronic Meeting Minutes**

A special-electric meeting of the Charter Township of Union Planning Commission was held on June 8, 2020 as a virtual meeting through the Zoom meeting platform.

**Meeting was called to order at 7:03 p.m.**

**Roll Call**

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

Excused: Buckley

**Others Present**

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

**Approval of Minutes**

**LaBelle** moved **Cody** supported the approval of the May 19, 2020 regular meeting as presented.

**Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- City of Clare correspondence received
- Webster – Sidewalk and Pathway Prioritization Committee to meet electronically 6/29/2020

**Approval of Agenda**

**Shingles** moved **Fuller** supported to approve the Agenda as presented. **Vote: Ayes: 8 Nays: 0. Motion Carried.**

**Public Comment**

Open 7:10 p.m.

No comments were offered.

Closed 7:11 p.m.

**New Business**

**A. A. PTXT20-01 Zoning Ordinance Amendment, Sand and Gravel Pits and Lot Definition**

- a. Introduction
- b. Public Hearing
- c. Deliberation
- d. Action (recommendation to the Township Board)

Nanney introduced PTXT20-01 Zoning Ordinance Amendment, Sand and Gravel Pits and Lot Definition.

A Public Hearing was noticed and published in the Morning Sun.

Public Hearing Open: 7:17 p.m.

No comments were offered. No written comments were received.  
Public Hearing Closed 7:19 p.m.

**Webster** moved **Darin** supported to recommend to the Township Board of Trustees that PTXT 20-01 Zoning Ordinance Amendments to Sections 3.41, 13.2 and 30.4 of Zoning Ordinance No. 1991-5, as amended, to update the standards and approval process requirements for sand and gravel pits and other extraction operations and to revise the definition of lot, be adopted as submitted. **Roll Call Vote: Ayes: Cody, Darin, Fuller, Shingles, Squattrito, Thering, and Webster Nays: LaBelle. 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

The Planning Commission continued reviewing the proposed Zoning Ordinance document. Nanney mentioned that McKenna will be hosting a virtual Zoom meeting Open House on June 30, 2020 at 7:00 p.m. The Planning Commission requested to have this item added to the June Agenda for more discussion.

### **Extended Public Comment**

Open –8:37 p.m.

Denise Richards, 2283 E. Millbrook Rd. – Made a comment to the Planning Commissioners regarding her thoughts of having a Gravel Pit located by her, shared positive thoughts regarding zoom meetings, and commented that more women should apply to local government boards and commissions.

Closed – 8:42 p.m.

### **Final Board Comment**

Squattrito – Next meeting for the Planning Commission is June 16, 2020 at 7:00 p.m. on Zoom.  
Thering – Thanked the Commissioners for citing page numbers when going through the Zoning Ordinance Draft.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:43 p.m.

**APPROVED BY:**

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Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*

## HOME OCCUPATION PERMIT REPORT

<b>TO:</b>	Planning Commission	<b>DATE:</b>	June 4, 2020
<b>FROM:</b>	Peter Gallinat, Zoning Administrator	<b>ZONING:</b>	AG District
<b>PROJECT:</b>	PHOP20-02 Specialty Cake Production (Eric and Danielle White)		
<b>PARCEL(S):</b>	188 S. Bamber and parcel ID 14-004-10-001-02		
<b>OWNER(S):</b>	Bennett Rick L & Linda F and 188 S. Bamber		
<b>LOCATION:</b>	1.38 acres on the west side of Bamber Rd NW1/4 of Section 4.		
<b>EXISTING USE:</b>	One-Family Dwelling	<b>ADJACENT ZONING:</b>	AG District(s)
<b>FUTURE LAND USE DESIGNATION:</b> Rural Preservation. Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.			
<b>ACTION REQUESTED:</b> To hold a public hearing, review, and take action to approve, deny or approve with conditions Home Occupation PHOP 20-02 per Section 8.19 (Home Occupations).			

### Background Information

- Home built in 1999.
- No other zoning applications associated with this property.

### Review Comments

1. **Section 8.19.A.1-3 (Home Occupations).** The entire occupation is conducted wholly within a principal and later an accessory structure by the residents thereof. The sale of goods is produced by the residents and sold by online order and pick up by appointment. No on-street parking is needed or shown.
2. **Section 8.19.A.4-6 (Home Occupations).** The existing residence complies with all AG zoning District requirements. The occupation does not utilize more than 40% of the floor living area of one (1) story of the dwelling or 100% of an accessory building and 10% of the living area of one (1) story). There is no mechanical equipment that will be used which would create a nuisance or health hazard to adjacent landowners.
3. **Section 8.19.A.8.a-g (Home Occupations).** Eric and Danielle White will participate in the operation. The nature of the operation consists of the producing custom ordered cakes, cupcakes, cookies and other baked goods. Hours of operation will be from 8am to 6pm. Parking is provided in the front yard on an improved surface off of the street. A floor plan

and sketch of property has been submitted.

4. **Review Topic (Parking requirements).** Occupation provides required parking of 2 spaces for the residential unit as well as 4 other parking locations for customers.
5. **Review Topic. (Screening).** I have determined that no screening will be needed for this home occupation.
6. **Review Topic. (Timeline)** The business will begin in the kitchen of the one family dwelling and move to the accessory building by January 31, 2021.
7. **Consistency with the Master Plan.** This type of home occupation is consistent with the Master plan and will not adversely impact the natural features and agricultural uses.
8. **Outside agency approvals.** No outside agency approvals required for this project.

### Objective

Review application against section 8.19 Home Occupations of the Zoning Ordinance.

### Key Findings

Until the occupation is moved from the home to the accessory building the operation will have to be maintained in compliance with the Michigan Cottage Food Law (Public Act 113 of 2010). Under this law, “non-potentially hazardous foods” that do not require time and/or temperature control for safety can be produced in a home kitchen for direct sale to customers at farmers markets, farm markets, roadside stands or other direct markets. These products cannot be sold to retail stores, restaurants, over the Internet, by mail order or to wholesalers, brokers or other food distributors who resell foods.

### Recommendations

Based on the above findings, I would ask that the Planning Commission take action to APPROVE subject to the following conditions.

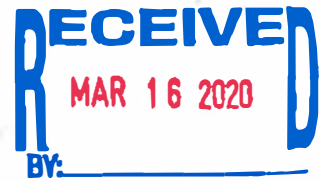
1. Michigan Cottage Food Law requirements shall be adhered to until such time as the operation is conducted in an accessory building equipped with a full commercial kitchen.
2. The applicant shall submit copies of all required Township and outside agency permits to the Zoning Administrator prior to relocation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

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

Respectfully submitted,

**Peter Gallinat, Zoning Administrator**

Community and Economic Development Department



HOME OCCUPATION PERMIT APPLICATION  
Charter Township of Union

1. Give your Name and address of where Home Occupation is to be conducted. Also give a mailing address if you are not receiving mail there yet.

ERIC + DANIELLE WHITE  
HOME OCCUPATION: 188 S. BAMBER RD, MT PLEASANT MI 48858  
CURRENT MAILING: 2530 E. BASELINE RD, MT PLEASANT, MI 48858

2. What is the zoning of the property? AG  
3. List the Residents of your home who will be associated with the conduct of the home occupation ERIC + DANIELLE WHITE

4. Do all the above live at the residence? YES (If the answer is "No" the permit may not be granted.) (NOT CURRENTLY, WE ARE PURCHASING HOME)

5. Do you intend to hire employees to work at the location? NO  
(This would not apply to services provided to your occupation that are conducted off the premises)

6. Briefly describe the nature of the operation (Such as Beauty Shop, Accounting office, legal office, etc.) SPECIALTY CAKE PRODUCTION - CUSTOM ORDERS

7. What hours do you plan to conduct the operation? 8am - 5pm

8. Are any products to be sold at the home? NO (Answer "no" for sales by demonstration, catalogs, multi-level, etc if products are sold off premises)

9. List any mechanical operations (such as sawing, welding, etc.) NONE

10. Provide a sketch (you may do this yourself) showing the floor plan of the home or accessory building, indicating areas that are for the public and areas that are not. You need to show the square footage of the entire building, and the square footage of the areas being used for the occupation.

11. Provide a sketch of your land, the home, and indicate what is on the lots around you. Provide dimensions of your lot, setbacks from the lot lines and roads. Also indicate any storage areas, parking, and natural features, such as shrubs, that would screen your home from the neighbors.

Office use:  
Fee paid? \_\_\_\_\_  
Date to be reviewed \_\_\_\_\_  
Date of mailing to residents \_\_\_\_\_

H. 11/16 2020 APR 11 21/21

March 16, 2020

I, Rick Bennett, authorize Eric and Danielle White to file for a Home Occupation Permit, to Union Township, on my behalf for our current residence at 188 S Bamber Rd, Mt Pleasant MI. Eric and Danielle intend to purchase this property from us, pending approval of this Home Occupation Permit and the sale of their current home.

Rick Bennett

A handwritten signature in cursive script that reads "Rick Bennett". The signature is written in black ink and is positioned to the right of the printed name "Rick Bennett".



## Application for Home Occupation Permit

Location: 188 S Bamber Rd, Mt Pleasant, MI 48858

We (Eric and Danielle White) are purchasing this property from the Bennetts. They have given us their written permission to apply for the home occupation permit as this is our primary reason for purchasing this property.

We will be using ½ of the building adjacent to the house as a cake studio. There, we will produce custom order cakes, cupcakes, cookies and other baked goods. This structure is 50' x 30' and has an existing wall dividing down the center. The cake studio, Explosive Confections, will occupy the East half of this space once completed. Initially we will operate the business out of the kitchen in the home. Its approximate size is 50ft<sup>2</sup>. Construction of Explosive Confections cake studio in the shop will begin immediately upon occupation of the home. The cake studio will be completed and operational by January 31<sup>st</sup>, 2021. Operation in the kitchen of the house will be compliant with the Michigan Cottage Food Law. All items being produced qualify to be produced under these requirements. Annual income limits will not be exceeded. No retail, prepackaged items will be sold or produced or distributed to other retailers.

There will be *no retail traffic* coming to or from the residence or business at any time. All traffic will be from clients with scheduled meetings for cake consultations or cake pickups. There will be no use of loud machinery of any sort at any time. Cake production will take place during random and unknown hours based on work load, but no part of this will be disruptive to any neighbors. Cake pickup, where customers will be on the property, will be contained between 8am - 6pm. There are plenty of places for clients to park, both in front of the studio or the garage to the house, however, it is extremely rare to have more than one client on the property at any given point in time.

We will have a small, low sign at the end of the driveway to make it simpler for new clientele to locate the business. There will be no storage of any equipment or vehicles pertaining to the business outside of any structure. Everything will be contained in the cake studio, or the house until the studio is operational.

Eric & Danielle White

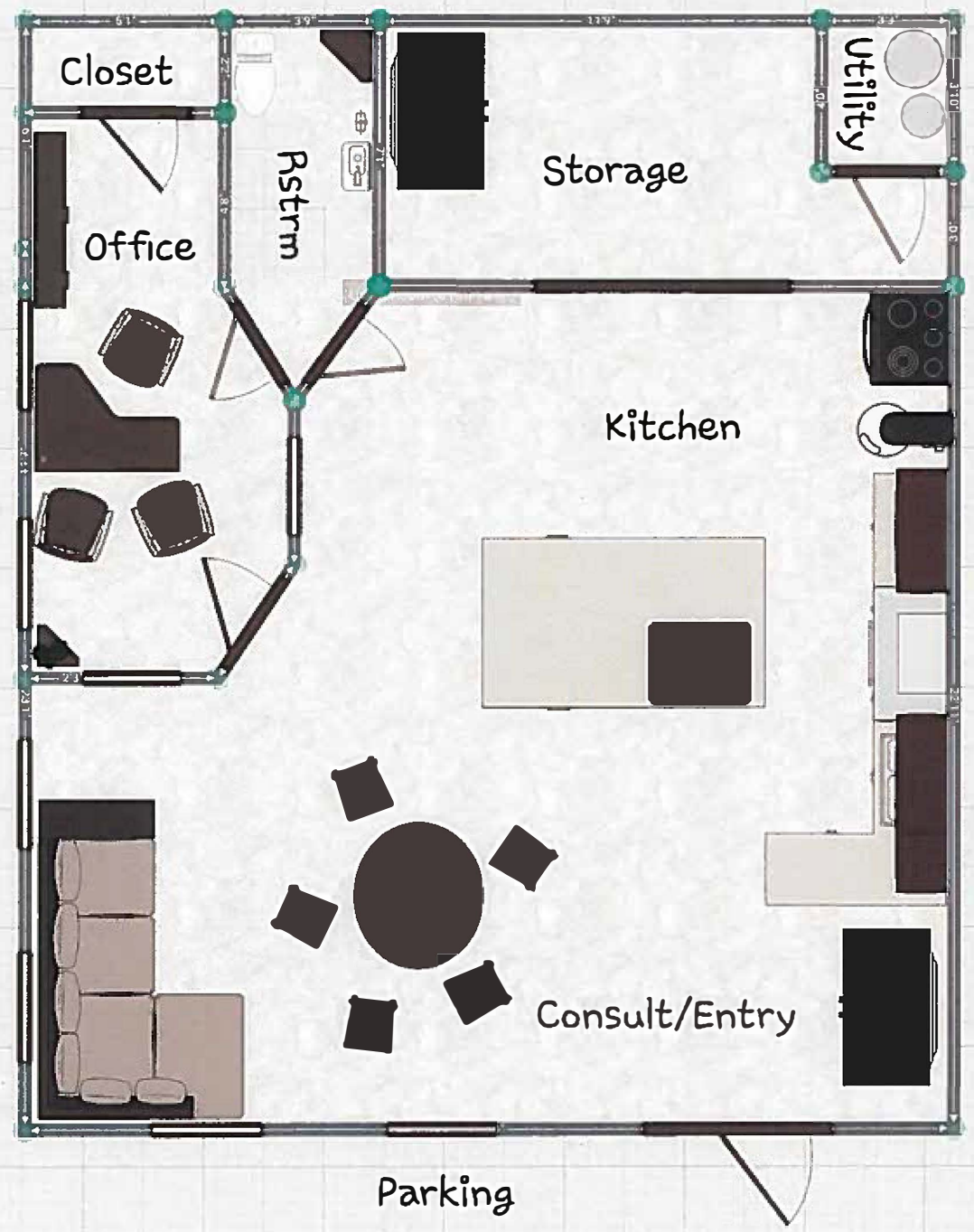
2530 E Baseline Rd, Mt Pleasant MI (current residence)

Mobile (989) 330-3329 - Eric

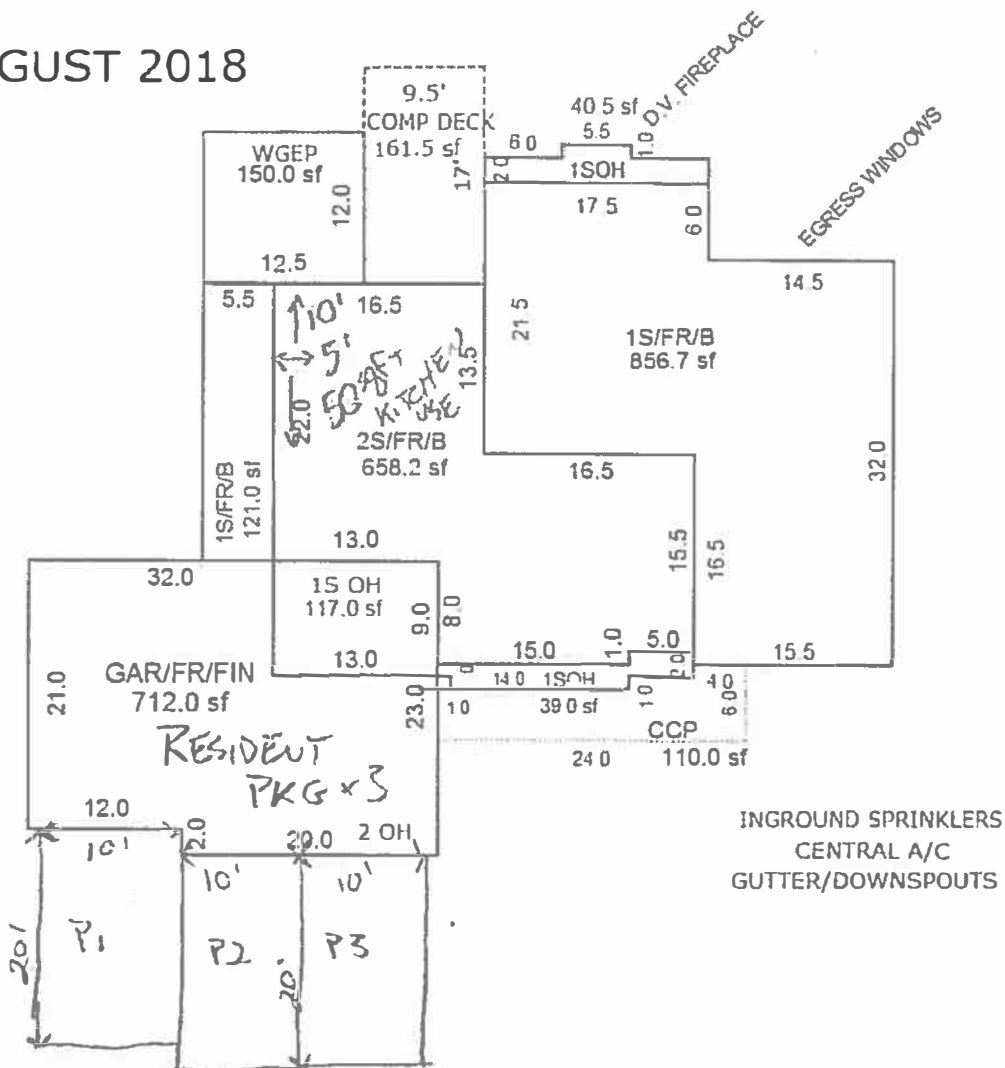
Mobile (231) 468-1341 – Danielle

Email – [info@explosiveconfections.com](mailto:info@explosiveconfections.com)

# Explosive Confections 2.0



AUGUST 2018



Sketch by Apex Sketch

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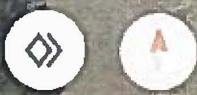
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**UNION TOWNSHIP PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
HOME OCCUPATION PERMIT**

NOTICE is hereby given that a Public Hearing will be held on Tuesday June 16, 2020, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Planning Commission for the purpose of hearing any interested persons in the following request for a Home Occupation Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Eric and Danielle White (authorized by owner Rick Bennett):

Proposed Home Occupation: Specialty cake production, custom orders located in an AG District.

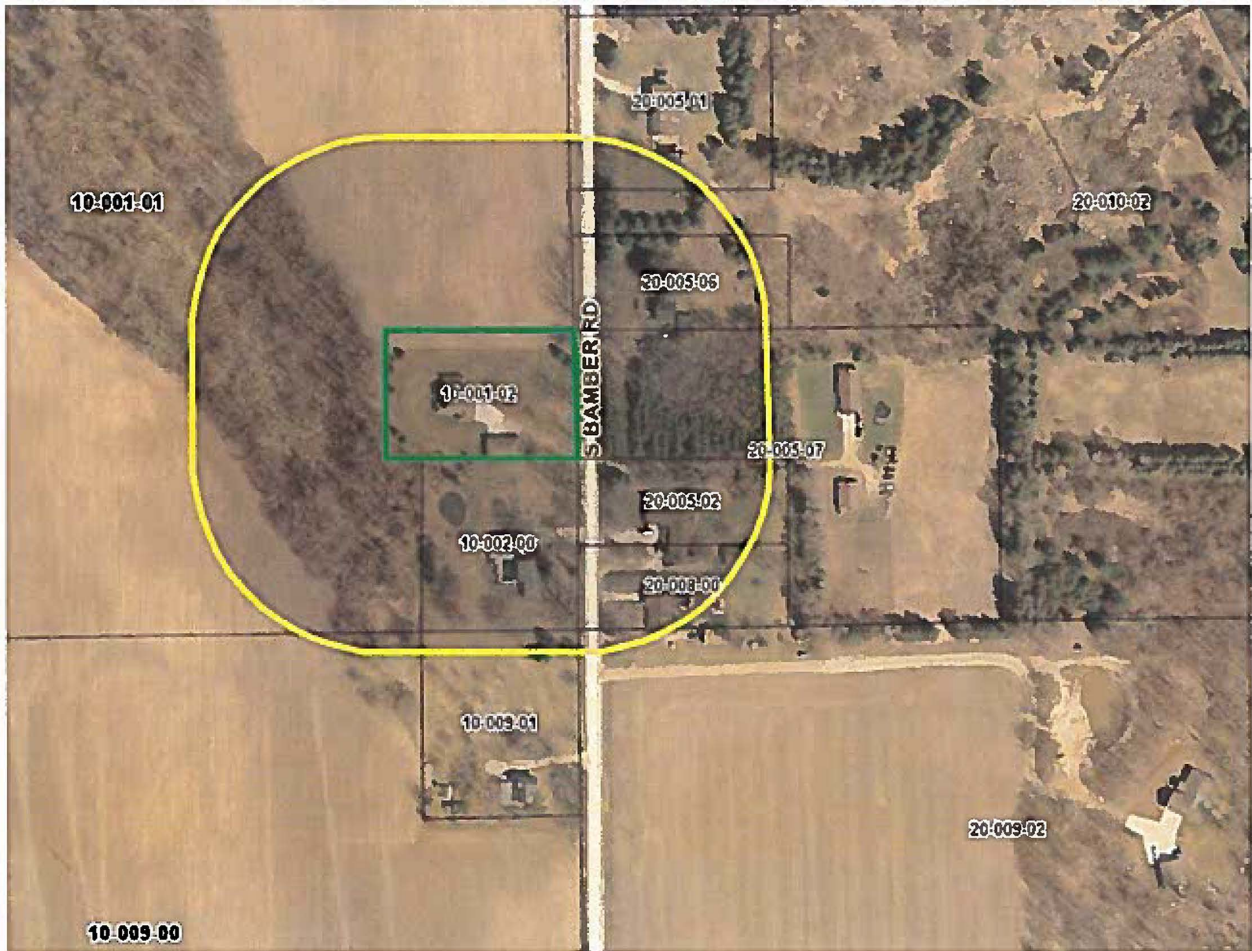
This property is located at: 188 S. Bamber Rd. Mount Pleasant, MI 48858

Legal Description of property: T14N R4W, SEC 4, COM S 835.34 FT FROM N 1/4 COR ; S 200 FT; TH S 89D 58M 20S W, 300 FT; TH N 200 FT; TH N 89D 58M 20S E, 300 FT TO POB 06/17/99 37-14-004-10-001-00 SPLIT CHILD 001-02 RESIDUAL 001-01

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.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. 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.





Parcel outline in 10-001-02 is 188 S. Bamber Rd. This parcel is the subject property. **YELLOW** buffer represents properties within 300 ft of the subject property. Owners of those properties within 300 ft of the subject property are sent notice of a public hearing for the Home Occupation application.





MCDONALD GARY  
1691 S LINCOLN RD  
MT PLEASANT, MI 48858

BENNETT RICK L & LINDA F  
188 S BAMBER RD  
MT PLEASANT, MI 48858

PINA ALFRED A & MARY L  
226 S BAMBER ST  
MT PLEASANT, MI 48858

MCDONALD GARY  
1691 S LINCOLN RD  
MT PLEASANT, MI 48858

EVANS MARK & VOGEL LEILA  
346 S BAMBER RD  
MT PLEASANT, MI 48858

HELWIG JAMES & JESSICA  
147 S BAMBER RD  
MOUNT PLEASANT, MI 48858

MCBRIDE ALBERTA  
PO BOX 387  
MT PLEASANT, MI 48804-0387

CAPRIOTTI MALCOLM & VERA  
159 BAMBER  
MT PLEASANT, MI 48858

BIGARD JOHN & JEAN  
197 S BAMBER RD  
MT PLEASANT, MI 48858

HUTCHINS JAKE A & SHERRI A  
275 S BAMBER RD  
MT PLEASANT, MI 48858

MCCANN JOHN F & KELLI E REV TR  
295 S BAMBER RD  
MOUNT PLEASANT, MI 48858

GEPFORD JEREMY  
2668 E BASELINE RD  
MT PLEASANT, MI 48858

# MediaNews Group

MICHIGAN GROUP

## 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 Nelle Klomp, 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:

**UNION TOWNSHIP PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
HOME OCCUPATION PERMIT**

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This property is located at: 188 S. Bamber Rd. Mount Pleasant, MI 48858

Legal Description of property: T14N R4W, SEC 4, COM S 835.34 FT FROM N 1/4 COR ; S 200 FT; TH S 89D 58M 20S W, 300 FT; TH N 200 FT; TH N 89D 58M 20S E, 300 FT TO POB 06/17/99 37-14-004-10-001-00 SPLIT CHILD 001-02 RESIDUAL 001-01

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.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. 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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Sworn to the subscribed before me this 5 June, 2020

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

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

**Advertisement Information**

Client Id: 531226 Ad Id: 2007271 PO: Sales Person: 200308

## Draft Motions: Home Occupation Permit Application

### **MOTION TO APPROVE:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, 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 fully complies with all applicable Zoning Ordinance requirements, including Section 8.19 (Home Occupations).

### **MOTION TO APPROVE WITH CONDITIONS:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **MOTION TO DENY:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to deny 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 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 does not comply with applicable Zoning Ordinance requirements, including Section 8.19 (Home Occupations), for the following reasons:

1. The activity would result in parking of vehicles on the premises in excess of that allowed for the dwelling.
2. The following process or practice associated with the activity would create a nuisance to adjacent landowners: \_\_\_\_\_

\_\_\_\_\_

### **MOTION TO POSTPONE ACTION:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to postpone action on the HOP 20-02 home occupation permit application from Eric and Danielle White to the \_\_\_\_\_ meeting for the following reasons: \_\_\_\_\_

\_\_\_\_\_

## Section 7.18 Grading Regulations

### 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.

### Section 8.3 Storm Water Management

- 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.

## Section 14 Administrative Procedures

### Section 14.1 Permits and Fees

- 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.

## Section 7.18 Grading Regulations

### 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 ~~assure protection of trees on sites where grading is to take place. The regulations set forth herein also~~ establish procedures and requirements for grading permits, and inspection of finished grading operations, ~~and penalties for violation of the grading regulations.~~
2. Scope of Application. A Grading Permit shall be required in all instances where grading, excavating, filling, stockpiling, or other alterations to the land ~~exceeding twenty (20) cubic yards on any one lot~~ 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.
- ~~2.3.~~ Grading Permits shall also be subject to requirements in the Building Code, ~~dealing with~~ 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.
- ~~3.4.~~ Fee. The Grading Permit fee shall be established by resolution of the Township Board.

### B. Grading ~~Plan~~ 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.
- ~~1.2.~~ Grading Permit Plan Review. In the event that a Grading Permit is required, the applicant shall ~~first~~ 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 submitted in conjunction with site plan review shall be prepared by a registered professional land surveyor or civil engineer.~~ Grading plans shall be subject to review and approval by the Township Engineer or Zoning Administrator.
- ~~2.~~ ~~Grading Plan Standards~~. ~~Grading plans shall comply with the requirements published by the Charter Township of Union Building Department and the requirements in the Building Code.~~
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. ~~Runoff onto~~ Impacts to Adjacent Properties. New grades shall not be established that would permit an increase in the runoff of surface water onto adjacent properties, ~~except through adversely impact any established drainage courses or drainage patterns, or be detrimental to drainage of surrounding land.~~
3. ~~Stockpiling~~ Matching of Grades. ~~Stockpiling of soil, sand, clay, gravel and similar material shall be prohibited, except where permitted as part of an approved excavation operation, approved construction project, or approved use in an industrial district. Aside from these exceptions, all material brought onto a site in Union Township Lots shall be graded to match the natural existing grades at road rights-of-way and the lot boundaries on with adjoining parcels. These restrictions shall not be construed to prohibit State of Michigan monitored clean-up of contaminated soil.~~
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. ~~Review, Inspection, and Approval Procedures~~. ~~Grading plans shall be reviewed by the Township Engineer and/or Zoning Administrator. In the event that the grading plan is submitted in conjunction with a site plan, the Planning Commission shall review the grading plan as a part of normal site plan review. The Zoning Administrator shall issue a Grading Permit after the determination has been made that the requirements set forth herein and in other applicable ordinances have been complied with. 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.~~

## Section 8.3 Storm Water Management

### 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, ~~which are summarized as follows:~~

1. ~~Protection of the public health, safety, and welfare by requiring storm water management whenever new, expanded, or modified developments are proposed.~~
2. ~~Promotion of the most efficient and beneficial uses of land and water resources.~~
3. ~~Control of storm water runoff from development so that water quality is protected, siltation is minimized, and flooding is avoided.~~
4. ~~Provision of cost-effective and functionally effective storm water management to reduce the need for future remedial projects.~~
5. ~~Use of the natural drainage system for receiving and conveying storm water runoff so as to minimize the need to construct storm drain pipes.~~
6. ~~Recognition that it is a private responsibility to incorporate storm water management systems into the early stages of site planning and design.~~
7. ~~Ensure that all storm water conveyance and detention or retention facilities will be properly maintained.~~

### B. ~~Regulated Activities~~.

~~A storm water management plan shall be submitted for review and approval in accordance with Article 3 of the Storm Water Management Ordinance in conjunction with any of the following activities:~~

1. ~~Subdivision of land.~~
2. ~~Development that requires site plan review according to the Zoning Ordinance.~~
3. ~~Earth moving exceeding twenty (20) cubic yards of material.~~
4. ~~Construction of new impervious surfaces (driveways, parking lots, etc.).~~
5. ~~Construction of new buildings or additions to existing buildings, with the exception of single family and two family residential dwelling units and their accessory structures in an existing subdivision or on a lot of less than one (1) acre in size.~~

~~6. Diversion or piping of any natural or manmade stream channel.~~

~~7. Installation of storm water systems or appurtenances thereto.~~

~~C. Exemptions.~~

~~In addition to single family and two family residential dwelling units, the activities listed in Section 3.02 of the Storm Water Management Ordinance shall be exempt from provisions of the Ordinance.~~

~~D.B. Storm Water Management Plan.~~

~~The Storm Water Management Plan shall be prepared by a professional civil engineer licensed in the state of Michigan, in accordance with the requirements in Sections 3.03 and 3.04 of the Storm Water Management Ordinance. The, a Storm Water Management Plan is subject to review and approval as part of the plat or site plan review process.~~

## Section 14 Administrative Procedures

### Section 14.1 Permits and Fees

B. **Grading Permit.**

~~For any grading activities that will disturb twenty (20) cubic yards or greater of soil by removal, regrading, or filling, a grading permit shall be required, which may be obtained from the Zoning Administrator. 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. Applications for a grading permit shall be accompanied by two (2) sets of plans that comply with the regulations in Section 7.18.~~



## SITE PLAN REPORT

<b>TO:</b>	Planning Commission	<b>DATE:</b>	June 11, 2020
<b>FROM:</b>	Peter Gallinat, Zoning Administrator	<b>ZONING:</b>	R-2A District
<b>PROJECT:</b>	PSPR20-02 Four Hacks LLC		
<b>PARCEL(S):</b>	3905 E. River Rd. ID 14-087-00-002-02		
<b>OWNER(S):</b>	Four Hacks LLC		
<b>LOCATION:</b>	11.79 acres on the north side of River Rd SE1/4 of Section 3.		
<b>EXISTING USE:</b>	Vacant Land	<b>ADJACENT ZONING:</b>	R-2A District(s)
<b>FUTURE LAND USE DESIGNATION:</b> Rural Buffer. 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.			
<b>ACTION REQUESTED:</b> To review and take action to approve, deny or approve with conditions the site plan for PSPR 20-02 per Section 12.4 (Standards for Review).			

### Background Information

- Preliminary review of site plan 2019-11 In August of 2019 by the Planning Commission.
- Final Plat Review June 2019 by the Planning Commission SUB 2019-01.
- Amended Plat of Village of Isabella City, Preliminary Plat Review in May of 2019 by Planning Commission.

### Review Comments

1. **Section 8.225 (Outdoor Lighting).** Lighting photometric and specifications will be submitted for review at time of buildings permit. Owner agrees to follow Township Outdoor lighting standards.
2. **Review Topic (Private Road Ordinance).** A private road of 22' with a T-Turnaround has been proposed built in accordance with general requirements of the Isabella County Road Commission Standards and Specifications.
3. **Review Topic (Sidewalks).** Plan shows both internal sidewalks and along River Rd. Applicant has requested relief from sidewalk construction along River Rd. based on criteria #4 from the Township Sidewalk policy below.

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 meet 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.
4. **Review Topic. (Review authority)** Due to the project being a site condominium development the updated site plan will need to be reviewed and approved by the Planning Commission.
  5. **Review Topic. (Signs)** Owner understands and is aware that a separate sign permit will be needed for any sign used to advertise the development.
  6. **Documentation of subdivision plat changes.** State of Michigan has approved the amended plat and copy has been sent to the Isabella County for recording. Copy will be sent to Township when available.
  7. **Consistency with the Master Plan.** Two Family residential developments are permitted on the site under current zoning district requirements. The future land use map in the master plan refers to this site as a rural buffer just outside of the growth management boundary. With utilities present, the scale and residential density of this is consistent with the Master Plan policies.
  8. **Consistency with other Township planning documents and policies.** Sidewalk installation on the site is consistent with the Township Sidewalk policy.
  9. **Outside agency approvals.** The initial Michigan Dept. of Environment, Great Lakes, and Energy (EGLE), Isabella County Drain Office (for Stormwater Management approval), Mt. Pleasant Fire Department (MPFD), and Isabella County Road Commission (ICRC) permits or approvals were received before new layout with the required private road were completed. The Isabella County Transportation Commission and MPFD follow up reviews have been received post private road change. New comments from Township Utilities, ICRC and Isabella County Drain office are still outstanding. Applicant has contacted outside agencies for new review with the private road change.

### **Objective**

Review application against Section 12, Site Plan Review of the Zoning Ordinance.

### **Key Findings**

1. With the exception of some pending permits or approvals from outside agencies, the revised site plan now conforms to all applicable requirements of the Zoning Ordinance.
2. The applicant's request for temporary relief is consistent with the Township's established sidewalk installation policy. There are no existing public sidewalks along River Road in the vicinity of this property.
3. If the Planning Commission decides to require installation of the public sidewalk along the River Road right-of-way, a condition will need to be added to any approval to this effect. Otherwise, approval of the site plan as presented will also approve the temporary relief as requested by the applicant.

### **Recommendations**

Based on the above findings, I would ask that the Planning Commission take action to APPROVE 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.

Please contact me at (989) 772-4600 ext. 241, or via email at [pgallinat@uniontownshipmi.com](mailto: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 FOUR HACKS LLC
- III. Applicant Address 1425 S. MISSION ROAD, MT. PLEASANT, MI 48858
- IV. Applicant Phone 989-775-3891 Owner Phone \_\_\_\_\_
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V & VI)  
Other
- VI. Land Owner Name SAME AS ABOVE
- VII. Land Owner Address \_\_\_\_\_
- VIII. Project/Business Name FOUR HACKS LLC
- 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	
<b>Storm water management plan approval prior to application. Reviewed by the County Engineer</b>	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.
<b>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.</b>	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.
<b>Mt. Pleasant Fire Dept.</b>	X	Sgt Randy Keeler (989) 779-5122, (2) copies
<b>Isabella Co Transportation Commission (ICTC)</b>	X	Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
<b>Hazardous Substances Reporting Form Part I and II</b> (Forms included in this packet)	X	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
<b>PERMIT INFORMATION - DEQ Check List</b>		
<b>SITE PLAN REQUIREMENTS</b>		
	<b>I Of</b>	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
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

5-4-20  
Date

\_\_\_\_\_  
Signature of Owner (if other than applicant)

5-4-20  
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: RESIDENTIAL / OWNER: FOUR HACKS LLC

Name of business owner(s): JIM STARK

Street and mailing address: 1425 SOUTH MISSION ROAD . MT. PLEASANT MI 48858

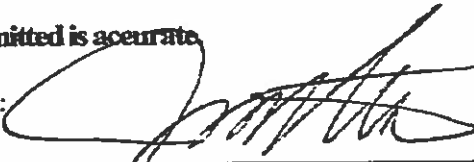
Telephone: 989-775-3891

Fax: \_\_\_\_\_

Email: jrstark9@gmail.com

I affirm that the information submitted is accurate

Owner(s) signature and date:



JAMES R. STARK

Information compiled by:

Shanee Thayer, Office Manager

Central Michigan Surveying & Development Co. Inc.

## 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 hazardous materials~~ 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](http://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
<b>MISCELLANEOUS CONSTRUCTION</b>			
<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), <a href="#">Permit Section</a>
<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, <a href="#">Asbestos Program</a>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <a href="#">Land and Water Management Decision Tree</a> 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), <a href="#">Joint Permit Application</a>
<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"/>	<a href="#">Soil Erosion and Construction Storm Water</a> , or Contact your <a href="#">Local Agency</a>
<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 Storm Water Permits Program, or appropriate <a href="#">DEQ District Office</a>
<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"/>	<a href="#">Public Swimming Pool Program</a> , or appropriate <a href="#">DEQ District Office</a>
<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, <a href="#">Threatened and Endangered Species Program</a> , 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 <a href="#">District Office</a> , 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 type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <a href="#">Solid Waste</a> , Appropriate <a href="#">DEQ District Office</a>
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, <a href="#">Treatment, Storage and Disposal</a>
<b>WATER SUPPLY (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a>, select "drinking water")</b>			
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 <a href="#">Local Water Utility</a>
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) <a href="#">Local Health Department</a>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Guide</a> , Contact your (District or County) <a href="#">Local Health Department</a>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Community Water Supply</a> , <a href="#">DEQ District Office Community Water Supply Program</a>

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 floodplain 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 high risk erosion area?	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 environmental area?	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 critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, 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			
<b>Renewable Operating Permit:</b> 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>
<b>NPDES:</b> 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>
<b>CHEMICAL ADDITION PROJECTS</b>			
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>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>			
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>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>			
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>

<b>Water or Groundwater)?</b>			
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>
<b>OIL, GAS AND MINERALS</b>			
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>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>			
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>

**S**am **B**er **E**ngineering

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

May 11, 2020

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

Re: (Revised) Storm Water Management Plan for 4 Hacks Residential Condominium Project,  
River Road, Union Charter Township, Isabella County, Michigan.

Mr. Galliant:

I have reviewed the changes to the plan set for 4 Hacks Residential Condominium. The revised plan has less fill being placed within the flood plain and thus creates additional storm water volume. The plan set was in compliance with the Township's Storm Water Ordinance previously and the revision adds additional volume while reducing the impervious area. Therefore, the revised plan set will also be in compliance with the Ordinance. The revised plan set prepared by Tim Bebee of CMS&D dated 6-3-20, for the above captioned project, located in the Southeast ¼ of Section 3, Union Township, 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



**S**am **B**er **E**ngineering

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

May 6, 2020

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

Re: Storm Water Management Plan for 4 Hacks Residential Condominium Project,  
River Road, Union Charter Township, Isabella County, Michigan.

Mr. Galliant:

I have reviewed the Storm Water Management Plan Drawings, Calculations and Project Summary Letter, dated 03-02-20 and EGLE Permit WRP020249 v.1, dated 01-31-20, prepared by Tim Bebee of CMS&D Surveying and Engineering for the above captioned project, located in the Southeast ¼ of Section 3, Union Township. Based on the information provided by the Engineer and the information documented in the EGLE Permit. The proposed plan is consistent with the EGLE Permit and 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



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY  
WATER RESOURCES DIVISION  
PERMIT

Issued To:

Jim Stark  
Four Hacks LLC  
1425 South Mission Road  
Mt. Pleasant, MI 48858

Permit No: WRP020249 v.1  
Submission No.: HNQ-91AN-SERDA  
Site Name: 37-River Road-Isabella  
Issued: January 31, 2020  
Revised:  
Expires: January 31, 2025

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- |   |   |
|---|---|
| <input type="checkbox"/> Part 301, Inland Lakes and Streams   | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input type="checkbox"/> Part 303, Wetlands Protection  | <input type="checkbox"/> Part 325, Great Lakes Submerged Lands          |
| <input type="checkbox"/> Part 315, Dam Safety   | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input checked="" type="checkbox"/> Part 31, Water Resources Protection (Floodplain Regulatory Authority) |   |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

**THIS IS A MODIFIED PERMIT.**

Place up to 3,682 cubic yards of clean fill and excavate 3,743 cubic yards to construct four duplex condominiums with attached garaged and eight detached garages as shown on the attached plans dated January 6, 2020

Water Course Affected:  
Property Location:

Chippewa River  
Isabella County, Union Township,  
Town 14N, Range 04W, Section 03  
Property Tax No. 14-087-00-002-02

**Authority granted by this permit is subject to the following limitations:**

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland, floodplain, or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit [www.mi.gov/deqstormwater](http://www.mi.gov/deqstormwater) and select "Soil Erosion and Sedimentation Control Program" under "Related Links."
  2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
  3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
  4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.

5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
7. All work must be completed in accordance with the attached plans dated January 6, 2020.
8. Submit to this office within 60 days of project completion "as-built" plans, signed and sealed by a qualified design professional licensed by the State of Michigan, certifying that the project, including any required compensating cut and fill, has been completed in accordance with this permit.
9. The design flood or 1% annual chance (100-year) floodplain elevation at this location on the Chippewa River is 744.0 feet NAVD88.
10. Unless specifically stated under the "Permitted Activity" of this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a floodplain are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
11. Fill within the 100-year floodplain is limited to 3,682 cubic yards.
12. The compensating cut (excavations) for floodplain fill, as authorized by this permit, shall be completed prior to, or concurrently with, the placement of the fill. The compensating cut and fill areas shall be properly stabilized to prevent soil erosion and off site sedimentation in conformance with Part 91, Soil Erosion and Sedimentation Control, of the NREPA.
13. Fill shall not be placed to prevent surface water drainage across the site. Site runoff shall be directed to public or natural drainage ways and not unnaturally discharged onto adjacent properties.
14. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
15. All fill/backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.
16. This permit does not waive the requirements of the Michigan Residential Code and its referenced standards, ASCE 7: Minimum Design Loads for Buildings and Other Structures, and ASCE 24: Flood Resistant Design and Construction, for the construction of, additions to, and/or substantial improvements to, buildings and structures.
17. The lowest floor including basement shall be elevated at least one foot above the design flood elevation. The lowest floor shall be the floor of the lowest enclosed area, including basement, but excluding any unfinished flood-resistant enclosure that is usable solely for vehicle parking, building access, or limited storage provided that such enclosure is not built so as to render the building or structure in violation of this permit.

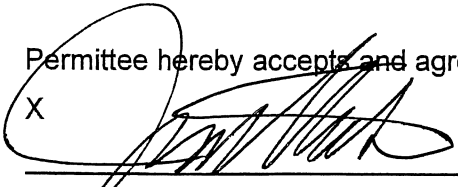


18. Enclosed areas, including crawl spaces, that are below the design flood elevation shall be provided with flood openings which shall meet the following criteria:
- There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
  - The total net area of all openings shall be at least one square inch for each square foot of enclosed area, or designed and certified by a design professional in accordance with ASCE 24.
  - The bottom of each opening shall be one foot or less above the adjacent ground level.
  - Openings shall be at least three inches in any direction in the plane of the wall.
  - Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.
  - Openings installed in doors and windows that meet the above requirements are acceptable; however, doors and windows without installed openings do not meet the requirements.
19. A registered professional engineer or land surveyor must submit an elevation certificate to the local building official upon placement of the lowest floor, including basement, prior to further vertical construction. When the project is located in a National Flood Insurance Program (NFIP) community, using the elevation certificate form, found at [www.fema.gov/nfip](http://www.fema.gov/nfip), is encouraged. The form is required if the community participates in the Community Rating System. The form may be used in non-NFIP communities.
20. Provide a copy of the certification to this office within 15 days of when it was completed.
21. Under Appendix G of the Michigan Building Code 2009, a local building permit is required for development located in flood hazard areas.
22. The project is located within a community that participates in the National Flood Insurance Program (NFIP). As a participant in the NFIP, the community must comply with the Michigan Building Code (including Appendix G and listed supporting materials); the Michigan Residential Code; and Title 44 of the Code of Federal Regulations, Part 60, Criteria for Land Management and Use. The community is also responsible to ensure that its floodplain maps and studies are maintained to show changes to flood elevations and flood delineations as described in 44 CFR, Part 65, Identification and Mapping of Special Hazard Areas.
23. The permittee is responsible for acquiring all necessary easements or rights-of-way before commencing any work authorized by this permit. All construction operations relating to or part of this project shall be confined to the existing right-of-way limits or other acquired easements.
24. A storm water discharge permit may be required under the Federal Clean Water Act for construction activities that disturb one or more acres of land and discharge to surface waters. For sites over five (5) acres, the permit coverage may be obtained by a Part 91, Soil Erosion and Sedimentation Control (SESC) permit, or coverage as an Authorized Public Agency (APA), and filing a "Notice of Coverage" form to the EGLE Water Resource Division. For sites with disturbance from one acre up to five acres, storm water coverage is automatic once the SESC permit is obtained or if work is being conducted by an APA. These one to five acre sites are not required to apply for coverage, but are required to comply with storm water discharge permit requirements. Information on the storm water discharge permit is available from the Water Resource Division's Storm Water Permit Program at [www.michigan.gov/soilerosion](http://www.michigan.gov/soilerosion) under the "Construction Storm Water Info".
25. If on-site water or sewage disposal facilities will be needed to serve any structure at any time in the future, contact the local health department for site approval prior to expenditures of funds on site improvements.

- 26. This permit is limited to authorizing the construction as specified above and carries with it no assurances or implications that associated lake, stream, wetland or floodplain areas can be developed and serviced by the structures authorized by this permit.
- 27. The permittee is hereby notified that portions of the parcel, not covered by this permit, fall under the regulatory authority of Part 301, Inland Lakes and Streams, and/or Part 31, Floodplain Regulatory Authority/Water Resources Protection, and/or Part 303, Wetlands Protection, of the NREPA. A permit from the EGLE Water Resources Division may be required for certain regulated activities. Failure to comply with the requirements of the NREPA may subject the owner to compliance actions as provided by statute.
- 28. Upon signing by the permittee named herein, this permit must be returned to the EGLE Water Resources Division, Bay City District Office for final execution. This permit shall become effective on the date of the EGLE representative's signature.


Permittee hereby accepts and agrees to comply with the terms and conditions of this permit.

X

 MAURAGE, FOUR HACKS, LLC  
 Permittee Date 2-13-20

X

JAMES R. STARK, MAURAGE, FOUR HACKS, LLC  
 Printed Name and Title of Permittee

Issued By:   
 Joy I. Brooks, P.E.  
 Bay City District Office  
 Water Resources Division  
 989-820-1632

cc: Isabella CEA  
 Union Township  
 Union Township Building Official/Floodplain Administrator  
 Mr. Timothy Bebee, Central Michigan Surveying and Development

RECEIVED

JAN 14 2020

Water Resources Division  
 EGLE-WRD  
 WRP020249 v1.0  
 Approved 049

Issued On:01/31/2020  
 Expires On:01/31/2025





**LOCATION SKETCH**  
NOT TO SCALE

Permit WRP02049 v.1  
Modified Permit Plans January 6, 2020  
Page 7 of 18  
NOTE: PLANS MAY NOT BE TO SCALE

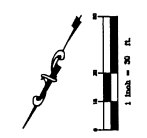
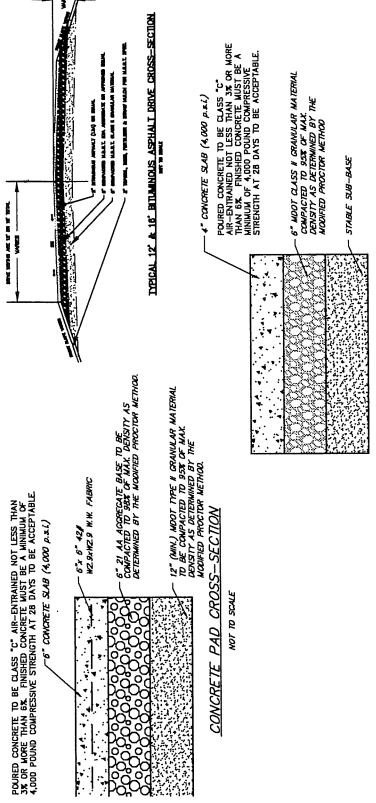
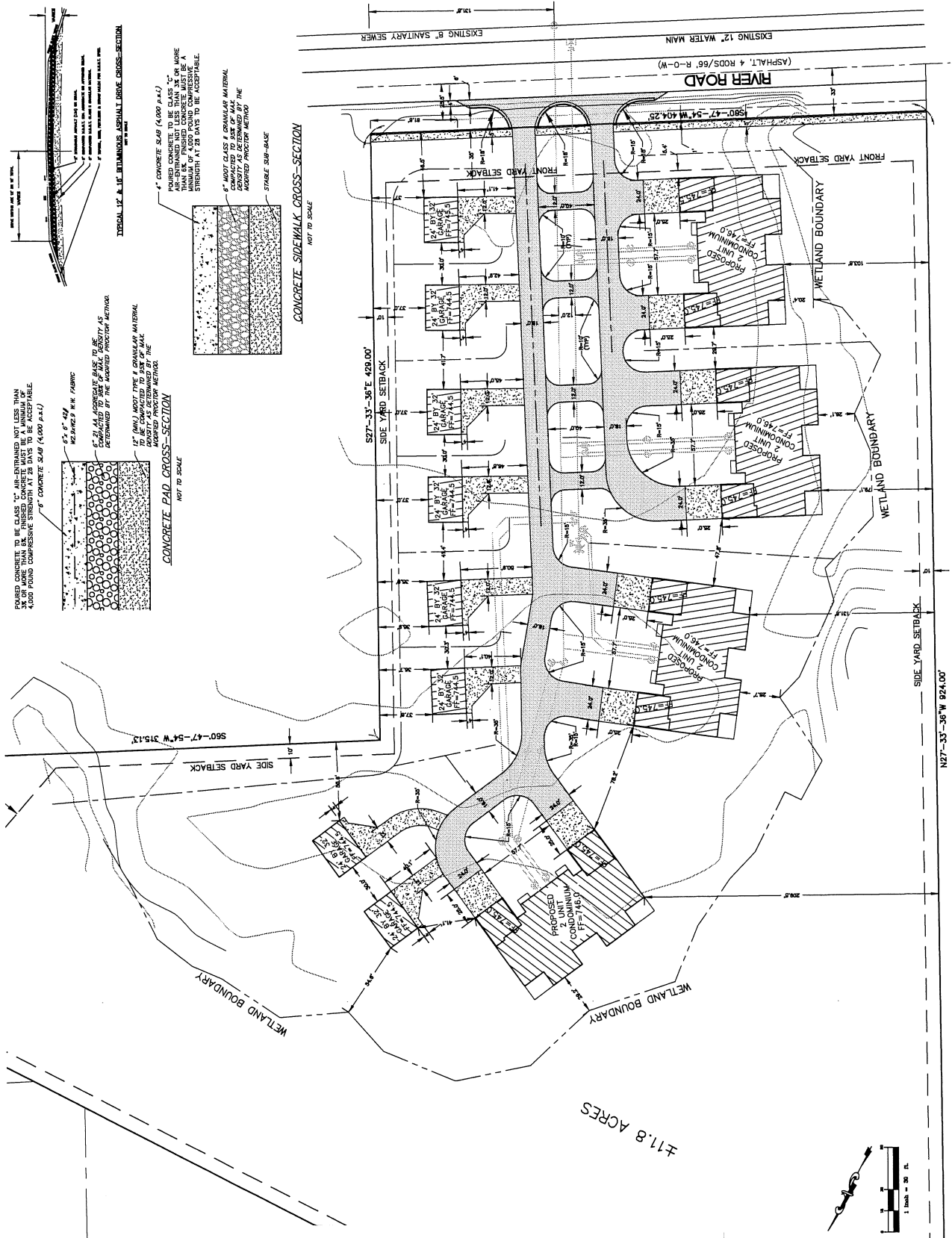






NO.	DATE	DESCRIPTION
1	11/11/14	FOR CONSTRUCTION ESTIMATE 7-2-18
2		
3		
4		
5		
6		

SCALE	1" = 30'
SHEET NUMBER	3 OF 6
DESIGNED BY	TEL/B
DRAWN BY	TEL/B
JOB NUMBER	1711-144
DATE	
PROJECT	SHAWNEE HO. CLINT & GENERAL CONTRACTOR



Permit WRP020249 v.1  
Modified Permit Plans January 6, 2020  
Page 8 of 18  
NOTE: PLANS MAY NOT BE TO SCALE

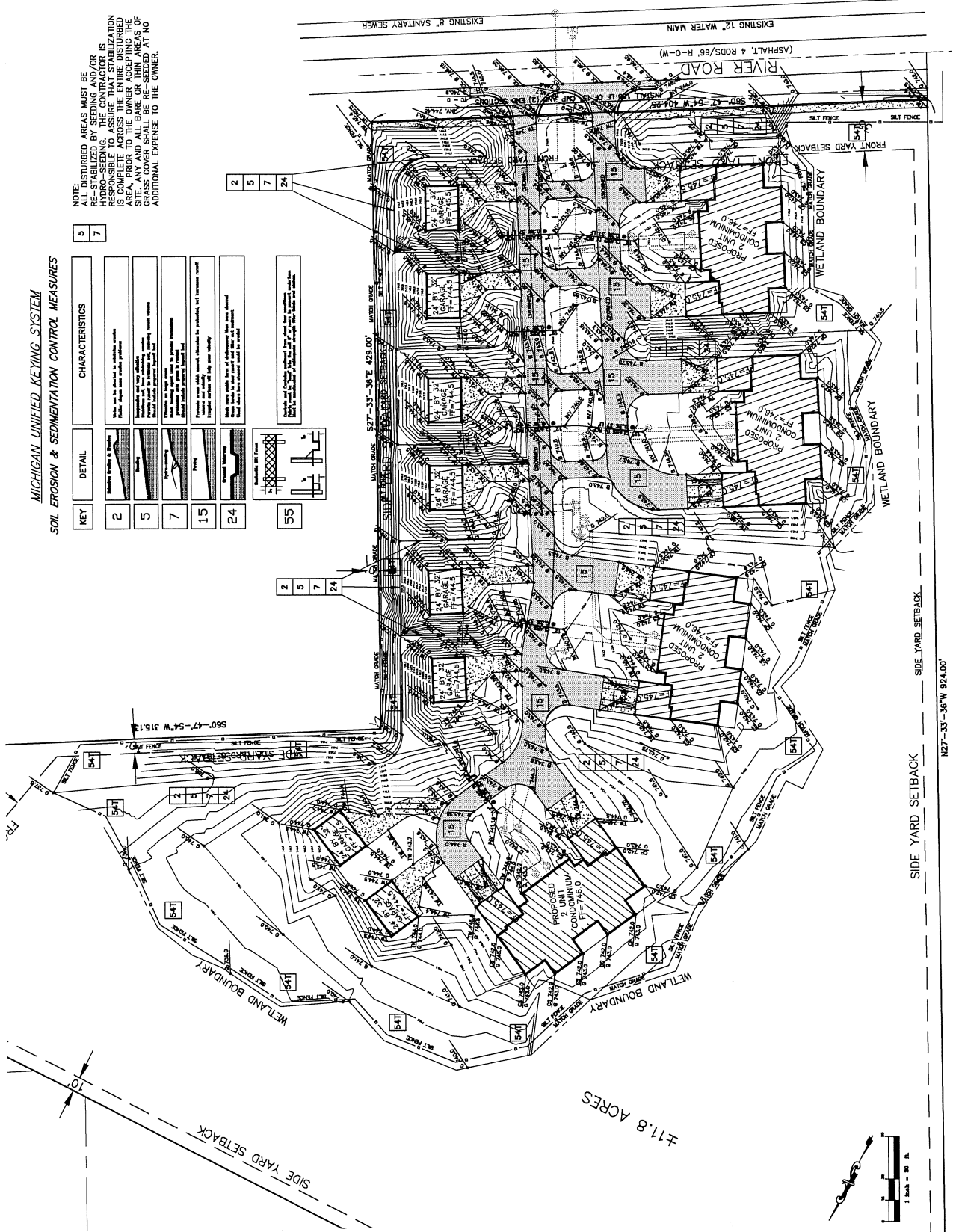
EGLE-WRD  
WRP020249 v1.0  
Approved  
Issued On: 01/31/2020  
Expires On: 01/31/2025



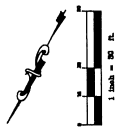
NOTE:  
ALL DISTURBED AREAS MUST BE RE-STABILIZED BY SEEDING AND/OR HYDRO-SEEDING. THE CONTRACTOR IS COMPLETE RESPONSIBLE FOR THE SEEDING AND HYDRO-SEEDING OF THE ENTIRE DISTURBED AREA, PRIOR TO THE OWNER ACCEPTING THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEEDING AND HYDRO-SEEDING AT AN ADDITIONAL EXPENSE TO THE OWNER.

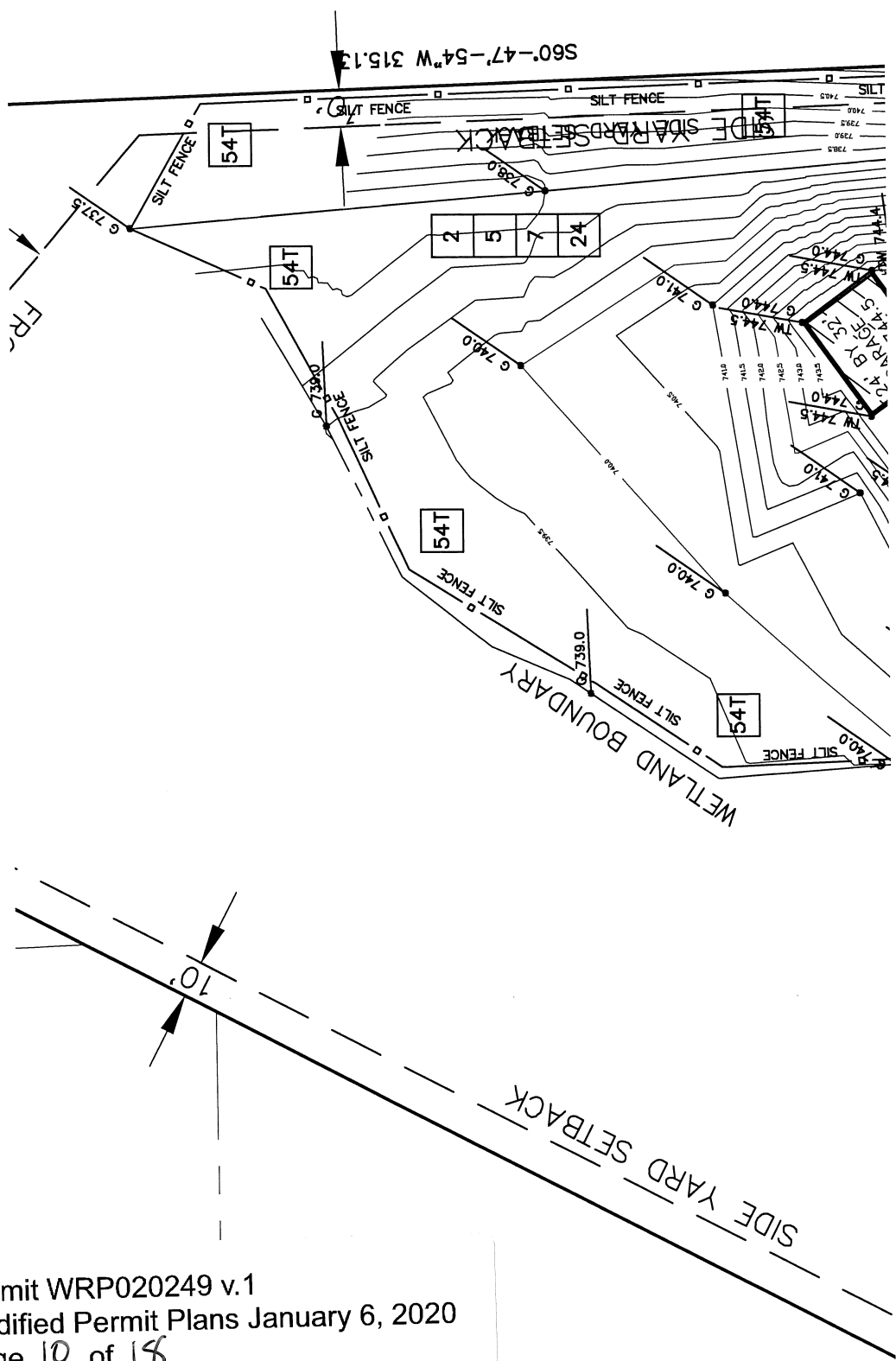
MICHIGAN UNIFIED KEYING SYSTEM  
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
2		Silt fence with 2' high fabric and 12" x 12" stakes.
5		Straw bale barrier with 12" x 12" stakes.
7		Brush pile barrier with 12" x 12" stakes.
15		Silt fence with sediment trap and 12" x 12" stakes.
24		Silt fence with sediment trap, check dam, and 12" x 12" stakes.
55		Silt fence with sediment trap, check dam, and 12" x 12" stakes.



Permit WRP020249 v.1  
Modified Permit Plans January 6, 2020  
Page 9 of 18  
NOTE: PLANS MAY NOT BE TO SCALE

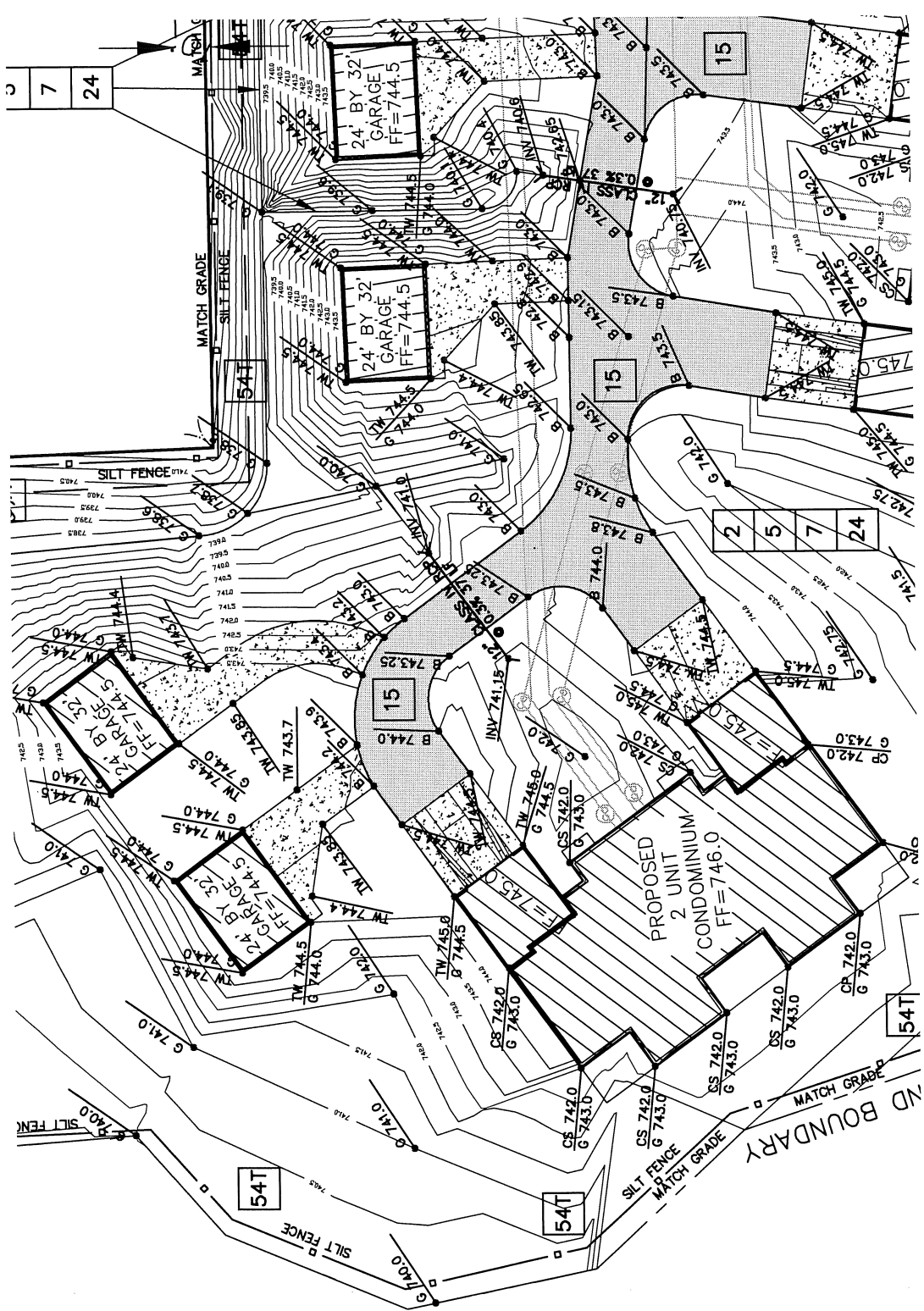




Permit WRP020249 v.1  
 Modified Permit Plans January 6, 2020  
 Page 10 of 18  
 NOTE: PLANS MAY NOT BE TO SCALE

EGLE-WRD  
 WRP020249 v1.0  
 Approved 053  
 Issued On:01/31/2020  
 Expires On:01/31/2025

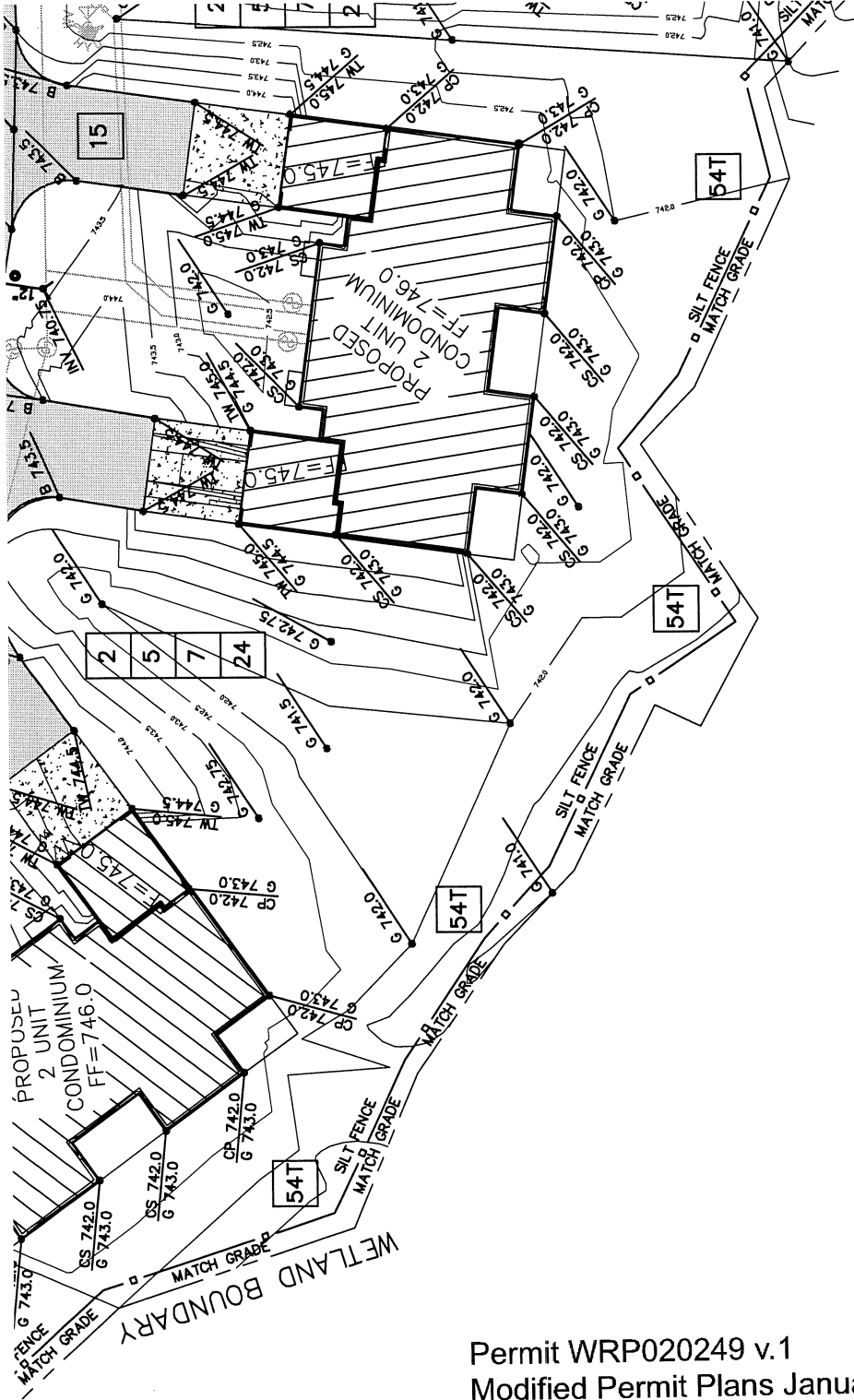




1.8 ACRES

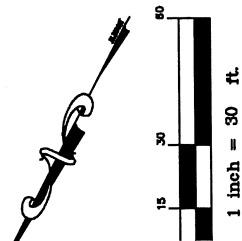
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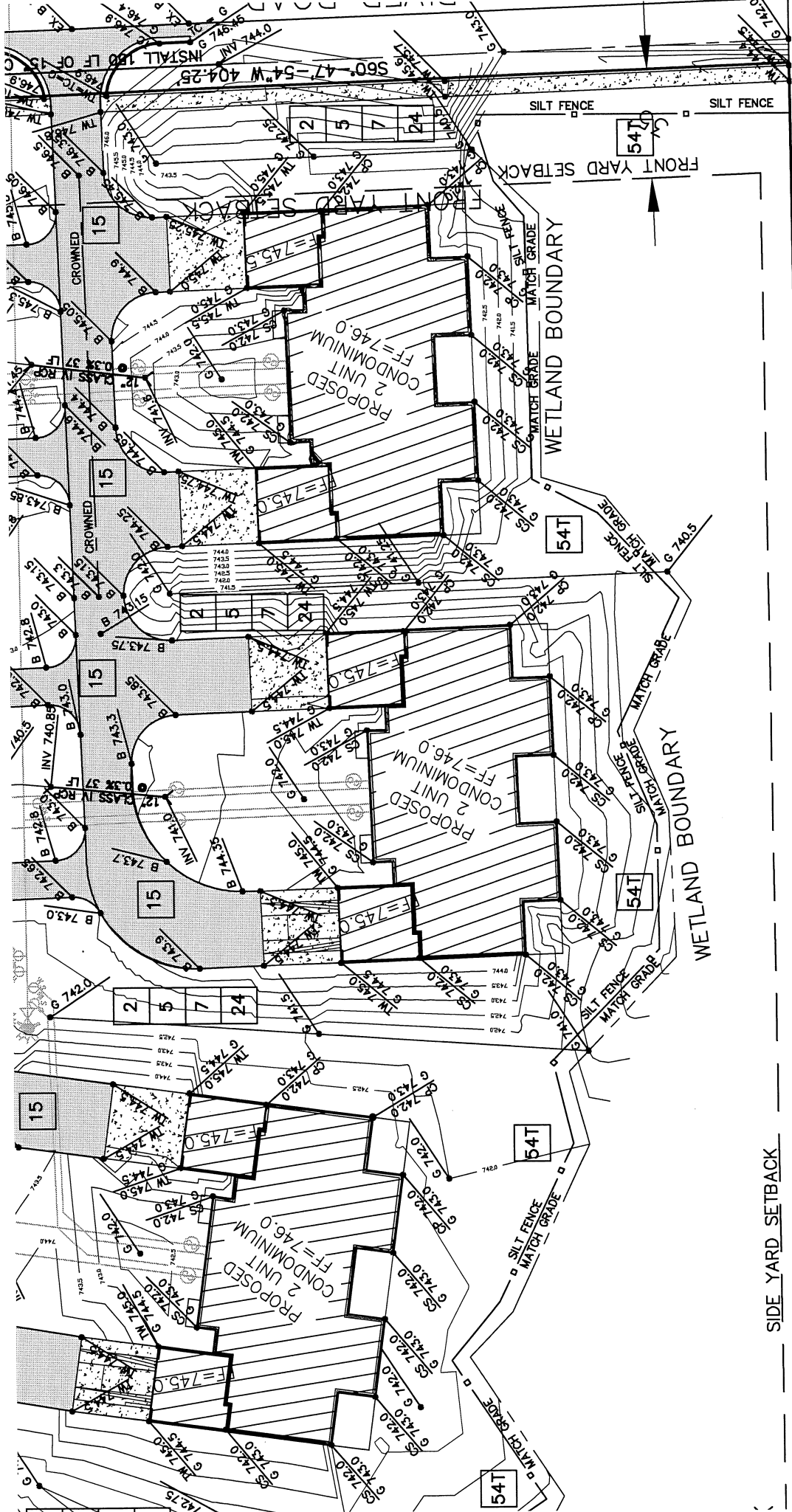
Permit WRP020249 v.1  
 Modified Permit Plans January 6, 2020  
 Page 11 of 18  
 NOTE: PLANS MAY NOT BE TO SCALE



Permit WRP020249 v.1  
 Modified Permit Plans January 6, 2020  
 Page 12 of 18  
 NOTE: PLANS MAY NOT BE TO SCALE

±11.8 ACRES



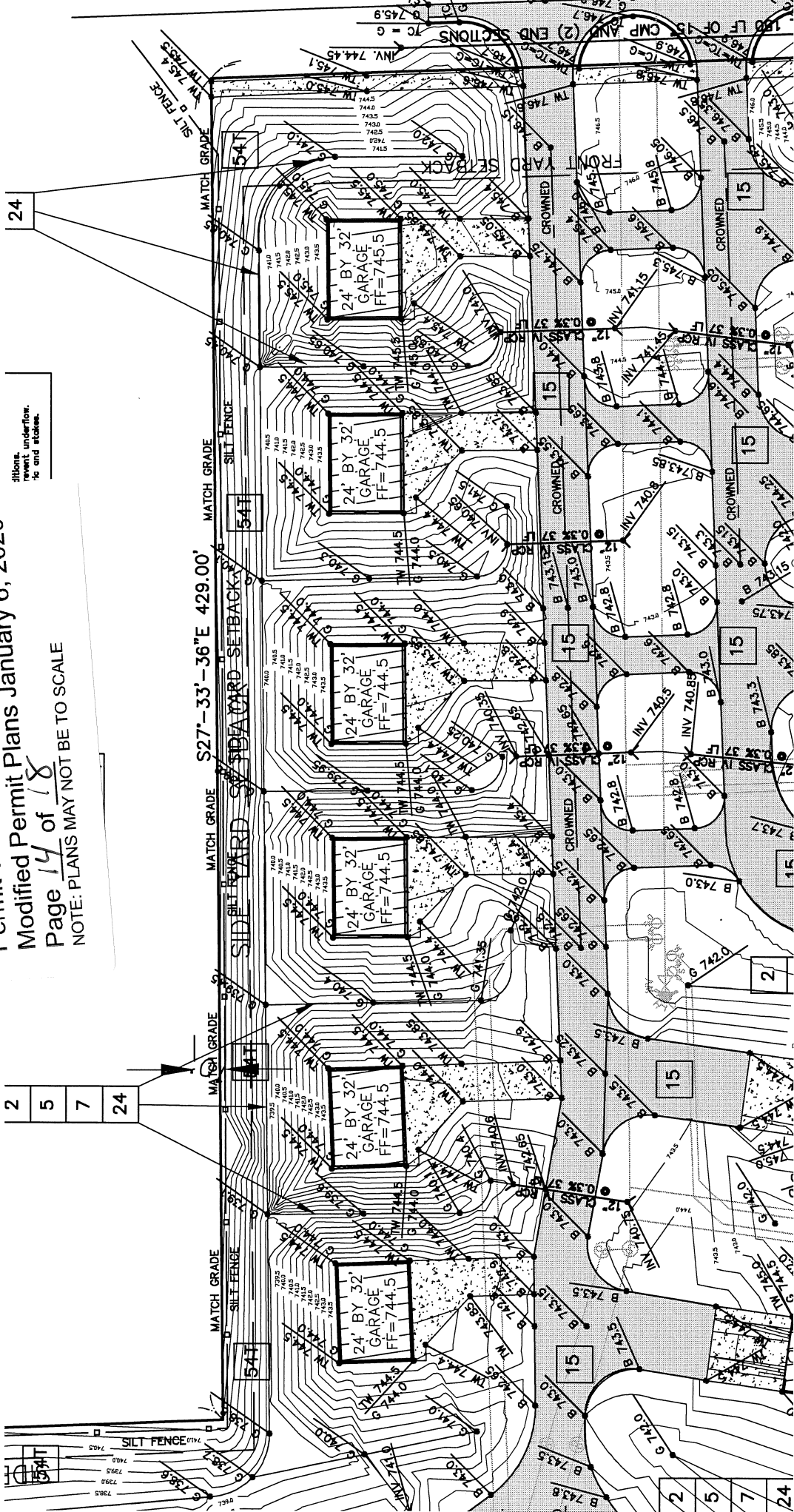


Permit WRP020249 v.1  
 Modified Permit Plans January 6, 2020  
 Page 13 of 18  
 NOTE: PLANS MAY NOT BE TO SCALE

EGLE-WRD  
 WRP020249 v1.0  
 Approved 056  
 Issued On:01/31/2020  
 Expires On:01/31/2025



Permit WRP020249 v.1  
 Modified Permit Plans January 6, 2020  
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 NOTE: PLANS MAY NOT BE TO SCALE



Illions  
 recent underflow  
 to end stakes.

# Constructing Non-Engineered Crawlspace Within the 100-year Floodplain

Permit WRP020249 v.1

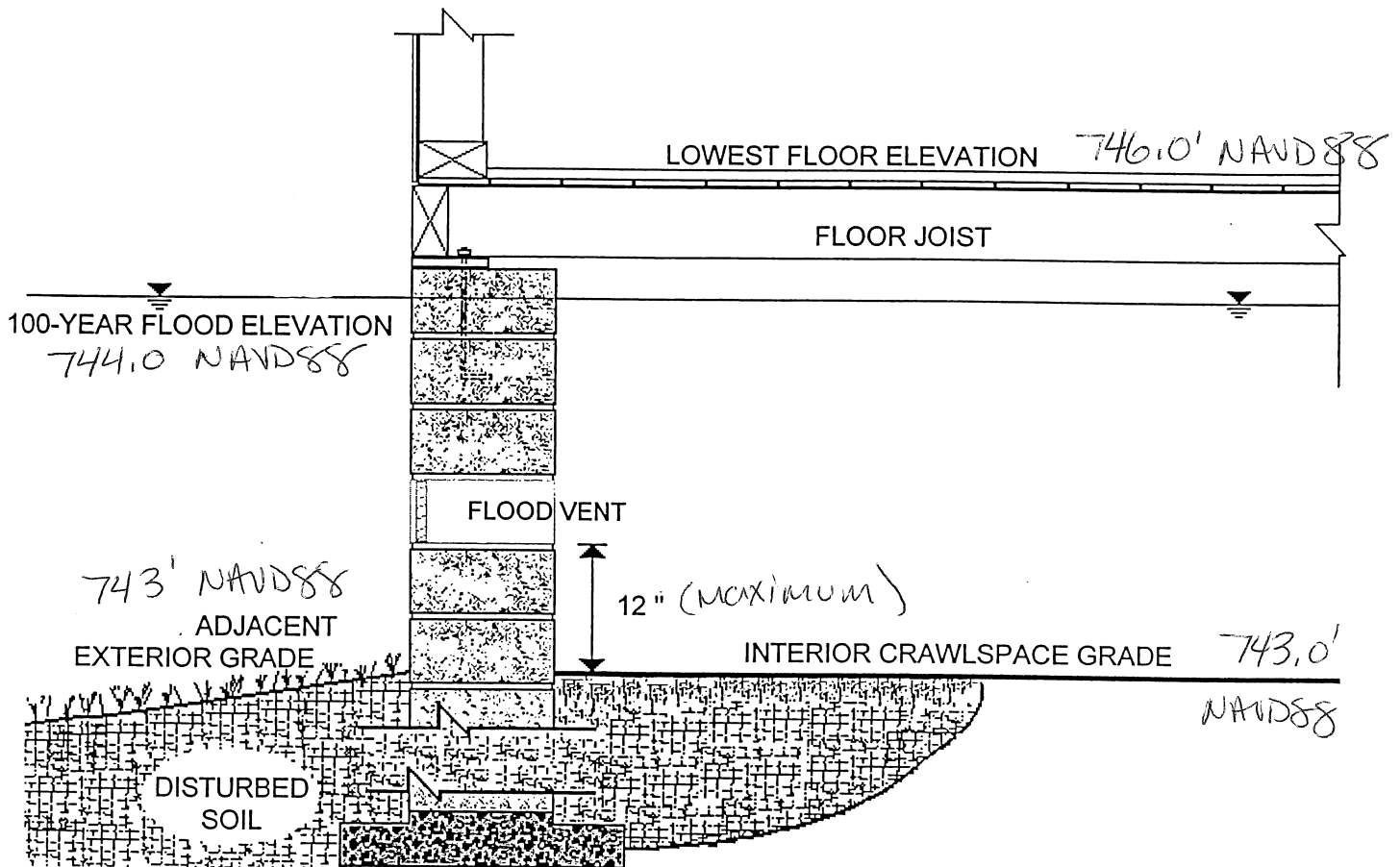
Modified Permit Plans January 6, 2020

Page 15 of 18

NOTE: PLANS MAY NOT BE TO SCALE

## Interior and Exterior Grades Equal

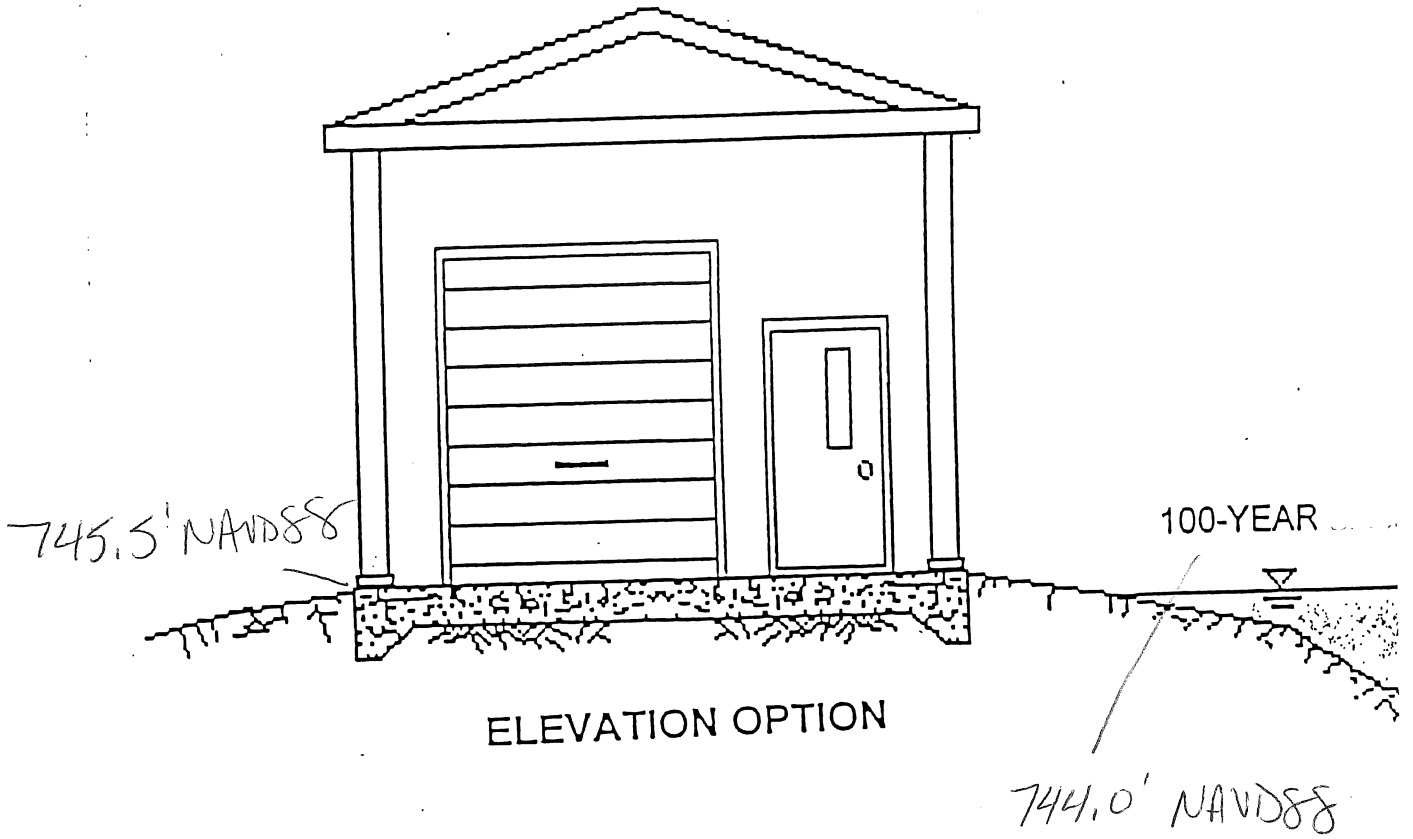
Note: This construction technique will not remove the structure from the 100-year floodplain



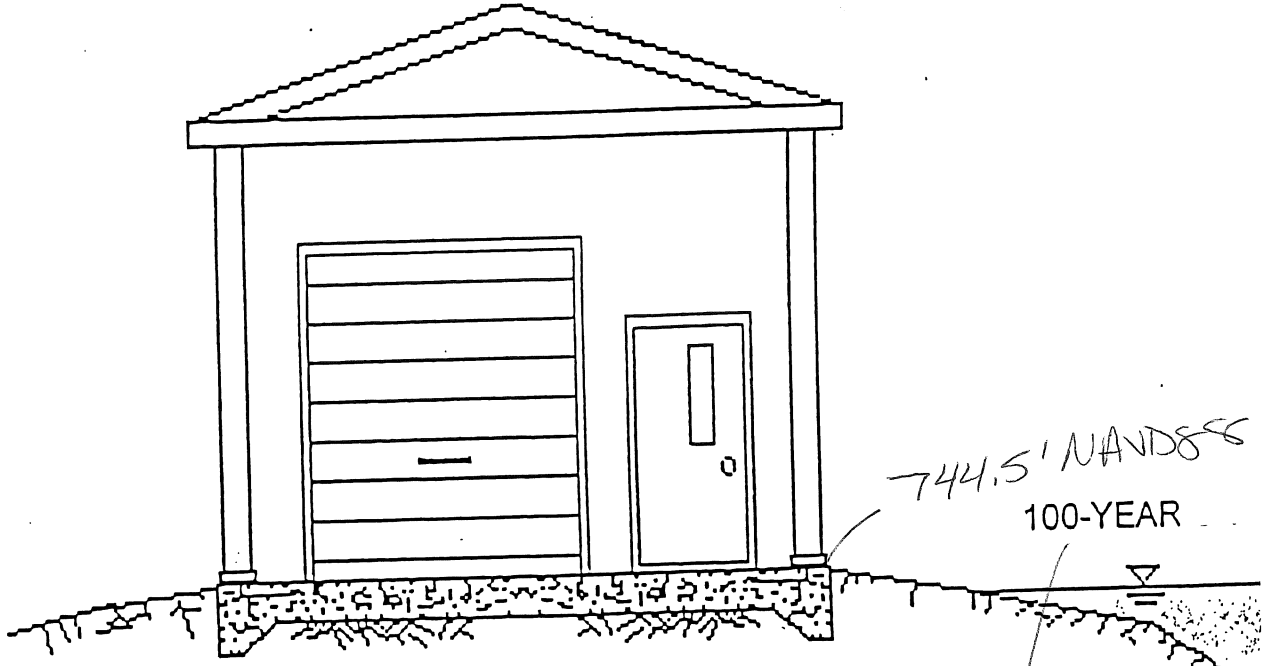
## Requirements

1. Lowest floor (excluding crawlspace) must be at least 1 foot above the 100-year flood elevation.
2. Interior and exterior grades must be equal on at least one side of the structure.
3. There must be a minimum of 2 flood vent openings on different sides of each enclosed area (If a building has more than 1 enclosed area, each area must have openings on exterior walls.).
4. The total area of all the flood vent openings must be at least 1 in<sup>2</sup> for each square foot of enclosed area.
5. The bottom of each opening can be no more that 1 foot above the adjacent grade.
6. Any louvers, screen, or other opening covers must not block or impede the automatic flow of floodwaters into and out of the enclosed area.
7. Any building systems, including ductwork, within the crawlspace must be elevated above the 100-year flood elevation or designed so that floodwaters cannot enter or accumulate within system components.
8. All structural and non-structural building materials at or below the 100-year flood elevation must be flood resistant. Insulation is not a flood-resistant material.



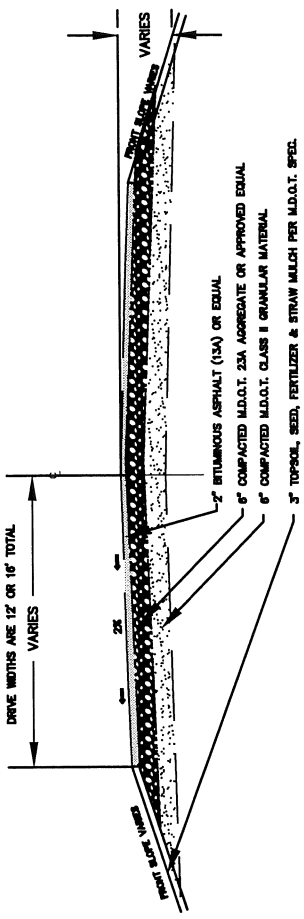


Permit WRP020249 v.1  
Modified Permit Plans January 6, 2020  
Page 16 of 18  
NOTE: PLANS MAY NOT BE TO SCALE



ELEVATION OPTION

Permit WRP020249 v.1  
Modified Permit Plans January 6, 2020  
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NOTE: PLANS MAY NOT BE TO SCALE



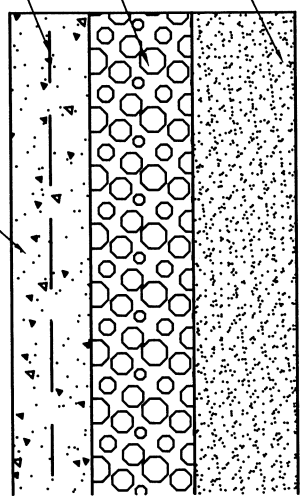
**TYPICAL 12' & 16' BITUMINOUS ASPHALT DRIVE CROSS-SECTION**  
NOT TO SCALE

POURED CONCRETE TO BE CLASS "C" AIR-ENTRAINED NOT LESS THAN 3% OR MORE THAN 6%. FINISHED CONCRETE MUST BE A MINIMUM OF 4,000 POUND COMPRESSIVE STRENGTH AT 28 DAYS TO BE ACCEPTABLE.

6" x 6" 42# W2.9xW2.9 W.W. FABRIC

6" 21 AA AGGREGATE BASE TO BE COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.

12" (MIN.) MDOT TYPE II GRANULAR MATERIAL TO BE COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.



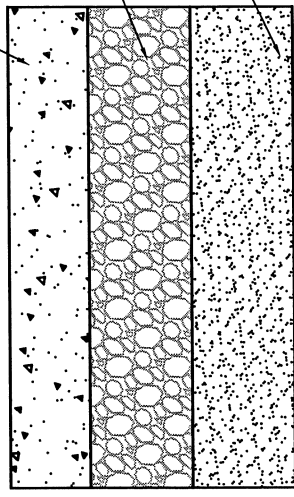
**CONCRETE PAD CROSS-SECTION**  
NOT TO SCALE

4" CONCRETE SLAB (4,000 p.s.i.)

POURED CONCRETE TO BE CLASS "C" AIR-ENTRAINED NOT LESS THAN 3% OR MORE THAN 6%. FINISHED CONCRETE MUST BE A MINIMUM OF 4,000 POUND COMPRESSIVE STRENGTH AT 28 DAYS TO BE ACCEPTABLE.

6" MDOT CLASS II GRANULAR MATERIAL COMPACTED TO 95% OF MAX DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD

STABLE SUB-BASE



**CONCRETE SIDEWALK CROSS-SECTION**  
NOT TO SCALE

Permit WRP020249 v.1

Modified Permit Plans January 6, 2020

Page 18 of 18

NOTE: PLANS MAY NOT BE TO SCALE

EGLE-WRD  
WRP020249 v1.0  
Approved  
Issued On:01/31/2020  
Expires On:01/31/2025

## Peter Gallinat

---

**From:** Keeler, Randy <rkeeler@mt-pleasant.org>  
**Sent:** Thursday, August 15, 2019 2:24 PM  
**To:** 'Timothy Bebee'  
**Cc:** Peter Gallinat; info@cms-d.com  
**Subject:** RE: Revised Site Plan for 4 Hacks  
**Attachments:** River Rd Condomuniums plan review 8-15-19.pdf

The review for the revised plan is attached, thank you! Recommending approval!

---

**From:** Timothy Bebee [mailto:tbebee@cms-d.com]  
**Sent:** Tuesday, August 13, 2019 6:17 PM  
**To:** Keeler, Randy  
**Cc:** 'Peter Gallinat'; info@cms-d.com  
**Subject:** Revised Site Plan for 4 Hacks

### EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Randy,

Attached is the revised plan showing the 2 foot gravel shoulders being added to the longer driveway.

It also have the revised entrance detail that the Road Commission wanted in their review.

Please let me know if you need hard copies dropped off.

Timothy Bebee  
President



**CMS & D**  
COMMUNITY SERVICES

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



Virus-free. [www.avq.com](http://www.avq.com)



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

**Union Township Site Plan Review**

Thursday August 15, 2019

River Road Condominiums

River RD

Mt. Pleasant, MI 48858

A Site Plan Review was conducted on Thursday August 15, 2019 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

Four Hacks LLC  
Proposed Condominiums  
River Rd.

Revised plan review 8-15-19

---

**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.

---

**Union Township Site Plan Review**

-----  
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.  
-----

---

Keeler, Randy  
Lieutenant  
Mount Pleasant Fire Department

## **Peter Gallinat**

---

**From:** Keeler, Randy <rkeeler@mt-pleasant.org>  
**Sent:** Friday, June 5, 2020 11:23 AM  
**To:** Peter Gallinat  
**Cc:** 'Timothy Bebee'  
**Subject:** River Road Condominiums  
**Attachments:** River Road Condominiums site plan review 6-5-20.pdf

Attached review! Recommending approval.

Lt. Randy Keeler  
Mt. Pleasant Fire Department  
Phone: 989-779-5122





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

**Union Township Site Plan Review**

Friday June 5, 2020

**River Road Condominiums**

**River RD**

**Mt. Pleasant, MI 48858**

A Site Plan Review was conducted on Friday June 5, 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**

Review carried over from inspection on 08/15/2019

Four Hacks LLC

Proposed Condominiums

River Rd.

Revised plan review 8-15-19

Revision date 6/5/20

---

**ACCESS AND WATER Road and Water Supply**

Reviewed carried over from inspection on 08/15/2019

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.

---

## Union Township Site Plan Review

---

### WATER SUPPLY (SPACING) Number and Spacing of Hydrants

Review carried over from inspection on 08/15/2019

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.

Building requires minimum 2000gpm. Two hydrants are required, print shows new hydrant and the existing hydrant on River Road adjacent to proposed development meets the requirement.

---

### ACCESS ROAD 150 FT Buildings within 150ft of Access Road

Review carried over from inspection on 08/15/2019

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.

---

---

**Keeler, Randy**  
**Lieutenant**  
**Mount Pleasant Fire Department**

## Peter Gallinat

---

**From:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>  
**Sent:** Thursday, May 28, 2020 3:59 PM  
**To:** [info@cms-d.com](mailto:info@cms-d.com)  
**Cc:** Peter Gallinat  
**Subject:** RE: Four Hacks Union Twp Review

I have no issue with the attached plan.



**Rick Collins | Executive Director**  
2100 E. Transportation Dr | Mt. Pleasant, MI 48858  
Phone 989.773.6766 | Fax 989.773.1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)  
Visit our website at [ictcbus.com](http://ictcbus.com)

---

**From:** [info@cms-d.com](mailto:info@cms-d.com) <[info@cms-d.com](mailto:info@cms-d.com)>  
**Sent:** Thursday, May 28, 2020 12:34 PM  
**To:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>  
**Subject:** FW: Four Hacks Union Twp Review

Rick,

Doing a follow up to the plan sent to you for review.

Do you have any questions.

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](mailto:info@cms-d.com)

---

**From:** [info@cms-d.com](mailto:info@cms-d.com) <[info@cms-d.com](mailto:info@cms-d.com)>  
**Sent:** Wednesday, May 20, 2020 9:34 AM  
**To:** Rick Collins ([rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)) <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>  
**Subject:** Four Hacks Union Twp Review

Rick,

Attached is Four Hacks on River Road for review for Union Twp.

Let us know if you have any questions.

**Shanee Thayer**  
Office Manager



**CMS & D**  
MOUNTAIN VIEW ENGINEERS, INC.

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

**S**am **B**er **E**ngineering

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

May 6, 2020

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

Re: Storm Water Management Plan for 4 Hacks Residential Condominium Project,  
River Road, Union Charter Township, Isabella County, Michigan.

Mr. Galliant:

I have reviewed the Storm Water Management Plan Drawings, Calculations and Project Summary Letter, dated 03-02-20 and EGLE Permit WRP020249 v.1, dated 01-31-20, prepared by Tim Bebee of CMS&D Surveying and Engineering for the above captioned project, located in the Southeast ¼ of Section 3, Union Township. Based on the information provided by the Engineer and the information documented in the EGLE Permit. The proposed plan is consistent with the EGLE Permit and 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

## Peter Gallinat

---

**From:** Pat Gaffney <PGaffney@isabellaroads.com>  
**Sent:** Thursday, August 29, 2019 9:27 AM  
**To:** Peter Gallinat  
**Cc:** info@cms-d.com; Tony Casali  
**Subject:** RE: Four Hacks River Rd  
**Attachments:** 1711-144 SITE PLAN REVISED 8-13-19 Resubmit PJG 2019-08-29.pdf

Peter,

See attached site plan review. Need to revise plan. ONLY ONE drive entrance will be permitted onto River Road.

Patrick J. Gaffney, PE  
Engineer Superintendent  
Isabella CRC  
989-773-7131 x115  
989-772-2371 fax  
pgaffney@isabellaroads.com

---

**From:** info@cms-d.com [mailto:info@cms-d.com]  
**Sent:** Wednesday, August 28, 2019 5:02 PM  
**To:** Pat Gaffney  
**Subject:** RE: Four Hacks River Rd

Pat,

Please see sheet 3 for note detail of combined drive.

Shanee Thayer  
Office Manger



**CMS & D**  
SEPAVYNAL'CTVJAF'S.PRE3

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

---

**From:** Pat Gaffney <PGaffney@isabellaroads.com>  
**Sent:** Tuesday, August 20, 2019 5:37 PM  
**To:** Peter Gallinat <pgallinat@uniontownshipmi.com>  
**Cc:** info@cms-d.com  
**Subject:** RE: Four Hacks River Rd and Mid State Electric

Peter,

Four hacks site plan. Only 1 commercial drive entrance from River Road into development will be allowed.

Please revise and resubmit.

Patrick J. Gaffney, PE  
Engineer Superintendent  
Isabella CRC  
989-773-7131 x115  
989-772-2371 fax  
[pgaffney@isabellaroads.com](mailto:pgaffney@isabellaroads.com)

---

**From:** Peter Gallinat [<mailto:pgallinat@uniontownshipmi.com>]  
**Sent:** Tuesday, August 20, 2019 10:45 AM  
**To:** Pat Gaffney  
**Cc:** [info@cms-d.com](mailto:info@cms-d.com)  
**Subject:** Four Hacks River Rd and Mid State Electric

Pat,

There is a comment on a Site plan from CMS&D from a review you did for the Four Hacks site plan. I don't have a corresponding email with that review. If you could send, it would be appreciated.

I am also looking for any comment on the Mid State Electric Site plan on Venture way.

If you need copies of either plans again let me know.

Thank you,

Peter Gallinat  
Township Planner  
Charter Twp of Union  
2010 S. Lincoln Rd.  
Mt Pleasant, MI 48858  
989-772-4600 x 241  
[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)



Virus-free. [www.avq.com](http://www.avq.com)



**From:** Campbell, Janelle (LARA) <CampbellJ6@michigan.gov>  
**Sent:** Friday, April 3, 2020 10:54 AM  
**To:** tbebee@cms-d.com  
**Subject:** AMENDED PLAT OF THE MAP OF ISABELLA CITY

Dear Mr. Bebee:

Your plat, AMENDED PLAT OF THE MAP OF ISABELLA CITY, has been approved and was sent to the ISABELLA County Register of Deeds for recording on April 2, 2020.  
If you have any questions or would like additional clarification regarding this correspondence, please contact us at (517) 241-6321 or email [bccolsr@michigan.gov](mailto:bccolsr@michigan.gov).

Plat #: 2019-026-R1

Sincerely,  
Janelle Campbell  
Office of Land Survey & Remonumentation  
Bureau of Construction Codes





**CMS & D**

SURVEYING/ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE:989-775-0756 EMAIL: info@cms-d.com

June 3, 2020

Peter Gallinat  
Zoning Administrator  
Union Charter Township  
2010 South Lincoln Road  
Mt. Pleasant, Michigan 48858

Re: 4 Hacks Residential Condominium Project  
Zoning Review Response Letter to PSPR-20-02

Peter,

We are responding to your letter dated May 28<sup>th</sup>, 2020 for the zoning review of the proposed 8 unit residential condominium project. This letter and the attached modified drawing set will address the 10 items detailed in your letter.

1) Outdoor Lighting.

We have shown the proposed decorative street lighting locations on the plans. These lights will be no taller than 16 feet and will provide lighting at the driveway entrances off from the private roadway. The fixtures and poles have not yet been selected, but the owner agrees to follow the Union Township Lighting Standards and will provide lighting cut sheets, photometrics and specifications for the Township's review. The wall pack lighting will be provided with the submittal for the building permits for the residential structure. Again, the owner agrees to follow the Union Township Lighting Standards and will provide lighting cut sheets, photometrics and specifications for the Township's review.

2) Private Road Ordinance.

This item truly frustrates me. As you will remember, more than a year and a half ago, prior to commencing any drawings on the project, we met to discuss whether or not private driveways could be utilized to access (2) 2-unit structures. At that meeting, it was stated that the structures would need to be condominiumized to be able to sell each side. It was determined that private driveways could be utilized. We then prepared a plan set for preliminary review with you and the Planning Commission. We wanted this review because of the amount of work that was going to be required to obtain the EGLE Permits and the Amended Platting of the area of the development. There were no comments by you or any of the Planning Commission Members. The only comment was made by the Isabella County Road Commission's Engineer that we would need to have one entrance and then split into two driveways once inside of the site. This is how the plans were prepared and submitted.

Now, at the eleventh hour, after Engineering Plans for grading, drainage and detention, Public Water Main and Public Sewer Plan and Profiles and Condominium Exhibit B drawings have been completed or nearly completed, you come forth with a review that contradicts what we were previously told and that which we had submitted for the preliminary site plan review. The time and subsequent costs of revisions to all of the plan sets is significant. This is what we took great pains in trying to avoid.

We have spent the last week, revising the drawings so that we could resubmit the plans for this Planning Commission Meeting. We are in the process of revising the Plan and Profile Drawings and the Exhibit B Drawings for the Condominium. We will be taking the revised drawings back out to the outside review agencies to assure that their current approvals will still stand.

3) Sidewalks.

In your review, there are (4) criteria for requesting temporary relief. Item 4. *“Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. ...”*

This is the case for River Road and we formally request Temporary Relief for the placement of sidewalks.

4) Review Authority.

The Plans have been turned into the Township for Site Plan Review.

5) Signage.

At this time, there is no development sign being proposed. The Owner Understands that if a sign were ever wanted that a sign permit would need to be applied for.

6) Documentation of the subdivision plat changes.

A recorded copy of the amended plat will be provided.

7) Consistency with the Master Plan.

We agree with your statement that the proposed development complies with the Master Plan.

8) Consistency with other Township Planning Documents and Policies.

Relief has been requested for the installation of sidewalks.

9) Outside Agency Approvals.

Isabella Road Commission, Mt. Pleasant Fire and Isabella County Transportation Commission all reviewed and commented on the site plan when it was turned in for Preliminary Site Plan Review. In fact, we had to make specific revision to the plans for both the Fire Department and Road Commission for that submittal. In your review letter you state that these reviews were not done.

Now, that you are requiring the layout change, we will be re-contacting these agencies to see if the private driveway to private roadway will change their approval.


10) Additional Review Comments.

We have revised the Site Plan Review set and are submitting the required copies.

If you have any question related to the plans or this response letter, please call me at my office.

Respectfully,

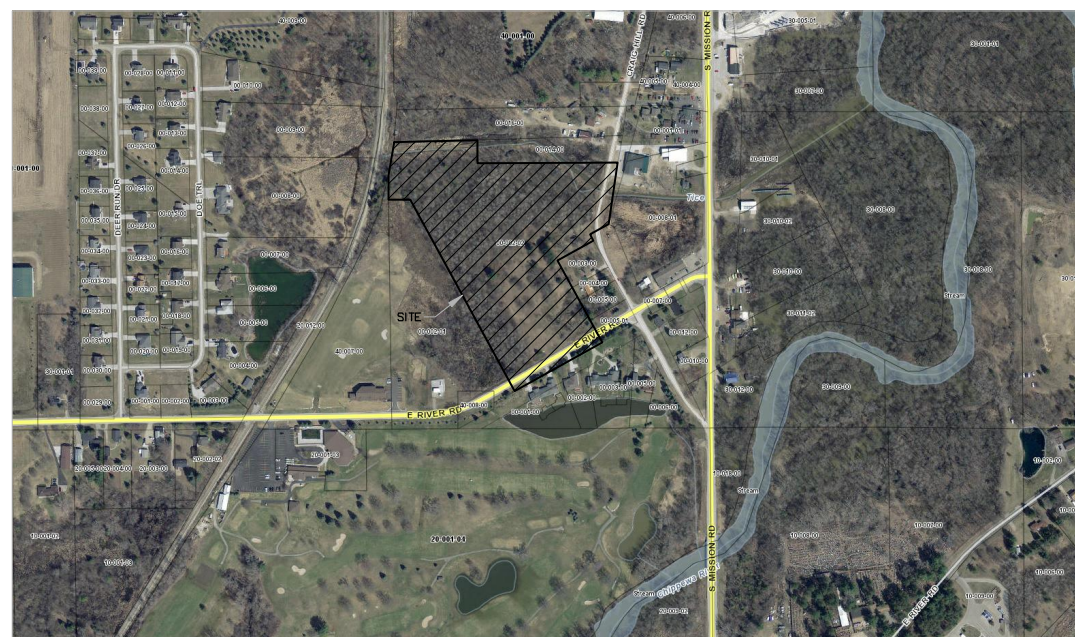
Central Michigan Surveying & Development Company, Inc.



Timothy Bebee  
President



# FOUR HACKS LLC



LOCATION SKETCH  
NOT TO SCALE

ZONED R-2A	
MINIMUM LOT AREA	14,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	35 FT (I)
MINIMUM SIDE YARD SETBACK	10 (E)
MINIMUM REAR YARD SETBACK	35 FT

(E) SIDE YARDS ON A STREET SHALL MEET FRONT YARD REQUIREMENTS.

(I) SEE SECTION 8.40, URBAN OVERLAY ZONE FOR AREAS WITH INCREASED SETBACKS.

**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		SOIL BORING
	CATCH BASIN (CURB INLET)		GUY ANCHOR		STORM SEWER MANHOLE
	CATCH BASIN (ROUND)		HYDRANT - EXISTING		STORM SEWER RISER
	CATCH BASIN (SQUARE)		HYDRANT - PROPOSED		TELEPHONE RISER
	CLEAN OUT		LIGHT POLE		TREE - CONIFEROUS
	DRAINAGE FLOW		MAILBOX		TREE - DECIDUOUS
	ELECTRICAL BOX		MONITORING WELL		UTILITY POLE
	FOUND CONC. MONUMENT		SANITARY SEWER MANHOLE		WATER MAIN VALVE
	FOUND IRON		SET IRON		WATER SHUT-OFF
	GAS MAIN VALVE		SIGN		GAS METER

LINE TYPES		HATCH PATTERNS	
	ELEC		ASPHALT - EXISTING
	BURIED TELEPHONE CABLE		ASPHALT - PROPOSED
	CENTERLINE OF DITCH		CONCRETE
	FORCE MAIN		GRAVEL
	GAS MAIN		LANDSCAPING
	ROAD CENTERLINE		RIP-RAP
	SANITARY SEWER		EXISTING BUILDING
	STORM SEWER		
	TOE OF SLOPE		
	TOP OF BANK		
	UTILITIES - OVERHEAD		
	UTILITIES - UNDERGROUND		
	WATER MAIN		

**PROPERTY DESCRIPTION:**

T14N R4W SEC 3 PART OF SOUTHEAST 1/4 SOUTHEAST 1/4 COM WEST 1308.64 FT, NORTH 935.47 FEET AND NORTH 60' 47' 54" EAST 55.25 FROM THE SOUTHEAST CORNER TO POINT OF BEGINNING THENCE CONTINUING NORTH 60' 47' 54" EAST 365 FEET; THENCE SOUTH 0' 6' 20" WEST 96.08 FEET; THENCE NORTH 89' 53' 40" EAST 573.33 FEET; THENCE SOUTH 13' 35' 6" WEST 175.81 FEET; THENCE SOUTH 60' 47' 54" WEST 315.30 FEET; THENCE SOUTH 27' 33' 36" EAST 429 FEET; THENCE SOUTH 60' 47' 54" WEST 396 FEET; THENCE NORTH 27' 33' 36" WEST 924 FEET TO POINT OF BEGINNING AND THAT PART OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 LYING EAST OF THE EXISTING RAILROAD RIGHT OF WAY AND WEST OF THE CRAIG HILL ROAD AND NORTHWESTERLY OF THE RECORDED PLAT OF VILLAGE OF ISABELLA CITY AS RECORDED IN LIBER 1 OF PLATS PAGE 156 ISABELLA COUNTY RECORDS 11.79 A M/L . SPLIT FOR 2013 FROM 087-00-002-00 TO 087-00-002-01 & 087-00-002-02 . BOUNDARY ADJUSTMENT FOR 2015 FROM 087-00-002-02 TO 087-00-014-00 AND BOUNDARY ADJUSTMENT FOR 2015 FROM 087-00-00-014-00 TO 087-00-002-02

SHEET INDEX	
1.....	COVER SHEET
2.....	BOUNDARY/EXISTING TOPOGRAPHY
3.....	SITE LAYOUT PLAN
4.....	SITE GRADING PLAN
5.....	SITE UTILITY PLAN

<b>SITE:</b>	T14N R4W SEC 3 PART OF SOUTHEAST 1/4 SOUTHEAST 1/4 MT. PLEASANT, MI 48858
<b>CLIENT:</b>	FOUR HACKS LLC 1425 S MISSION RD MT. PLEASANT, MI 48858
<b>CONSULTANT:</b>	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 2257 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

<b>CHARTER COMMUNICATIONS</b> 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com	<b>CHARTER TOWNSHIP OF UNION</b> PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com
<b>CONSUMERS ENERGY</b> 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDD kimberly.studd@cmsenergy.com	<b>CHARTER TOWNSHIP OF UNION</b> PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com
<b>FRONTIER</b> 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@tr.com	<b>DRAIN COMMISSIONERS OFFICE</b> ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isabellacounty.org
<b>DTE ENERGY</b> 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERSE mckersem@teenergy.com	<b>ISABELLA COUNTY ROAD COMMISSION</b> 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY PGaffney@isabellaroads.com
<b>MT. PLEASANT FIRE DEPARTMENT</b> 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 SGT. RANDY KEELER rkeeler@mt-pleasant.org	

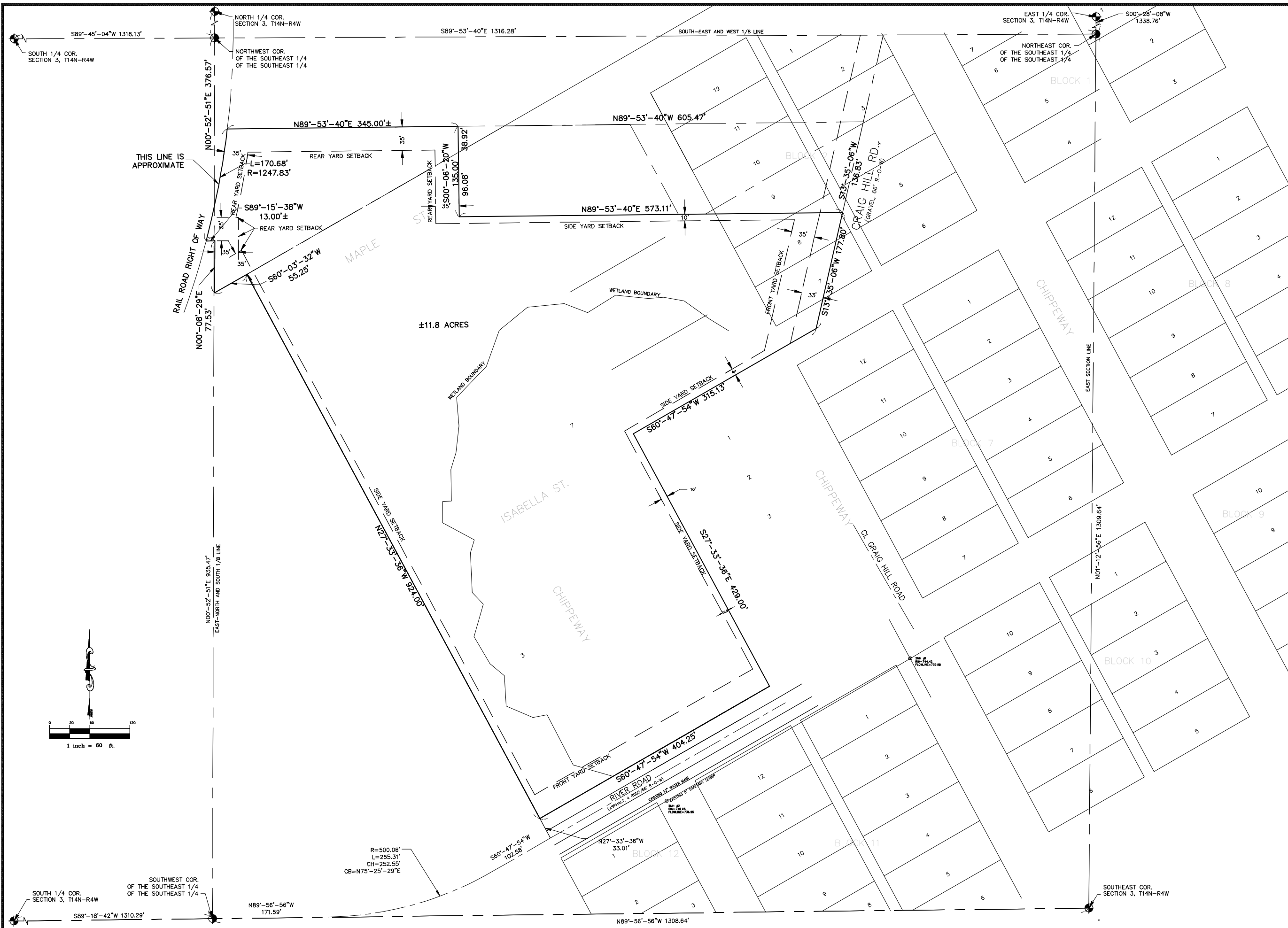
**CMS & D**  
SURVEYING / ENGINEERING  
2257 E. BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-5012  
FAX: (989) 775-5013  
EMAIL: info@cms-d.com

COVER SHEET  
FOUR HACKS LLC  
T14N R4W SEC 3 PART OF  
SOUTHEAST 1/4 SOUTHEAST 1/4  
MT. PLEASANT, MI 48858

REVISIONS:
REVISIONS PER I.C.R.C. AND MT. PLEASANT FIRE
REVISIONS PER 5-28-20 ZONING REVIEW LETTER

SUBMITTALS TO CLIENT & GENERAL CONTRACTOR FOR CONSTRUCTION ESTIMATE 7-2-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 8-2-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 8-13-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 3-02-20
SUBMITTAL TO UNION TOWNSHIP PLANNING 6-03-20

<b>JOB NUMBER:</b> 1711-144	<b>SCALE:</b> N/A
<b>DESIGNED BY:</b> WRE	<b>SHEET NUMBER:</b> 1 of 5
<b>CHECKED BY:</b> N/A	
<b>TELB:</b>	



**CMS & D**  
 SURVEYING / ENGINEERING  
 2257 E. BROOMFIELD ROAD  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (888) 775-5016  
 FAX: (888) 775-5012  
 EMAIL: info@cms-d.com



**BOUNDARY/EXISTING TOPOGRAPHY**  
 FOUR HACKS LLC  
 T14N R4W SEC 3 PART OF  
 SOUTHEAST 1/4 SOUTHEAST 1/4  
 MT. PLEASANT, MI 48858

REVISIONS:

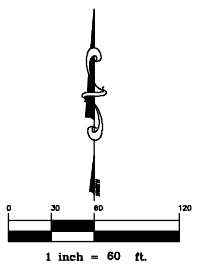
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SUBMITTALS:

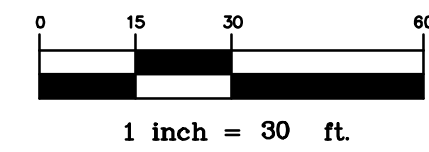
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DRAWN BY:	WRE
DESIGNED BY:	N/A
CHECKED BY:	TELB

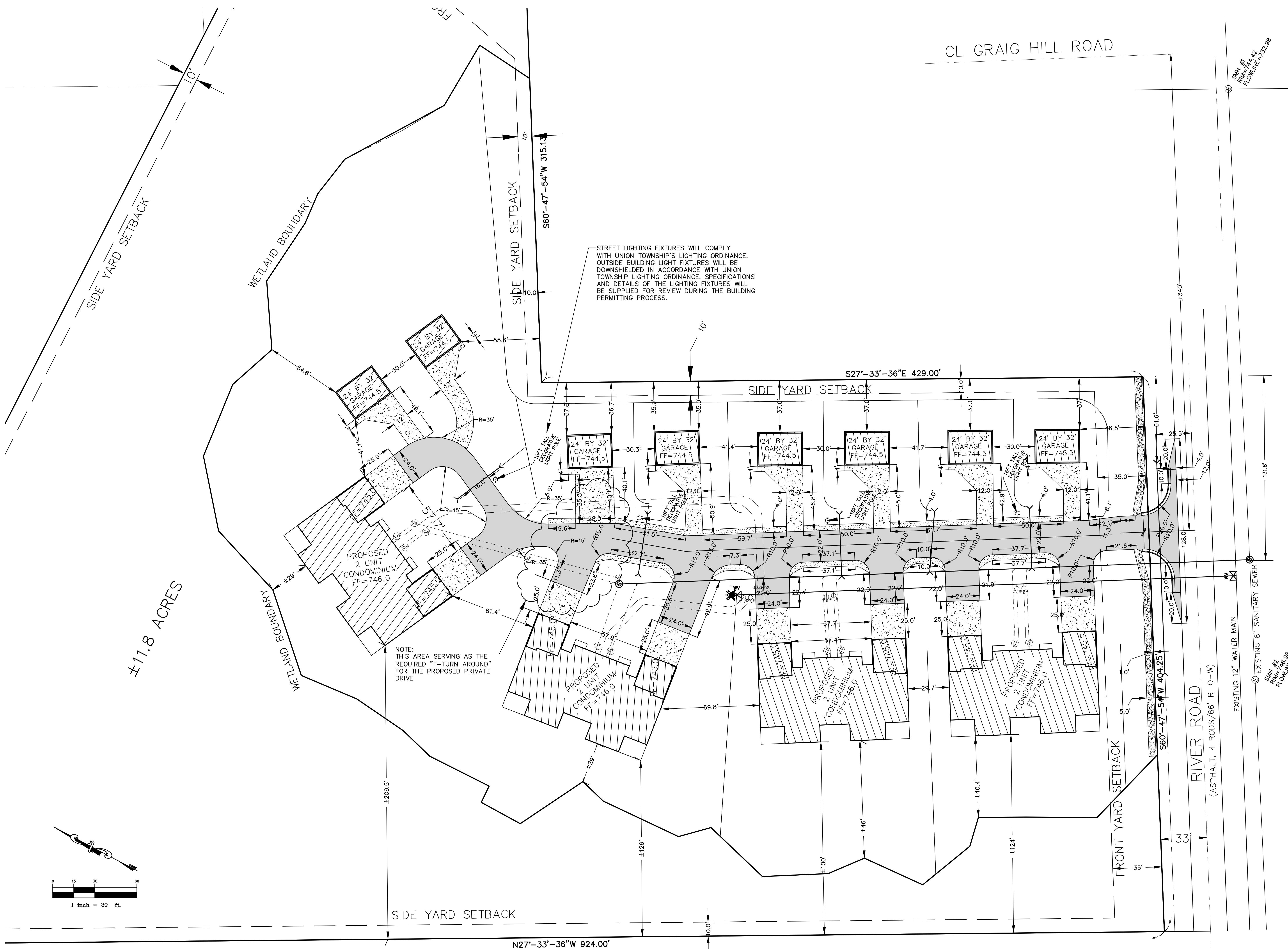
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±11.8 ACRES



STREET LIGHTING FIXTURES WILL COMPLY WITH UNION TOWNSHIP'S LIGHTING ORDINANCE. OUTSIDE BUILDING LIGHT FIXTURES WILL BE DOWNSHIELDED IN ACCORDANCE WITH UNION TOWNSHIP LIGHTING ORDINANCE. SPECIFICATIONS AND DETAILS OF THE LIGHTING FIXTURES WILL BE SUPPLIED FOR REVIEW DURING THE BUILDING PERMITTING PROCESS.

NOTE: THIS AREA SERVING AS THE REQUIRED "T-TURN AROUND" FOR THE PROPOSED PRIVATE DRIVE

**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



**PROPOSED SITE LAYOUT PLAN**  
 FOUR HACKS LLC  
 T14N R4W SEC 3 PART OF  
 SOUTHEAST 1/4 SOUTHEAST 1/4  
 MT. PLEASANT, MI 48858

REVISIONS:  
 REVISIONS TO CLIENT & GENERAL CONTRACTOR FOR CONSTRUCTION ESTIMATE 7-2-19  
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 SUBMITTAL TO UNION TOWNSHIP PLANNING 6-03-20

SCALE  
 1" = 30'

SHEET NUMBER  
 3 OF 5

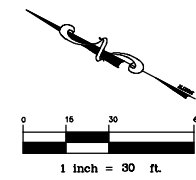
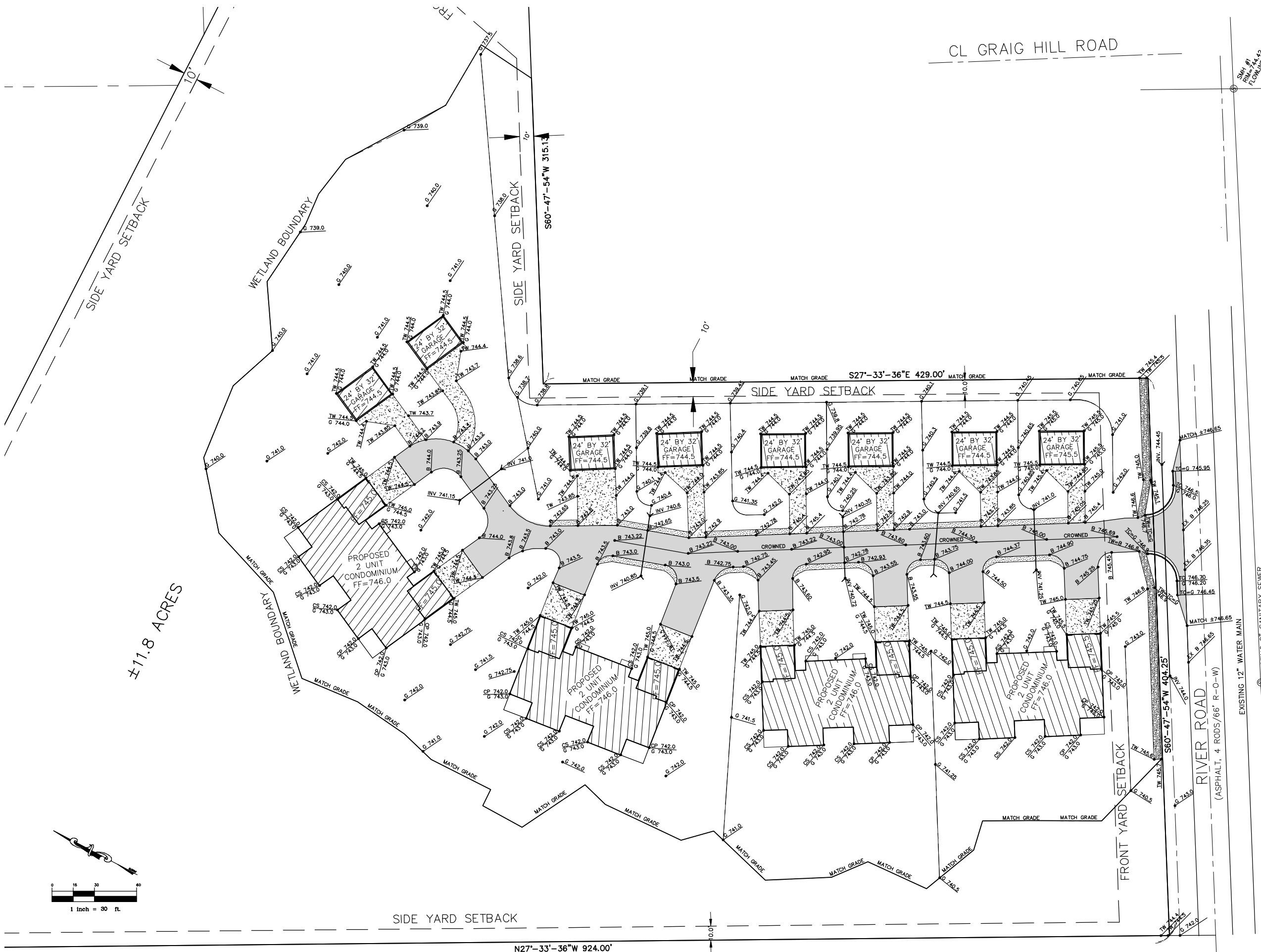
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DRAWN BY:  
 TELB

DESIGNED BY:  
 TELB

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±11.8 ACRES

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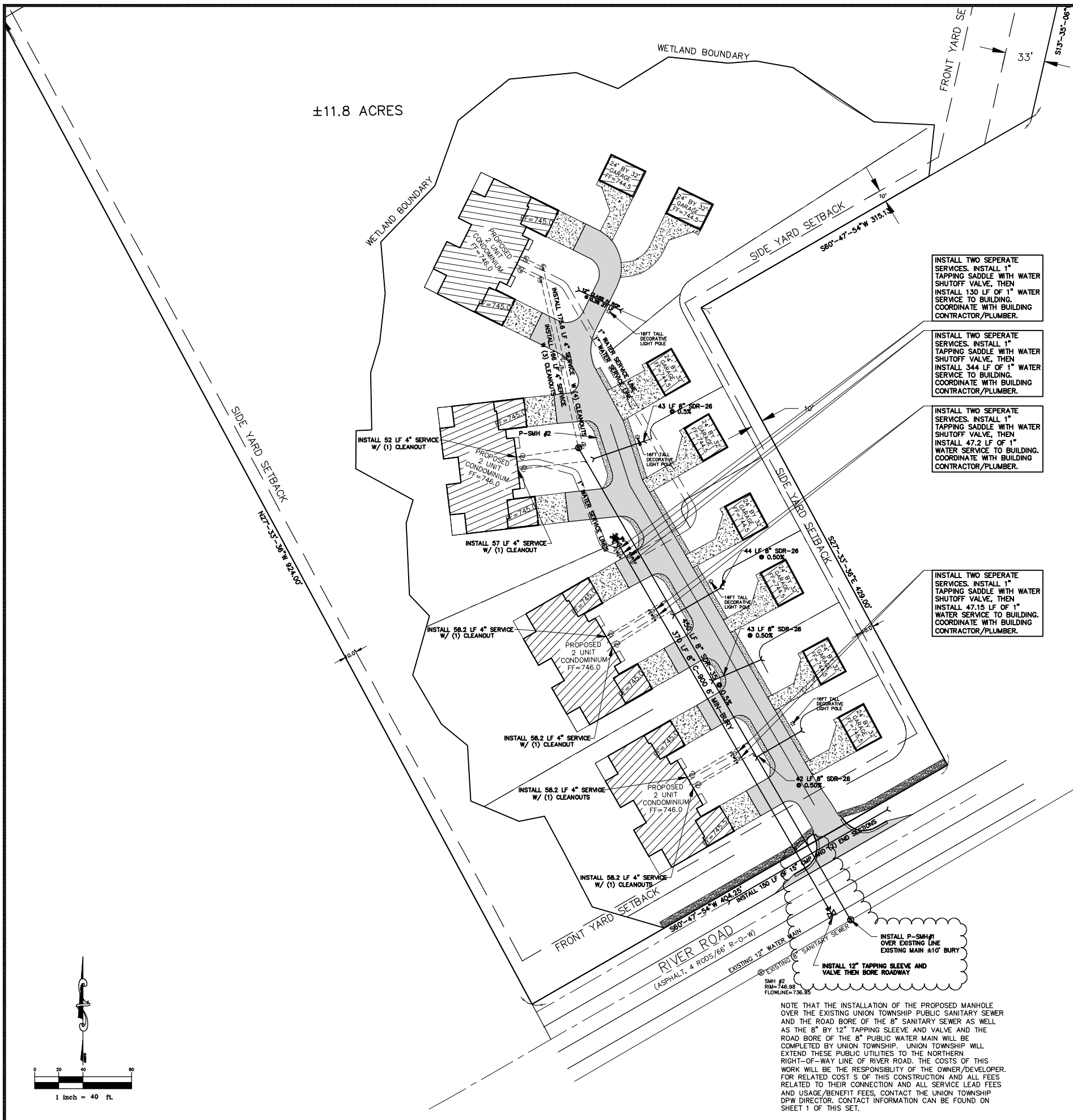


**PROPOSED GRADING PLAN**  
**FOUR HACKS LLC**  
 T14N R4W SEC 3 PART OF  
 SOUTHEAST 1/4 SOUTHEAST 1/4  
 MT. PLEASANT, MI 48858

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 REVISIONS PER 5-28-20 ZONING REVIEW LETTER

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 FOR CONSTRUCTION ESTIMATE 7-2-19  
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 SUBMITTAL TO UNION TOWNSHIP PLANNING 6-03-20

SCALE	1" = 30'
JOB NUMBER:	1711-144
DRAWN BY:	TELB
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER	4 of 5



**GENERAL NOTES:**

THE SANITARY SEWER AND WATERMAIN MUST CONFORM TO UNION TOWNSHIP STANDARDS AND SPECIFICATIONS. SHOULD THERE BE A CONFLICT BETWEEN THE PLANS, NOTES, DETAILS AND SPECIFICATIONS, THE UNION TOWNSHIP STANDARDS SHALL GOVERN. THE CONTRACTOR WILL NOTIFY THE ENGINEER AS SOON AS A CONFLICT IS FOUND. INSTALLATION OF THESE UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UNION TOWNSHIP DEPARTMENT OF PUBLIC WORKS DIRECTOR.

ELECTRIC SERVICES TO THE BUILDINGS AND GARAGES SHALL BE UNDERGROUND. THE SITE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR IN REGARDS TO CONDUIT SLEEVES. FOR BUDGETTING PURPOSES IT SHALL BE ASSUMED THAT EACH RESIDENTIAL UNIT WILL HAVE ONE 2" CONDUIT PLACED ACROSS THE PRIVATE DRIVEWAYS. ASSUME THE LENGTHS TO BE (4) AT 50 LF AND (4) AT 100 LF FOR EACH UNIT.

ALL SERVICE LINES ARE SHOWN FOR REFERENCE ONLY. THE EXACT LOCATIONS TO BE DETERMINED BY THE OWNER AND/OR UTILITY COMPANY.

INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES (INCLUDING TRANSFORMER PAD LOCATIONS) SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANIES AND THE ARCHITECT/ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS REQUIRED FOR WORKING WITHIN THE ROAD RIGHT-OF-WAY PRIOR TO COMMENCING CONSTRUCTION, WITHIN THESE AREAS.

THE PROPOSED ELEVATIONS SHOWN ARE TOP OF WALK, TOP OF CURB, FINISHED ASPHALT SURFACE, GUTTER PAN OR GROUND ELEVATIONS, UNLESS OTHERWISE NOTED.

ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISABELLA COUNTY ROAD COMMISSION STANDARDS. ONE 15" CMP SHALL BE PLACED UNDER THE (2) PRIVATE DRIVEWAYS. THE OVERALL LENGTH OF THE CULVERT WITHOUT THE END SECTIONS IS 150 LF. FLARED END SECTIONS TO BLEND INTO THE EXISTING AND PROPOSED GRADE.

CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF MICHIGAN, COUNTY OF ISABELLA AND UNION TOWNSHIP.

DIMENSIONS SHOWN ON THE PLANS ARE GIVEN TO THE BACK OF CURB, FACE OR BACK OF WALK, EDGE OF ASPHALT OR CONCRETE AND THE BUILDING OUTSIDE LINES.

CONCRETE CURBING SHALL BE 4000 PSI CONCRETE.

ALL ABANDONED CURB STOP BOXES SHALL BE REMOVED AND SALVAGED FOR THE UNION TOWNSHIP DEPARTMENT OF PUBLIC WORKS.

**GENERAL NOTES:**

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" (1-800-482-7171) A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR 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. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR WHERE POSSIBLE CONFLICTS EXIST PRIOR TO BEGINNING CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS, EXISTING UTILITIES, LOT AND BUILDING DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE PLANS. ARRANGE TO HAVE UTILITIES IDENTIFIED AND FLAGGED BEFORE STARTING CONSTRUCTION. THE OWNER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONSTRUCTION UNDER EXISTING OR PROPOSED PAVEMENT, EXISTING OR PROPOSED UTILITIES (INCLUDING LEADS), SHALL BE COMPLETELY BACKFILLED WITH SAND IN 12" LAYERS, AND COMPACTED TO NOT LESS THAN 95% OF ITS MAXIMUM UNIT WEIGHT, AS DETERMINED BY THE MODIFIED PROCTOR METHOD. THE COST IS TO BE INCLUDED IN THE UNIT PRICE BID FOR EACH ITEM.

THE CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT PART 91 OF PUBLIC ACT 451 OF 1994, AS AMENDED.

TOPSOIL SHALL BE STOCKPILED ON THE SITE AND USED AS TOPSOIL SURFACES AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. UNSUITABLE TOPSOILS MUST BE DISPOSED OF. DURING THE CLEANUP, ANY REMAINING STOCKPILES WILL NEED TO BE REMOVED. SOIL EROSION MEASURES MUST BE TAKEN TO ASSURE THAT THESE STOCKPILES ARE STABILIZED.

THE CONTRACTOR SHALL SEED AND FERTILIZE ALL NONE HARD SURFACE AREAS AND ANY OTHER DISTURBED AREAS AS SHOWN ON THE PLANS AND/OR DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL BACKFILL, COMPACT AND FINE GRADE ALL AREAS BETWEEN THE CURBS AND PAVEMENT AND THE PROPERTY LINES WITH TOPSOIL SUITABLE FOR LANDSCAPING. THE GRADES IN THESE AREAS WILL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

THE UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING AS STATED ON THE PLANS. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE STATED.

THE CONTRACTOR SHALL FURNISH AND INSTALL PLAIN RIP-RAP BANK PROTECTION IN AREAS WHERE BANK EROSION WILL MOST LIKELY OCCUR OR AS DIRECTED BY THE ENGINEER.

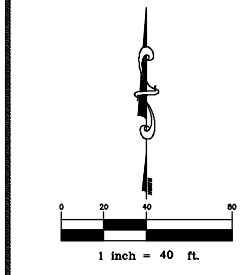
BROKEN CONCRETE AND DEBRIS SHALL BE CONSIDERED WASTE TO BE DISPOSED OF BY THE CONTRACTOR.

ALL DEWATERING REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE BID.

ALL JOINTS AT INTERSECTION APPROACHES AND DRIVEWAYS SHALL BE SAWCUT WITH BUTT-JOINTS. THE COST SHALL BE INCLUDED WITH THE PAYMENT FOR EXCAVATION.

THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES ON THE PROJECT. THE COST IS TO BE INCLUDED IN THE LUMP SUM FEE.

ALL WATER VALVE BOXES, ELECTRICAL BOXES, GAS VALVES AND ANY OTHER EXISTING UTILITY STRUCTURES ON THE SITE SHALL BE ADJUSTED TO FINISHED GRADE. THE COST SHALL BE INCLUDED IN THE LUMP SUM FEE.



NOTE THAT THE INSTALLATION OF THE PROPOSED MANHOLE OVER THE EXISTING UNION TOWNSHIP PUBLIC SANITARY SEWER AND THE ROAD BORE OF THE 8" SANITARY SEWER AS WELL AS THE 8" BY 12" TAPPING SLEEVE AND VALVE AND THE ROAD BORE OF THE 8" PUBLIC WATER MAIN WILL BE COMPLETED BY UNION TOWNSHIP. UNION TOWNSHIP WILL EXTEND THESE PUBLIC UTILITIES TO THE NORTHERN RIGHT-OF-WAY LINE OF RIVER ROAD. THE COSTS OF THIS WORK WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. FOR RELATED COSTS OF THIS CONSTRUCTION AND ALL FEES RELATED TO THEIR CONNECTION AND ALL SERVICE LEAD FEES AND USAGE/BENEFIT FEES, CONTACT THE UNION TOWNSHIP DPW DIRECTOR. CONTACT INFORMATION CAN BE FOUND ON SHEET 1 OF THIS SET.

NOTE: REQUEST TEMPRARY RELIEF FOR INSTALLATION OF SIDEWALKS

**CMS & D**  
SURVEYING / ENGINEERING  
2257 E. BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (888) 775-5012  
FAX: (888) 775-5012  
EMAIL: info@cms-d.com



**PROPOSED UTILITY PLAN**  
FOUR HACKS LLC  
T14N R4W SEC 3 PART OF  
SOUTHEAST 1/4 SOUTHEAST 1/4  
MT. PLEASANT, MI 48858

REVISIONS:

REVISIONS PER I.C.R.C. AND MT. PLEASANT FIRE
REVISIONS PER 5-28-20 ZONING REVIEW LETTER

SUBMITTALS:

TO CLIENT & GENERAL CONTRACTOR
FOR CONSTRUCTION ESTIMATE: 7-2-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 8-2-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 8-13-19
SUBMITTAL TO UNION TOWNSHIP PLANNING 3-02-20
SUBMITTAL TO UNION TOWNSHIP PLANNING 6-03-20

SCALE	1" = 40'
JOB NUMBER:	1711-144
DRAWN BY:	TELB
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER	5 OF 5



# FOUR HACKS DUPLEX

River Road  
Union Township  
Michigan

CONTRACTOR:  
Garber Construction  
2144 Independence Dr.  
Mt Pleasant, MI 48858

## DENNIS MALONEY ARCHITECT

620 HANNAH AVE.  
ALMA, MICH. 48801  
(989) 944 5055  
denmarch@gmail.com

SEAL:

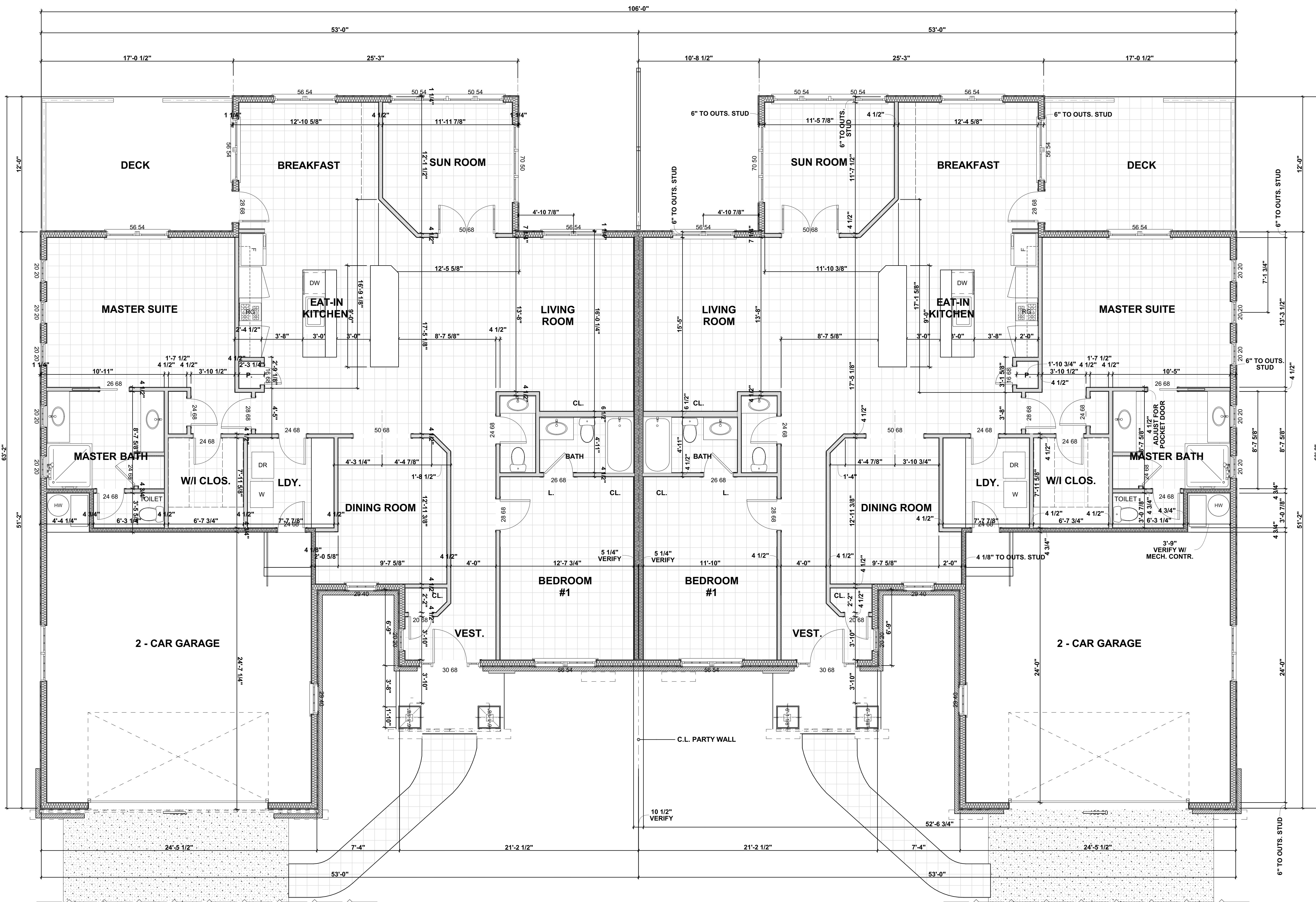
08-5-2019 PRELIMINARY PLAN

MARK	DATE	DESCRIPTION
	8-5-19	

8-5-19

SHEET TITLE  
PREL. FLOOR PLAN

A-1.1



### FLOOR PLAN

SCALE: 1/4" = 1'-0"



NOTE: INTERIOR DIMENSIONS ARE TO  
OUTS. OF DRYWALL -  
EXTER. DIM'S ARE TO OUTS. OF STUD

PRELIMINARY ONLY -  
NOT FOR CONSTRUCTION

# FOUR HACKS DUPLEX

River Road  
Union Township  
Michigan

CONTRACTOR:  
**Garber Construction**  
2144 Independence Dr,  
Mt Pleasant, MI 48858

## DENNIS MALONEY ARCHITECT

620 HANNAH AVE.  
ALMA, MICH. 48801  
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denmarch@gmail.com

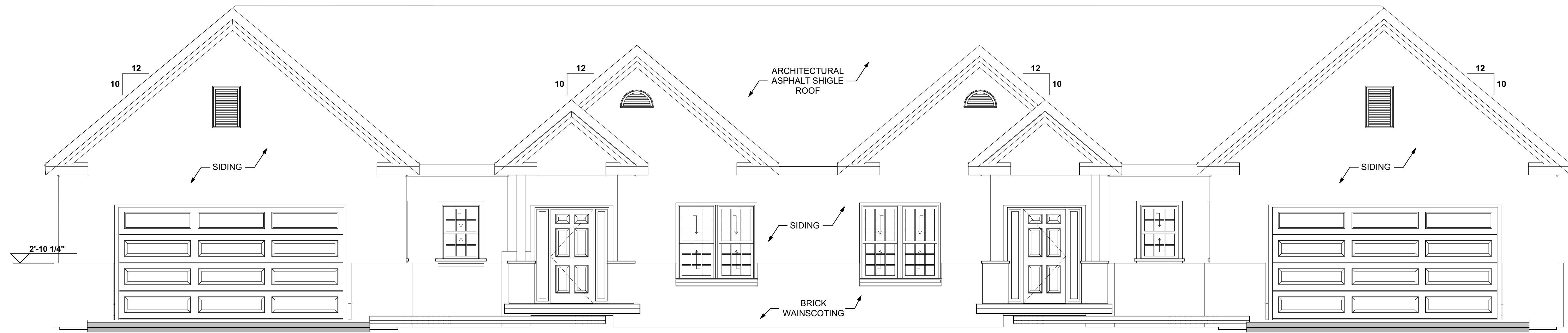
SEAL:

08-5-2019 PRELIMINARY PLAN

MARK	DATE	DESCRIPTION
	8-5-19	

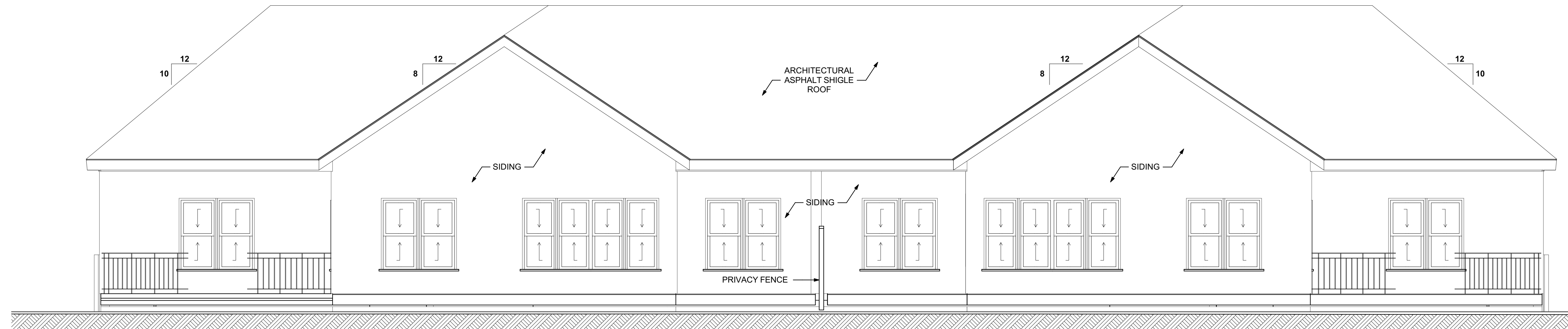
SHEET TITLE  
**ELEVATIONS**

**A-2.1**



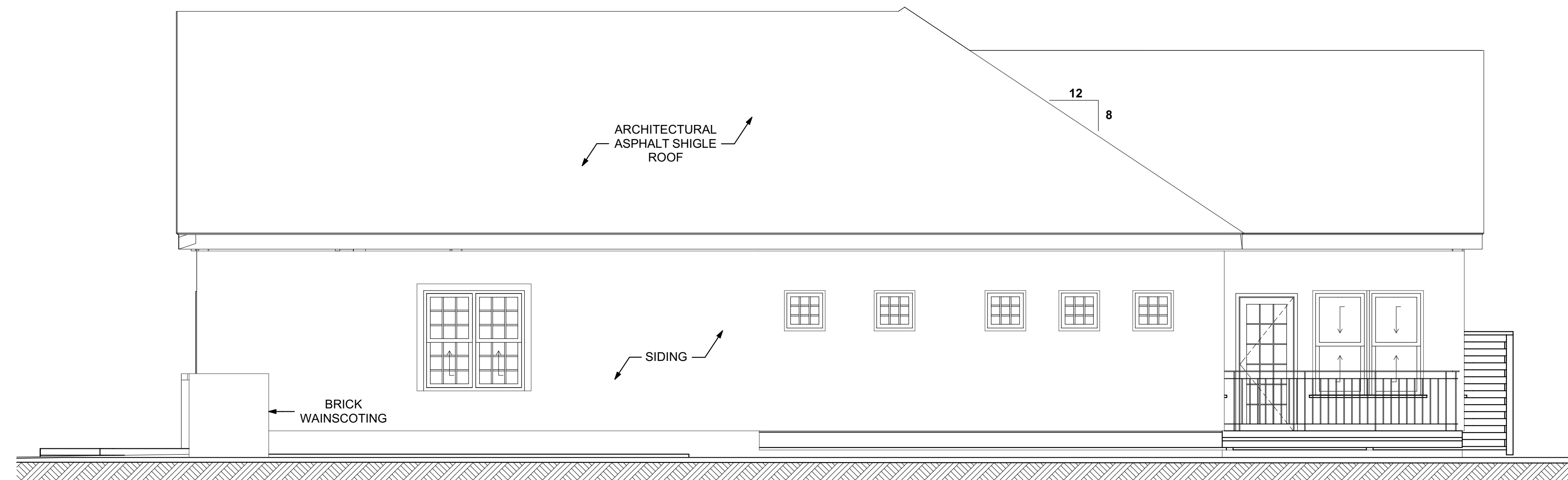
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**ELEVATION**

SCALE: 1/4" = 1'-0"

NOTE: INTERIOR DIMENSIONS ARE TO  
OUTS. OF DRYWALL -  
EXTER. DIM'S ARE TO OUTS. OF STUD

PRELIMINARY ONLY -  
NOT FOR CONSTRUCTION





PERSPECTIVE VIEW OF FRONT



PERSPECTIVE VIEW OF REAR

**FOUR HACKS  
DUPLEX**

River Road  
Union Township  
Michigan

**DENNIS MALONEY  
ARCHITECT**

620 HANNAH AVE.  
ALMA, MICH. 48801

**PERSPECTIVE VIEWS**

8-2-19



**Draft Motions: Site Plan Application**

**MOTION TO RECOMMEND APPROVAL:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, 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 fully complies with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

**MOTION TO RECOMMEND APPROVAL WITH CONDITIONS:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, 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.
4. \_\_\_\_\_  
\_\_\_\_\_

**MOTION TO RECOMMEND DENIAL:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to deny 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 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 PSPR20-02 site plan application from Four Hacks LLC until \_\_\_\_\_ for the following reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_