

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 20, 2013.

Meeting was called to order at 7:07 p.m.

Roll Call

Squattrito, Jankens, Henley, Shingles, Fuller, McGuirk present. **Wagner, Mielke, Primeau** excused absent.

Others Present

Woody Woodruff

Approval of Minutes

Fuller moved and **Henley** supported to approve the January 16, 2013 meeting minutes with the correction of a typographical error in the minutes. **Ayes: All. Motion carried.**

Correspondence

Isabella Planning Commission announced the adoption of their new master plan. Union Township has a digital copy.

Approval of Agenda

New Grass LLC asked to be moved to the number one spot on the agenda. There was no opposition to the request.

Fuller moved and **Shingles** supported to approve the amended agenda. **Ayes: All. Motion carried.**

Public Comment

No Public Comment was offered.

NEW BUSINESS

- 1.) **REZ - 1652: Rezoning of Property in Section 26 south of 4085 E Sweeney from B5 to R3A. Owner: New Grass LLC**

Tim Coscarelly, the representative of the complex presented their request for rezoning from commercial to multi-family dwelling so they can build high end, multi unit apartments which will support 700 to 750 new residents. The projected tenants will be primarily for students.

Public Comment

Lea Hansmann, the representative of Bluegrass LLC (Village at Bluegrass) commented that they were concerned with the possibility of oversaturation and potential blight with the older properties in the area.

- 2.) **REZ - 1651: Rezoning of Property in Section 26 of 4300 S Collegiate Way from B5 to R3A. Owner: Collegiate Way LLC**

Tim Bebee, the representative of the property explained how the owner of this property has the opportunity to sell his commercial property to a developer who is interested in building a high end, residential apartments focused primarily for student housing. It will be on 15 acres and will provide safe and secure housing for 500 to 600 residents. Alex Euissen, a National student housing developer proposed building high end student housing for this property and is confident the market and demands of the area will support this project.

Public Comment

Lea Hansmann reiterated her concern of oversaturation of student housing for this area.

Gordon Bloem stated the developer should have the same opportunity that existing multi unit complexes have.

William McClintic, who is the prospective buyer for the property on Sweeney asked if this property was harmonious and compliant to the master plan and if so, than the rezoning should be granted.

Jankens motioned and **Fuller** supported the recommendation to the board for approval of rezoning REZ-1652 from B5 to R3A. **McGuirk** abstained due to a conflict of interest. **Ayes: All. Motion carried.**

Henley motioned and **Jankens** supported the recommendation to the board for approval of rezoning REZ-1651 from B5 to R3A. **McGuirk** abstained due to a conflict of interest. **Ayes: All. Motion carried.**

3.) **SPA – 1653: Site Plan review for Phase III, 180’ x 204’, three story addition. Owner: Mid Michigan Community College.**

Stacie Tewari, the Sr. Project Engineer with Rowe Professional Services Company presented the site plan review for the addition of a three story building to Mid Michigan Community College at Summerton and Broadway.

Martin Ruitter Jr., of Hobbs & Black Architects talked about how this will be a LED certifiable building that will hold up to 3900 students and is meant to consolidate with the Pickard branch (which is projected to close).

McGuirk moved to approve pending the Fire Department, Storm and road commission approvals. **Shingles** supported. **Ayes: All. Motion carried.**

Other Business

1.) **BCP- 1653: Board of Commission Policy.**

The Planning Commission will move their regular monthly meetings to the Third Tuesday of each month beginning on March 19, 2013.

Extended Public Comment

Woody Woodruff wanted to welcome **Rick McGuirk** to the Planning Commission. He was formerly part of the Planning Commission and is part of McGuirk Construction. He is a valuable asset to the Planning Commission team.

Adjournment

The Chair adjourned the meeting at 8:57 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)