

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular - Electronic Meeting Minutes

A regular-electric meeting of the Charter Township of Union Planning Commission was held on October 20, 2020 as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:02 p.m.

Roll Call

Present: Buckley, Clerk Cody (arrived late - 7:06 p.m.), Darin, Fuller, LaBelle, Shingles, Squatrito, and Thering

Others Present

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

Approval of Minutes

Buckley moved Darin supported the approval of the September 15, 2020 regular meeting as presented. Vote: Ayes: 7 Nays: 0. Motion carried.

(7:06 p.m. Cody arrived on Zoom meeting)

Correspondence / Reports/ Presentations

- A. Cody updates from the Board of Trustees – October 14th canceled due to no quorum
- B. Buckley updates from the ZBA – October meeting cancelled by Chair
- C. Darin updates from the Sidewalks and Pathways Prioritization Committee

Approval of Agenda

Fuller moved Cody 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. **Site Plan Review - PSPR20-11 (3046 Jen's Way) proposed building additions; and PSPR20-12 (3074 Jen's Way) proposed extension of the Jen's Way private road.**

Recusal by Fuller due to conflict of interest that was determined by the majority of the Commissioners.

The building additions are 4,100 square feet on each leg of the approved (and partially built) West Wood Condominium building for a total of 8,200 square feet. These additions will allow the northeast/northwest corners to match the southeast/southwest corners of the building.

The private road proposed will extend the existing Jen's Way that currently runs from E. Remus Rd. to the Lexie Lane private road all the way out to S. Lincoln Rd. The Jen's Way extension will intersect with S. Lincoln Rd. south of the Arboretum Apartment Homes development.

The PSPR 20-11 and PSPR 20-12 site plan applications were submitted for review prior to the 9/21/2020 effective date of the Township's new Zoning Ordinance No. 20-06. Accordingly, they were accepted for review and action under the site plan requirements of the (now former) Zoning Ordinance No. 1991-5. All references in this report are to Ord. No. 1991-5.

Cody moved **Buckley** supported, to approve the PSPR 20-11 and PSPR 20-12 site plans for the West Wood Condominium building additions and new private road on approximately 11 acres of land on the south side of East Remus Road in the northeast quarter of Section 20 and in the B-5 (Highway Business) District, finding that both site plans can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. A direct barrier-free sidewalk connection shall be provided between the existing public sidewalk along Remus Rd. and the building entrances to the commercial/office spaces on the east side of the West Wood Condominium building, with details and construction timing notes added to a revised site plan for the PSPR 20-11 project submitted for administrative review and acceptance by the Zoning Administrator.
2. Confirmation of compliance with minimum off-street parking requirements shall be demonstrated by the applicant on the building permit construction plans for interior buildout of each new addition to the West Wood Condominium building, subject to verification by the Zoning Administrator prior to issuance of the building permit.
3. Review and acceptance of the site plan by the Township's Public Services Department shall be required before a building permit or a grading permit is issued for the project.

Roll Call Vote: Ayes: Buckley, Cody, Darin, LaBelle, Shingles, Squatrito, and Thering
Nays: 0. Motion Carried.

B. Site Plan Review - PSPR20-08 (2480 Rosewood) proposed building addition; and PSPR20-09 (Rosewood-vacant, PID 14-014-20-039-05) proposed new parking lot.

The proposed building addition is 2,127 square feet to the north side of an existing building at 2480 Rosewood Dr.

The new parking lot will be located on a proposed parcel of land that is 0.45 acres in gross lot area, which was rezoned in 2019 from R-3A to OS based on a legal description, but was not actually divided off from the existing parent parcel (PID 14-014-20-038-05). The parking lot will be developed in two (2) separate phases: Phase I contains 16 parking stalls and phase II an additional 10 for a total of 26.

The PSPR 20-08 and PSPR 20-09 site plan applications were submitted for review prior to the 9/21/2020 effective date of the Township's new Zoning Ordinance No. 20-06. Accordingly, they

were accepted for review and action under the site plan requirements of the (now former) Zoning Ordinance No. 1991-5. All references in this report are to Ord. No. 1991-5.

Cody moved **Darin** supported to approve the PSPR 20-08 and PSPR 20-09 site plans for Mohan Annu MD PLLC on approximately 1.2 acres of land on the east and west side of Rosewood Drive in the northeast quarter of Section 14 and in the OS (Office Service) District, finding that both site plans can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. Add the specific species of evergreen tree plantings to a revised PSPR 20-09 site plan, which shall be subject to administrative review and acceptance by the Zoning Administrator before a building or grading permit is issued.
2. Township approval of a land division application to establish the proposed parking lot parcel shall be required before a building or grading permit is issued.
3. Provide an as-recorded copy of the easement documents to the Zoning Administrator prior to issuance of a new certificate of occupancy for the expanded building.

Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle, Shingles, Squatrito, and Thering Nays: 0. Motion Carried.

C. Master Plan implementation - discussion

The commissioners asked to postpone discussion until the November meeting to allow for Nanney, Community and Economic Development Director, to prepare housing information received from a training.

Other Business

Extended Public Comment

Open –8:31 p.m.

No comments were offered.

Closed – 8:31 p.m.

Final Board Comment

Darin - Commented on MAP training he attended last week

Adjournment – Chairman Squatrito adjourned the meeting at 8:35 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)