

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 November 17, 2020 as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:04 p.m.

Roll Call

Present: Darin, Fuller, LaBelle, Shingles, Squattrito, and Thering

Excused: Buckley and Clerk Cody

Others Present

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

Approval of Minutes

LaBelle moved Thering supported the approval of the October 20, 2020 regular meeting as presented. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

A. Board of Trustees – Newly elected board’s term starts 11/20/20 at noon

B. Annual Report from the ZBA

Thering moved Shingles supported to approve the annual written report from the ZBA as presented and have Township staff forward report to the Planning Commission. **Vote: Ayes: 6 Nays: 0. Motion Carried.**

Approval of Agenda

Fuller moved Darin supported to approve the Agenda as presented. **Vote: Ayes: 6 Nays: 0. Motion Carried.**

Public Comment

Open 7:10 p.m.

No comments were offered.

Closed 7:11 p.m.

New Business

A. PREZ 20-03 (Grayling Investors) Application to rezone the northern 465 feet of PID 14-026-20-001-06 on the SW corner of E. Broomfield Rd. and S. Isabella Rd. from the B-4 (General Business) to the B-5 (Highway Business) District

a. Introduction

b. Public Hearing

c. Updates from the Applicant and Staff

d. Deliberation

e. Action (recommendation to the Board of Trustees)

Community and Economic Development Director introduced PREZ 20-03 Request to rezone a parcel that is currently split zoned B-4/B-5 to the B-5 (Highway Business) District, which would accommodate the development of a restaurant with drive through service. The Director emphasized the Commission's responsibility to evaluate the application based on the criteria outlined in Section 14.5.G of the Zoning Ordinance and to include relevant findings of fact and conclusions in any recommendations to the Board of Trustees.

Public Hearing

Open: 7:16 p.m.

No correspondence received by Township Staff.

No comments were offered.

Closed: 7:18 p.m.

Applicants Richard Jaskowski and Sara Ross updated the commissioners and were available for questions.

Motion by **LaBelle**, supported by **Fuller**, to recommend to the Township Board of Trustees that the PREZ 20-03 Zoning Map Amendment to rezone the northern 465 feet of PID 14-026-20-001-06 from the B-4 (General Business) to the B-5 (Highway Business) District be adopted based on the following findings and conclusions:

1. The setbacks for both districts are equal. The subject parcel meets the required lot dimension standards for both a B-4 and B-5 parcel.
2. A parcel that is split-zoned in two different business districts can create obstacles for development as to where a use can go or if a use is allowed at all.
3. The subject site is located on the northern edge of the Bluegrass Center Area as defined on the Future Land Use Map. The Bluegrass Center Area Plan also encourages mixed use developments, with first floor retail/office/entertainment/restaurant venues and residential units on upper floors, as the intended predominate uses, especially in the core of this area along E. Bluegrass Rd.
4. Nearly all of the core of the Bluegrass Center Area is currently zoned B-5 (Highway Business).
5. The full range of allowable uses in the proposed B-5 District include auto-oriented activities that are not fully consistent with the Bluegrass Center Area Plan, but the proposed rezoning should be adopted based on the following information that supports a change without a need to amend the Master Plan:
 - a. The timing of adoption of the new Zoning Ordinance No. 20-06, which disallowed drive-through restaurants in the B-4 (General Business) District, is a relevant fact to consider with regards to this requested zoning change.
 - b. Although the applicant failed to submit their final site plan application while Zoning Ordinance No. 1991-5 was in effect, the SUP 2019-06 special use permit for a filling station was approved and the previous SPR 2019-12 preliminary site plan for a filling station and restaurant

with drive-through facilities did receive an initial informal review under the former Zoning Ordinance, which allowed these land uses in both zoning districts.

6. Based on trends in the area, availability of public infrastructure, the timing of this rezoning proposal is appropriate for consideration.

7. This amendment will not create any special privilege, result in unlawful exclusionary zoning or set an inappropriate precedent. No adverse impacts are anticipated by the proposed rezoning or development of the lot consistent with Zoning Ordinance requirements.

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

B. Approve the 2021 Meeting Schedule

- a. The Sidewalks and Pathways Prioritization Committee – schedule joint meeting during the regular January Planning Commission meeting?**

Shingles moved Thering supported to approve the schedule of regular meetings of the Planning Commission for the 2021 calendar year to take place at 7:00 p.m. on the third Tuesday of each month in accordance with the requirements of the Open Meetings Act and approved scheduling a joint meeting with the Sidewalks and Pathways Prioritization Committee by inviting them to the January 19, 2021 Planning Commission meeting. Roll Call Vote: Ayes: Darin, LaBelle, Fuller, Shingles, Squatrito, and Thering Nays: 0. Motion Carried.

C. Approve the 2020 Annual Report to the Board of Trustees

Shingles moved Thering supported to approve the Planning Commission Annual Report for 2020 and authorize staff to forward the report to the Board of Trustees. Roll Call Vote: Ayes: Darin, LaBelle, Fuller, Shingles, Squatrito, and Thering Nays: 0. Motion Carried.

Other Business

A. Master Plan implementation

- a. Continue discussion of action items: Water Quality, Industrial Districts, Code Enforcement, and Capital Improvements Program**
- b. Understanding the Problem – Housing Handout**

The commission continued their discussion and evaluation of Mater Plan implementation priorities. Tonight’s continued discussion focused on the Union Township Master Plan Housing section and the Understanding the Problem – Housing Handout.

Extended Public Comment

Open –8:36 p.m.

No comments were offered.

Closed – 8:36 p.m.

Final Board Comment

Squatrito – Thank you to James Thering for his service to the Planning Commission and congratulations on his newly elected position to the Board of Trustees.

Thering – Shared to the commission that the planning commission has been a positive and eye-opening opportunity. Thanked the commissioners for the time he spent being part of the Planning Commission.

Adjournment – Chairman Squatrito adjourned the meeting at 8:39 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)