

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 January 19, 2021 as a virtual meeting through the Zoom meeting platform.

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

Roll Call

Present:

Buckley (location: Union Township, Isabella County, Mt. Pleasant, MI)
Clerk Cody (location: Union Township, Isabella County, Mt. Pleasant, MI)
Darin (location: Union Township, Isabella County, Mt. Pleasant, MI)
Fuller (location: Union Township, Isabella County, Mt. Pleasant, MI)
LaBelle (location: Union Township, Isabella County, Mt. Pleasant, MI)
Lapp (location: Union Township, Isabella County, Mt. Pleasant, MI)
Shingles (location: Union Township, Isabella County, Mt. Pleasant, MI)
Squatrito (location: Isabella County, Mt. Pleasant, MI)

Others Present

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

Approval of Minutes

Fuller moved **Buckley** supported the approval of the December 15, 2020 regular meeting as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Presentation for Isabella County Jail by Darrel DeHaan of Integrated Architecture and Troy Grunder of Rowe Engineering, and Sheriff Main.

The new Isabella County Jail is proposed as a 60,000 square foot, 187 bed facility also housing the Sheriff's Office. The proposed facility would be located on the south side of E. Remus Rd. at S. Summerton Rd.

- B. Board of Trustees updates by Clerk Cody
- C. ZBA updates by Buckley
- D. Sidewalks and Pathway Prioritization updates by Darin

Approval of Agenda

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

Public Comment

Open 7:49 p.m.

No comments were offered.

Closed 7:50 p.m.

New Business

A. Meet with Sidewalks and Pathways Prioritization Committee members

a. Temporary relief from construction policy discussion

b. Discussion of long-term (2022 - 2027) sidewalk construction priorities

Discussion held with the members of the committee in attendance regarding temporary relief from construction policy and long-term (2022-2027) sidewalk construction priorities.

B. PSPR20-02 Sam's Club filling station – preliminary site plan

The applicant is proposing to construct a filling station at Sam's Club located at 4850 Encore Drive.

Keith Moore with Carlson Consulting presented the preliminary site plan and answered the commissioner's questions.

Darin moved **Fuller** supported to approve the PSPR 20-02 preliminary site plan from Carlson Consulting Engineers for the construction of a new Sam's Club filling station on parcel number 14-026-30-001-07, located on approximately 16.8 acres west and north of Encore Drive in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the December 3, 2020 site plan can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Provide the missing items of required information on the final site plan per Section 14.2.P.
2. Update the parking, exterior lighting, sidewalk easement, and landscaping details on the final site plan to conform to Zoning Ordinance requirements.
3. As part of the final site plan submittal, provide the completed hazardous substance reporting form and EGLE permit checklist form from the application materials and documentation of compliance with State of Michigan requirements for underground fuel tanks located less than 2,000 feet from municipal water wells.

Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle II, Lapp, Shingles, and Squattrito

Nays: 0. Motion carried.

C. PSPR20-19 Den at Broomfield Preliminary Site plan

The applicant is proposing to construct two mixed-use commercial-residential buildings located at the southwest corner of E Broomfield Rd. and Sweeney Rd. in the NE ¼ of Section 26 and in the B-5 (Highway Business) zoning district.

Tim Bebee with CMS&D presented the preliminary site plan and answered the commissioner's questions.

Cody moved **Lapp** supported to approve the PSPR 20-19 preliminary site plan from B.S.P. Enterprises LLC for The Den on Broomfield mixed-use commercial-residential buildings located at the southwest corner of E. Broomfield Road and Sweeney Road in the northeast quarter of Section 26 and in the B-5 (Highway

Business) zoning district, finding that the December 23, 2020 site plan can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Provide the missing items of required application and site plan information as part of the final site plan submittal, including documentation of compliance with Section 6.24 (Mixed-Use Buildings) and Section 14.2.P. (Required Site Plan Information).
2. Revise the off-street parking, cross-access, loading area, and sidewalk details on the final site plan as necessary for compliance with Zoning Ordinance requirements.
3. All final site plan information shall be provided in a consolidated set without separate attachments or addendums, and with all sheets referenced on the cover sheet.

Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle II, Lapp, Shingles, and Squatrito
Nays: 0. Motion carried.

D. Appoint Planning Commission Liaison to the ZBA

Lapp moved **Shingles** supported to re-appoint Buckley to another term as Planning Commission Liaison to the ZBA. **Roll Call Vote: Ayes: Buckley, Cody, Darin, Fuller, LaBelle II, Lapp, Shingles, and Squatrito** **Nays: 0. Motion carried.**

E. Parks and Recreation Master Plan update – introduction

Updates to the 2010 plan are proposed to be developed by the Community and Economic Development Director under the guidance of the Planning Commission, and with input from the public and from Public Services Department staff members with responsibility over the Township's park facilities.

Other Business

A. Master Plan implementation

Extended Public Comment

Open –9:27 p.m.

No comments were offered.

Closed – 9:27 p.m.

Final Board Comment

Adjournment – Chairman Squatrito adjourned the meeting at 9:28 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)