

**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 March 16, 2021 as a virtual meeting through the Zoom meeting platform.

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

**Roll Call**

**Present:**

Albrecht (location: Union Township, Isabella County, Mt. Pleasant, MI)

Buckley (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)

Squattrito (location: Isabella County, Mt. Pleasant, MI)

**Excused:**

Clerk Cody

**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 February 16, 2021 regular meeting as presented. Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

A. ZBA updates by Buckley

B. Sidewalks and Pathway Prioritization updates by Darin

**Approval of Agenda**

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

**Public Comment**

Open 7:14 p.m.

No comments were offered.

Closed 7:14 p.m.

## **New Business**

### **A. Annual election of officers**

#### **a. Chair**

**Buckley** moved **Fuller** supported to appoint Commissioner Squattrito as Chair per the Planning Commission by laws. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito**

#### **b. Vice-Chair**

**Fuller** moved **Shingles** supported to appoint Commissioner Buckley as Vice-Chair per the Planning Commission by laws. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito**

#### **c. Secretary**

**Fuller** moved **Shingles** supported to appoint LaBelle as Secretary per the Planning Commission by laws. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito**

### **B. PSUP20-03 New County Jail and Sheriff's Office facility – Special Use Permit application**

#### **a. Updates from staff**

#### **b. Public hearing**

#### **c. Request from the applicant to postpone deliberation and action**

Nanney, Community and Economic Development Director updated that on March 2, 2021, the Isabella County Board of Commissioners took formal action to terminate their purchase agreement with the owner of the 36.26 acres on the west side of S. Summerton Rd. and south side of E. Remus Rd. in the NE ¼ of Section 24.

## **Public Hearing**

**Open: 7:36 p.m.**

Shaym Marar, 3010 S. Summerton – No concerns at this time, would like to receive notice if this special use permit application is brought back for reconsideration.

No written comments were received.

**Closed: 7:39 p.m.**

**Buckley** moved **Lapp** supported to postpone deliberation and action on the PSUP20-03 Special Use Permit application for the new Isabella County Jail and Sheriff's Office on parcel 14-024-20-001-00 per the applicant's request and until the Township receives further communication from the applicant establishing a date certain for consideration of this application. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito Nays: 0. Motion carried.**

### **C. PREZ21-01 Application to rezone 5048 E. Pickard Rd. (PID 14-146-00-003-00) on the south side of E. Pickard Rd. and west side of Florence St. from split B-7/R-2B to all B-7**

- a. Introduction**
- b. Public hearing**
- c. Updates from staff and the applicant**
- d. Commission deliberation and action (recommend approval or denial to the Board of Trustees, or postpone action)**

Introduction by Nanney, Community and Economic Development Director stating the applicant is requesting to rezone a parcel that is currently split zoned B-7/R-2B to the B-7 (Retail and Service Highway Business) District, which would accommodate the development of a commercial project. The 1.16 acres is located on the south side of E. Pickard Road and west side of Florence Street in the NW ¼ of Section 13.

The applicant's representative, Scott Jozwiak, was available for questions from the commissioners.

**Fuller** moved **LaBelle** supported to recommend to the Township Board of Trustees that the PREZ 21-01 Zoning Map Amendment to rezone the easterly 79.0-foot by 240.47-foot portion of the 1.16-acre parcel at 5048 E. Pickard Road (PID #14-146-00-003-00) located on the south side of E. Pickard Road and west side of Florence Street from R-2B (One and Two Family, Medium Density Residential District) to B-7 (Retail and Service Highway Business District) be adopted based on the following findings and conclusions:

1. The subject site is located in the East DDA District and is the only lot in the along E. Pickard Road that is split-zoned R-2B and B-7.
2. This rezoning is fully consistent with the Master Plan's goals, objectives, and policies for the Retail/Service area as designated on the Future Land Use map.
3. A lot that is split-zoned can create obstacles that inhibit reasonable development of the lot.
4. Based on trends in the area, availability of public infrastructure, the timing of this rezoning proposal is appropriate for consideration.
5. 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.
6. Any future development would be required to conform to the requirements of the B-7 District and the site development, screening, and land use buffering standards of the Zoning Ordinance.

**Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito**

**Nays: 0. Motion carried.**

#### **D. PSPR21-05 Consumers Energy City Gate - Final Site Plan application**

- a. Introduction**

**b. Updates from staff and the applicant**

**c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)**

Introduction by Nanney, Community and Economic Development Director recapping that Consumer's Energy is requesting final site approval for their application dated "February 2021" for the Pickard Road City Gate Reconstruction Project located approximately 2.9 total acres on the south side of E. Pickard Rd. between S. Summerton Rd. and the Baymont Inn in the NE1/4 of Section 13.

The applicant's representative, Doug Scott of Rowe Engineering, was available for questions from the commissioners.

**LaBelle** moved **Buckley** supported to approve the PSPR 21-05 final site plan from Consumers Energy for the Pickard Road City Gate Reconstruction Project on parcel number 14-013-20-001-00 located on the south side of E. Pickard Rd. between S. Summerton Rd. and the Baymont Inn in the northeast quarter of Section 13 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the "February 2021" site plan fully complies with the applicable Zoning Ordinance requirements for final 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. A building permit will be required for this project.
2. A photometric plan for the proposed exterior lighting illumination levels within the site shall be required to be provided with the building permit application for the proposed building and proposed seven foot high ornamental fence.

**Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito**  
**Nays: 0. Motion carried.**

**E. Parks and Recreation Master Plan Update**

**a. Discussion of project schedule and public participation options**

The commissioners discussed the various options for public input that could be included in the plan development process of the Parks and Recreation Master Plan Update and identified their preferences to staff. Workshop/Visioning Sessions, Focus Groups, and Community-Wide Surveys were three options that were named by the commissioners.

**F. Master Plan implementation**

Chair Squattrito gave the newer commissioners background information to the Master Plan implementation at tonight's meeting so they could review prior to future conversations at upcoming meetings.

**Background:**

At the 8/18/2020 and the 11/17/20 Planning Commission meetings there was some discussion, and a list of potential action plan items were identified:

1. Housing
2. Non-motorized plan
3. Access management plan
4. Water quality

5. Industrial districts
6. Code enforcement
7. Capital improvements program

This topic was added as a recurring Agenda item since August 2020 and will continue to be reviewed. They have had some discussion regarding housing and sidewalks; however, the commissioners were all in agreement that the Census results will be beneficial as they continue discussing all topics.

**Extended Public Comment**

Open –8:50 p.m.

No comments were offered.

Closed – 8:50 p.m.

**Final Board Comment**

Squattrito – Shared that he attended the MTA of Planning Workshop that focused on Risk Management and reminded the commissioners of the electronic Special Meeting March 30, 2021 at 7:00 p.m.

LaBelle – Will not be attending the Special Meeting on March 30, 2021

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:54 p.m.

**APPROVED BY:**

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Doug LaBelle - Secretary  
– Vice Secretary

*(Recorded by Jennifer Loveberry)*