

**Notice of an Electronically Conducted
Special Meeting of the Charter Township of Union
Planning Commission**

Notice is hereby given that the Charter Township of Union Planning Commission will conduct a special meeting electronically on Tuesday, March 30, 2021 at 7:00 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended)."

There will be no in-person attendance in the Township Hall Board Room (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Planning Commission members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718> (Meeting ID: "897 5144 4718" Passcode "038923"). The moderator will open public access to the electronic meeting space at 6:55 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "897 5144 4718" and the "#" sign at the "Meeting ID" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Planning Commission may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on the day of the meeting will be read aloud to the Planning Commission.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Instructions to Participate in an Electronically Conducted
Special Meeting of the Charter Township of Union
Planning Commission**

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Raise Your Hand for Citizen Participation During the Public Comment Periods

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please **click on the “Raise Your Hand” icon** near the bottom of your screen.



Click “Lower Hand” to lower it if needed. The host will be notified that you have raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

To raise your hand for telephone dial-in participants, press “star” and then the number “nine” (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

Do I need to download the Zoom app to access the meeting? No. Use of the Zoom app is recommended, but you will have options to “download & run Zoom” or “join from your browser” when you click on the link to join the meeting.

Can I Use Bluetooth Headset? Yes, if the Bluetooth device is compatible with the computer or mobile device that you are using.

Do I have to have a webcam to join on Zoom? While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

Leaving the Meeting: Click the “Leave Meeting” link at the bottom right corner of the screen at any time to leave the meeting.



Planning Commission
Regular Electronic Meeting. Instructions for access will be posted and available on website
(uniontownshipmi.com) home page
March 30, 2021
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
-March 16, 2021
5. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Cody updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Darin updates from Sidewalk and Pathways
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. Annual election of officers**
 - a. Vice-Secretary
 - B. PREZ21-02 Application to rezone 2266 Northway Dr. (PID 14-152-00-005-02) on the west side of Northway Dr. north of Venture Way from B-7 to I-2**
 - 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)
 - C. PSPR21-04 McGuirk Mini Storage Inc., Phase 2 - Preliminary 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)

D. Annual Review of the Bylaws - Introduction

- a. Review and initial discussion of the agenda (section IV.E.)
- b. Identification of any desired changes to the bylaws

E. Master Plan implementation

9. OTHER BUSINESS

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5	Alex	Fuller	2/15/2023
6	Jessica	Lapp	2/15/2023
7	Mike	Darin	2/15/2022
8	Stan	Shingles	2/15/2024
9	Tera	Albrecht	2/15/2024
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	vacant seat		8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	vacant seat		8/15/2021
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021

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)
Squatrito (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. Board of Trustees updates by Clerk Cody
- B. ZBA updates by Buckley
- C. 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 Squatrito
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 Squatrito 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

Squatrito – 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 Squatrito adjourned the meeting at 8:54 p.m.

APPROVED BY:

Doug LaBelle - Secretary
– Vice Secretary

(Recorded by Jennifer Loveberry)

REZONING REPORT

TO:	Planning Commission	DATE:	March 19, 2021
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7
PROJECT:	PREZ21-02 Request to rezone a parcel that is currently zoned B-7 to the I-2 (General Industrial District).		
PARCEL(S):	2266 Northway Drive. PID 14-152-00-005-02		
OWNER(S):	Avenue A Properties, LLC (Ryan Smith, Member Rep)		
LOCATION:	1.92 acres on the west side of Northway Drive in the NE 1/4 of Section 13.		
EXISTING USE:	Mercy Sales Inc. Federal Fluid.	ADJACENT ZONING:	B-7, I-2
FUTURE LAND USE DESIGNATION:	<u>Retail/Service</u> . This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well managed access.		
ACTIONS REQUESTED:	To hold a public hearing and to recommend that the Board of Trustees [APPROVE] [DENY] the proposal to rezone the 1.92-acre parcel at 2266 Northway Dr (PID #14-152-00-005-02) located on the west side of Northway Drive from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District) per Section 14.5 (Amendments).		

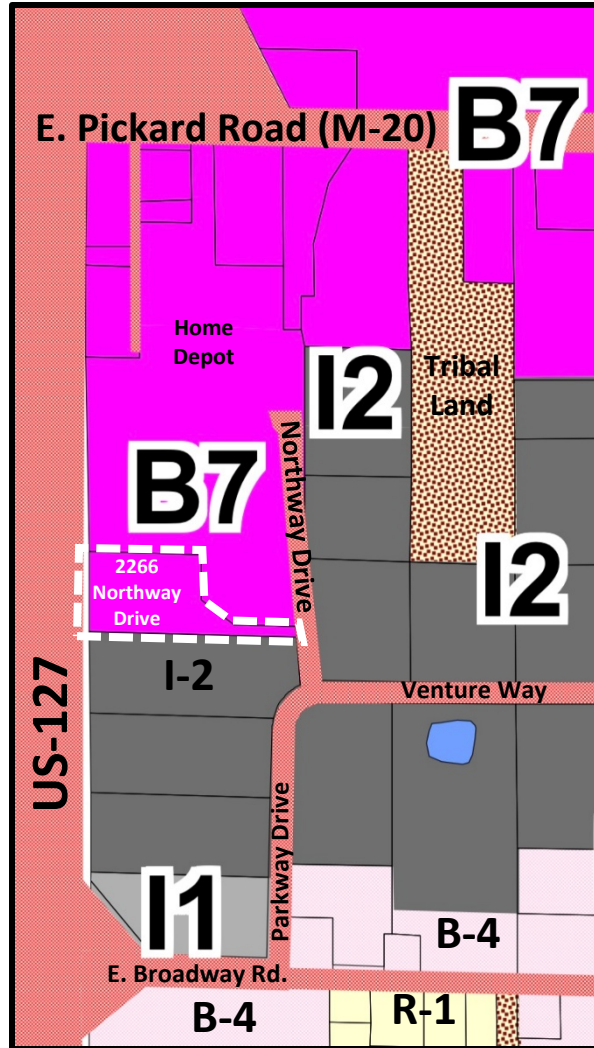
Background Information

The subject site is part of lot 5 of the original Enterprise Park industrial park subdivision development, which was developed in the late 1970s. Township assessing records indicate that, at the time the existing principal building was constructed, the lot was included in the I-2 zoning that matches most of the other Enterprise Park lots. The design and historic use of the existing building for office, warehouse, and light manufacturing activities far more consistent with the character of the I-2 District than the regional commercial character of the B-7 District.

In conjunction with development of the adjacent land to the north for a new Home Depot building and parking lot, the front portion of “lot 5” was divided off and approved for use as a stormwater detention basin to receive runoff from the Home Depot site. It appears that action was undertaken at around this same time period to rezone the entirety of “lot 5” to the B-7 District, including both the detention basin area and the existing building at 2266 Northway Dr.

Existing Zoning

The following is an excerpt from the Township’s Official Zoning Map showing the subject parcel:



Review Comments

In reviewing any proposed amendment to the Official Zoning Map, the Planning Commission is required by Section 14.5.G. of the Zoning Ordinance to *“identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board.”* This Section includes a set of factors to consider, which are summarized below in the bold headings. These criteria are one of the new features of Zoning Ordinance No. 20-06. Staff comments follow under each heading:

Findings of Fact (Section 14.5.G)

1. **Evaluation of existing and proposed zoning districts.**
 - a. Parcels in this area around Northway, Parkway and Venture Way are virtually all zoned I-2. The only B-7 parcels that have frontage on Northway, Parkway or Venture Way are 2266 Northway Dr. and the Home Depot parcel at 5650 E. Pickard Road.
 - b. This site is located in the East Downtown Development Authority District and in

Enterprise Park, and industrial park development.

- c. The parcel is large enough to meet the dimensional requirements of the I-2 District and the existing building conforms to the setbacks required in the I-2 District.
- d. Unlike many other B-7 parcels this B-7 parcel does not have frontage on a main road.

2. **Apparent demand.**

- a. The availability of Business zoned properties in the Township far outweighs the number of parcels with an Industrial classification. There is no demand for the building at 2266 Northway Dr. to be used for retail, service or other commercial uses, and approval of the rezoning would have no impact on commercial development.
- b. The Township does have a pressing need for both existing “flex-space” buildings suitable for office, warehouse, and light manufacturing business development to help retain existing businesses as they grow and to attract new business activity to the area. There is also a corresponding demand for additional land zoned for industrial uses in locations with easy access to state highways.
- c. Almost all other B-7 parcels have direct access off of a primary arterial road in the Township. This B-7 parcel is tucked between a private road and the US-127 highway.
- d. The request for the rezone was sparked by the market demand of an interested party for a potential development consistent with the character and historic use of the existing building and the general pattern of I-2 zoning in Enterprise Park.
- e. The B-7 district is the predominant business district for commercial uses along E. Pickard Road, but an Industrial zoning classification for this parcel is more consistent with the predominant zoning within the Enterprise Park development area.

3. **Availability of public services and infrastructure.** *Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public service and infrastructure to serve all the allowable land uses in the proposed district.*

- a. The current location has existing utilities to accommodate the allowable uses in an I-2 District. The rezoning of the parcel from B-7 to I-2 would not compromise the health, safety and welfare of Township residents or burden public entities.
- b. The existing location has sufficient access to E. Pickard Road by way of Venture Way and Enterprise Drive. The parcel also has access to E. Broadway Road by way of Parkway Dr.
- c. The Township is currently serviced by the Isabella County Sherriff, Mt. Pleasant Fire Department, Isabella County Transportation Commission, Isabella County Road Commission, and Mt. Pleasant Public Schools. All these public services would be able to serve all potential uses on a I-2 parcel.

4. **Consistency with the Master Plan.**

- a. *“Determine whether the intent and all of the allowable uses within the requested zoning*

district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site.”

- 2266 Northway drive in its entirety is designated on the Master Plan’s Future Land Use map as “Retail/Service.” The Master Plan intends for the B-7 to be the preferred zoning in Retail/Service designated areas.
- b. *“A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan.”*
 - The parcel is located in a land use transition area between the retail service B-7 parcels to the north along E. Pickard Road and the industrial properties in the Enterprise Park development.
 - It appears that the existing industrial building at 2266 Northway Dr. may have inadvertently been included in the B-7 rezoning to support use of the front portion of “lot 5” for the Home Depot’s stormwater management facilities. This commercial classification was later carried over into the updated Master Plan.
- c. *“The future land use recommendations of the Master Plan are based upon a ten- to twenty-year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors.”*
 - Based on trends in the area, availability of public infrastructure, the timing of this rezoning proposal is appropriate for consideration.

5. Additional factors.

- a. No adverse impacts on physical, geological, hydrological, historical, or archeological features are anticipated by the proposed rezoning or development of the lot consistent with Zoning Ordinance requirements.
- b. This amendment will not create any special privilege.
- c. The amendment will not result in unlawful exclusionary zoning.
- d. The amendment will not set an inappropriate precedent.

Objective

Following the public hearing the Planning Commission shall review the rezoning application and then make a recommendation to the Board of Trustees. The Planning Commission may take any of the following actions related to the rezoning request:

1. Recommend approval of the zoning change as proposed by the applicant to place the entire parcel to the I-2 District; or
2. Recommend that the proposed rezoning be rejected (to retain the existing B-7 zoning classification).

Key Findings

1. There is no demand for the building at 2266 Northway Dr. to be used for retail, service or other commercial uses.
2. The Township does have a pressing need for both existing “flex-space” buildings suitable for office, warehouse, and light manufacturing business development to help retain existing businesses as they grow and to attract new business activity to the area. There is also a corresponding demand for additional land zoned for industrial uses in locations with easy access to state highways.
3. This rezoning is not fully consistent with the Master Plan’s goals, objectives, and policies for the Retail/Service area as designated on the Future Land Use map.
4. It appears that the existing industrial building at 2266 Northway Dr. may have inadvertently been included in the B-7 rezoning to support use of the front portion of “lot 5” for the Home Depot’s stormwater management facilities. This commercial classification was later carried over into the updated Master Plan.
5. The proposed rezoning will not create any special privilege, result in unlawful exclusionary zoning, or set an inappropriate precedent.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to recommend that the Board of Trustees approve the request to rezone the entire 1.92-acre parcel at 2266 Northway Drive (PID #14-152-00-005-02) from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District).

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Charter Township of Union

APPLICATION FOR REZONING APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:

Response to Rezoning Criteria (Section 14.5.G.)

Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project _____	
Common Description of Property & Address (if issued) _____	
Applicant's Name(s) _____	
Phone/Fax numbers _____	Email _____
Address _____ City: _____ Zip: _____	

Legal Description:	Attached	Included on Survey	Tax Parcel ID Number(s):
Existing Zoning:	Land Acreage:	Existing Use(s):	
ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.			EXHIBIT B

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name: _____ Phone: _____ Email _____ 2. Address: _____ City: _____ State: _____ Zip: _____ Contact Person: _____ Phone _____
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____ 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



Signature of Applicant

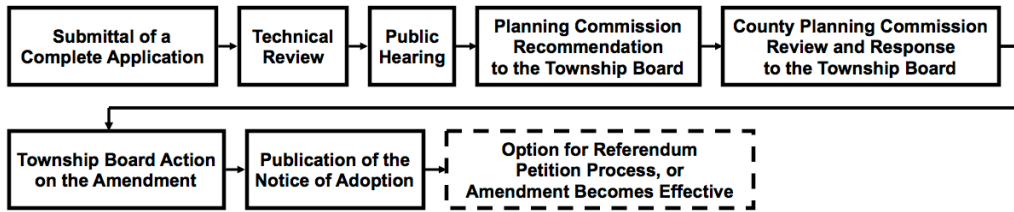
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

Section 14.5 Amendments (excerpts)



Amendment Review Process

F. Application Information. The following information shall be required with any application for amendment to this Ordinance or Official Zoning Map submitted by a Township property owner or person acting on behalf of and with authorization from the property owner:

1. **Zoning map amendment.** When the application involves an amendment to the Official Zoning Map, the applicant shall submit the following information:
 - a. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and contact information for the owner(s) and the signed consent of the owner(s) shall also be required.
 - b. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
 - c. A legal description of the property, including street address(es) and tax code number(s).
 - d. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements, regulated wetlands, watercourses, and all known physical, geological, hydrological, historical, and archeological features.
 - e. Identification of the existing and proposed zoning classifications for the subject property.
 - f. Vicinity map showing the property location, adjacent land uses, and existing zoning classifications for the subject property and surrounding area.
 - g. A letter stating the applicant's reasons for the requested change.
2. **Zoning Ordinance text amendment.** When an application involves a change in the text of the Zoning Ordinance, the applicant shall submit a detailed statement on the application, clearly and completely setting forth all proposed provisions and regulations, including all changes in the Zoning Ordinance necessary to accommodate the proposed amendment; the name and address of the applicant; and the reasons for the proposed amendment. For an application submitted by a Township property owner or resident, their name, address, and contact information and their reasons for the application shall also be required.

G. Findings of Fact Required. In reviewing any proposed zoning amendment, the Planning Commission shall identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board. The following factors shall apply to Township review of any proposed amendment to the Official Zoning Map:

1. **Evaluation of existing and proposed zoning districts.** Consider the following factors:
 - a. Compatibility of existing zoning, proposed zoning, and all land uses allowed in each zoning district with site characteristics, Master Plan policies, the intent and purposes of the existing and proposed districts, and anticipated land use impacts on the surrounding area and anticipated future development.
 - b. Compatibility of the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area and anticipated future development.
 - c. Whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as currently zoned.

2. **Apparent demand.** Consider the following factors:
 - a. Apparent demand for the types of uses permitted in the existing and proposed zoning districts in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.
 - b. Whether there is a demonstrated market demand for more land to be classified in the proposed district, and whether this is the appropriate location.
 - c. Availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district classification.
 - d. The amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses.

3. **Availability of public services and infrastructure.** Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the allowable land uses in the proposed district. Factors to consider include:
 - a. Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.
 - b. Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.
 - c. Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.

4. **Consistency with the Master Plan.** Consider the following:
 - a. Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site.
 - b. A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan.
 - c. The future land use recommendations of the Master Plan are based upon a ten- to twenty-year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors.

5. **Additional factors.** Additional factors to consider include, but shall not be limited to:
 - a. Are all allowable uses and development allowed in the proposed zoning district compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and any applicable laws governing their protection or preservation?
 - b. Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?
 - c. Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?
 - d. Will the amendment result in unlawful exclusionary zoning?
 - e. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?



**AVENUE A
PROPERTIES**
Commercial • Industrial • Warehouses • Storage

1931 Commercial Drive
Mt. Pleasant, MI 48858
PH: 989-772-4179 Fax: 989-773-2682



1.800.453.8700
74-475-724

03/02/2001

PAY
TO THE
ORDER OF

Charter Township of Union

\$ 1450.00

DOLLARS

one thousand four hundred fifty and 00/100

MEMO 22446 Northway Rezone

AUTHORIZED SIGNATURE

⑈002787⑈ ⑆072404757⑆ 2810080321⑈

Avenue A Properties, LLC

Avenue A Properties, LLC

Security features. Details on back.



March 02, 2021

Charter Township of Union
Mr. Peter Gallinat
Zoning Administrator
2010 South Lincoln Road
Mt. Pleasant MI 48858

Dear Mr. Gallinat –

I would like to formally apply & request that the property located at 2266 Northway Drive in the Charter Township of Union with property Tax ID Number 14-152-00-005-02 be rezoned from the current classification of B7 to I2.

Under Section 14.50, a zoning amendment may be applied for in any zoning district and may be requested by the property Owner(s). Sections 14.50 (A-J) outline the process for the requested amendment and are outlined below.

- A. Initiating Amendments
 - a. Avenue A Properties, LLC the owner of the subject property formally requests a zoning amendment from B7 to I2.
- B. Fees
 - a. All necessary and applicable fees have been submitted and paid to Charter Township of Union zoning administrator Peter Gallinat via paper check delivery through USPS. A copy of the check is enclosed as Exhibit D.
- C. Pre-application Meeting
 - a. A pre-application (informal) meeting was held via Zoom with Peter Galliant and Rodney Nanney on February 17, 2021 at 12:00pm (Noon).
- D. Amendment Procedure.
 - a. Avenue A Properties, LLC understands the amendment review procedures as outlined. We also understand that time is of the essence and request that this request be reviewed as quickly as possible.
- E. Re-Application
 - a. Not Applicable
- F. Application Information - Zoning map amendment. When the application involves an amendment to the Official Zoning Map, the applicant shall submit the following information:
 - a. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and



contact information for the owner(s) and the signed consent of the owner(s) shall also be required.

- i. This information can be found on the Union Township Rezoning Application.
 - b. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
 - i. Enclosed as Exhibit C
 - c. A legal description of the property, including street address(es) and tax code number(s)
 - i. Enclosed as Exhibit A
 - d. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements, regulated wetlands, watercourses, and all known physical, geological, hydrological, historical, and archeological features.
 - i. A GIS plan view is enclosed as Exhibit D.
 - e. Identification of the existing and proposed zoning classifications for the subject property.
 - i. Enclosed as Exhibit F
 - f. Vicinity map showing the property location, adjacent land uses, and existing zoning classifications for the subject property and surrounding area.
 - i. Current Land Use Map enclosed as Exhibit G
 - ii. Future Land Use Map enclosed as Exhibit H
 - g. A letter stating the applicant's reasons for the requested change.
 - i. Enclosed as Exhibit B
- G. Findings of Fact Required. In reviewing any proposed zoning amendment, the Planning Commission shall identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board. The following factors shall apply to Township review of any proposed amendment to the Official Zoning Map:
 - a. Evaluation of existing and proposed zoning districts. Consider the following factors:
 - i. Compatibility of existing zoning, proposed zoning, and all land uses allowed in each zoning district with site characteristics, Master Plan policies, the intent and purposes of the existing and proposed districts, and anticipated land use impacts on the surrounding area and anticipated future development.
 1. The compatibility of the existing zoning is not historically accurate. The property is located within the Enterprise Industrial Park and has had industrial uses since 1979. Furthermore, the original developer Mr. Roger Card recorded a "Declaration of Restrictions on Use and Occupancy" covenant that runs in perpetuity with the subject property that superficially details that the property should be used of industrial, manufacturing, warehousing, distribution as allowed by Union Township and agreed to and recorded with Isabella County.



- a. Enclosed as Exhibit J.
- ii. Compatibility of the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area and anticipated future development.
 1. The subject parcel is adjacent to and shares a property boundary with a parcel(s) that is currently zoned I2. Therefore, the requested change is compatible with existing surrounding uses.
- iii. Whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as currently zoned.
 1. There are a number of conditions that warrant the change. First and foremost, the document enclosed as Exhibit J. Second, the long historical use of the property and Union Township's acceptance of this previous use via Exhibit J and their subsequent allowance of various manufacturing uses since 1979. Third, we have a large Fortune Top 5 Company that would like to lease the space and use it for permitted purposes consistent with I2 classification.
- b. Apparent demand. Consider the following factors:
 - i. Apparent demand for the types of uses permitted in the existing and proposed zoning districts in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.
 1. The demand is apparent via the future tenant that wishes to occupy the space. Furthermore, the request is consistent with the Future Land Use Map dated 2018 as promoted on the Township's website. Specifically, that Enterprise Park is to be zoned a mix of "Community Commercial" and "Commercial/Industrial Mix".
 - ii. Whether there is a demonstrated market demand for more land to be classified in the proposed district, and whether this is the appropriate location.
 1. There is a demonstrated demand via the future tenant.
 - iii. Availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district classification.
 1. Not Applicable, no development is planned. Building already exists.
 - iv. The amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses.
 1. Not Applicable.
- c. Availability of public services and infrastructure. Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability



of public services and infrastructure to serve all of the allowable land uses in the proposed district.

- i. Not Applicable. The subject property is already developed and serviced by adequate municipal services. The requested zoning change will not adversely affect the existing public services nor will it hinder adjacent property owners.
- d. Consistency with the Master Plan. Consider the following:
 - i. Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site.
 - 1. The requested I2 zoning district is consistent with the Master Plan as evidenced by the future land use map. In addition, the requested classification helps achieve the Township's goal of promoting the region as a destination for industry (Page 33 Master Plan) and to contribute to the attractiveness of the region for industry.
 - ii. Objective 3.4. - Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.
 - 1. The request I2 zoning district helps achieve objective 3.4 as shown in the Township's master plan. Specifically, addressing the need to ensure employment opportunities and promote industrial uses in designated areas.
 - a. The future tenant anticipates creating 40-50 new jobs and the subject property is located within the Enterprise Industrial Park which is a designated area for this type of use.
 - iii. A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan.
 - 1. The requested change is consistent with the master plan.
- e. Additional factors. Additional factors to consider include, but shall not be limited to:
 - i. Are all allowable uses and development allowed in the proposed zoning district compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and any applicable laws governing their protection or preservation?
 - 1. All allowable uses of the I2 zoning district are compatible as evidenced by the adjacent property currently having a zoning classification of I2.



- ii. Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?
 - 1. Our opinion is that the subject property was incorrectly zoned to B7 when the Home Depot development occurred. The subject parcel was never intended to be designated with this classification as evidenced by Exhibit J.
- iii. Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?
 - 1. Yes, and furthermore we do not believe that this request is related to any time of special privileges.
- iv. Will the amendment result in unlawful exclusionary zoning?
 - 1. No
- v. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?
 - 1. No

EXHIBIT A

LEGAL DESCRITPION:

T14N R4W SEC 13 ENTERPRISE PARK LOT 5; EXC ALL THAT PART LYING E OF A LINE COM AT SE COR LOT 5; TH S 76D 53M 31S W, 66.52 FT; TH N 5D 55M 10S W, 184.61 FT; TH N 88D 49M 18S W, 191.22 FT; TH N 52D 59M 47S W, 127.55 FT; TH N 0D 38M 26S W, 141.67 FT TO POB

ADDRESS:

2266 NORTHWAY DRIVE MT.PLEASANT MI 48858

PARCEL NUMBER:

14-152-00-005-02



March 02, 2021

Charter Township of Union
Mr. Peter Gallinat
Zoning Administrator
2010 South Lincoln Road
Mt. Pleasant MI 48858

Dear Mr. Gallinat –

Please accept this letter as Exhibit B as required by the Charter Township of Union under section 14.50(f).

Avenue A Properties, LLC requests that the subject property be zoned I2 for the following reasons:

1. The past historic uses of the property as industrial.
2. The recorded Enterprise Park Use Restrictions that was recorded in 1979 by Mr. Roger Card and agreed to by the Township.
3. The request is consistent with the Master Plan and Future land use map. Furthermore, it achieves a number of goals outlined in the master plan.
4. The adjacent property to the South is currently zoned I2, therefore this is not a “spot” zoning request.
5. The request will not be burdensome to surrounding property owners, the Township, or the existing infrastructure system.
6. The request aids in the creation of 40-50 local jobs that will further strengthen the local economy.
7. The requests aids in the possible creation of more local jobs should the proposed tenant decide to expand their operations in the future.
8. The subject property was likely inaccurately zoned B7 during the Home Depot development and the original intention was for an industrial use.

Sincerely,

Ryan Smith
Avenue A Properties, LLC
Its: Member

EXHIBIT C




03/02/2021

The following are legal members of Avenue A Properties. Please accept this document as Exhibit C for the Union Township Rezoning Application related to property located at 2266 Northway Drive Mt. Pleasant MI 48858.

Furthermore, the members consent that Ryan Smith has full authority to submit this request and may sign and execute any and all documents related to the application.

Kirk L. Smith, TTE UAD 02/17/06	One-Third
Tawny S. Smith TTE UAD 02/17/06	One-Third
Ryan R. Smith , TTE UAD TTE UAD 10/29/13	One-Third



Ryan Smith – Member

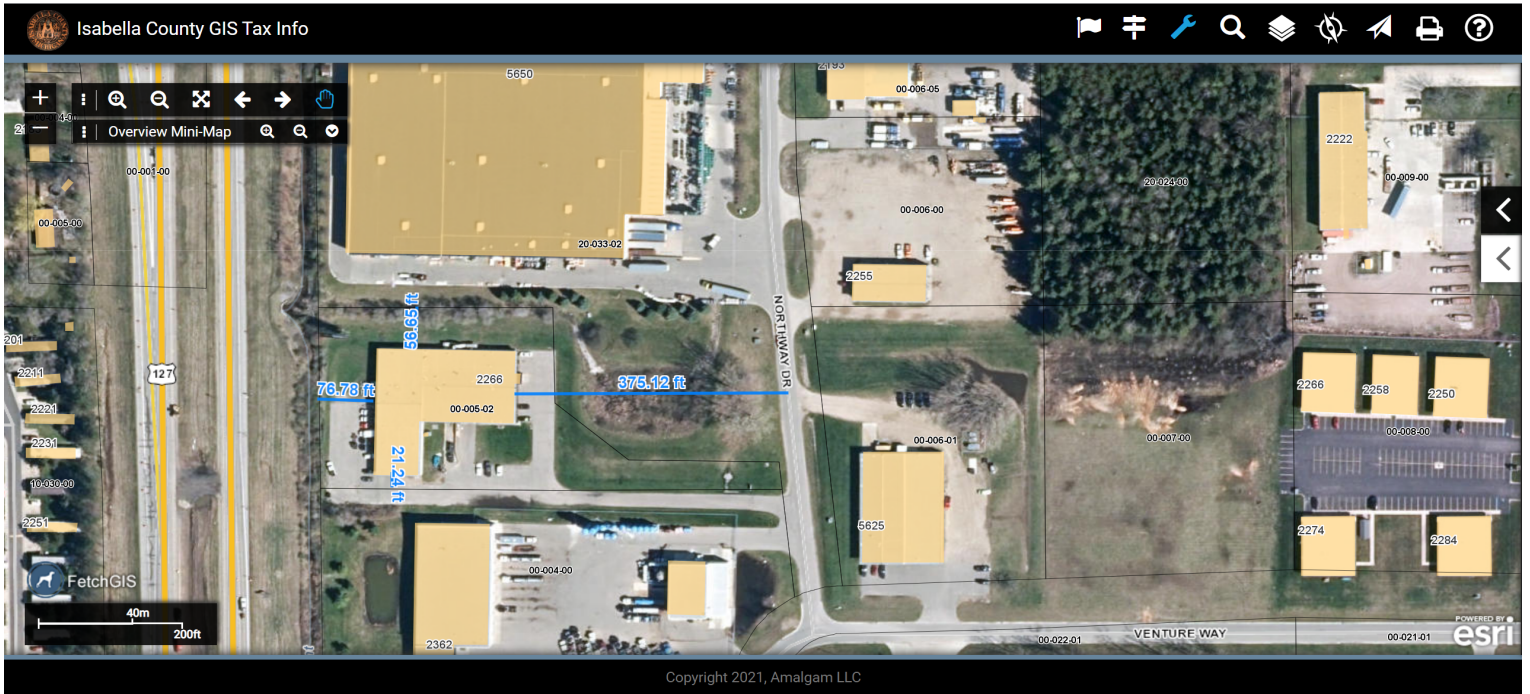


Kirk Smith – Member



Tawny Smith - Member

EXHIBIT D



Section 3.15: B-7, Retail and Service Highway Business District

STATEMENT OF PURPOSE

The intent of this district is to promote the high quality commercial and office development in the vicinity of M-20 and Pickard Road. Requirements and incentives are provided to promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Adult Regulated Uses • Auction, Permanent Auction • Bar, Grill, and Cocktail Lounges • Beauty and Barber Shops • Brewpub • Bus, Train, and other Forms of Transportation Systems, Passenger Stations • Business Schools, Colleges, and Private Schools Operated for Profit • Distillery, Small • Essential Services • Financial Institutions • General Retail Business • Gunsmith • Health, Exercise Club, or Spa • Hotels • Instant Oil Change Shop • Medical or Dental Offices • Microbrewery • Mixed Use Buildings • Mortuary Establishments, Funeral Homes • Office, Professional • Personal Fitness Center • Personal Service Establishments • Pet Grooming • Pet Obedience School • Pet Shop • Pharmacy • Private Clubs, Fraternal Organizations, and Lodge Halls • Religious Institutions • Restaurants, Carry-Out • Restaurants, Standard • Restaurants, With Drive-Through • Supermarket • Tire and Battery Shops • Veterinary Clinic • Wireless Communication Towers • Wine Maker, Small 	<ul style="list-style-type: none"> • Automobile Filling Station, Gas Station • Automobile Wash when Completely or Partially Enclosed in a Building • Automobile repair shop or garage if all operations are conducted in an enclosed building • Boarding Kennels • Dealership, Vehicle, Automobile Dealership, and Farm Equipment Sales • Indoor Gun and Archery Ranges • Mobile and Modular Home Sales • Nursing Home • Open Air Businesses
	ACCESSORY USES
	<ul style="list-style-type: none"> • Donation Bins • Outdoor Temporary Retail Sales • Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.) ⁽¹⁾ :	130	Front Yard:	15
Minimum Lot Area (sq. ft.):	20,000	Side Yard:	10
Maximum Lot Coverage ⁽¹⁾ :	30%	Rear Yard:	10
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS

Definitions Section 2.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

Section 3.17, I-2, General Industrial District

STATEMENT OF PURPOSE

It is the intent of this district to provide sufficient land area in appropriate locations to meet the Township’s expected needs for all types of manufacturing, wholesale, and warehousing activities. It is intended that the external physical effects from such operations be confined to the I-2 District, to avoid detrimental impact on adjoining lands. It is the intent of this district to promote manufacturing that is free from danger of fire, explosions, toxic hazards, offensive noise, vibrations, smoke, odors, or other nuisances.

This district is intended for manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products. It is not intended for the processing of raw material for shipment in bulk form to be used in an industrial operation in another location.

General Industrial Districts should be thoughtfully planned to separate industrial activities from less intensive land uses, make efficient use of the land, and conserve property values.

PRINCIPAL PERMITTED USES	SPECIAL USES
<ul style="list-style-type: none"> • Auctions • Automobile repair shop or garage if all operations are conducted in an enclosed building • Boarding Kennels • Contractor’s Yard • Distiller • Distribution Center • Dry Cleaning Plant, Commercial Laundry • Essential Services • Greenhouses • Landscape Contractor’s Operation • Lumber and Planning Mills • Major Repair and Maintenance Operations • Manufacturing, General • Manufacturing, Light • Motor Freight Facility • Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage • Recycling Centers • Recycling Collection Stations • Research Laboratories, Prototype Design and Development • Self-storage Facilities (Mini-Warehouse, Mini-Storage) • Storage, Bulk • Trade or Industrial Schools • Truck Terminal • Warehousing and Wholesale Trade Establishments • Wine Maker • Wireless Communication Towers 	<ul style="list-style-type: none"> • Automobile or Vehicle Storage • Concrete or Asphalt Paving Plant • Industrial Uses Not Otherwise Listed • Junkyards • Oil or Gas Processing Plant • Power Plant • Truck Stop • Vehicle Impoundment Lot • Wind Energy Systems
	ACCESSORY USES
	<ul style="list-style-type: none"> • Limited Retail and Showroom Operations • Solar Energy Facility – Direct Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS			
Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	100	Front Yard ^(l) :	75
Minimum Lot Area (sq. ft.):	50,000	Side Yard ^(k) :	20
Maximum Lot Coverage:	--	Rear Yard ^(k) :	50
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	35		

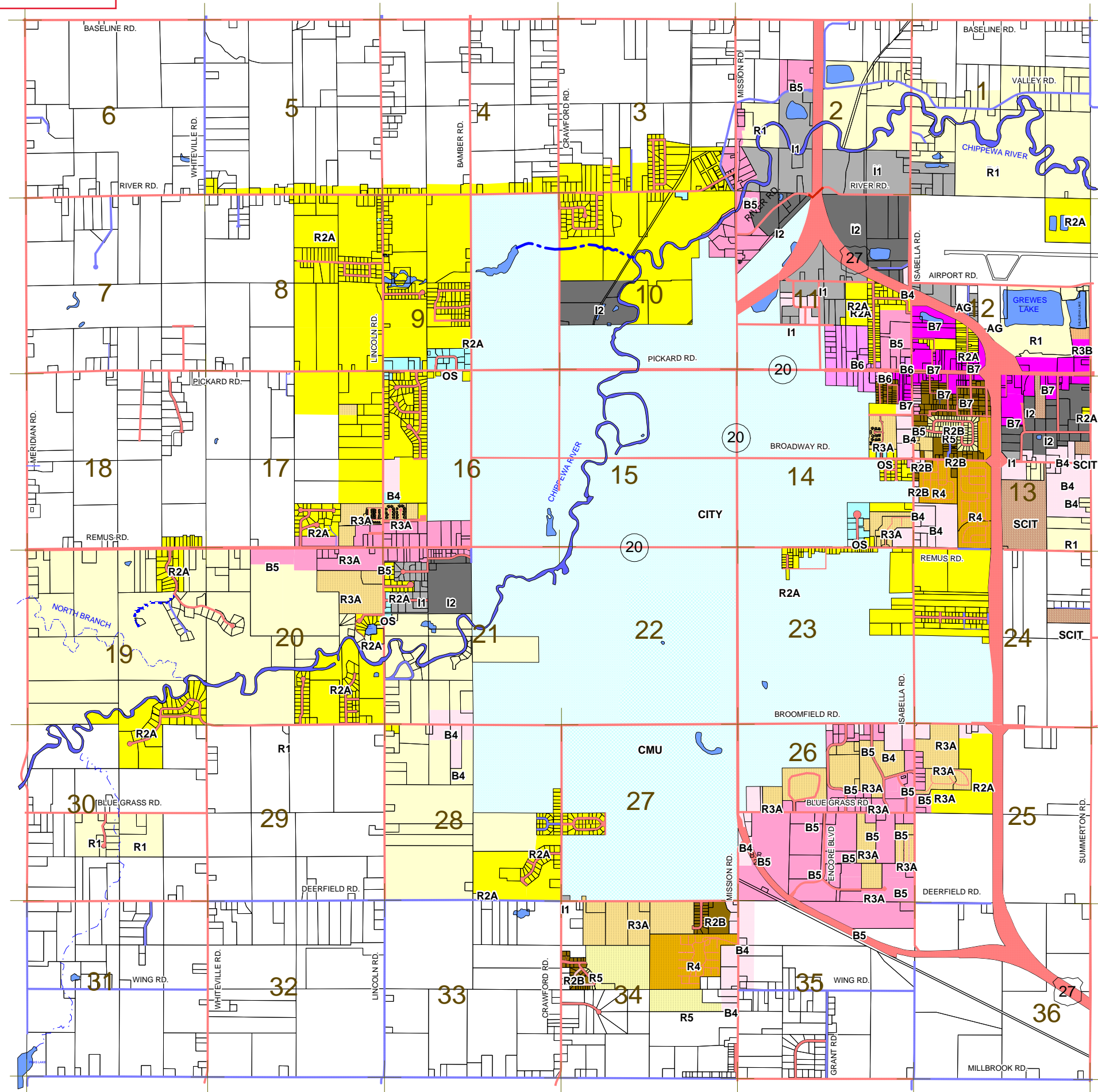
Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS		
Definitions Section 2.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

CHARTER TOWNSHIP OF UNION
ZONING MAP - Through Ordinance 2014-02

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
- CITY
- CMU
- I-1 Light Industrial
- I-2 General Industrial
- OS Office / Service
- R-1 One-family Residential
- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands



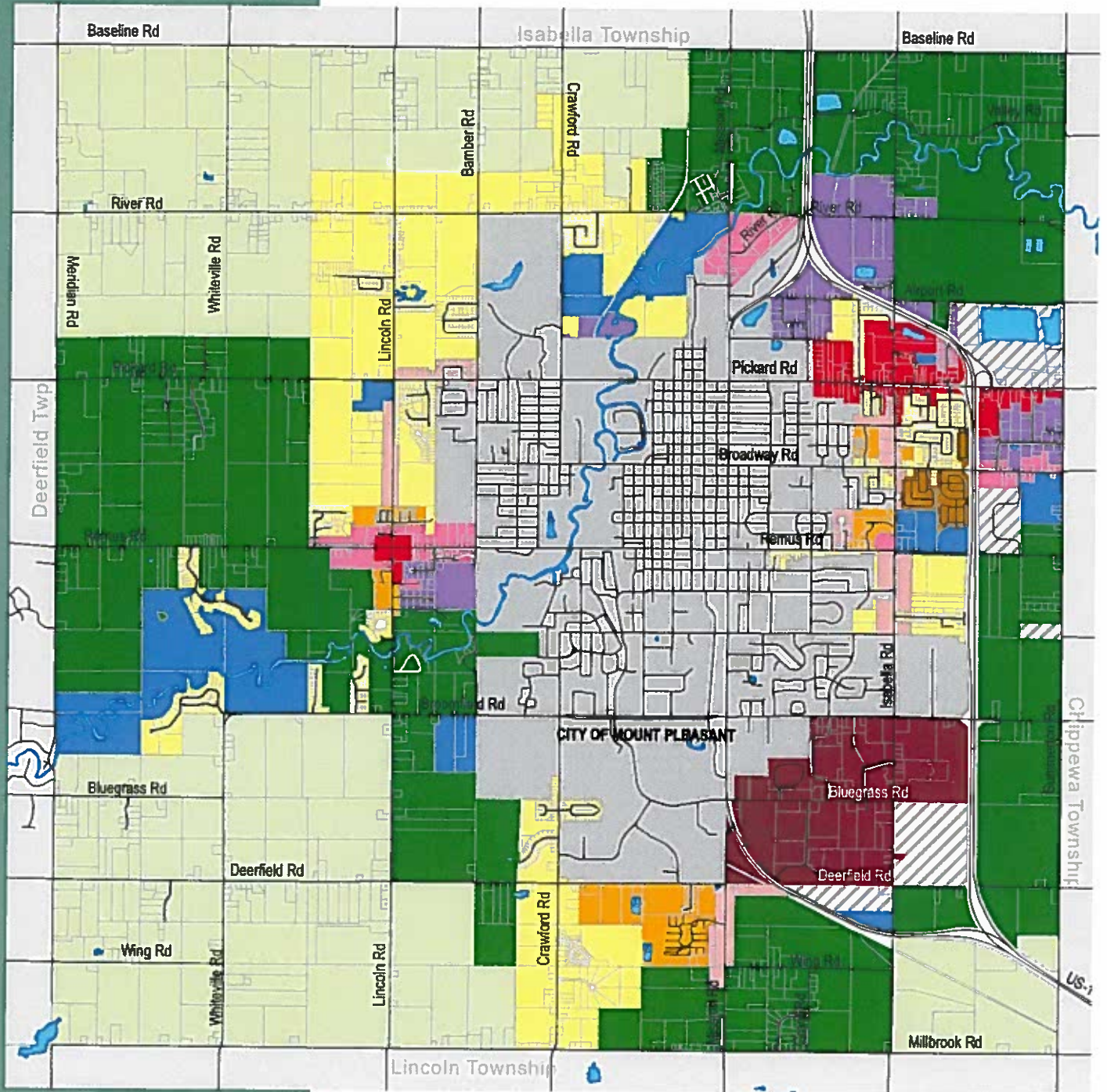
33 SECTION NUMBER
+ SECTION CORNER

N

PRODUCED BY
UNION TOWNSHIP
GIS DEPARTMENT

CHARTER TOWNSHIP OF UNION
T14N, R4W
ISABELLA COUNTY, MICHIGAN

EXHIBIT H
















**Union Charter Township
Future Land Use**



Sources: MCGI, Union Township, LSL Planning

Read more about Rural Preservation and Rural Buffer in Chapter 2: Growth Management

- | | |
|---|---|
|  Rural Preservation |  Neighborhood Service |
|  Rural Buffer |  Community Commercial |
|  Residential |  Commercial/Industrial Mix |
|  Residential- Attached |  Industrial/Employment |
|  Manufactured Housing |  Recreation/Institutional |
|  Bluegrass Center Area |  Tribal Trust Lands |
| |  City of Mount Pleasant |

Future Land Use Categories

The future land use categories described throughout the plan are summarized below:

Rural Preservation. Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

Rural Buffer. Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

Residential. After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

Residential – Attached. This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

Manufactured Housing. This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

Neighborhood Service. Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be

accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

Retail/Service. This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

Commercial / Light Industrial. This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

Industrial / Employment. This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

Recreation / Institutional. This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

Tribal Trust Lands. These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.

1930 MAY 28 AM 10 20

Charles S. Southworth
REGISTER OF DEEDS

COPY

ENTERPRISE PARK

DECLARATION OF RESTRICTIONS ON USE AND OCCUPANCY

This Declaration of Restrictions is made on this 26TH day of November, 1979, by Roger R. Card and Annilie Card of 1001 Glenwood Place, Mt.Pleasant, Michigan; T.D. Provins Drilling Co., Inc., P.O. Box 642, Mt.Pleasant, Michigan; Independent Well Rig Supply, Inc., 1208 N. Mission, Mt.Pleasant, Michigan; Angela G. Hanselmann, Rt. 4, Kalkaska, Michigan; Gordon R. Gauld and Janice L. Gauld, 5735 E. Broadway, Mt. Pleasant, Michigan; Schwartz & Howard Real Estate, Partnership of Saginaw, Saginaw, Michigan; Orah Courtney and Anna Courtney, 5877 E. Broadway, Mt.Pleasant, Michigan; Pauline Mumy, 1016 PlainView, Marietta, Georgia; Richard Mumy and Doris A. Mumy, 2240 S. Summerton Rd., Mt.Pleasant, Michigan, hereinafter jointly referred to as Grantors, in order to provide for the most beneficial development of the Enterprise Park Subdivision and to prevent such use thereof as might tend to diminish the value and operation of said Enterprise Park Subdivision for the purposes hereinafter stated, does hereby adopt, declare and constitute the following restrictions, conditions and limitations upon said land which shall be covenants running with the land and binding upon the purchase or purchasers, and his or their heirs, successors, assignees, devisees and administrators of any part, parcel, tract, tracts or lots of said land within the Enterprise Park Subdivision, being a part of the NE $\frac{1}{4}$, Section 13, T14N-R4W, Union Township, Isabella County, Michigan.

1. INTENDED USE

A. The property herein conveyed shall be used only for industrial, manufacturing, warehousing, distribution as allowed by Union Township Zoning Ordinance. The property shall not be used for residential purposes, except those required on the plat premises for watchman or police purposes.

2. COMPLETION OF CONSTRUCTION

A. The Grantee agrees to complete construction substantially in accordance with plans and specifications as approved by Roger R. Card and Union Township or its approved agent within eighteen (18) months from the date of commencement, provided that in the event the Grantee is prevented from completing construction within the time herein provided, by cause or causes beyond its control, the period allowed for completing construction may be extended for a period equal to the time lost as a result of such cause or causes beyond its control at the discretion of Roger R. Card.

3. REQUIRED CONDITIONS

Any building or uses permitted in the Industrial Subdivision shall comply with the following conditions:

A. CONSTRUCTION AND APPEARANCE

(1) All building, site and landscape plans and specifications for initial construction, and all similar plans for alterations and additions which affect the exterior of any buildings, or the site, shall be submitted to Roger R. Card and Union Township or its appointed agent for approval.

(2) All wires, utilities and service facilities shall be located underground.

(3) Sanitary sewer facilities shall be connected to the Union Township sewer system upon completion of same. Purchaser shall pay all applicable fees.

(4) The temporary storm water retention easements are temporary private easements and are to be released to lot owners upon authorization by the Isabella County Drain Commission.

(5) On site water supply systems shall conform with requirements of the local Department of Health having jurisdiction. Due to extraordinary hydro-geographical conditions it may be difficult to obtain a satisfactory quantity of potable water at a specified location on a lot. Therefore, prior to initiating site development plans the purchaser should develop a water supply which will adequately meet his needs.

(6) Building Construction: All buildings shall be basically of steel or other metal, masonry and glass construction. No wood frame building shall be permitted. All sides of any building facing upon a public street must be of finished material. Finished materials are defined as face brick, colored steel panels, glass, ornamental stone or other decorative materials and shall not include concrete or cinder block, whether or not painted, unless such blocks are designed especially as ornamental facing or veneer. In the event of dispute as to whether or not a particular material qualifies as "finished material" the decision of Roger R. Card shall be final. All exposed concrete block or metal must be painted within 60 days from the date of occupancy except those materials not normally painted or those materials which have been pre-finished. All buildings shall be constructed in accordance with applicable Union Township codes and ordinances of local governmental bodies but shall in addition be constructed with high quality materials and in a manner so as to have the ability to withstand the normal causes of deterioration with normal maintenance procedures. No used material shall be incorporated within any building without the express permission of Roger R. Card.

No pole building structure, covering garage, barn or other outbuilding of a temporary nature shall be situated, erected or maintained on any parcel of the subject property, but this shall not apply to construction building or storage facilities used in the course of construction of any permanent building.

(7) No old buildings may be moved to this property. No trailer, tent or other temporary buildings shall be occupied.

B. SETBACKS

(1) No building or structure shall be located within 50 feet of the public street right-of-way, ingress - egress easements, or rear property lines, except existing buildings.

(2) All building or structures shall be set back a minimum of 25 feet from all interior side property lines, unless there is common ownership of adjacent lots and the lots are combined to provide a single building site, in which case Grantor may waive the requirements of this paragraph.

(3) Buildings located on the same site shall be separated from other buildings by at least 15 feet.

(4) Any lot which is bounded on two or more sides by a public street for the purposes of these restrictions shall be deemed to front on all such streets.

C. STORAGE

All goods, equipment, supplies or other material shall be stored in completely enclosed buildings except raw materials used in the ordinary course of business and finished or semi-finished products may be located outside of buildings on the rear of said property. Such storage must be contained in bins and/or screened by a wall or fence at least 6 feet in height as may be determined by Union Township or its appointed agent to adequately screen such storage area and material stored from view from outside of the lot boundaries.

D. FENCING

All fencing for screening, security or other purposes shall be attractive in appearance and shall be of an industrial type fence of galvanized metal with colored screen inserts of non-ferrous material, or of decorative masonry.

E. LANDSCAPING

(1) Land areas outside the building lines or parking areas shall be landscaped and maintained at the expense of the Grantee. Plans for both landscaping and parking areas must be included and approved by Union Township.

(2) The Grantee agrees that he will maintain existing trees and wooded areas to the extent that it does not affect the desired development of his buildings or parking area.

F. OFF-STREET LOADING AND UNLOADING

No loading or unloading shall be permitted on any public or private street or road or any other place except as provided in accordance with the following: Loading and unloading areas shall comply with the requirements of the Union Township Zoning Ordinance except that all industrial uses must have a minimum one (1) loading and unloading area.

G. OFF-STREET PARKING

(1) No parking shall be permitted on any public or private street or road or any other place than prepared parking areas. Each owner shall be required to provide off-street parking areas for all their employees, customers and visitors.

(2) Off-street parking shall be permitted in the front setback areas which abut a public dedicated street, except that not more than 75 percent of such required front or side setback area may be used for customer or visitor parking to within a distance of 5 feet of the street right-of-way line.

(3) Off-street parking areas shall be used for the parking of passenger vehicles or commercial and other vehicles incidental to the operation conducted on the property.

4. SIGNS

A. Billboard posters and other advertising signs are prohibited except for those signs which provide for direction of traffic or which advertise the property, or owner's business or product.

B. The total aggregate amount of signs shall be one (1) square foot for each front foot of property or three (3) square feet for each front foot of building, whichever is greatest.

C. All signs, except standard direction signs for traffic, shall be wall signs firmly attached to the outside wall of the principal building, or permanent lighted yard signs, and no sign shall extend above the roof line of the building.

5. DIVISION OF LOT AND MINIMUM LOT FRONTAGE

A. No parcel or lot shall be divided without approval of Roger R. Card or his appointed agent.

6. PERFORMANCE STANDARD

No industry or other business shall be established, maintained or permitted on said property which produces objectionable smoke, dust, noise, vibration or waste. Determination of whether an industry or business is objectionable for any of the above reasons shall be based on existing laws and Union Township ordinances and the discretion of Roger R. Card or his appointed agent.

7. MAINTENANCE OF PROPERTY

The owner of said property shall keep the premises, buildings and improvements in a safe, clean, healthful and attractive condition and shall comply in all respects to all government, health, fire and police requirements.

8. EASEMENT

Permanent construction is not allowed within any easement. Parking and storage areas are allowed.

9. ENFORCEMENT OF RESTRICTIONS

Roger R. Card herein, his successors and assignees, may enforce these restrictions by a suit for damages, injunction or any other remedy which Roger R. Card, his successors and assignees may have at law or by this declaration.

10. INVALIDATION

Invalidation of any of the foregoing conditions, restrictions or covenants by a court of competent jurisdiction in no way affects any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Roger R. Card and Annilie Card has caused these presents to be signed on 12th Day of November, 1979.

In the presence of:

ENTERPRISE PARK SUBDIVISION

Michael Klumpp
Michael Klumpp

Roger R. Card
Roger R. Card

Robert A. Shay
Robert A. Shay

Annilie Card
Annilie Card

ENTERPRISE PARK

MT. PLEASANT, MICHIGAN

Pickard Road (M-20)

US-27 & M-20
Expressway
Interchange

U.S. 27 Expressway

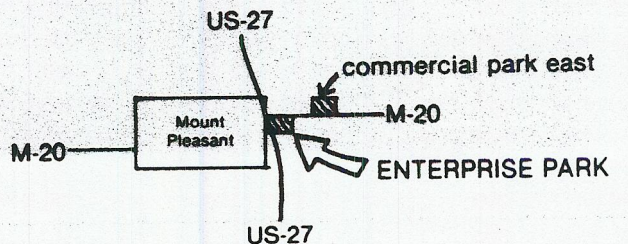
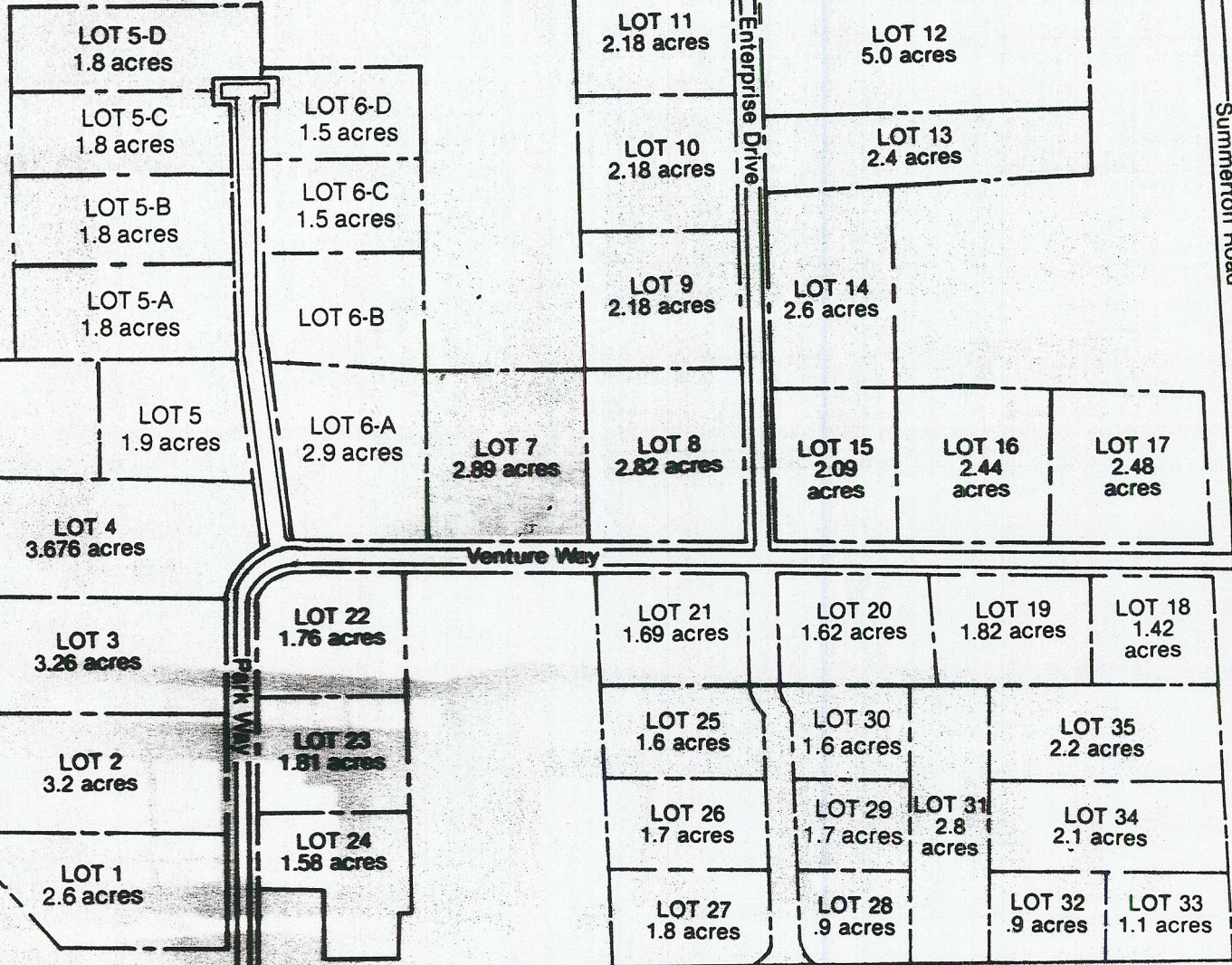
Summerton Road

Enterprise Drive

Park Way

Venture Way

Broadway Road





MediaNews Group

MICHIGAN GROUP

Account: **531226**
 Name: **Sherrie Teal**
 Company: **UNION TOWNSHIP**

 Address: **2010 S Lincoln**
Mount Pleasant, MI 48858

 Telephone: **(989) 772-4600**
 Fax: **(000) 000-0000**
 Description: **CHARTER TOWNSHIP OF UNION PUBLIC HEA**

Date: **03/11/21**
 Start Date: **03/14/21** Stop Date: **03/14/21**
 Class: **1201 - Legal Notices**
 Ad ID: **2142153**
 Ad Taker: **CRLHAMLIN**
 Sales Person: **Linda Hamlin (200308)**
 Words: **422**
 Lines: **61**
 Agate Lines: **126**
 Depth: **7.0**
 Inserts: **2**
 Blind Box:
 PO Number:

Ad sample

**CHARTER TOWNSHIP OF UNION
 PUBLIC HEARING NOTICE - ZONING MAP
 AMENDMENT REQUEST**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, March 30, 2021, at 7:00 p.m. for the purpose of receiving public comments on a request from Avenue A Properties LLC to rezone 2266 Northway Drive PID #14-152-00-005-02, from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District) as allowed in section 14.5 of the Union Township Zoning Ordinance 2020-06 as amended.

Legal Description: T14N R4W SEC 13 ENTERPRISE PARK LOT 5; EXC ALL THAT PART LYING E OF A LINE COM AT SE COR LOT 5; TH S 76D 53M 31S W, 66.52 FT; TH N 5D 55M 10S W, 184.61 FT; TH N 88D 49M 18S W, 191.22 FT; TH N 52D 59M 47S W, 127.55 FT; TH N 0D 38M 26S W, 141.67 FT TO POB 01/06/99 005-00 COMBINED W/ RESIDUAL OF 005-01 SEE 005-02

The hearing will be conducted as an electronic meeting consistent with emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended). All interested persons may attend and participate. There will be no in-person public attendance at the Township Hall (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Township staff may choose to participate from this location.

To participate via computer or smart phone, please use the following link to the electronic meeting location: <https://us02web.zoom.us/j/89299549537?pwd=L3JyMUUvYkFpFeXYITVdmMDlkWDIxUT09>

To participate via telephone dial-in access (audio only), please call (312) 626-6799. At the "Meeting ID" prompt, enter 892 9954 9537 and the # sign. At the "Passcode" prompt, enter 673358 and the # sign, and then enter # again to join the meeting.

The application may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are available for viewing on the Township's website at: <http://www.uniontownshipmi.com/Departments/Zoningand-PlanningServices.aspx/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Zoning Board of Appeals, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772 4600 extension 241.

Total: **\$283.90**

Paid Amount: **\$0.00**

Amount Due: **\$283.90**

Publication

Morning Sun, morningstarpublishing.com

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AMERCO REAL ESTATE CO
2727 N CENTRAL AVE
PHOENIX AZ 85004

ASPLUNDH TREE CO
708 BLAIR MILL RD
WILLOW GROVE PA 19090-0000

AVENUE A PROPERTIES LLC
325 ENTERPRISE DR
BRECKENRIDGE MI 48615

CUDD PRESSURE CONTROL, IN
8032 MAIN ST
HOUMA LA 70360

HD DEVELOPMENT OF MARYL
PO BOX 105842
ATLANTA GA 30348-5842

PLEASANT PLAZA #1 LLC
5580 VENTURE WAY
MOUNT PLEASANT MI 48858

REC INVESTMENTS LLC
5625 VENTURE WAY
MOUNT PLEASANT MI 48858

STATE OF MICH-MDOT
1212 CORPORATE
MOUNT PLEASANT MI 48858

CHARTER TOWNSHIP OF UNION
PUBLIC HEARING NOTICE – ZONING MAP AMENDMENT REQUEST

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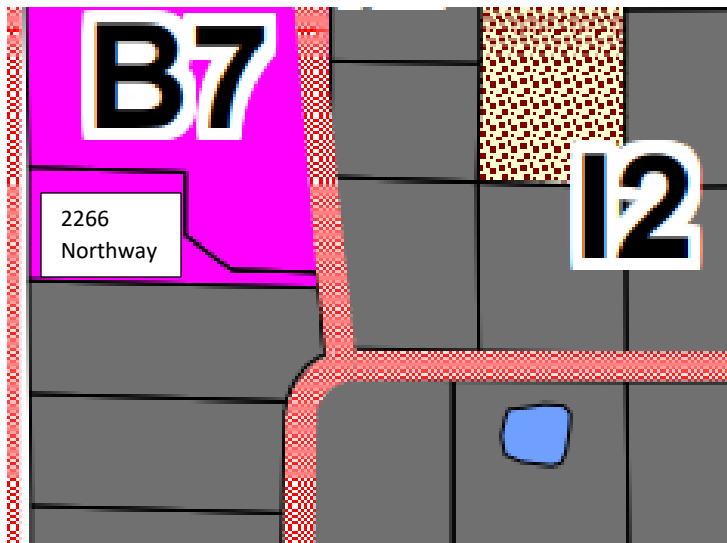
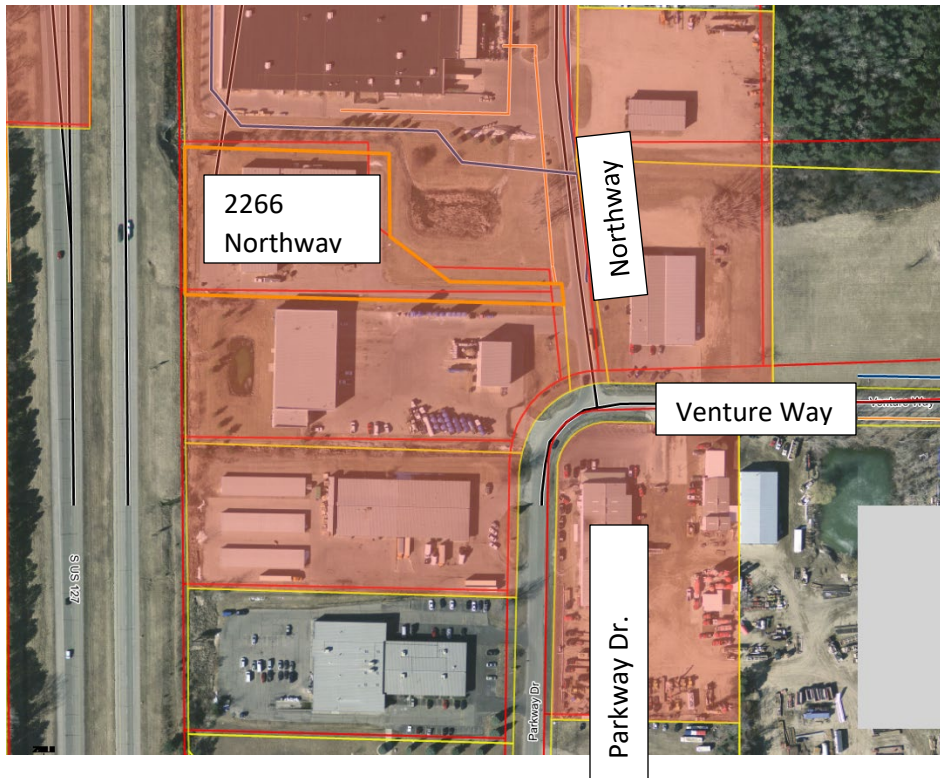
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For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772 4600 extension 241.



2266 Northway Drive is requesting to be rezoned from the **PINK B-7** to the **GREY I-2**. Parcels highlighted in **RED** above are sent notice of the public hearing for the rezone request.

Draft Motions: Zoning Map Amendments

MOTION TO RECOMMEND APPROVAL OF THE REZONING AS REQUESTED:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ21-02 Zoning Map Amendment to rezone the 1.92-acre parcel at 2266 Northway Drive (PID #14-152-00-005-02) from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District) be adopted based on the following findings and conclusions:

1. This site is located in the East Downtown Development Authority District and in Enterprise Park, an industrial park development.
 2. There is no demand for the building at 2266 Northway Dr. to be used for retail, service or other commercial uses.
 3. The design and historic use of the existing building for office, warehouse, and light manufacturing activities far more consistent with the character of the I-2 District than the regional commercial character of the B-7 District.
 4. There is a pressing need for “flex space” buildings suitable for office, warehouse, and light manufacturing business development, and for additional land zoned for industrial uses in locations with easy access to state highways.
 5. It appears that the existing industrial building at 2266 Northway Dr. may have inadvertently been included in the B-7 rezoning to support use of the front portion of the Enterprise Park’s “lot 5” for the Home Depot’s stormwater management facilities. This commercial classification was later carried over into the updated Master Plan.
 6. The proposed rezoning will not create any special privilege, result in unlawful exclusionary zoning, or set an inappropriate precedent.
-

MOTION TO RECOMMEND DENIAL OF THE REQUESTED REZONING:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ21-02 Zoning Map Amendment to rezone the 1.92-acre parcel at 2266 Northway Drive (PID #14-152-00-005-02) from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District) be denied based on the following findings and conclusions:

1. This rezoning is not fully consistent with the Master Plan’s goals, objectives, and policies for the Retail/Service area as designated on the Future Land Use map.
 2. The parcel is located in a land use transition area between the retail service B-7 parcels to the north along E. Pickard Road and the industrial properties in the Enterprise Park development.
-
-
-

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PREZ 21-02 Zoning Map Amendment for 2266 Northway Drive until _____ for the following reasons: _____

PRELIMINARY SITE PLAN REPORT

TO:	Planning Commission	DATE:	March 16, 2021
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-5 Highway Business District
PROJECT:	PSPR21-04 Preliminary Site Plan Approval application for phase 2 of self-storage buildings.		
PARCEL(S):	PID 14-020-20-001-05		
OWNER(S):	McGuirk Mini Storage Inc.		
LOCATION:	Approximately 8.87 acres located at the western dead end of Lexi lane in the NE 1/4 of Section 20.		
EXISTING USE:	Vacant Property	ADJ. ZONING:	B5, R3A, R1
FUTURE LAND USE DESIGNATION:	<i>Rural Buffer.</i> Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service		
ACTION REQUESTED:	To review and take action to approve, deny, or approve with conditions the PSPR21-04 preliminary site plan dated February 23, 2021 for self-storage units located at Lexi Lane. in the NE 1/4 of Section 20 and in the B-5 (Highway Business) zoning district.		

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission “*shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.*” Planning Commission approval of a final site plan “*constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met*” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Preliminary Site Plan Review Comments

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The following item of required information are missing, but the site plan is sufficiently complete for Planning Commission review and action. **The following details** (and all other items of required final site plan

information per Section 14.2.P. of the Zoning Ordinance) **will need to be addressed by the applicant as part of the final site plan submittal:**

Missing Preliminary Site Plan Information	
There is a note on the plan where the proposed drainage easement area is located that states "Proposed Parcel Zoned R-3A McGuirk Mini Storage 8.87 acres." This appears to be left over from a previous plan. It should be removed.	<input type="checkbox"/>

2. **Section 8 (Environmental Performance Standards).** Applicant has completed the hazardous substance reporting form and EGLE permit checklist confirming that no hazardous materials will be stored on site.

3. **Section 9 (Off-Street Parking).** 0.1 spaces are required per storage unit plus 5 spaces at the site office. There are 12 buildings proposed which would require 1 parking space. Plus 5 for the office equals a total of 6 parking spaces required. Currently no parking is shown on the plan. **The following details will need to be addressed by the applicant as part of the final site plan submittal:**
 - Add a total of 6 parking spaces on site. If parking will be shared on another parcel demonstrate which 6 spaces will be used for the self-storage business. If the 6 spaces will be used from existing spots on another site, the plan must demonstrate that there is still adequate parking for all the uses utilizing this shared parking, including updated parking calculations for the overall development.

4. **Section 7.10 (Sidewalks and Pathways).** Applicant has not shown sidewalks on this plan. The parcel is located at the end of Lexi Lane. Due to this dead end, there is no requirement to construct sidewalks along Lexi Lane at this time.

5. **Section 6.38 (Self Storage Buildings).** The proposed site plan conforms to the requirements for roof design, ingress/egress, building dimensions, prohibited storage, outside storage, limitations of use and hard surfacing. **The following details need to be addressed by the applicant as part of the final site plan submittal:**
 - Proposed evergreen trees must be 8 feet in height at the time of planting as required per Section 10.4.C.3. (Evergreen Trees). The statement on the plan that the trees will reach 8 feet in height within 3 years is not sufficient to satisfy this requirement.

6. **Consistency with the Master Plan.** This parcel was rezoned from R-3A to B-5. There is sufficient capacity available in the municipal water, municipal sewer, and other utility infrastructure available to the site to support the uses permitted in a B-5 district. The parcel abuts the line of the Township’s planned growth management boundary. The plan is consistent with the Master Plan.

Additional Comments for Preparation of the Final Site Plan

7. **Section 8.2 - Exterior lighting.** The applicant should be aware that the Township’s exterior lighting standards have changed somewhat since the phase 1 mini-storage project was originally approved. Exterior lighting for phase 2 will be required to conform to the

requirements of Section 8.2 of the Zoning Ordinance, which may necessitate an adjustment from the fixture types used on the phase 1 buildings. Fixture specifications, details, and a photometric plan will be required to be included on the final site plan.

8. **Outside agency approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval. These approvals include the Mt. Pleasant Fire Department, Isabella County Road Commission, Storm Water approval from the Isabella County Drain office, Isabella County Transportation Commission, and the Township's Public Services Department.

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

1. If updated consistent with the details noted in this report, the preliminary site plan can fully conform to Section 14.2.S. (Standards for Site Plan Approval).
2. The project is consistent with the Master Plan.
3. The proposed buildings are a continuation of the existing self-storage business to the north.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to approve preliminary site plan PSPR21-04, subject to the following conditions:

1. Provide the missing items of required application and site plan information as part of the final site plan submittal and Section 14.2.P. (Required Site Plan Information).
2. Revise the landscaping and screening details and provide a parking plan as required.
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.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

 Minor Site Plan

 Preliminary Site Plan

 Final Site Plan

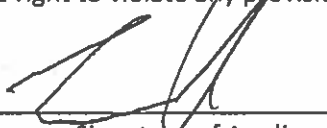
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project		SITE PLAN FOR PHASE 2 - STORAGE UNITS	
Common Description of Property & Address (if issued)			
Applicant's Name(s)		MCGUIRK MINI STORAGE	
Phone/Fax numbers	989-772-1309	Email	chuck@mcguirksand.com
Address	3046 JENS WAY	City:	MT. PLEASANT Zip: 48858

Legal Description:	Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-020-20-001-11	
Existing Zoning:	B-5	Land Acreage:	8.87	Existing Use(s):	VACANT LAND & STORAGE
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					
SEE PAGE 4 OF SITE PLAN FOR PROJECT DESCRIPTION					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: CMS&D Phone: 9897750756 Email: tbebee@cms-d.com 2. Address: 2257 EAST BROOMFIELD ROAD City: MT. PLEASANT State: Zip: 48858 Contact Person: TIMOTHY BEBEE Phone: 9897750756
	Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



 Signature of Applicant Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: MCGUIRK MINI STORAGE

Name of business owner(s): CHUCK MCGUIRK

Street and mailing address: 3046 JENS WAY

Telephone: 989-772-1309 MT. PLEASANT, MI 48858

Fax: _____

Email: chuck@mcguiirksand.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: 

Information compiled by: _____
Central Michigan Surveying & Development Co. Inc.

Section 14.2 Site Plan Review (excerpts)

A. Purpose and Scope.

The purposes of this Section are to establish uniform requirements of procedure for review of site plans for new development in the Township; to confirm compliance with this Ordinance and other Township ordinances prior to the start of construction; and to ensure that development in the Township is consistent with the adopted policies of the Township's Master Plan.

B. Authority.

Flexible standards have been established to ensure that the type of review and amount of required information is proportional to the project's scale and intensity. The Planning Commission shall have the authority to review and take action on preliminary site plan and final site plan applications and the Zoning Administrator shall have authority to review and take action on minor site plan applications, all in accordance with this Section and Ordinance.

1. Preliminary site plan. Requirements for a preliminary site plan are intended to allow for review of the general character of the proposed use(s), general site layout, and location of structures and other site improvements; and to confirm that the overall development can conform to Ordinance requirements.
2. Final site plan. A final site plan is a set of engineering, architectural, and/or landscape design drawings that satisfy all applicable requirements of this Ordinance and outside agencies with jurisdiction, which are prepared by registered design professionals based on an approved preliminary site plan and depict all planned building, pedestrian access, parking, grading, drainage, infrastructure, exterior lighting, and other site improvement details for a given lot and development project.
3. Minor site plan. The reduced information requirements for a minor site plan submittal, as specified in Section 14.2(P) (Required Site Plan Information), are intended to allow for administrative review of a limited range of low intensity projects that do not include significant engineering or design details.

C. Site Plan Approval Required.

No permits shall be issued, no construction of or addition to any structure shall take place, and no land use for which site plan approval is required shall be established or expanded until all required site plans have been approved in accordance with this Section and Ordinance. Except as permitted in accordance with this Section, no grading, grubbing, cutting of trees or other vegetation, excavation, landfilling, or construction of improvements shall commence for any development for which site plan approval is required until all required site plans have been approved in accordance with the following:

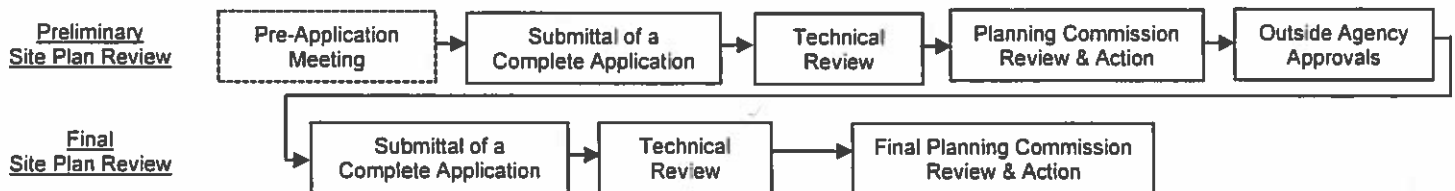
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All other land uses subject to special use permit approval in the zoning district, and all land uses for which site plan approval is otherwise required by provisions of this Ordinance.	✓	✓		
Farm-based tourism and entertainment activities (agri-tourism), public stables, permanent auction facilities, and religious institutions as allowed in the Agricultural (AG) District per Section 3.	✓	✓		
Private off-road courses as allowed in the Agricultural (AG) District per Section 3.			✓	
Customary agricultural operations, private stables, and greenhouses as allowed in the Agricultural (AG) and Rural Residential (R-1) zoning districts per Section 3, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓
Construction, relocation or alteration of a two family (duplex) dwelling, detached single family dwelling or customary accessory structures on a single lot, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Home occupations that conform to the requirements of Section 6.19.				✓
Family day care homes, adult foster care family homes and small group homes, and child foster family homes and family group homes, as licensed by the State of Michigan.				✓
Multiple-family residential buildings and uses, independent or dependent senior housing, assisted living facilities, nursing homes; homes for the aged, and religious institutions as allowed in the Residential Districts per Section 3.	✓	✓		
All land uses allowed in the Business Districts and Industrial Districts per Section 3.	✓	✓		
All planned unit development (PUD) projects, as approved by the Township Board in accordance with Section 3.18.	✓	✓		
Construction or expansion of buildings, equipment storage yards, and associated above-ground site improvements occupied by or intended for occupancy by essential services in any zoning district.	✓	✓		
The improvement, expansion, extension or abandonment of public or private overhead or underground utility lines or easements.				✓
Any development which would, if approved, provide for the establishment of more than one principal use or building on a lot.	✓	✓		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Act and Section 5.1 of this Ordinance provided that no new construction or alteration of existing buildings or site improvements are proposed or required, and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Establishment or alteration of any other condominium subdivision in accordance with the Condominium Act and Section 5.1.	✓	✓		
A change in use for an existing multiple-family, mixed use or non-residential building where the Zoning Administrator has determined that no new construction or alteration of the building or site improvements are required and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other change in use for an existing multiple-family, mixed use or non-residential building.	✓	✓		
Expansion of an existing multiple-family, mixed use or non-residential principal building of up to ten percent (10%) of the gross floor area, and any alterations that affect the exterior appearance, pedestrian access or function of the building without a floor area increase.			✓	
Expansion of an existing multiple-family, mixed use or non-residential principal building exceeding ten percent (10%) of the gross floor area.	✓	✓		
Relocation of a multiple-family, mixed use or non-residential building.	✓	✓		
Establishment or alteration of a multiple-family, mixed use or non-residential accessory use or structure where the Zoning Administrator has determined that compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure.	✓	✓		
Expansion of any multiple-family, mixed use or non-residential off-street parking facility by up to 2,750 square feet.			✓	

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Expansion of any multiple-family, mixed use or non-residential off-street parking facility exceeding 2,750 square feet.	✓	✓		
Construction, extension or alteration of a private road, as authorized by Ord. No. 2009-09, that is located outside of a subdivision plat.	✓	✓		
Incidental changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved final site plan.			✓	
Incidental building modifications that do not significantly alter the facade, height or floor area of a multiple-family, mixed use or non-residential building.			✓	
Changes to a site required to comply with State Construction Code requirements.			✓	
Sidewalk or pedestrian pathway construction, or barrier-free improvements.			✓	
Construction of fences, exterior lighting improvements, or installation of screening around a waste receptacle, mechanical unit or similar equipment for a multiple-family, mixed use or non-residential use.			✓	
Re-occupancy of an existing multiple-family, mixed use or non-residential building that has been vacant for more than 365 calendar days, provided that no variances to the requirements of this Ordinance are required and the proposed use will be conducted within a completely enclosed building, and will not require access changes or other substantial modifications to the existing site.			✓	

1. Extraction operations. For extraction operations as authorized under the Township's Extraction Ordinance No. 20-01, Planning Commission approval of an Extraction Permit and associated mining and reclamation plans shall also constitute site plan approval for the use under this Ordinance.
2. Mobile home parks. Construction, expansion or alteration of a mobile housing park shall be subject to preliminary plan approval in accordance with Section 3.12 and the procedures and standards established under Section 11 of the Mobile Home Commission Act (Public Act 96 of 1987, as amended), as summarized below:
 - a. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.
 - b. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the review procedure outlined in this Section for preliminary site plan approval, where applicable, except where pre-empted by requirements of the Mobile Home Commission Act or Manufactured Housing Rules.
 - c. Pursuant to Section 11 of the Mobile Home Commission Act, the Planning Commission shall take action on the preliminary plan within 60 days after the Township officially receives the plan.

D. Summary of the Site Plan Review Processes.



NOTE: Applicant may combine preliminary and Final Site Plan Review, per Section 14.2(M)

P. Required Site Plan Information.

The following minimum information shall be included with any application for site plan approval, except where the Township Planner, Zoning Administrator or Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
SITE PLAN DESCRIPTIVE INFORMATION			
Name, address, and other contact information for the applicant and property owners, along with proof of ownership and signed consent if applicant is not the owner.	●	●	●
Name, address, and other contact information of the firm or individual preparing the site plan. Site plans prepared by an architect, community planner, engineer, landscape architect or land surveyor shall bear the individual's professional seal.	●	●	●
A final site plan shall be prepared and sealed by an architect, engineer, landscape architect or land surveyor registered in the State of Michigan.			●
Location, address(es), and tax identification number(s) of subject parcel(s); dimensions of the site, and the gross and net land area.	●	●	●
Legal description(s) of the subject parcel(s).		●	●
Legal description of the proposed development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.		●	●
Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association.			●
Description of applicant's intentions regarding selling or leasing of all or portions of land, dwelling units or building spaces.		●	●
Residential projects: Gross and net dwelling unit density, lot area per dwelling unit, and a schedule of the number, sizes (bedrooms, floor areas), and types of dwellings.		●	●
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	●	●	●
SITE PLAN DATA AND NOTES			
Minor site plans shall be drawn to a scale appropriate for the sheet size and of such accuracy that the Zoning Administrator can readily interpret the plan.	●		
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and legible at the required sheet size. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.		●	●
Vicinity map showing the general location of the site, map scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).		●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).		●	●
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.		●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Calculations for parking, lot coverage, total ground floor area, and other applicable Ordinance requirements.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
EXISTING CONDITIONS			
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.		●	●
SITE PLAN DETAILS			
Delineation of required yards, and other setback areas and open space.	●	●	●
Identification of general location(s) and area(s) of each development phase; and the planned construction program and schedule for each development phase.		●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site.	●	●	●
Location, type, area, height, and lighting specifications of proposed signs.	●		●
An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding.	●		●
Location, area, and dimensions of any outdoor sales, display or storage areas.	●	●	●
Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions; indication how recycling will be implemented.		●	●
BUILDING DESIGN AND ORIENTATION			
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	●	●	●
Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site.		●	●
Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries.		●	●
Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials.		●	●
Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer.			●
ACCESS AND CIRCULATION			
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.		●	●
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●		●
Parking space dimensions, pavement markings, and traffic control signage.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials.		●	●
Identification of proposed names for new public or private roads serving the site.		●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.			●
NATURAL FEATURES AND OPEN SPACE AREAS			
A general description and preliminary delineation of existing natural features on and abutting the site.		●	●
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and any mitigation measures as may be required by Township ordinance or state statute.			●
Outdoor open space and recreation areas; location, area, and dimensions.		●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.			●
SCREENING AND LANDSCAPING			
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●	●	●
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved.			●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting.			●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials.			●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices.	●	●	●
UTILITIES, STORMWATER MANAGEMENT, AND GRADING			
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.		●	●
Details of the location, layout, and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site, including line sizes, inverts, hydrants, flow patterns, manholes, and catch basins.			●
Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable.			●
Calculations for capacity of stormwater management and drainage facilities.			●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.			●
General areas of intended filling or cutting.		●	●
Directional arrows showing existing and proposed drainage patterns on the lot.	●		●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.			●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.		●	●
Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established.			●
Other information as requested by the Township Planner, Zoning Administrator or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	●	●	●

Q. Expiration and Extension of Site Plan Approval.

Site plan approvals shall expire and may be extended in accordance with the following:

1. Expiration of preliminary site plan approval. Approval of a preliminary site plan shall be valid for a period of 545 calendar days from the date of approval and shall expire and be of no effect unless an application for final site plan approval for all or part of the area included in the approved preliminary site plan is filed with the Township Clerk within that time period.
2. Expiration of final site plan approval. A final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.
3. Extension of preliminary or final site plan approval. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a preliminary or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.
4. Expiration of Minor Site Plan Approval. A minor site plan shall expire and be of no effect unless, within 365 calendar days of approval, appropriate permits have been approved, construction has begun on the property, and such work is diligently pursued in conformance with the approved minor site plan. No extensions of minor site plan approval shall be granted by the Zoning Administrator.

R. Phasing of Development.

The applicant may divide the development into two (2) or more phases. Phasing shall be subject to the following requirements:

1. In the case of a phased development, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
2. In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
3. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
4. The Township Planner or Planning Commission may require the applicant to post an acceptable performance guarantee to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

S. Standards for Site Plan Approval.

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

Standards for Site Plan Approval	Minor Site Plan	Preliminary Site Plan	Final Site Plan
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSGuide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), <u>Permit Section</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the <u>Permitting at the Land and Water Interface Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Union Township and Isabella County	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system? Union Township Public Services Department and <u>Drinking Water & Environmental Health Division (DWEHD)</u> , 517-284-6524	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and <u>WRD, Part 41 Construction Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program , 517-284-6541, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD, Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

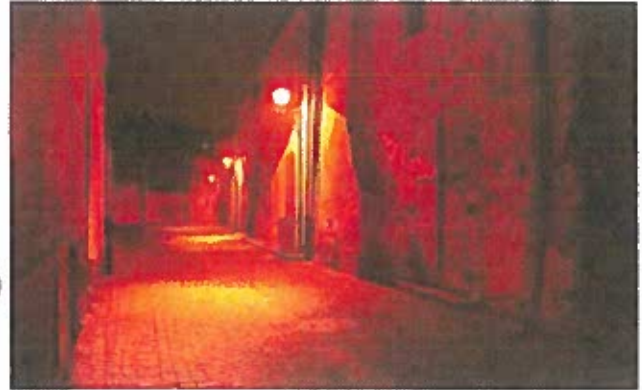
9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), <u>Solid Waste</u> , 517-284-6588, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local Health Department</u> , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) <u>Community Water Supply</u> , <u>DWEHD District Office Community Water Supply Program</u> , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day</u> from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Wastewater Discharge System?		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, <u>EGLE District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, <u>Permits Section</u> , or <u>EGLE District Office</u> , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? <u>Oil, Gas and Minerals Division (OGMD)</u> , 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, <u>Permit Section</u> , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, <u>Acid Rain Permit Program</u> , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? <u>MMD</u> , 517-284-6588 or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Hazardous Waste Program Forms & License Applications</u>) MMD, <u>EGLE District Office</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, <u>Medical Waste Regulatory Program</u> , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters		
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, <u>Water Hauler Information</u> , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, <u>Septage Program</u> , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, <u>Scrap Tire Program</u> , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming Pools Program</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, <u>Campgrounds</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, <u>Aquatic Nuisance Control</u> , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, <u>Surface Water Assessment Section</u> , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, <u>Petroleum Geology and Production Unit</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, <u>Radioactive Protection Programs</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<u>Petroleum & Mining</u> , OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
44) Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Contact Union Township and EGLE Permits & Bonding, OGMD, 517-284-6841



NAME: LED Wall Pack Light

P/N : RG-RWP02-80WAT1NA1-aaK

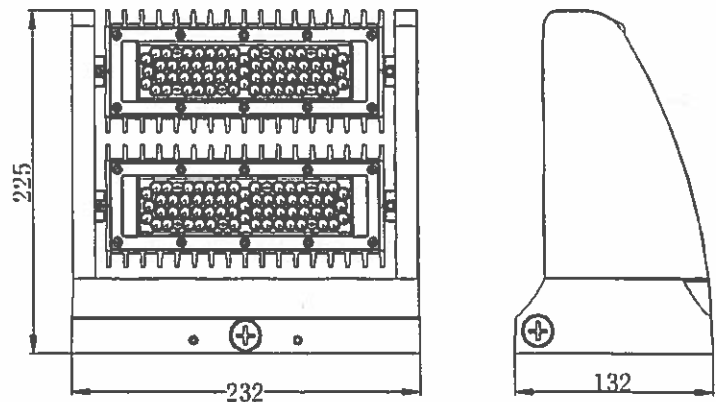
Note: "aaK" in the model name refers to CCT as below:
40K=4000K,50K=5000K,57K=5700K

Advantage:

- UL certificate, DLC Premium
- IP65 Internal driver
Input voltage 100-277VAC
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Instant start, NO humming
- Green and eco-friendly without mercury

Application:

- ◆ entrance lighting, courtyard lighting
- ◆ Industrial lighting, Outdoor landscape lighting
- ◆ Buildings, hotels, hospitals, schools
- ◆ Wall lighting area and so on



Product Specifications

Product name	LED Wall Pack Light
Part No	RG-RWP02-80WAT1NA1-aaK
Dimension	232 x 132 x 225 mm

Technical Characteristic

Color temperature	4000K、5000K、5700K
CRI	>72
Lumen	10400-11200LM
Lumen Efficacy	130-140LM/W
Input Power	80W
Viewing Angle	60°
Input Voltage	100-277VAC 50/60Hz
Driver	Rugged Grade Brand
PF	>0.9
Waterproof Rating	IP65

Materials

LED Brand	LUMILEDS
LED Type	LUXEON 3030 2D
LED QTY	98 PCS
Housing	Aluminum
Housing color	Black

Others

Operating Temperature	-20° O 45°
Operating Humidity	20%-90% RH
Storage Temperature	-30° TO 80°
Storage Humidity	10%-95%
Application	Indoor / Outdoor
Safety Certification	UL
Warranty Time	5 Years

DLC 4.2 + DLC Premium Rated

Over 135 Lumens per Watt

Model# RG-RWP02-80WAT1NA1-50K



Manufacturer: [RuggedGrade](#)
 Brand: RuggedGrade
 Technical Requirements Version: 4.2
 Date Qualified: 01/12/2018
 Product ID: PLFCXZTXBSJD

Category

Main: Outdoor Luminaires
 General Application: [High Output](#)
 Primary Use: [Outdoor Full-Cutoff Wall-Mounted Area Luminaires](#)

Classification: Premium
 Is Parent Product: No
 DLC Family Code: ZAZZUB
 Listing Status: Listed

[View Notes](#)

Reported Data

Zonal Lumens

Spacing (Ctina)

Product Features

Version History

Family Data

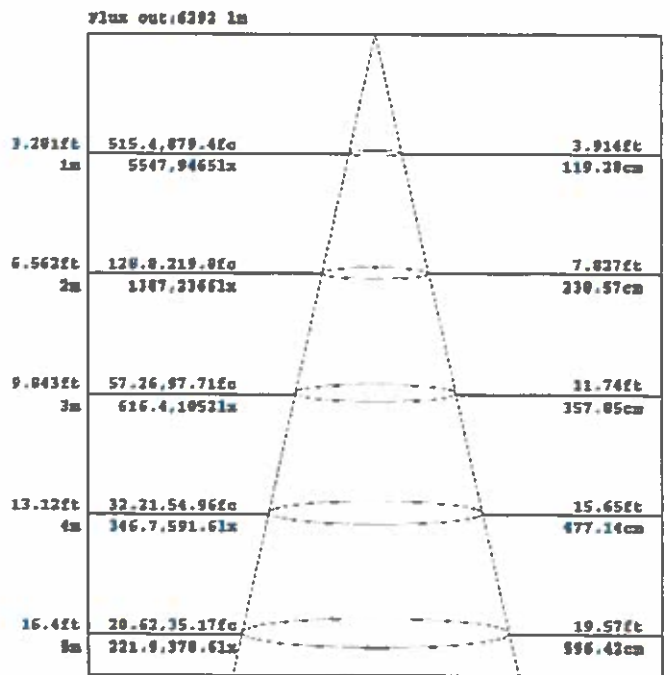
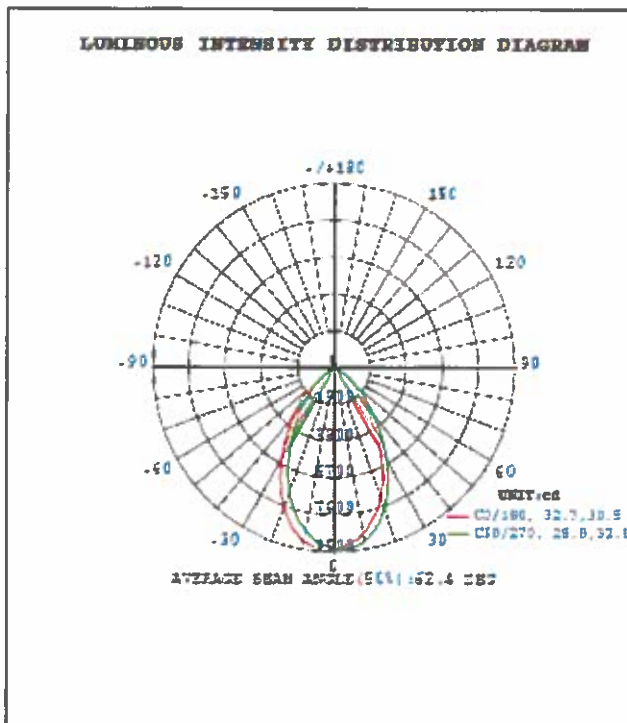
Light Output: 10875 lm
 Wattage: 80.41 W
 Efficacy: 135.24 lm/W
 Power Factor: 0.94
 CCT: 5000 K
 CRI: 71.4
 Total Harmonic Distortion: 12.15 %

Easy Install with Removeable Plate - Light heads can be Individually Roasted

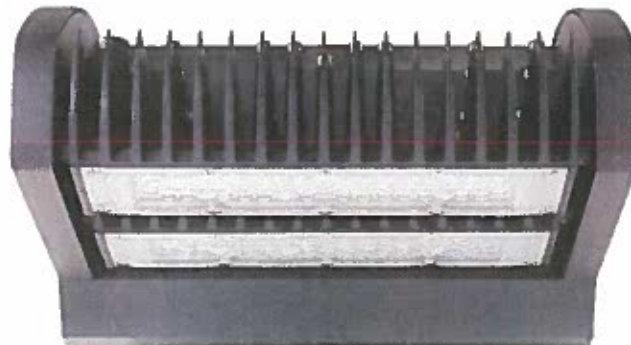


Light Distribution Testing Parameters

DATA OF LAMP		PHOTOMETRIC DATA Eff: 134.11 lm/W			
MODE		Imax (cd)	9471	S/MH (C0/180)	0.96
NOMINAL POWER (W)	80	LOR (%)	100.0	S/MH (C90/270)	0.86
RATED VOLTAGE (V)	120	TOTAL FLUX (lm)	10793	η UP, DN (C0-180)	0.1, 52.7
NOMINAL FLUX (lm)	10793.5	CIE CLASS	DIRECT	η UP, DN (C180-360)	0.1, 47.1
LAMPS INSIDE	1	η up (%)	0.2	CIBSE SHR NOM	0.75
TEST VOLTAGE (V)	120.0	η down (%)	99.8	CIBSE SHR MAX	0.95



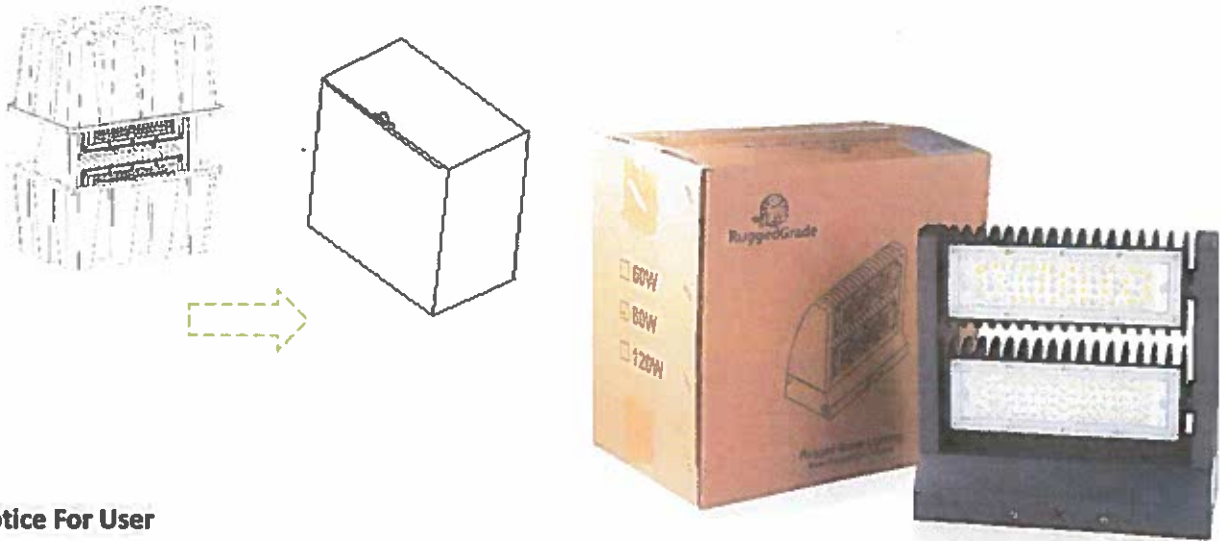
Note: The Curves indicate the illuminated area and the average illumination when the luminaire is at different distance.



Package

Lamps Net Weight: 3.12kg / pcs

	Size	Qty/Carton	Weight/Carton
Outer box	390*300*290mm	2	7.9 kg



Notice For User

- ◆ Please turn off power before install or change assembly parts.
- ◆ The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- ◆ No-professionals, must not install and disassemble the lamps.

Trouble Shootings

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies
Out of working	Please check the connection

SITE PLAN FOR PHASE 2 - STORAGE UNITS

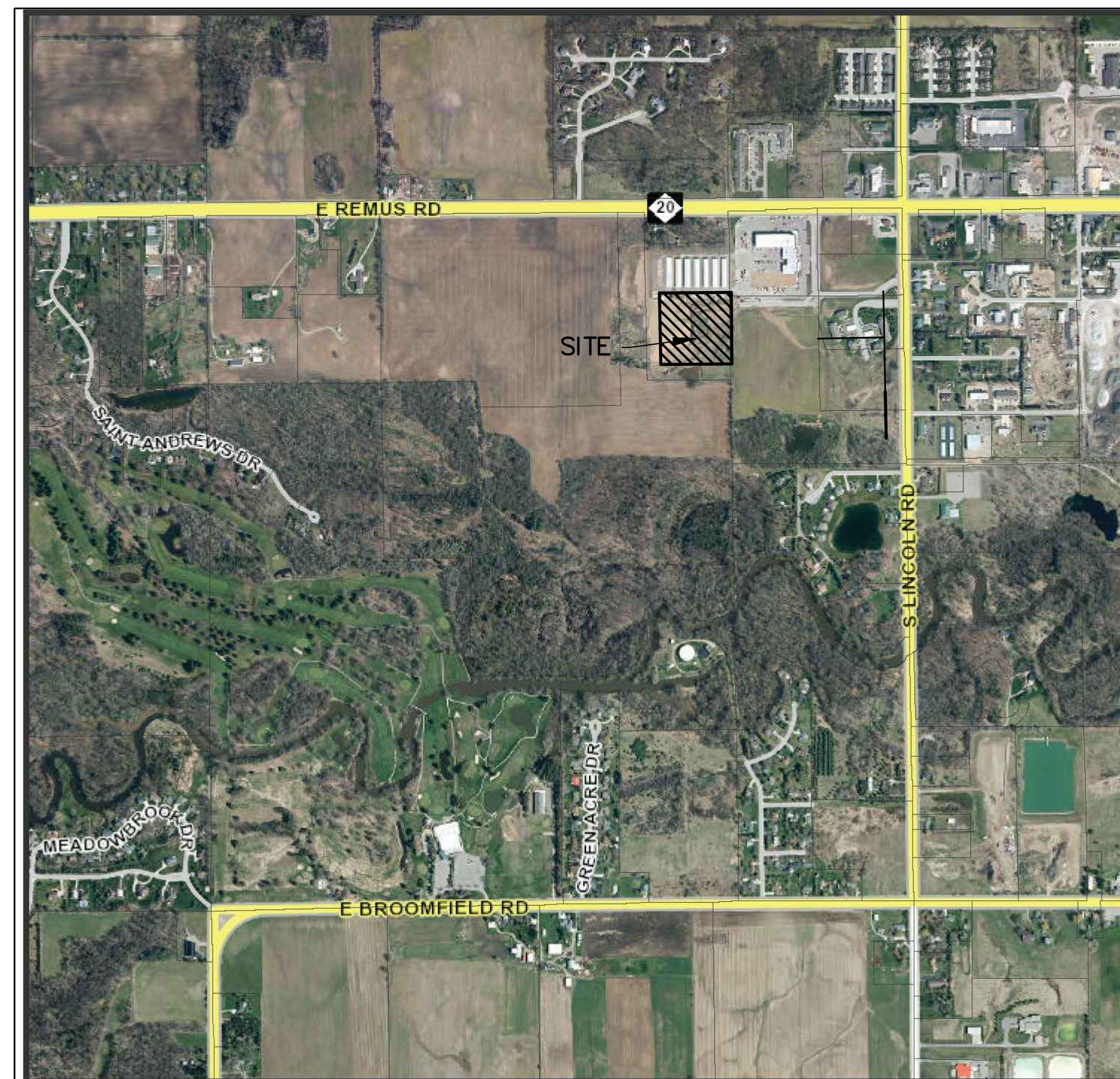
MCGUIRK MINI STORAGE, INC.

LINCOLN RD. & E. REMUS RD. (M-20)

CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



COVER SHEET
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



PART OF THE NORTHEAST 1/4, SECTION 20, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

LOCATION MAP
NOT TO SCALE

B-5 ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ FT)	16,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

- A. OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD, PROVIDED THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF TEN (10) FEET BETWEEN THE NEAREST POINT OF THE OFF-STREET PARKING AREAS, EXCLUSIVE OF ACCESS DRIVEWAYS AND THE NEAREST RIGHT-OF-WAY LINE AS INDICATED ON THE MAJOR THOROUGHFARE PLAN.
- B. A LOT IN THE B-5 DISTRICT WILL PROVIDE A SIDE AND REAR YARD OF AT LEAST FORTY (40) FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.

MISS DIG:
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

	BOLLARD		GAS RISER		SOIL BORING
	CATCH BASIN (CURB INLET)		GUY ANCHOR		STORM SEWER MANHOLE
	CATCH BASIN (ROUND)		HYDRANT - EXISTING		TELEPHONE RISER
	CATCH BASIN (SQUARE)		HYDRANT - PROPOSED		TREE - CONIFEROUS
	CLEAN OUT		LIGHT POLE		TREE - DECIDUOUS
	DRAINAGE FLOW		MAILBOX		UTILITY POLE
	ELECTRICAL BOX		MONITORING WELL		WATER MAIN VALVE
	FOUND CONC. MONUMENT		SANITARY SEWER MANHOLE		WATER SHUT-OFF
	FOUND IRON		SET IRON		WATER WELL
	GAS MAIN VALVE		SIGN		WOOD STAKE

LINETYPES		HATCH PATTERNS	
	BURIED ELECTRICAL CABLE		ASPHALT - EXISTING
	BURIED TELEPHONE CABLE		ASPHALT - PROPOSED
	CENTERLINE OF DITCH		CONCRETE
	FORCE MAIN		GRAVEL
	GAS MAIN		LANDSCAPING
	ROAD CENTERLINE		RIP-RAP
	SANITARY SEWER		
	STORM SEWER		
	TOE OF SLOPE		
	TOP OF BANK		
	UTILITIES - OVERHEAD		
	UTILITIES - UNDERGROUND		
	WATER MAIN		

EXISTING B-5 ZONED PARCEL DESCRIPTION:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-57"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1327.12 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-39'-12"E., ON AND ALONG SAID EAST 1/8 LINE, 622.35 FEET TO ITS INTERSECTION WITH THE NORTH 1/8 LINE OF SAID SECTION; THENCE S.89°-41'-58"W., ON AND ALONG SAID NORTH 1/8 LINE, 619.03 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 622.41 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 622.03 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8.87 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASMENTS AND/OR RESTRICTIONS OF RECORD.

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHY 60 SCALE
3	EXISTING TOPOGRAPHY 40 SCALE
4	SITE HORIZONTAL & UTILITY PLAN
5	SITE GRADING PLAN
6	SITE SOIL EROSION PLAN

FLOOD ZONE CERTIFICATION:
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C0305D WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BENCHMARKS:
BENCHMARK #1: FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT MODERNIZATION MARK DISK SET IN THE TOP OF A 12 INCH DIAMETER CONCRETE POST. LOCATION IS AT THE SOUTH EAST CORNER OF THE LINCOLN ROAD AND REMUS ROAD (M-20) INTERSECTION. ELEVATION 786.62

BEARING BASIS:
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 20, T14N-R4W WAS DETERMINED TO BE S89°-42'-08"W.

SITE: PART OF THE NORTHEAST 1/4 OF SECTION 20, T14 N. - R.04 W., UNION TOWNSHIP, ISABELLA COUNTY.

CLIENT: MCGUIRK MINI STORAGE
3046 JENS WAY
MT. PLEASANT, MI 48858
CONTACT: CHUCK MCGUIRK
PHONE: (989) 772-1309

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

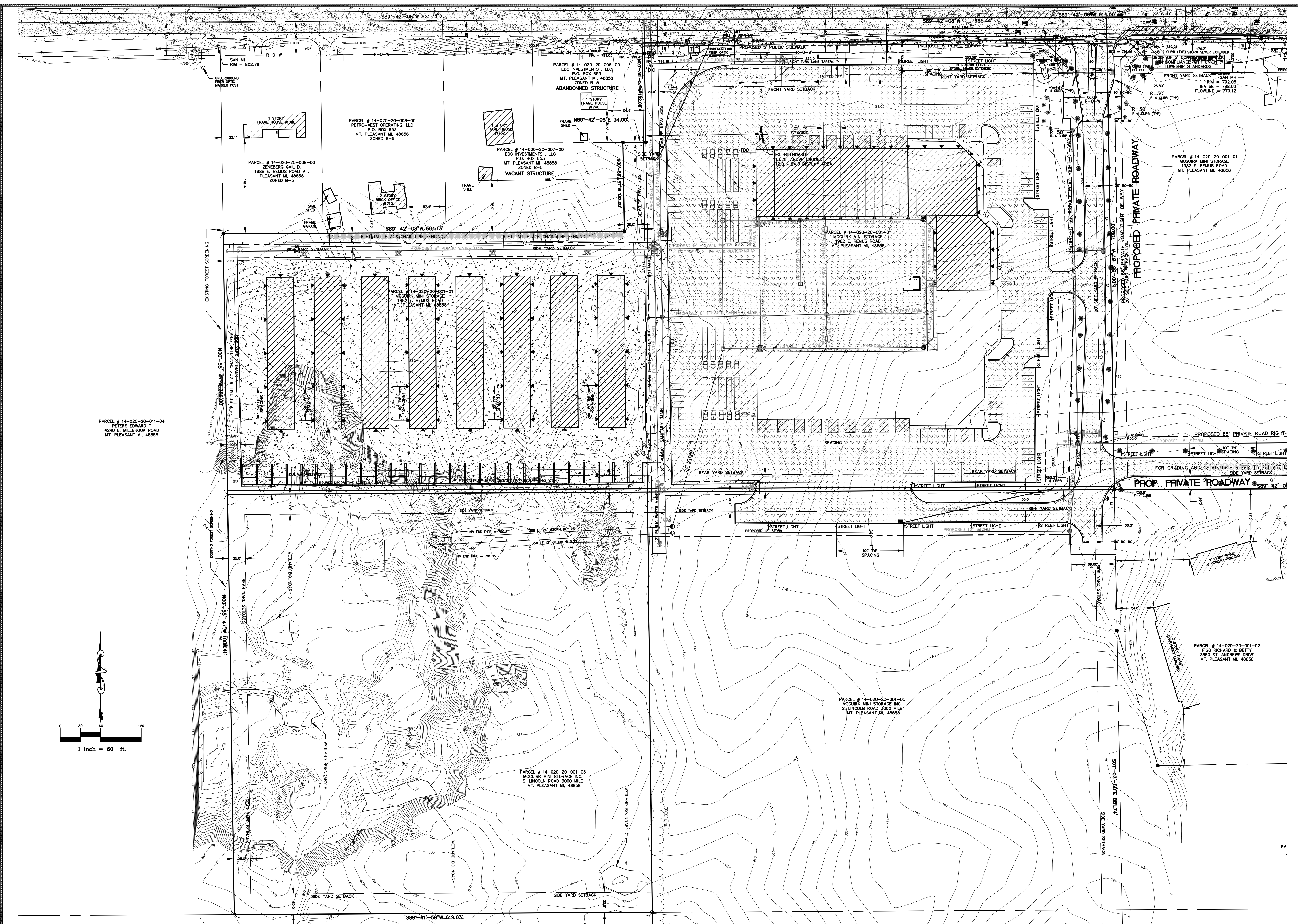
<p>CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com</p> <p>CONSUMERS ENERGY 345 PINE STREET ALMA, MI 48801 (989) 466-4282 KIM STUDDT kimberly.studdt@cmsenergy.com</p> <p>FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@ftr.com</p> <p>DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERISIE mckersiem@dteenergy.com</p> <p>MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 LT. RANDY KEELER rkeeler@mt-pleasant.org</p>	<p>CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com</p> <p>CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com</p> <p>DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isabellacounty.org</p> <p>ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaffney@isabellacounty.org</p>
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REVISIONS:	DATE	DESCRIPTION

SUBMITTAL TO TOWNSHIP 2-23-21

JOB NUMBER:	2101-009
DRAWN BY:	TELB
DESIGNED BY:	N/A
CHECKED BY:	TELB

SCALE:	N/A
SHEET NUMBER:	1 OF 6



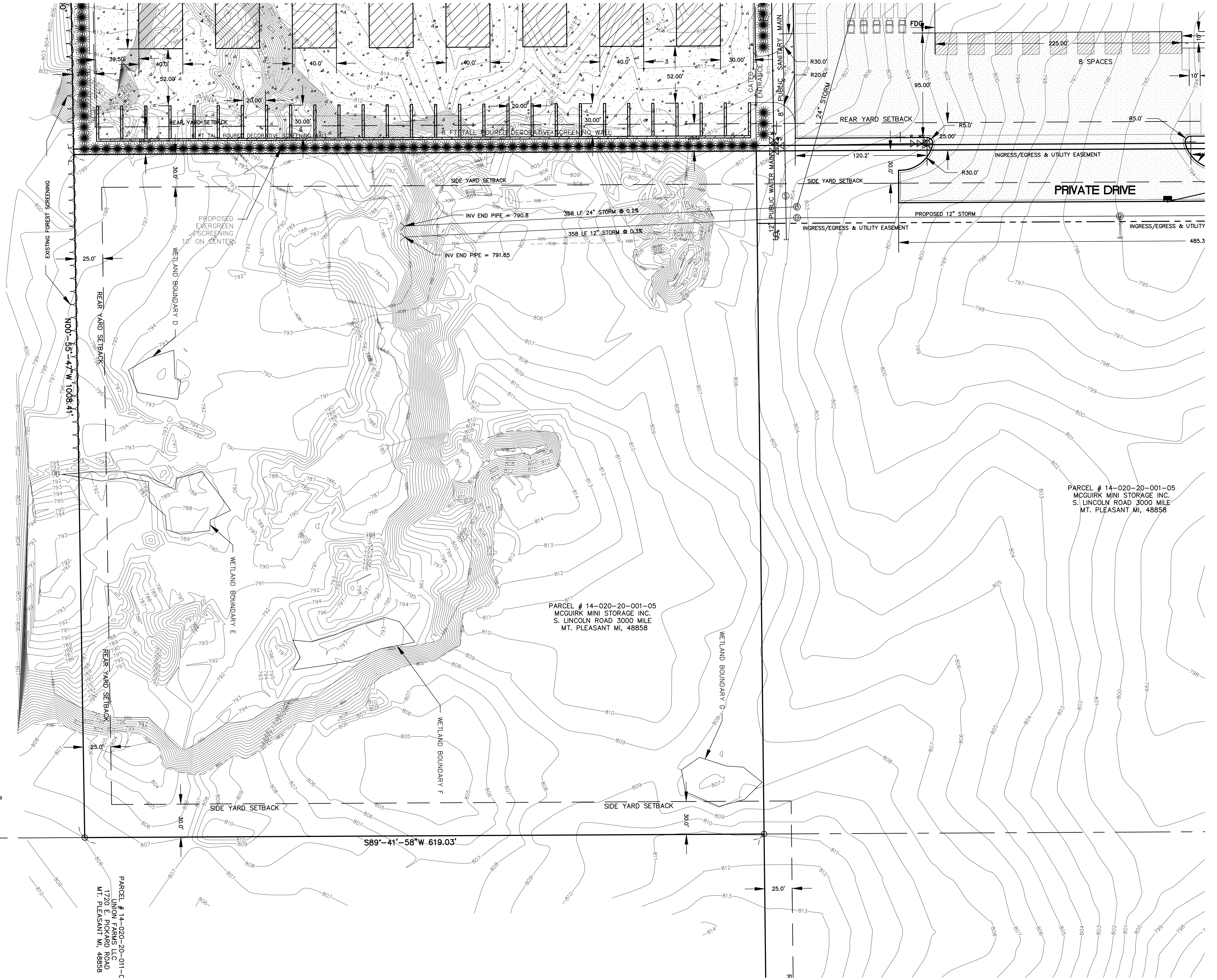
CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY 60 SCALE
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 60'
SHEET NUMBER	2 OF 6
JOB NUMBER:	2101-009
DRAWN BY:	TELB
DESIGNED BY:	N/A
CHECKED BY:	TELB
SUBMITTAL TO TOWNSHIP	2-23-21
REVISIONS:	

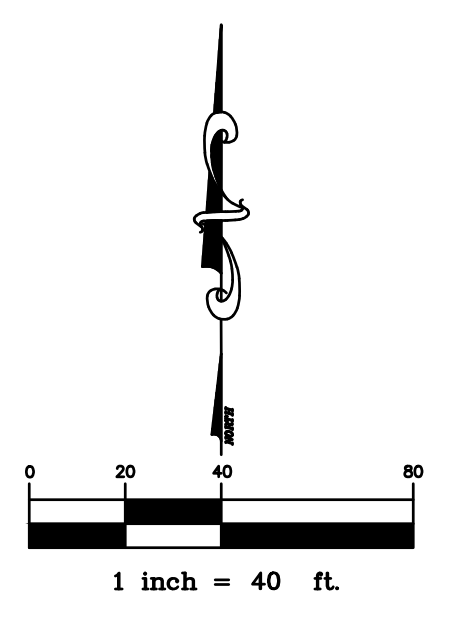
PARCEL # 14-020-20-011-04
 PETERS EDWARD T
 4240 E. MILLBROOK ROAD
 MT. PLEASANT MI, 48858




PARCEL # 14-020-20-001-05
 MCGUIRK MINI STORAGE INC.
 S. LINCOLN ROAD 3000 MILE
 MT. PLEASANT MI, 48858

PARCEL # 14-020-20-001-05
 MCGUIRK MINI STORAGE INC.
 S. LINCOLN ROAD 3000 MILE
 MT. PLEASANT MI, 48858

PARCEL # 14-020-20-011-C
 LINCOLN FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858



CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY 40 SACLE
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCALE	1" = 40'
JOB NUMBER:	2101-009
DRAWN BY:	TELB
DESIGNED BY:	N/A
CHECKED BY:	TELB
SHEET NUMBER	3 OF 6
REVISIONS:	
SUBMITTAL TO TOWNSHIP 2-23-21	



REVISIONS:

NO.	DATE	DESCRIPTION
1	2-23-21	SUBMITTAL TO TOWNSHIP

JOB NUMBER: 2101-009
 DRAWN BY: TELB
 DESIGNED BY: TELB
 CHECKED BY: TELB

SCALE: 1" = 40'

SHEET NUMBER: 4 OF 6

PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858
 ZONED B-5

PROJECT LIGHT

THE PROPOSED PHASE 2 SELF-STORAGE STRUCTURES WILL BE LIT IN THE SAME MANNER AS PHASE 1. THE LIGHTS THAT HAVE BEEN INSTALLED IN PHASE 1 ARE IN ACCORDANCE WITH UNION TOWNSHIP'S LIGHTING ORDINANCE AND WILL CONFORM TO THE NEWLY ADOPTED ORDINANCE (SECTION 8.2). CUT SHEETS FOR THE PROPOSED LIGHTING HAVE BEEN INCLUDED IN THE SUBMITTAL PACKAGE.

PROJECT LANDSCAPING

THE PROPOSED PHASE 2 PROJECT HAS BEEN REVISED FROM IT'S PREVIOUSLY SUBMITTED AND APPROVED SITE PLAN AS IT RELATES TO LANDSCAPING/SCREENING TO COMPLY WITH THE UNION TOWNSHIP ORDINANCE ADOPTED IN SEPTEMBER 2020.

- SECTION 10.2A GENERAL LANDSCAPING REQUIREMENTS.
 * ALL UNPAVED PORTIONS OF THE SITE WILL BE PLANTED WITH GRASS. HYDROSEEDING WILL BE UTILIZED TO ESTABLISH THESE AREAS.

- SECTION 10.2E SCREENING.
 * EVERGREEN PLANTINGS AT 15 FOOT SPACING ALONG THE EAST, WEST AND SOUTH PROPERTY LINES HAVE BEEN SHOWN ON THE DRAWING. THE EVERGREENS WILL BE PLANTED AT THE TOP OF A 2.5' TALL BERM AS IS SHOWN IN THE DETAIL ON THIS DRAWING SHEET. EVERGREENS OF 4-5 FEET WILL BE PLANTED AND THUS GIVING A TOTAL INITIAL SCREENING HEIGHT OF 6.5 TO 7.5 FEET, WITH THE REQUIRED 8 FOOT HEIGHT BEING REACHED WITHIN 3 YEARS. DUE TO THE SITE MASS SITE GRADING THAT WILL BE REQUIRED, PORTIONS OF THE BERM AND TREE PLANTING MAY NOT BE POSSIBLE UNTIL THE GRADING HAS BEEN COMPLETED.

- LANDSCAPING MAINTENANCE PLAN.
 * LANDSCAPING WILL HAVE A ONE YEAR GUARANTEE FROM THE INSTALLER. PRIOR TO THE ONE YEAR ANNIVERSARY, THE INSTALLER WILL REPLACE ANY DAMAGE, DYING OR DEAD PLANTINGS. FOLLOWING THIS GUARANTEE PERIOD, EACH SPRING, THE SCREENING PLANTING WILL BE INSPECTED AND ANY DAMAGED, DYING OR DEAD PLANTINGS, DURING EACH SPRING REQUIRED PLANTING WILL BE REPLACED, AS NEEDED. GENERAL LAWN AREA WILL BE MAINTAINED AS PARK TO THE OVERALL DEVELOPMENT LANDSCAPING CONTRACT.

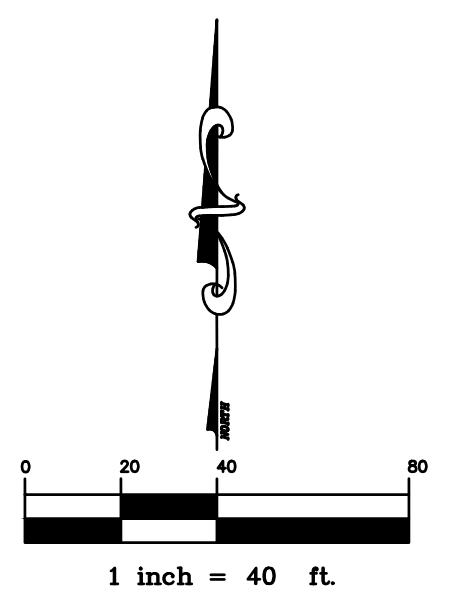
PROJECT UTILITIES

THE PROPOSED PHASE 2 SELF-STORAGE STRUCTURES WILL BE SERVICED WITH ELECTRICITY FOR SITE LIGHTING. A PRIVATE 8" WATER MAIN FIRE PROTECTION LINE WILL BE INSTALLED. NO BUILDING SERVICES WILL BE TAKEN OFF FROM THIS PROPOSED LINE. THE PRIVATE FIRE LINE WILL REQUIRE AN EXTENSION OF THE EXISTING 12" PUBLIC WATER MAIN AS SHOWN. NATURAL GAS MAY BE RUN TO THE LARGER STORAGE STRUCTURE FOR HEATING PURPOSES. THE OWNER/DEVELOPER IS CURRENTLY WORKING WITH DTE TO DETERMINE IF THIS IS FEASIBLE.

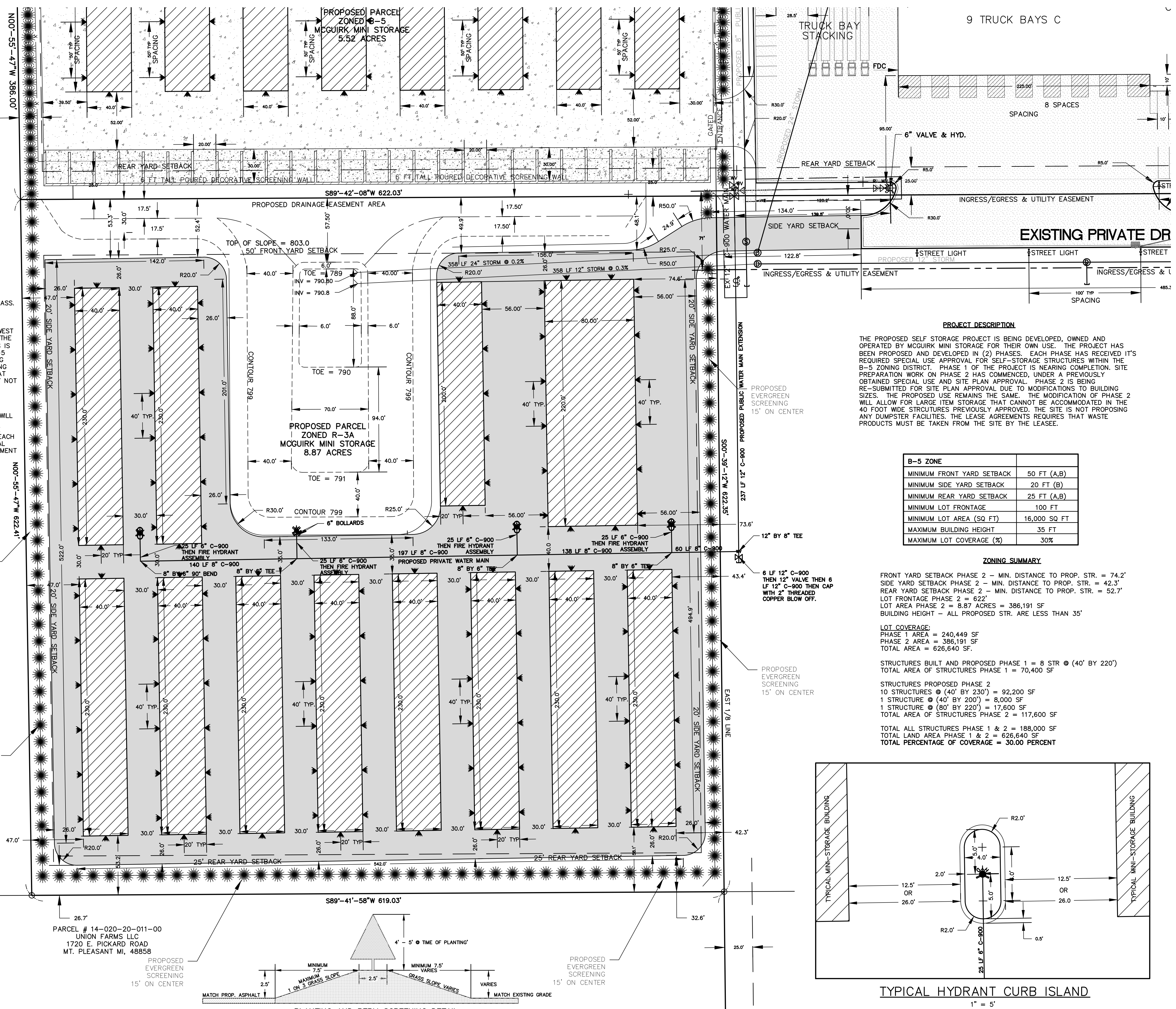
PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858
 ZONED B-5

PROPOSED EVERGREEN SCREENING 15' ON CENTER

PROPOSED EVERGREEN SCREENING 15' ON CENTER



TYPICAL LIGHTING PHOTOMETRICS



PROJECT DESCRIPTION

THE PROPOSED SELF STORAGE PROJECT IS BEING DEVELOPED, OWNED AND OPERATED BY MCGUIRK MINI STORAGE FOR THEIR OWN USE. THE PROJECT HAS BEEN PROPOSED AND DEVELOPED IN (2) PHASES. EACH PHASE HAS RECEIVED IT'S REQUIRED SPECIAL USE APPROVAL FOR SELF-STORAGE STRUCTURES WITHIN THE B-5 ZONING DISTRICT. PHASE 1 OF THE PROJECT IS NEARING COMPLETION. SITE PREPARATION WORK ON PHASE 2 HAS COMMENCED, UNDER A PREVIOUSLY OBTAINED SPECIAL USE AND SITE PLAN APPROVAL. PHASE 2 IS BEING RE-SUBMITTED FOR SITE PLAN APPROVAL DUE TO MODIFICATIONS TO BUILDING SIZES. THE PROPOSED USE REMAINS THE SAME. THE MODIFICATION OF PHASE 2 WILL ALLOW FOR LARGE ITEM STORAGE THAT CANNOT BE ACCOMMODATED IN THE 40 FOOT WIDE STRUCTURES PREVIOUSLY APPROVED. THE SITE IS NOT PROPOSING ANY DUMPSTER FACILITIES. THE LEASE AGREEMENTS REQUIRES THAT WASTE PRODUCTS MUST BE TAKEN FROM THE SITE BY THE LEASEE.

B-5 ZONE

MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ FT)	16,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

ZONING SUMMARY

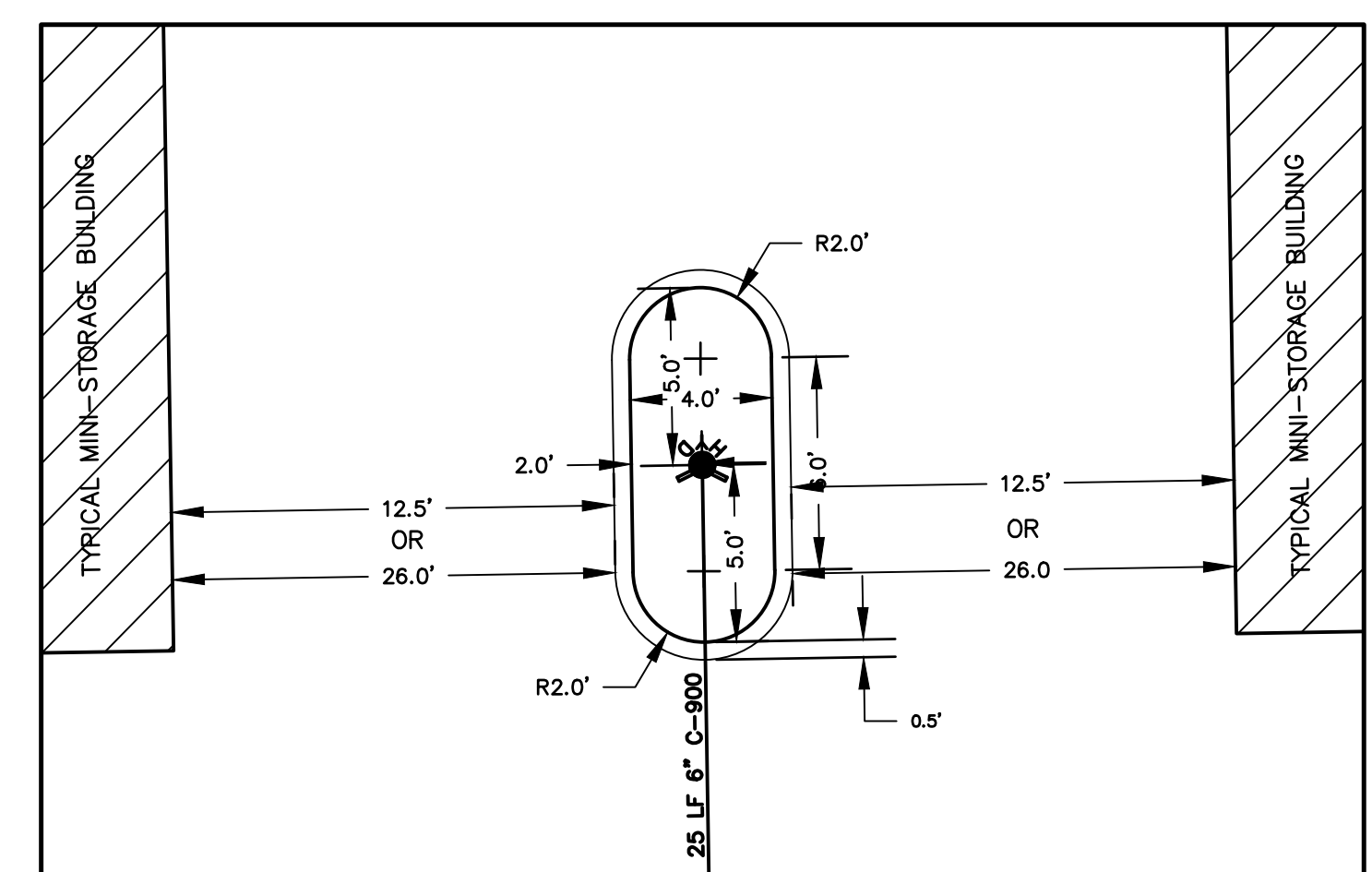
FRONT YARD SETBACK PHASE 2 - MIN. DISTANCE TO PROP. STR. = 74.2'
 SIDE YARD SETBACK PHASE 2 - MIN. DISTANCE TO PROP. STR. = 42.3'
 REAR YARD SETBACK PHASE 2 - MIN. DISTANCE TO PROP. STR. = 52.7'
 LOT FRONTAGE PHASE 2 = 622'
 LOT AREA PHASE 2 = 8.87 ACRES = 386,191 SF
 BUILDING HEIGHT - ALL PROPOSED STR. ARE LESS THAN 35'

LOT COVERAGE:
 PHASE 1 AREA = 240,449 SF
 PHASE 2 AREA = 386,191 SF
 TOTAL AREA = 626,640 SF

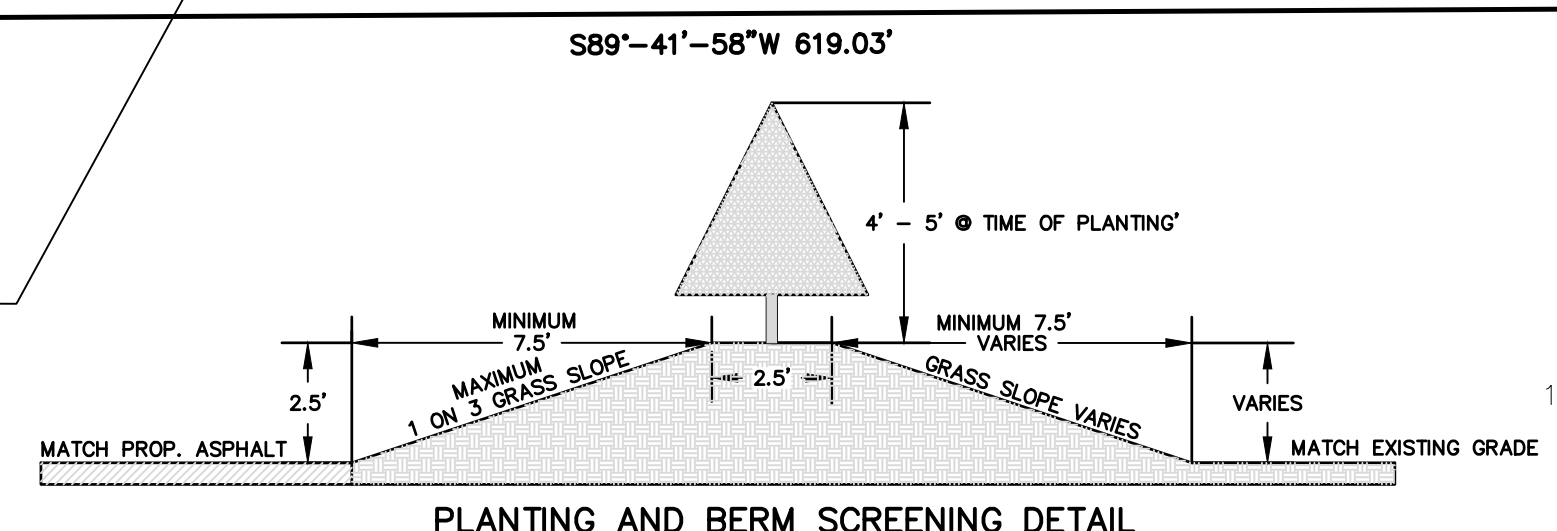
STRUCTURES BUILT AND PROPOSED PHASE 1 = 8 STR @ (40' BY 220')
 TOTAL AREA OF STRUCTURES PHASE 1 = 70,400 SF

STRUCTURES PROPOSED PHASE 2
 10 STRUCTURES @ (40' BY 230') = 92,200 SF
 1 STRUCTURE @ (40' BY 200') = 8,000 SF
 1 STRUCTURE @ (80' BY 220') = 17,600 SF
 TOTAL AREA OF STRUCTURES PHASE 2 = 117,600 SF

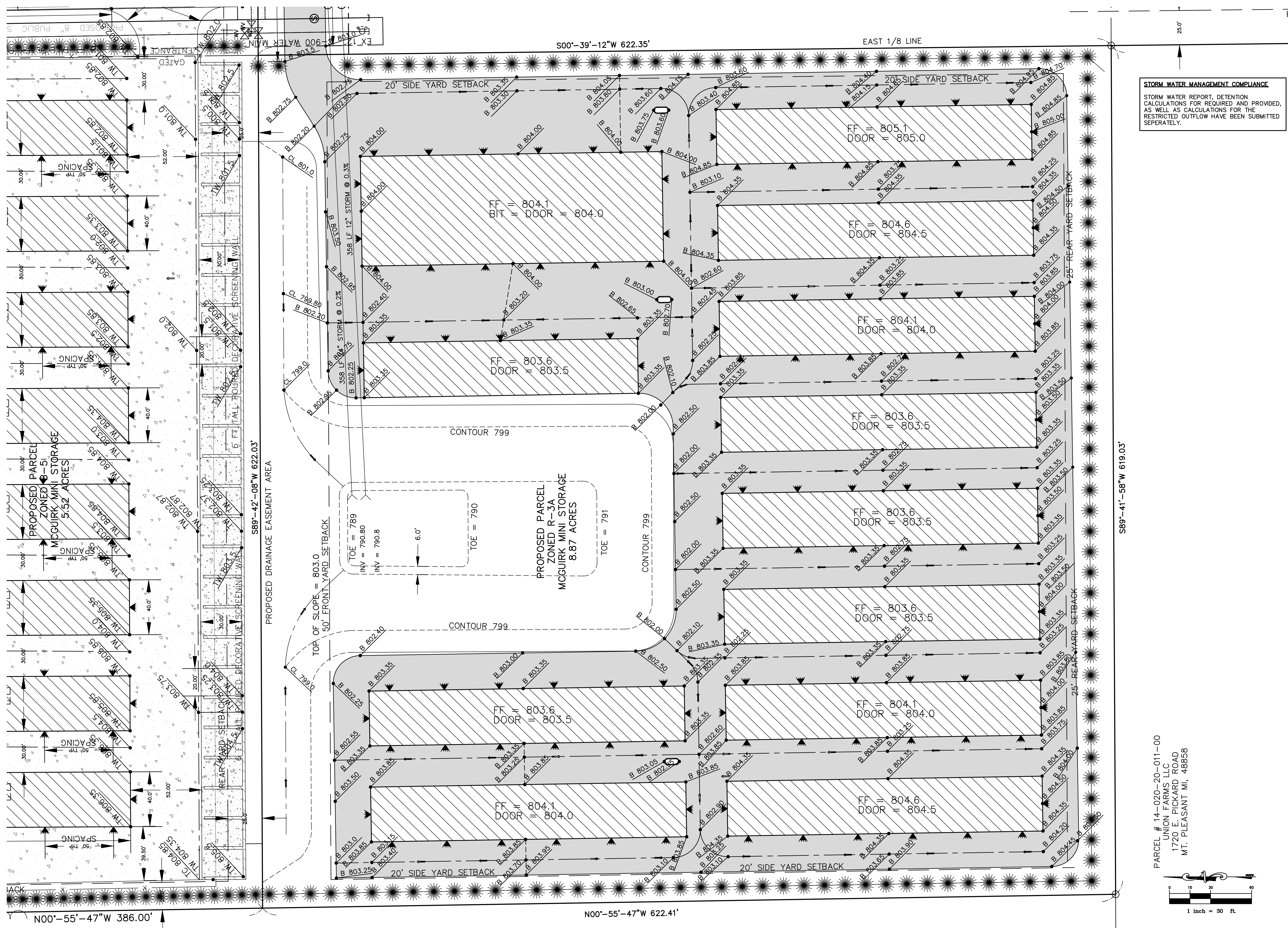
TOTAL ALL STRUCTURES PHASE 1 & 2 = 188,000 SF
 TOTAL LAND AREA PHASE 1 & 2 = 626,640 SF
 TOTAL PERCENTAGE OF COVERAGE = 30.00 PERCENT



TYPICAL HYDRANT CURB ISLAND
 1" = 5'



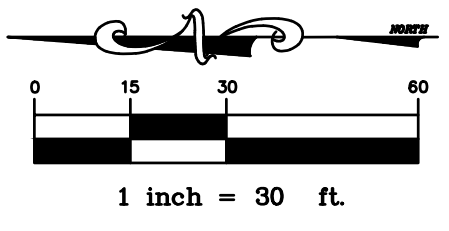
PLANTING AND BERM SCREENING DETAIL



STORM WATER MANAGEMENT COMPLIANCE

STORM WATER REPORT, DETENTION CALCULATIONS FOR REQUIRED AND PROVIDED, AS WELL AS CALCULATIONS FOR THE RESTRICTED OUTFLOW HAVE BEEN SUBMITTED SEPARATELY.

PARCEL # 14-020-20-011-00
 UNION FARMS LLC
 1720 E. PICKARD ROAD
 MT. PLEASANT MI, 48858



CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD RD.
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



GRADING PLAN
 MCGUIRK MINI STORAGE INC.
 PART OF THE NORTHEAST 1/4
 SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:

JOB NUMBER:	2101-009
DRAWN BY:	TELB
DESIGNED BY:	TELB
CHECKED BY:	TELB

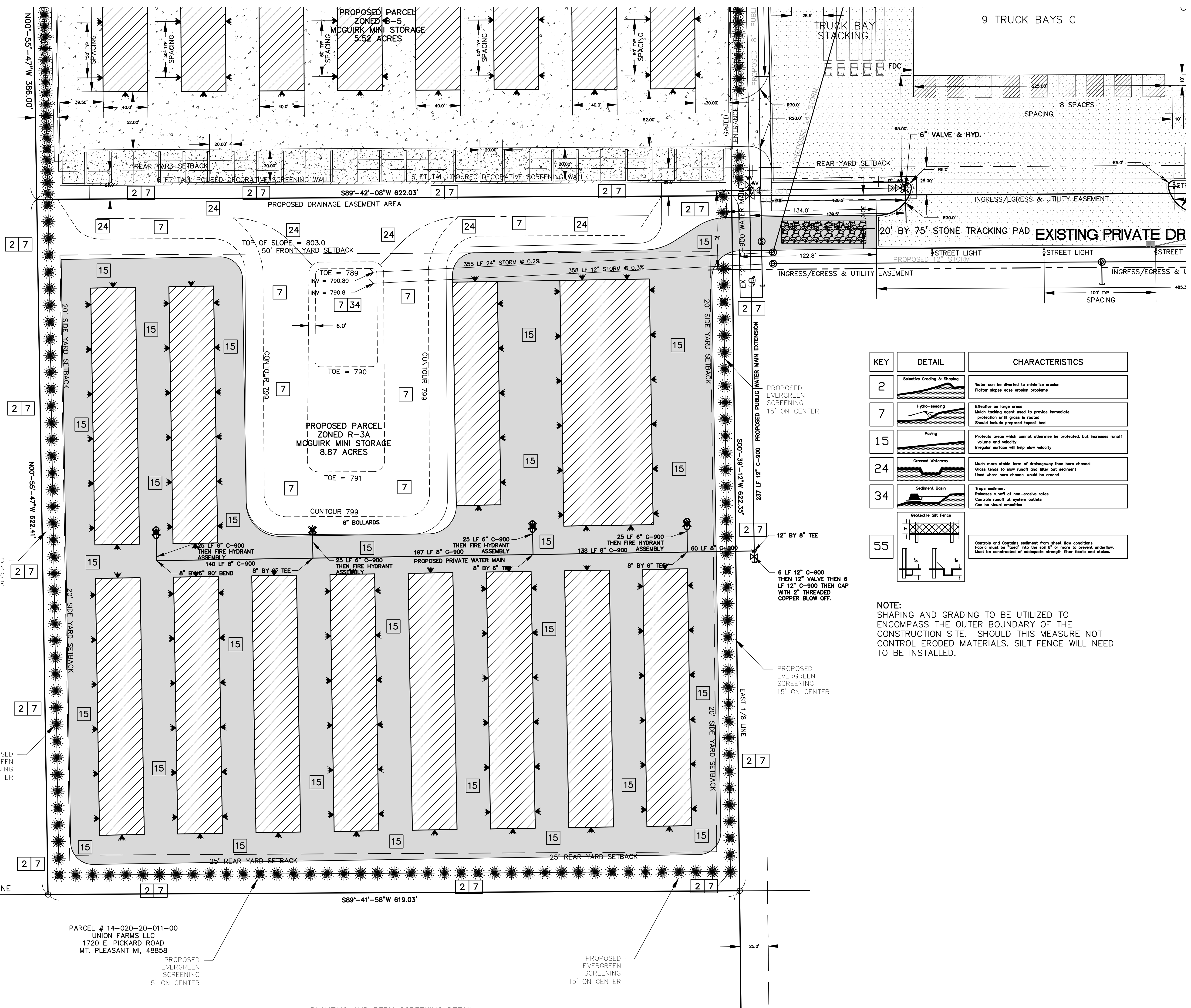
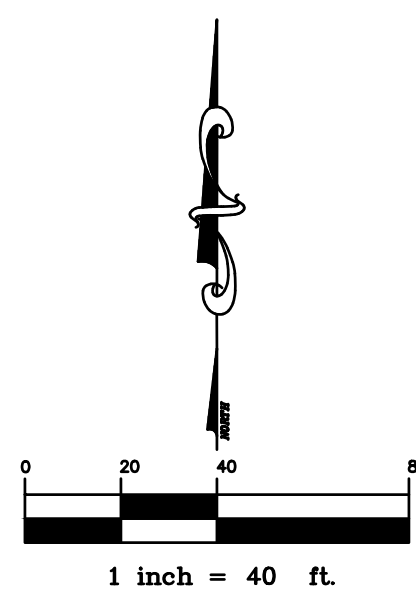
SUBMITTAL TO TOWNSHIP 2-23-21

SCALE:	1" = 30'
SHEET NUMBER:	5 OF 6

PARCEL # 14-020-20-011-00
UNION FARMS LLC
1720 E. PICKARD ROAD
MT. PLEASANT MI, 48858
ZONED B-5

PARCEL # 14-020-20-011-00
UNION FARMS LLC
1720 E. PICKARD ROAD
MT. PLEASANT MI, 48858
ZONED B-5

PARCEL # 14-020-20-011-00
UNION FARMS LLC
1720 E. PICKARD ROAD
MT. PLEASANT MI, 48858



KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
7	Hydro-seeding	Effective on large areas Match seeding agent used to provide immediate protection until grass is rooted Should include prepared topsoil bed
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity
24	Grassed Waterway	Much more stable form of drainage way than bare channel Grass tends to slow runoff and filter out sediment Used where bare channel would be eroded
34	Sediment Basin	Traps sediment Reduces runoff at non-erodeable rates Controls runoff at system outlets Can be visual amenities
55	Geotextile Silt Fence	Controls and contains sediment from sheet flow conditions. Fabric must be "toed" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

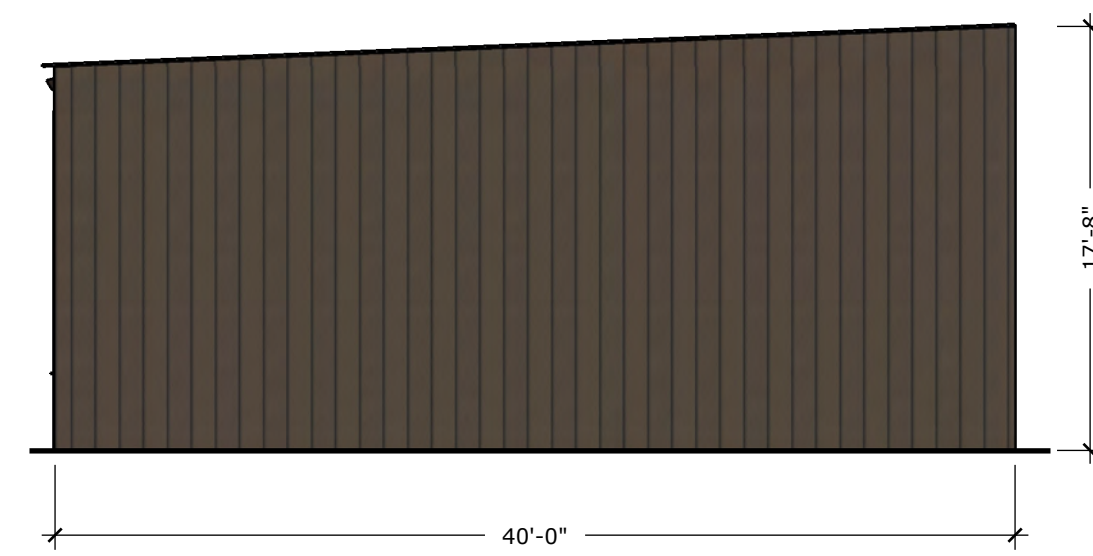
NOTE:
SHAPING AND GRADING TO BE UTILIZED TO ENCOMPASS THE OUTER BOUNDARY OF THE CONSTRUCTION SITE. SHOULD THIS MEASURE NOT CONTROL ERODED MATERIALS. SILT FENCE WILL NEED TO BE INSTALLED.

PLANTING AND BERM SCREENING DETAIL

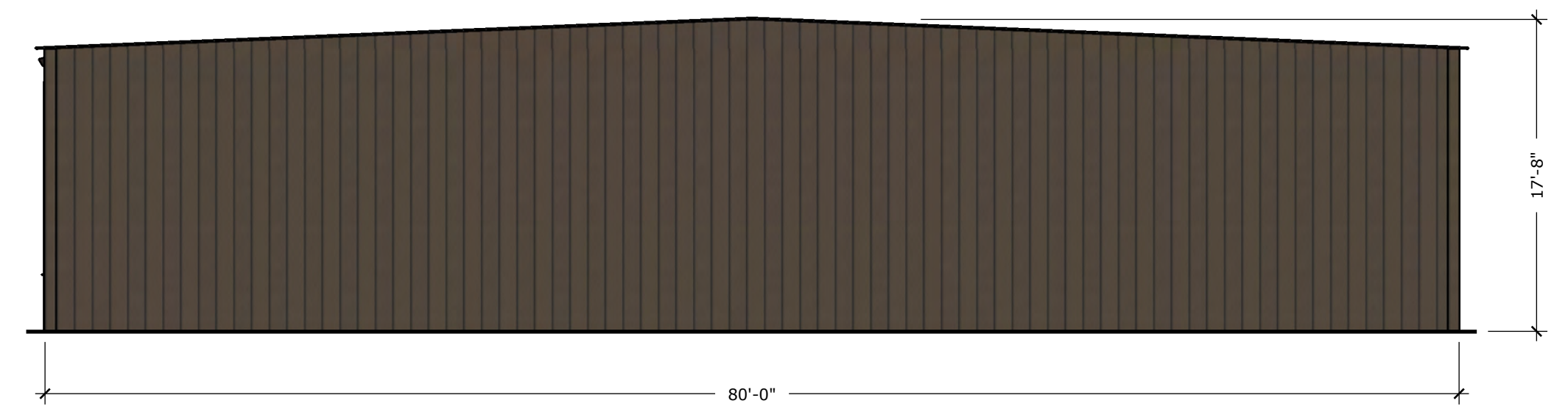
CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD RD.
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

SOIL EROSION & SEDIMENTATION PLAN
MCGUIRK MINI STORAGE INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

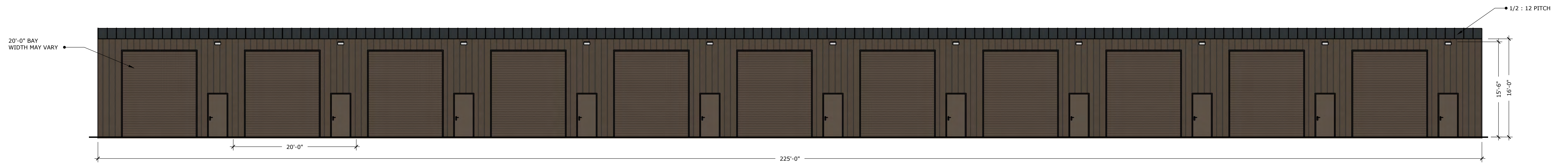
REVISIONS:	
SUBMITTALS:	
SUBMITTAL TO TOWNSHIP 2-23-21	
JOB NUMBER:	2101-009
DRAWN BY:	TELB
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	1" = 40'
SHEET NUMBER:	6 OF 6



SCHEMATIC EXTERIOR SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SCHEMATIC EXTERIOR SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SCHEMATIC EXTERIOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"



McGuirk
SAND - GRAVEL
PROOF
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309
Drawings and documents are schematic and are not suitable for construction.

McGuirk Sand - Gravel



Trachte
Self Storage

B

82

83

84

A



**Draft Motions: PSPR 21-04 McGuirk Mini Storage Phase 2
Preliminary Site Plan Review Application**

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 21-04 preliminary site plan from McGuirk Mini Storage Inc. for the phase 2 development of additional self-storage buildings located at the west end of Lexi Lane in the northeast quarter of Section 20 and in the B-5 (Highway Business) zoning district, finding that the February 23, 2021 site plan fully complies with the 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).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 21-04 preliminary site plan from McGuirk Mini Storage Inc. for the phase 2 development of additional self-storage buildings located at the west end of Lexi Lane in the northeast quarter of Section 20 and in the B-5 (Highway Business) zoning district, finding that the February 23, 2021 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 noted in the staff report as part of the final site plan submittal and Section 14.2.P. (Required Site Plan Information).
2. Revise the landscaping, screening, and parking details noted in the staff report as part of the final site plan submittal.
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.

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 21-04 preliminary site plan from McGuirk Mini Storage Inc. until _____, 2021 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 21-04 preliminary site plan from McGuirk Mini Storage Inc. for the phase 2 development of additional self-storage buildings located at the west end of Lexi Lane in the northeast quarter of Section 20 and in the B-5 (Highway Business) zoning district, finding that the February 23, 2021 site plan does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

**BY-LAWS AND RULES OF PROCEDURE
CHARTER TOWNSHIP OF UNION
PLANNING COMMISSION**

I. AUTHORITY

These rules of procedures are adopted by the Planning Commission of the Charter Township of Union, Isabella County, State of Michigan (hereinafter referred to as the Commission) in order to facilitate the performance of its duties as outlined in the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, *et seq*, and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, *et seq*.

II. MEMBERSHIP

- A. Terms** – There shall be 9 members of the Planning Commission. One of the members shall be a representative from the Board of Trustees. The term of the Trustee serving on the Planning Commission shall coincide with their term of office on the Board of Trustees. The remaining 8 members shall serve 3 year terms. These terms will be staggered in a 3-3-2 format. When the term of the a member who is not the Trustee Representative has expired they shall hold office until re-appointed or a successor is appointed.
- B. Training** – Each member is expected to attend and complete at least one (1) professional training during each term served on the Planning Commission. Trainings must be sponsored by the Michigan Township Association, Michigan Association of Planning or other related professional planning and zoning organizations.

III. OFFICERS

- A. Selection and Tenure** – At the first regular meeting each March, the Commission shall select from its membership a Chairperson, Vice chairperson, Secretary, Vice secretary, All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in C, below. All officers shall be eligible for re-election for consecutive terms for the same office. The officers shall take office immediately following their election.
- B. Chairperson** – The chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the planning commission.
- C. Vice Chairperson** – the vice chairperson shall act in the capacity of the chairperson in his/her absence. In the event the office of the chairperson becomes vacant, the vice chairperson shall succeed to this office for the unexpired term, and the planning commission shall select a successor to the office of vice chairperson for the unexpired term.

- D. Secretary** – the secretary shall execute documents in the name of the Commission and shall perform such other duties as the Commission may determine.
- E. Vice Secretary** – the vice secretary shall execute documents in the name of the Commission and shall perform such other duties as the Commission may determine in the absence of the Secretary.

IV. MEETINGS

The business that the Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. The Commission may establish reasonable rules and regulations in order to minimize the possibility of disrupting the meeting.

- A. Regular Meetings** – the Commission shall hold not less than four regular meetings each year and by resolution shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the Commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.

Notice of regular Commission meetings shall be posted at the principal township office within 10 days after the Commission's first meeting in each calendar year in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established.

- B. Special Meetings** – Special meetings may be called by the chairperson, Township Planner, or upon written request to the secretary by at least two members of the Commission. Notice of special meetings shall be given to the members of the Commission at least 48 hours prior to the meeting. Such notice shall state the purpose, time, and location of the special meeting and shall be posted in accordance with the Open Meetings Act.
- C. Notice** – Notice required for specific planning, zoning, or other land use actions will be given in accordance with the Michigan Planning Enabling Act, the Michigan Zoning Enabling Act, Land Division Act, or other applicable statute.
- D. Public Hearings** – All public hearings held by the Commission must be held as part of a regular or special meeting of the Commission. Public hearings conducted by the Commission shall be run in an orderly and timely fashion.

- E. Agenda** – The Township Planner shall be responsible for preparing a tentative agenda for Commission meetings. The agenda may be modified by action of the Commission. The order of business shall be:
1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Approval of Minutes
 5. Correspondence
 6. Approval of Agenda
 7. Public Comments and Communications Concerning Items Not on the Agenda
 8. New Business
 9. Other Business
 10. Extended Public Comment
 12. Final Board Comment
 13. Adjournment
- F. Quorum** – Five members of a nine-member Commission shall constitute a quorum for transacting business and taking official action for all matters. No official action of the commission may be taken without a quorum present.
- G. Voting** – An affirmative vote of the majority of the Commission members present shall be required for the approval of any requested action or motion placed before the Commission. A vote ending in a tie shall be treated as a failed motion. Voting shall be by voice vote; a roll call vote shall be required if requested by any Commission member or directed by the chairperson. Except in the case of conflict of interest, all Commission members, including the chairperson, shall vote on all matters. Any members who have recused themselves from a vote shall not participate in the discussion of that item. An affirmative vote of the majority of the members of the Commission is required to approve any part of the master plan or amendments to the plan or to amend these bylaws.
- H. Motions** – Motions shall be restated by the chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.
- I. Public Records** – All meetings, minutes, records, documents, correspondence, and other materials of the Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.
- J. Rules of Order** – All meetings of the Commission shall be conducted, to the extent practicable, in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Orders.” However, application of “Robert’s Rules”

shall not be utilized in order to stifle discussion or debate and may be implemented only to the extent required to maintain the orderliness of the meeting.

K. Special Rules:

1. Every member desiring to speak shall address the chair and, upon recognition of the presiding officer, shall confine himself/herself to the question under debate, avoiding all personalities and indecorous language.
2. A motion to reconsider any action taken by the commission may be made only on the day such action was taken. It may be either made immediately during the same session or at a recessed or adjourned session thereof. Such motion shall be made by one of the prevailing side, but may be seconded by any member, and may be made at any time and have precedence over all other motions or while a member has the floor. The question may then be debated.
3. A commissioner may request, through the presiding officer, the privilege of having an abstract of his/her statement on any subject under consideration by the commission entered into the minutes. If the commission consents thereto, such statement shall be entered into the minutes.
4. After a motion has been made by the commission, no person shall address the commission without first securing the permission of the commission to do so.
5. No person other than the commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a commissioner, without the permission of the presiding officer. No question shall be asked a commissioner except through the presiding officer.
6. While the Commission is in session the members shall preserve order and decorum, and a member shall neither by conversation or otherwise delay or interrupt the proceedings or the peace of the Commission nor disturb any member while speaking or refuse to obey the orders of the Commission or its presiding officer, except as otherwise herein provided.

V. DUTIES OF THE PLANNING COMMISSION

The Commission shall perform the following duties:

- A.** Prepare, review, and update a master plan as a guide for development within the Township's planning jurisdiction. The master plan must be reviewed every 5 years.
- B.** Take such action on petitions, staff proposals and township board requests for amendments to the zoning ordinance as required.

- C. Take such action on petitions, staff proposals and township board requests for amendments to the master land use plan as required.
- D. Prepare an annual written report to the township board of the Commission's operations and the status of planning activities, including recommendations regarding actions by the township board related to planning and development. The annual written report must be completed and submitted by December 1st of each year.
- E. Take such actions as authorized or required by the Michigan Planning Enabling Act.
- F. Take such actions as authorized or required by the Michigan Zoning Enabling Act.
- G. Review subdivision proposals and recommend appropriate actions to the township board.
- H. Review capital improvements program.
- I. Perform other duties and responsibilities or respond as requested in writing by any township board or commission.

VI. ABSENCES, REMOVALS, RESIGNATIONS, AND VACANCIES

- A. Members of the Commission who are absent for four (4) or more regularly scheduled Commission meetings in a twelve (12) month period shall be subject to review and possible removal by the Township Board of Trustees.
- B. Members of the Commission shall notify the Township Planner or Chairperson when they intend to be absent from a meeting.
- C. Members may be removed by the township board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.
- D. A member may resign from the Commission by sending a letter of resignation to the township board.
- E. Vacancies shall be filled by the township supervisor, with the approval of the township board. Successors shall serve out the unexpired term of the member being replaced.

VII. CONFLICT OF INTEREST

Before casting a vote on a matter on which a planning commission member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the Commission. Failure of a member to disclose a potential conflict of interest as required by these bylaws constitutes a malfeasance in office. Before a member may be excused from casting a vote, a majority of the Commission must find by an affirmative vote that a conflict of interests exists.

Conflict of interest is defined as, and a Commission member shall declare a conflict of interest and abstain from participating in Commission deliberations and voting on a request, when:

1. An immediate family member is involved in any request for which the Commission is asked to make a decision. "Immediate family member" is defined as; the planning commission member's spouse, the member and member's spouses children (including adopted) and their spouses, step-children and their spouses, grandchildren, and their spouses parents, and step-parents, brothers and sisters and their spouses, grandparents, parents in-law, grandparents in-law, or any person residing in the planning commission member's household.
2. The Commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency, or association.
3. The Commission member owns or has a financial interest in neighboring property being within 300 feet of the subject property.
4. There is a reasonable appearance of a conflict of interest, as determined by a majority vote of the remaining members of the Commission.

VIII. AMENDMENTS

These bylaws may be amended at any meeting by a vote of the majority of the membership of the Commission.

IV. TOWNSHIP OF EXCELLENCE

The Commission is dedicated to pursuing the Michigan Townships Association recognition for being a "Township of Excellence."

Adopted by the Union Township Planning Commission at a regular meeting on February 21, 2017.