

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 30, 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)

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:

Darin, Fuller, and LaBelle

Late:

Clerk Cody (location: Union Township, Isabella County, Mt. Pleasant, MI) – technical difficulties

Others Present

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

Approval of Minutes

Shingles moved **Lapp** supported the approval of the March 16, 2021 regular meeting as amended. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

A. ZBA updates by Buckley

B. Sidewalks and Pathway Prioritization rescheduled for April 7, 2021 at 6:30 p.m.

Approval of Agenda

Albrecht moved **Buckley** supported to approve the Agenda as presented. **Vote: Ayes: 5 Nays: 0. Motion Carried.**

Public Comment

Open 7:09 p.m.

No comments were offered.

Closed 7:09 p.m.

New Business

A. Annual election of officers

a. Vice-Secretary

Lapp moved **Buckley** supported to postpone nominating a Vice- Secretary per the Planning Commission bylaws until the April 20, 2021 Planning Commission meeting. **Roll Call Vote: Ayes: Albrecht, Buckley, Lapp, Shingles, and Squatrito**

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)

Introduction by Nanney, stating that the applicant is proposing 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)

Public Hearing

Open: 7:16 pm

James McBryde, 2130 Flagstone – Union Township resident and President/CEO of Middle Michigan Development Corporation supports rezone
No written comments were offered or received by staff.

Closed: 7:20 pm

The applicant, Ryan Smith, mentioned his letter dated March 2, 2021 (Exhibit B) included in the packet states his reasoning for the rezone.

Cody arrived 7:25 pm

Buckley moved **Lapp** supported 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 is 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.

Roll Call Vote: Ayes: Albrecht, Buckley, Cody, Lapp, Shingles, and Squatrito

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)

Nanney introduced 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 stating that the applicant is looking for approval for phase 2 of self-storage buildings.

Tim Bebee, CMS & D, the applicants representative went through the site plan and was available for questions from the commissioners.

Buckley moved **Cody** supported 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.

Roll Call Vote: Ayes: Albrecht, Buckley, Cody, Lapp, Shingles, and Squatrito

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

Lapp moved **Shingles** supported to move Approval of the Agenda to item #4 (after roll call). **Roll Call Vote: Ayes: Albrecht, Buckley, Cody, Lapp, Shingles, and Squattrito**

There was discussion to correct a few typographical errors, amend wording, and add language to the bylaws; and add the amended bylaws to the April 20, 2021 Agenda.

E. Master Plan implementation

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

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

Community and Economic Development Director Nanney shared an upcoming electronic meeting that will be hosted by the Homebuilders Association. The electronic meeting will be held on April 12, 2021 that will speak on housing concerns. He will send out an email to the commission for those who want to sign up for this webinar.

Extended Public Comment

Open –8:39 p.m.

No comments were offered.

Closed – 8:39 p.m.

Final Board Comment

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

APPROVED BY:

Doug LaBelle - Secretary
– Vice Secretary

(Recorded by Jennifer Loveberry)