

**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 June 15, 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)

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

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

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

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

**Excused:**

LaBelle

**Others Present**

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator, Tera Green, Administrative Assistant

**Approval of Agenda**

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

**Approval of Minutes**

**Darin moved Albrecht supported the approval of the May 18, 2021, regular meeting as presented. Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Welcomed Board of Trustee James Thering to the Planning Commission
- B. ZBA updates by Buckley – Due to lack of agenda items, the meeting in June was cancelled; there will be no meeting in July
- C. Sidewalks and Pathway Prioritization updates by Darin
- D. Accept Lisa Cody's resignation from the Planning Commission with a vote of thanks

**Shingles moved Darin supported to accept Lisa Cody's resignation from the Planning Commission and to thank her for her service. Vote: Ayes: 8 Nays: 0. Motion Carried**

**Public Comment**

**Open 7:15 p.m.**

No comments were offered.  
Closed 7:16 p.m.

### **New Business**

- A. PSUP21-01 New Isabella County Jail and Sheriff's Office – Special Use Permit Application**
- a. Introduction
  - b. Public Hearing
  - c. Updates from staff and applicant
  - d. Commission deliberation and action (recommend approval, denial, approval with conditions to the Board of Trustees; or postpone action)

Introduction by Nanney, Community and Economic Development Director, of the PSUP 21-01 Special Use Permit Application for the new Isabella County Jail and Sheriff's Office approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district.

### **Public Hearing**

**Open: 7:20 p.m.**

Mark Smith, 3515 Riverbank Trail, Board President of Renaissance Public School Academy, is surprised on the speed in which the Jail and Sheriff's Office is coming before us. The subject matter of a jail and Sheriff's station is unusual and is asking the Commission to table the item until input is gathered and the County and Sheriff's department can answer community questions.

Shelly Smith, 3515 Riverbank Trail, representing Discovery Museum Board, is surprised with the speed in which this is happening. Shelly is concerned on how it will affect their family-oriented business, community support, and the increased traffic.

Lisa Phelps, Executive Director of the Mt. Pleasant Discovery Museum, would like to know what is involved, how this is good for our community and our campus in general, with elementary school, children museum and the Rec Center? What makes this a good idea for our community. Lisa asks that the item be tabled.

One written comment was received via email from neighboring property owners George and Sherry Sponseller, which stated that *"we have no objection to the special use request for the Isabella County Jail."*

**Closed: 7:28 p.m.**

The applicants, Project Architect, Darrel DeHaan and Sheriff Main gave plan details and answered commissioner questions.

**Fuller moved Buckley supported to recommend to the Township Board of Trustees to approve the PSUP 21-01 special use permit application from Isabella County for the new**

Isabella County Jail and Sheriff's Office on approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. A final site plan is approved for the new Isabella County Jail and Sheriff's Office.
2. Township Public Services Department approval of municipal water and municipal sanitary sewer service extensions to the site.
3. Completion of the roadway paving as proposed on the plan, and additional width, surface, and turnaround area improvements along the remaining length of E. Remus Rd. to US-127.

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

**B. PSPR 21-12 County Jail – Sheriff's Office – Preliminary Site Plan Application**

- a. Introduction
- b. Updates from staff and applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Introduction by Nanney of the PSPR 21-12 preliminary site plan from Isabella County for the Isabella County Jail and Sheriff's Office approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & -003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2-A (One- and Two-Family) zoning district. The applicants, Project Architect, Darrel DeHaan and Sheriff Main were available to answered questions from the commissioner.

**Buckley moved Lapp supported to approve the preliminary site plan from Isabella County for the new Isabella County Jail and Sheriff's Office on approximately 44.58 acres of land (parcel numbers 14-024-10-001-02 & 003-00) on the south side of E. Remus Rd. in the northwest quarter of Section 24 and in the R2A (One – and Two-Family) zoning district, finding that the May 11, 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 conditions:**

1. Preliminary site plan approval is contingent upon Board of Trustees final approval of the PSUP 21-01 special use permit for this project.
2. Provide all items of required information on the final site plan per Section 14.2.P.
3. Revise the off-street parking, screening, exterior lighting, and sidewalk details on the final site plan as necessary for compliance with Township ordinance requirements.

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

**C. PSUP21-02 Krist Filling Station (Gas Station) – Special Use Permit Application**

- a. Introduction
- b. Public hearing

- c. Updates from staff and applicant
- d. Commission deliberation and action (recommend approval, denial, approval with conditions to the Board of Trustees; or postpone action)

Introduction by Nanney, of the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district.

### **Public Hearing**

**Open: 8:47 p.m.**

Joe Foltz, 2094 S. Isabella, has no objection to the sale but, requests that the company include a sound barrier or fence along the southside of the property.

Rick Anderson, property owner on the west side of proposed location, wants to know if the Zoning Commission projected the area to be a filling station or office buildings. Mr. Anderson also sent in written correspondence expressing concerns of another gas station.

Rodney Nanney, Community & Economic Director, relayed a phone conversation from the owner of Burger King, on the southeast corner of Isabella and Pickard, that expressed concern of generated traffic from a filling station on that property.

**Closed: 8:54 p.m.**

The applicant, Craig Richardson, gave plan details and were available for questions from the commissioners. The following is a summary of comments and concerns noted by commissioners during deliberations:

1. Traffic concerns due to the nature of the existing businesses and the traffic patterns at that particular site, there is concern about accessibility into and out of a filling station in a manner that does not create unnecessary congestion or works against the flow of traffic and potential pedestrian foot traffic crossing those intersections at that location.
2. This project is doing what they can to mitigate traffic conflicts, including consolidating six existing driveways down to two, and also moving the new Pickard Rd. driveway all the way to the west side of the lot well away from the intersection.
3. Each type of business that could go in at that location is going to generate traffic issues, with fueling stations being at the higher end of the spectrum. Other potential businesses would be at the lower end of the spectrum, based on the type of customer and merchandise sold.
4. Concern about the conformance of the proposed use with our master plan. It is important to consider what we envisioned in the Master Plan for this space. Although the B-7 zoning district does allow for this type of business as a special use, the proposed use at this location is inconsistent with our master planning vision for the location.
5. There is a concern about the number of gas stations on Pickard and the potential unfair competition.

6. There does not appear to be a demonstrated need for an additional filling station within a township that has, unless there is evidence presented otherwise, has sufficient number of existing and approved filling stations at a time when some experts say that we've already reached peak gasoline consumption.

**Buckley moved Lapp supported to postpone action on the PSUP 21-02 special use permit application for the new Krist Oil Filling Station on the southwest corner of E. Pickard Road and S. Isabella Road until July 20, 2021.**

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

**D. PSPR21-15 Krist Filling Station (Gas Station) – Preliminary Site Plan Application**

- a. Introduction
- b. Updates from staff and applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

**Buckley moved Shingles supported postpone action on the PSPR 21-15 preliminary site plan for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road until July 20, 2021, for the following reason:**

1. Awaiting a final recommendation from the Planning Commission on the Special Use permit application.

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

**E. PSPR21-13 5048-5082 E. Pickard Rd. Dollar General Retail Store – Combined Preliminary and 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, of PSPR 21-13 Dollar General Retail Store combined preliminary – final site plan review application on parcel numbers 14-146-00-003-00 & -005-00, located on approximately 1.574 acres on the south side of E. Pickard Rd. (M-20) east of S. Isabella Rd. in the northwest quarter of Section 13 and in the B-7 (Retail and Service Highway Business) zoning district. Mr. Nanney reported that the EDA Board, which oversees the East DDA District where this development is located, had discussed the proposal for a land donation, and that a consensus showed no interest to own or maintain this land. Applicants, Scott Jozwiak and Scott Knowlton, were available for commissioner questions.**

**Buckley moved Fuller supported to approve only the PSPR 21-13 preliminary site plan for a new Dollar General retail store on parcel numbers 14-146-00-003-00 & -005-00, located on approximately 1.574 acres on the south side of E. Pickard Rd. (M-20) east of S. Isabella Rd. in**

the northwest quarter of Section 13 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the May 21, 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 conditions:

1. Provide all items of application, site plan, and outside agency approval documentation required per Section 14.2. as part of the revised final site plan submittal.
2. Revise the sidewalk, parking, building, screening, exterior lighting, and landscaping details on the site plan as necessary for compliance with Township ordinance requirements.
3. Township Public Services Department approval of the revised final site plan.
4. Submittal of an updated final site plan for Planning Commission review and approval.
5. Removal of the offer to donate remaining parcel to the Township as it pertains to access management.

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

**F. PSPR21-14 Summerhill Village Mobile Home Park – New Clubhouse and Parking Lot Improvements – 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)

**Lapp** moved **Albrecht** supported to postpone action on the PSPR 21-14 preliminary site plan from The Four-Leaf Companies for the Summerhill Village Mobile Home Park – New Clubhouse and Parking Lot Improvements located at 5280 S. Mission Road until July 20, 2021, for the following reason:

1. Applicant not in attendance.

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

**Other Business**

N/A

**Extended Public Comments**

Open – 10:21 p.m.

No comments were offered.

Closed – 10:24 p.m.

**Final Board Comment**

No final comments were offered.

**Adjournment** – Chairman Squattrito adjourned the meeting at 10:25 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*

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Doug LaBelle – Secretary  
Stan Shingles – Vice Secretary