

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 July 20, 2021, as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:01 p.m.

Roll Call

Present:

Albrecht (location: Sanilac County, MI)
Buckley (location: Union Township, Isabella County, MI)
Darin (location: Union Township, Isabella County, MI)
Fuller (location: Union Township, Isabella County, MI)
LaBelle (location: Union Township, Isabella County, MI)
Lapp (location: Union Township, Isabella County, MI)
Shingles (location: Union Township, Isabella County, MI)
Squattrito (location: City of Mt. Pleasant, Isabella County, MI)
Trustee Thering (location: Union Township, Isabella County, MI)

Others Present

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

Approval of Agenda

Fuller moved LaBelle supported to approve the agenda with amendments to move items "9" and "10" – Other Business before item "8" – New Business. Vote: Ayes: 9 Nays: 0. Motion Carried

Approval of Minutes

Fuller moved Thering supported to postpone approval of the June 15, 2021, regular meeting minutes until corrections are made. Vote: Ayes: 9 Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – The Board of Trustees will begin in-person meetings July 28, 2021.
- B. ZBA updates by Buckley – Due to lack of agenda items, the meeting in July was cancelled; there will be no meeting in August
- C. Sidewalks and Pathway Prioritization updates by Darin – No updates given.

Public Comment

Open 7:13 p.m.

No comments were offered.

Closed 7:13 p.m.

Other Business

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

- a. Updates from staff and applicant
- b. Deliberation
- c. Action (recommend approval, denial, or approval with conditions to the Board of Trustees; or postpone action)

Updates given by Nanney of the PSUP21-02 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. Joseph Quandt and John Reck were available for questions.

Buckley moved **Shingles** supported to postpone action on the PSUP21-02 special use permit application for the new Krist Oil Filling Station on the southwest corner of E. Pickard Road and S. Isabella Road until August 17, 2021, pending further information from staff requesting a feasible traffic study.

Roll Call Vote: Ayes: Albrecht, Buckley, Fuller, and Shingles Nays: Darin, LaBelle, Lapp, Squatrito, and Thering. Motion failed.

Buckley moved **Fuller** supported to recommend to the Township Board of Trustees to approve the PSUP21-02 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, finding that it can comply with section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. Preliminary and final site plan approval by the Planning Commission.
2. The hours of operation shall be limited to from 6:00 a.m. to Midnight and no loudspeakers or amplified music will be used outside of the building, as confirmed by the applicant.
3. A decorative masonry wall shall be provided along the south and west sides of the paved area along with required greenbelt buffer or evergreen screen plantings adjacent to the lot boundaries to adequately buffer adjacent residences from visual and noise impacts.
4. The Board of Trustees, in consideration of the Special Use, also considers in conjunction with their decision, the pursuit of a traffic study to ease the concerns of the Planning Commission and local residents.

Roll Call Vote: Ayes: Albrecht, Buckley, Fuller, LaBelle, Lapp, Shingles, Squatrito, and Thering Nays: Darin. Motion carried.

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

- a. Updates from staff and the applicant
- b. Deliberation
- c. Action (approval, denial, approval with conditions, or postpone action)

Updates about the preliminary site plan given by Nanney. Joseph Quandt and John Reck were available for questions regarding PSPR21-15 Krist Filling Station Preliminary Site Plan Application.

Fuller moved Thering supported to approve the PSPR21-15 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 in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the revised site plan dated May 17, 2021 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 PSUP21-02 special use permit for this project.
2. Provide all items of required information on the final site plan per Section 14.2.P.
3. Provide the completed hazardous substance reporting form and EGLE permit checklist.
4. Adjust the S. Isabella Rd. driveway location as needed to conform to Section 6.18 standards and reduce the extent of pavement on the south side of the site.
5. Adjust the loading area as needed to conform to Township ordinance requirements and add an internal sidewalk along the south side of the building.
6. Add parapet walls on all four sides of the building with sufficient height to fully screen all rooftop HVAC equipment.
7. Add an overlapping evergreen screen to the greenbelt plantings around the south and portions of the west sides of the site per Section 10.2.E. standards to provide adequate screening for adjacent residences.
8. Provide at least the minimum number of greenbelt buffer tree and shrub plantings per Section 10 standards.
9. Consider utilizing a surface detention basin area in lieu of the proposed underground detention system on the south side.

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

New Business

A. Zoning Ordinance Amendment – Punch List items

- a. Introduction by staff
- b. Commission review and discussion of the draft set amendments
- c. Action (set a public hearing date; or postpone action with a request for additional revisions)

Discussion by the commissioners. No action taken.

Extended Public Comments

Open – 10:13 p.m.

No comments were offered.

Closed – 10:13 p.m.

Final Board Comment

Discussion on continuing electronic meetings through December.

Darin – would like training on Special Use Permits.

Thering – would appreciate additional training on Special Use Permits.

Adjournment – Chairman Squattrito adjourned the meeting at 10:15 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary

Stan Shingles – Vice Secretary