

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular - Electronic Meeting Minutes

A regular-electronic meeting of the Charter Township of Union Planning Commission was held on August 17, 2021, as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:00 p.m.

Roll Call

Present:

Albrecht (location: Union Township, Isabella 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)

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

Excused:

Shingles

Thering

Others Present

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

Approval of Agenda

Darin moved Lapp supported to approve the agenda as presented. Vote: Ayes: 7. Nays: 0. Motion Carried

Approval of Minutes

Fuller moved Buckley supported to approval of the special meeting minutes from August 10, 2021, with an amendment made to add September 21, 2021, as the Public Hearing date for the Zoning Ordinance Amendments. Vote: Ayes: 7. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – No updates given**
- B. ZBA updates by Buckley –There will be a ZBA meeting in September.**
- C. Sidewalks and Pathway Prioritization updates by Darin – No updates given.**
- D. Appointment to Sidewalk & Pathways Prioritization Committee**

Commissioner Lapp acknowledged that one of the committee applicants is her husband. This conflict of interest was acknowledged by the Chair in accordance with the bylaws.

Commissioner Lapp moved from panelist to attendee and did not participate in the discussion or voting for this item.

LaBelle moved **Darin** supported to appoint **Jeff Siler** as Township Resident to the Sidewalks and Pathways Prioritization Committee with term expiring 8/15/2023. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, and Squatrito Nays: 0. Abstained: 1. Motion carried.**

Fuller moved **Darin** supported to appoint **Phil Hertzler** as Member at Large to the Sidewalks and Pathways Prioritization Committee with term expiring 8/15/2023. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, and Squatrito Nays: 0. Abstained: 1. Motion carried.**

Commissioner **Lapp** returned to the meeting as a panelist.

Public Comment

Open 7:17 p.m.

No comments were offered.

Closed 7:18 p.m.

New Business

A. PS21-13 5048-5082 E. Pickard Rd. Dollar General Retail Store – Final Site plan Application

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

Updates given by **Nanney** on the PS21-13 5048-5082 E. Pickard Rd. Dollar General Retail Store – Final Site Plan Application. **Scott Jozwiak** and **Scott Knowlton** were available for questions from the Commissioners.

Fuller moved **Albrecht** supported to approve the PS21-13 final 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. (M20 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 July 7, 2021 site plan can comply with 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 conditions.

1. Township Public Services Department approval, prior to issuance of building permits for this project
2. Submittal of a revised final site plan with the landscaping location adjustments for administrative review and acceptance by the Zoning Administrator, prior to issuance of a building permit.

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

B. PSPR21-14 and PSPR21-16 Summerhill Village Mobile Home Park Office-Clubhouse – 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)

Nanney introduced the PSPR21-14 and PSPR21-16 Summerhill Village Mobile Home Park Office-Clubhouse – Combined Preliminary and Final Site Plan Application. Robert Lamer and Fred Ham were available for updates and questions from the Commissioners.

Buckley moved **Lapp** supported to approve the PSPR21-14 and PSPR21-16 combined preliminary and final site plan for the new clubhouse and parking lot improvements at the Summerhill Village Mobile Home Park on parcel number 14-034-20-001-00, located at 5280 S. Mission Road in the northeast quarter of Section 34 and in the R-4 (Mobile Home Park) zoning district, finding that the site plan set with Group, Shrock Commercial Construction, and the Dave Baker Agency can comply with applicable Zoning Ordinance requirements for final site plan approval, including Section 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. Submittal to the Zoning Administrator of documentation of the missing outside agency approvals from the Mt. Pleasant Fire Department, the Isabella County Transportation Commission, the Township Public Services Department, and the Isabella County Drain office for Storm Water approval, prior to issuance of a building permit.
2. Submittal of a revised final site plan with the missing exterior lighting detail for administrative review and acceptance by the Zoning Administrator, prior to issuance of a building permit.
3. Include completion of bus stop improvements on the revised site plan.

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

C. Planning for Return to In-Person Meetings

- a. Memo from the Director

Lapp moved **Buckley** supported to continue the electronic format meetings through December 31, 2021, as long as the County Emergency Declaration remains in effect. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, and Squatrito. Nays: 0. Motion carried.**

Extended Public Comments

Open – 8:10 p.m.

No comments were offered.

Closed – 8:10 p.m.

Final Board Comment

Darin – will not be at the September meeting.

Adjournment – Chairman Squattrito adjourned the meeting at 8:14 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Stan Shingles – Vice Secretary