

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 September 21, 2021, as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 7:05 p.m.

Roll Call

Present:

Albrecht (location: City of Lexington, Sanilac County, MI)

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

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

Thering (location: Union Township, Isabella County, MI)

Excused:

Darin

Others Present

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

Approval of Agenda

Fuller moved Lapp supported to approve the agenda with one amendment to eliminate item 6.D. Vote: Ayes: 7. Nays: 0. Motion Carried

Approval of Minutes

Lapp moved Albrecht supported to approve the regular meeting minutes from August 17, 2021, as presented. Vote: Ayes: 7. Nays: 0. Motion carried.

Commissioner Shingles arrived at 7:10 p.m.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – No updates given
- B. ZBA updates by Buckley –Gave updates on the September 1st ZBA meeting.
- C. Sidewalks and Pathway Prioritization updates by Darin – No updates given.

Public Comment

Open 7:20 p.m.

No comments were offered.

Closed 7:21 p.m.

New Business

A. PSUP21-03 Breanne Moeggenberg – Special Use Permit application

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

Introduction by Nanney, Community and Economic Development Director, of the PSUP21-03 Breanne Moeggenberg – Special Use Permit application for a Group Day Care Home (7-12 Children).

Public Hearing

Open: 7:24 p.m.

No public comments were offered

Closed: 7:25 p.m.

The applicant, Breanne Moeggenberg, expressed the urgency to receive approval of the Special Use Permit and was available for questions from the commissioners. The Chair read each of the Zoning Ordinance standards that apply to the special use. Discussion held.

LaBelle moved Thering supported to recommend to the Township Board of Trustees to approve the PSUP21-03 special use permit application from Breanne Moeggenberg for a group day care home at 611 S. Bamber Road (parcel number 14-004-40-004-01) on approximately 1.71 acres of land in the southeast quarter of Section 4 and in the AG zoning district, subject to the following conditions:

- 1. Parking and fence improvements to be completed by December 31, 2021.
- 2. A copy of state documentation approving the transfer of Aunt Bree's Day Care from 3769 S. Shepherd Road to 611 S. Bamber Road be provided to the Zoning Administrator prior to operation of the facility at this location.

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

B. PTXT21-01 Zoning Ordinance Text Amendments

- a. Introduction and updates from the staff
- b. Public hearing
- c. Commission deliberation and action (recommend approval, denial, approval with conditions to the Board of Trustees, or postpone action)

Nanney gave updates on the PTXT21-01 Proposed Zoning Ordinance text amendments.

Public Hearing

Open: 8:02 p.m.

Nanney shared a conversation he had with Jim McBryde, President of the Middle Michigan Development Corporation, who is excited for the proposal that allows for some additional employment center activities in the Business Districts.

Closed: 8:05 p.m.

Buckley moved **Lapp** supported to recommend to the Township Board of Trustees that the PTXT21-01 Zoning Ordinance text amendments to section 2 (Definitions), 3 (Zoning Districts and Maps), 4 (Schedule of Regulations), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 11 (Signs), 12 (Nonconformities), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted as submitted.

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

C. Adoption of the 2022 Planning Commission meeting calendar

Fuller moved **Buckley** supported to approve the adoption of the 2022 Planning Commission meeting calendar. **Roll Call Vote: Ayes: Albrecht, Buckley, Darin, Fuller, LaBelle, Lapp, Shingles, and Squattrito and Thering. Nays: 0. Motion carried.**

Extended Public Comments

Open – 8:20 p.m.

No comments were offered.

Closed – 8:21 p.m.

Final Board Comment

N/A

Adjournment – Chairman Squattrito adjourned the meeting at 8:24 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Stan Shingles – Vice Secretary