



**Planning Commission  
Regular Meeting  
January 18, 2022  
7:00 p.m.**

The meeting will take place in-person. To better provide for social distancing during this public meeting, **the location of the Planning Commission meeting has been moved to the Lincoln Reception Center, 2300 S. Lincoln Road, Mt. Pleasant, MI 48858, which is located behind the Lux Funeral Home.** Enter at the Lux Funeral Home driveway and follow the directional signs around to the Lincoln Reception Center entrance and parking area on the south side of the building.

**In the interest of creating the safest possible environment, all attendees are invited and encouraged to wear masks while in the building. Extra masks will be available for those that may need one.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - December 21, 2021
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
  - A. Thering updates from Board of Trustees
  - B. Buckley updates from ZBA
  - C. Planning Commission discussion with the Sidewalk Committee Members
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
  - A. **PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application – Prestige Center Assisted Living Facility Expansion**
    - a. Introduction by staff
    - b. Presentation by applicant

- c. Questions from the Commissioners
- d. Commission deliberation and action

**B. PTXT21-02 Coyne – Zoning Ordinance Text Amendment Application – Section 6.39, Solar Energy Systems**

- a. Introduction by staff
- b. Questions from the commissioners
- c. Commission deliberation and action

9. OTHER BUSINESS

**A. PSPR21-19 Grafx Central Addition 1580 Park Place – Revised Final Site Plan Application**

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

**B. Parks and Recreation Master Plan Update**

- a. Review of current recreation goals to identify initial project focus areas
- b. Discuss potential survey format and questions

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT



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

**Meeting was called to order at 7:03 p.m.**

**Roll Call**

Present:

Buckley (location: Union Township, Isabella County, MI)  
Darin (location: Union Township, Isabella County, MI)  
Lapp (location: Union Township, Isabella County, MI)  
Squatrito (location: City of Mt. Pleasant, Isabella County, MI)  
Thering (location: Union Township, Isabella County, MI)  
Excused: Albrecht, Fuller, Shingles

**Others Present**

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

**Approval of Agenda**

**Darin** moved **LaBelle** supported to approve the agenda as presented. **Vote: Ayes: 6. Nays: 0. Motion Carried**

**Approval of Minutes**

**Thering** moved **Lapp** supported to approve the regular meeting minutes from November 16, 2021, as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – Reported that the Board of Trustees approved the FY2022 budget.
- B. ZBA updates by Buckley –Updated the commissioners on the December 1, 2021 ZBA meeting.
- C. Sidewalks and Pathway Prioritization updates by Darin – No updates given.

**Public Comment**

Open 7:17 p.m.

No comments were offered.

Closed 7:18 p.m.

## **New Business**

### **A. Home Occupation/Home based Limited Business**

- a. Presentation by Peter Gallinat, Zoning Administrator
- b. Questions from the Commissioners

Peter presented the Home Occupation/Home based Limited Business and the differences in accordance with the updated Zoning Ordinance 20-06.

Discussion by the commissioners.

### **B. Adoption of Annual Report to the Board of Trustees**

- a. Introduction by staff
- b. Discussion
- c. Action (adopt, adopt with revisions, or postpone)

Nanney presented the 2021 Planning Commission Annual Report.

**Buckley** moved **Darin** supported to adopt the annual report, with a change to add Jessica Lapp to item 1 under Other Items of Business, to the Board of Trustees as required by the Michigan Zoning Enabling Act and the Planning Commission Bylaws. **Vote: Ayes: 6. Nays: 0. Motion Carried.**

## **Other Business**

### **A. Proposal to update the Private Road Ordinance No 2000-09**

- a. Updates by staff
- b. Discussion

Nanney proposed that the Planning Commission consider updating the Private Road Ordinance No. 2000-09.

Discussion by the commissioner to update the current private road ordinance. Updates will include minimum standards designed to address specific existing roads. Improvements will be based on road conditions such as deteriorating roads that emergency vehicles can no longer get down.

### **B. Proposal to update the Sidewalk and Pathway Ordinance No 2009-03**

- a. Updates by staff
- b. Discussion

Nanney confirmed that a draft ordinance update will be included on a future meeting agenda for Planning Commission review. Discussion by the commissioners.

### **C. Parks and Recreation Master Plan Updates**

- a. Introduction by staff

- b. Review of current Recreation Goals
- c. Discussion

Nanny introduced the anticipated schedule for updating the Parks and Recreation Master Plan and invited the Planning Commission to begin reviewing the parks and recreation-related goals and objectives included in various Township and regional planning documents.

Discussion by the commissioners.

**D. Adoption of Amended 2022 Meeting Schedule**

- a. Updates by staff
- b. Adoption

Nanney updated the commissioners on the changes made by the Board of Trustees to the 2022 Meeting Schedule regarding the Joint Meeting.

**LaBelle** moved **Thering** supported to adopt the amended 2022 Meeting Schedule. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Extended Public Comments**

Open – 9:01 p.m.

No comments offered.

Closed – 9:01 p.m.

**Final Board Comment**

LaBelle – Inquired about Commissioner Fuller

Squatrito – Inquired about reappointments to the Planning Commission and expressed concern in regard to returning to in-person meetings in January.

**Adjournment** – Chairman Squatrito adjourned the meeting at 9:06 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*

\_\_\_\_\_  
Doug LaBelle – Secretary

Stan Shingles – Vice Secretary

December 14, 2021

Union Township Planning Commission

**RE: MCAP Prestige Centre PUD Application**

Thank you for the opportunity to present our project and PUD application.

Attached and below you will find:

- Development team introductions
- Introduction letter
- Application
- Civil drawings indicating legal description, acreage, project scope, topographic survey, sewage and water supply, stormwater, existing zoning and sidewalk locations
- Statement of development experience
- General Schedule
- Resident Unit count

**Development team:**

Owner: MCAP Mt. Pleasant Propco, LLC  
534 East Main Street, Suite B  
Charlottesville, VA 22902

Represented by Kevin Willis (434.963.4917) & William Johnson (434.906.2882)

Legal: Woods Rogers PLC  
123 East Main Street, 5<sup>th</sup> Floor  
Charlottesville, VA 22902

Represented by Steven Blaine (434.220.6831)

Architect: GMB  
648 Monroe Ave, NW, Suite 500  
Grand Rapids, MI 49503

Represented by Andrew McLeod, AIA, LEED AP, EDAC, CDP, CMDCP (616.485.4036)

Civil Engineer: Moore + Bruggink Inc.  
2020 Monroe Ave. NW  
Grand Rapids, MI 49505

Represented by Justin Longstreth, PE, CFM, LEED AP (616.363.9801)

Included with this Application is a map that depicts the relationship of the proposed Planned Unit Development and the Future Land Use Map. The property lies within the Township's Growth Boundary area. As the Union Township Master Plan indicates, preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. The Growth Boundary concept in the Master Plan is designed to help implement that goal by encouraging compact, efficient land use, efficient provision of utilities, services and infrastructure, and diverse housing options. [Master Plan, page 11.] The proposed PUD project's location is consistent with those objectives that prioritize new development within the Growth Boundary.

Among the strategic goals of the Master Plan is to maintain a well-organized, balanced and efficient use of land in the Township. The particular strategies include expanding housing choices to support multiple options for a wide range of age groups and family types. According to the Master Plan, the housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. [Master Plan, page 26] The proposed improvements enabled by this PUD application, if approved, will expand housing options for seniors.

The Master Plan identifies as an aspirational goal the opportunity for older residents to remain at home as long as possible and especially for residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. However, the Master Plan also recognizes that where "aging in place" is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community. [Master Plan, page 27] The proposed project fulfills this need recognized by the Master Plan.

## Charter Township of Union


### APPLICATION FOR REZONING APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:

- Response to Rezoning Criteria (Section 14.5.G.)  
 Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project _____		Prestige Centre	
Common Description of Property & Address (if issued) _____		5785 East Broadway Road	
Mt. Pleasant, MI			
Applicant's Name(s) _____		MCAP Mt. Pleasant Propco, LLC, a Delaware limited liability company	
Phone/Fax numbers _____	434.963.4917	Email _____	kwillis@mcapfunds.com
Address _____		534 E. Main Street, Suite B	City: Charlottesville, VA Zip: 22902

Legal Description: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-013-20-043-02 <del>14-013-20-043-08</del>
Existing Zoning: B-4	Land Acreage: 7.227 ac.	Existing Use(s): Dependent Living (for Seniors)
<input checked="" type="checkbox"/> ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.		

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name: _____	GMB	Phone: 616.963.4917	Email: andym@gmb.com
	2. Address: _____	648 Monroe Avenue NW, Suite 500		
	City: _____	Grand Rapids	State: MI	Zip: 49508
	Contact Person: _____	Andy McLeod	Phone: 616.796.0200	
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: _____	MCAP Mt. Pleasant Propco, LLC	Phone: 434.963.4917	
	Address: _____	534 E. Main Street, Suite B		
	City: _____	Charlottesville	State: VA	Zip: 22902
	Signature: _____		Interest in Property: _____	Owner
	2. Name: _____		Phone: _____	
	Address: _____		City: _____	State: MI Zip: _____
	Signature: _____		Interest in Property: owner/lessee/other	

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



Signature of Applicant



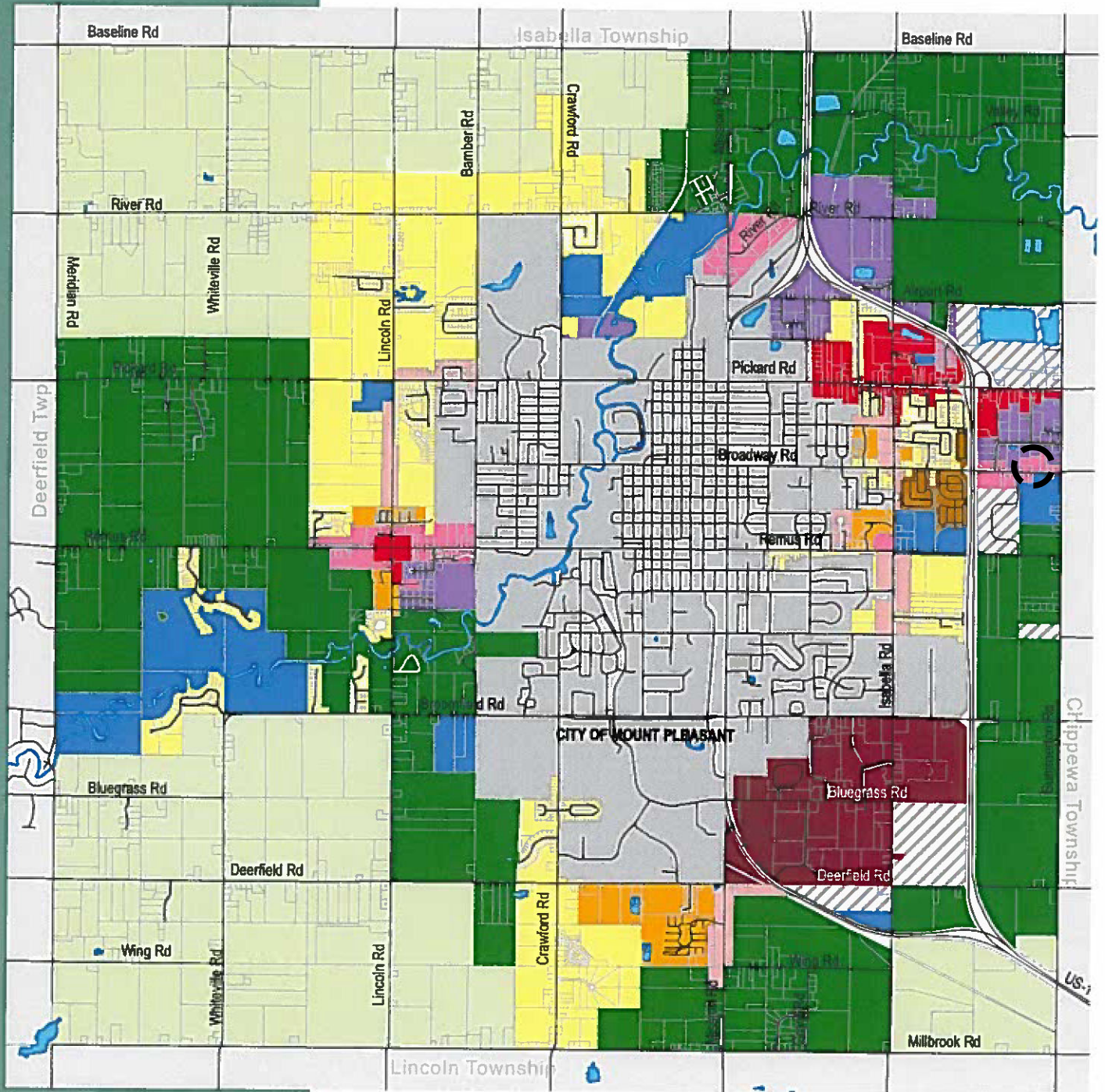
Date

#### Office Use Only

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_


















### Union Charter Township Future Land Use



Sources: MCGI, Union Township,  
LSL Planning

Read more about Rural  
Preservation and Rural Buffer in  
Chapter 2: Growth Management

- |   |                       |   |                           |
|---|-----------------------|---|---------------------------|
|  | Rural Preservation    |  | Neighborhood Service      |
|  | Rural Buffer          |  | Community Commercial      |
|  | Residential           |  | Commercial/Industrial Mix |
|  | Residential- Attached |  | Industrial/Employment     |
|  | Manufactured Housing  |  | Recreation/Institutional  |
|  | Bluegrass Center Area |  | Tribal Trust Lands        |
|   |                       |  | City of Mount Pleasant    |



## Future Land Use Categories

The future land use categories described throughout the plan are summarized below:

**Rural Preservation.** Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

**Rural Buffer.** Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

**Residential.** After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

**Residential – Attached.** This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

**Manufactured Housing.** This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

**Neighborhood Service.** Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be

accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Retail/Service.** This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

**Commercial / Light Industrial.** This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

**Industrial / Employment.** This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

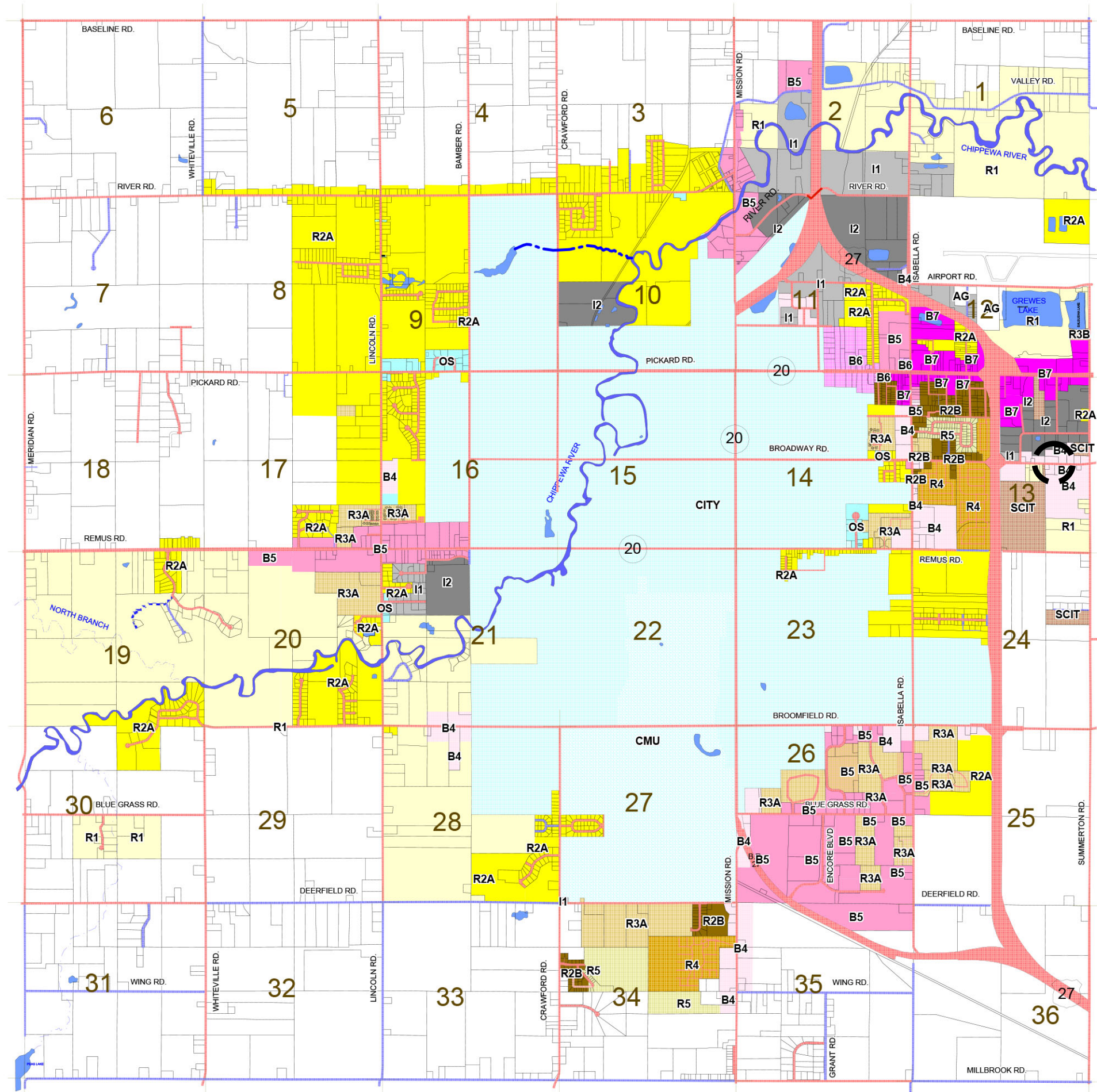
**Recreation / Institutional.** This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

**Tribal Trust Lands.** These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.

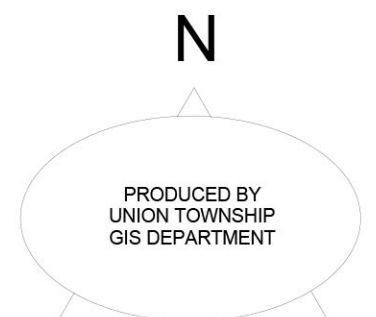


CHARTER TOWNSHIP OF UNION  
ZONING MAP - Through Ordinance 2014-02

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
- CITY
- CMU
- I-1 Light Industrial
- I-2 General Industrial
- OS Office / Service
- R-1 One-family Residential
- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands

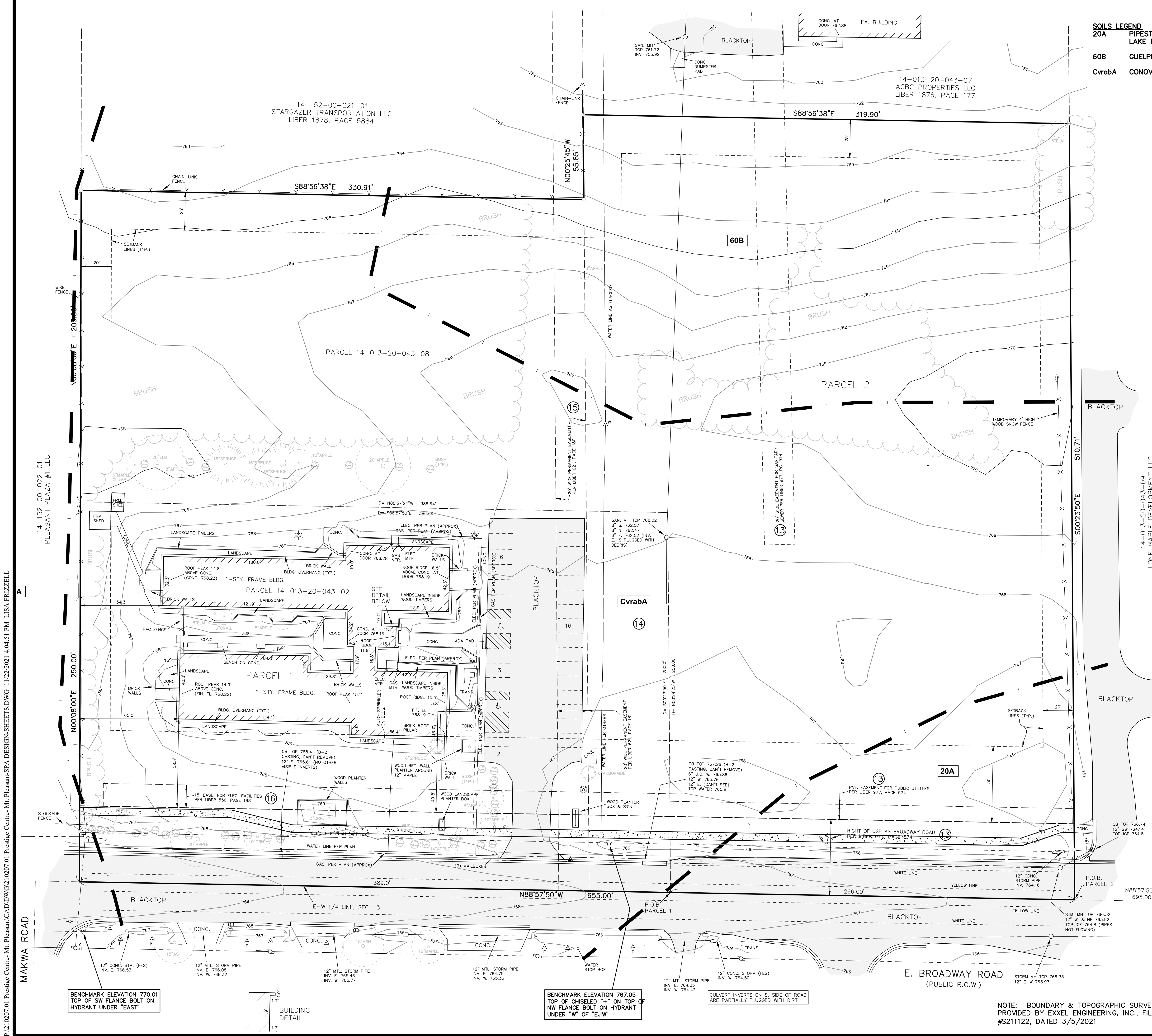


33 SECTION NUMBER  
+ SECTION CORNER

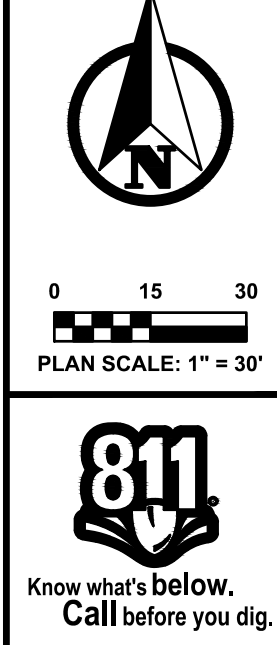
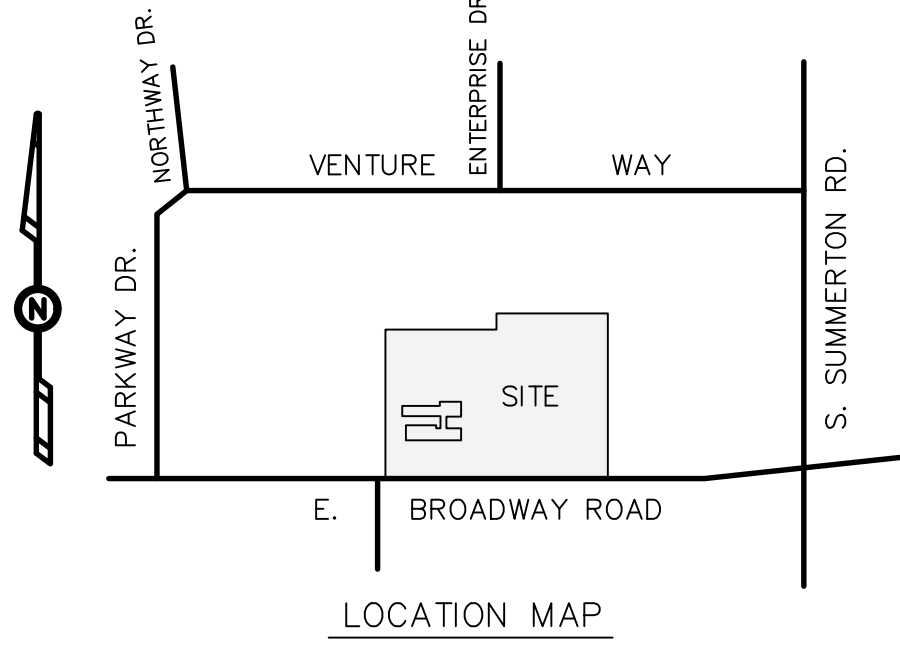


CHARTER TOWNSHIP OF UNION  
T14N, R4W  
ISABELLA COUNTY, MICHIGAN





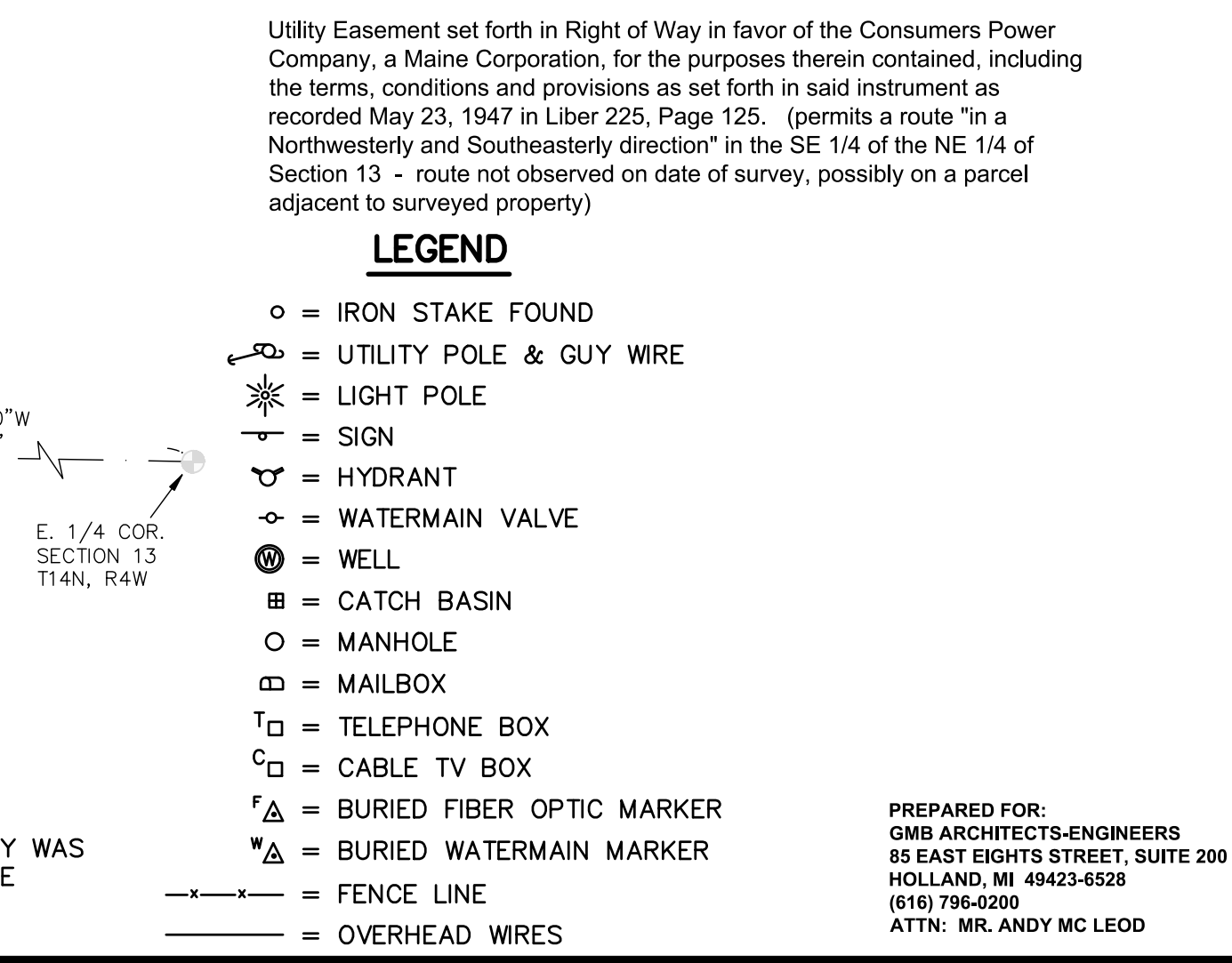
**SOILS LEGEND**  
**20A** PIPESTONE SAND, ERIE-HURON LAKE PLAIN, 0 - 3% SLOPES  
**60B** GUELPH LOAM, 2-6% SLOPES  
**CvrabA** CONOVER LOAM, 0-3% SLOPES



**Property Description** (from Commitment No.: 1900071447):  
 Land Situated in the Township of Union, County of Isabella, State of Michigan:  
**Parcel 1:**  
 Part of the South 1/2 of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Beginning at a point on the East and West 1/4 line which is North 88 degrees 57 minutes 50 seconds West 961.0 feet from the East 1/4 corner of said Section 13; thence North 88 degrees 57 minutes 50 seconds West 389.0 feet; thence North 0 degrees 08 minutes East 250.0 feet; thence South 88 degrees 57 minutes 50 seconds East 386.69 feet; thence South 0 degrees 23 minutes 50 seconds East 250.0 feet to the point of beginning.  
 Tax Parcel No: 14-013-20-043-02  
 and  
**Parcel 2:**  
 Part of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Township of Union, Isabella County, Michigan more particularly described as: Beginning at a point on the East-West 1/4 line of said Section 13 which is North 88 degrees 57 minutes 50 seconds West, 695.00 feet from the East 1/4 corner of said Section 13; thence continuing along said 1/4 line, North 88 degrees 57 minutes 50 seconds West 266.00 feet; thence North 00 degrees 24 minutes 25 seconds West 250.00 feet; thence North 88 degrees 57 minutes 24 seconds West 386.64 feet (previously North 88 degrees 57 minutes 50 seconds West 386.69 feet); thence North 00 degrees 08 minutes 06 seconds East 205.00 feet; thence South 88 degrees 56 minutes 38 seconds East 330.91 feet; thence North 00 degrees 25 minutes 45 seconds West 55.85 feet; thence South 88 degrees 56 minutes 38 seconds East 319.90 feet; thence South 00 degrees 23 minutes 50 seconds East 510.71 feet to the point of beginning.  
 Tax Parcel No: 14-013-20-043-08

- Notes:**
- Description of record and recorded easement information shown hereon is based on Stewart Title Guaranty Company, Commitment No. 1900071447, Revision Number 5, with a commitment date of February 18, 2020.
  - The bearings shown hereon are based on South line of the NE 1/4 of Section 13 as N88°57'50"W per furnished description. Distances shown hereon are ground distances. Michigan State Plane Coordinates for the East 1/4 Corner of Section 13 = 767060.85 N, 13027746.9 E. Bearings shown hereon can be rotated 00°13'50" clockwise to arrive at the Michigan State Plane bearing base.
  - This property contains 7.23 acres.
  - There were 29 striped parking spaces observed in the surveyed area, which includes 27 regular spaces and 2 disabled spaces.
  - No portion of this property lies within a Special Flood Hazard Area, as identified by the Federal Insurance Administration, Department of Homeland Security. This property lies within Zone X - Unshaded (areas determined to be outside of the 0.2% annual chance floodplain) as identified on Flood Insurance Rate Map, Panel 330 of 500, Map No. 26073C0330D, Map Revised February 5, 2014, published by the Federal Emergency Management Agency.
  - The dimensions of the structures shown hereon are based on exterior building measurements at ground level. Building heights shown hereon are relative to the finish floor of the building which the peak height was observed.
  - Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location or the only utilities in this area. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
  - This property is accessed by Broadway Road which is a public right of way.
  - A zoning report or letter has not been provided to the surveyor. Zoning setbacks shown hereon are based on a previous survey furnished by client. Previous survey was prepared by American Surveying & Mapping, Inc., drawing name: 1909667-24676 MT PLEASANT M.DWG
  - On the date of this survey there was no visible evidence of earth moving, building construction or building additions within recent months, changes in street R.O.W. lines or recent street or sidewalk construction.
  - To our knowledge, a field delineation of wetlands was not conducted by a qualified specialist. On the date of survey, no wetland flag markers were observed.
  - This site was covered with significant amounts of snow and ice on the day of this survey.

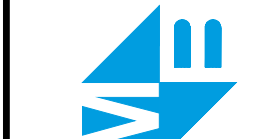
- Notes regarding Schedule B - Section II Exceptions**  
 (see Note 1 for title commitment information):  
 (Numbers correspond to specific exceptions listed)
- Exception 13 Terms, Conditions, Easements, Right of Ways and Provisions as set forth in the Warranty Deed recorded March 21, 2000 in Liber 977, Page 574. (shown hereon)
  - Exception 14 Easement No. 21 between Accord Properties, a Partnership and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 181. (shown hereon)
  - Exception 15 Easement No. 20 between Roger R. Card, a single man and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 180. (shown hereon)
  - Exception 17 Easement for Electrical Facilities in favor of Consumers Power Company, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 556, Page 198. (shown hereon)
- Utility Easement set forth in Right of Way in favor of the Consumers Power Company, a Maine Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded May 23, 1947 in Liber 225, Page 125. (permits a route "in a Northwesterly and Southeasterly direction" in the SE 1/4 of the NE 1/4 of Section 13 - route not observed on date of survey, possibly on a parcel adjacent to surveyed property)



P:\210207-01 Prestige-Centre-Mt. Pleasant\SPR DESIGN\SHEETS\DWG\_11\22\2021 4:04:51 PM\_LISA FRIZZELL

PLAN REVISIONS

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 365-9801  
 mail@moore.com



**SURVEY PLAN FOR**  
**PRESTIGE CENTRE**  
 UNION TWP., ISABELLA COUNTY, MICHIGAN

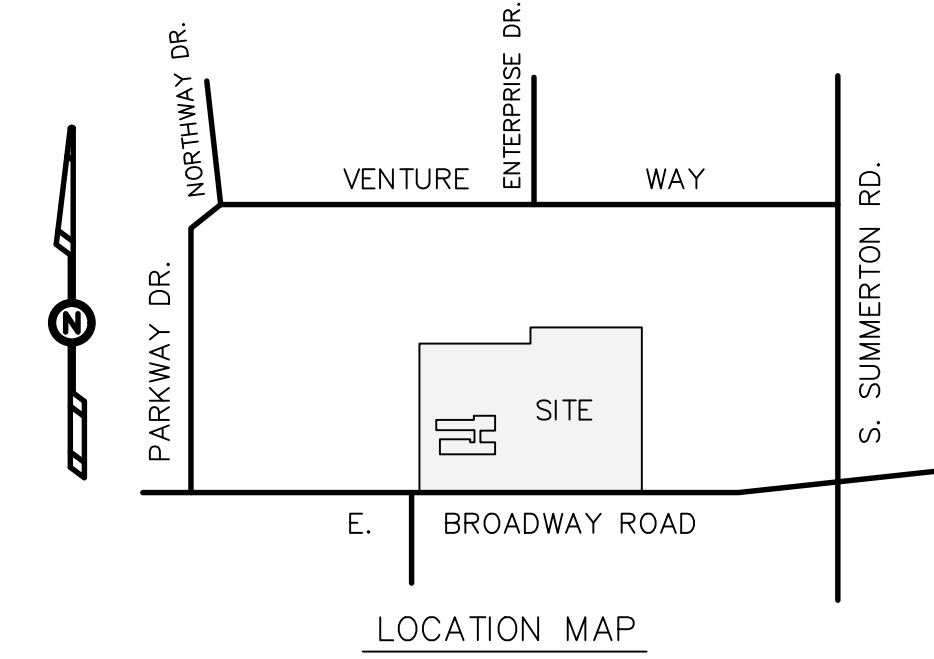
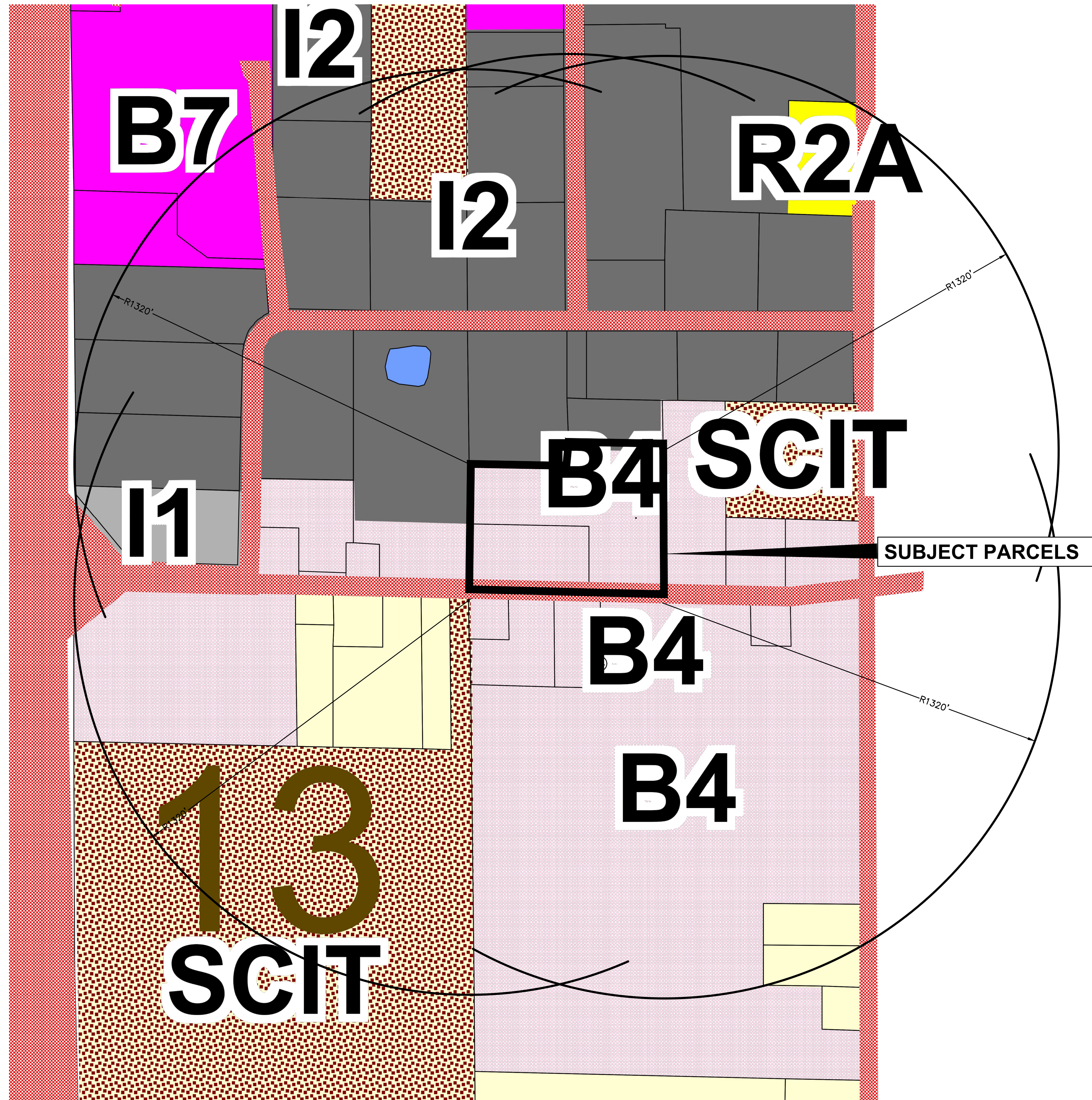
**FIELD SURVEY / DATE** EXCEL-2021  
**PROJECT NO.:** 210207-01  
**DESIGN DRAWN BY:** FEF  
**DESIGNED BY:** JFL  
**CHECKED BY:** JFL  
**PLAN DATE:** 11-22-21  
**SHEET NUMBER** 1

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021

PREPARED FOR:  
 GMB ARCHITECTS-ENGINEERS  
 85 EAST EIGHTH STREET, SUITE 200  
 HOLLAND, MI 49423-8528  
 (616) 796-0200  
 ATTN: MR. ANDY MC LEOD

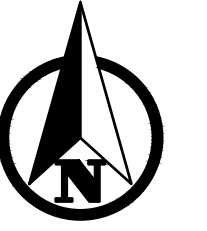


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CHARTER TOWNSHIP OF UNION  
ZONING MAP - Through Ordinance 2014-02

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
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- CMU
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- I-2 General Industrial
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- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands

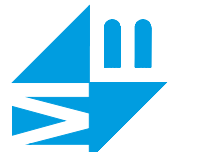


0 100 200  
PLAN SCALE: 1" = 200'



PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801 mailbox@mbce.com



VICINITY ZONING MAP  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

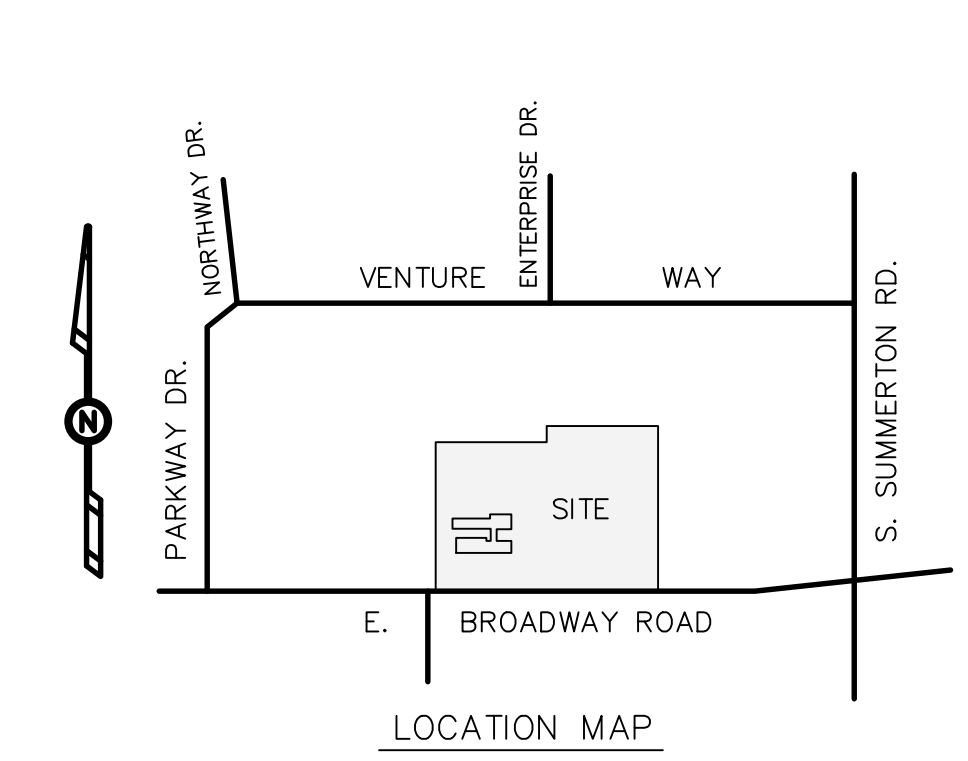
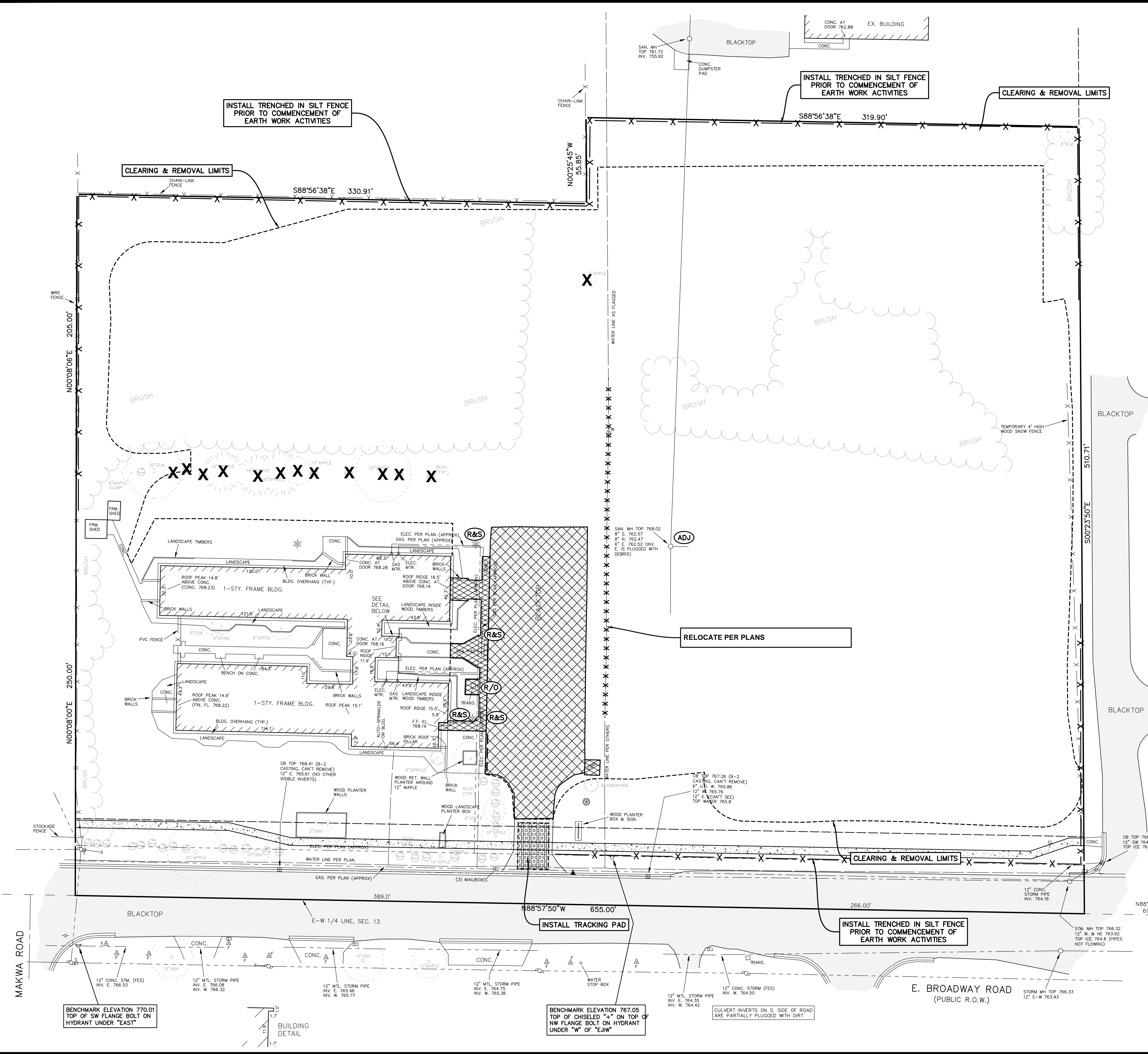
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DESIGN DRAWN BY:  
FEF  
DESIGNED BY:  
JFL  
CHECKED BY:  
JFL  
PLAN DATE:  
11-22-21

SHEET NUMBER  
**2**

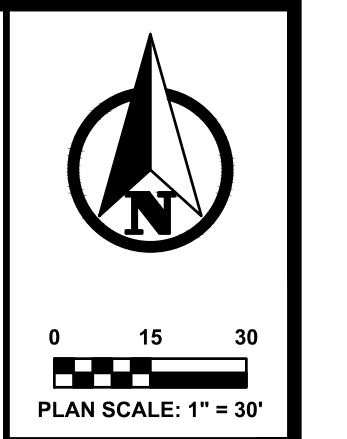
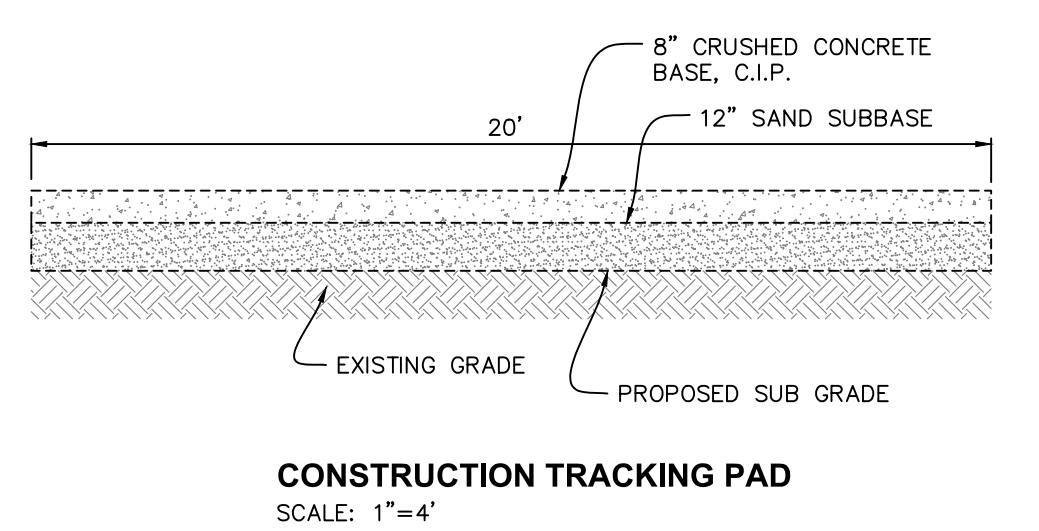
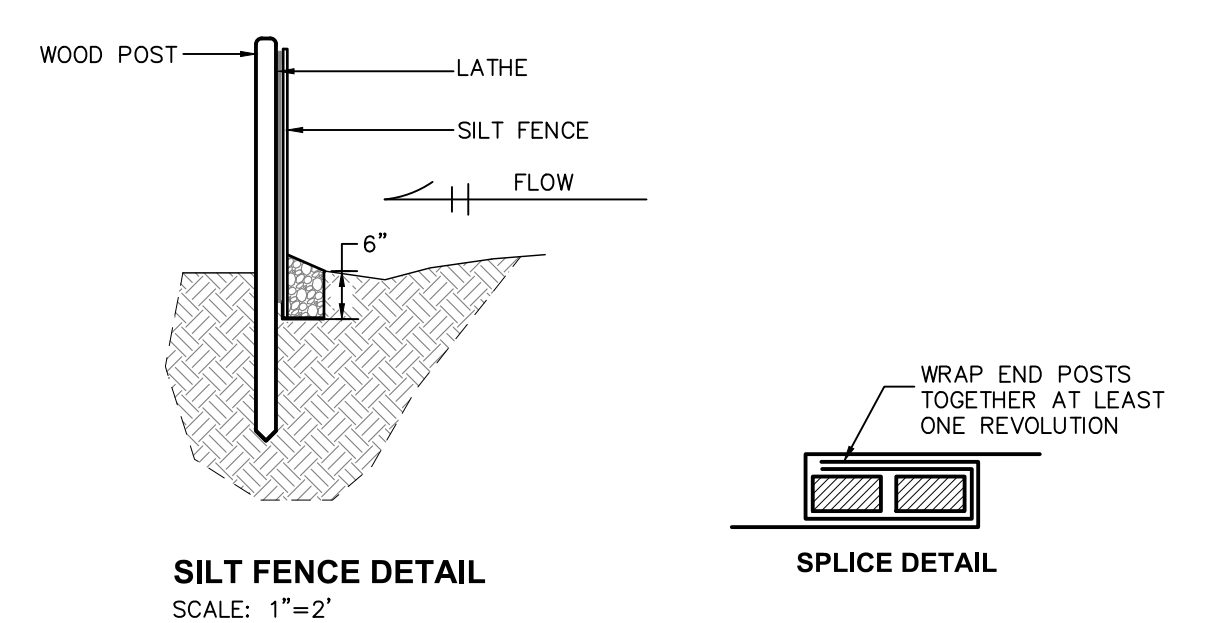
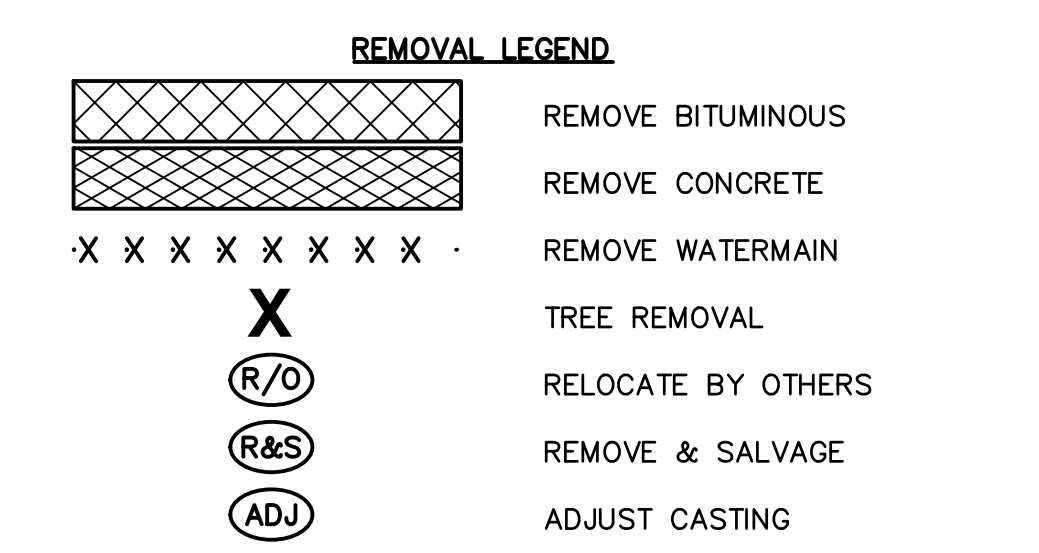
PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 795-0200  
ATTN: MR. ANDY MC LEOD



P:\210207.01 Prestige-Centre-Mt. Pleasant\SPR DESIGN-SHEETS.DWG, 11/22/2021 4:05:00 PM, LISA FRIZZELL



- GENERAL DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.



PLAN REVISIONS

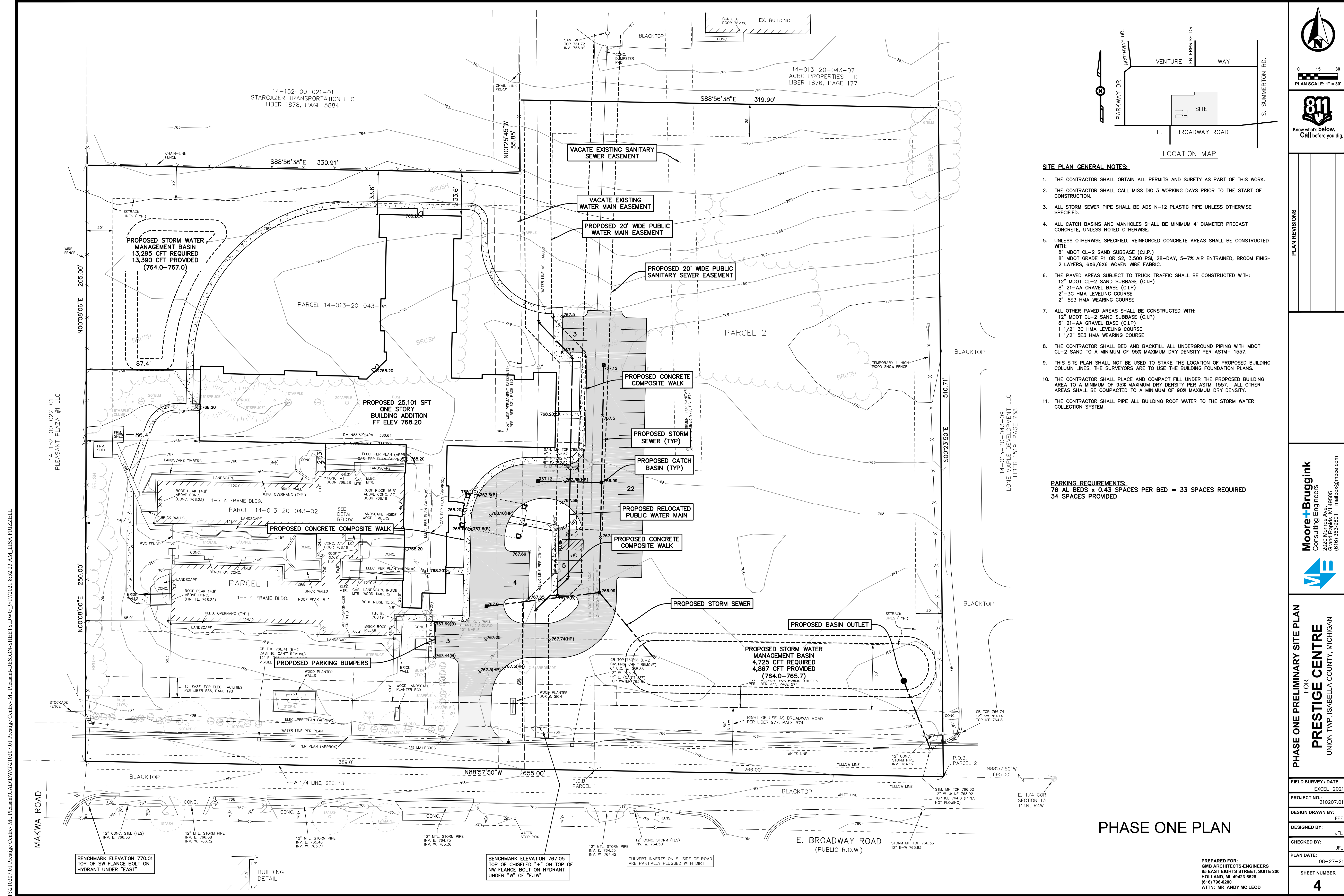
**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mbr@moore.com

**REMOVAL PLAN FOR PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021  
PROJECT NO.: 210207.01  
DESIGN DRAWN BY: FEF  
DESIGNED BY: JFL  
CHECKED BY: JFL  
PLAN DATE: 11-22-21  
SHEET NUMBER: 3

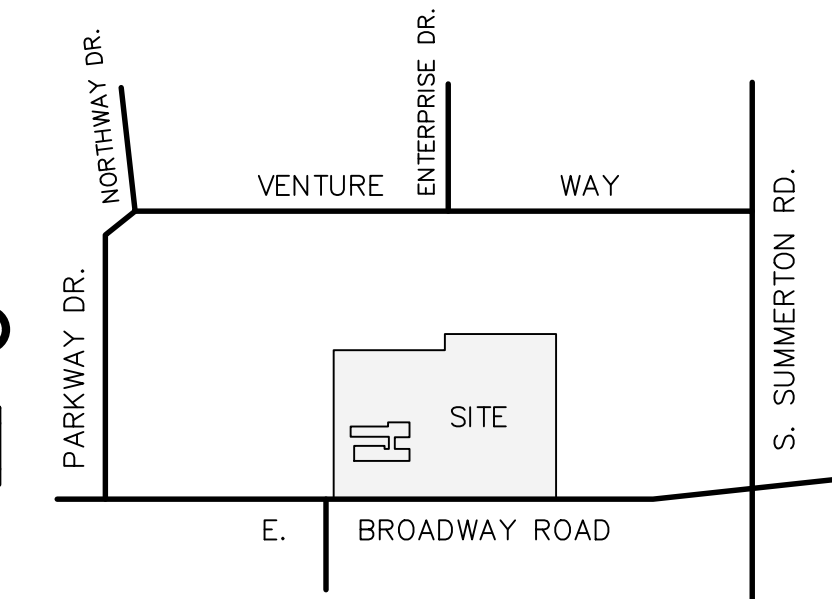
PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD





**811**  
Know what's below.  
Call before you dig.

**LOCATION MAP**



**SITE PLAN GENERAL NOTES:**

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:  
8" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH  
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
6. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" 21-AA GRAVEL BASE (C.I.P.)  
2"-3C HMA LEVELING COURSE  
2"-5E3 HMA WEARING COURSE
7. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
6" 21-AA GRAVEL BASE (C.I.P.)  
1 1/2" 3C HMA LEVELING COURSE  
1 1/2" 5E3 HMA WEARING COURSE
8. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
9. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
10. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
11. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.

**PARKING REQUIREMENTS:**  
76 AL BEDS x 0.43 SPACES PER BED = 33 SPACES REQUIRED  
34 SPACES PROVIDED

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mbrace@mbce.com

**PHASE ONE PRELIMINARY SITE PLAN FOR PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

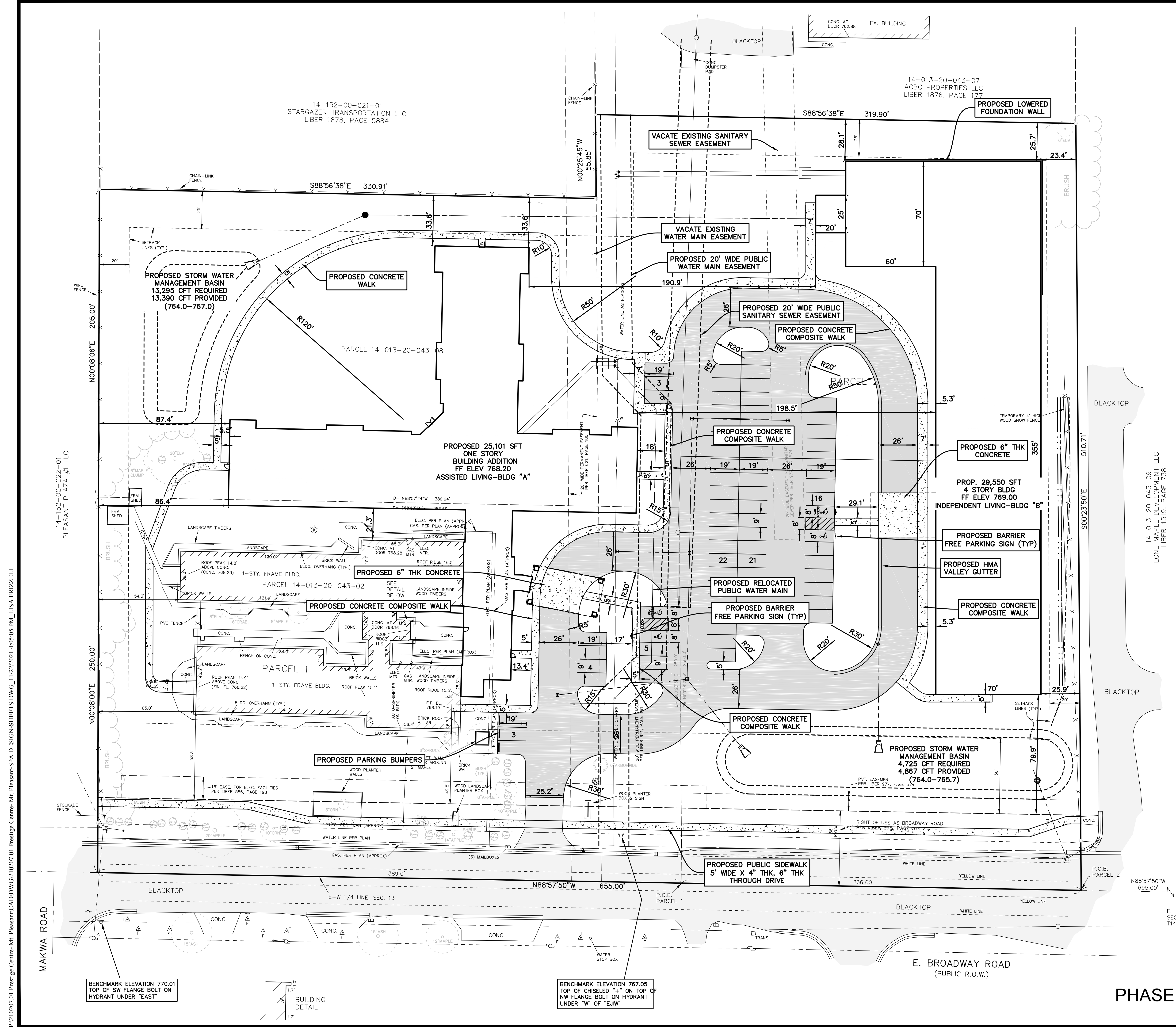
FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	08-27-21
SHEET NUMBER	4

PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD

**PHASE ONE PLAN**

P:\210207.01 Prestige Centre-Mt. Pleasant\CADD\DWG\210207.01 Prestige Centre-Mt. Pleasant-DESIGN-SHEETS\DWG\_9172021 8:52:23 AM\_LISA FRIZZELL





- SITE PLAN GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
  4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
  5. PAVED AREAS SHALL BE CONSTRUCTED WITH:  
 12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
 6" 21-AA GRAVEL BASE (C.I.P.)  
 2" 3C HMA LEVELING COURSE  
 1 1/2" 5E3 HMA WEARING COURSE
  6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
  7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
  8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
  9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.

**PARKING REQUIREMENTS:**  
 76 AL BEDS x 0.43 SPACES PER BED = 33 SPACES REQUIRED  
 100 IL UNITS x 0.3 SPACES PER UNIT = 30 SPACES REQUIRED  
 33 SPACES + 30 SPACES = 63 SPACES REQUIRED  
 71 SPACES PROVIDED

NO NON-RESIDENTIAL UNITS PROPOSED

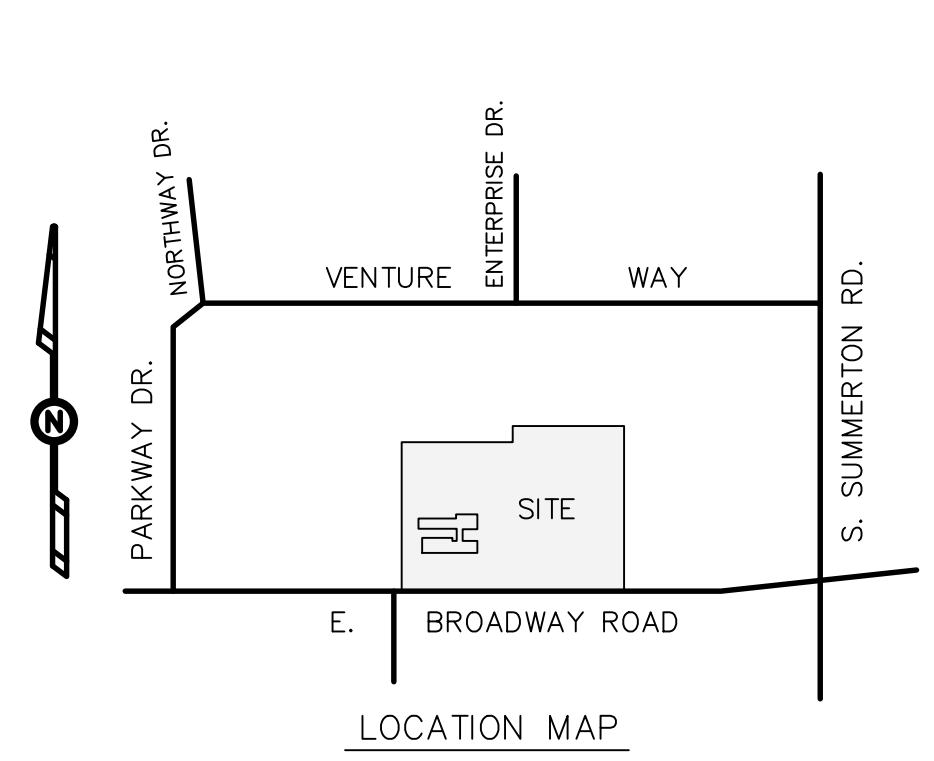
**EXISTING ZONING: "B4" GENERAL BUSINESS DISTRICT**

MIN FRONT SETBACK: 50'  
 MIN SIDE SETBACK: 20'  
 MIN REAR SETBACK: 25'  
 MIN LOT WIDTH: 80'  
 MIN LOT AREA: 12,000 SFT  
 MAX BLDG HEIGHT: 35'  
 MAX LOT COVERAGE: 30%

THERE ARE "0" NON RESIDENTIAL UNITS PROPOSED FOR THIS PROPERTY.

**CONSTRUCTION SCHEDULE**

ITEM	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	J	J	A	S	O	N	D
TEMP. EROSION CONTROL																						
TOPSOIL STRIPPING																						
SITE GRADING																						
SITE UTILITIES																						
DETENTION POND "A"																						
DETENTION POND "B"																						
BUILDING "A" CONSTRUCTION																						
BUILDING "B" CONSTRUCTION																						
PERM. EROSION CONTROL																						
LANDSCAPING																						
PAVING LOT "A"																						
PAVING LOT "B"																						
REMOVE TEMP. EROSION CONTROL																						



14-013-20-043-07  
 ACBC PROPERTIES LLC  
 LIBER 1876, PAGE 177

14-152-00-021-01  
 STARGAZER TRANSPORTATION LLC  
 LIBER 1878, PAGE 5884

14-013-20-043-09  
 LONE MAPLE DEVELOPMENT LLC  
 LIBER 1519, PAGE 738

14-152-00-022-01  
 PLEASANT PLAZA #1 LLC

14-013-20-043-02  
 PARCEL 14-013-20-043-02

14-013-20-043-08  
 PARCEL 14-013-20-043-08

14-013-20-043-01  
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14-013-20-043-50  
 PARCEL 14-013-20-043-50

PHASE ONE AND TWO PLAN

PREPARED FOR:  
 GMB ARCHITECTS-ENGINEERS  
 85 EAST EIGHTH STREET, SUITE 200  
 HOLLAND, MI 49423-6528  
 (616) 796-0200  
 ATTN: MR. ANDY MC LEOD

PLANNING REVISIONS

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 365-9801  
 mailbox@mboe.com

SITE PLAN FOR  
**PRESTIGE CENTRE**  
 UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021

PROJECT NO.: 210207.01

DESIGN DRAWN BY: FEF

DESIGNED BY: JFL

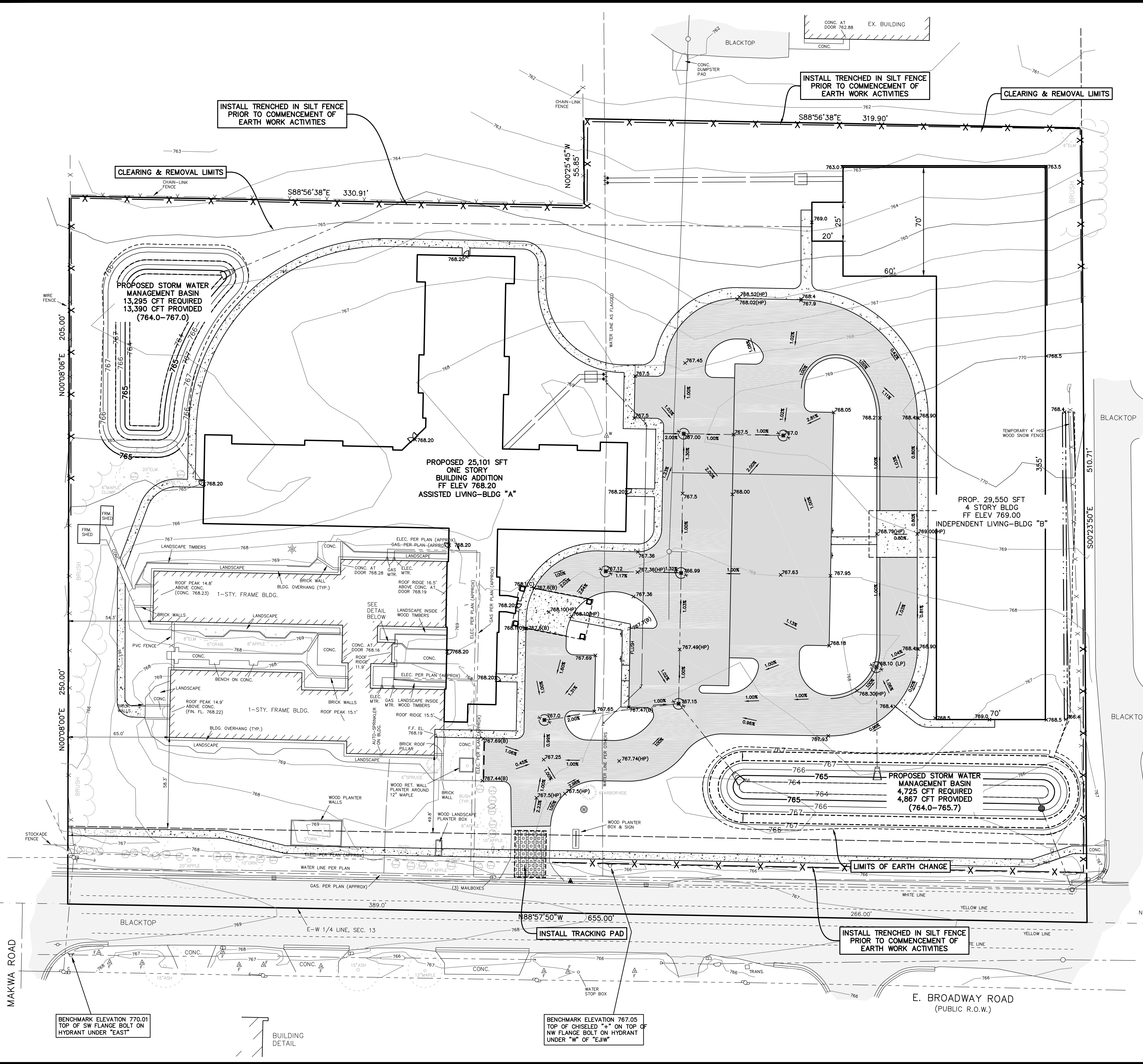
CHECKED BY: JFL

PLAN DATE: 11-22-21

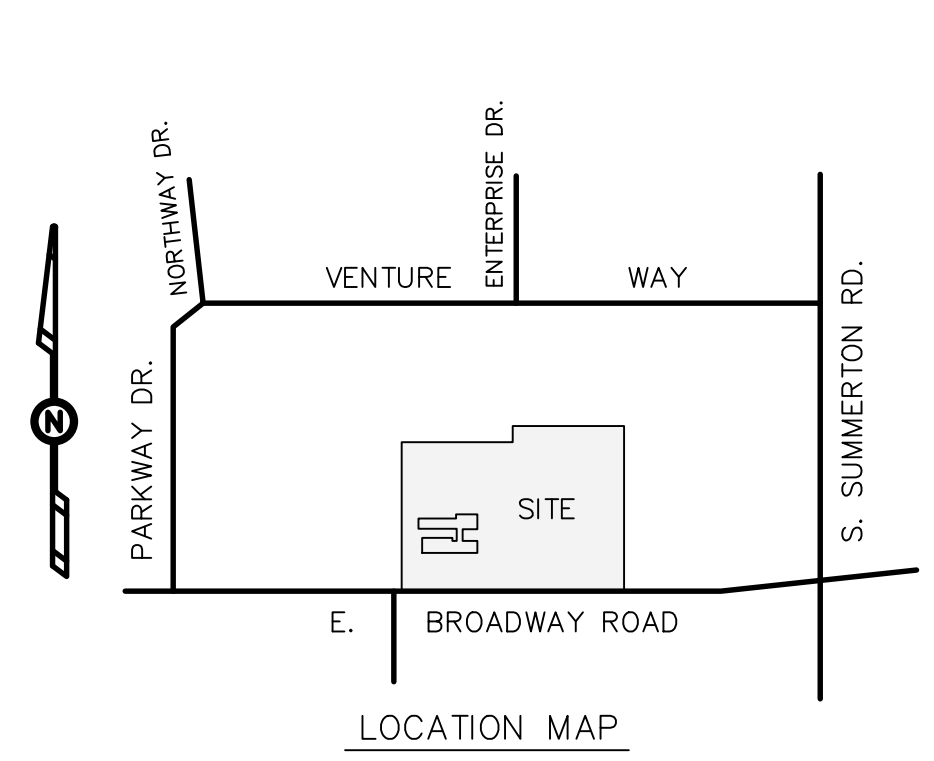
SHEET NUMBER: 5



P:210207.01 Prestige-Centre-Mt. Pleasant-SPA DESIGN-SHEETS.DWG, 11/22/2021 4:05:10 PM, LISA FRIZZELL



- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
  4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
  6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
  10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
  11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
  12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
  13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
  15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
  16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
  17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
  18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM EAST BROADWAY ROAD.
  19. EXISTING SOIL CONDITIONS: LOAM PER USDA SOIL SURVEY



0 15 30  
PLAN SCALE: 1" = 30'

Know what's below.  
Call before you dig.

PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mboe@mboe.com

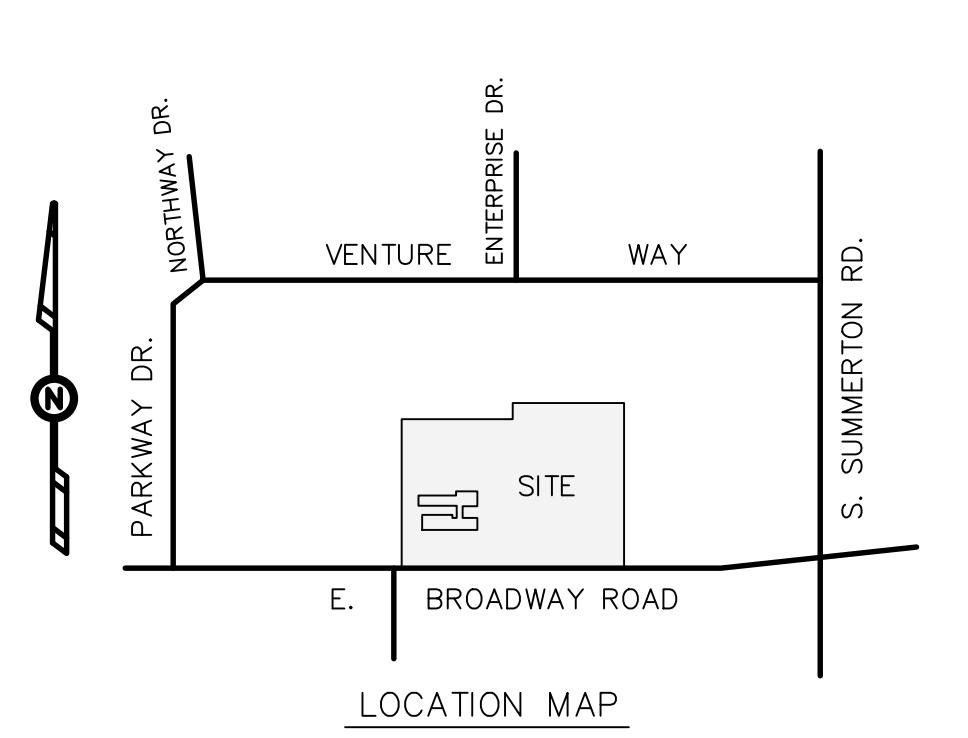
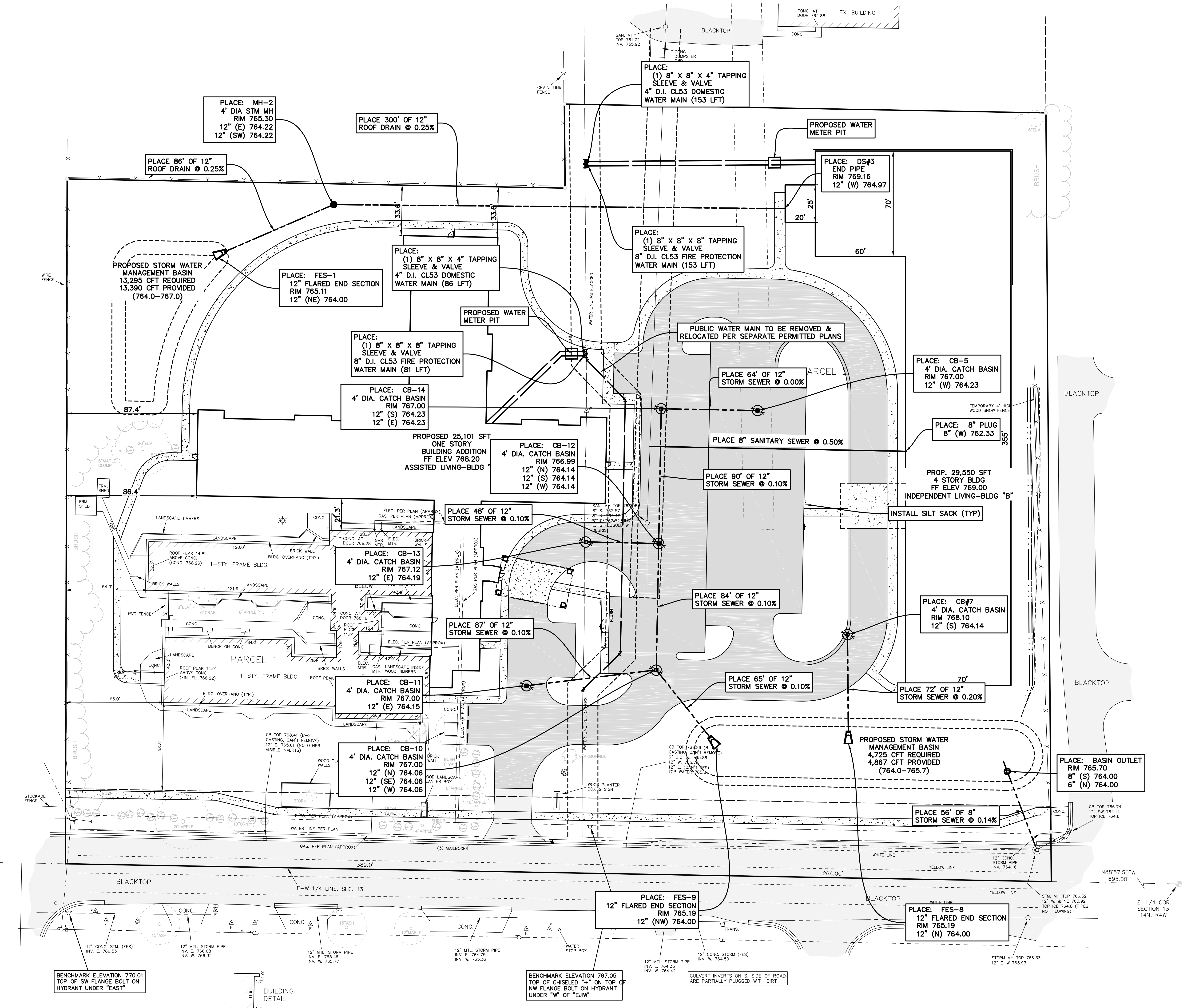
GRADING-SECC PLAN  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEP
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-22-21
SHEET NUMBER	<b>6</b>

PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD



P:\210207.01 Prestige Centre-Mt. Pleasant\SPA DESIGN-SHEETS.DWG\_11.22.2021 4:05:15 PM, LISA FRIZZELL



- UTILITY PLAN GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
  4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
  5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM - 1557.
  6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
  7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

0 15 30  
PLAN SCALE: 1" = 30'

811  
Know what's below.  
Call before you dig.

PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mboe@mboe.com

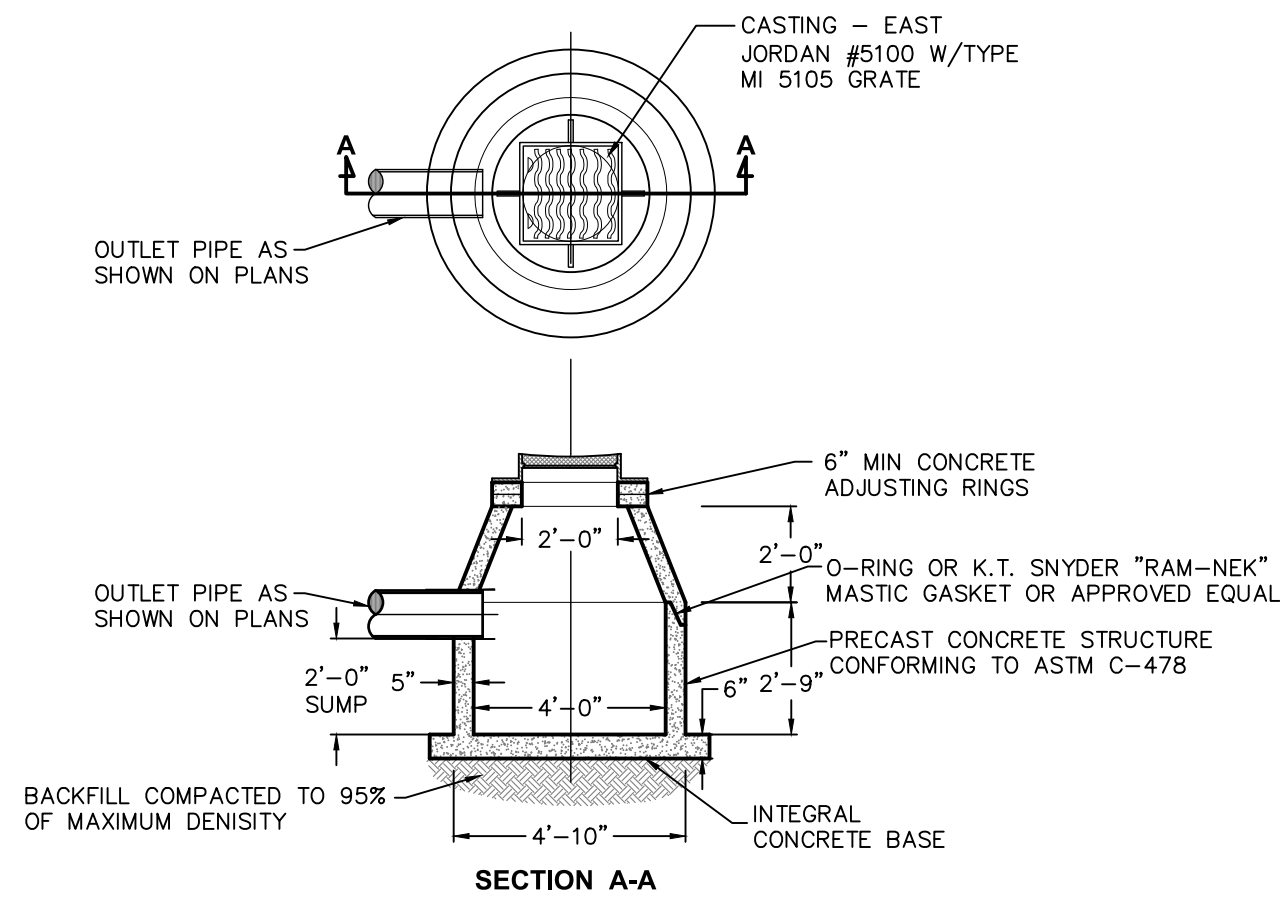
UTILITY PLAN  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL - 2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-22-21
SHEET NUMBER	7

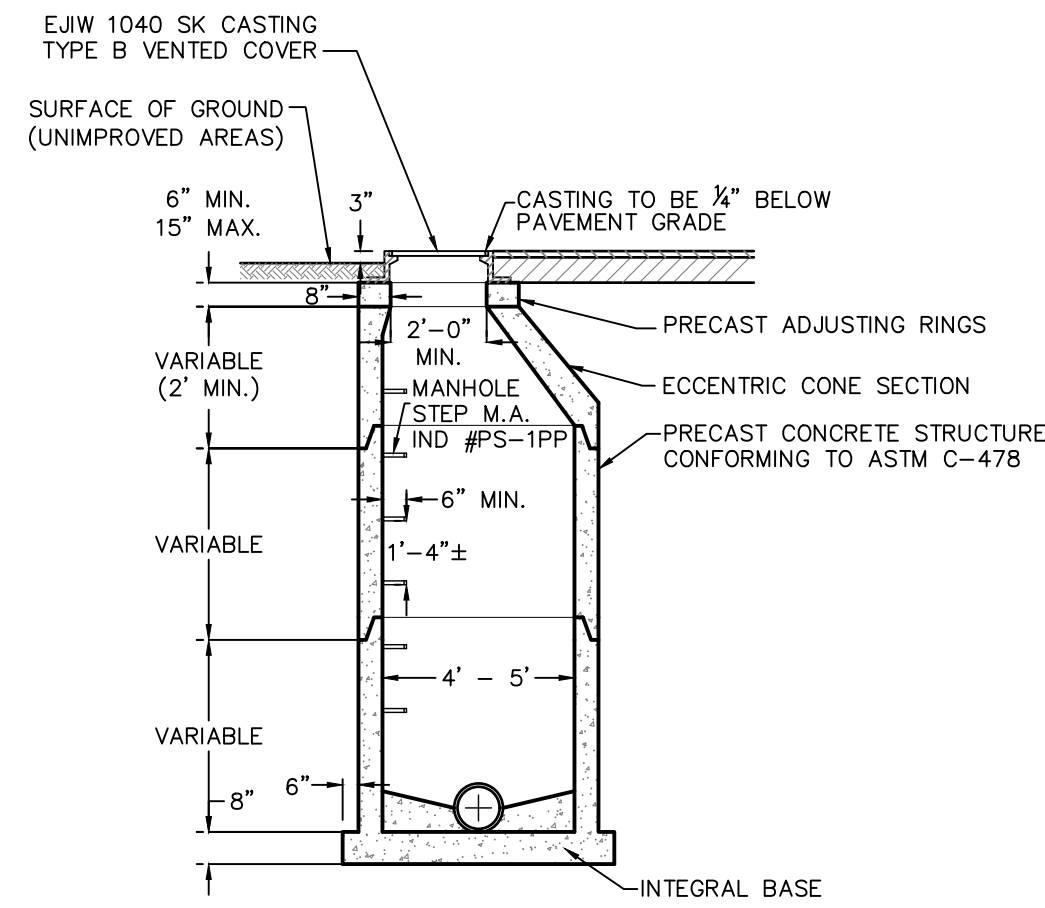
PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-8528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD



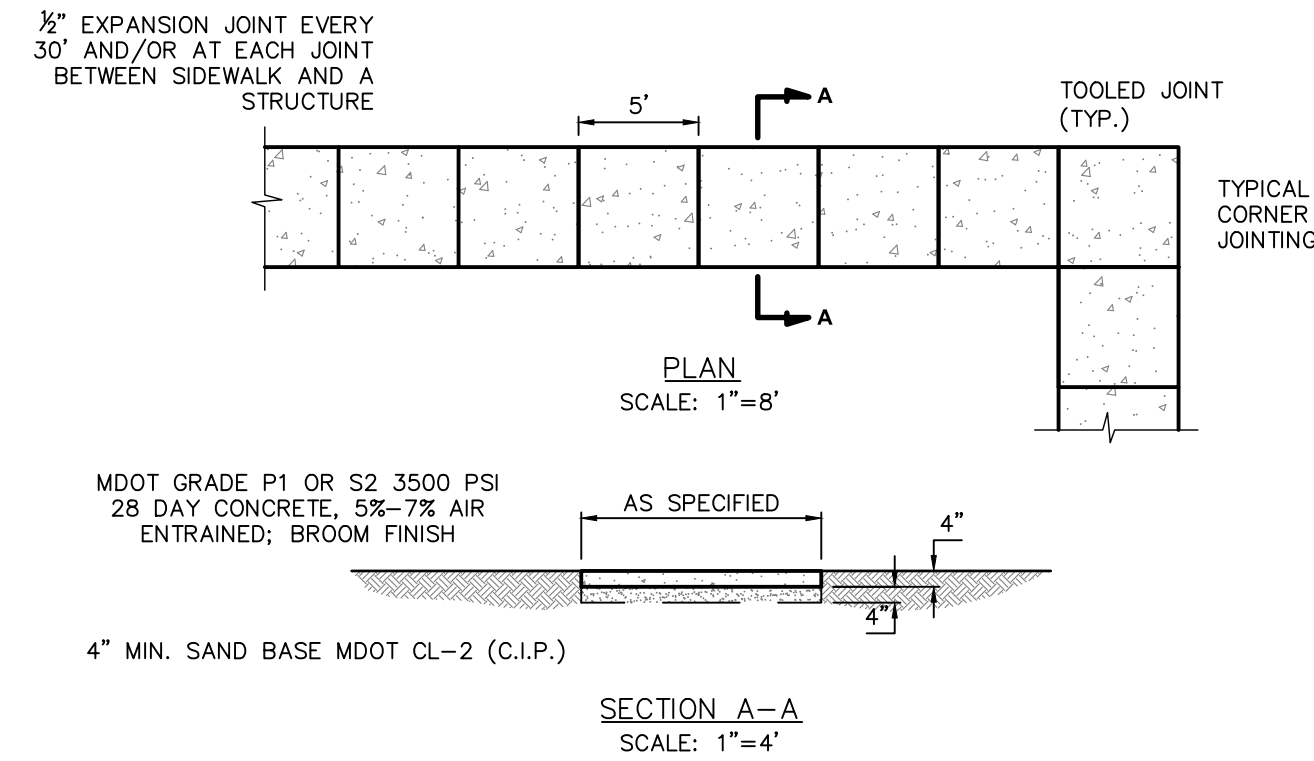
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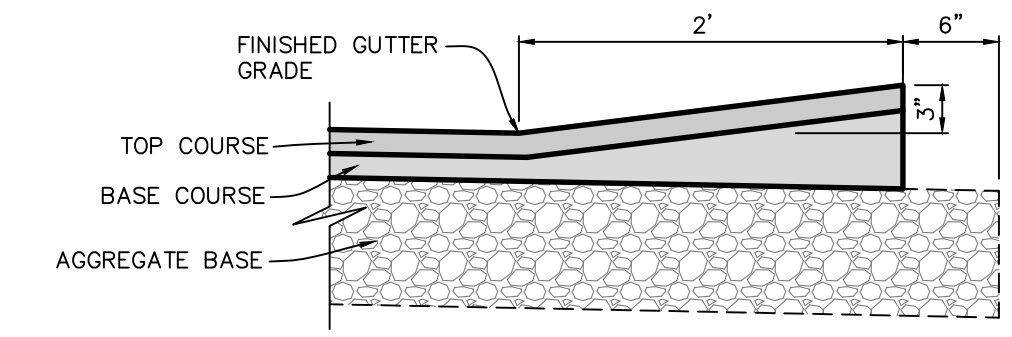
**4" DIA. CATCH BASIN DETAIL (IN PAVED AREAS)**  
SCALE: 1"=4'



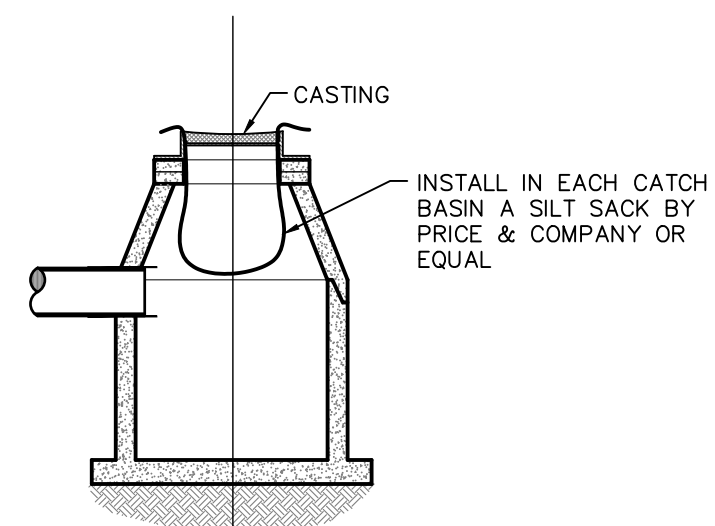
**STORM SEWER MANHOLE DETAIL**  
SCALE: 1"=4'



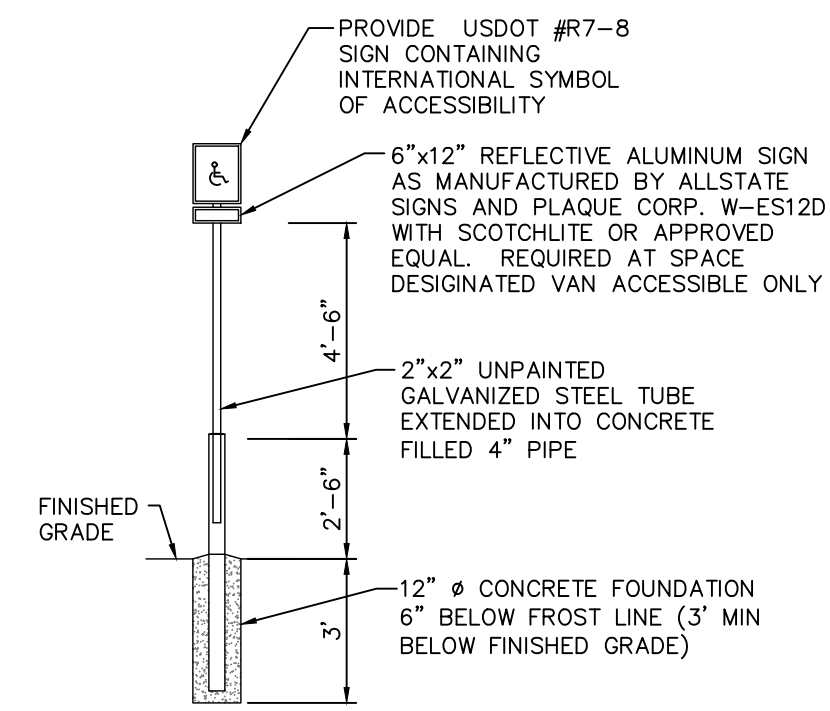
**4" CONCRETE SIDEWALK DETAIL**



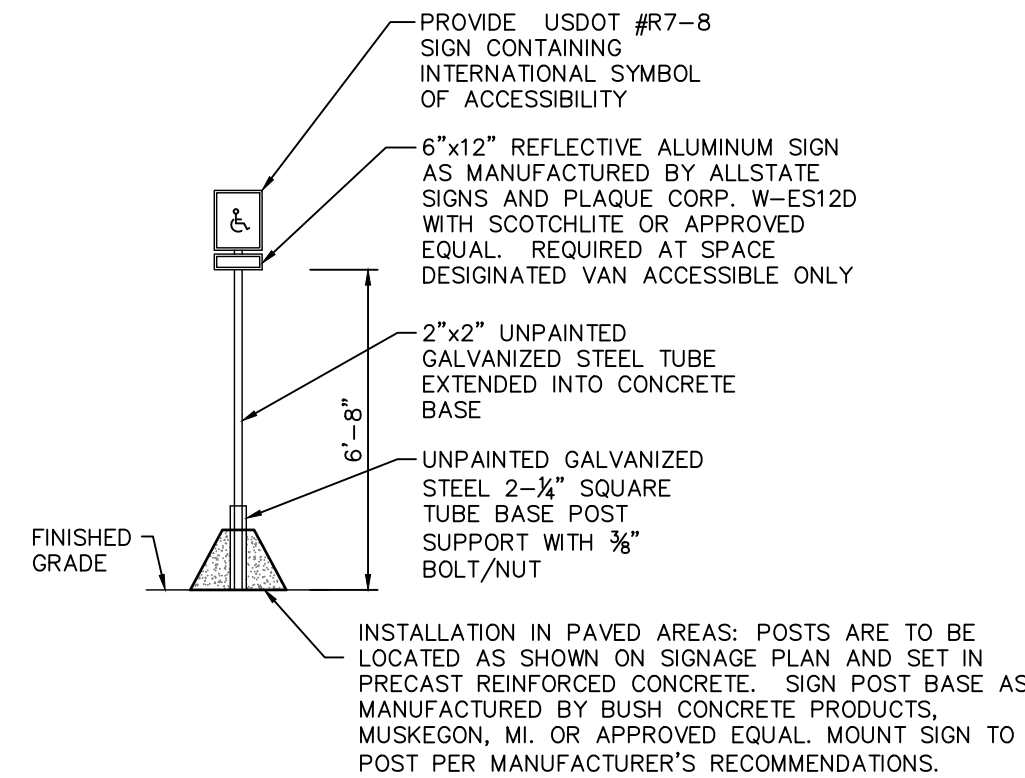
**24" BITUMINOUS VALLEY GUTTER DETAIL**  
SCALE: 1"=1'



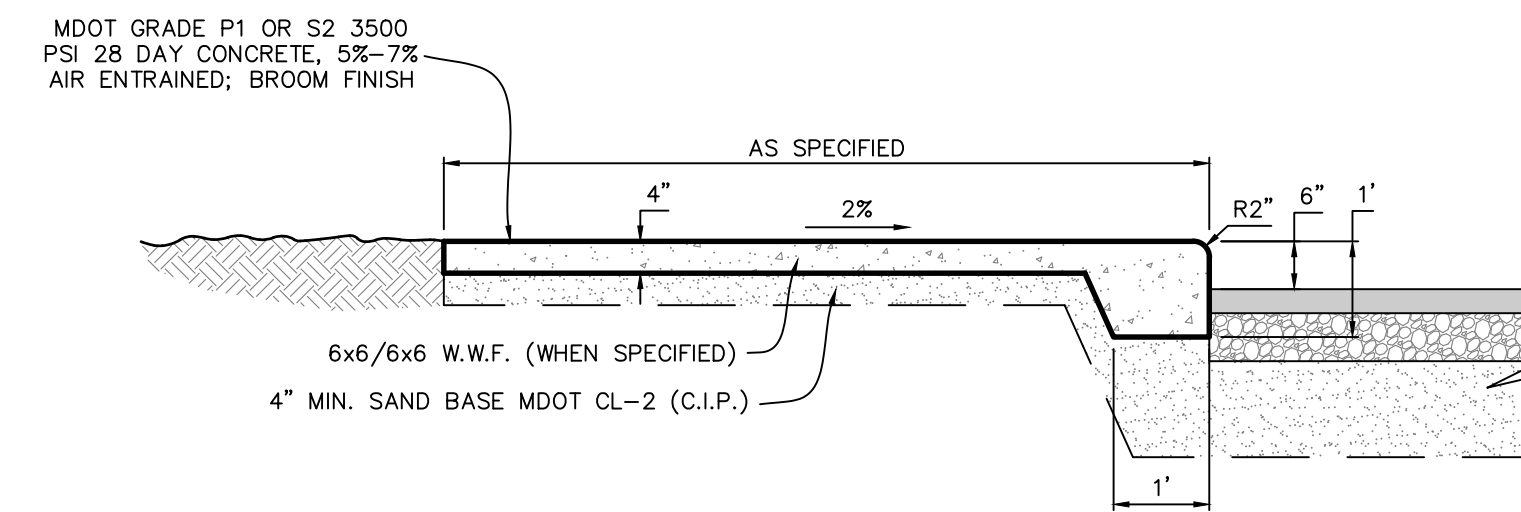
**INLET PROTECTION DETAIL**  
SCALE: 1"=4'



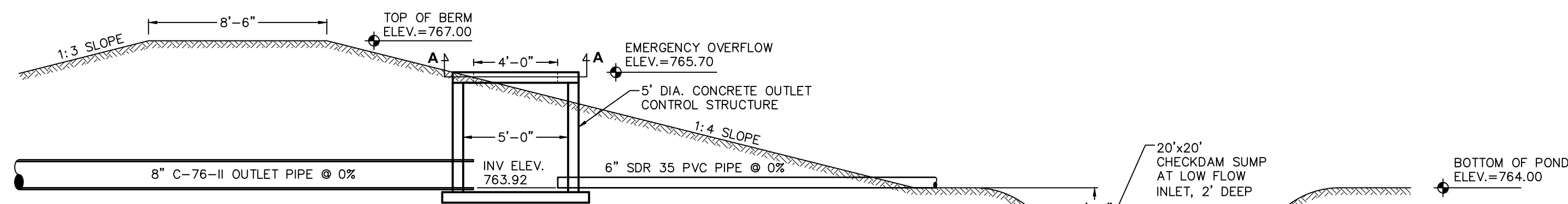
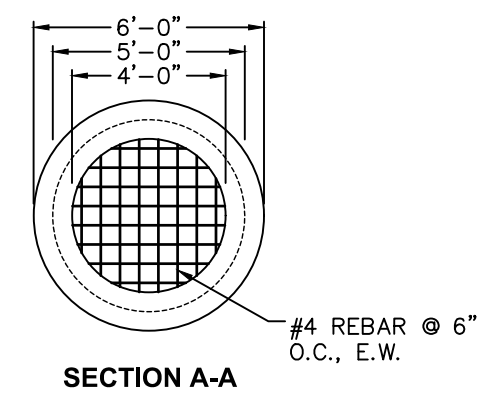
**BARRIER FREE PARKING SIGN DETAIL (IN LAWN AREAS)**  
SCALE: 1"=4'



**BARRIER FREE PARKING SIGN DETAIL (IN PAVED AREAS)**  
SCALE: 1"=4'



**COMPOSITE CONCRETE WALK & CURB DETAIL**  
SCALE: 1"=2'



**POND OUTLET CONTROL STRUCTURE DETAIL**  
SCALE: 1"=5'



PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mbce@mce.com



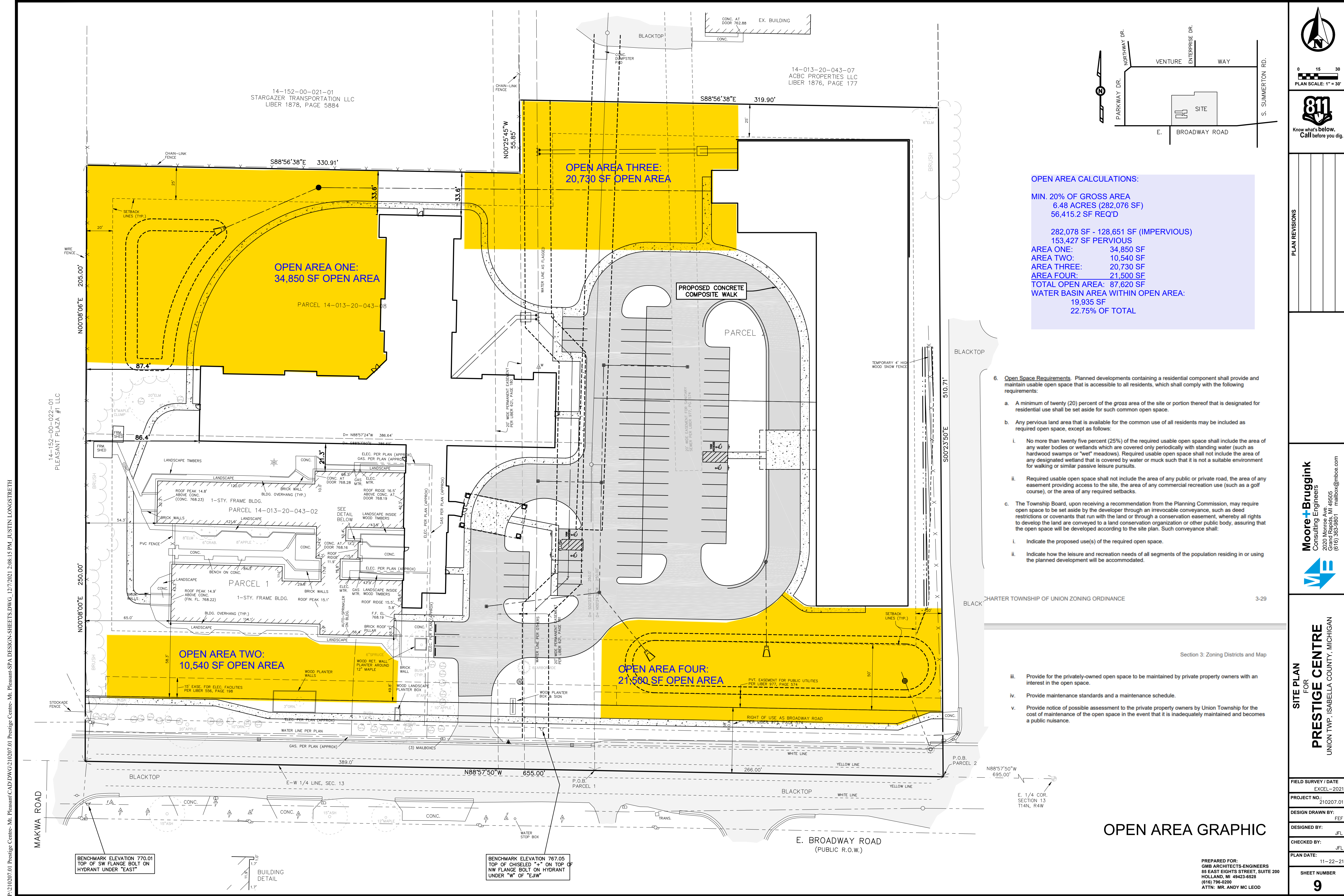
**CONSTRUCTION DETAILS**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021  
PROJECT NO.: 210207.01  
DESIGN DRAWN BY: FEF  
DESIGNED BY: JFL  
CHECKED BY: JFL  
PLAN DATE: 11-22-21  
SHEET NUMBER

**8**

PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD





**OPEN AREA CALCULATIONS:**

MIN. 20% OF GROSS AREA	6.48 ACRES (282,076 SF)
	56,415.2 SF REQ'D
282,078 SF - 128,651 SF (IMPERVIOUS)	153,427 SF PERVIOUS
AREA ONE:	34,850 SF
AREA TWO:	10,540 SF
AREA THREE:	20,730 SF
AREA FOUR:	21,500 SF
TOTAL OPEN AREA:	87,620 SF
WATER BASIN AREA WITHIN OPEN AREA:	19,935 SF
	22.75% OF TOTAL

6. **Open Space Requirements.** Planned developments containing a residential component shall provide and maintain usable open space that is accessible to all residents, which shall comply with the following requirements:
- A minimum of twenty (20) percent of the gross area of the site or portion thereof that is designated for residential use shall be set aside for such common open space.
  - Any pervious land area that is available for the common use of all residents may be included as required open space, except as follows:
    - No more than twenty five percent (25%) of the required usable open space shall include the area of any water bodies or wetlands which are covered only periodically with standing water (such as hardwood swamps or "wet" meadows). Required usable open space shall not include the area of any designated wetland that is covered by water or muck such that it is not a suitable environment for walking or similar passive leisure pursuits.
    - Required usable open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any required setbacks.
  - The Township Board, upon receiving a recommendation from the Planning Commission, may require open space to be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land or through a conservation easement, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will be developed according to the site plan. Such conveyance shall:
    - Indicate the proposed use(s) of the required open space.
    - Indicate how the leisure and recreation needs of all segments of the population residing in or using the planned development will be accommodated.
  - Provide for the privately-owned open space to be maintained by private property owners with an interest in the open space.
  - Provide maintenance standards and a maintenance schedule.
  - Provide notice of possible assessment to the private property owners by Union Township for the cost of maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.

**OPEN AREA GRAPHIC**

PLAN REVISIONS


**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mail@moore+bruggink.com

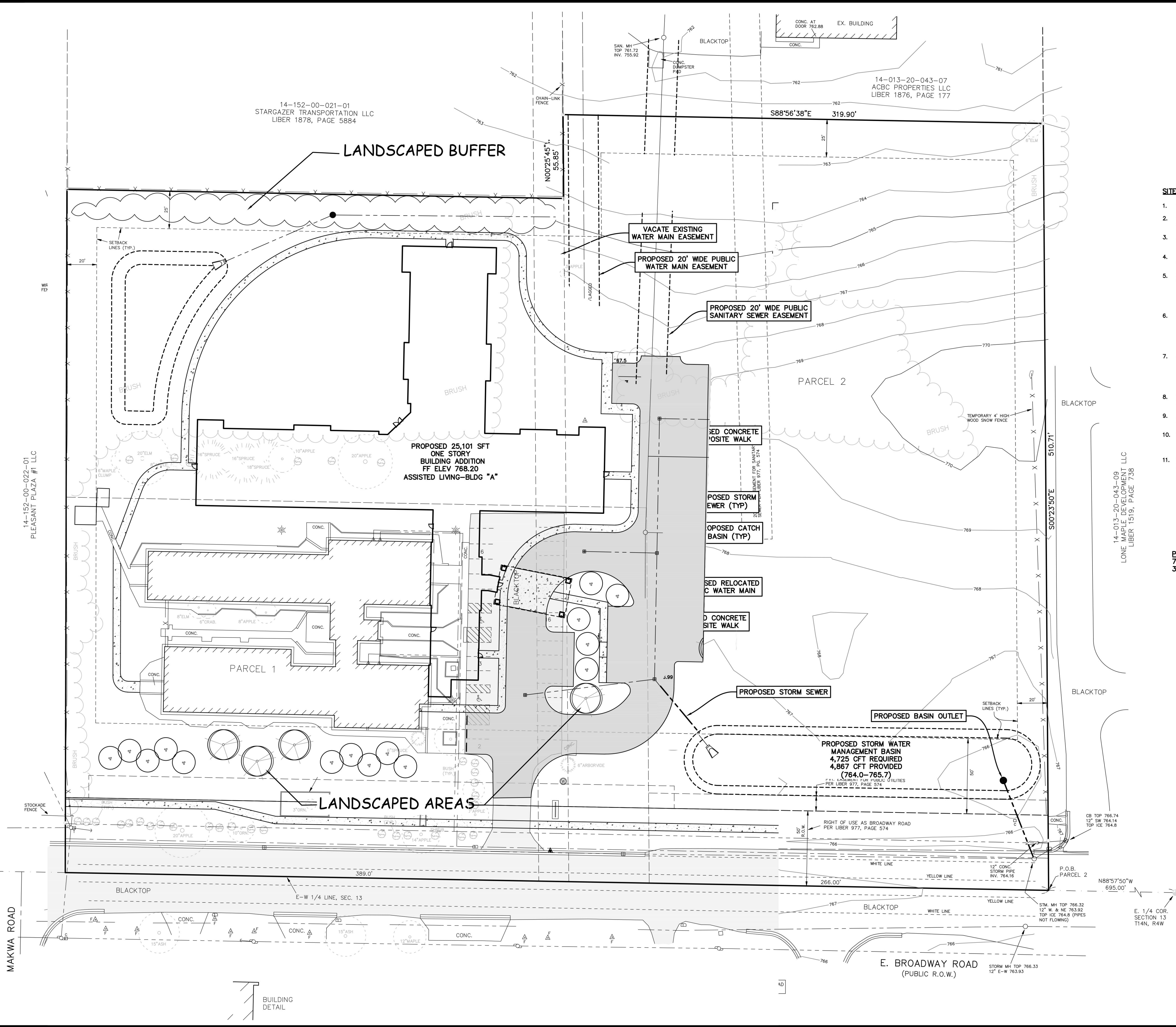
**SITE PLAN FOR PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL - 2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-22-21
SHEET NUMBER	<b>9</b>

PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-6528  
(616) 796-0206  
ATTN: MR. ANDY MC LEOD

P:210207.01 Prestige-Centre-Mt. Pleasant-SPA DESIGN-SHEETS.DWG:12/7/2021 2:08:15 PM JUSTIN LONGSTRETH





- SITE PLAN GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
  4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
  5. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:  
8" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH  
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
  6. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" 21-AA GRAVEL BASE (C.I.P.)  
2"-3C HMA LEVELING COURSE  
2"-5E3 HMA WEARING COURSE
  7. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
6" 21-AA GRAVEL BASE (C.I.P.)  
1 1/2" 3C HMA LEVELING COURSE  
1 1/2" 5E3 HMA WEARING COURSE
  8. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
  9. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
  10. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
  11. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.

**PARKING REQUIREMENTS:**  
76 AL BEDS x 0.43 SPACES PER BED = 33 SPACES REQUIRED  
34 SPACES PROVIDED

# PHASE ONE LANDSCAPE PLAN

PREPARED FOR:  
GMB ARCHITECTS-ENGINEERS  
85 EAST EIGHTH STREET, SUITE 200  
HOLLAND, MI 49423-8528  
(616) 796-0200  
ATTN: MR. ANDY MC LEOD

0 15 30  
PLAN SCALE: 1" = 30'

PLAN REVISIONS

NO.	DATE	DESCRIPTION

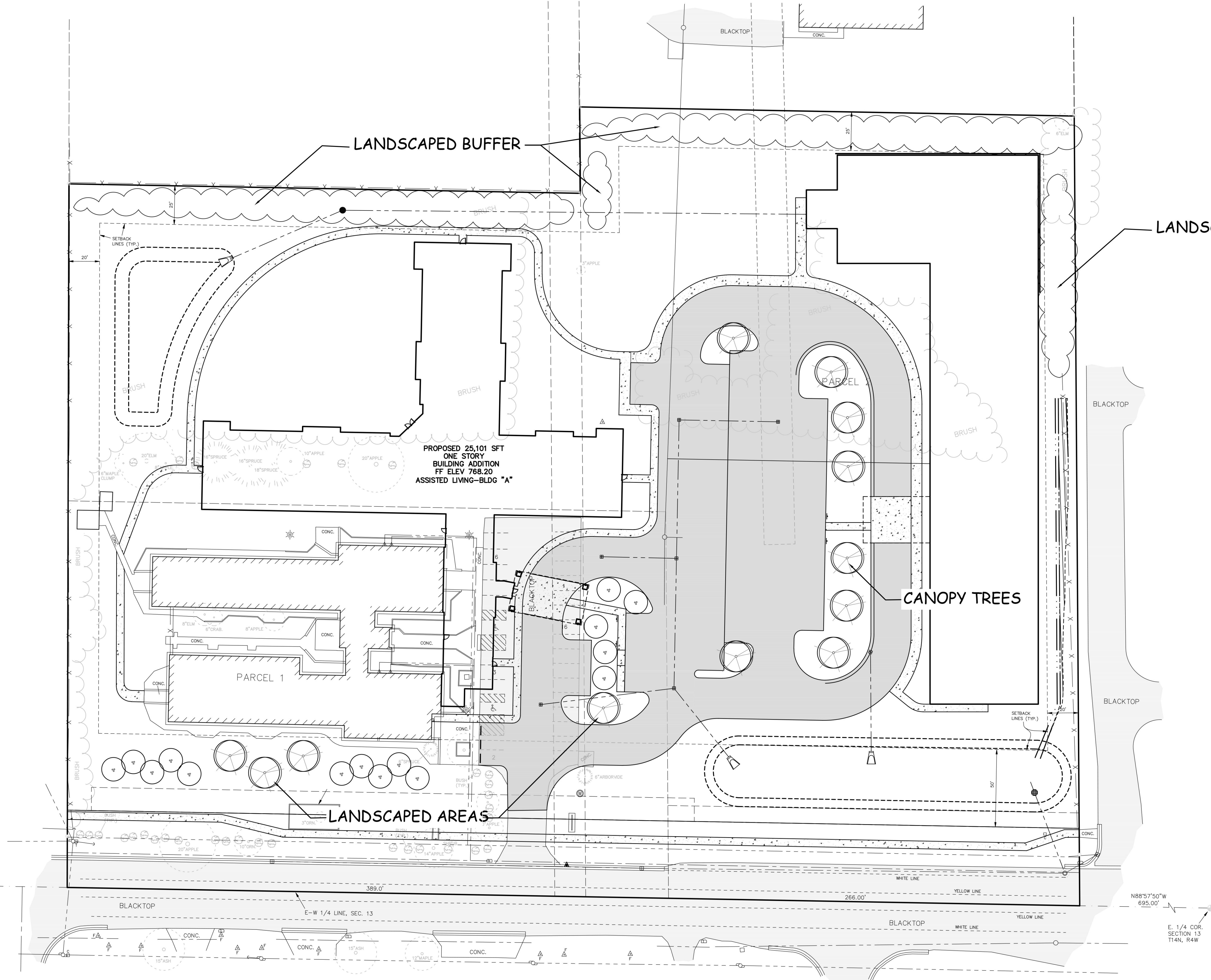
**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 365-9801  
mailto:mbrace@mbrace.com

PHASE ONE PRELIMINARY SITE PLAN  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	08-27-21
SHEET NUMBER	<b>10</b>



P:210207.01 Prestige Centre- Mt. Pleasant-SPA DESIGN-SHEETS.DWG. 12/13/2021 10:48:38 AM, GREG WHITE



### PHASE ONE AND PHASE TWO LANDSCAPE PLAN

PREPARED FOR:  
 GMB ARCHITECTS-ENGINEERS  
 85 EAST EIGHTHS STREET, SUITE 200  
 HOLLAND, MI 49423-8528  
 (616) 795-0200  
 ATTN: MR. ANDY MC LEOD

0 15 30  
 PLAN SCALE: 1" = 30'

LOCATION MAP

NO.	DESCRIPTION	DATE

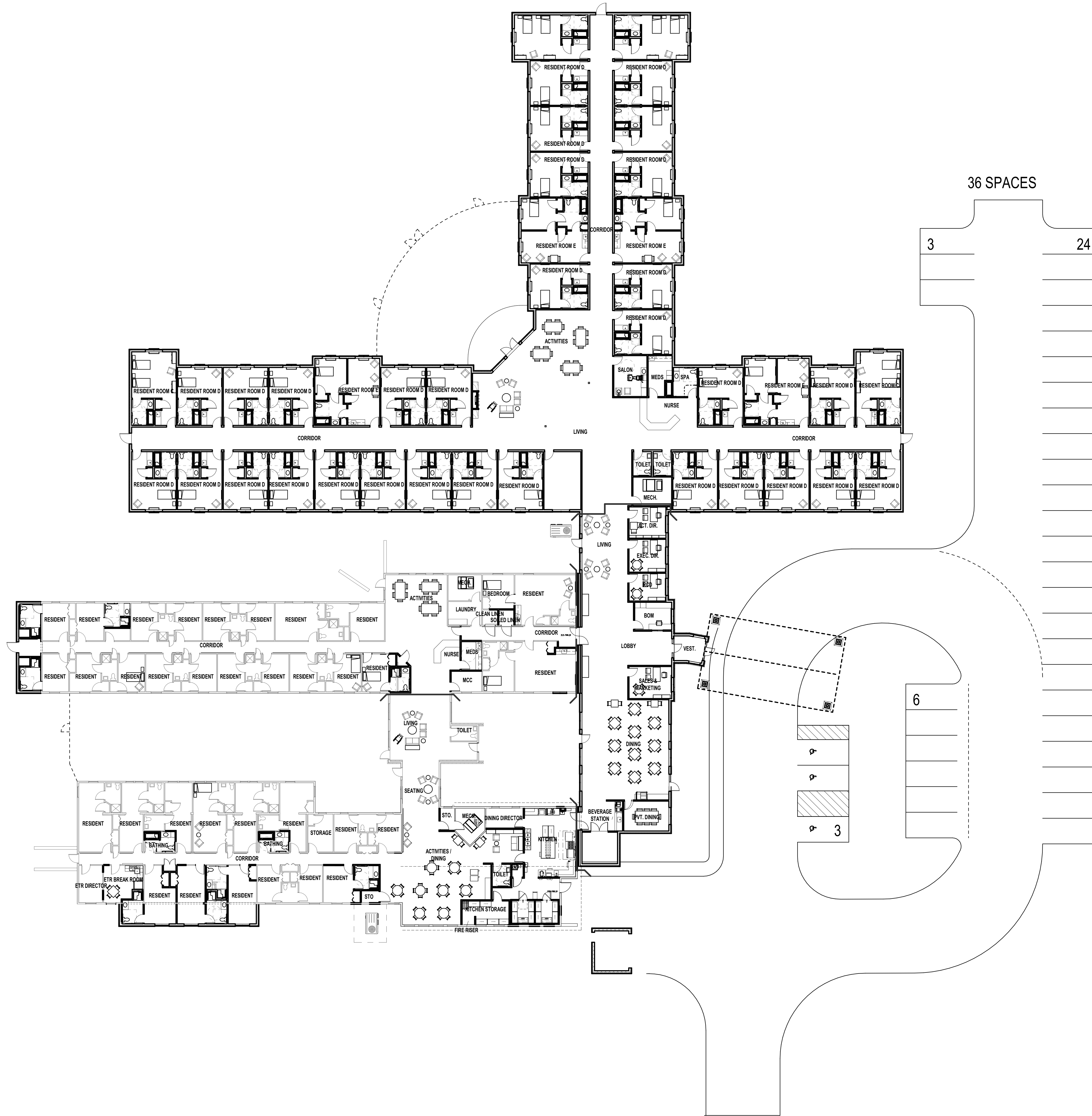
**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 365-9801  
 mail@moorebruggink.com

**CONCEPTUAL LANDSCAPING & SCREENING FOR PRESTIGE CENTRE**  
 UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-22-21
SHEET NUMBER	



PRELIMINARY  
NOT FOR CONSTRUCTION



OVERALL FLOOR PLAN  
1/16" = 1'-0"

ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI

ISSUANCES  
00.00.2020 SCHEMATIC  
DESIGN

DRAWN DJH  
REVIEWED ADM

PROJECT NO. 5-5355

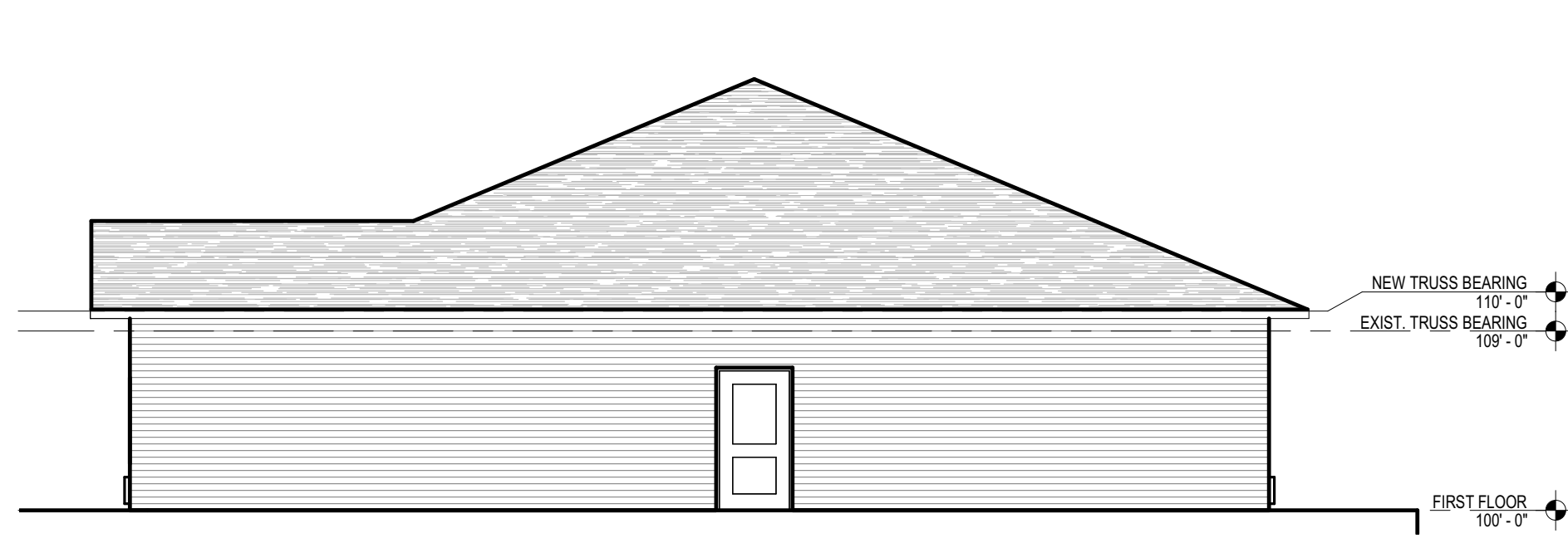
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OVERALL PLAN (AS  
REQUIRED)

A0.01

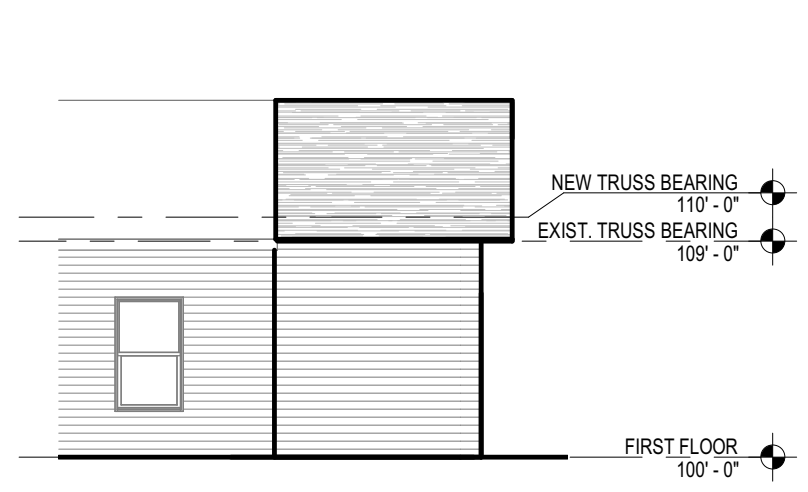
PRELIMINARY  
NOT FOR CONSTRUCTION



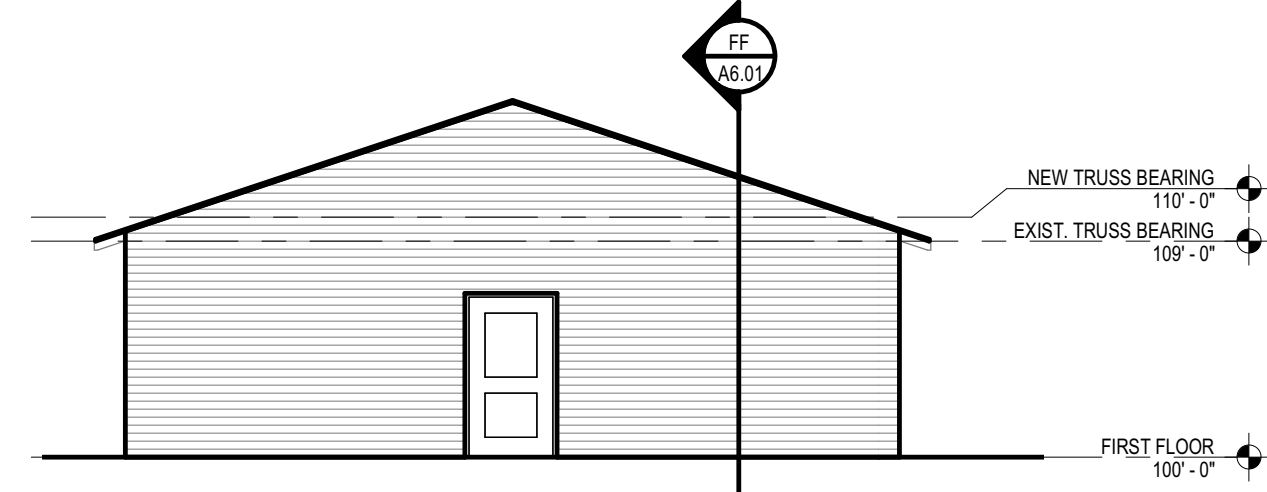
13 UNIT 'D' WEST WING WEST ELEVATION  
A4.01 1/8" = 1'-0"



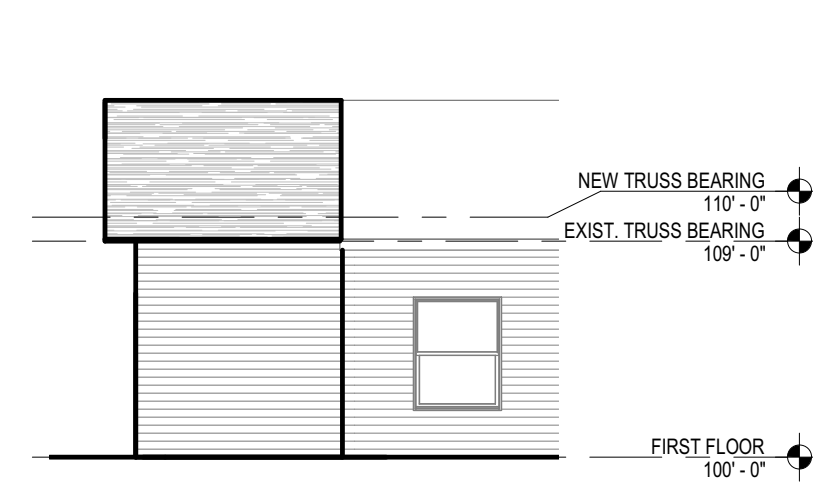
12 UNIT 'D' WEST WING SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



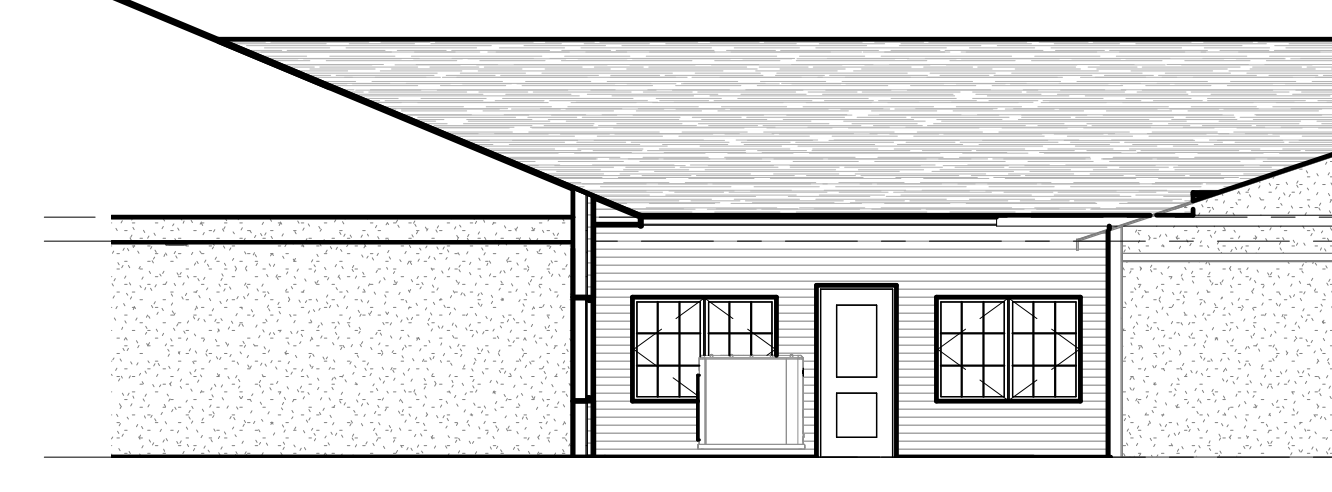
11 UNIT 'B' ADDITION NORTH ELEVATION  
A4.01 1/8" = 1'-0"



10 UNIT 'B' ADDITION WEST ELEVATION  
A4.01 1/8" = 1'-0"



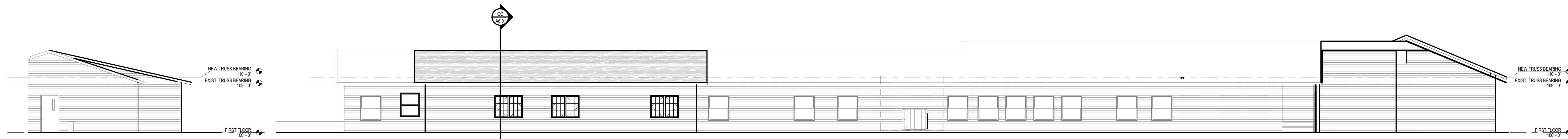
9 UNIT 'B' ADDITION SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



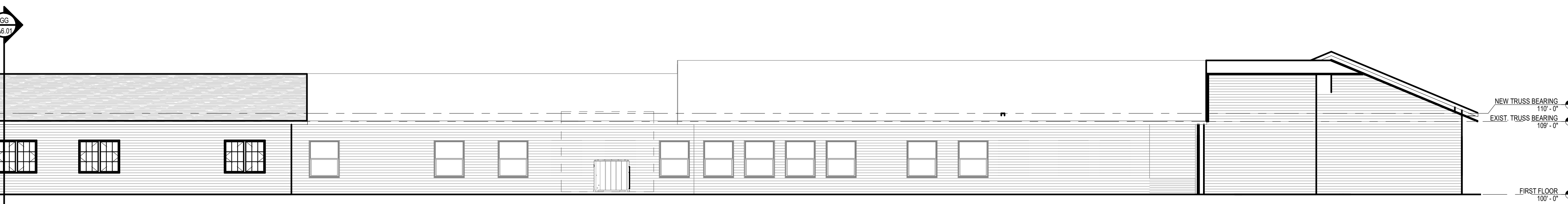
8 UNIT 'C' WEST ELEVATION - NORTH  
A4.01 1/8" = 1'-0"



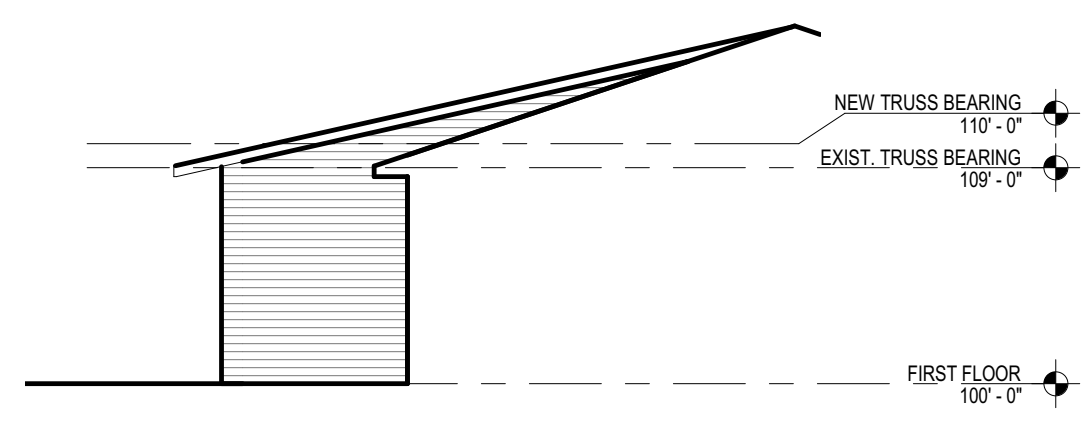
7 UNIT 'C' WEST ELEVATION - SOUTH  
A4.01 1/8" = 1'-0"



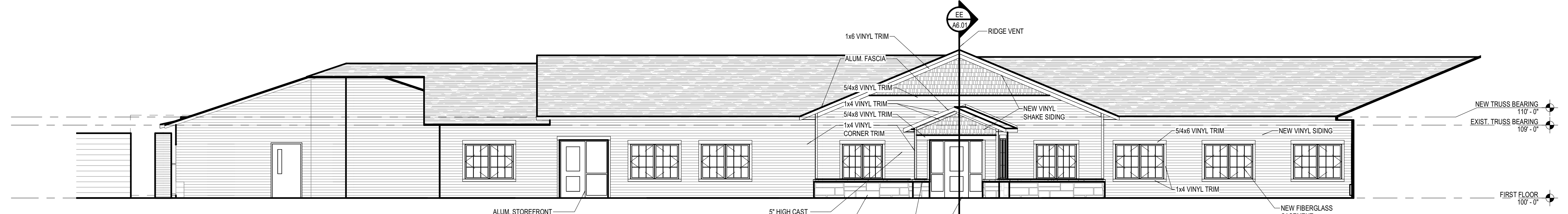
6 UNIT 'A' ADDITION WEST ELEVATION  
A4.01 1/8" = 1'-0"



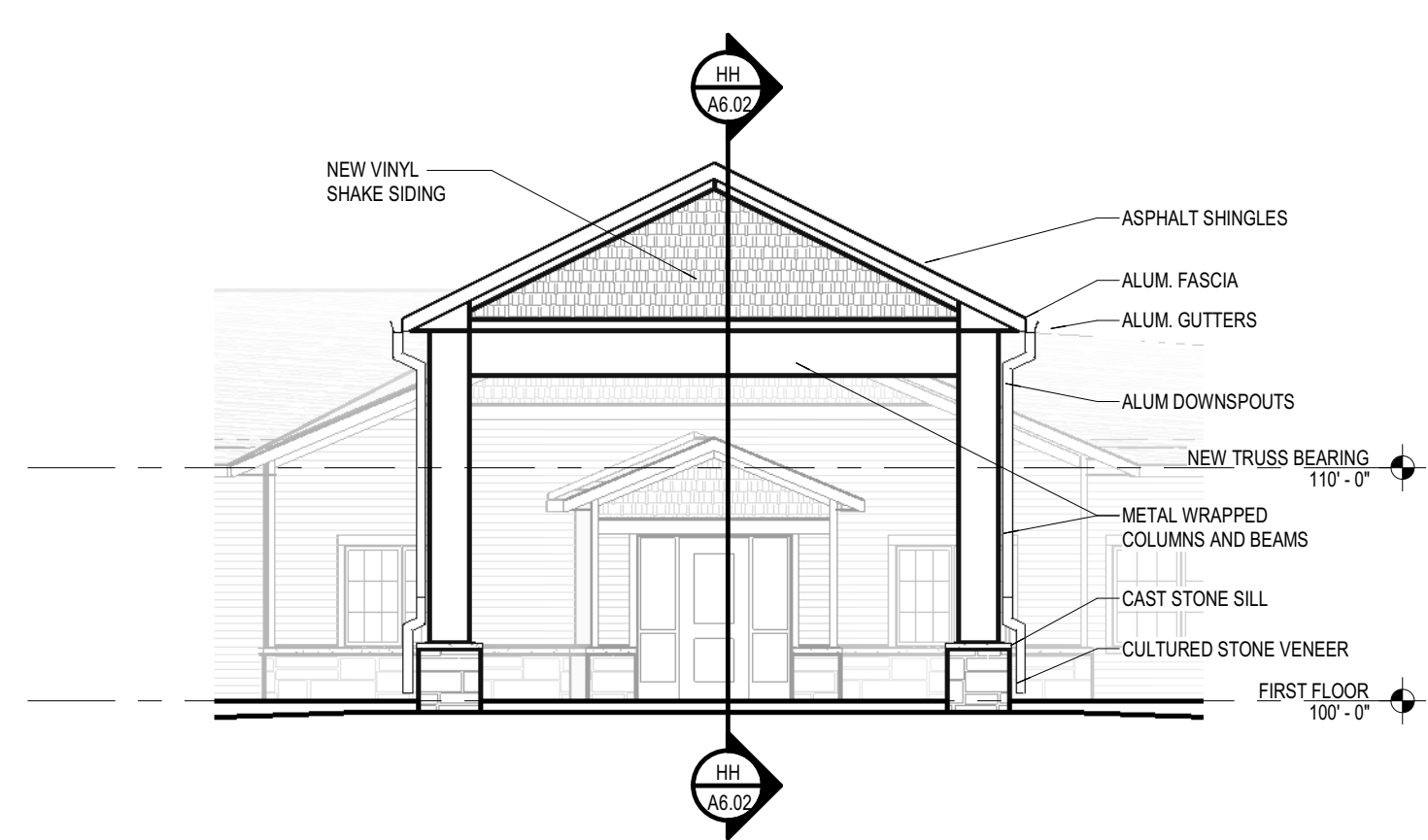
5 UNIT 'A' ADDITION SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



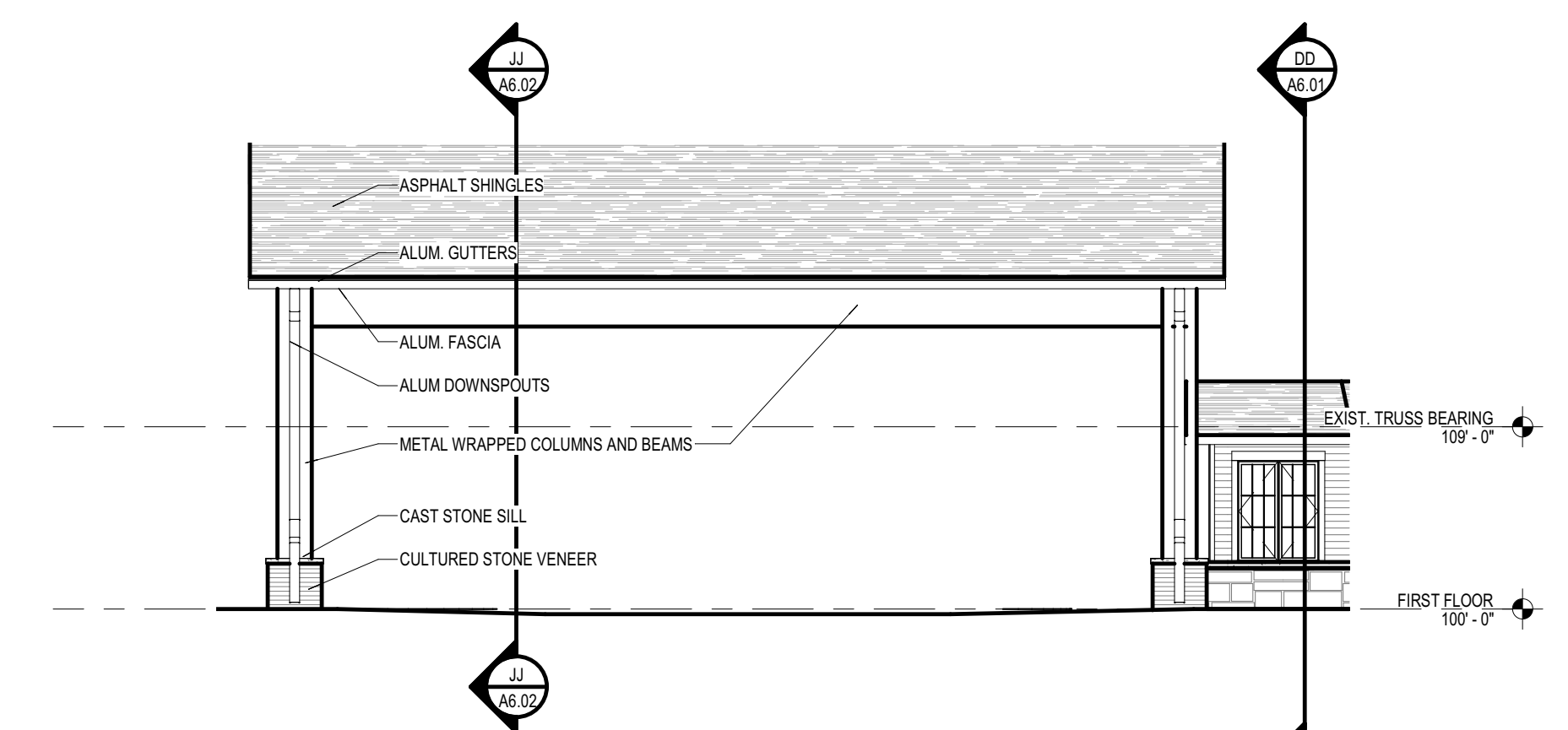
4 UNIT 'A' ADDITION EAST ELEVATION  
A4.01 1/8" = 1'-0"



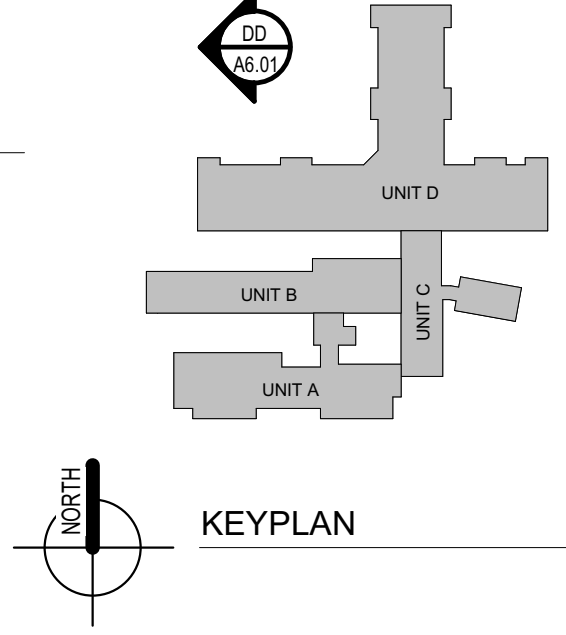
3 UNIT 'C' EAST ELEVATION  
A4.01 1/8" = 1'-0"



2 PORTE COCHERE EAST ELEVATION  
A4.01 1/8" = 1'-0"



1 PORTE COCHERE NORTH ELEVATION  
A4.01 1/8" = 1'-0"



ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI

ISSUANCES  
00.00.2020 SCHEMATIC  
DESIGN

DRAWN DJH  
REVIEWED ADM

PROJECT NO. 5-5355

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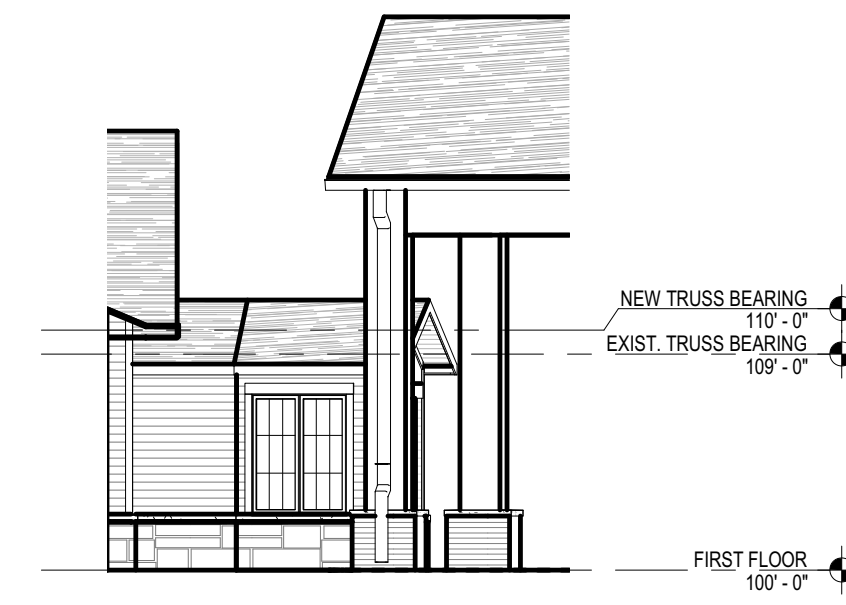
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EXTERIOR ELEVATIONS

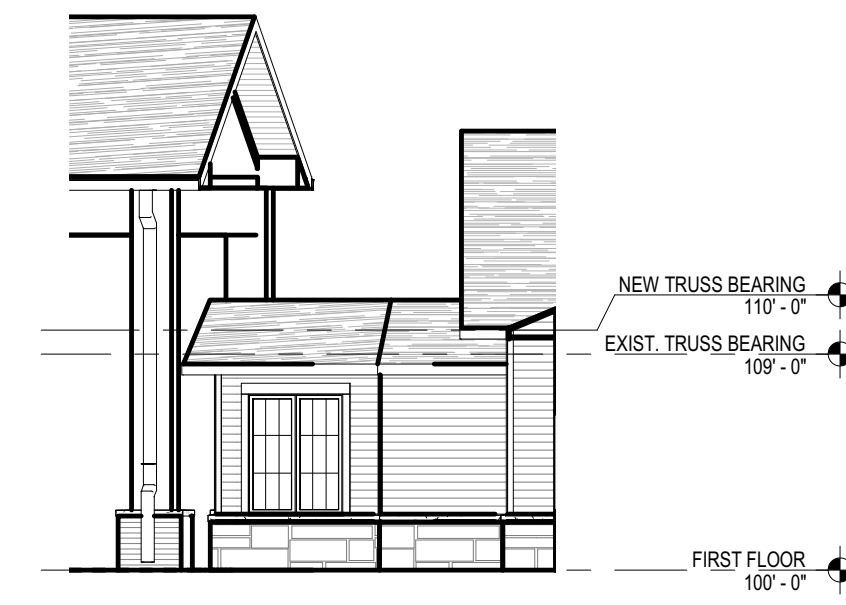
A4.01

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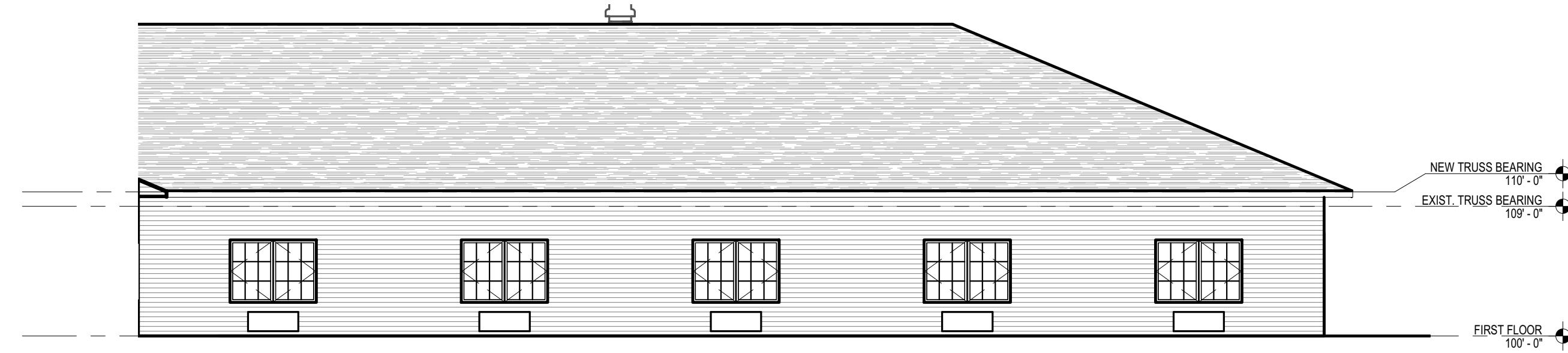
ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI



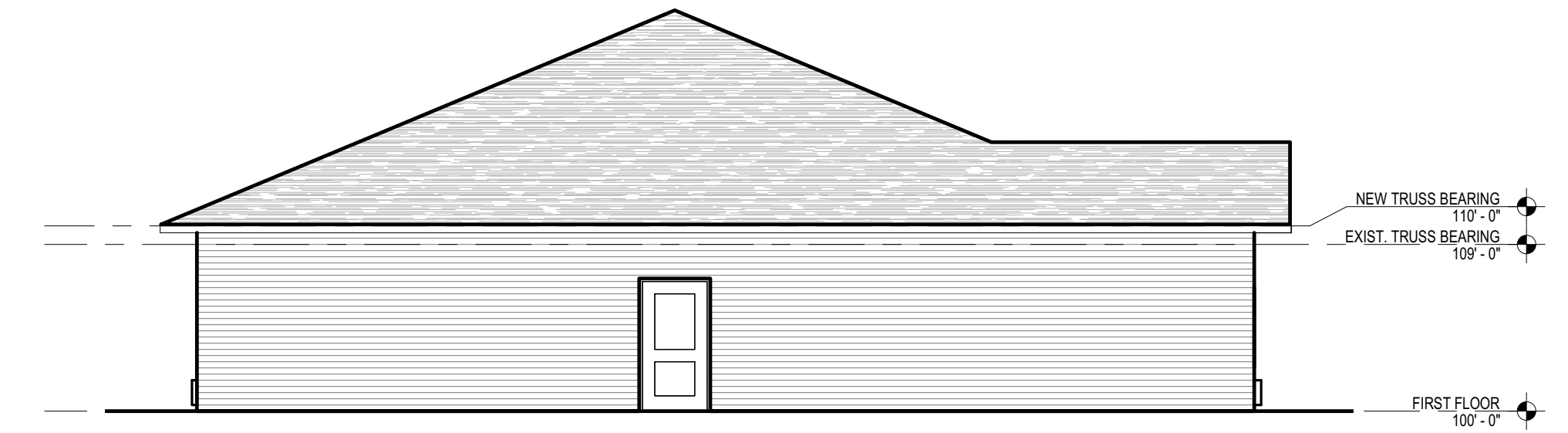
10 VEST. C101 SOUTH ELEVATION  
A4.02 1/8" = 1'-0"



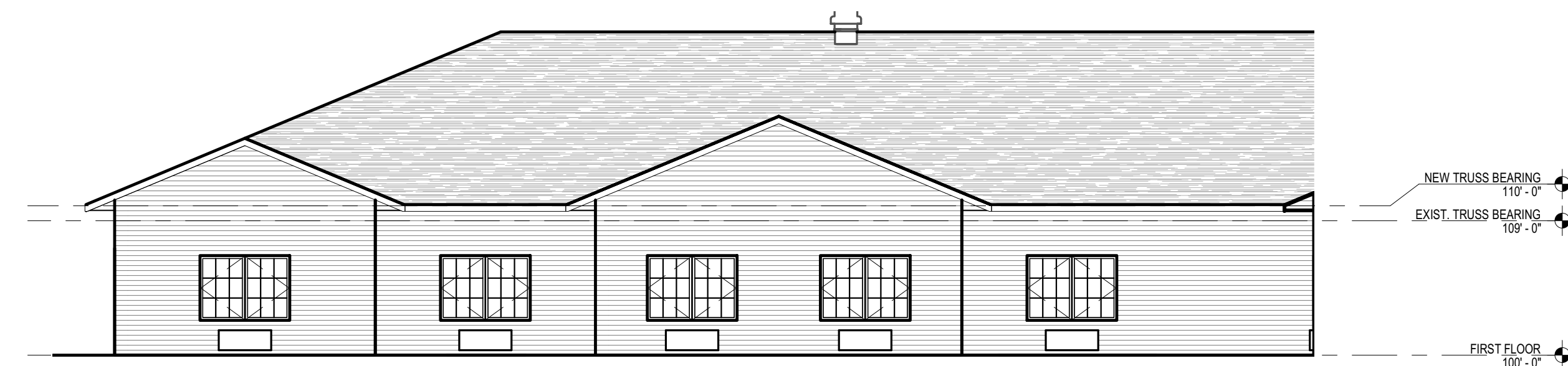
9 VEST. C101 NORTH ELEVATION  
A4.02 1/8" = 1'-0"



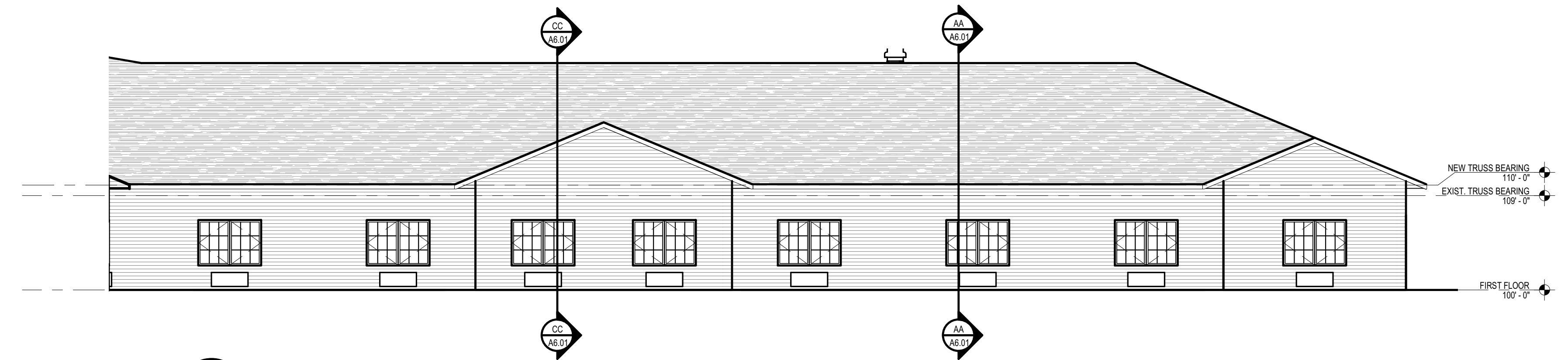
8 UNIT 'D' EAST WING SOUTH ELEVATION  
A4.02 1/8" = 1'-0"



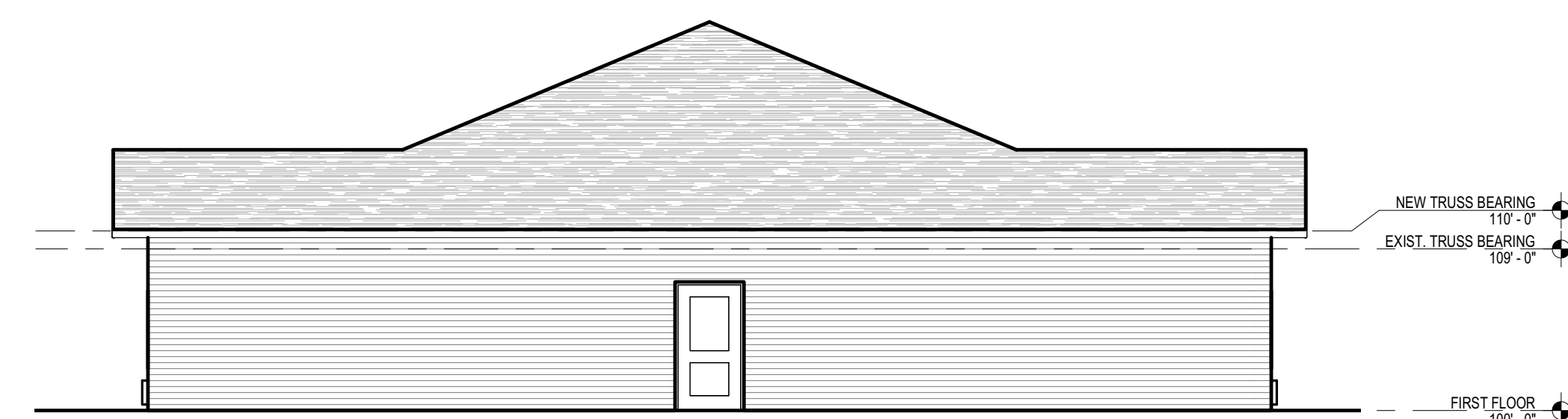
7 UNIT 'D' EAST WING EAST ELEVATION  
A4.02 1/8" = 1'-0"



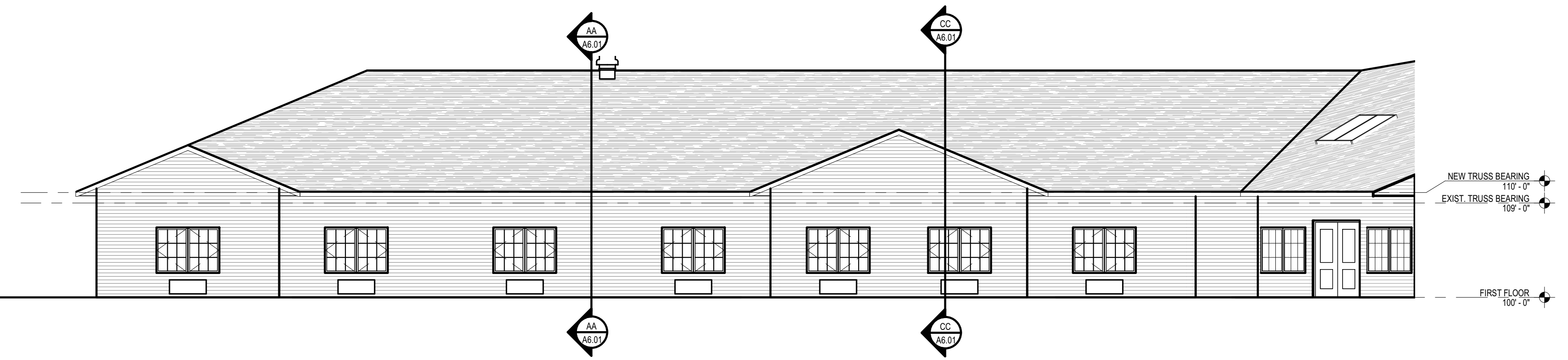
6 UNIT 'D' EAST WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



5 UNIT 'D' NORTH WING EAST ELEVATION  
A4.02 1/8" = 1'-0"



4 UNIT 'D' NORTH WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



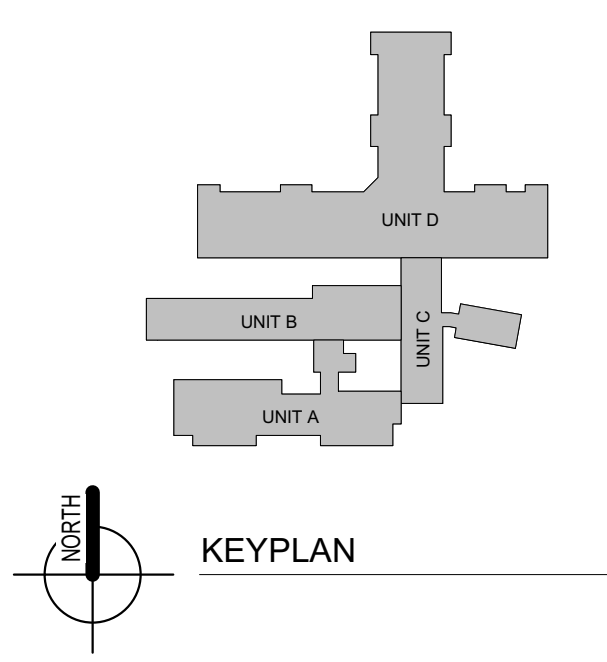
3 UNIT 'D' NORTH WING WEST ELEVATION  
A4.02 1/8" = 1'-0"



2 UNIT 'D' WEST WING PATIO ELEVATION  
A4.02 1/8" = 1'-0"



1 UNIT 'D' WEST WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



ISSUANCES  
00.00.2020 SCHEMATIC DESIGN

DRAWN Author  
REVIEWED Approver

PROJECT NO. 5-5355

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EXTERIOR ELEVATIONS

A4.02



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NOT FOR CONSTRUCTION



INDEPENDENT LIVING CONCEPTUAL ELEVATION



INDEPENDENT LIVING CONCEPTUAL ELEVATION

ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI

ISSUANCES  
00.00.2020 SCHEMATIC  
DESIGN

DRAWN Author  
REVIEWED Approver

PROJECT NO. 5-5355

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EXTERIOR ELEVATIONS  
(INDEPENDENT LIVING)

A4.03



# MCAP Construction & Development

## Significant Capital Invested for Growth

- The MCAP Construction & Development (“MCAP C&D”) team brings decades of knowledge and experience in planning and overseeing the rehabilitation and expansion of real estate investments. These in-house professionals have served as developers, general contractors, subcontractors, and owners’ representatives throughout their respective careers, developing residential, seniors, healthcare, educational, commercial, and industrial real estate.
- In its senior living investments, the MCAP C&D team’s efforts have focused on enhanced service offerings, capacity expansion, unit conversions to meet market demand, and modernizing accommodations and amenities. These investments have significantly enhanced the positioning of the properties and reduced our portfolio’s average effective age.
- The MCAP C&D team has over 130 years of combined construction and development management experience and has completed \$151.5 million of capital improvements at MCAP properties. A total of 51 development projects were completed through mid-2021, primarily in the Mid-Atlantic region of the United States.

- Commonwealth Senior Living at the Eastern Shore - C&D Project



# Management Team

**MCAP's management team has decades of experience in implementing tax-efficient, alternative real estate investment strategies**

**Richard G. Corey**  
*Managing Partner*

Richard G. Corey is Managing Partner of the Manager and the General Partner. Mr. Corey oversees the sourcing of investments, restructuring of investments and implementing exit strategies. Prior to founding the MCAP Funds, Mr. Corey was a director of private equity funds and a private investor. Previously, Mr. Corey was an investment banker in municipal finance for 15 years. He has broad experience in municipal finance and underwriting, including secondary offerings and the structure and sale of derivative securities. Mr. Corey received a JD from the University of Pennsylvania Law School, an MA in Administrative Sciences from Yale University and a BA in Economics from Yale University.

**Richard J. Brewer, Jr.**  
*Partner*

Richard J. Brewer, Jr. is a Partner of the Manager. Mr. Brewer supervises senior housing operations, including acquisitions, operations/management, expansions and re-development projects, financings and dispositions of senior living investments. Previously, he co-founded the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP, with MCAP in 2002 and subsequently served as CSL's Chief Executive Officer for almost 19 years. Under his leadership, CSL grew to become the largest senior housing operator in Virginia and, with over 2,000 employees, one of the largest operators on the East Coast. Mr. Brewer also supervises financial management, growth of human capital, risk management, regulatory compliance, and programming for our senior living communities. He has deep experience in the design and construction of renovation and expansion projects and the financing and refinancing of properties (HUD, FNMA, Freddie Mac, CMBS and Conventional). Mr. Brewer formerly served as Vice Chair of the Virginia Assisted Living Association and the Jefferson Area Board on Aging and currently serves on the board of CATEC, a vocational training school in Virginia. He received a BA in Political Science from James Madison University.

**Kevin W. Willis**

***Senior Vice President , Construction and Development***

Kevin W. Willis is Senior Vice President of Construction & Development for the Manager. Mr. Willis supervises MCAP's construction and development staff, planning and coordination of development and procurement strategies. Prior to joining MCAP in 2019, he served as Senior Vice President of Construction & Development at the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP. Previously, he was a consultant to CSL on a variety of projects since CSL's founding in 2002. Mr. Willis has over 25 years of experience in the construction industry, with a broad operations and management background, including performing the roles of General Contractor, Subcontractor, and Owner's Representative. Mr. Willis previously served as Chairman of the Board of Directors of the Associated General Contractors of Virginia, and is a former President of the Virginia Construction Industry Educational Foundation. He has also served as a member of the Piedmont Virginia Community College Construction Academy Advisory Board, and as a volunteer with the Building Goodness Foundation. Mr. Willis received an MBA from James Madison University and a BA in Economics from the University of Virginia.

**Kevin I. Thompson**

***Senior Vice President***

Kevin I. Thompson is Senior Vice President of the Manager. Mr. Thompson is responsible for investment due diligence, asset management and financial modeling of multifamily properties. He joined MCAP in 2010. Mr. Thompson received an MBA from the Columbia University Graduate School of Business, an MMS (Master of Management Studies) from the Duke University Fuqua School of Business and a BS in Economics from Duke University.

**Nicholas J. Herbig**

***Vice President***

Nicholas J. Herbig is Vice President of the Manager. Mr. Herbig is responsible for investment due diligence efforts in senior living communities and assists in financing and refinancing of portfolio properties and financial modeling of multifamily properties. Prior to joining MCAP in 2014, he was a Mortgage Underwriter at American Internet Mortgage, Inc. Mr. Herbig received an MBA and a BA in Business Administration from Point Loma Nazarene University.

**Joseph A. Irving**  
***Senior Director***

Joseph A. Irving is Senior Director of the Manager. Mr. Irving is responsible for managing operations of our senior living communities outside of Virginia. He has overseen the management of the Regency at Glen Cove, an MCAP III investment, since 2007. In addition, he has overseen the management of the Saybrook at Haddam, an MCAP IV Holding senior living community investment, since 2009 and had overseen the Landing at Willow Grove, a previously owned MCAP V senior living community investment, from 2014 until 2019. Mr. Irving joined MCAP in 2012. He has over 30 years of experience in senior housing. Previously, Mr. Irving founded Senior Housing Solutions LLC, a management and consulting firm dedicated to developing, managing, and marketing assisted living facilities in 2003. Mr. Irving received a BA in Sociology and Gerontology from St. John Fisher College.

**Charles W. Ix**  
***Vice President of Acquisitions***

Charles W. Ix is Vice President of Acquisitions for the Manager. Mr. Ix seeks and reviews potential and proposed acquisitions. He has over 22 years of experience in the senior living sector. Prior to joining MCAP in 2021, Mr. Ix was at the predecessor to Commonwealth Senior Living (“CSL”), an affiliate of MCAP. In his 11 years with CSL, Mr. Ix was an integral part of CSL’s growth from nine to 34 communities, having served as its Vice President of Sales & Marketing, Vice President of Operations, and President of the Home Care division. He also held various regional positions with CSL. Mr. Ix previously served on the Mountainside Senior Living Board, a nonprofit Assisted Living Community in Crozet, Virginia, of which he was past President and Treasurer. He is also Treasurer on the Commonwealth Cares Board, a nonprofit which assists needy employees of CSL and their families. Mr. Ix received a BS in Business Management from Northeastern University.

**William Johnson**  
***Vice President, Construction and Development***

William L. Johnson is Vice President of Construction & Development for the Manager. Mr. Johnson produces feasibility studies and develops schematic plans for renovations and expansions and supervises execution of MCAP’s development strategy. Prior to joining MCAP in 2019, he served as Vice President of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Mr. Johnson has over 38 years of experience in industrial, residential, and commercial construction and has managed single projects with contract values in excess of \$60 million. Mr. Johnson served in the U. S. Coast Guard.

**Andy Sullivan**  
*Vice President, Construction*

Andy Sullivan is Vice President of Construction for the Manager. Mr. Sullivan supervises the construction management team, from property acquisition or development of expansion plans through design and completion. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he served as Director of Facilities Services, managing a campus of 1 million square feet, for a large continuing care retirement community with over 400 residents. Mr. Sullivan has over 20 years of experience in construction, with management roles in commercial and residential construction, facilities management and as an Owner's Representative. Mr. Sullivan has been a board member of Foothills Child Advocacy Center in Charlottesville, VA. An Eagle Scout, he is currently an Assistant Scoutmaster of a Troop in Crozet, VA. Mr. Sullivan received a Bachelor of Social Work from James Madison University.

**Justin K. Bingler**  
*Construction Manager, Construction*

Justin K. Bingler is a Construction Manager for the Manager, managing property re-development projects and expansions. He also assists in planning and design for new acquisitions. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he was a Project Manager/Estimator for large regional electrical contractors in Pennsylvania and Virginia. With a strong background in electrical design and as well as construction, Mr. Bingler brings a diverse background and expertise to the team.

**Ann M. Nelson**  
*Project Coordinator, Construction & Development*

Ann M. Nelson is Project Coordinator of Construction & Development for the Manager. Ms. Nelson works alongside the development team, assisting with coordination and communication of project timelines, goals and budgets, as well as contract administration. Prior to joining MCAP in 2019, she served as Project Coordinator of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Ms. Nelson has over 20 years of construction experience. Ms. Nelson is active in the National Association of Women in Construction (NAWIC) and works on volunteer projects for both Albemarle Housing Improvement Project (AHIP) and Habitat for Humanity.



**Jay K. Johnson**  
*Chief Financial Officer*

Jay K. Johnson is Chief Financial Officer of the Manager. Mr. Johnson supervises accounting and financial reporting functions. Prior to joining MCAP in 2003, he was Vice President, Finance for real estate opportunity funds at J.E. Robert Companies. Mr. Johnson was a tax accountant for Arthur Andersen & Co. from 1989 to 1992. He has extensive experience in real estate fund accounting, portfolio performance reporting, cash flow modeling and cash management. Mr. Johnson received an MS in Professional Accounting from the University of Hartford and a BA in Government from Wesleyan University.

**Louis E. Winthal**  
*Accounting Manager*

Louis E. Winthal is an Accounting Manager of the Manager. Prior to joining MCAP in 2005, Mr. Winthal was a Senior Tax Associate in the real estate tax practice of PricewaterhouseCoopers LLP. Mr. Winthal received a BBA in Public Accounting, Summa Cum Laude from Pace University's Lubin School of Business.

**Mathew Samuel**  
*Accounting Manager*

Mathew Samuel is an Accounting Manager of the Manager. Prior to joining MCAP in 2008, Mr. Samuel was a Senior Accountant at New York Life where he worked on real estate mezzanine financing. Mr. Samuel received a BA in Accounting and Information Systems from Queens College and is a CPA.

**Hande Tuney**  
*Director, Investor Relations*

Hande Tuney is Director of Investor Relations of the Manager. Ms. Tuney supervises investor relations and joined MCAP in 2016. Previously, Ms. Tuney served as the Vice President of Investor Relations at Centerline Capital Group, an alternative asset manager focused on real estate funds and financing, and at a REIT, externally managed by Centerline. Prior to joining Centerline, she was an Associate of Investor Relations at AIG and joined AIG through its Prestigious Management Associate Program for college graduates. Ms. Tuney received an MS in Management Systems from New York University and a BBA in Finance from Pace University.

**Alicia C. Bos**  
*Executive Assistant*

Alicia C. Bos is an Executive Assistant of the Manager. Ms. Bos provides administrative support to the MCAP Funds and its Managing Partner. Prior to joining MCAP in 2016, she was an Executive Assistant at Matrix Advisors, LLC. She also has experience in personal assisting, operations management, educational services, directing social media, and business and philanthropic event planning. Ms. Bos received a BA from Southern Methodist University.

**Jordon Villines**  
*Executive Assistant*

Jordon Villines is an Executive Assistant of the Manager. Ms. Villines provides office, project and administrative support. Prior to joining MCAP in 2014, she was an Administrative Assistant at Warburg Pincus, LLC. Ms. Villines received a BA in Theatre-Performance and Psychology from Southern Illinois University Edwardsville.



**Conceptual General Schedule:**

Phase One (Assisted Living Additions and Renovations):

Design & Documentation Phase	current through May of 2022
Construction	May 2022 through June 2023
Licensing & Occupation	July 2023

Phase Two (Independent Living):

Design & Documentation Phase	December 2022 through June 2022
Construction	July 2023 through 2024
Occupation	August 2024

**Resident Unit Count:**

Assisted Living	76 beds in 64 units
Independent Living	100 units

Please feel free to reach out with any questions.

Sincerely,

**GMB**

A handwritten signature in blue ink, appearing to read 'Andrew D. McLeod'.

Andrew D. McLeod  
AIA, LEED AP, EDAC, CDP, CMDCP

Senior Living Practice Leader

c. MCAP, WoodsRogers, file.

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION REPORT**

<b>TO:</b>	Planning Commission	<b>DATE:</b>	January 11, 2022
<b>FROM:</b>	Peter Gallinat, Zoning Administrator	<b>ZONING:</b>	B-4, General Business
<b>PROJECT:</b>	PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to the PUD (Planned Unit Development) per Section 3.19 (PUD, Planned Unit Development District), and to approve the associated PUD Concept Plan for an expanded assisted living facility, development of a new independent senior living facility on the site, and associated site improvements.		
<b>PARCELS:</b>	5785 E. Broadway Road, parcels 14-013-20-043-02 & -043-08		
<b>OWNER:</b>	MCAP MT PLEASANT PROPCO LLC (Prestige Centre)		
<b>LOCATION:</b>	Approximately 7.23 acres on the north side of E. Broadway Road in the NE 1/4 of Section 13.		
<b>EXISTING USE:</b>	Assisted living facility	<b>ADJACENT ZONING:</b>	B-4, I-2
<b>FUTURE LAND USE DESIGNATION:</b>	<i>Commercial/Light Industrial</i> . This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.		
<b>ACTIONS REQUESTED:</b>	To review the PREZ21-03 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) and the associated PUD Concept Plan; and to postpone action on setting a public hearing date with a request for an updated PUD Concept Plan that fully addresses the provisions of Section 3.19 (PUD, Planned Unit Development District).		

**BACKGROUND INFORMATION**

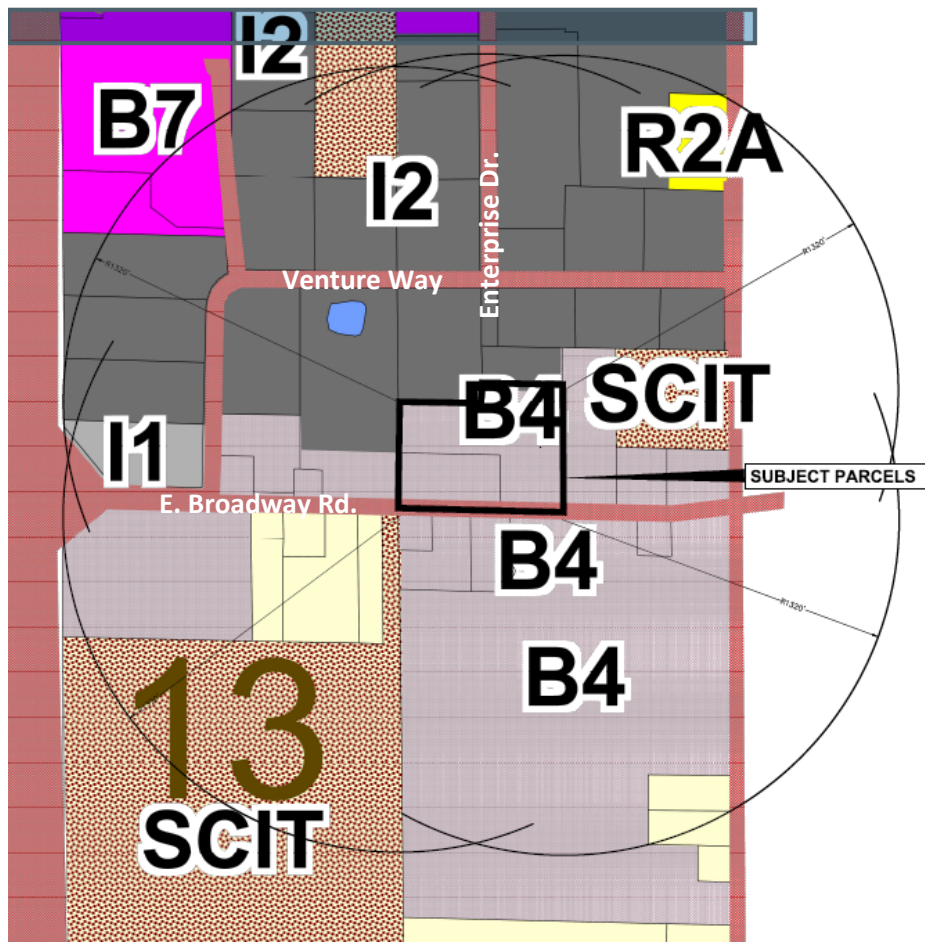
The applicant desires to expand the existing assisted living facility while also developing a new independent living option on the site. The project includes the current parcel 14-013-20-043-02 and the larger vacant neighboring parcel 14-013-20-043-08. These parcels will need to be combined for the development. Both parcels are zoned B-4 (General Business) District.

A rezoning of the larger parcel to the east to a residential zoning classification that would permit the proposed independent senior living facility would not be supported by the Master Plan. The Master Plan Future Land Use map calls for both parcels to be zoned either B-4 or B-5. The PUD rezoning allows the applicant the flexibility to pursue approval of this unique project while assuring that the land will only be used in the manner as depicted on an approved PUD Concept Plan.

The existing facility was constructed as part of two (2) special use permits granted by the Township in 1983 and 1987 for a combined 40 bed foster care home facility. A nursing home is still allowed as a special use in the B-4 District. However, the proposed independent senior living facility is not permitted by-right or as a special use in the B-4 District.

### Existing Zoning

The following is an excerpt from the Township's Official Zoning Map showing the subject parcels:



### PLANNED UNIT DEVELOPMENT REQUIREMENTS (SECTION 3.19)

The PUD Concept Plan is intended to establish the general arrangement of proposed buildings and site improvements, the specific land uses included as part of the PUD, and the scope and extent of any proposed deviations from Zoning Ordinance requirements. The Concept Plan resembles a site plan, but includes less detail. Preliminary and final site plan approvals will be required following any approval of the PUD rezoning and Concept Plan.

The following review comments are based upon Section 3.19 requirements. Where a ✓ is noted, the requirement has been met on the Concept Plan. Where a □ or a ○ is noted, the requirement has not been met and plan revisions are required:

1. **Eligibility Criteria**

- ✓ The overall development site (two parcels) is more than the minimum parcel size of 5 acres of contiguous land. The entire project would encompass approximately 7.23 acres.
- ✓ The development will be under single ownership or control as required.

2. **Regulatory Flexibility**

- Proposed deviations are not identified on the PUD Concept Plan as required.
- During the staff review, deviations from what is required were noted in areas such as the open area space requirements, visitor parking standards, minimum building form and composition standards, and the maximum building height standards as applied to the independent senior living building. None of these or other possible deviations were identified on the PUD Concept Plan or categorized in a list as required.
- No documentation was provided on the PUD Concept Plan to demonstrate that requested deviations:
  - are consistent with the PUD Statement of Purpose;
  - will result in a higher quality of development; and
  - do not include broad waivers of Ordinance requirements or modifications determined to be incompatible with the Master Plan or the purpose and intent of this Ordinance as specified in Section 1.2.
- No documentation was provided on the PUD Concept Plan regarding provision of adequate safeguards, features or planning mechanisms designed into the project for the purpose of achieving the objectives intended to be accomplished with respect to each of the regulations from which a deviation is sought.

3. **Permitted Uses and Density**

a. *If the underlying zoning is B-4: any use allowed as principal permitted use or special use within the B-4 district, housing for the elderly, and shopping centers.*

- ✓ Proposed project is housing for the elderly

b. *Residential Density*

- ✓ Complies

4. **Project Design Standards**

- Plan shows outdated perimeter setback requirements of a B-4 parcel on sheet 5, which need to be updated to 20-foot front yard, 10-foot side yard, and 20-foot rear yard.
- ✓ Project complies with required distances between buildings
- Parking formulas for a nursing home (0.43 spaces per bed) and for each independent senior living dwelling unit (0.3 spaces per dwelling unit) are shown on sheet 5. However, both formulas also require adequate off-street parking



spaces for visitors, which is not demonstrated or explained on the PUC Concept Plan, as required.

- ✓ A conceptual landscaping and screening plan for phase 1 is depicted on sheet 10. A detailed plan will be required as part of the final site plan for the project
- ❑ For the phase 1 and 2 conceptual landscaping and screening plan directly after sheet 10, the sheet number is missing.
- ❑ Both Isabella County and Union Township records show the combined acreage of parcels 14-013-20-043-02 and 14-013-20-043-08 to be approximately 7.23 acres. However, a note on sheet 9 indicated the total gross site area to be 6.48 acres. This discrepancy must be addressed by the applicant on a revised survey sheet.
- ❑ Currently as designed there is only access to and from E. Broadway Rd. There is an easement to the north connecting into Enterprise Dr. into which this project will need to connect, both with vehicular and pedestrian connectivity. This would provide direct access for visitors and residents to travel north without using E. Broadway Rd.
- ❑ The required open areas will need to be re-worked and re-calculated as follows:
  - All four proposed open space areas depicted on sheet 9 contain portions that are within required setbacks, which is not permitted.
  - The open area is required to be at least twenty percent (20%) of the total gross site area. In this case either 56,415 square-feet or 62,988 square-feet, depending on whether the total site is 6.48 or 7.23 acres in size. Only twenty-five percent (25%) of that number can include a body of water. The retention pond /water basin area included in the required open space (approximately 19,935 square-feet in area) exceeds the maximum percentage allowed under either calculated amount.
  - The designated open area three will need to be adjusted to provide the required vehicular and pedestrian access connections to the Enterprise Dr. right-of-way easement on the north side of the site.
- ✓ Natural features are preserved on site with trees and open areas.
- ❑ A proposed new public sidewalk is shown on the plan along E. Broadway Rd., and internal sidewalks are also shown on the plan. However, the required phase 1 & 2 sidewalk connections to E. Broadway Rd. and the phase 1 connection to the Enterprise Dr. right-of-way easement to the north are missing from the plan.
- ✓ A conceptual layout for stormwater retention is depicted on the plan, and is sufficient for this stage of review. Stormwater management calculations and details will be required as part of the final site plan for the project.
- ✓ The increased service needs associated with the new and expanded facilities depicted on the PUD Concept Plan are not anticipated to exceed the capacity of existing and available public roads, police and fire protection services, and educational services.

- No documentation has been provided by the applicant to confirm that the conceptual changes to and relocation of municipal water and sewer infrastructure or easements are acceptable to the Township's Public Services Department.
  - This topic will need to be resolved in concept with Public Services before a public hearing is scheduled for this application.
  - Review of the Concept Plan by the departmental staff is still in process.

**5. Application Data Requirements.**

- The following names, addresses and contact information must be provided on a cover sheet to be added to the PUD Concept Plan (not as an attached 8 x 11-inch addendum):
  - All persons with an ownership interest in the land on which the PUD project will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, lessee, or land contract vendee).
  - All engineers, attorneys, architects or registered land surveyors associated with the project.
  - The developer or proprietor of the PUD project.
- ✓ The legal description of the land on which the Planned Unit Development project will be developed together with appropriate tax identification numbers.
- The area of the land (in acres) on which the PUD project will be developed has been provided, but the discrepancies with County and Township records must be resolved by the applicant on a revised plan.
- ✓ Except as otherwise noted in this report, the PUD Concept Plan includes all of the following required information:
  - A general location map.
  - The location of existing roads and highways adjacent to the proposed development.
  - The general layout of dwelling units, parking, open space, and recreation and park areas.
  - General locations and setbacks of each structure and use in the development.
  - Typical layouts and facade designs for each type of use or building.
  - In the case of single family detached development, the plan should indicate the setbacks and outline of the area within which a house could be constructed on each lot.
  - The vehicular circulation system planned for the proposed development.
  - Conceptual landscaping and screening plan.
- ✓ A topographic survey plan has been submitted (sheet 1).
- The required soils inventory based on the Isabella County Soils Survey is missing.
- ✓ General locations and approximate dimensions of wetland areas and significant site features such as tree stands, unusual slopes, streams and water drainage areas have been submitted on the Grading Plan (sheet 6).

- ✓ A conceptual utility plan has been provided (sheet 7).
- ✓ A conceptual layout of the proposed stormwater drainage system is included.
- ✓ A map showing existing zoning designations for the subject property and all land within one quarter mile has been provided on sheet 2.
- ❑ A map and written explanation of the relationship of the proposed Planned Unit Development to the Township's Master Plan and Future Land Use Map is required as part of the PUD application.
  - A brief written explanation has been provided in which a corresponding map is referenced, but the specific map sheet is not cited.
  - In addition, the explanation of how this proposed project is consistent with Master Plan policies needs to be more thoroughly addressed by the applicant as part of an updated PUD application.
- ❑ A Transportation Impact Study is required for this residential project containing 164 dwelling units in total to understand the scope and potential impacts of the project on transportation infrastructure.
  - The scope of required access improvements will include connecting into northern right-of-way access easement located at 2387 Enterprise Dr. This connection would permit residents and visitors access both to E. Broadway Road and to Enterprise Dr./Venture Way.
- ✓ An Analysis of the Fiscal Impact (costs and revenues) of the proposed Planned Development on Union Township and the school district can be required by the Township, but it is not recommended by Township staff for this project.
- ✓ Documentation that the applicant has sufficient development experience to complete the proposed project in its entirety has been provided. MCAP has submitted bios of their management team. The company has a total of 51 development projects completed through mid-2021.
- ✓ A general schedule for design approval, construction, and occupation of buildings has been provided as required.
- ✓ The number of residential units to be developed has been provided: The project will contain a total of 164 units between phases 1 & 2.
- ❑ Proposed sidewalk along E. Broadway Rd. is shown on the plan. Internal sidewalks are shown that connect the phase 1 & 2 developments. However, there is no internal sidewalk or pathway shown connecting to the sidewalk parallel to E. Broadway Rd. or north to connect to the Enterprise Dr. right-of-way easement.

**CRITERIA FOR PUD REZONING AND CONCEPT PLAN APPROVAL**

In considering any application for PUD rezoning and Concept Plan approval, the Planning Commission and Township Board shall make their determinations based on consistency with the following criteria:

1. **The application and Concept Plan are compatible with the goals and policies of the Master Plan and any other Township planning documents.**
  - The application briefly explains how the project is compatible with the goals of the Master Plan. A more detailed application explaining the connections between this project and goals 1 through 3 on page 7 of the Master Plan is recommended. Consistency with the Transportation section concerning access management on page 20 of the Master Plan also needs to be addressed by the applicant.
  
2. **The application and Concept Plan conform to all requirements of this Section 3.19, and all other applicable requirements of this Ordinance and other Township ordinances.**
  - The current PUD Concept Plan is not complete (as noted elsewhere in this report) and does not conform to all the requirements of Section 3.19. A revised plan will be needed to confirm consistency with this standard.
  
3. **The overall Concept Plan site layout and mix of land uses are compatible with the natural resources and environment, adjacent uses and development, the surrounding neighborhood, and the Township as a whole.**
  - The proposed and expanded land uses and development activity can be compatible with the natural resources and environment or adjacent uses and development the surrounding neighborhood and Township as a whole. However, the overall PUD Concept Plan is not complete (as noted elsewhere in this report), so a revised plan will be needed to confirm consistency with this standard.

### **PROJECT DEVELOPMENT PHASING**

Where a project is proposed for construction in phases, the Zoning Ordinance requires that the project shall be so designed that each phase, when completed, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the Planned Unit Development and the residents of the surrounding area.

The proposed development is two separate residential projects involving housing of the elderly. The expansion of the assisted living is phase 1 and the independent living apartments are phase 2. Construction of phase 1 is expected between May 2022 and June 2023. Construction of phase 2 is expected between July 2023 and August 2024.

- ✓ Based upon a review of the conceptual layout and required scope of improvements, it is the opinion of staff that the phase 1 project can “stand on its own” as required, regardless of whether or not the phase 2 development is completed. This issue will be reviewed again in further detail during the site plan review process.

### **Key Findings**

1. The applicant desires to expand the existing assisted living facility while also developing a new independent living option on the site.

2. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project.
3. Limited deviations of from Zoning Ordinance requirements appear to be necessary to allow for some elements of the project, but the required documentation and justification for the deviations are not articulated on the plan.
4. The overall PUD Concept Plan is not complete, so a revised plan will be needed to confirm consistency with Zoning Ordinance requirements, including Section 3.19 standards.
5. The application information and plans are adequate for an initial Planning Commission review and discussion with the applicant, but are not ready for the scheduling of a public hearing.

### **Recommendations**

Following a presentation by the applicant and an opportunity for initial review and discussion of the application materials and plans, I would ask that the Planning Commission consider adopting a motion to postpone further review of the PREZ21-03 request to rezone the parcels at 5785 E. Broadway Road from the B-4 (General Business) District to PUD (Planned Unit Development) to the February 15, 2022 regular meeting, and to request that the applicant provide an updated PUD Concept Plan that fully addresses the provisions of Section 3.19 (PUD, Planned Unit Development District) for further review prior to the setting of a public hearing date.

Please contact me at (989) 772-4600 ext. 241, or via email at [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com), with any questions about this information.

Respectfully submitted,

***Peter Gallinat, Zoning Administrator***

Community and Economic Development Department

\$ 850 fee  
\$ 500 escrow



**Charter Township of Union**  
**APPLICATION FOR REZONING APPROVAL**

A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:

- Response to Rezoning Criteria (Section 14.5.G.)
- Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project		Solar Trackers Amendment	
Common Description of Property & Address (if issued) _____			
Applicant's Name(s)		David D Coyne	
Phone/Fax numbers	989 330 2984	Email	david.d.coyne@gmail.com
Address	1368 N Harris St	City:	Mt. Pleasant Zip: 48858

Legal Description:	Attached	Included on Survey	Tax Parcel ID Number(s):
Existing Zoning:	Land Acreage:	Existing Use(s):	
<input checked="" type="checkbox"/> ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.			

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name: _____ Phone: _____ Email _____
	2. Address: _____
	City: _____ State: MI Zip: _____
	Contact Person: _____ Phone _____
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: _____ Phone: _____
	Address: _____
	City: _____ State: MI Zip: _____
	Signature: _____ Interest in Property: owner/lessee/other
	2. Name: _____ Phone: _____
	Address: _____
	City: _____ State: MI Zip: _____
	Signature: _____ Interest in Property: owner/lessee/other

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

*David D. Coyne*  
Signature of Applicant

21/23/21

Date

**Office Use Only**

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_



December 23, 2021

Planning Commission  
Charter Township of Union  
2010 S Lincoln Road  
Mount Pleasant, MI 48858

Rodney, as per our conversation and our Zoom meeting with the Planning Commission: I am requesting a change to the Zoning Ordinance No. 20-06. I propose to change the height requirement of 20' to 25' for solar related panels. In working with Quality Solar, we feel a 25% increase would satisfy any needs for Solar in Union Township for the future.

Thanks,



Dave Coyne

1368 N Harris St

Mount Pleasant, MI 48858

## ZONING ORDINANCE AMENDMENT REPORT

<b>TO:</b>	Planning Commission	<b>DATE:</b>	January 3, 2022
<b>FROM:</b>	Rodney C. Nanney, AICP Community and Economic Development Director		
<b>PROJECT:</b>	PTXT 21-02 - Proposed Zoning Ordinance text amendments (Coyne)		
<b>APPLICANT:</b>	David Coyne, 1368 N. Harris St., Mt. Pleasant, MI 48858		
<b>ACTIONS REQUESTED:</b>	To review the proposed PTXT 21-01 Zoning Ordinance text amendment to increase the maximum allowable height for ground-mounted solar energy facilities, to consider whether to include the additional, staff requested changes to minimum setback requirements, and to set a public hearing date for the February 15, 2022 regular meeting.		

### Background Information

The current Zoning Ordinance No. 20-06 went into effect on September 21, 2020. A set of “punch list” amendments to the Ordinance were adopted by the Board of Trustees on November 10, 2021 following a Planning Commission public hearing and recommendation. Late in the adoption process for the “punch list” amendments, Mr. Coyne made a presentation to the Planning Commission during the 10/19/2021 regular meeting regarding his interest in potentially amending Section 6.39 (Solar Energy Systems) to raise the maximum height limit for ground-mounted solar energy facilities.

In his letter accompanying the application, Mr. Coyne notes that, *“In working with Quality Solar, we feel a 25% increase (in height) would satisfy any needs for Solar in Union Township for the future.”* In his earlier presentation, it was noted that the increased height would be necessary for him to be able to install the specific *“Sun Action 42-Panel Dual Axis Tracker”* rotating solar array that he has used on sites in other communities, including his Coyne Oil facility in the City of Mt. Pleasant.

For reference, a copy of the 10/19/2021 presentation materials can be found on the Township website under *Minutes and Board Packets*, or at the following link:

<http://www.uniontownshipmi.com/Portals/0/PropertyAgent/459/Files/648/10-19-21%20PC%20packet%20zip.pdf>

### Review Comments

On December 23, 2021, Mr. Coyne submitted the PTXT21-02 Text Amendment application to request this change. The following staff comments and recommendations are offered for the Planning Commission’s consideration prior to the setting of a public hearing date for this application:

**Purpose and intent of the Solar Energy System Regulations**

The purpose of Section 6.39 is to allow for establishment of Solar Energy Facilities (SEFs) in the Township in a manner that:

1. *“protects public health, safety and welfare”* (and)
2. *“avoids significant impacts to protected resources”* (such as important agricultural lands, endangered species, and high value biological habitats).

It is further the intent of this Section to *“reduce reliance on petroleum supplies, increase local economic development and job creation, reduce greenhouse gas emissions, (and) promote economic development diversification”* (see Section 6.39.A.).

Any amendment to this Section should be consistent with this purpose and intent, as determined by the Planning Commission.

**Amendment as Requested by Mr. Coyne**

Part Two of the proposed amendatory ordinance includes the specific change requested by Mr. Coyne in his application. As proposed, the change would expand options for ground-mounted solar array installations in the Township. It would also specifically eliminate a roadblock in the current Ordinance that prevents Mr. Coyne from making use of his preferred ground-mounted solar array as part of a potential future project on a Township site.

**Additional Amendment as Requested by Staff**

During the staff review of this proposed text amendment, a potential issue with the increased height and the current minimum setback standards was noted. Under the current Section 6.39 standards, a maximum 20.0-foot high ground-mounted solar array structure could be set as close as 6 - 10 feet to a lot line in certain zoning districts. Here are the current setback requirements that would apply to any solar energy facility project in the Township:

Zoning District	Side Yard (feet)	Rear Yard (feet)
AG	20.0*	50.0
R-1	20.0*	50.0
R-2A	10.0	35.0
R-2B	6.0	35.0
R-3A	30.0	35.0
R-3B	30.0	35.0
B-4	10.0 [+20.0 by AG or residential]	20.0 [+20.0 by AG or residential]
B-5	10.0 [+20.0 by AG or residential]	20.0 [+20.0 by AG or residential]
B-7	10.0 [+20.0 by AG or residential]	20.0 [+20.0 by AG or residential]
I-1	20.0 [+30.0 by AG or residential]	30.0 [+30.0 by AG or residential]
I-2	20.0 [+30.0 by AG or residential]	30.0 [+30.0 by AG or residential]
OS	10.0 [+20.0 by AG or residential]	10.0 [+20.0 by AG or residential]

\* One-family dwellings are allowed a smaller setback. This is the requirement “for all other uses” in the district.

With the proposed 25% increase in allowable height comes the potential for an equally significant increase in potential adverse visual and other impacts to neighboring properties. The request for the proposed increase in height has brought to light a need re-evaluate the minimum setbacks and to consider the establishment of more standardized standards for solar energy facilities.

Part Three of the proposed amendatory ordinance includes a staff-request for additional setback-related revisions, which are designed to address these concerns and to reduce and minimize potential impacts on neighbors.

### **Project Timetable**

Under the requirements of the Michigan Zoning Enabling Act, this Zoning Ordinance amendment is subject to a Planning Commission public hearing and recommendation to the Board of Trustees, along with review and comment from the Isabella County Planning Commission.

### **Key Findings**

1. Any amendments to Section 6.39 should be consistent with the purpose and intent statement of this Section, as determined by the Planning Commission.
2. The proposed change in the height standard would expand options for ground-mounted solar array installations in the Township.
3. With the proposed increase in allowable height comes an increase in potential adverse impacts to neighboring properties that justifies re-evaluation of minimum setback standards.

### **Recommendation**

To reduce and minimize potential impacts on neighbors from taller ground-mounted solar energy facilities, I recommend that the Planning Commission takes the following actions on this application by motion:

To direct staff to include the additional proposed amendments to the minimum setback standards as part of the proposed PTXT 21-01 Zoning Ordinance text amendment to increase the maximum allowable height for ground-mounted solar energy facilities, and to set a public hearing date for the February 15, 2022 regular meeting.

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

***Rodney C. Nanney, AICP***

Community and Economic Development Director

CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend Section 6.39 (Solar Energy Systems) of the Charter Township of Union Zoning Ordinance No. 20-06 to increase the allowable height of ground-mounted solar energy facilities from 20.0 feet to 25.0 feet, to update the minimum required setbacks for all types of solar energy facilities, and to provide for repeal, severability, publication, and an effective date; all by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

Proposed additions to the current text of the Zoning Ordinance are highlighted below in blue underlined text and proposed deletions are shown using ~~red strikethrough text~~.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

**PART ONE – Title**

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number \_\_\_\_\_, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

**PART TWO – Amendment to Section 6.39.D. (Height) Requested by David Coyne**

Section 6.39 (Solar Energy Systems) is hereby amended to delete and replace subsection 6.39.D. (Height) in its entirety to increase the allowable height of ground-mounted solar energy facilities from 20.0 feet to 25.0 feet, as follows:

D. **Height.**

For ground mounted systems, height restrictions shall be measured from finished grade below each module in the event the site has topographic changes.

Table 2. Maximum Height Limits

Type	Maximum Height
Ground Mounted	<del>20'</del> <u>25.0 feet</u>
Roof Mounted	<u>Five (5) feet</u> above roof surface not to exceed the roof ridge

**PART THREE – Additional Amendment to Section 6.39.C. (Parcel Line Setbacks) Requested by Staff**

Section 6.39 (Solar Energy Systems) is hereby amended to delete subsection 6.39.C. (Parcel Line Setbacks) in its entirety and to insert a new subsection 6.39.C. entitled “Setbacks” to update the minimum required setbacks for all types of solar energy facilities, as follows:

C. **~~Parcel Line~~ Setbacks.**

The ~~minimum setbacks from the Parcel line to the closest part~~ All elements of the SEF ~~structure, such as including but not limited to~~ panels, racking, or inverters, shall ~~be as shown~~ conform to the minimum required

[setback distances specified](#) in Table 1. Fencing, roads, landscaping, and utility interconnection infrastructure may occur within the required setback [provided that all other applicable requirements of this Ordinance are satisfied.](#)

**Table 1. Minimum Setbacks**

	Direct Use Facility	Primary Use Facility
Minimum Setback from All Property Lines	Shall conform to the setbacks per zoning for that district.	75 feet

Minimum Required Setback	Direct Use Facility		Primary Use Facility	
	Ground-Mounted	Roof-Mounted	Ground-Mounted, Encumbering:	
			Less than two (2) acres	Two (2) acres or more
From all <a href="#">side and rear lot boundaries</a>	<a href="#">200% of SEF height</a>	Minimum required for principal building	75.0 feet	<a href="#">200.0 feet</a>
<a href="#">From all front lot boundaries and road rights-of-way</a>	<a href="#">75.0 feet</a>	<a href="#">Minimum required for principal building</a>	<a href="#">75.0 feet</a>	<a href="#">200.0 feet</a>
<a href="#">From other easements</a>	<a href="#">SEF shall not be located in any utility right-of-way or other easement.</a>			

**PART FOUR – Repeal**

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

**PART FIVE – Severability**

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**PART SIX – Publication**

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

**PART SEVEN – Effective Date**

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, 2022, after initiation and a public hearing by the Planning Commission on \_\_\_\_\_, 2022 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on \_\_\_\_\_, 2022 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on \_\_\_\_\_, 2022, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

**Charter Township of Union**

**APPLICATION FOR SITE PLAN REVIEW**

Minor Site Plan

Preliminary Site Plan

Final Site Plan


A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project <u>6,000 Sq Ft Addition to GrafX Central</u>	
Common Description of Property & Address (if issued) <u>GrafX Central</u> <u>1580 Park Place Mt. Pleasant MI 48858</u>	
Applicant's Name(s) <u>JBS Contracting Inc.</u>	
Phone/Fax numbers <u>989-773-0770</u>	Email <u>Twoodbury@jbscontracting.com</u>
Address <u>1680 Gover Parkway</u>	City: <u>Mt. Pleasant</u> Zip: <u>48858</u>

Legal Description: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s): <u>14-01-30-001-13</u>
Existing Zoning: <u>B-4</u> Land Acreage: <u>1.58</u> Existing Use(s): <u>B &amp; S-1 (No Change in Use)</u>	
<input type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)	

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: <u>Lorenz Surveying &amp; Engineering</u> Phone: <u>989-644-5933</u> Email: <u>pete@lorenzse.com</u> 2. Address: <u>3229 W Beal City Rd</u> City: <u>Weidman</u> State: <u>MI</u> Zip: <u>48893</u> Contact Person: <u>Pete Lorenz</u> Phone <u>Same as Above</u>
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: <u>St. Andre Revocable Trust</u> Phone: <u>989-773-0551</u> Address: <u>1606 E Graylord St.</u> City: <u>Mt. Pleasant MI 48858</u> State: <u>MI</u> Zip: <u>48858</u> Signature: _____ Interest in Property: <u>Owner</u> 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

 - Tim Woodbury 10/7/21  
 Signature of Applicant JBS Contracting Inc. Date

**Office Use Only**

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_



## **Preliminary Site Plan Review Procedure**

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

### **Effect of Preliminary Site Plan Approval**

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

## **Outside Agency Approvals**

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

## **Final Site Plan Review Procedure**

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

### **Effect of Final Site Plan Approval**

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

## **Minor Site Plan Review Procedure**

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

# CHARTER TOWNSHIP OF UNION

## SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Grafx Central

Name of business owner(s): St. Andre Revocable Trust

Street and mailing address: 1606 E Gaylord St  
Mt. Pleasant MI 48858

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**I affirm that the information submitted is accurate.**

Owner(s) signature and date:  
\_\_\_\_\_  
\_\_\_\_\_

Information compiled by:  
JBS Contracting Inc. - Tim Woodbury  
Tim Woodbury 10/7/21



**Section 14.2 Site Plan Review (excerpts)**

**A. Purpose and Scope.**

The purposes of this Section are to establish uniform requirements of procedure for review of site plans for new development in the Township; to confirm compliance with this Ordinance and other Township ordinances prior to the start of construction; and to ensure that development in the Township is consistent with the adopted policies of the Township’s Master Plan.

**B. Authority.**

Flexible standards have been established to ensure that the type of review and amount of required information is proportional to the project’s scale and intensity. The Planning Commission shall have the authority to review and take action on preliminary site plan and final site plan applications and the Zoning Administrator shall have authority to review and take action on minor site plan applications, all in accordance with this Section and Ordinance.

1. Preliminary site plan. Requirements for a preliminary site plan are intended to allow for review of the general character of the proposed use(s), general site layout, and location of structures and other site improvements; and to confirm that the overall development can conform to Ordinance requirements.
2. Final site plan. A final site plan is a set of engineering, architectural, and/or landscape design drawings that satisfy all applicable requirements of this Ordinance and outside agencies with jurisdiction, which are prepared by registered design professionals based on an approved preliminary site plan and depict all planned building, pedestrian access, parking, grading, drainage, infrastructure, exterior lighting, and other site improvement details for a given lot and development project.
3. Minor site plan. The reduced information requirements for a minor site plan submittal, as specified in Section 14.2(P) (Required Site Plan Information), are intended to allow for administrative review of a limited range of low intensity projects that do not include significant engineering or design details.

**C. Site Plan Approval Required.**

No permits shall be issued, no construction of or addition to any structure shall take place, and no land use for which site plan approval is required shall be established or expanded until all required site plans have been approved in accordance with this Section and Ordinance. Except as permitted in accordance with this Section, no grading, grubbing, cutting of trees or other vegetation, excavation, landfilling, or construction of improvements shall commence for any development for which site plan approval is required until all required site plans have been approved in accordance with the following:

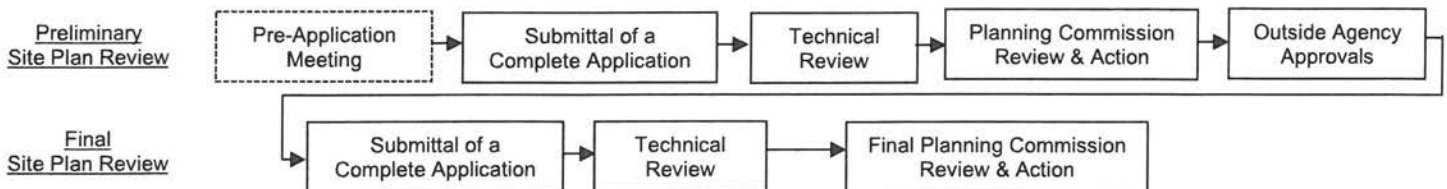
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All other land uses subject to special use permit approval in the zoning district, and all land uses for which site plan approval is otherwise required by provisions of this Ordinance.	✓	✓		
Farm-based tourism and entertainment activities (agri-tourism), public stables, permanent auction facilities, and religious institutions as allowed in the Agricultural (AG) District per Section 3.	✓	✓		
Private off-road courses as allowed in the Agricultural (AG) District per Section 3.			✓	
Customary agricultural operations, private stables, and greenhouses as allowed in the Agricultural (AG) and Rural Residential (R-1) zoning districts per Section 3, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓
Construction, relocation or alteration of a two family (duplex) dwelling, detached single family dwelling or customary accessory structures on a single lot, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Home occupations that conform to the requirements of Section 6.19.				✓
Family day care homes, adult foster care family homes and small group homes, and child foster family homes and family group homes, as licensed by the State of Michigan.				✓
Multiple-family residential buildings and uses, independent or dependent senior housing, assisted living facilities, nursing homes; homes for the aged, and religious institutions as allowed in the Residential Districts per Section 3.	✓	✓		
All land uses allowed in the Business Districts and Industrial Districts per Section 3.	✓	✓		
All planned unit development (PUD) projects, as approved by the Township Board in accordance with Section 3.18.	✓	✓		
Construction or expansion of buildings, equipment storage yards, and associated above-ground site improvements occupied by or intended for occupancy by essential services in any zoning district.	✓	✓		
The improvement, expansion, extension or abandonment of public or private overhead or underground utility lines or easements.				✓
Any development which would, if approved, provide for the establishment of more than one principal use or building on a lot.	✓	✓		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Act and Section 5.1 of this Ordinance provided that no new construction or alteration of existing buildings or site improvements are proposed or required, and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Establishment or alteration of any other condominium subdivision in accordance with the Condominium Act and Section 5.1.	✓	✓		
A change in use for an existing multiple-family, mixed use or non-residential building where the Zoning Administrator has determined that no new construction or alteration of the building or site improvements are required and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other change in use for an existing multiple-family, mixed use or non-residential building.	✓	✓		
Expansion of an existing multiple-family, mixed use or non-residential principal building of up to ten percent (10%) of the gross floor area, and any alterations that affect the exterior appearance, pedestrian access or function of the building without a floor area increase.			✓	
Expansion of an existing multiple-family, mixed use or non-residential principal building exceeding ten percent (10%) of the gross floor area.	✓	✓		
Relocation of a multiple-family, mixed use or non-residential building.	✓	✓		
Establishment or alteration of a multiple-family, mixed use or non-residential accessory use or structure where the Zoning Administrator has determined that compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure,	✓	✓		
Expansion of any multiple-family, mixed use or non-residential off-street parking facility by up to 2,750 square feet.			✓	

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Expansion of any multiple-family, mixed use or non-residential off-street parking facility exceeding 2,750 square feet.	✓	✓		
Construction, extension or alteration of a private road, as authorized by Ord. No. 2009-09, that is located outside of a subdivision plat.	✓	✓		
Incidental changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved final site plan.			✓	
Incidental building modifications that do not significantly alter the facade, height or floor area of a multiple-family, mixed use or non-residential building.			✓	
Changes to a site required to comply with State Construction Code requirements.			✓	
Sidewalk or pedestrian pathway construction, or barrier-free improvements.			✓	
Construction of fences, exterior lighting improvements, or installation of screening around a waste receptacle, mechanical unit or similar equipment for a multiple-family, mixed use or non-residential use.			✓	
Re-occupancy of an existing multiple-family, mixed use or non-residential building that has been vacant for more than 365 calendar days, provided that no variances to the requirements of this Ordinance are required and the proposed use will be conducted within a completely enclosed building, and will not require access changes or other substantial modifications to the existing site.			✓	

1. Extraction operations. For extraction operations as authorized under the Township's Extraction Ordinance No. 20-01, Planning Commission approval of an Extraction Permit and associated mining and reclamation plans shall also constitute site plan approval for the use under this Ordinance.
2. Mobile home parks. Construction, expansion or alteration of a mobile housing park shall be subject to preliminary plan approval in accordance with Section 3.12 and the procedures and standards established under Section 11 of the Mobile Home Commission Act (Public Act 96 of 1987, as amended), as summarized below:
  - a. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.
  - b. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the review procedure outlined in this Section for preliminary site plan approval, where applicable, except where pre-empted by requirements of the Mobile Home Commission Act or Manufactured Housing Rules.
  - c. Pursuant to Section 11 of the Mobile Home Commission Act, the Planning Commission shall take action on the preliminary plan within 60 days after the Township officially receives the plan.

**D. Summary of the Site Plan Review Processes.**



**NOTE:** Applicant may combine preliminary and Final Site Plan Review, per Section 14.2(M)



**P. Required Site Plan Information.**

The following minimum information shall be included with any application for site plan approval, except where the Township Planner, Zoning Administrator or Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

<b>Minimum Site Plan Information</b>	<b>Minor Site Plan</b>	<b>Preliminary Site Plan</b>	<b>Final Site Plan</b>
<b>SITE PLAN DESCRIPTIVE INFORMATION</b>			
Name, address, and other contact information for the applicant and property owners, along with proof of ownership and signed consent if applicant is not the owner.	●	●	●
Name, address, and other contact information of the firm or individual preparing the site plan. Site plans prepared by an architect, community planner, engineer, landscape architect or land surveyor shall bear the individual's professional seal.	●	●	●
A final site plan shall be prepared and sealed by an architect, engineer, landscape architect or land surveyor registered in the State of Michigan.			●
Location, address(es), and tax identification number(s) of subject parcel(s); dimensions of the site, and the gross and net land area.	●	●	●
Legal description(s) of the subject parcel(s).		●	●
Legal description of the proposed development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.		●	●
Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association.			●
Description of applicant's intentions regarding selling or leasing of all or portions of land, dwelling units or building spaces.		●	●
Residential projects: Gross and net dwelling unit density, lot area per dwelling unit, and a schedule of the number, sizes (bedrooms, floor areas), and types of dwellings.		●	●
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	●	●	●
<b>SITE PLAN DATA AND NOTES</b>			
Minor site plans shall be drawn to a scale appropriate for the sheet size and of such accuracy that the Zoning Administrator can readily interpret the plan.	●		
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and legible at the required sheet size. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.		●	●
Vicinity map showing the general location of the site, map scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).		●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).		●	●
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.		●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Calculations for parking, lot coverage, total ground floor area, and other applicable Ordinance requirements.	●	●	●



<b>Minimum Site Plan Information</b>	<b>Minor Site Plan</b>	<b>Preliminary Site Plan</b>	<b>Final Site Plan</b>
<b>EXISTING CONDITIONS</b>			
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.		●	●
<b>SITE PLAN DETAILS</b>			
Delineation of required yards, and other setback areas and open space.	●	●	●
Identification of general location(s) and area(s) of each development phase; and the planned construction program and schedule for each development phase.		●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site.	●	●	●
Location, type, area, height, and lighting specifications of proposed signs.	●		●
An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding.	●		●
Location, area, and dimensions of any outdoor sales, display or storage areas.	●	●	●
Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions; indication how recycling will be implemented.		●	●
<b>BUILDING DESIGN AND ORIENTATION</b>			
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	●	●	●
Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site.		●	●
Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries.		●	●
Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials.		●	●
Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer.			●
<b>ACCESS AND CIRCULATION</b>			
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.		●	●
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●		●
Parking space dimensions, pavement markings, and traffic control signage.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials.		●	●
Identification of proposed names for new public or private roads serving the site.		●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.			●
<b>NATURAL FEATURES AND OPEN SPACE AREAS</b>			
A general description and preliminary delineation of existing natural features on and abutting the site.		●	●
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and any mitigation measures as may be required by Township ordinance or state statute.			●
Outdoor open space and recreation areas; location, area, and dimensions.		●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.			●
<b>SCREENING AND LANDSCAPING</b>			
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●	●	●
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved.			●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting.			●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials.			●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices.	●	●	●
<b>UTILITIES, STORMWATER MANAGEMENT, AND GRADING</b>			
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.		●	●
Details of the location, layout, and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site, including line sizes, inverts, hydrants, flow patterns, manholes, and catch basins.			●
Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable.			●
Calculations for capacity of stormwater management and drainage facilities.			●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.			●
General areas of intended filling or cutting.		●	●
Directional arrows showing existing and proposed drainage patterns on the lot.	●		●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.			●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.		●	●
Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established.			●
Other information as requested by the Township Planner, Zoning Administrator or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	●	●	●

**Q. Expiration and Extension of Site Plan Approval.**

Site plan approvals shall expire and may be extended in accordance with the following:

1. Expiration of preliminary site plan approval. Approval of a preliminary site plan shall be valid for a period of 545 calendar days from the date of approval and shall expire and be of no effect unless an application for final site plan approval for all or part of the area included in the approved preliminary site plan is filed with the Township Clerk within that time period.
2. Expiration of final site plan approval. A final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.
3. Extension of preliminary or final site plan approval. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a preliminary or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.
4. Expiration of Minor Site Plan Approval. A minor site plan shall expire and be of no effect unless, within 365 calendar days of approval, appropriate permits have been approved, construction has begun on the property, and such work is diligently pursued in conformance with the approved minor site plan. No extensions of minor site plan approval shall be granted by the Zoning Administrator.

**R. Phasing of Development.**

The applicant may divide the development into two (2) or more phases. Phasing shall be subject to the following requirements:

1. In the case of a phased development, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
2. In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
3. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
4. The Township Planner or Planning Commission may require the applicant to post an acceptable performance guarantee to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

**S. Standards for Site Plan Approval.**

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

<b>Standards for Site Plan Approval</b>	<b>Minor Site Plan</b>	<b>Preliminary Site Plan</b>	<b>Final Site Plan</b>
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●



# PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

[Michigan.gov/EGLEpermits](http://Michigan.gov/EGLEpermits)

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: [Michigan.gov/EHSguide](http://Michigan.gov/EHSguide). Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

<b>How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), <u>Permit Section</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the <u>Permitting at the Land and Water Interface Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? <b>Union Township and Isabella County</b>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system system? <b>Union Township Public Services Department</b> and <u>Drinking Water &amp; Environmental Health Division (DWEHD)</u> , 517-284-6524	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? <b>Union Township Public Services Department</b> and <u>WRD, Part 41 Construction Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? <b>Union Township and Public Swimming Pool Program</b> , 517-284-6541, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? <b>Union Township and DWEHD, Campgrounds program</b> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), <u>Solid Waste</u> , 517-284-6588, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>Who Regulates My Drinking (Potable) Water Supply?</b>		
11) I am buying water from the municipal water supply system Contact the <b>Union Township Public Services Dept.</b> <i>Existing Water Supply?</i>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local Health Department</u> , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) <u>Community Water Supply</u> , <u>DWEHD District Office Community Water Supply Program</u> , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day</u> from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>Who Regulates My Wastewater Discharge System?</b>		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, <u>EGLE District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, <u>Permits Section</u> , or <u>EGLE District Office</u> , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? <u>Oil, Gas and Minerals Division (OGMD)</u> , 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>What Operational Permits Are Relevant to My Operation and Air Emissions?</b>		
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, <u>Permit Section</u> , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, <u>Acid Rain Permit Program</u> , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>What Operational Permits Are Relevant to My Waste Management?</b>		
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? <u>MMD</u> , 517-284-6588 or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Hazardous Waste Program Forms &amp; License Applications</u> ) MMD, <u>EGLE District Office</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, <u>Medical Waste Regulatory Program</u> , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>What Sector-Specific Permits May be Relevant to My Business?</b>		
<b>Transporters</b>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, <u>Water Hauler Information</u> , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, <u>Septage Program</u> , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, <u>Scrap Tire Program</u> , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>Sectors</b>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming Pools Program</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? <b>Union Township</b> and DWEHD, <u>Campgrounds</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>What Permits Do I Need to Add Chemicals to Lakes and Streams?</b>		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, <u>Aquatic Nuisance Control</u> , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, <u>Surface Water Assessment Section</u> , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>



Why would I be subject to Oil, Gas and Mineral Permitting?		
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, <u>Petroleum Geology and Production Unit</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, <u>Radioactive Protection Programs</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<u>Petroleum &amp; Mining</u> , OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
44) Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Contact **Union Township** and EGLE Permits & Bonding, OGMD, 517-284-6841



## Site Plan Review Process:

### Contact Information for Outside Agencies

#### Required Agency Contact Information

##### Mt. Pleasant Fire Department

Lt. Brad Doecker  
804 E. High St.  
Mt. Pleasant, MI 48858  
Office: 989-779-5122  
Cell Phone: 989-506-1442.  
Email: [bdoecker@mt-pleasant.org](mailto:bdoecker@mt-pleasant.org)

##### Isabella County Drain Office – Stormwater Management

Timothy A. Warner, Project Manager  
Rm 140, 200 N. Main Street  
Mt. Pleasant, MI 48858  
Ph# (989) 772-0911, ext. 222  
Fax# (989) 779-8785  
Email: [twarner@isabellacounty.org](mailto:twarner@isabellacounty.org)

##### Charter Township of Union Department of Public Services

Kim Smith, Public Works Department Director  
5228 South Isabella Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
[ksmith@uniontownshipmi.com](mailto:ksmith@uniontownshipmi.com)

##### Isabella County Road Commission

Patrick J. Gaffney, PE, Engineer Superintendent  
2261 E. Remus Rd.  
Mt. Pleasant, MI 48858  
989-773-7131 x115  
989-772-2371 fax  
[pgaffney@isabellaroads.com](mailto:pgaffney@isabellaroads.com)

##### Isabella County Transportation Commission

Rick Collins, Executive Director  
2100 E. Transportation Dr.  
Mt. Pleasant, MI 48858  
Phone 989-773-6766  
Fax 989-773-1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)

#### Optional Agency Contact Information

##### Michigan Transportation Department (Only required when work done in M-20 ROW) \*

Ben Burrows  
Mt. Pleasant TSC  
1212 Corporate Drive  
Mount Pleasant, MI 48858  
989-775-6104 ext. 305  
[burrowsb@michigan.gov](mailto:burrowsb@michigan.gov)

##### City of Mt. Pleasant - Division of Public Works (Only required for Mt Pleasant city water/sewer) \*

Stacie Tewari, P.E., LEED® AP  
City Engineer  
1303 N. Franklin Avenue  
Mt. Pleasant, MI 48858  
Phone: 989.779.5404  
Fax: 989.772.6250  
[stewari@mt-pleasant.org](mailto:stewari@mt-pleasant.org)

##### Isabella County Soil Erosion & Sedimentation Control

200 N. Main St.  
Mt. Pleasant, MI 48858  
989-317-4061

##### Central Michigan District Health Department

2012 E. Preston  
Mt. Pleasant, MI 48858  
989-773-5921

##### DTE

111 E. Pickard St.  
Mt Pleasant, MI 48858  
989-772-9061

##### Miss Dig

1-800-482-7171

# GRAFX CENTRAL

1580 S. PARK PLACE ST.

MT. PLEASANT, MICHIGAN 48858

## SHEET INDEX:

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C3	SITE PLAN
C4	GRADING PLAN
C5	STORM WATER MANAGEMENT PLAN
C6	WATER MAIN PLAN & PROFILE
C7	SOIL EROSION CONTROL PLAN
C8	SITE PHOTOMETRIC PLAN
S1	FOUNDATION PLAN
S1.1	ANCHOR BOLT PLAN
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EX1	EXISTING FLOOR PLAN
A1	DEMOLITION & FLOOR PLAN
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E1	LIGHTING PLAN
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## CODE REVIEW:

BASED ON MICHIGAN BUILDING CODE 2015

- USE GROUP NON SEPARATED- B- BUSINESS GROUP & STORAGE S-1:  
BASED ON SECTION 304.1 & 311.2.
- CONSTRUCTION TYPE - 3B BASED ON SECTION 602.3
- MAXIMUM ALLOWABLE BUILDING AREA = 17,500 PER TABLE 506.2  
AREA B:( FIRE AREA #2)  
EXISTING BUILDING = 6,400 S.F.  
AREA A: (FIRE AREA #1)  
PROPOSED ADDITION = 6,000 S.F.  
TOTAL BUILDING = 12,400 S.F.
- OCCUPANT LOAD = 38 PEOPLE BASED ON TABLE 1004.1.2  
AREA B:  
EXISTING BUSINESS AREA 1,600 S.F./100 = 16  
EXISTING STORAGE AREA 4,800 S.F./500 = 10  
AREA A:  
PROPOSED NEW STORAGE AREA 6,000 S.F./500 = 12  
TOTAL OCCUPANT LOAD = 38  
TOTAL CURRENT EMPLOYEES = 10
- ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 1006.3.1  
(2) EXITS PROVIDED AT ADDITION
- AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER SECTION 903.
- GROUND SNOW LOAD = 40 PSF PER FIGURE 1608.2  
GROUND SNOW LOAD EXPOSURE FACTOR - 1.0  
GROUND SNOW LOAD IMPORTANCE FACTOR - 1.0  
GROUND SNOW LOAD THERMAL FACTOR - 1.0
- WIND LOAD = 115 MPH PER FIGURE 1609.3(1)  
EXPOSURE CATEGORY - B  
IMPORTANCE FACTOR - 1.0  
TOPOGRAPHICAL FACTOR - 1.0

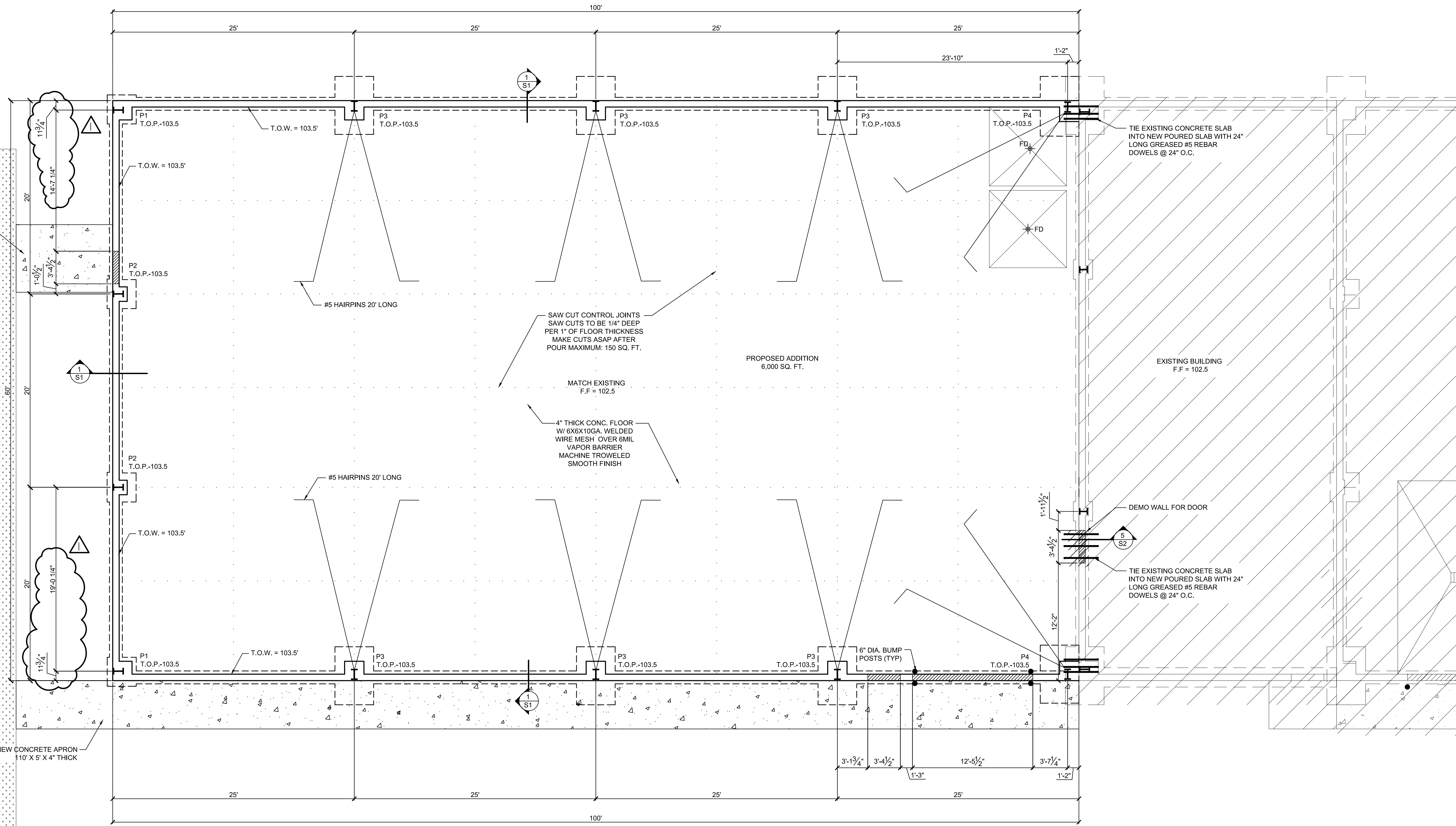
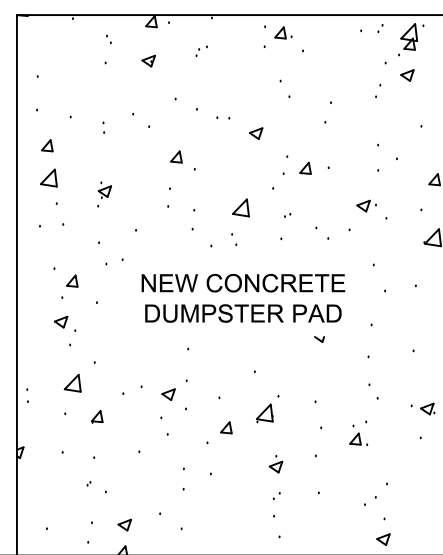
REVISIONS		
TAG:	DATE:	CHANGE:

**JBS Contracting Inc.**  
  
 P.O. BOX 370  
 MT. PLEASANT, MI 48804  
 (800) 773-1132

COMMERCIAL/ INDUSTRIAL  
CONSTRUCTION

DATE: 12/6/21

GRAFX CENTRAL



**FOUNDATION / DEMO PLAN**  
SCALE: 3/16" = 1'-0"

- FOUNDATION NOTES:**
- FOOTING ARE DESIGNED TO BEAR ON NATURAL MATERIAL OR ENGINEERED FILL WITH AN ALLOWABLE 2500 PSF SOIL BEARING CAPACITY (VERIFY IN THE FIELD BY A QUALIFIED TESTING AGENCY). IF BEARING CAPACITY IS NOT ACHIEVED AT THE BEARING ELEVATION, THE FOOTING SHALL BE ENLARGED OR LOWERED, NOTIFY ENGINEER FOR REQUIRED ADJUSTMENTS.
  - ALL FILL UNDER SLABS SHALL BE CLEAN, GRANULAR MATERIAL. COMPACT FILL TO 95% STANDARD PROCTOR.
  - EXERCISE CARE WHEN BACK FILLING WALLS, EXCEPT FOR WALLS WITH EQUAL AMOUNTS OF FILL ON BOTH SIDES. BACK FILLING (FILL ON ONE SIDE) SHALL NOT BE DONE UNTIL THE FLOOR OR ROOF STRUCTURE IS IN PLACE AND THE WALL HAS ACHIEVED ITS DESIGN STRENGTH. COORDINATE ALL UNDERGROUND WORK WITH MECHANICAL AND ELECTRICAL TRADES (IF ANY). VERIFY AND COORDINATE ALL SLEEVE OPENINGS, EMBEDDED ITEMS, ETC. WITH APPROPRIATE TRADES.
  - CONCRETE SLAB DESIGN CAPACITY: 4,000 PSI, 28 DAY. 4" INTERIOR & 4" EXTERIOR SLABS, 10GA WELDED WIRE MESH.
  - REINFORCEMENT STEEL FY: 60,000 PSI.
  - ALL REINFORCEMENT TO HAVE MIN. 3" COVER.
  - FOOTINGS FORMED TO MEET SIZES IN SPECIFICATION.
  - SAND FILL: CONCRETE SLABS SHALL BE POURED ON SAND COMPACTED TO 95% DENSITY. COMPACTION LAYER 6" MIN.
  - CONCRETE MATERIAL, PLACEMENT, ETC. SHALL BE IN ACCORDANCE WITH ACI CODE FOR CONCRETE CONSTRUCTION.

3 WORKING DAYS | BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF UNDERGROUND FACILITIES

REVISIONS		
TAG	DATE	CHANGE
1	11-18-21	REVISED ANCHOR BOLT LOCATION
2	11-18-21	ADDED FOUNDATION NOTES

JOB NUMBER: \_\_\_\_\_  
DRAWING: FOUNDATION PLAN  
DRAWN BY: DKG  
REVIEWED BY: \_\_\_\_\_  
FIELD SUPERVISOR: \_\_\_\_\_  
DATE: 10-13-21

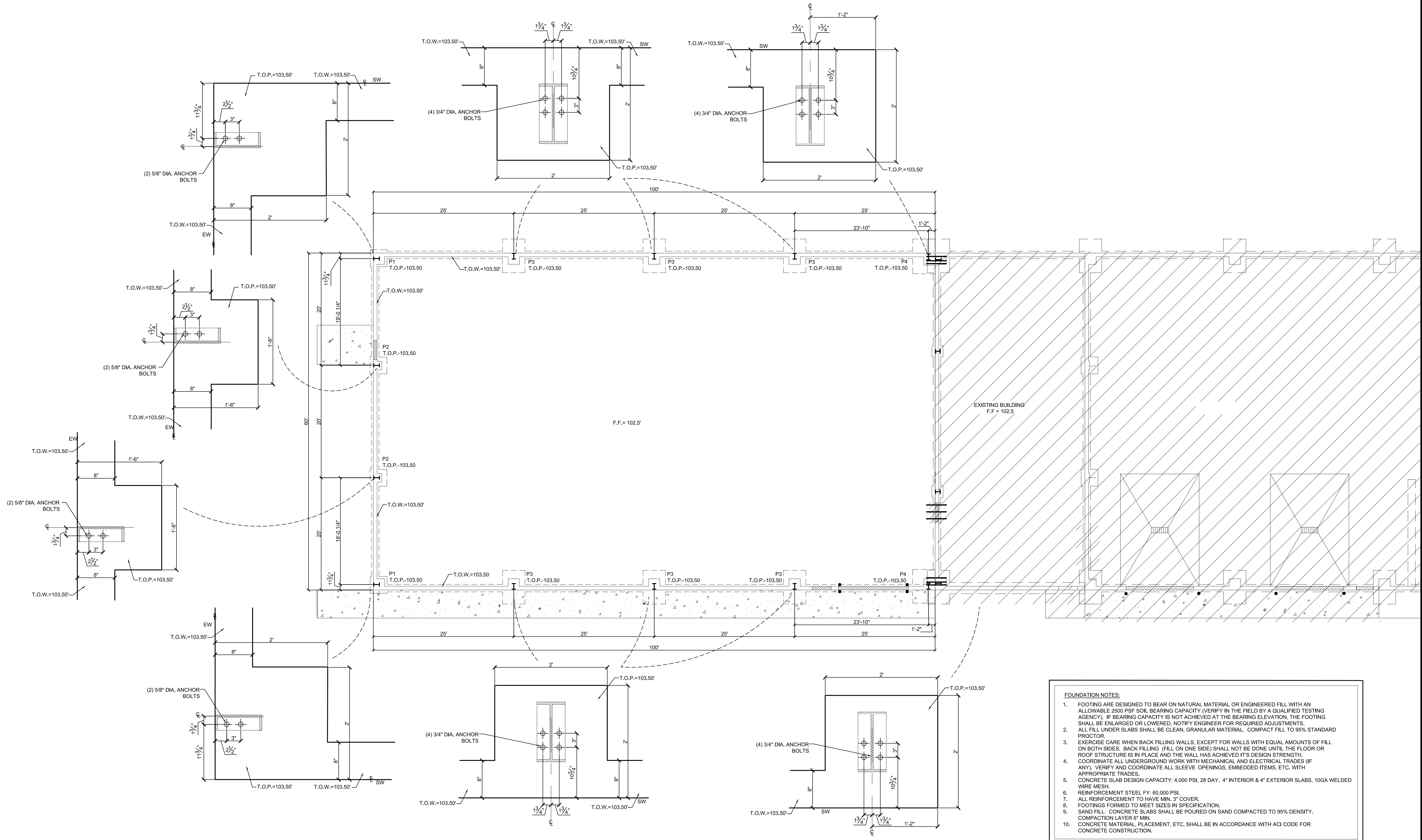
ENGINEER'S SEAL:

**GRAF X CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 773-0770

COMMERCIAL/INDUSTRIAL  
**CONSTRUCTION**

SCALE: 3/16" = 1'-0"  
**S1**  
GRAF X CENTRAL



ANCHOR BOLT PLAN  
SCALE: 1/8" = 1'-0"

- FOUNDATION NOTES:**
- FOOTINGS ARE DESIGNED TO BEAR ON NATURAL MATERIAL OR ENGINEERED FILL WITH AN ALLOWABLE 2500 PSF SOIL BEARING CAPACITY (VERIFY IN THE FIELD BY A QUALIFIED TESTING AGENCY). IF BEARING CAPACITY IS NOT ACHIEVED AT THE BEARING ELEVATION, THE FOOTING SHALL BE ENLARGED OR LOWERED, NOTIFY ENGINEER FOR REQUIRED ADJUSTMENTS.
  - ALL FILL UNDER SLABS SHALL BE CLEAN, GRANULAR MATERIAL. COMPACT FILL TO 95% STANDARD PROCTOR.
  - EXERCISE CARE WHEN BACK FILLING WALLS, EXCEPT FOR WALLS WITH EQUAL AMOUNTS OF FILL ON BOTH SIDES. BACK FILLING (FILL ON ONE SIDE) SHALL NOT BE DONE UNTIL THE FLOOR OR ROOF STRUCTURE IS IN PLACE AND THE WALL HAS ACHIEVED ITS DESIGN STRENGTH. COORDINATE ALL UNDERGROUND WORK WITH MECHANICAL AND ELECTRICAL TRADES (IF ANY). VERIFY AND COORDINATE ALL SLEEVE OPENINGS, EMBEDDED ITEMS, ETC. WITH APPROPRIATE TRADES.
  - CONCRETE SLAB DESIGN CAPACITY: 4,000 PSI, 28 DAY. 4" INTERIOR & 4" EXTERIOR SLABS, 10GA WELDED WIRE MESH.
  - REINFORCEMENT STEEL F<sub>y</sub>: 60,000 PSI.
  - ALL REINFORCEMENT TO HAVE MIN. 3" COVER.
  - FOOTINGS FORMED TO MEET SIZES IN SPECIFICATION.
  - SAND FILL: CONCRETE SLABS SHALL BE POURED ON SAND COMPACTED TO 95% DENSITY. COMPACTION LAYER 6" MIN.
  - CONCRETE MATERIAL, PLACEMENT, ETC. SHALL BE IN ACCORDANCE WITH ACI CODE FOR CONCRETE CONSTRUCTION.

3 WORKING DAYS | BEFORE YOU DIG | CALL MISS DIG | 1-800-482-7171 | FOR THE LOCATION OF UNDERGROUND FACILITIES

REVISIONS		
TAG	DATE	CHANGE

JOB NUMBER:  
DRAWING: ANCHOR BOLT PLAN  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 10-13-21  
ENGINEER'S SEAL:

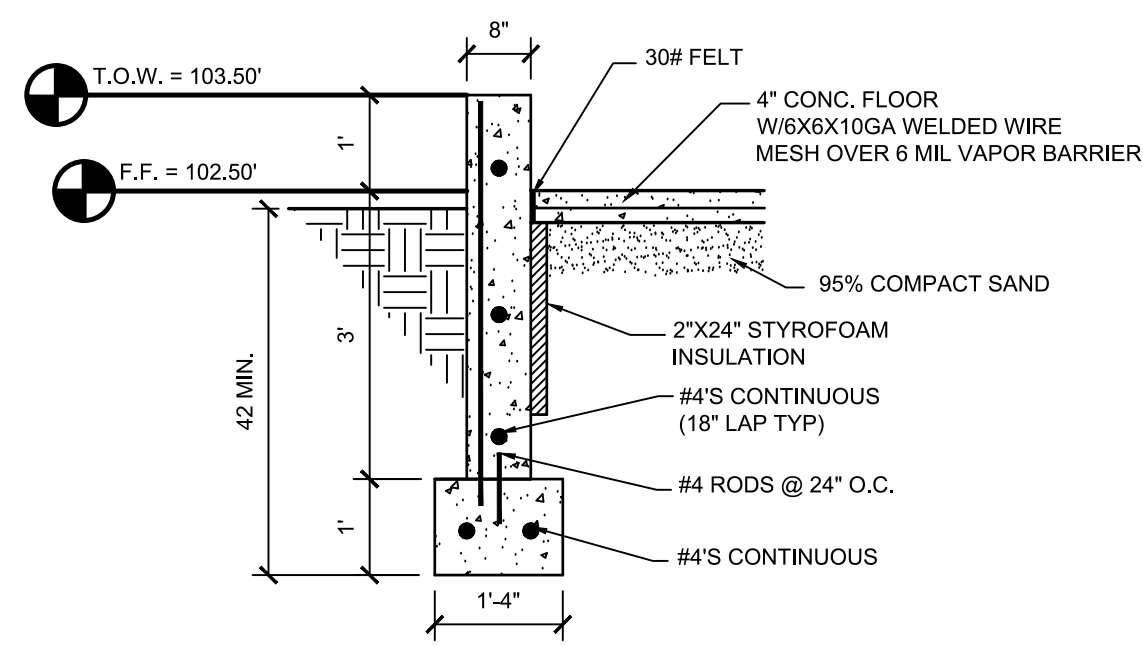
**GRAFX CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
COMMERCIAL/INDUSTRIAL CONSTRUCTION  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

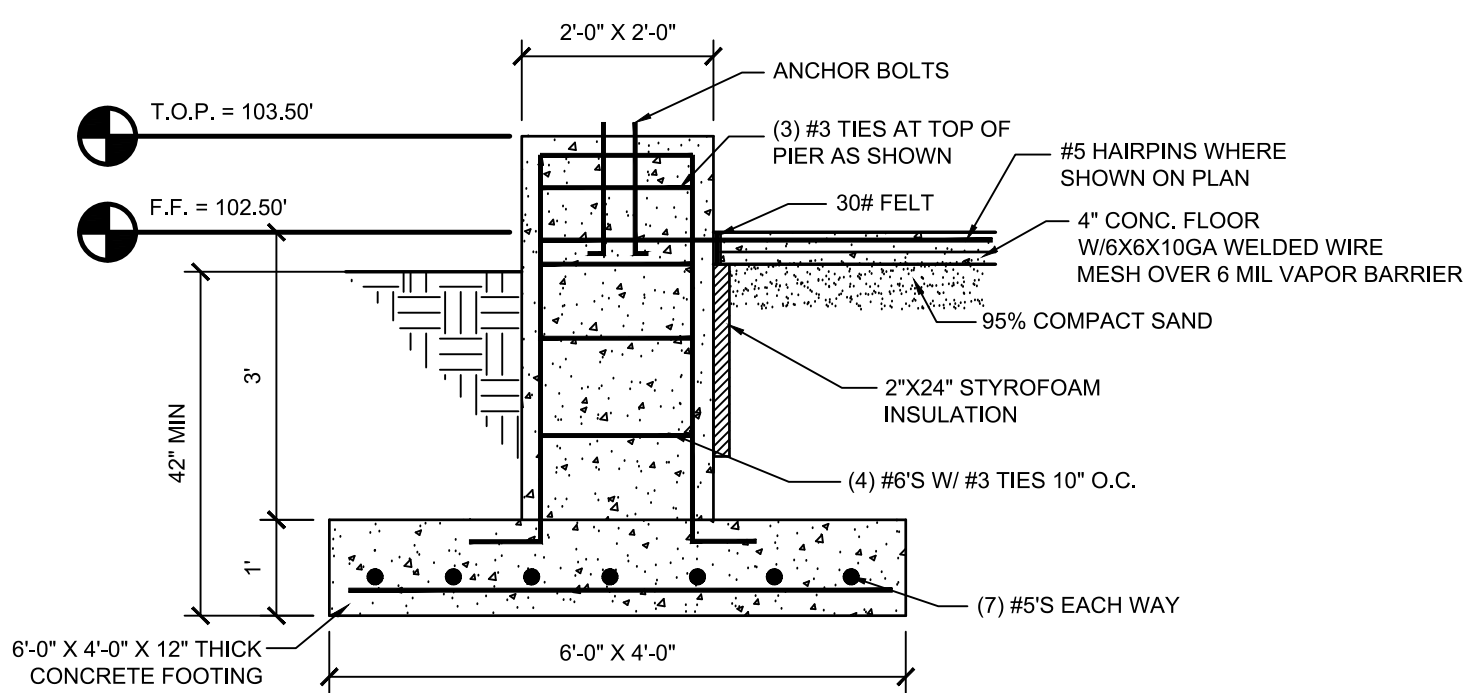
SCALE:  
VARIES

**S1.1**  
GRAFX CENTRAL

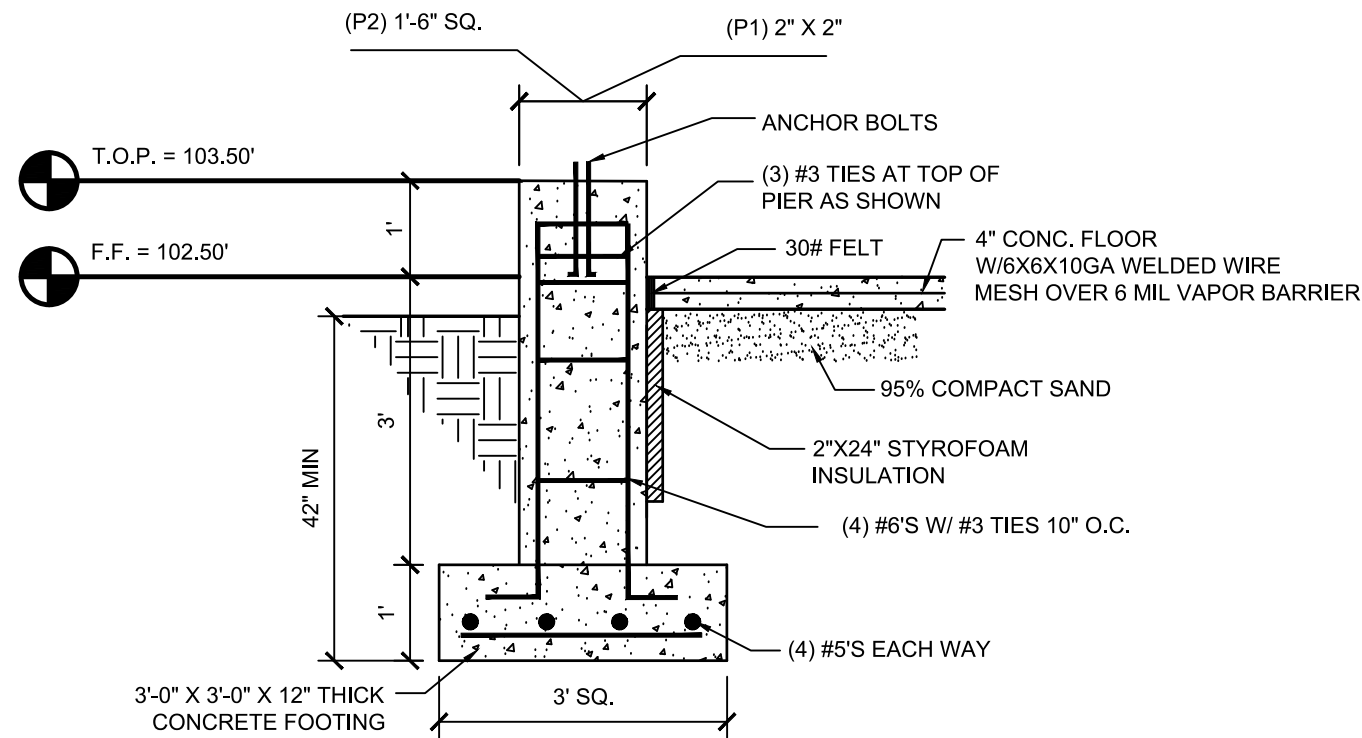




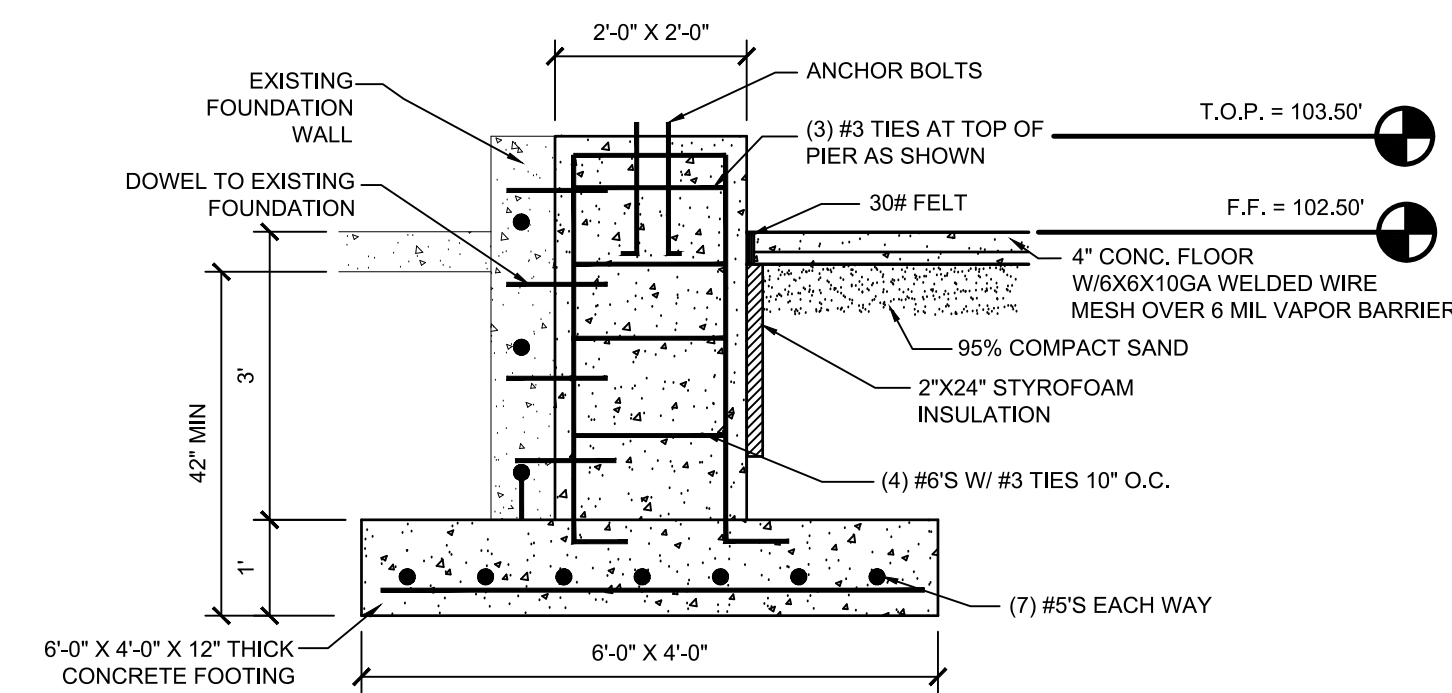
1 FOUNDATION WALL SECTION  
SCALE: 1/2" = 1'-0"



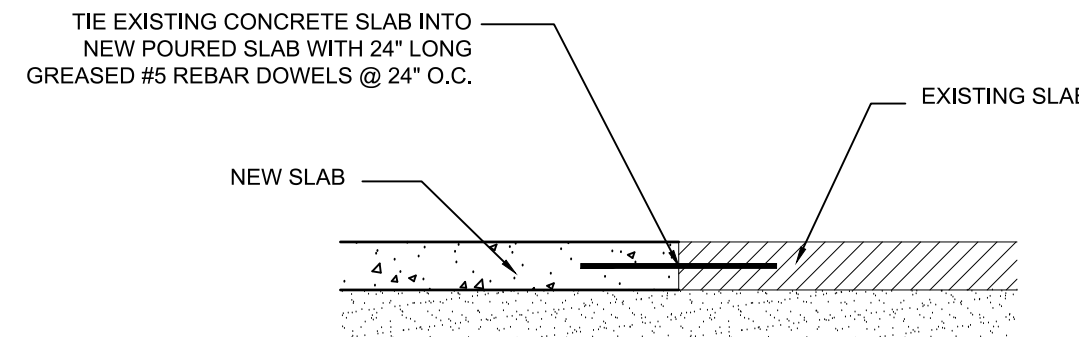
2 "P3" PIER SECTION  
SCALE: 1/2" = 1'-0"



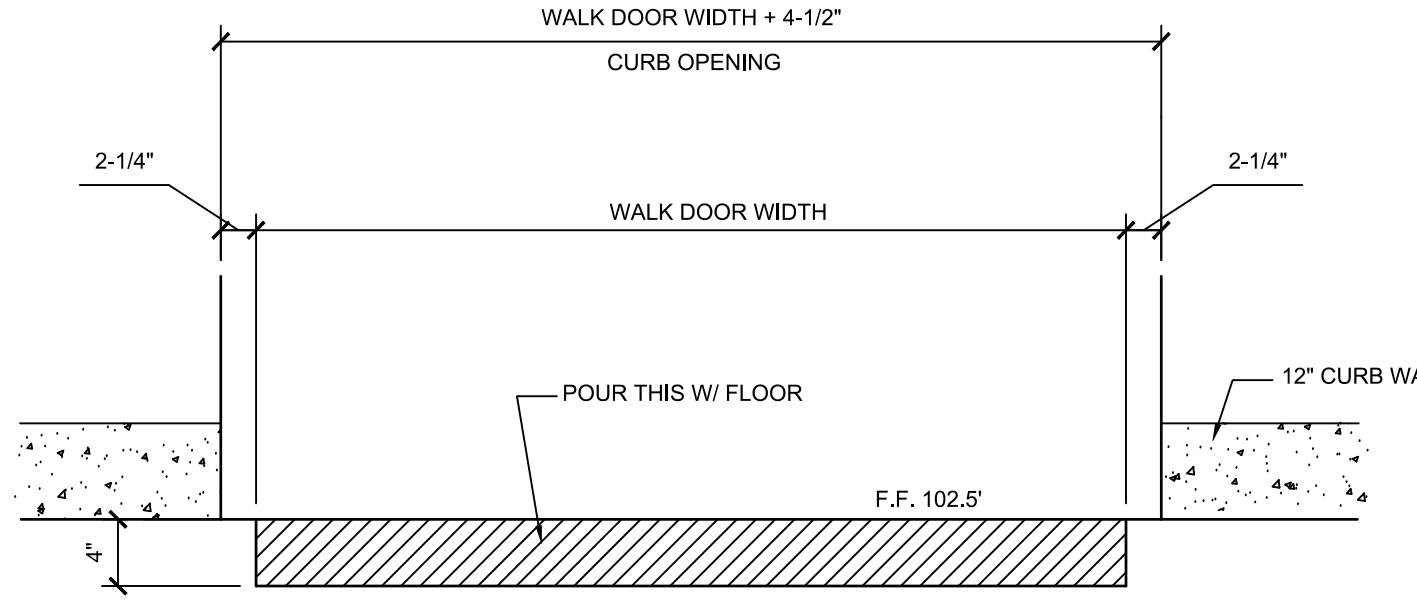
3 "P1 & P2" PIER SECTION  
SCALE: 1/2" = 1'-0"



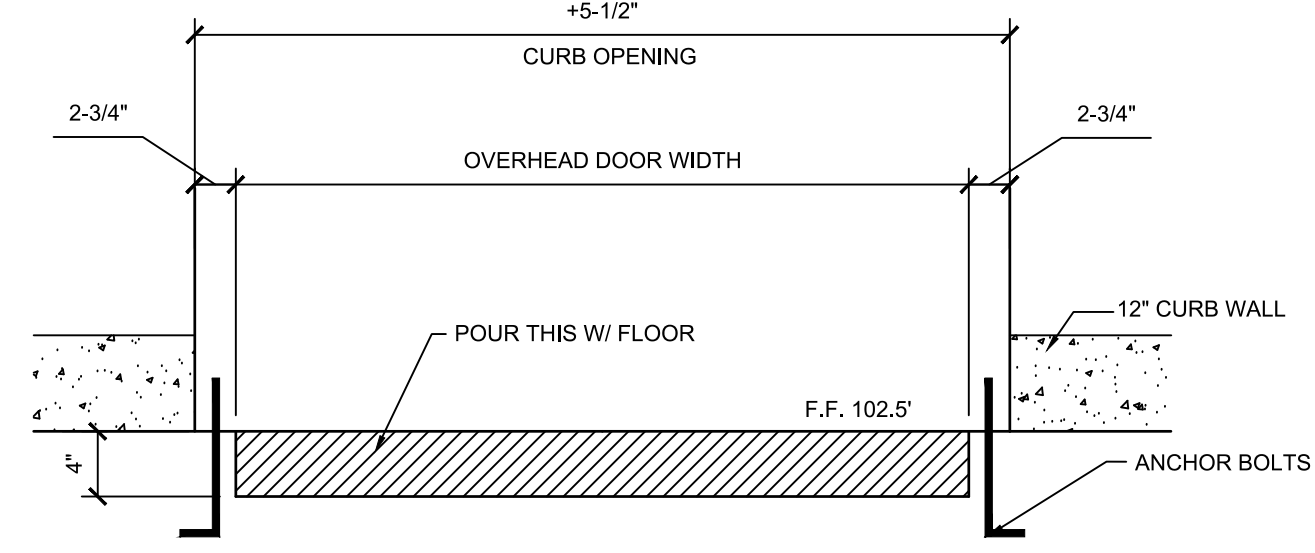
4 "P4" PIER SECTION  
SCALE: 1/2" = 1'-0"



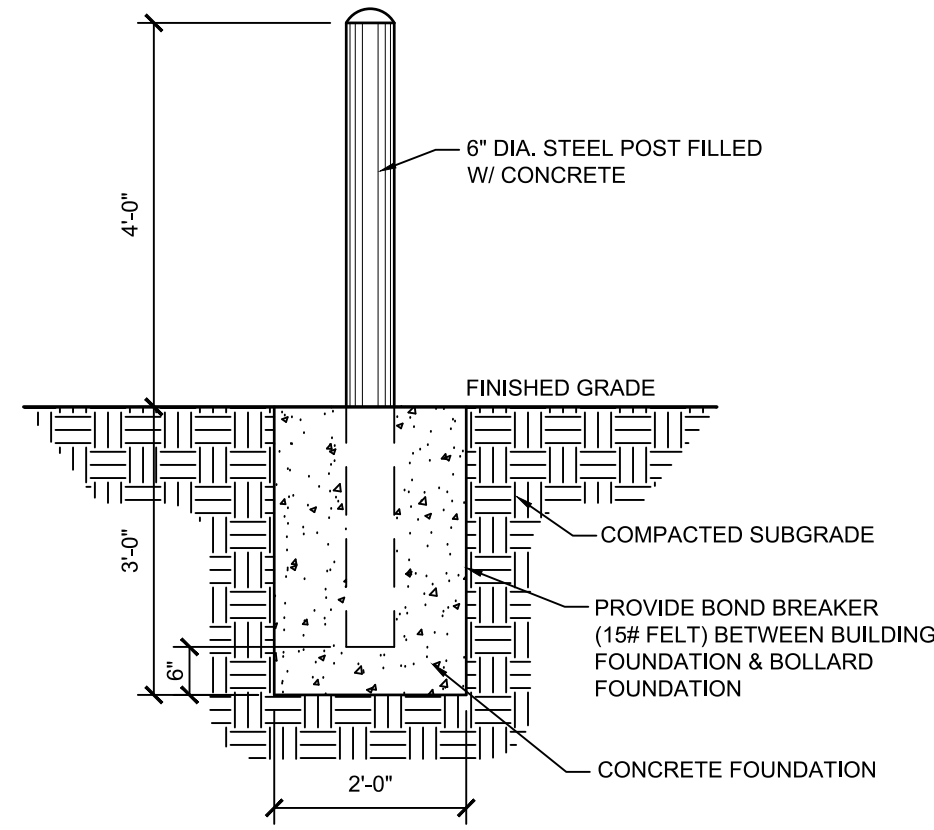
5 TIE-INTO EXISTING SLAB DETAIL  
SCALE: 1/2" = 1'-0"



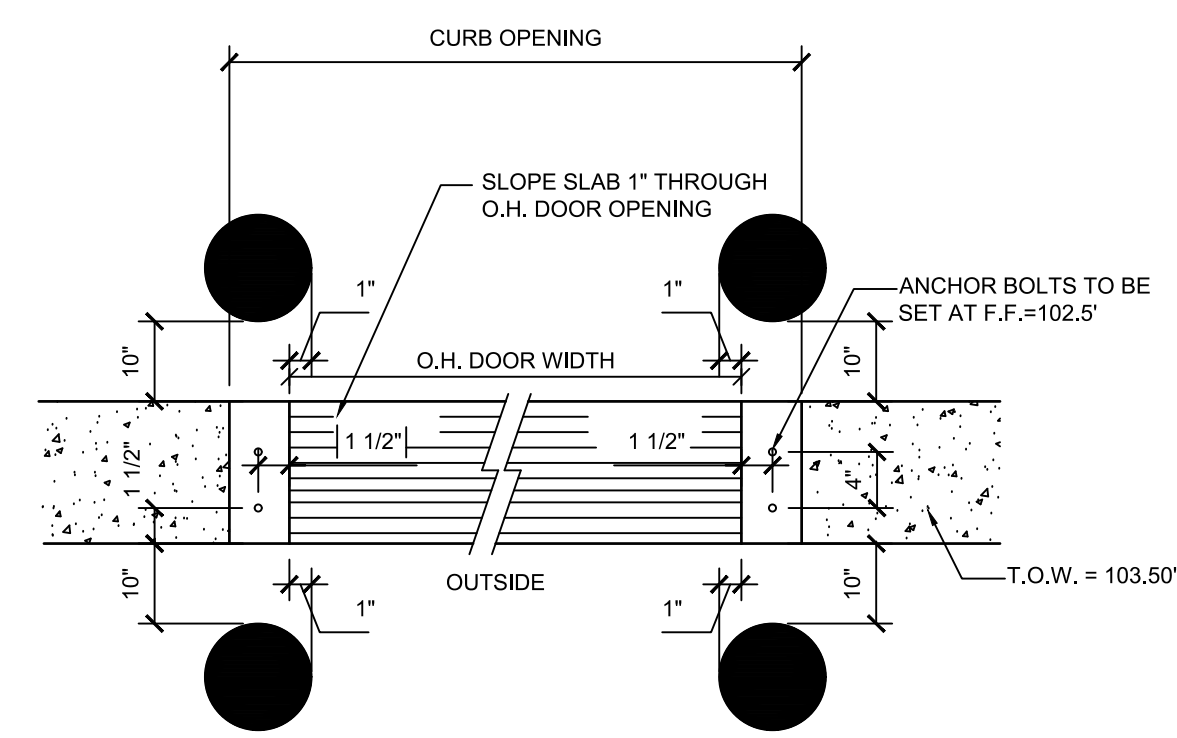
6 WALK DOOR OPENING @ CURB WALL  
SCALE: N.T.S.



7 O.H. DOOR OPENING @ CURB WALL  
SCALE: N.T.S.



8 BUMP POST DETAIL  
SCALE: N.T.S.



9 O.H. DOOR BUMP POST DETAIL  
SCALE: N.T.S.

**FOUNDATION NOTES:**

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- REINFORCEMENT STEEL F<sub>y</sub>: 60,000 PSI.
- ALL REINFORCEMENT TO HAVE MIN. 3" COVER.
- FOOTINGS FORMED TO MEET SIZES IN SPECIFICATION.
- SAND FILL: CONCRETE SLABS SHALL BE POURED ON SAND COMPACTED TO 95% DENSITY. COMPACTION LAYER 6" MIN.
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3 WORKING DAYS | BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF UNDERGROUND FACILITIES

REVISIONS		
TAG	DATE	CHANGE
1	11-18-21	FLOOR SLAB DEPTH CHANGED, WIRE MESH GAUGE CHANGED

JOB NUMBER:  
DRAWING: FOUNDATION DETAILS  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 10-13-21

GRAFX CENTRAL  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

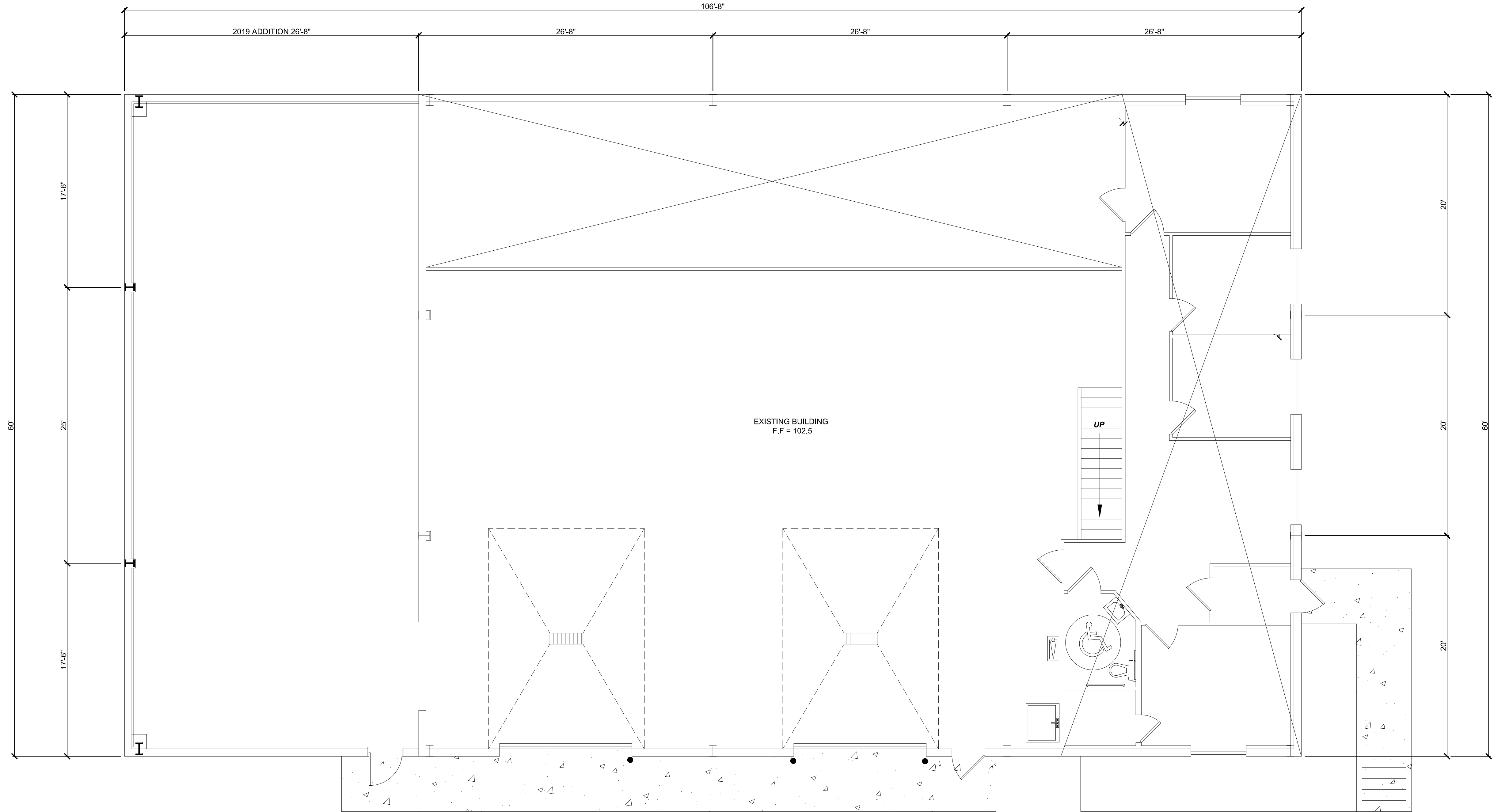
COMMERCIAL/INDUSTRIAL  
CONSTRUCTION

JBS Contracting Inc.  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

SCALE:  
VARIES

S2  
GRAFX CENTRAL

**NOTE:**  
SEE PAGE A1 FOR PROPOSED  
ADDITION FLOOR PLAN



**EXISTING FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



REVISIONS		
TAG:	DATE:	CHANGE:

JOB NUMBER:  
DRAWING: EXIST. FLOOR PLAN  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 10-13-21

ENGINEER'S SEAL:

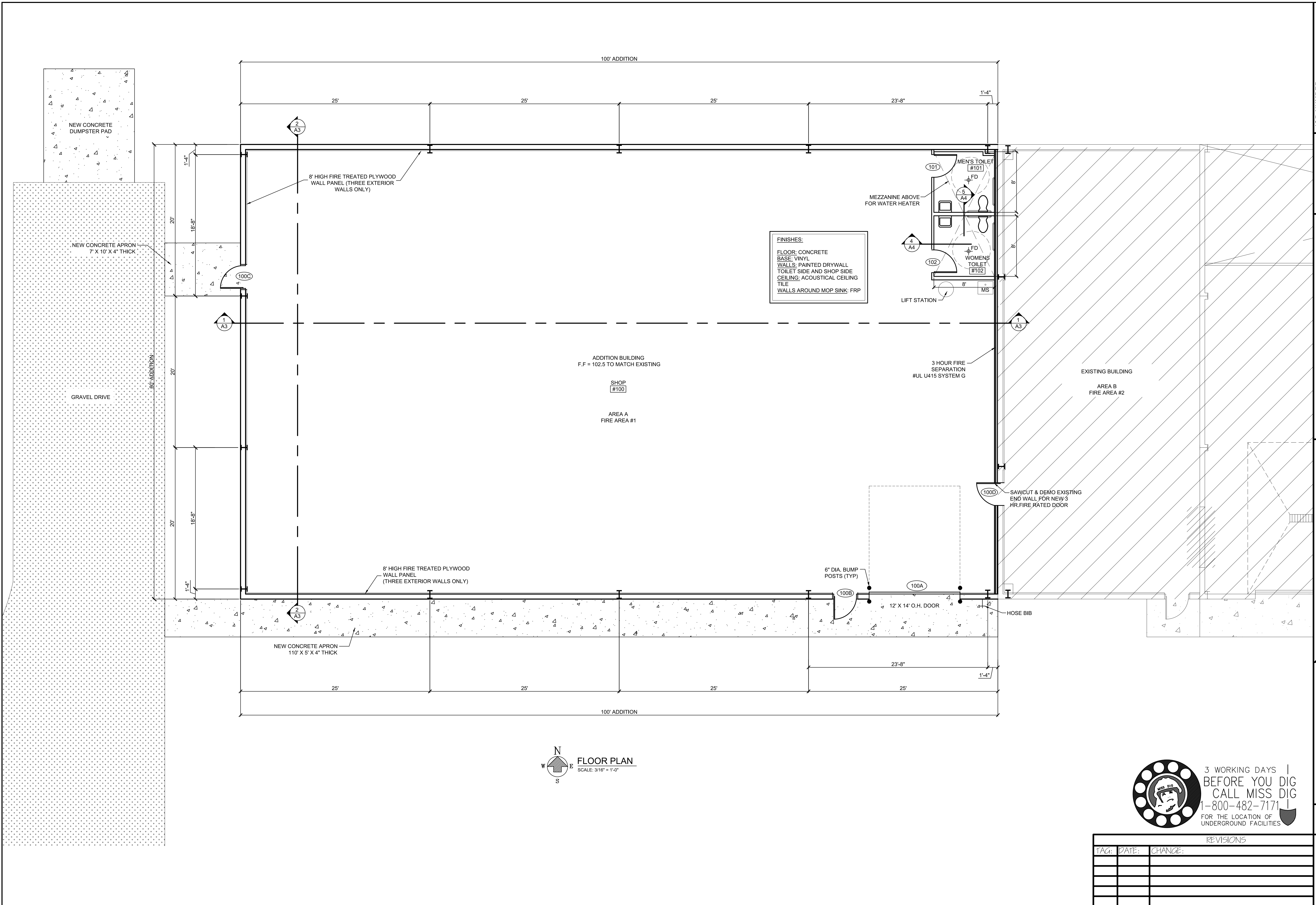
**GRAFEX CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
COMMERCIAL/INDUSTRIAL  
CONSTRUCTION  
1680 GOVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 773-0770

SCALE:  
3/16" = 1'-0"

**EX1**  
GRAFEX CENTRAL





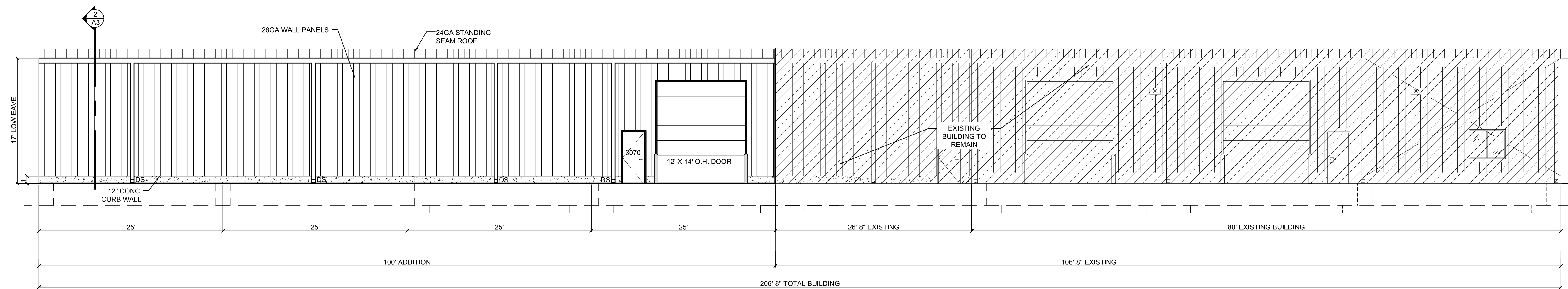
JOB NUMBER:  
 DRAWING: DEMO/FLOOR PLAN  
 DRAWN BY: DKG  
 REVIEWED BY:  
 FIELD SUPERVISOR:  
 DATE: 10-13-21  
 ENGINEER'S SEAL:

**GRAFX CENTRAL**  
 1580 S. PARK PLACE ST.  
 MT. PLEASANT, MI 48858

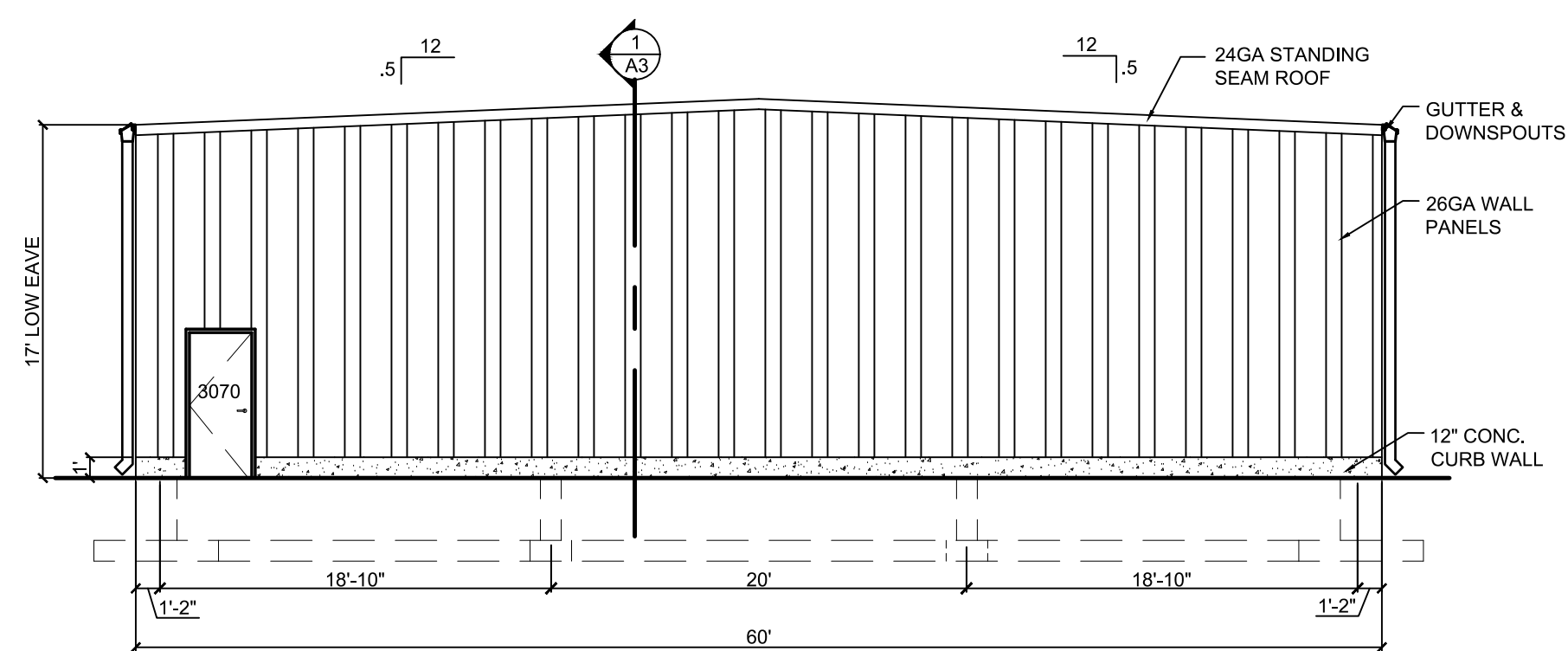
**JBS Contracting Inc.**  
 COMMERCIAL/INDUSTRIAL  
 CONSTRUCTION  
 1680 COVER PARKWAY  
 MT. PLEASANT, MI 48858  
 (989) 773-0770

3 WORKING DAYS |  
 BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 FOR THE LOCATION OF  
 UNDERGROUND FACILITIES

SCALE:  
 3/16" = 1'-0"  
**A1**  
 GRAFX CENTRAL



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



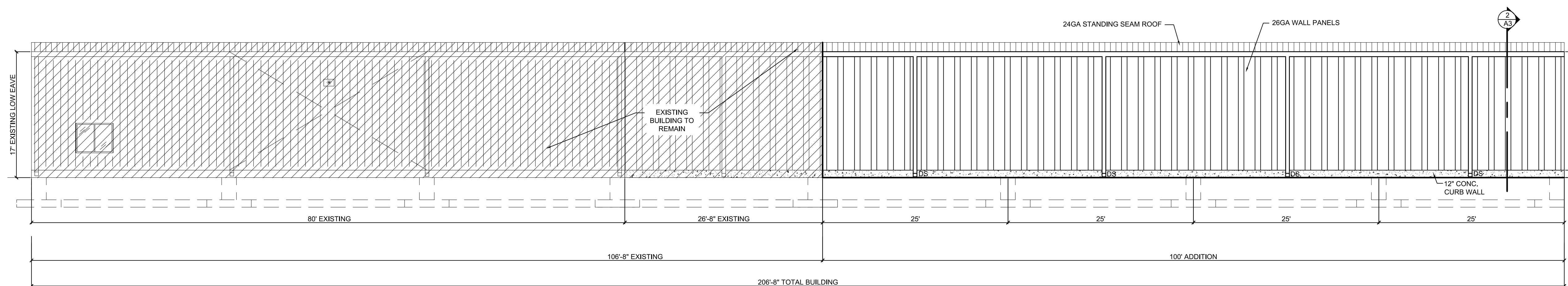
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**DUMPSTER ENCLOSURE FRONT ELEVATION**  
SCALE: NOT TO SCALE



**DUMPSTER ENCLOSURE SIDE ELEVATION**  
SCALE: NOT TO SCALE



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

JOB NUMBER:  
DRAWING: ELEVATIONS  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 10-13-21

**GRAF X CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

COMMERCIAL/INDUSTRIAL  
**CONSTRUCTION**

**JBS Contracting Inc.**  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

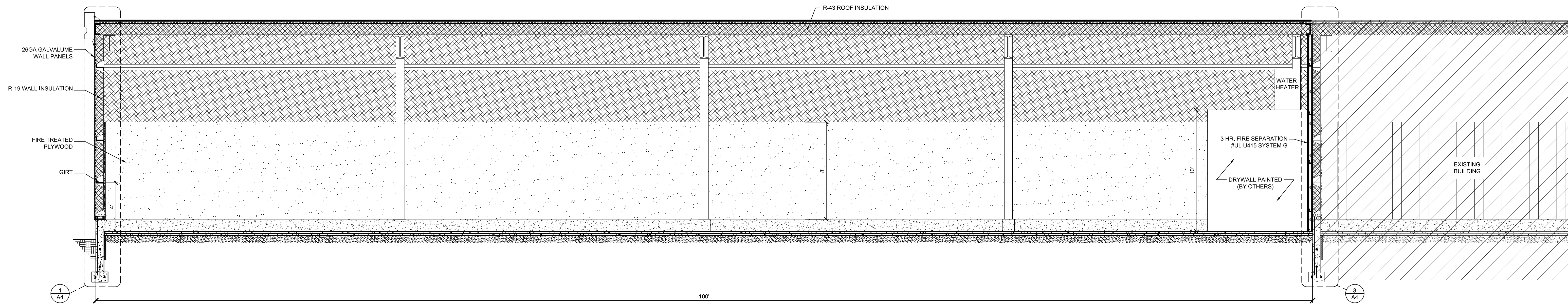
3 WORKING DAYS |  
**BEFORE YOU DIG**  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF  
UNDERGROUND FACILITIES

SCALE:  
1/8" = 1'-0"

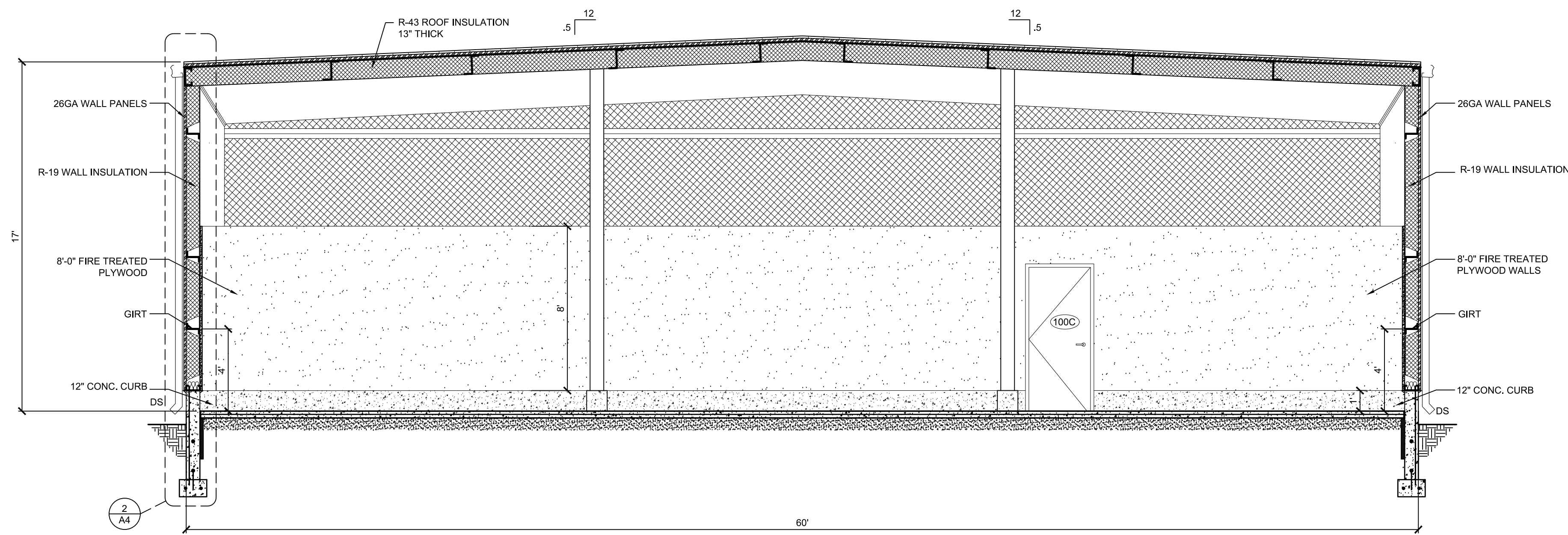
REVISIONS		
TAG:	DATE:	CHANGE:

**A2**  
GRAF X CENTRAL





1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

JOB NUMBER:
DRAWING SECTIONS:
DRAWN BY: DKG
REVIEWED BY:
FIELD SUPERVISOR:
DATE: 10-13-21

ENGINEER'S SEAL:

**GRAFX CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
COMMERCIAL/INDUSTRIAL  
CONSTRUCTION  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

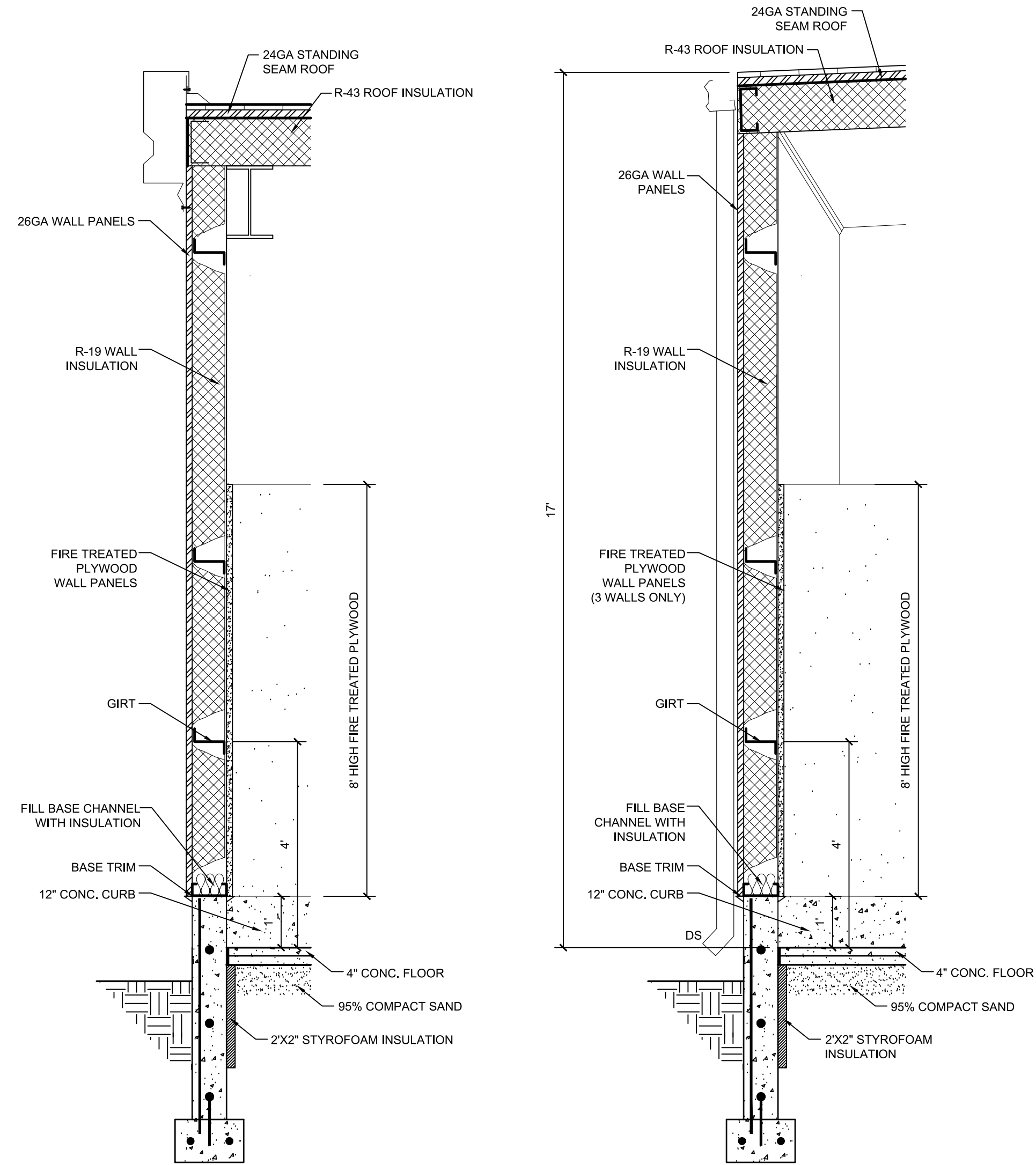
SCALE:  
1/4" = 1'-0"



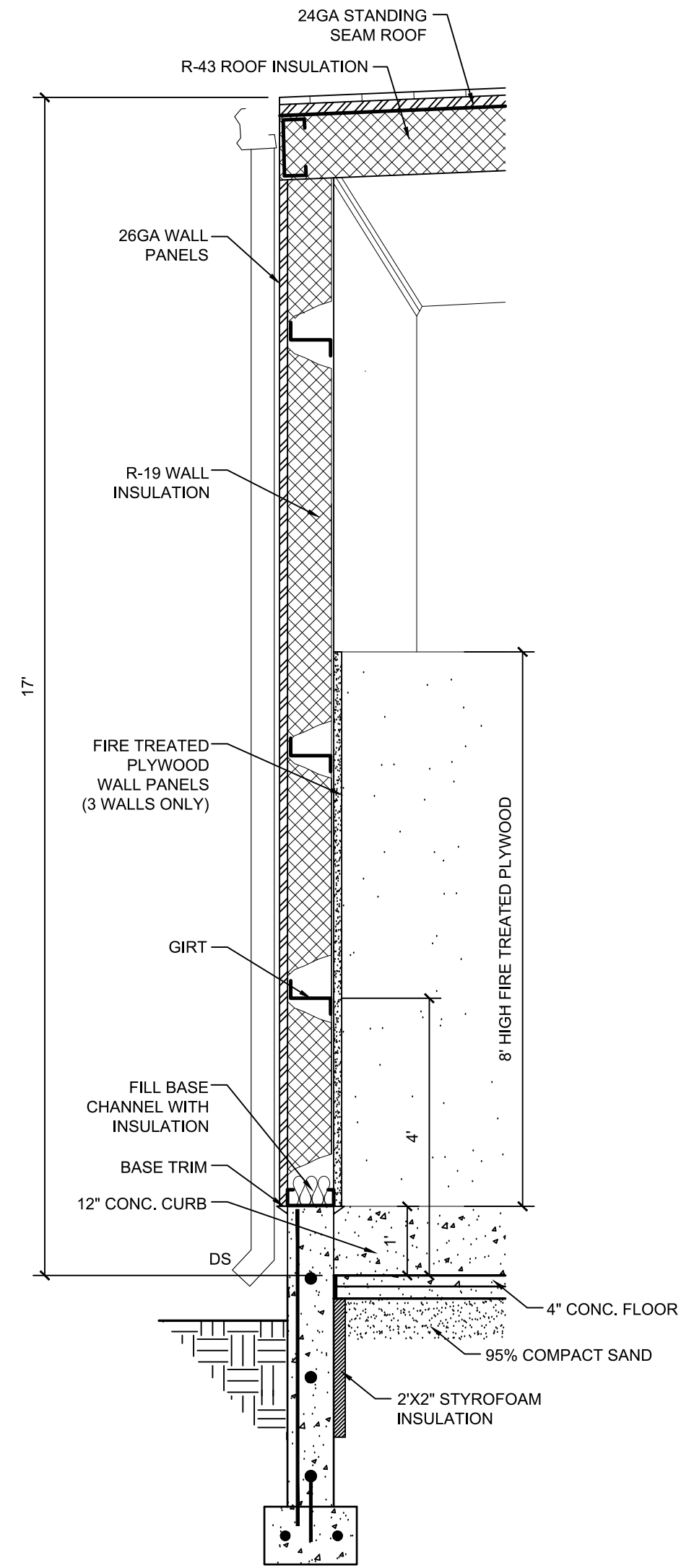
3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

REVISIONS		
TAG:	DATE:	CHANGE:

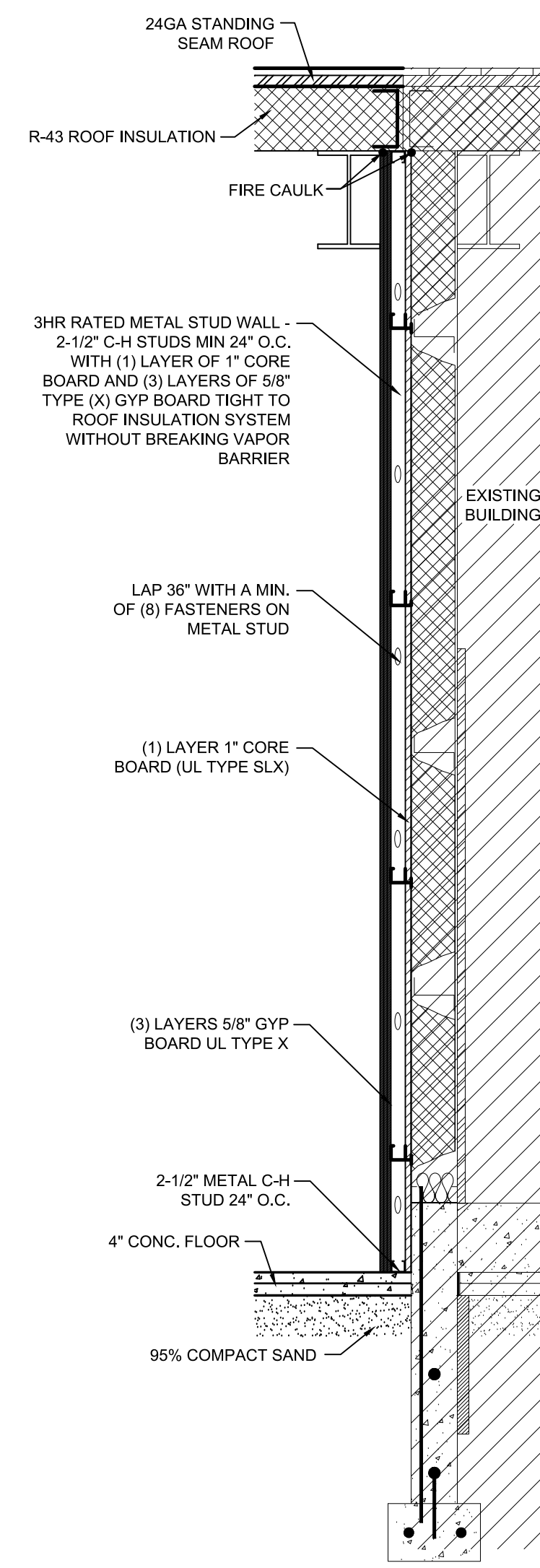
**A3**  
GRAFX CENTRAL



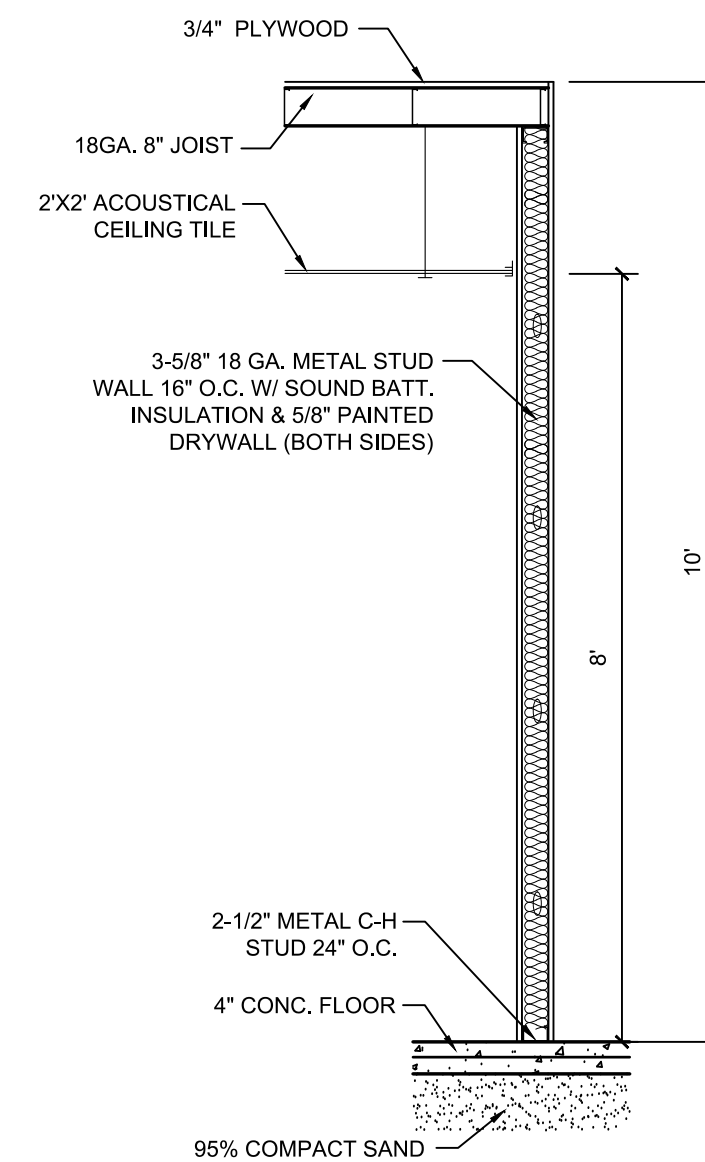
1 END WALL SECTION  
SCALE: 1/2" = 1'-0"



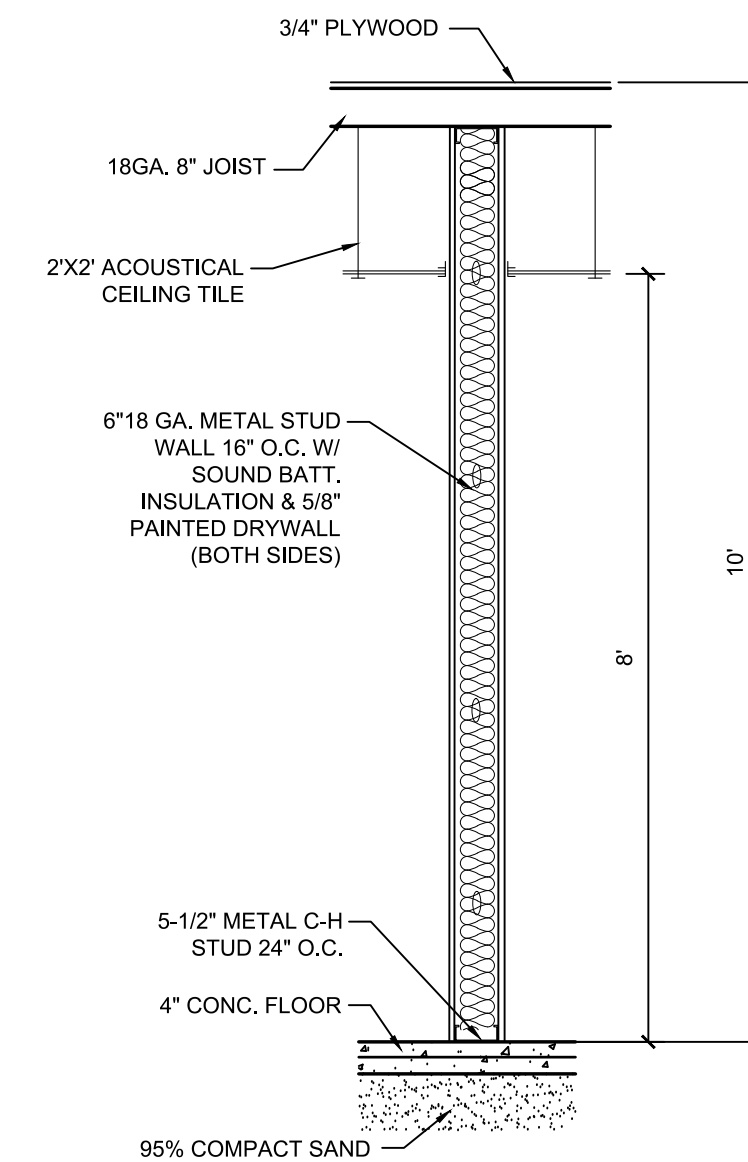
2 SIDE WALL SECTION  
SCALE: 1/2" = 1'-0"



3 3 HOUR FIRE SEPARATION  
#UL U415 SYSTEM G  
SCALE: 1/2" = 1'-0"



4 WALL SECTION @ TOILETS  
SCALE: 1/2" = 1'-0"

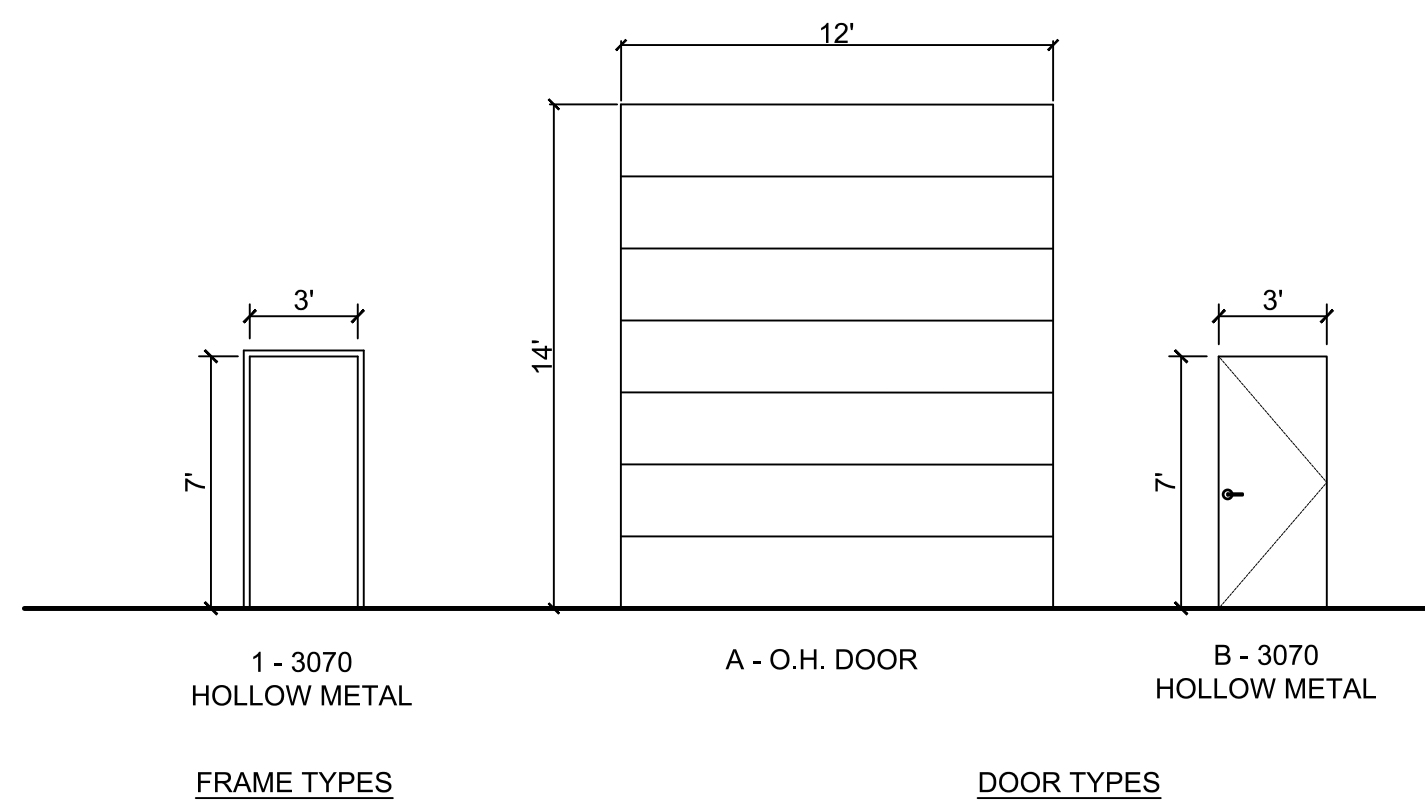


5 WALL SECTION @ TOILETS  
SCALE: 1/2" = 1'-0"

DOOR AND FRAME SCHEDULE											
DOOR NO.	ROOM NAME	DOORS				FRAMES		RATING (HOURS)	FRAME COLOR	HDWR SET #	REMARKS
		WIDTH	HEIGHT	TYP.	MAT.	SWING	TYP.				
100A	SHOP	12'-0"	14'-0"	B	STEEL	OHD					W/ ELECTRIC OPERATOR
100B	SHOP	3'-0"	7'-0"	A	H.M.	RHR	1	HM		1	
100C	SHOP	3'-0"	7'-0"	A	H.M.	LHR	1	HM		1	
100D	SHOP	3'-0"	7'-0"	A	H.M.	RH	1	HM	3 HOUR	1	3 HOUR DOOR
101	MEN'S TOILET	3'-0"	7'-0"	A	H.M.	LH	1	HM		2	
102	WOMAN'S TOILET	3'-0"	7'-0"	A	H.M.	RH	1	HM		2	

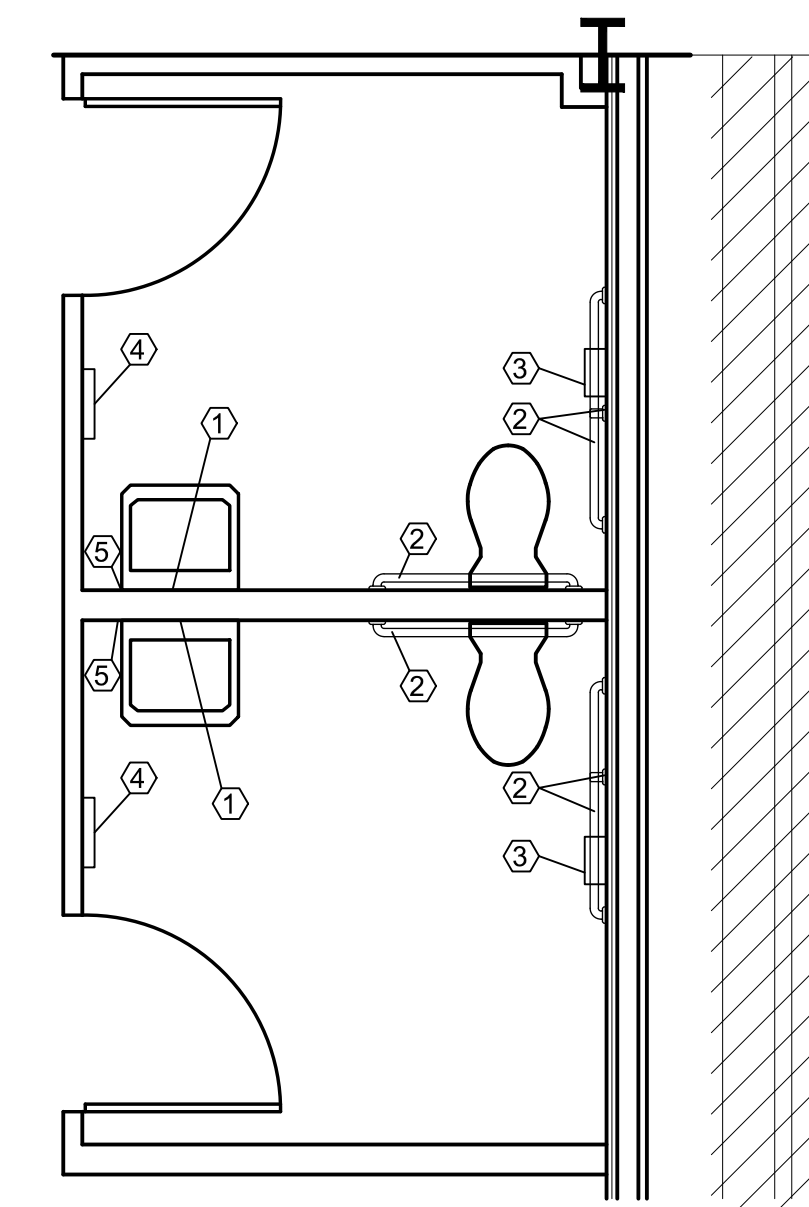
DOOR HARDWARE SCHEDULE	
SET #1 - EXTERIOR H.M. DOORS	
3 - HINGES	4.5" X 4.5"
1 - MORTISE LEVER LOCKSET	ENTRY
1 - THRESHOLD	36"
1 - WEATHER STRIP	1" X 36"
1 - DOOR SWEEP	36"
1 - CLOSURE	
1 - LOCK GUARD	
SET #2 - RESTROOM DOORS	
3 - HINGES	4.5" X 4.5"
1 - LEVER LOCKSET	PRIVACY
1 - CLOSURE	8.5# FORCE MIDGRADE

- GENERAL NOTES -- DOOR AND FRAME SCHEDULE
- OPENING NUMBER IS THE SAME AS THE NUMBER OF THE ROOM WHICH THE OPENING SERVES. SUB-LETTERS (A,B,C, ETC.) ARE ADDED TO THE NUMBER IN CASES WHERE MORE THAN ONE OPENING SERVES THE SAME ROOM.
  - DOOR TYPES ARE ALPHABETICALLY REFERENCED TO THEIR ILLUSTRATIONS UNDER "DOOR TYPES"
  - FRAME ELEVATIONS ARE ALPHABETICALLY REFERENCED TO THEIR ILLUSTRATIONS UNDER "FRAME ELEVATIONS"
  - ALL GLASS IN INTERIOR DOORS AND FRAMES SHALL BE 1/4" THICK SINGLE PANE GLASS UNLESS NOTED OTHERWISE.
  - ALL GLASS IN EXTERIOR DOORS AND FRAMES SHALL BE SEALED 1" INSULATING GLASS UNITS UNLESS NOTED OTHERWISE.
  - SAFETY GLASS MAY BE TEMPERED OR LAMINATED AT CONTRACTOR'S OPTION.
  - FIRE RESISTANCE RATED GLASS SHALL BE WIRED GLASS UNLESS NOTED OTHERWISE.
  - ALL INTERIOR GLASS SHALL BE CLEAR (NO TINT) UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR GLASS SHALL BE TINTED UNLESS NOTED OTHERWISE.
  - ALL DOORS SHALL BE 1 3/4" THICK UNLESS NOTED OTHERWISE.
  - ALL HOLLOW METAL DOOR FRAMES TO BE WELDED FRAMES.



- LEGEND
- ① MIRROR ABOVE LAVATORY - 24" X 36"
  - ② GRAB BAR (ONE AT 36", ONE AT 42" & ONE AT 18")
  - ③ TOILET PAPER DISPENSER
  - ④ PAPER TOWEL DISPENSER
  - ⑤ SOAP DISPENSER
- \* ALL FIXTURES TO MEET BARRIER FREE REQUIREMENTS

- ALL TOILET ROOMS SHALL HAVE THE FOLLOWING ACCESSORIES UNLESS OTHERWISE NOTED
- (1) 24" X 36" MIRROR AT EACH LAV. - BY OWNER
  - (1) SOAP DISPENSER AT EACH LAV. - BY OWNER
  - (1) 2 ROLL TOILET TISSUE DISPENSER AT EACH WATER CLOSET. BY OWNER
  - (1) ROBE HOOK IN EACH TOILET ROOM. AND NEAR SHOWER
  - (1) PAPER TOWEL OR HAND DRYER
  - (3) GRAB BARS AT EACH BARRIER FREE WATER CLOSET - (1) 36" LONG (1) 42" LONG & (1) 18" LONG.
  - GRAB BARS TO BE 1 - 1/2" DIA. AND 1 - 1/2" CLEAR FROM WALL.
  - WASTE RECEPTACLE BY OWNER.



6 ENLARGED MEN'S / WOMEN'S TOILET ROOM  
SCALE: NTS

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF UNDERGROUND FACILITIES

REVISIONS		
TAG	DATE	CHANGE

JOB NUMBER:  
DRAWING: SECTIONS / SCHEDULE  
DRAWN BY: DKG  
REVIEWED BY:  
FIELD SUPERVISOR:  
DATE: 10-13-21

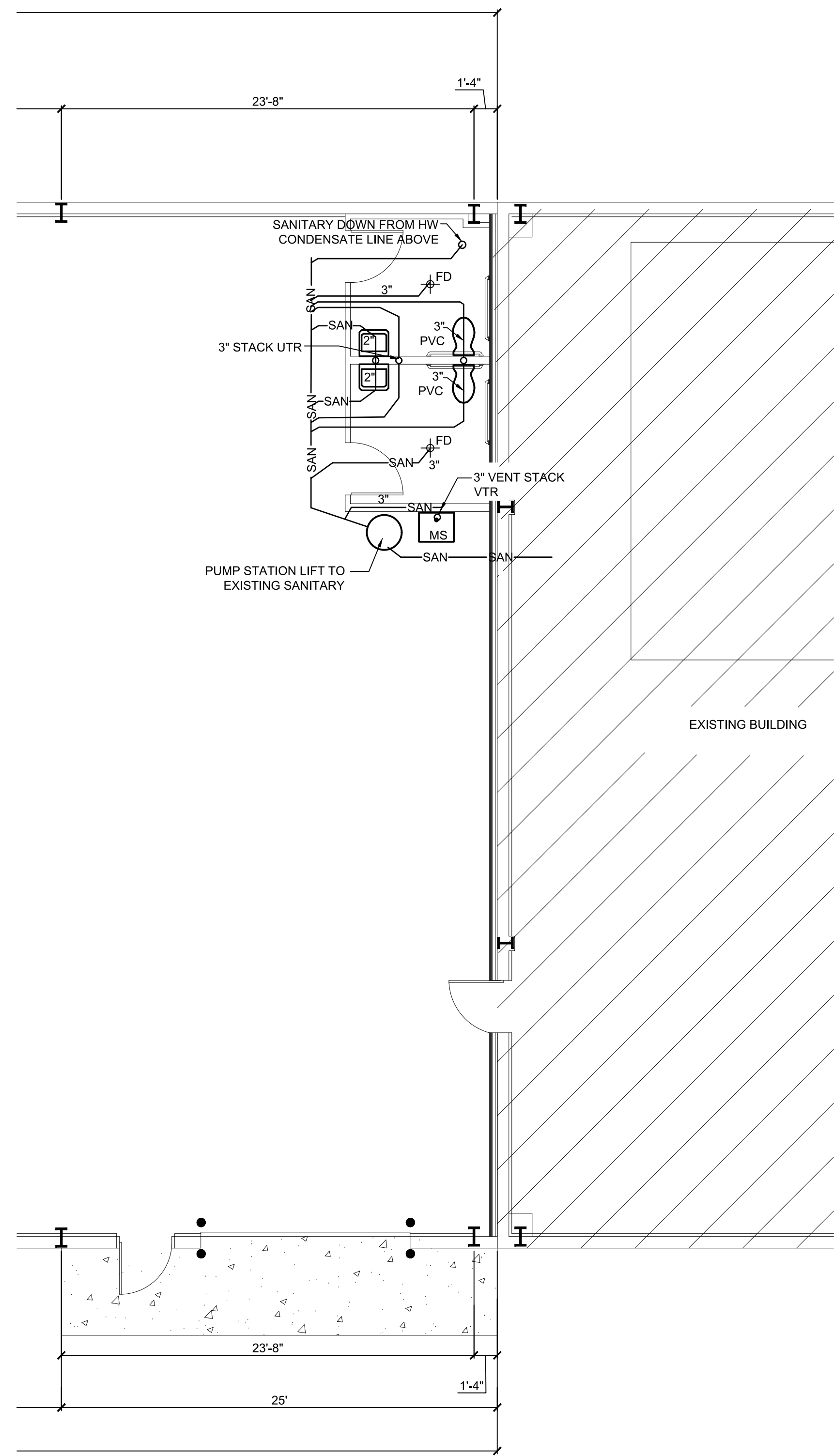
ENGINEER'S SEAL:

GRAF X CENTRAL  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

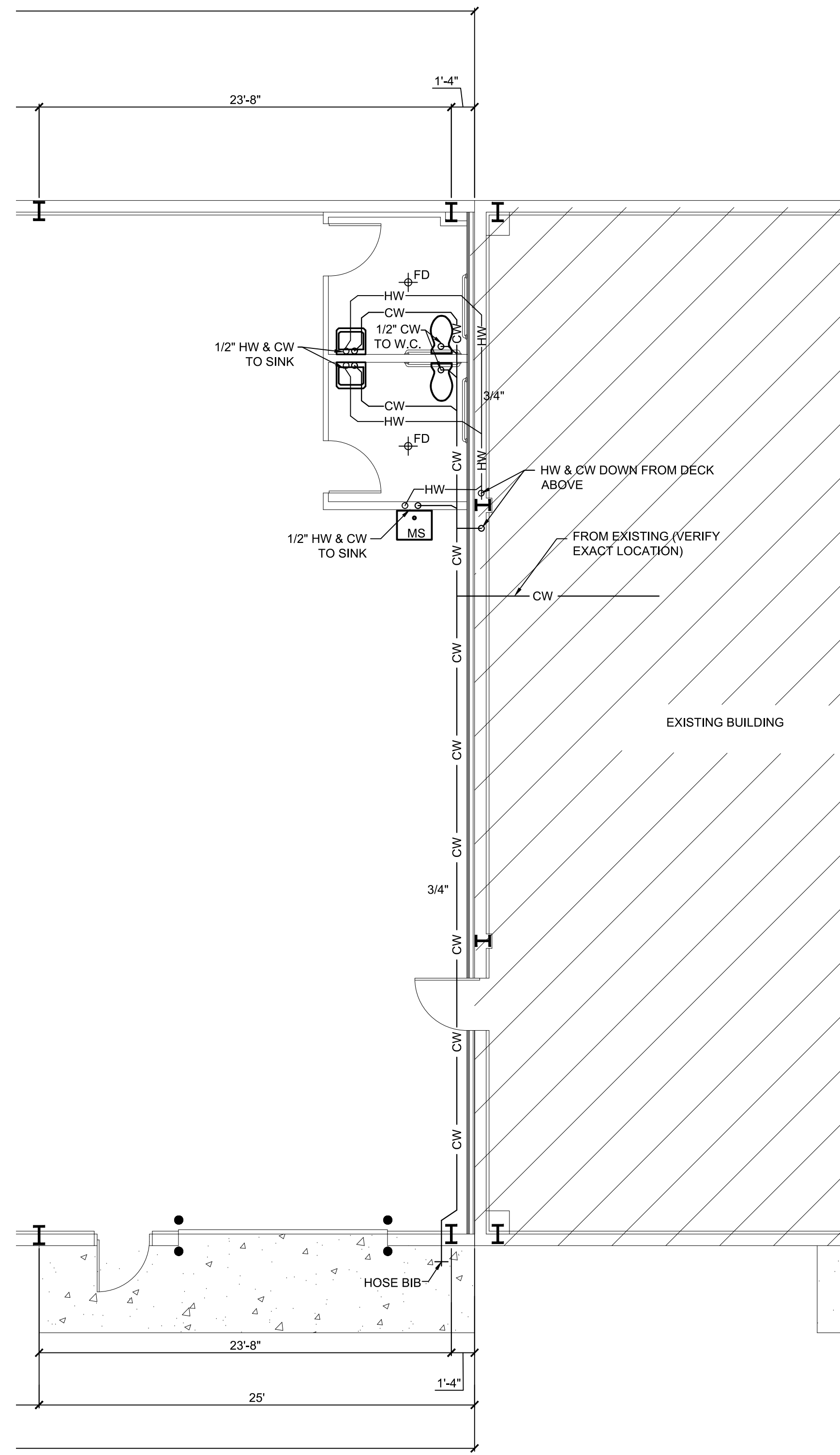
JBS Contracting Inc.  
COMMERCIAL/INDUSTRIAL CONSTRUCTION  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 775-0770

SCALE:  
VARIES

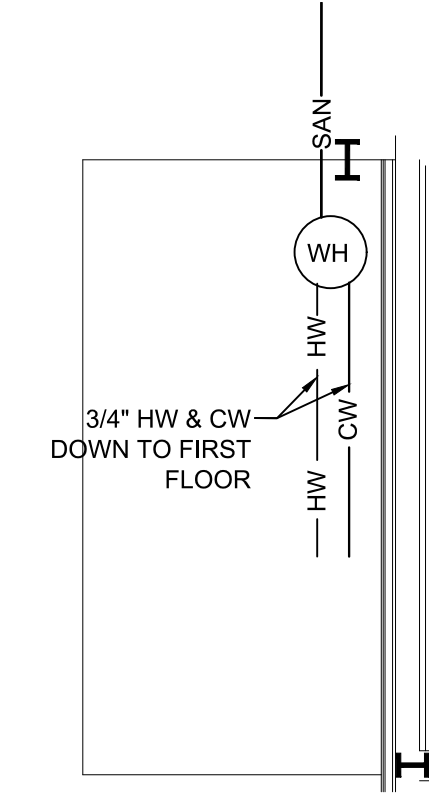
A4  
GRAF X CENTRAL



**SANITARY PLAN**  
SCALE: 3/16" = 1'-0"



**PLUMBING PLAN**  
SCALE: 3/16" = 1'-0"



**MEZZANINE SANITARY/ PLUMBING PLAN**  
SCALE: 3/16" = 1'-0"

**PLUMBING NOTES: (2015 MICHIGAN PLUMBING CODE)**

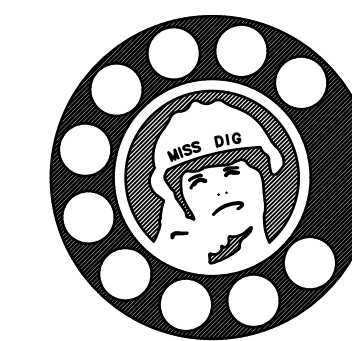
1. ALL WORK SHALL COMPLY WITH ALL STATE, FEDERAL AND LOCAL CODES.
2. PROVIDE SERVICE VALVES AT ALL FIXTURES.
3. PROVIDE ACCESS DOORS TO ALL VALVES AND EQUIPMENT.
4. UNDERGROUND SANITARY SEWER SHALL BE MINIMUM OF 2" DIAMETER.
5. PITCH ALL UNDERGROUND SANITARY SEWER AT 1/8" PER 1'-0".
6. VERIFY ALL PLUMBING FIXTURE LOCATIONS AND BARRIER FREE FIXTURES WITH ARCHITECTURAL PLANS.
7. PROVIDE AND INSTALL ALL VENTS AND CLEAN OUTS REQUIRED IN ACCORDANCE WITH ALL APPLICABLE CODES.
8. PLUMBING CONTRACTOR SHALL PROVIDE DEEP SEAL TRAPS AND PRIMERS IN LOCATIONS WHERE TRAP SEAL MAY BE LOST DUE TO EVAPORATION.
9. MECHANICAL AND PLUMBING PLANS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE TO COORDINATE SPECIFIC LOCATIONS OF ITEMS AND ADJUST AS REQUIRED TO ACCOMMODATE CONSTRUCTION CONDITIONS, CODE REQUIREMENTS AND THE WORK OF OTHER TRADES.

**PLUMBING DIVISION (15410) (2015 MICHIGAN PLUMBING CODE)**

- 01.00 INSTALLATION AND FIXTURES ARE TO MEET MICHIGAN PLUMBING CODE AND LOCAL CODE AS ENFORCED BY THE GOVERNING AUTHORITY. PLUMBING PERMITS REQUIRED TO COMPLETE THE JOB ARE INCLUDED.
- 02.00 THE FOLLOWING FIXTURES ARE INCLUDED:
  - (1) FLOOR MOUNT UTILITY SINK
  - (2) FLOOR DRAINS
  - (2) A.D.A. COMPLIANT WATER CLOSET
  - (2) A.D.A. COMPLIANT WALL HUNG LAVATORY W/ MOAN FAUCET
  - (1) 40 GALLON ELECTRIC HOT WATER HEATER
  - (1) OUTDOOR HOSE BIB
  - (1) LIFT STATION/ GRINDER PUMP
- 03.00 WATER - ALL UNDERGROUND WATER SUPPLY LINES ARE TO BE PEX. ALL ABOVE GROUND WATER SUPPLY LINES ARE TO BE PEX. A SHUTOFF VALVE IS REQUIRED FOR EACH FIXTURE. PROVIDE HAMMER RELIEF, TEMPERATURE VALVES AND PRESSURE RELIEF VALVES AS REQUIRED.

**NOTE:**

\* SANITARY AND PLUMBING PIPING IS SHOWN DIAGRAMMATICAL ONLY  
ACTUAL PIPING LOCATIONS TO BE ADJUSTED  
IN FIELD AS REQUIRED



3 WORKING DAYS |  
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1-800-482-7171  
FOR THE LOCATION OF  
UNDERGROUND FACILITIES

REVISIONS		
TAG:	DATE:	CHANGE:

JOB NUMBER: \_\_\_\_\_  
DRAWING: SANITARY/ PLUMBING PLAN  
DRAWN BY: DKG  
REVIEWED BY: \_\_\_\_\_  
FIELD SUPERVISOR: \_\_\_\_\_  
DATE: 10-13-21

**GRAF X CENTRAL**  
1580 S. PARK PLACE ST.  
MT. PLEASANT, MI 48858

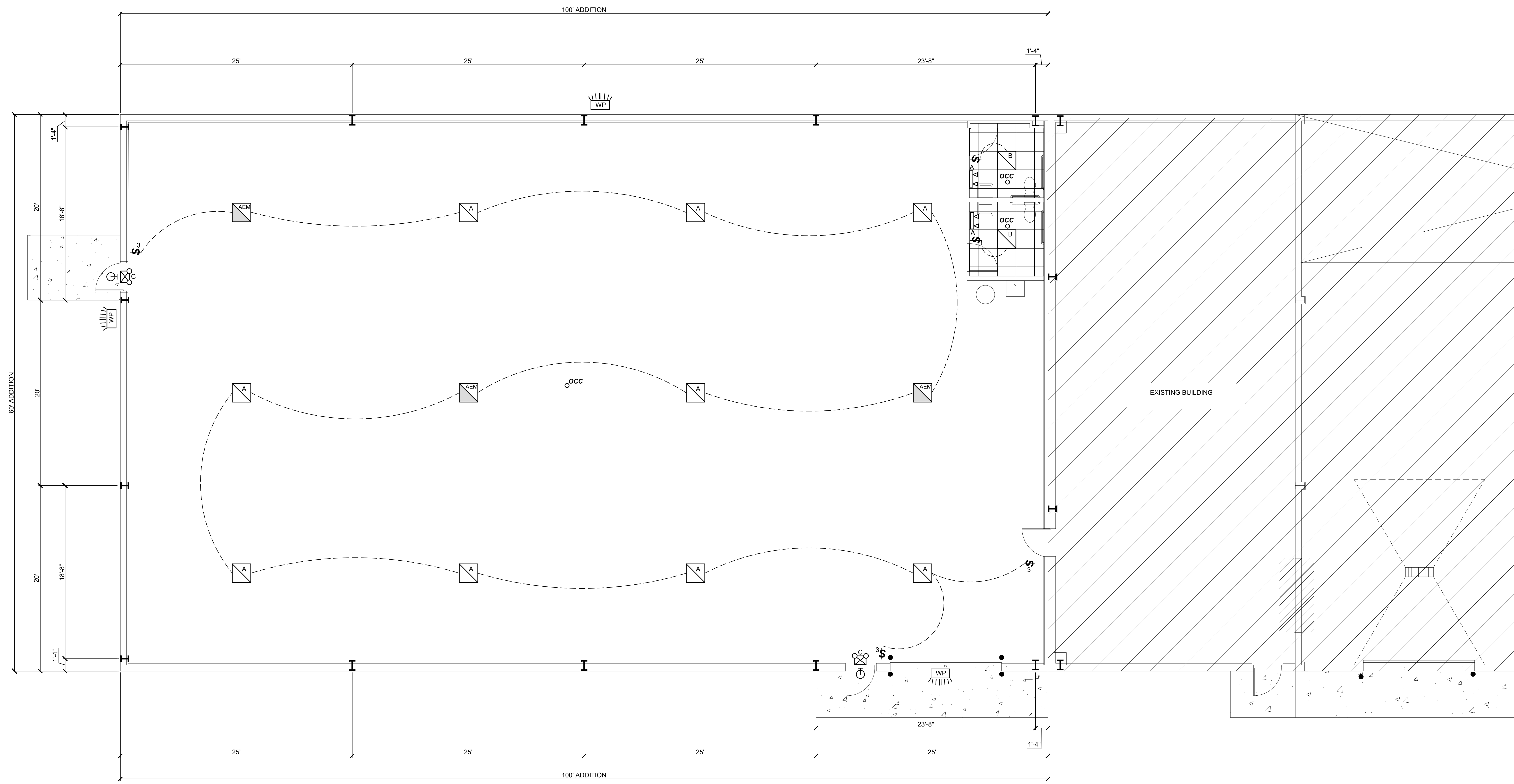
COMMERCIAL/INDUSTRIAL  
**CONSTRUCTION**

**JBS Contracting Inc.**  
1680 COVER PARKWAY  
MT. PLEASANT, MI 48858  
(989) 773-0770

SCALE:  
3/16" = 1'-0"

**P1**  
GRAF X CENTRAL





**LIGHTING PLAN**  
 SCALE: 3/16" = 1'-0"

**2014 MICHIGAN ELECTRICAL CODE**

1. ALL ELECTRICAL WORK INCLUDING INSTALLING CONDUIT, WIRE, LIGHTING, PANEL BOARDS ETC. SHALL BE INSTALLED BY A LICENSED REPRESENTATIVE OF THE ELECTRICAL CONTRACTOR AND INSPECTED PRIOR TO COVERING.
2. LISTED OR LABELED EQUIPMENT SHALL BE USED AND INSTALLED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. PER SECTION 110 - 3 (B)
3. THE SERVICE EQUIPMENT IS REQUIRED TO CARRY THE AVAILABLE FAULT CURRENT THAT IS PROVIDED BY THE UTILITY COMPANY. PER SECTION 110 - 9
4. THE LOCATION OF SERVICE DISCONNECTING MEANS SHALL COMPLY WITH SECTION 230 - 70
5. ALL UNDERGROUND CONDUIT AND CONDUCTOR INSTALLATIONS SHALL BE INSTALLED BY A LICENSED REPRESENTATIVE OF THE ELECTRICAL CONTRACTOR AND SHALL MEET THE REQUIREMENTS OF SECTION 300 - 5, AND APPROVED PRIOR TO COVERING.
6. PROVIDE THE PROPER SIZING AND INSTALLATION OF THE GROUNDING ELECTRODE SYSTEM PER CODE.

**ELECTRICAL DIVISION (16000)**

- 01.00 ELECTRICAL INSTALLATION IS TO MEET ALL STATE AND LOCAL CODES AS ENFORCED BY THE LOCAL GOVERNING AUTHORITY. ELECTRICAL PERMITS REQ'D TO COMPLETE THE JOB ARE INCLUDED.
- 02.00 FURNISH & INSTALL ALL NECESSARY WIRING; SERVICE PANELS DESIGNED TO ADEQUATELY SUPPLY ALL FIXTURES  
INSTALLED. THE FOLLOWING FIXTURES ARE TO BE INSTALLED:
- 03.00 THE ELECTRICIAN WILL INSTALL 3/4" PLYWOOD BACKER FOR THE SERVICE PANEL AND ANY SPECIALTY BACKER REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL.
- 04.00 PROVIDE METAL CONDUIT FOR 24 VOLT WIRING AT ALL OVERHEAD DOORS. PUSH BUTTON CONTROL TO OPERATOR.

SYM	DESCRIPTION	SYM	DESCRIPTION
	BATTERY BACKUP EXIT SIGNS/ REMOTE HEAD		OCCUPANCY SENSOR
	EMERGENCY BACK UP LIGHT		ELECTRICAL SWITCH
	2'X2' LED RECESSED LIGHT		3 WAY ELECTRICAL SWITCH
	2'X2' LED FIXTURE EQUAL TO EXISTING		HARD WIRED
	2'X2' LED FIXTURE EQUAL TO EXISTING EMERGENCY RATED		CORD DROPS
	PARAFLEX #DCST-36W-40K-BZ-MS-D2-EM		DUPLEX RECEPTACLE
			G.F.I. DUPLEX RECEPTACLE 20 AMP
			24 VOLT RECEPTACLE
			ELECTRICAL CONNECTION OR MOTOR PROVIDE LOCAL DISCONNECT PER NEC



REVISIONS		
TAG:	DATE:	CHANGE:

JOB NUMBER: \_\_\_\_\_  
 DRAWING: LIGHTING PLAN  
 DRAWN BY: DKG  
 REVIEWED BY: \_\_\_\_\_  
 FIELD SUPERVISOR: \_\_\_\_\_  
 DATE: 10-13-21  
 ENGINEER'S SEAL: \_\_\_\_\_

GRAFX CENTRAL

1580 S. PARK PLACE ST.  
 MT. PLEASANT, MI 48858

JBS Contracting Inc.

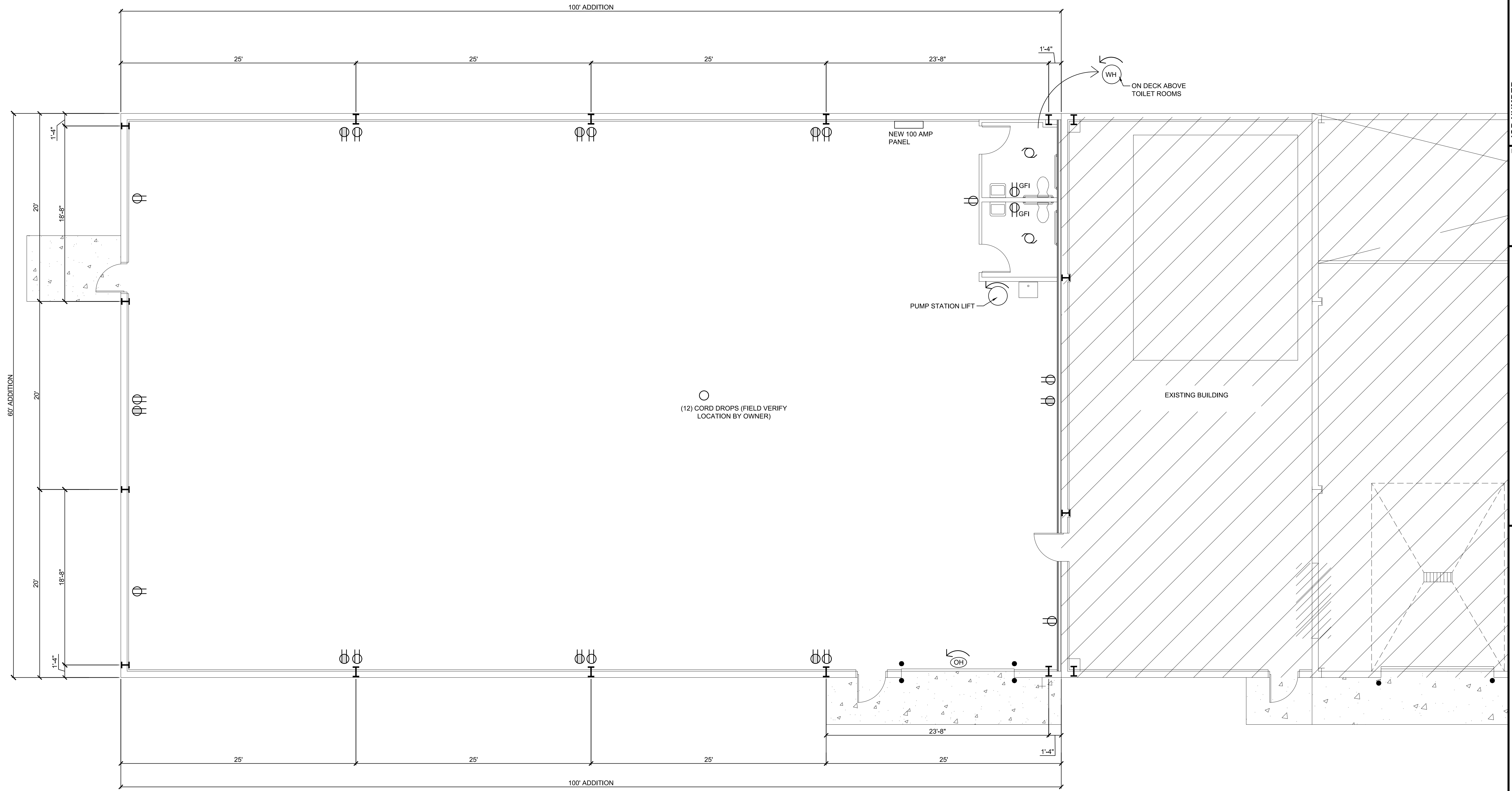
COMMERCIAL/INDUSTRIAL  
 CONSTRUCTION  
 1680 COVER PARKWAY  
 MT. PLEASANT, MI 48858  
 (989) 773-0770

SCALE: 3/16" = 1'-0"

E1

GRAFX CENTRAL





JOB NUMBER:  
 DRAWING: POWER PLAN  
 DRAWN BY: DKG  
 REVIEWED BY:  
 FIELD SUPERVISOR:  
 DATE: 10-13-21

ENGINEER'S SEAL:

**GRAFX CENTRAL**  
 1580 S. PARK PLACE ST.  
 MT. PLEASANT, MI 48858

**JBS Contracting Inc.**  
 COMMERCIAL/INDUSTRIAL  
 CONSTRUCTION  
 1680 COVER PARKWAY  
 MT. PLEASANT, MI 48858  
 (989) 775-0770

SCALE:  
 3/16" = 1'-0"

**E2**  
 GRAFX CENTRAL

**2014 MICHIGAN ELECTRICAL CODE**

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**POWER PLAN**  
 SCALE: 3/16" = 1'-0"

SYM	DESCRIPTION	SYM	DESCRIPTION
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	PARAFLEX #DCST-36W-40K-BZ-MS-D2-EM		DUPLEX RECEPTACLE
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REVISIONS		
TAG	DATE	CHANGE

# MT. PLEASANT FIRE DEPARTMENT

## INSPECTION REPORT

GRAFX CENTRAL INC., 1580 PARK PLACE RD, BLDG UNNAMED, MT. PLEASANT MI 48858



### DETAILS

Inspection Date: 10/25/2021 | Inspection Type: PLAN REVIEW UNION TOWNSHIP - Site | Inspection Number: 2164 |  
Shift: Lieutenant | Station: Mt. Pleasant Fire Department | Unit: N/A | Lead Inspector: BRADLEY DOEPKER | Other Inspectors: N/A

STATUS	CODE	DESCRIPTION
FAIL	501.4 - Timing of installation.	<p>When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.</p> <p>Inspector: BRADLEY DOEPKER - Comments: Install required fire hydrant prior to construction.</p>
FAIL	503.1.1 - Buildings and facilities.	<p>Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies.</p> <p>Inspector: BRADLEY DOEPKER - Comments: Fire Department access road shall be installed and able to handle imposed loads prior to construction of building.</p>
FAIL	503.2.1 - Dimensions.	<p>Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).</p> <p>Inspector: BRADLEY DOEPKER - Comments: Assure that access roads meet above code.</p>
FAIL	503.2.5 - Dead ends.	<p>Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.</p>

STATUS	CODE	DESCRIPTION
		Inspector: BRADLEY DOEPKER - Comments: Turn around must meet radius requirements.
<b>FAIL</b>	503.3 - Marking.	<p>Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.</p> <p>Inspector: BRADLEY DOEPKER - Comments: Fire Department turn around shall be labeled as NO PARKING FIRE LANE.</p>
<b>FAIL</b>	ACCESS ROAD 150 FT - Buildings within 150ft of Access Road	<p>All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	ACCESS ROAD LOAD - Designed and Maintained to Support the Load	<p>All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	ACCESS ROAD SIGNAGE - Signage Requirements	<p>All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING" or "FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(E)</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	ACCESS ROAD TURN AROUND - Turn Around Required when Road in Excess of 150 ft	<p>Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>

<b>STATUS</b>	<b>CODE</b>	<b>DESCRIPTION</b>
<b>FAIL</b>	ACCESS ROAD W/HYDRANT - Width of Road with a Fire Hydrant	<p>Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments: Where hydrant is located the above width is required.</p>
<b>FAIL</b>	BUILDING IDENTIFICATION - Buildings Shall Have Address Numbers	<p>Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	GENERAL STATEMENT - List Not All-Inclusive	<p>This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments: This list is not all-inclusive and can change as plans change. This site plan was done with the building not having a fire suppression system added. There must be a fire wall between the new building that allows for 2 separate buildings by code. This includes openings in the wall.</p>
<b>FAIL</b>	HYDRANT DISTANCE - Hydrant maximum distance from buildings	<p>Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	KNOX BOX - Knox Box Requirements and Location	<p>Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)</p> <p>Inspector: BRADLEY DOEPKER - Comments: Once installed contact Fire Department for locking of the box.</p>

<b>STATUS</b>	<b>CODE</b>	<b>DESCRIPTION</b>
<b>FAIL</b>	WATER SUPPLY (DEAD END) - 8in Dead End Capable of Required Fire Flow	<p>Provide an approved water supply capable of supplying the required fire flow for fire protection in accordance with Chapter 5, Section 507.1 of the 2012 Edition of the International Fire Code. (Provide the department with data to verify that the proposed dead end water supplies will provide the required fire flow for the proposed fire hydrants and the proposed building fire suppression system.)</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	WATER SUPPLY (GPM) - Capable of Supplying the Required Fire Flow	<p>Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)</p> <p>Inspector: BRADLEY DOEPKER - Comments: Fire Flow for this building is 2250GPM for 2 hours.</p>
<b>FAIL</b>	WATER SUPPLY (MAIN) - 8 in Water Main Supply	<p>All water main supply lines shall be a minimum of 8."</p> <p>Inspector: BRADLEY DOEPKER - Comments:</p>
<b>FAIL</b>	WATER SUPPLY (SPACING) - Number and Spacing of Hydrants	<p>Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.</p> <p>Inspector: BRADLEY DOEPKER - Comments: Site is required to have 2 hydrants as indicated on plans. Spacing requirement is 225 ft from road and an average of 450ft spacing. Plans are correct unless they change.</p>

**REINSPECTION DATE**

12/24/2021

**CONTACT SIGNATURE**

Chad Snyder

Contact Refused  
Refusal Reason: NA

**INSPECTOR SIGNATURE**

BRADLEY DOEPKER  
Signed on: 10/25/2021 @ 15:49

LT

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**QUESTIONS ABOUT YOUR INSPECTION?**

BRADLEY DOEPKER  
bdoepker@mt-pleasant.org  
(989) 779-5150



**FINAL SITE PLAN REPORT**

<b>TO:</b>	Planning Commission	<b>DATE:</b>	December 21, 2021
<b>FROM:</b>	Peter Gallinat Township Zoning Administrator	<b>ZONING:</b>	B-4, General Business District
<b>PROJECT:</b>	PSPR 21-19 GrafX Central revised final site plan application for a 6,000 square-foot building addition and associated site improvements.		
<b>PARCELS:</b>	PID 14-011-30-001-13		
<b>OWNER(S):</b>	St. Andre Trust		
<b>LOCATION:</b>	Approximately 1.58 acres located at 1580 S. Park Place in the SW 1/4 of Section 11.		
<b>EXISTING USE:</b>	Digital Printing	<b>ADJACENT ZONING:</b>	I-1 (Light Industrial District), B-4 (General Business)
<b>FUTURE LAND USE DESIGNATION:</b> <i>Industrial/Employment.</i> This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU’s Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.			
<b>ACTION REQUESTED:</b> To review the PSPR 21-19 GrafX Central final site plan with a revision date of December 4, 2021, along with building details dated December 6, 2021, for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place in the southwest quarter of Section 11 and in the B-4 (General Business) District.			

**Site Plan Approval Process**

Per Section 14.2.C. of the Zoning Ordinance, both preliminary and final site plan approvals are required for this project. The preliminary site plan for this project was approved subject to several conditions on 11/16/2021.

Planning Commission approval of a final site plan *“constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met”* (Section 14.2.L.). Documentation of applicable outside agency permits and approvals are required as part of a final site plan application.

## Final Site Plan Review Comments

The following comments are based on the standards for final site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The site plan fully conforms to the minimum Section 14.2.P. information requirements for a final site plan. **CONFORMS**
2. **Section 8 (Environmental Performance Standards).** The applicant has confirmed on the completed Hazardous Substances Reporting Form that no hazardous substances are expected to be used, stored, or generated on-site. **CONFORMS**
3. **Section 7.10 (Sidewalks and Pathways).** A five-foot wide concrete sidewalk has been added to sheet C3 across the entire frontage within the road right-of-way, along with an internal sidewalk connector to the building entrance in compliance with applicable ordinance requirements. Note #4 on sheet C3 has also been added to formally request temporary relief from sidewalk construction.

It is the opinion of staff that the requested temporary relief is consistent with the Township's 2018 sidewalk policy. For this reason, staff would have no objection to Planning Commission approval of the final site plan with this requested temporary relief.

4. **Section 9 - Parking, Loading, and Access Management.** The plan indicates 34 proposed parking spaces in the expanded lot. Digital printing is not specifically listed in the Zoning Ordinance with an associated parking standard. In 2019, a site plan for this property under the former Zoning Ordinance No. 1991-5 referenced a parking ratio of 1 space per 200 square-feet of usable floor area, which was determined to be adequate. Under the current Zoning Ordinance, the applicant has proposed to apply the 2.39 spaces per 1,000 square-feet of gross floor area standard for "*Business & Professional Offices, except as otherwise specified*" from section 9.2(f). Staff would have no objection to Planning Commission approval of the final site plan with use of the proposed standard and the number of proposed parking spaces. **CONFORMS**
5. **Section 8.2. - Exterior Lighting.** Applicant has provided a detailed exterior lighting plan on sheet C8, with manufacturer specifications for the type of wall pack lighting to be used. The lighting plan fully conforms to applicable lighting requirements. **CONFORMS**
6. **Section 10. – Landscaping and Screening.** The landscaping and screening improvements depicted on sheet C3 conform to the General Site Requirements in Section 10.2, sub-section A. The parking lot landscaping conforms to the applicable requirements in Section 10.2, sub-section F. The landscaping improvements adjacent to the road right-of-way conform to Section 10.2, subsection B standards.

The applicant has also asked for approval of a landscaping modification per Section 10.7 to eliminate of location of a berm along S. Park Place due to drainage patterns on the site. Staff would have no objection to Planning Commission approval of the final site plan with this modification.

7. **Other site plan details.** The following additional details have been addressed by the applicant on the final site plan: **CONFORMS**
  - a. **Easement information.** A note added to sheet C3 confirms that the “ingress-egress easement” shown on the sheet C2 topographic survey was intended for access to the property at a time prior to development of the current road network. Staff has no objection to Planning Commission approval of the final site plan with the proposed stormwater retention and dumpster enclosure located within this area of the lot.
  - b. **Snow storage.** Snow storage areas have been added on sheet C3 to confirm that snow will be stored on the west end of the lot in compliance with Ordinance standards.
  - c. **Section 7.14 (Trash Removal and Collection).** Dumpster enclosure and location details have been added to sheets C3 and A2 in full conformance with applicable height and location requirements.
8. **Outside agency approvals.** All applicable outside agency permits and approvals have been secured, with copies provided to the Zoning Administrator. **CONFORMS**

### **Objective**

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

### **Key Findings**

1. The site plan as presented fully conforms to the minimum Section 14.2.P. information requirements for a final site plan, and to the applicable standards for final site plan approval listed in Section 14.2.S. of the Zoning Ordinance.
2. The proposed landscaping modification and request for temporary relief from sidewalk construction are consistent with Township ordinances and established policies.
3. Documentation of permits or approvals from all applicable outside agencies required for final site plan approval and that could affect the final site design have been secured, with copies provided to the Zoning Administrator.

### **Recommendations**

Based on the above findings I would have no objection to a Planning Commission action to approve the revised PSPR21-19 GrafX Central final site plan with a revision date of December 4, 2021, along with building details dated December 6, 2021, for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place in the southwest quarter of Section 11 and in the B-4 (General Business) District.

Please contact me at (989) 772-4600 ext. 241, or via email [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com), with any questions about this information.

Respectfully submitted,

***Peter Gallinat***

Township Zoning Administrator

**Draft Motions: PSPR 21-19 GrafX Central Building Addition**  
**Revised Final Site Plan Review Application**

**MOTION TO APPROVE THE REVISED FINAL SITE PLAN AS PRESENTED:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the PSPR 21-19 GrafX Central revised final site plan for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place (parcel number 14-011-30-001-13) in the southwest quarter of Section 11 and in the B-4 (General Business) zoning district, finding that the December 6, 2021 site plan fully complies with the 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).

**MOTION TO APPROVE THE REVISED FINAL SITE PLAN WITH CONDITIONS:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the PSPR 21-19 GrafX Central revised final site plan for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place (parcel number 14-011-30-001-13) in the southwest quarter of Section 11 and in the B-4 (General Business) zoning district, finding that the December 6, 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 condition(s):

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**MOTION TO POSTPONE ACTION:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to postpone action on the PSPR 21-19 GrafX Central final site plan for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place until \_\_\_\_\_, 2022 for the following reasons: \_\_\_\_\_

**MOTION TO DENY:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to deny the PSPR 21-19 GrafX Central revised final site plan for a 6,000 square-foot building addition and associated site improvements at 1580 S. Park Place (parcel number 14-011-30-001-13) in the southwest quarter of Section 11 and in the B-4 (General Business) zoning district, finding that the December 6, 2021 site plan does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

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## PARKS AND RECREATION MASTER PLAN UPDATE

<b>TO:</b>	Planning Commission	<b>DATE:</b>	January 10, 2022
<b>FROM:</b>	Rodney C. Nanney, AICP. Community and Economic Development Director		
<b>PROJECT:</b>	Review and discuss current regional parks and recreation-related goals and objectives to identify initial focus areas; and review and discuss potential survey formats and questions for Township residents.		

### Review of Recreation Goals and Identification of Focus Areas

Since the 2010 Parks and Recreation Master Plan was adopted, a number of other Township and regional plans have been developed that include recreation-related policies. As a starting point for this planning project, the goals-related sections of the following planning documents are attached for Planning Commission review and consideration:

1. 2010 Township Parks and Recreation Master Plan – Goals and Objectives
2. 2021 Township Board of Trustees Policy Governance – Section 1: Ends
3. 2018 Township Master Plan for Future Land Use – Plan Framework and Goals
4. 2011 Greater Mt. Pleasant Area Non-motorized Plan – Goals and Objectives
5. 2020 City of Mt. Pleasant Master Plan – Parks and Recreation Plan Recommendations
6. **ADDED** – 2021 Chippewa River Water Trail Strategic Plan – Goals and Strategies

The intent of this review is to begin to identify the goals that should serve to guide the initial preparation of survey questions and the key areas of focus for this plan update process. The following is an excerpt from the MDNR *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* describing their desired focus for recreation-related goal-setting:

*Goals should be based on the demographic characteristics of the population served and the physical and environmental characteristics of the area, such as the size of the population, age, gender and the distribution of low-income, disabled, elderly and minority residents. Recreation opportunities provided should be determined based on a consideration of the demographic subgroups that make up the population of the community, which recreation opportunities each of these subgroups wants, where the subgroups live, how they will get to the parks or other locations that provide recreation opportunities, how much they can afford to pay and many other factors. ...*

*Goals should be broad enough and have one or more objectives associated with them. Objectives will be more specific actions to help accomplish the goal.*

Here are some potential questions to consider as part of your review and our discussion during the upcoming meeting:



- A. Which of the goals and objectives listed in the 2010 Township Parks and Recreation Master Plan remain relevant for guiding the development of an updated plan?
- B. Which of the goals and objectives listed in the 2011 Greater Mt. Pleasant Area Non-motorized Plan remain relevant for guiding the development of an updated plan?
- C. To foster intergovernmental coordination and minimize duplication of facilities and services, are there elements of the City of Mt. Pleasant Master Plan’s “System-Wide Recommendations” for parks and recreation that should be incorporated into a Township plan update?
- D. How do these identified goals and objectives serve to achieve the desired outcomes (“Ends”) identified by the Board of Trustees in their Policy Governance document?
- E. **ADDED:** Should protection of the Chippewa River natural areas and recreational access to the river be a key focus of our Parks and Recreation Plan update?

### **Development of Potential Survey Format and Questions**

The attached 3-page list of potential survey questions was compiled by staff from a number of sources. It is intended to serve as a starting point for discussion and identification of key questions to include in the final survey format. The 2009 survey was done in the form of a telephone survey targeted at a randomized representative sample of the Township population. A telephone survey is not recommended for this update. Suggested survey options include:

- A longer-form survey (10-15 mostly multiple-choice questions) sent via first class mail.
- A postcard survey (3-5 questions) that could either be mailed back or dropped off.
- An online survey (short or long) with a link posted on the Township’s website.

The keys to success for a parks and recreation survey include:

- Keep it as short as possible – make every question count!
- Focus on the who you want to hear from and how best to get answers from them.
- Make it as easy as possible to complete and to return the survey.

Here are some potential questions to consider as part of your review and our discussion of the survey element of this planning process during the upcoming meeting:

- A. **What would you like to know from the survey respondents about their use and views of the Township park facilities?**
- B. **The 2009 survey collected substantial information about recreation programming. The City provides a broad array of recreation programs, nearly all of which are available to Township residents for a fee. Township does not currently offer any recreation programs, but does provide space and resources for the Mt. Pleasant Little League, along with funding support for the Cultural and Recreation Commission of Isabella County (Morey Courts and the Martin Ice Arena) and the recently created Mid-Michigan Aquatic Recreational Authority. Is this information previously gathered sufficient, or do you feel that we should ask again about preferences for potential programs?**

- C. From the sample set of questions, which are ones that must be included?
- D. Are there any of the sample questions that you feel should be discarded?
- E. Based on the initial focus areas you have identified as important, what additional questions do we need to ask our residents to get a clear picture of current recreation needs and priorities for park improvements?
- F. The 2009 telephone survey included a large sample of the college student population in the Township. As noted in the survey, this population cohort makes very minimal use of Township facilities. Many of these students have access to private recreation facilities where available in their apartment community, and to Central Michigan University recreation facilities. Is the information previously gathered from this cohort sufficient, or do you feel that we should target this cohort with a separate set of survey questions?

### Next Steps

I would ask that the Planning Commission consider these questions and provide direction to staff with regards to your priorities and preferences for the initial focus areas for this update project, and for development of a parks and recreation survey. This direction can be provided by formal motions or by general consensus of the Commission.

Staff will use this direction to prepare a final draft survey document for your review at our February meeting.

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

**Rodney C. Nanney, AICP**

Community and Economic Development Director

1. Counting yourself, how many people live in your household? \_\_\_\_\_
2. Do you feel that there are sufficient parks and green space areas within walking distance of your residence? (please check one)

- Yes
- No
- Not sure

3. Have you or members of your household visited the Township's Jameson Park or McDonald Park during the past year? (check one)

- Yes [please answer Questions 3a, 3b, and 3c]
- No [please go to Question 4]

**3a. Which park do you visit most often? (check one)**

- McDonald Park
- Jameson Park

**3b. Approximately how often did you or members of your household visit the Township's parks during the past 12 months? (check one)**

- at least once a week
- a few times per month
- about once per month
- a few times during the year

**3c. How would you rate the overall condition of the park(s) you have visited? (check one)**

- Excellent
- Fair
- Good
- Poor

4. If members of your household seldom or do not use the Township's McDonald Park or Jameson Park facilities, what are the reasons? (please check all that apply)

- We are too busy or not interested
- Inconvenient locations
- I don't know where the parks are located
- Need transportation to get to parks
- Facilities are not well maintained
- Other, please explain: \_\_\_\_\_
- Don't feel safe at parks
- Lack of recreation programming
- Don't have equipment or facilities I need
- Don't have features or amenities I want
- Disability or age

5. What other parks or recreation facilities (public, private, commercial) do you visit and why?
- \_\_\_\_\_
- \_\_\_\_\_

6. Do you or any members of your household have a disability, as defined by the Americans with Disabilities Act?

- No
- Yes

⇒ If you answered "Yes" to question #8 what type of accommodation is needed to serve people with disabilities in your household? (please check all that apply)

- Non-verbal assistance (Braille)
- Adaptive equipment
- Access improvements
- Sign language interpretation
- Other, please explain: \_\_\_\_\_

7. Please prioritize which populations in our community you feel need parks and recreation opportunities (1 being the highest priority, 6 being the lowest priority):

- \_\_\_\_\_ Adults
- \_\_\_\_\_ Seniors
- \_\_\_\_\_ Pre-school kids
- \_\_\_\_\_ Youth
- \_\_\_\_\_ Teens
- \_\_\_\_\_ Families

8. How important are the following maintenance activities in the Township’s parks? (please check one box for each line)

Maintenance Activities	Not Important	Slightly Important	Moderately Important	Very Important	No Opinion
Restroom cleaning and trash collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ballfield maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playground safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lot and roadway maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turf care and mowing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pathway maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnic table and pavilion maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. How would you rate your level of overall satisfaction with the value your household receives from the Township’s parks and recreation facilities? (check one)

- Very Satisfied
- Somewhat Dissatisfied
- Somewhat Satisfied
- Very Dissatisfied
- Neutral
- Don’t Know

11. From the list below, please check up to three (3) parks and recreation improvements you feel are most needed to serve the Township’s residents and visitors:

- Upgrade existing parks, recreation facilities
- Acquire more land for future parks or natural open space areas
- Build aquatic facilities
- Expand the network of paved pathways and bike lanes
- Develop more sport fields
- Develop more off-leash dog parks
- Provide more seating or picnic areas
- Concentrate on maintaining existing parks and facilities only
- Other, please describe: \_\_\_\_\_



**12. What type of park land is most needed in the Township? [please pick up to two (2) choices]**

- Large natural open space reserves
- Large multi-use parks of 100 acres or more for active uses
- Parkland along the Chippewa River
- Parkland for additional sport fields
- Small neighborhood parks or tot lot parks
- Other: \_\_\_\_\_

**13. From the list below, please pick up to five (5) public recreation facilities that you feel are most needed (or that we need more of) in the Township:**

- Lacrosse fields
- River access
- Covered group picnic shelters
- Basketball courts
- Volleyball courts
- Playgrounds
- River access to kayak/canoe/fish
- Nature preserve
- Unpaved hiking/cross-country ski trails
- Disc golf course
- Skateboarding facilities
- Football or soccer fields
- Baseball or softball fields
- Other, please describe: \_\_\_\_\_
- Sledding hill
- Outdoor running/walking track
- Outdoor amphitheater
- Small neighborhood parks
- Paved walking and biking paths
- Equestrian (horse) trails
- Dog park
- BMX/freestyle biking course
- Open play turf areas
- Bird watching/wildlife observation
- Shooting or archery range
- Climbing wall
- Water park/spray park

**14. Please write in the number of people in each age group living in your household:**

_____ 5 & under	_____ 15-17	_____ 35-44	_____ 65+
_____ 6-9	_____ 18-24	_____ 45-54	
_____ 10 -14	_____ 25-34	_____ 55-64	

**15. How would members of your household prefer to receive information about The Township's parks and recreation facilities and services? (please check all that apply)**

- Direct email bulletins from the Township
- Information displayed at the park
- Township's website
- The Morning Sun newspaper
- Direct mailing from the Township
- Radio
- Facebook post
- Other social media \_\_\_\_\_

**16. Any additional comments about the Township's parks and recreation facilities?**

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**This concludes the survey. Thank you for your time.**  
Please return your completed survey in the enclosed return-reply envelope.

## Chapter 5: 2010-2015 Goals and Objectives

### Global Planning Goals

- Pursue opportunities for intergovernmental cooperation with the City of Mount Pleasant, Isabella County, the Tribe, and other organizations to further parks and recreation goals for all agencies. The County, Township(s), and Tribe share several areas of interest upon which a partnership for facility development could be based. As expressed by township officials and residents, areas of common interest include:
  - Development of a community aquatic facility.
  - Increase linkages to rails and pathways.
  - Develop a river use/management plan.
- Ensure that all township parks meet accessibility guidelines.

### Park Goals

- Improve opportunities for non-motorized transportation including bicycle lanes on roads, sidewalks, and linkages to existing local and regional trail systems and parks working with M-DOT, the city, county and Tribe, and trails groups.
- Continue Park Development, Improvements, and Maintenance.
  - Continue to maintain and update park equipment and facilities as needed with particular attention to accessibility features.
  - Identify property for acquisition for future park development.
  - Work with area officials to insure that recreation needs are considered in the planning process and to encourage developers to set aside space for development of pathways parks and play areas.
- Develop new park areas to meet resident needs:
  - Sport fields for soccer
  - Dog park
  - Outdoor ice arena
  - Additional picnicking area at McDonald Park (wooded area adjacent to Council on Aging).
  - Link the Council on Aging property with McDonald Park.
- Develop township property on S. Mission as a community park to serve the southern portion of the township.
- Explore development of an indoor swimming pool in the community in cooperation with other units of government and organizations.
- Improve River access for township residents including creation of additional access for canoeing, fishing, and swimming within the township.

### Recreation Goals

- Increase opportunities for organized leisure and recreation for children and youth in the township.

## Section I: ENDS

### 1.0 POLICY TITLE: *GLOBAL END*

- 1.0 Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.

The highest quality of life encompasses sustained or enhanced:

1. Community well-being and the common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Safety
4. Health
5. Natural environment
6. Commerce

- 1.1 Residents engage in a vibrant community life.

1.1.1 All demographics within the township can feel welcomed, feel belonging, and engage with the community.

1.1.1.1 A welcoming atmosphere, promoting tolerance and inclusion of all cultures, orientations, and economic status.

1.1.1.2 Fair and nondiscriminatory code enforcement

1.1.1.3 Residents take pride in their community, understand its past and engage in its future.

1.1.2 Residents look to the township as a key information source for community activities, quality public services and resources in the region.

1.1.2.1 Create more frequent opportunities for citizen/Board dialogue

- 1.2 All residents can thrive and achieve more than their basic needs.

1.2.1 Diverse and special communities are attracted by the community's creative and innovative spirit and high quality of life.

- 1.3 All residents may enjoy a safe environment including:

1.3.1 Safe, accessible routes for pedestrians, bicyclists, and motorized vehicles.

1.3.2 Code enforcement to original specifications for commercial, industrial, and residential properties.

1.3.3 Safety in parks and township property.

1.3.4 Safe, well maintained roads

1.3.4.1 Create bike lanes and cross walks on roads

1.3.5 Safe and secure schools through intergovernmental efforts

- 1.4 Residents of all ages shall have access to facilities that enable an active, healthy lifestyle.

1.4.1 An accessible, walkable and bikeable community using the Greater Mt. Pleasant Area Non-Motorized Plan and Sidewalk and Pathways Committee recommendations as a guide

1.4.2 Drinking Water that meets or exceeds Michigan standards for quality of water.

1.4.3 Wastewater system meets or exceeds Michigan standards.

1.4.4 Create facilities at parks that can be used to facilitate an active and healthy lifestyle



- 1.5 Residents can enjoy the natural resources and green space of the township.
  - 1.5.1 Air, water and soil meet or exceed Michigan's quality standards.
  - 1.5.2 People have optimum access to and enjoy a clean Chippewa River through intergovernmental efforts.
  - 1.5.3 Natural corridors optimized for enhanced commercial and residential districts.
  - 1.5.4 Increase use of alternative forms of energy within Township facilities and operations.
  
- 1.6. Commercial establishments, including new, innovative, and traditional, are drawn to Union Township through commerce –friendly economic development policies.
  - 1.6.1 Controlled establishment of potentially undesirable businesses.
  - 1.6.2 Create a purchasing policy that includes mechanism to encourage local purchase of goods and services within reasonable cost limits
  - 1.6.3 Create mechanism to increase dialogue with business community to ensure quality services are provided

## D. Plan Framework and Goals

Each plan chapter contains an overview of existing conditions, applicable Future Land Use descriptions, and specific goals, as well as recommendations and implementation strategies.

Chapter 2 discusses *Growth Management* and the development pressures occurring in the township.

Chapter 3 addresses *Complete Streets* and highlights areas for non-motorized infrastructure, also drawing on recommendations from the 2006 Access Management Plan.

Chapter 4 includes the Future Land Use map and, addresses *future land use*, housing, commerce and employment, respectively.

The concluding implementation chapter ties the preceding chapters together with the Future Land Use plan and implementation action plan. There, actions are categorized by topic, timeframe, and responsibility. This action plan can serve as an annual checklist to ensure the plan's implementation.

The Plan goals and objectives are summarized below, and revisited in greater detail throughout the following chapters.



*Throughout the plan, goals and objectives are highlighted in light blue.*



*Implementation strategies are highlighted in navy. For a complete list of implementation tools, and timeframes, see Chapter 5.*

### ***Plan Goals and Objectives***

***Goal 1: Preserve and protect key natural and agricultural resources.***

- 1.1. Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.
- 1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.
- 1.3. Preserve areas suitable for farming and agriculture-related uses

***Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.***

- 2.1. Connect schools, parks and other public facilities with a system of pathways, bikeways and trails
- 2.2. Prioritize sidewalks in areas where there are connectivity gaps first
- 2.3. Work with the Road Commission to incorporate non-motorized facilities into road improvement projects

***Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.***

- 3.1. Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.
- 3.2. Continue to encourage quality office and commercial development and redevelopment along corridors.
- 3.3. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.
- 3.4. Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.
- 3.5. Expand housing choices to support multiple options for a wide range of age groups and family types.



## **2.2 Goals & Objectives**

In addition to a vision statement, there are four goals listed below. Each statement is a general representation of the top desired project outcomes from the web survey.

- 1. Provide better non-motorized connectivity**
- 2. Advance community health**
- 3. Improve pedestrian and bicycle safety**
- 4. Institute changes that lead to a pedestrian and bicycle friendly community**

### **Goal One: Provide better non-motorized connectivity**

#### **Objectives:**

- a) Provide non-motorized links between key destinations within the Greater Mt. Pleasant area (such as shopping centers, parks, schools, campuses, downtown, etc.)
- b) Provide non-motorized connections between the Mt. Pleasant area and regional destinations (such as the Pere-Marquette Rail-Trail, Clair, Fred Meijer Hartland Trail, Deerfield Park etc.)
- c) Provide a complete non-motorized network (including features such as sidewalks, bike lanes, bike routes, safe road crossings etc.)
- d) Provide an implementation plan that addresses the phasing of the network in a realistic manner that takes cost and benefits into consideration
- e) Provide appropriate identification and wayfinding signage for pedestrian and bicycle routes that link to key destinations in the Greater Mount Pleasant Area and Isabella County

### **Goal Two: Advance community health**

#### **Objectives:**

- a) Reduce automobile dependency
- b) Reduce obesity due to physical inactivity
- c) Provide more active recreation opportunities (such as off-road trails)
- d) Increase the number of people walking and bicycling especially for daily transportation trips such as commuting and errands
- e) Improve air quality (such as reducing CO2 emissions)



**Goal Three: Improve bicycle and pedestrian safety****Objectives:**

- a) Reduce the number of bicycle and pedestrian crashes
- b) Maintain non-motorized facilities such that they are safe to use in a cost effective manner
- c) Improve the education of motorists in regards to pedestrian and bicyclist issues
- d) Improve the education of pedestrians and bicyclists in regards to rules of the road, motorists concerns and safe travel
- e) Improve the safety of pedestrians and bicyclists at existing busy road intersections
- f) Provide safe options to cross the road between existing signalized intersections
- g) Provide appropriate lighting along non-motorized routes
- h) Utilize current best practices in the design of non-motorized facilities and update standard plans and details to incorporated best practices

**Goal Four: Institute changes that lead to a bicycle and pedestrian friendly community****Objectives:**

- a) Establish family friendly non-motorized facilities (such as neighborhood routes to parks and schools)
- b) Provide more bike parking and a range of bike parking options (such as downtown, shopping centers, including some that are covered and secured)
- c) Create and distribute a guide map that shows pedestrian and bicycle facilities and recommended walking and biking routes
- d) Enhance the sense of community through increased social interaction between non-motorized transportation users
- e) Provide bike racks on buses
- f) Improve the aesthetics of the area's transportation system (such as by adding street trees, decorative lighting, benches etc.)
- g) Establish performance benchmarks and track progress in the implementation of facilities, programs and policies as well as non-motorized use and crashes
- h) Participate in active transportation recognition programs to track community progress in comparison to peer communities

## System-Wide Recommendations

In addition to capital investments into programs and facilities, the City should also evaluate the current system and review long-range options for providing parks and recreation. The following are system-wide recommendations that should be evaluated annually and used in the long-range planning of parks and recreation:

### PARK DESIGN IMPROVEMENTS

As the park system evolves and each park undergoes its own degree of improvements, it is important to clearly mark park entrances and visually unify the parks so residents are aware that facilities they use are part of Mt. Pleasant’s park system. This can be accomplished by a uniform set of design themes that symbolize Mt. Pleasant parks and are used in the design of lighting, benches, signs, waste receptacles, bike racks, and other amenities. Tree transplanting and improvements is a community focus for all public areas.

### NON-MOTORIZED CONNECTIVITY

Mt. Pleasant should continue to seek opportunities for planning, land acquisition, access easements, and non-motorized trail development to assist this effort within the community.

### NATURAL RESOURCE INVENTORY

As opportunities become available the Department should analyze any critical natural areas in the community through inventories and appropriate studies. This information is critical to prioritizing resources for the acquisition, protection, and management of park natural areas.

### RECREATION PROGRAMMING

The Mt. Pleasant Parks and Recreation Department is only one of several sources of recreation programming for community residents. Volunteer youth sports organizations, private businesses and institutions, and other groups offer leagues, services and programs. To complement these other resources, the Department should partner with these programs when appropriate.

### AGING IN PLACE

The Parks and Recreation Department should continue efforts to improve the system for access and use by senior and aging residents. This population has specific needs and preferences to consider. Pickleball, pools, and fitness programming are examples of successful efforts made by the City to address the needs of seniors.

### PARK PROMOTION

The Parks and Recreation Department should use creative promotional approaches to increase awareness of the features available at the various parks. Promotional ideas could include: park maps and park events. Increased awareness of the parks will increase appreciation and support for the park system and could also generate a spirit of volunteerism with maintenance, development and fundraising projects.

### FUNDRAISING

Develop new and creative ways to raise funds for park improvements, such as events, service projects and local fundraising. These park improvements could be as small scale as fundraising for benches, trees and other amenities.

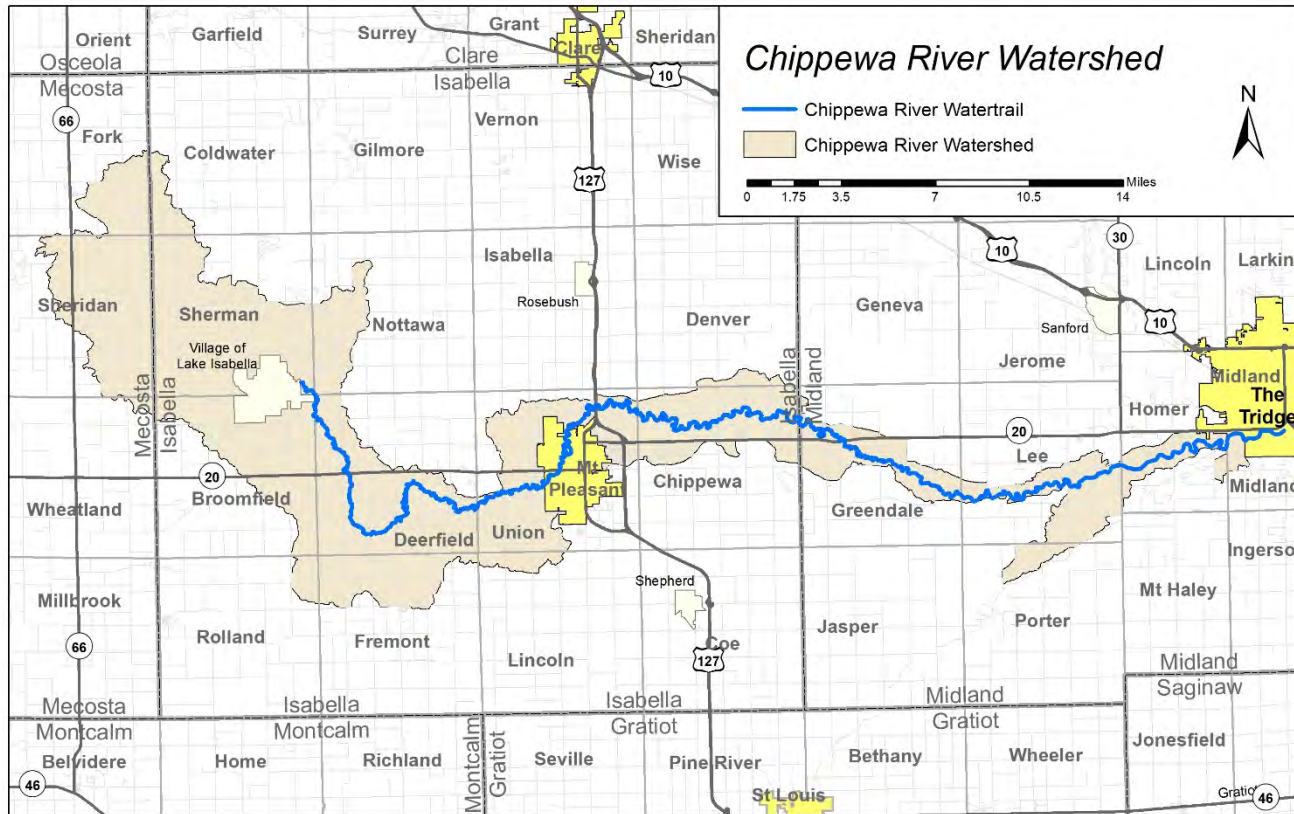
### PUBLIC INVOLVEMENT

The Parks and Recreation Department should continue to solicit residents’ suggestions on planning, use, and improvement of parks and programming. This can be accomplished with public meetings, surveys, or through resident feedback solicited at special events.

### STUDY AREA

The Chippewa River Watershed drains a 2,080 square mile (1.3 million acre) basin. The heart of the basin, the Chippewa River, traverses roughly 91 miles. The proposed Chippewa River Water Trail would encompass 71 miles of the river. The water trail would begin in Sherman Township just outside the Village of Lake Isabella (in Isabella County) and flow east through 14 jurisdictions before it terminates at the “Tridge” in downtown Midland.

Map 1.2 – Chippewa River Watershed





## CONNECTIONS TO REGIONAL TRAIL SYSTEMS

The Chippewa River Water Trail would provide recreational connections to several non-motorized terrestrial trails throughout the region, including the Pere Marquette and Chippewa Trails in Midland, the Gregory K. Baderschneider (GKB) trails in Mt. Pleasant, and trails throughout several of the preserves located throughout the study area.

## VISION

The Chippewa River Water Trail will promote the environmental, social and economic sustainability of the Midland County and Isabella County community. Environmentally, the water trail will help to showcase the river as an important natural resource that the public and local leadership should steward. While the economic and social benefits of a recreational water trail are positive, a proper balance with the environmental quality of the river ecosystem is paramount.

The Chippewa River Water Trail will create a sense of place for paddlers. The trail will feature connections to various points of interest, including parks, trails, local landmarks, and walkable commercial areas. By further promoting the river as a unique local asset, the Chippewa River Water Trail will support the community's identity as a quality place to live, work and play. The water trail will feature an array of amenities and connections to support the river as an attraction for people of many different interests, age groups and abilities.

The Chippewa River Water Trail will be for everyone. Signage, programming and public engagement efforts will celebrate the community's people, ecosystem, history and culture, including its distinctive connection to the Saginaw Chippewa Indian Tribe of Michigan. In this way, the Chippewa River Water Trail will bring the community together. Local stakeholders and community members will collaborate to ensure that the trail is supporting the environmental, social and economic goals described in this plan.

## GOALS

The Steering Committee adopted the following goals for the water trail:

1. Continue to support and integrate ongoing public awareness, education, conservation and restoration efforts that enhance and promote the health of the river.
2. Secure long-term and sustainable management funding for the water trail.
3. Promote *Leave No Trace* principles.
4. Support, promote and improve river-related recreational activities, including paddling, boating, fishing and bird watching that are inclusive to all races, genders, ages, socio-economic background and abilities.

5. Develop and maintain high-quality access sites and user experiences.
6. Provide for a safe water trail by promoting and developing a comprehensive approach to emergency management.
7. Create an identity for the water trail to incorporate into public outreach and marketing opportunities.
8. Connect the water trail to nearby parks, public spaces, and terrestrial non-motorized trail systems.
9. Support local and regional efforts to increase water-based tourism and connections with downtowns along the river that support and promote new opportunities for economic development.
10. Enhance partnerships and collaboration with landowners, managers and decision makers along the water trail.
11. Work to secure state water trail designation for the water trail.
12. Recognize and celebrate the cultural significance of the Chippewa River to the Saginaw Chippewa Indian Tribe of Michigan.
13. Encourage new and non-traditional users to engage with the river.
14. Transform the perception of the river into one that is clean, can be used and is a source of pride.

## STRATEGIC PLAN FRAMEWORK

The Strategic Plan was developed using the methods, tools, and resources outlined in the 2017 *Michigan Water Trail Manual*. In addition, the Steering Committee used criteria and best management practices from state and federal water trail designation programs as the framework for the Strategic Plan. While such designations should be the future goal of the Steering Committee and the community at large, the following best management practices should be used to guide decision making during the ongoing planning and development of the water trail.

### National Water Trail Designation, National Park Service

All applicants must demonstrate the following seven best management practices.

1. **Recreation Opportunities.** The water trail route has established public access points that accommodate a diversity of trip lengths and provide access to a variety of opportunities for recreation and education.
2. **Education.** The water trail provides opportunities to learn about the value of water resources, cultural heritage, boating skills and outdoor ethics.
3. **Conservation.** The water trail provides opportunities for communities to develop and implement strategies that enhance and restore the health of local waterways and surrounding lands.

4. **Community Support.** Local communities provide support and advocacy for maintenance and stewardship of the water trail.
5. **Public Information.** The public is provided with accessible and understandable water trail information, including details for identifying access and trail routes; cultural, historical and natural features; hazards; and water quality. The water trail is promoted to the community and a broad national audience.
6. **Trail Maintenance.** There is a demonstrated ability to support routine and long-term maintenance investments on the water trail. Facilities are designed, constructed and maintained by incorporating sustainability principles.
7. **Planning.** An applicant must also incorporate and maintain a water trail plan that describes a vision, desired future conditions, and strategies to strengthen best management practices.

#### **State of Michigan Water Trail Designation, Michigan Department of Natural Resources**

All applicants must demonstrate the following criteria:

1. Provide a quality trail experience.
2. Provide clear information for users.
3. Demonstrate broad community support.
4. Demonstrate a sustainable business, maintenance and marketing plan.

#### **Pure Michigan Water Trail Designation, Michigan Department of Natural Resources**

All applicants must demonstrate the following criteria:

1. The jurisdiction is easily accessible to the water trail.
2. The jurisdiction has adopted a formal resolution in support of the designation.
3. The jurisdiction has adopted a plan for providing support services for trail users.
4. The jurisdiction has established a formal water trail advisory committee.
5. The jurisdiction has hosted an annual trail-related event or project.
6. The school board within the jurisdiction has endorsed a trail-based learning component within the school district.
7. The jurisdiction's land use plans, ordinances and other planning documents recognize the relationship between the trail and the community's other assets, or there is demonstrated support to add these provisions.