

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting Minutes**

A regular meeting of the Charter Township of Union Planning Commission was held on January 18, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

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

**Roll Call**

Present: Darin, LaBelle, Lapp, Shingles, Squattrito, and Thering

Excused: Albrecht and Buckley

**Others Present**

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

**Approval of Agenda**

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

**Approval of Minutes**

**Darin** moved **Thering** supported to approve the regular meeting minutes from December 21, 2022, with one amendment to add Doug LaBelle to Roll Call. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – No updates given
- B. ZBA updates by Nanney – Gave updates on the January 5, 2022 ZBA meeting to approve the PVAR21-02 application for an (8) foot setback variance.
- C. Discussion with Sidewalks and Pathway Prioritization Committee members– committee members gave updates on the Sidewalks and Pathway Prioritization progress for 2021 and priorities looking forward into 2022.

**Public Comment**

Open 7:47 p.m.

Bill Hauck, 1304 E Baseline, expressed his dissatisfaction with the Planning Commission’s lack of preparedness in meetings [Recording Secretary note: It was unclear whether Mr. Hauck was speaking as a member of Board of Trustees or as a private citizen. Further reference in the minutes will utilize “Trustee and private citizen Bill Hauck”].

Closed 7:50 p.m.

**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 application
- c. Questions from the Commissioners
- d. Commission deliberation

Nanney introduced the PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application for the Prestige Center Assisted Living Facility as the first PUD under the amended Zoning Ordinance. Project architect, Kevin Willis, presented the plan to expand the existing assisted living community while developing a new independent living community on site. Willis answered questions from the Commissioners. Discussion by the Commission regarding the mix of land uses and relationship to surrounding land uses, need for cross-access connections, and importance of functional and conveniently located open space for residents.

**Thering** moved **Darin** supported 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 March 15, 2022 regular meeting, and 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. **Vote: Ayes: 6. Nays: 0. Motion carried.**

### **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

Nanney introduced the PTXT21-02 Coyne – Zoning Ordinance Text Amendment Application to request an increase to the maximum allowable height for ground mounted solar energy facilities from 20 feet to 25 feet. From a staff perspective, a need was recognized to consider corresponding updates to the minimum setback requirements.

**Darin** moved **Shingles** supported 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. **Vote: Ayes: 6. Nays: 0. Motion carried.**

### **Other Business**

- A. **PRPR21-19 Grafx Central Addition 1580 Park Place – Revised Final Site Plan Application**
  - a. Updates from staff and the applicant
  - b. Commission deliberation and action

Nanney updated the Commissioners on the revised Final Site Plan Application, noting that the updated site plan satisfies all applicable Zoning Ordinance requirements and standards for final site plan approval. The applicant from JBS was available for questions.

**Shingles** moved **Thering** supported 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). **Vote: Ayes: 6. Nays: 0. Motion carried.**

**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

Discussion by the Commissioners. Staff noted suggestions from the commissioners on potential survey formatting and additional questions. A revised draft survey document will be prepared for further review by the Commission.

**Extended Public Comments**

Open – 9:53 p.m.

No comments were offered.

Closed – 9:53 p.m.

**Final Board Comment**

Chair Squattrito - Thanked former Commissioner Alex Fuller for his services on the Planning Commission; expressed displeasure with the language and tone used by Trustee and private citizen Bill Hauck during Public Comment; and wished the concerns would have been addressed in a different way other than a public dressing down.

Commissioner Shingles – Echoed the Chair’s comment regarding the public comment by Trustee and private citizen Bill Hauck; felt the manner in which the Commissioners were addressed was disrespectful.

Commissioner LaBelle – Echoed that the concerns could have been addressed with a phone call rather than in Public Comment.

Commissioner Lapp – suggested reaching out to the Board of Trustees for clarification.

Trustee Thering – will bring the concerns of the Commissioners to the Township Supervisor.

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

**APPROVED BY:**

*(Recorded by Tera Green)*

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Doug LaBelle – Secretary

Stan Shingles – Vice Secretary