



**Planning Commission
Regular Meeting
February 15, 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

-January 18, 2022

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS

- A. Thering updates from Board of Trustees
- B. Buckley updates from ZBA
- C. Darin updates from Sidewalk and Pathways

7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda

8. OTHER BUSINESS

A. PTXT21-02 Coyne Solar Energy Amendment

- a. Updates by staff and applicant
- b. Public hearing
- c. Discussion

- d. Action (Recommend to the Board of Trustees adoption, denial, adoption with revisions, or postpone)

B. Parks and Recreation Master Plan Updates

- a. Updates by staff
- b. Discussion
- c. Action

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

11. FINAL BOARD COMMENT

12. ADJOURNMENT

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)

Doug LaBelle – Secretary
Stan Shingles – Vice Secretary

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Mike	Darin	2/15/2022
8	Alex	Fuller	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Judy	Lannen	12/31/2022
5 -	Brandon	LaBelle	12/31/2022
Alt. #1	vacant seat		12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herren	12/31/2023
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2023
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2023
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2023
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2023
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021

\$ 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

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	20' <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 side and rear lot boundaries	200% of SEF height	Minimum required for principal building	75.0 feet	200.0 feet
From all front lot boundaries and road rights-of-way	75.0 feet	Minimum required for principal building	75.0 feet	200.0 feet
From other easements	SEF shall not be located in any utility right-of-way or other easement.			

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.

ZONING ORDINANCE AMENDMENT REPORT

TO:	Planning Commission	DATE:	January 31, 2022
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director		
PROJECT:	PTXT 21-02 - Proposed Zoning Ordinance text amendments (Coyne)		
APPLICANT:	David Coyne, 1368 N. Harris St., Mt. Pleasant, MI 48858		
ACTIONS REQUESTED:	To hold a public hearing on and to review the proposed PTXT 21-02 Zoning Ordinance text amendment to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities, and to make a recommendation to the Board of Trustees.		

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 of 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 to Minimum Setbacks

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. The request for a 25% increase in allowable height has brought to light a need re-evaluate minimum setback standards for these installations. Part Three of the proposed amendatory ordinance includes an additional setback-related revision designed to minimize potential adverse visual and other impacts to neighboring properties from the taller solar energy facilities.

Board of Trustees Goals Addressed

The Board of Trustees has adopted a set of desired outcomes as part of their Policy Governance Manual (referred to as Policy 1.0: Global Ends). The proposed text amendment to expand options for ground-mounted solar energy systems would potentially support the Board of Trustees’ desired outcome to *“increase use of alternative forms of energy within Township facilities and operations”* (Policy 1.5.4).

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. 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.
3. The proposed revisions to the maximum allowable height and minimum required setback would potentially expand options for installation of ground-mounted solar energy systems in the Township while minimizing adverse impacts on neighboring land uses.
4. All required notices for the public hearing have been posted and published in compliance with state Zoning Enabling Act requirements.

Recommendation

I recommend that the Planning Commission take action to hold a public hearing on and to review the proposed PTXT 21-02 Zoning Ordinance text amendment, and to make a recommendation to the Board of Trustees.

Based on the above findings, I would have no objection to a Planning Commission action to recommend to the Board of Trustees that the proposed PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities be adopted as submitted for the public hearing.

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

Draft Motions: Zoning Ordinance Text Amendments

MOTION TO RECOMMEND APPROVAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities be adopted as submitted for the public hearing.

MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities be adopted as submitted for the public hearing, subject with the following changes:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 until _____, 2021 for the following reasons:

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Board of Trustees that PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities be denied for the following reasons:

PARKS AND RECREATION SURVEY

You are invited to share your thoughts about the Township’s parks and recreation facilities and priorities for the future by filling out and returning this survey. The Township is in the process of developing an updated 2023 – 2027 Parks and Recreation Plan. This plan will guide future park-related improvement projects and meet eligibility requirements for grant funding. All responses will be kept anonymous and will only be used for parks and recreation planning purposes.

The survey is designed to be completed in about ten minutes. The completed survey can be dropped off in the mail slot to the right of the Township Hall entrance at 2010 South Lincoln Road, or mailed back to the Township in the enclosed return-reply envelope.

- 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 Not sure
 No
- 3. Which Union Township park have you or members of your household visited most often during the past several years? (please check one)**
 McDonald Park I have not visited a Township park in recent years
 Jameson Park (skip ahead to question #7)
- 4. Approximately how often did you or members of your household visit Township parks during the past 12 months? (please check one)**
 at least once a week about once per month
 a few times per month a few times during the year
- 5. On a scale of 1 to 5, with five as the top rating, how would you rate the overall condition of any Township parks you have visited? (please check one)**
 Five (5) Four (4) Three (3) Two (2) One (1)
- 6. On a scale of 1 to 5, with five as the top rating, how would you rate your overall level of satisfaction with the value you or members of your household receive from the Township’s parks and recreation facilities? (please check one)**
 Five (5) Four (4) Three (3) Two (2) One (1)
- 7. What other parks or recreation facilities (public, private, commercial) do you visit and why?**

8. If you or members of your household have not used the Township's McDonald Park or Jameson Park facilities, what are the reasons? (please check all that apply)

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

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

- No (skip ahead to question #11) Yes

10. If you answered "Yes" to question #9, what types of accommodations are needed to better serve you or household members with disabilities? (please check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Access improvements | <input type="checkbox"/> Sign language interpretation |
| <input type="checkbox"/> Adaptive equipment | <input type="checkbox"/> Non-verbal assistance (Braille) |
| <input type="checkbox"/> Other, please explain: _____ | |

11. Which of these populations in our community do you feel need additional recreation opportunities [please check up to three (3) of the choices to show your highest priorities]:

- | | |
|--|--|
| <input type="checkbox"/> Families | <input type="checkbox"/> Young adults |
| <input type="checkbox"/> Younger children (4 – 8 years of age) | <input type="checkbox"/> Seniors |
| <input type="checkbox"/> Youth (9 – 13 years of age) | <input type="checkbox"/> Other adults |
| <input type="checkbox"/> Teens (14 - 19 years of age) | <input type="checkbox"/> Persons with disabilities |

12. What type of new park land is most needed in the Township? (please check one)

- Additional public recreation land along the Chippewa River
- Additional public recreation land for sports fields
- New public park on the south side of the Township
- New neighborhood park or tot lot park on the east side of the Township
- Other: _____

13. Which of the following improvements to an existing park or recreational amenity in the Township do you feel is your highest priority (please check one):

- | | |
|---|--|
| <input type="checkbox"/> Add a covered pavilion next to the McDonald Park playground | <input type="checkbox"/> Build aquatic facilities |
| <input type="checkbox"/> Add a lighted outdoor running/walking track at McDonald Park | <input type="checkbox"/> Develop more sport fields |
| <input type="checkbox"/> Other, please describe: _____ | <input type="checkbox"/> Expand network of paved pathways |
| | <input type="checkbox"/> Focus on maintaining existing parks |

14. Which of the following new public recreation facilities do you feel are most needed in the Township [please check up to three (3) to show your highest priorities]:

- | | |
|---|--|
| <input type="checkbox"/> Athletic courts, multi-sport | <input type="checkbox"/> Nature preserve |
| <input type="checkbox"/> Athletic fields - baseball or softball | <input type="checkbox"/> Outdoor amphitheater |
| <input type="checkbox"/> Athletic fields - lacrosse, football, soccer | <input type="checkbox"/> Paved walking and biking paths |
| <input type="checkbox"/> Bird watching/wildlife observation | <input type="checkbox"/> Playgrounds |
| <input type="checkbox"/> BMX/freestyle biking course | <input type="checkbox"/> Shooting or archery range |
| <input type="checkbox"/> Climbing wall | <input type="checkbox"/> Skateboarding facilities |
| <input type="checkbox"/> Covered group picnic shelters | <input type="checkbox"/> Sledding hill |
| <input type="checkbox"/> Disc golf course | <input type="checkbox"/> Small neighborhood parks |
| <input type="checkbox"/> Dog parks (off-leash) | <input type="checkbox"/> Unpaved hiking/cross-country ski trails |
| <input type="checkbox"/> Equestrian (horse) trails | <input type="checkbox"/> Workout equipment, outdoor |
| <input type="checkbox"/> Fitness court – outdoor gym | <input type="checkbox"/> Water park/spray park |
| <input type="checkbox"/> Other, please describe: _____ | |

15. 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	

16. 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)

- | | |
|---|---|
| <input type="checkbox"/> Direct email bulletins from the Township | <input type="checkbox"/> Direct mailing from the Township |
| <input type="checkbox"/> Information displayed at the park | <input type="checkbox"/> Radio |
| <input type="checkbox"/> Township’s website | <input type="checkbox"/> Facebook post |
| <input type="checkbox"/> The Morning Sun newspaper | <input type="checkbox"/> Other social media _____ |

17. Any additional comments about the Township’s parks and recreation facilities?

This concludes the survey. Thank you for your time.

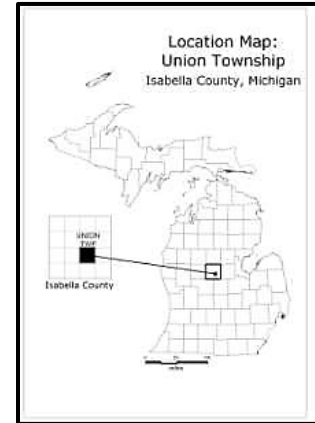
Please return your completed survey in the enclosed return-reply envelope.

CHAPTER 1 COMMUNITY DESCRIPTION

This plan has been developed for the Charter Township of Union in Isabella County, Michigan, and is intended to replace the previously approved 2011 – 2016 Parks and Recreation Master Plan for the Township.

Location

The Charter Township of Union has a total area of about 28 square miles and is located in the middle of Michigan’s lower peninsula and in the southeast part of Isabella County. Geographically, the Township encompasses the adjacent City of Mount Pleasant on all sides. This proximity provides numerous opportunities for cooperative planning and provision of services.

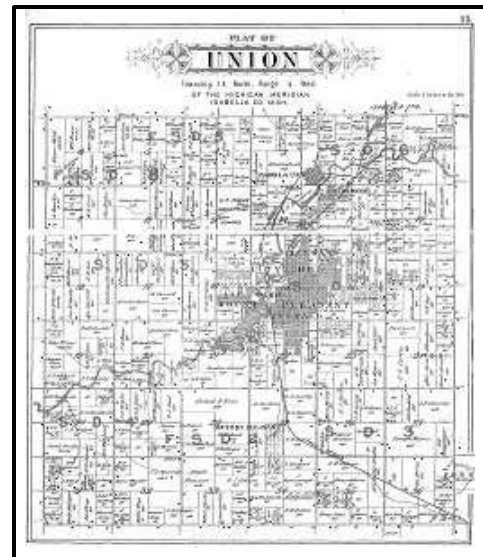


History

Once covered by pine and hardwood forest and the winter home of the Chippewa tribe, the area that became Union Township would also come to serve as a center of lumbering and the oil industry in Michigan during the latter part of the 19th century and well into the 20th century.

Union Township traces its history and its name to the Civil War. A month before the first shots of war rang out at Fort Sumter on the South Carolina coast, the patriotic County Board of Supervisors formally established Union Township on March 11, 1861. They left no doubt where they stood on the upcoming hostilities. They were on the Union side.

The first white settlers came to the Township in 1854 when pioneer John Hursh and his family arrived in the area. Isabella County was established in 1859. Various settlements in the 36 square miles of the original Township have long disappeared, or been absorbed by the City of Mount Pleasant. Mount Pleasant was designated the county seat in 1860, became a village in 1875, and became a city in 1889. The history of the City and the Township that surrounds it have been bound together since they were both founded.



Land Use/Land Cover

The total land area within the original Union Township boundaries is approximately 23, 197 acres. Excluding the land area of the City of Mt. Pleasant (approximately 4,977 acres), the total land area of the Charter Township of Union today is approximately 18, 220 acres. Of that total, the following land cover percentages apply:

- 43.6% Agricultural Cropland
- 41.6% Urbanized Area (residential, institutional, and commercial/industrial)

- 7.7% Road Rights-of-Way
- 1.5% Parks

Population, Housing, and Economic Characteristics

The following is a summary of demographic information about the residents of the Township. The data is taken primarily from the 2020 U.S. Census, with supplemental information from the 2010 U.S. Census and the Census Bureau’s 2015-2019 American Community Survey:

Table 1: Population, Housing, and Economic Characteristics

Population, Housing, and Economic Characteristics		
Population	2020 U.S. Census	11,699
	2010 U.S. Census	12,927
Households	Households, 2015-2019	5,249
	Persons per household, 2015-2019	2.59
Age, Sex, and Health (percentage of population)	Persons under 5 years, 2020	3.6%
	Persons under 18 years, 2020	15.4%
	Persons 65 years and over, 2020	9.0%
	With a disability, under age 65 years, 2015-2019	8.3%
Race/Ethnicity (percentage of total 2020 population)	White alone, not Hispanic or Latino	83.3%
	Hispanic or Latino	4.0%
	Black or African American	5.0%
	American Indian and Alaska Native	1.6%
	Asian	2.3%
	Two or More Races	4.2%
Housing and Poverty	Owner-occupied housing unit rate, 2015-2019	40.7%
	Persons in poverty, percent 2020	43.0%

**CHAPTER 2:
 ADMINISTRATIVE STRUCTURE**

Statutory Authority

The Charter Township of Union receives its legal authority under MCL 41.1a-41.805, the Michigan Township Laws Recodified, and MCL 42.1-42.34; the Michigan Charter Township Act. In addition to mandated functions, the Township has authority to offer a wide variety of additional programs and services, referred to in state law as permissive activities, including public parks and recreation facilities and programs. Legislative authority in the Township is exercised by the elected Board of Trustees, which consists of the Supervisor, Clerk, Treasurer, and four Trustees.

Recreation Budget:

Funding for Township parks and recreation comes from the Township’s General Fund (see Table 2), supplemented by grant funding and contributions for specific projects. The primary use of the Dept. 751 parks and recreation budget has been the maintenance and operation of McDonald Park and Jameson Park.

The Dept 901 capital outlay portion of the budget included funds for installation of new playground equipment and additional accessibility and other improvements at Jameson Park, and major renovations to Jameson Hall to improve barrier-free access, modernize HVAC infrastructure, refresh the exterior, and significantly enhance the functionality of the community building for meetings and events.

Table 2: Parks and Recreation Funding, 2020 - 2022

Year	Dept 751 – Parks and Recreation	Dept 901 – Capital Outlay	
		101-901-976.304 – Playground Equipment	101-901-976.306 – Parks Dept
2020	\$143,003	\$25,000	\$227,500
2021	\$155,008	-	\$227,500
2022	\$127,750	-	\$16,000

Grants

In 1972 the township was awarded a grant of \$28,822 from the Michigan Department of Natural Resources to fund the development of McDonald Park. The grant funded development of the 15 acre site including picnic area, restroom and storage building, two ball diamonds, parking, skating area, tot-lot, multi-use court, trails, utilities, site improvements and landscaping.

In recent years, the Township has received additional grant funding and contributions for improvements to park facilities from the Saginaw Chippewa Indian Tribe and from the Township’s East Downtown Development Authority Fund.

The following is a summary of these grant-funded projects:

2018 – 2021 Grant-Funded Parks and Recreation Projects		
Project	Scope of Improvements	Cost
2018 - 2019 Park Improvements paid by Tribal Grant	Electrical Upgrade to McDonald Pavilion	\$575.00
	Merry Go Round - McDonald Park	\$2,954.00
	Chain Link Fence	\$4,250.00
	Sound Systems	\$2,500.00
	Wood Fence/Material	\$5,171.60
	P.A. System	\$2,500.00
	Parking Lot Repair @ McDonald Park	\$7,661.00
	Concrete Material Bunkers	\$1,145.00
	Concrete Block Transfer	\$266.67
	Irrigation & Flag Poles	\$1,587.85
	2018 - 2019 Tribal Grant Subtotal:	\$28,611.12
2021 Upgrades paid by East DDA District Fund Contribution	Jameson Park Phase I	\$19,714.91
	Jameson Park Phase II	\$191,285.09
		2021 East DDA District Fund Subtotal:
2021 Upgrades paid by Tribal Grant	Jameson Park Phase I	\$34,000.00
		2021 Tribal Grant Subtotal:
Grant Funding Total:		\$273,611.12

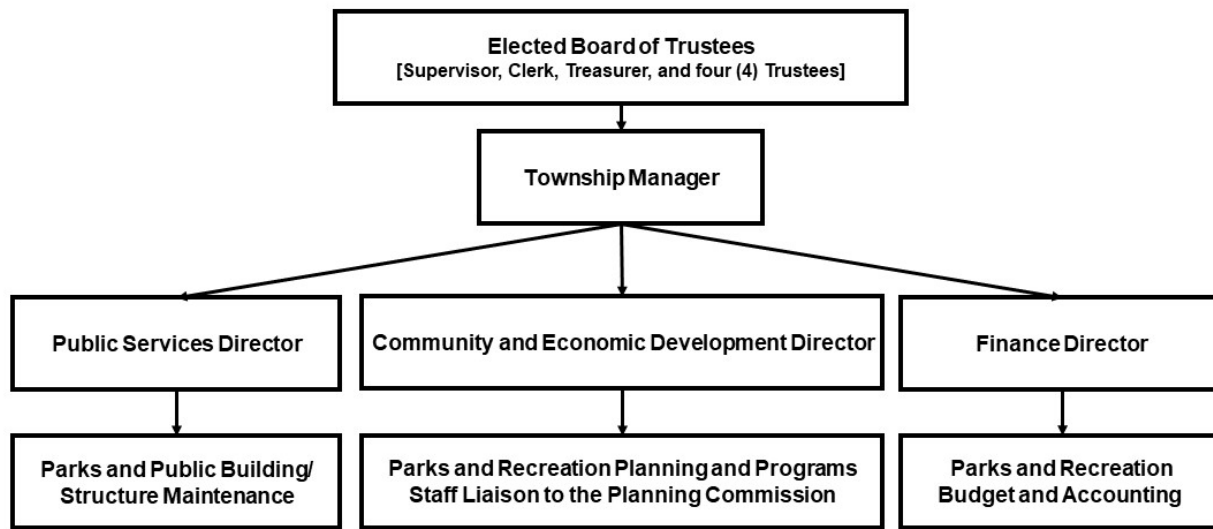
Administrative Organization

The Township operates with a full-time appointed Township Manager, who is responsible for day-to-day operations under the direction of the Board of Trustees. Reporting to the Township Manager is an Executive Team consisting of the appointed directors of the Township’s administrative departments, as follows:

- Community and Economic Development Director
- Finance Director
- Public Services Director

Administrative responsibility for parks and recreation functions and facilities is divided between the Public Services and the Community and Economic Development departments. The Public Services Department is responsible for maintenance and upkeep of the Township’s parks and public buildings and structures (including park pavilions and Jameson Hall). The Community and Economic Development Department oversees parks and recreation planning and programs, including serving as the primary contact point for local league use of the Township’s ball fields and any tournament events.

Figure 1: Union Township Organizational Structure



Parks and Recreation Planning and the role of the Township’s Planning Commission

For parks and recreation planning, the Township makes use of the appointed Planning Commission, which consists of nine (9) residents appointed by the Township Supervisor with the concurrence of the Board of Trustees. This Commission has been tasked with the responsibility to review and update the Township’s Parks and Recreation Master Plan in accordance with Michigan Department of Natural Resources *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans*.

Since the 2011 – 2016 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 Planning Commission reviewed the goals-related sections of the following planning documents:

1. 2011 - 2016 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. 2021 Chippewa River Regional Water Trail Strategic Plan – Goals and Strategies

The Planning Commission has also been tasked with helping to facilitate public input opportunities for the development of this updated plan. Ultimately, the Planning Commission serves as an advisory body, making recommendations to the Community and Economic Development Director and the Board of Trustees throughout the planning process and for the updated draft Parks and Recreation Plan that will be set for a Board of Trustees public hearing and final action.