

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on March 15, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

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

Roll Call

Present:

Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering and Williams

Excused:

Gross

Others Present

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

Approval of Agenda

LaBelle moved Lapp supported to approve the agenda as presented. Vote: Ayes: 8. Nays: 0. Motion Carried

Approval of Minutes

Shingles moved Buckley supported to approve the regular meeting minutes from February 15, 2022 as presented. Vote: Ayes: 8. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the Board of Trustee March 9th meeting.**
- B. ZBA updates by Buckley – No updates given.**
- C. Sidewalks and Pathway Prioritization Committee – Mr. Nanney indicated that their scheduled meeting in February was canceled due to inclement weather.**

Public Comment

Open 7:09 p.m.

Ben Gunning, 2270 E. Broomfield Rd, welcomed the newly elected commissioners; commented on the Lincoln Broomfield Rd. improvements; commented on zoning on Broomfield Rd.

Closed 7:15 p.m.

New Business

Lapp moved Buckley supported to add Vice Secretary to item 8 A under New Business. Vote: Ayes: 8. Nays: 0. Motion carried.

A. Annual meeting for election of officers and representatives to other boards

a. Chair

Buckley moved Thering supported to appoint Commissioner Squattrito as Chair per the Planning Commission bylaws. Vote: Ayes: 8. Nays: 0. Motion carried.

b. Vice Chair

Shingles moved Thering supported to appoint Commissioner Buckley as Vice Chair per the Planning Commission bylaws. Vote: Ayes: 8. Nays: 0. Motion carried.

c. Secretary

Buckley moved Shingles supported to appoint Commissioner LaBelle as Secretary per the Planning Commission bylaws. Vote: Ayes: 8. Nays: 0. Motion carried.

d. Vice Secretary

Buckley moved Lapp supported to appoint Commissioner Albrecht as Vice Secretary per the Planning Commission bylaws. Vote: Ayes: 8. Nays: 0. Motion carried.

e. ZBA Representative

Thering moved LaBelle supported to reappoint Commissioner Buckley as the Planning Commission Liaison to the ZBA. Vote: Ayes: 8. Nays: 0. Motion carried.

f. Sidewalk and Pathways Prioritization Committee representative

Buckley moved Thering supported to appoint Commissioner Shingles as the Planning Commission Liaison to the Sidewalk and Pathways Prioritization Committee representative. Vote: Ayes: 8. Nays: 0. Motion carried.

B. PSUP22-02 Special Use Permit Application – Proposed Self-Storage Facility in the B4 District, 5252 S. Mission Rd. (Darwin Blanshan)

- a. Introduction by staff**
- b. Presentation by the applicant**
- c. Public Hearing**
- d. Commission deliberation and action (approval, denial, approval with conditions, postpone action)**

Nanney gave an introduction on the PSUP22-02 Special Use Permit application for a Self-Storage Facility located at 5252 S. Mission Road and confirmed that it is still a lawful special use in the B-4 Zoning District. Tim Beebe from CMS&D gave an overview of the project and the property surroundings.

Public Hearing

Open: 7:37 p.m.

Ben Gunning, 2270 E. Broomfield Rd., expressed his dissatisfaction with the introduction of the project.

Closed: 7:40 p.m.

Deliberation by the Commissioners. The applicant Darwin Blanshan and Tim Beebe from CMS&D were available for questions. The Chair read each of the Zoning Ordinance standards that apply to the Special Use Permit.

LaBelle moved Thering supported to approve the PSUP22-02 special use permit application for a self-storage facility at 5252 South Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it fully complies with Section 14.3.J. (Standards for Special Use Approval). **Vote: Ayes: 8. Nays: 0. Motion carried.**

C. PSPR22-03 Preliminary Site Plan Application – Proposed Self Storage Facility in the B4 District 5252 S. Mission Rd. (Darwin Blanshan)

- a. Introduction by Staff
- b. Updates from staff and applicant
- c. Commission review of the preliminary site plan
- d. Commission deliberation and action (approval, denial, approval with conditions, postpone action)

Nanney introduced the Preliminary Site Plan for the PSPR22-03 Preliminary Site Plan for the Proposed Self Storage Facility in the B4 District 52525 S. Mission Rd.

Deliberation by the Commissioners. The applicant Darwin Blanshan and Tim Beebe from CMS&D were available for questions.

Buckley moved Lapp supported to approve the PSPR22-03 preliminary plan for a proposed self-storage facility at 5252 South Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) District, finding that the site plan dated February 16, 2022 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval). **Vote: Ayes: 8. Nays: 0. Motion carried.**

D. PSUP22-01 Special Use Permit Application Proposed Agri-Tourism/Farm Market, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)

- a. Introduction by Staff
- b. Presentation by the applicant
- c. Questions from the Commissioners
- d. Commission deliberation and action (set a public hearing date or postpone action)

Nanney introduced the PSUP2-01 Special Use Permit application for a proposed Agri-Tourism/Farm Market at 5297 S. Whiteville Rd., explaining that a number of items of required information are missing from the application.

Tim Beebe from CMS&D gave information regarding the project and indicated the applicants' intention to prepare and submit updated applications. Deliberation by the Commissioners.

LaBelle moved Albrecht supported to postpone action on the PSUP22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road with a request for submittal of an updated special use permit and associated preliminary site plan for further review, for the following reasons:

1. As presented, the special use permit application is incomplete and not ready for a public hearing or final Planning Commission action.
2. Key information required in Section 6.51 (Agri-Tourism) of the Zoning Ordinance is missing from the application.

Vote: Ayes: 8. Nays: 0. Motion carried.

Other Business

- A. **PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application – Prestige Center Assisted Living Facility Expansion**
 - a. Updates from staff and the applicant
 - b. Request to Postpone Action

Nanney gave an update on the PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application for the Prestige Center Assisted Living Facility Expansion. The project was brought before the Planning Commission in January and was postponed until the March 15th meeting. The project is still being updated. It is recommended that the Planning Commission postpone action until the April meeting.

Deliberation by the Commissioners. The applicant was available for questions.

Buckley moved Williams supported to postpone action on 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) until the municipal sewer system capacity concerns for the phase 2 project, as identified in the Public Services Director's March 2, 2022 letter, can be satisfactorily resolved by the applicant in a manner consistent with the Township's established Design Requirements and Specifications. **Vote: Ayes: 8. Nays: 0. Motion carried.**

- B. **Parks and Recreation Master Plan Update**
 - a. Updates by staff
 - b. Commission review of the revised draft survey questions

Nanney updated the Commissioners on the revised Parks and Recreational Survey. It was the consensus of the Commissioners to move forward with the Parks and Recreation Survey as presented.

**C. Reminder of the upcoming Joint Meeting of all Township Boards and Commission –
Wednesday, April 6, 2022**

Chair Squattrito encouraged the Commissioners to attend the Annual Joint Meeting of all the Boards on Wednesday April 6th at 7:00 p.m. at the Commission on Aging.

Extended Public Comments

Open – 9:32 p.m.

No comments were offered.

Closed – 9:32 p.m.

Final Board Comment

Commissioner Buckley – Commented on the Township’s ability to initiate a rezoning action.

Adjournment – Chairman Squattrito adjourned the meeting at 9:33 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary