

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

A regular meeting of the Charter Township of Union Planning Commission was held on April 19, 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, Gross, LaBelle, Lapp, Shingles, Squatrito, Thering and Williams

**Others Present**

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

**Approval of Agenda**

**Shingles** moved **Gross** supported to approve the agenda as presented. **Vote: Ayes: 9. Nays: 0.**  
**Motion Carried**

**Approval of Minutes**

**Gross** moved **Lapp** supported to approve the regular meeting minutes from March 15, 2022 as presented. **Vote: Ayes: 9. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – Gave updates on the Board of Trustee April 13<sup>th</sup> meeting.
- B. ZBA updates by Buckley – No updates given.
- C. Sidewalks and Pathway Prioritization Committee – Commissioner Shingles confirmed that the next committee meeting is scheduled for April 26<sup>th</sup>.

**Public Comment**

Open 7:11 p.m.

No comments were offered

Closed 7:11 p.m.

**New Business**

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

- d. Commission deliberation and action (recommend approval, denial, or approval with conditions or postpone action)

Nanney gave an introduction of the PREZ21-03 Planned Unit Development (PUD) Area Plan/Rezoning Application for the Prestige Center Assisted Living Facility Expansion requesting to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Rd. This project was originally a (2) phase special use permit. The former phase II – Independent Senior Living component has been removed from the revised PUD Concept Plan.

### **Public Hearing**

**Open: 7:37 p.m.**

Carol Davis, 5760 E. Broadway, expressed concerns with the details of the project.

**Closed: 7:40 p.m.**

The applicant, Kevin Willis from MCAP, gave updates on the project and was available for questions. Deliberation by the Commissioners.

**Buckley** moved **Williams** supported to recommend to the Township Board of Trustees that 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 a PUD (Planned Unit Development) District subject to the revised Prestige Center PUD Concept Plan dated March 14, 2022 be adopted as presented, based on the following findings and conclusions:

1. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project as specified in Section 3.19.A. of the Zoning Ordinance.
2. The scope of proposed development activity on the revised PUD Concept Plan is now depicted as a single-phase project. The former “phase 2” Independent Senior Living component has been removed, with the area left vacant and designated as a “Future Development Area.”
3. The application and revised PUD Concept Plan fully satisfy the requirements of Section 3.19.
4. Planning Commission review and approval of preliminary and final site plans and Township Assessor approval of a land division/land combination application will be required for this project.

**Vote: Ayes: 9. Nays: 0. Motion carried.**

### **B. PSPR22-04 Krist Oil Filling Station – Final Site Plan Application**

- a. Introduction by Staff
- b. Updates from the applicant
- c. Commission deliberation and action (approval, denial, approval with conditions, postpone action)

\*Commissioner Williams recused himself from PSPR22-04 Krist Oil Filling Station due to an immediate family member having invested interest in the **business property**. The conflict of

interest was acknowledged by the Commissioners in accordance with the bylaws. Commissioner Williams moved from panelist to attendee and did not participate in the discussion or voting for this item.

Nanney introduced the PSPR22-04 Final Site Plan Approval application for Krist Oil Filling Station (Gas Station) located at the SW corner of E. Pickard Road and S. Isabella Road in the NE ¼ of Section 14.

The applicant Craig Richardson, Project Manager, gave updates on the final site plan. Deliberation by the Commissioners.

**LaBelle** moved **Gross** supported to approve the PSPR22-04 final site plan dated 02-14-2021 for the new Krist Oil Filling Station on approximately 2.6 acres of land on the southwest corner of E. Pickard Road and S. Isabella Road in the northeast quarter of Section 14 and in the B-7 (Retail and Service Highway Business) zoning district, finding that the February 14, 2022 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 conditions:

1. Prior to issuance of any building permit for this project, Township Assessor approval of a land division/land combination application for division and recombination of seven (7) subject parcels [PID 14-014-20-002-00, -003-00, -004-00, -007-00, -008-00, -009-00, and -011-01 (Yats Dr., vacant)] to establish one (1) new parcel for the Krist Oil Filling Station site that is fully consistent with the approved final site plan, and one (1) remainder parcel with direct frontage on and access to the Yats Dr. right-of-way consistent with Section 7.17.B. (Public Access Required/Minimum Frontage) requirements.
2. Widen the internal sidewalk on the north side of building to at least ten (10) feet to accommodate the proposed sales area or remove the sales area from the site plan.
3. Reduce exterior illumination levels under the diesel and gas filling station canopies to a maximum of 20.0 foot-candles and elsewhere on the site to a maximum of 10.0 foot-candles, and update exterior light fixtures as needed to be fully shielded and directed straight downward with details and fixture specifications provided on an updated exterior lighting plan sheet.
4. The updated final site plan shall be subject to Zoning Administrator review and approval prior to issuance of a building permit for this project.

**Vote: Ayes: 9 8. Nays: 0. Motion carried.**

### **Other Business**

#### **A. Parks and Recreation Master Plan Update**

Nanney reported to the Commissioners that he is working with McKenna Associates to have them coordinate and manage distribution of the surveys and compilation of the data.

#### **B. Lincoln Reception Center Discussion**

Discussion by the Commissioners on whether to continue meeting at Lincoln Reception Center

after June to continue providing a larger space for social distancing. Consensus of the Commission to include this item on the May meeting agenda for deliberation and action.

**Extended Public Comments**

Open – 8:13 p.m.

Randall Owen, 5776 E. Broadway, expressed concern with the looks of the Bigard & Huggard Drilling, Inc. property across the street.

Kathy Routheaux, 5744 and 5720 E. Broadway, expressed frustration with the looks of the property across the street.

Carol Davis, 5760 E. Broadway, would like the property across the street cleaned up and for the workers to quiet down.

Doug Routheaux, 5744 & 5720 E. Broadway, commented on the workers respecting quiet time after 10:00 p.m.

Closed – 8:21 p.m.

**Final Board Comment**

Commissioner Buckley – Echoed the comments made during Extended Public Comment and noted the importance of Township staff reinforcing the Zoning Ordinance.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:22 p.m.

APPROVED BY:

*(Recorded by Tera Green)*



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary