

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on May 17, 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, Lapp, Squatrito, Thering and Williams

Excused:

LaBelle and Shingles

Others Present

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

Approval of Agenda

Gross moved Thering supported to approve the agenda as presented. Vote: Ayes: 7. Nays: 0. Motion Carried

Approval of Minutes

Williams moved Buckley supported to approve the regular meeting minutes from April 19, 2022 with two amendments to item B under New Business. Vote: Ayes: 7. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Reported that the Board of Trustees is interested in feedback from the Planning Commissioners regarding a new park on the south side between Deerfield Rd. and Old Mission Rd.
- B. ZBA updates by Buckley – There was no meeting in May; There will not be a meeting in June.
- C. Sidewalks and Pathway Prioritization Committee – No updates were given.

Public Comment

Open 7:12 p.m.

No comments were offered

Closed 7:12 p.m.

New Business

- A. **PSUP22-03 Special Use Permit Application – Wireless Communications Facility (cell tower), 5450 S. Mission Rd.**

- 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 PSUP22-03 Special Use Permit Application from Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower) located at 5450 S. Mission Road adjacent to the property with an existing tower.

Public Hearing

Open: 7:18 p.m.

No comments were offered

Closed: 7:20 p.m.

Tony Phillips of Fullerton Engineering, representing Parallel Infrastructure and AT&T, gave updates on the proposed 195 ft cell tower with equipment cabinet and standby generator. Tony was available for questions. Deliberation by the Commissioners. During deliberation, it was acknowledged that galvanized steel meets the Design Objectives Requirements supporting that the structure will be grey or white.

Buckley moved Thering supported to approve the PSUP 22-03 Special Use Permit Application for a new wireless communications facility at 5450 S. Mission Road (PID 14-034-20-005-00) in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can comply with the standards for special use approval of a wireless communications facility found in Section 5.5 of the Zoning Ordinance, subject to the following conditions:

1. Preliminary and final site plan review and approval by the Planning Commission.
2. Add the proposed tower's anticipated fall zone in the event of a catastrophic failure to the final site plan.
3. Replace the proposed wire mesh fabric fence depicted on sheet C-6 with the green or black vinyl coated chain-link fence required per Section 5.5.E.10, without barbed-wire, at a maximum height of six (6) feet; or with an opaque metal privacy fence design without barbed-wire for harmony with surroundings and to provide adequate screening of the equipment enclosure at a minimum of six (6) feet.
4. Update the roofed platform for the equipment cabinet on the final site plan to conform to the brick exterior equipment building standards of Section 5.5.C.9.

Vote: Ayes: 7. Nays: 0. Motion carried.

B. PSPR22-07 Preliminary Site Plan Application – Wireless Communications Facility (cell tower), 5450 Mission Rd.

- a. Introduction by Staff
- b. Updates from the applicant

- c. Commission deliberation and action (approval, denial, approval with conditions, postpone action)

Nanney introduced the Preliminary Site Plan Application from Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower) located at 5450 S. Mission Road. Nanney noted details for the applicant to be provide on the final site plan if approved.

Tony Phillips of Fullerton Engineering, representing Parallel Infrastructure and AT&T, was available for questions. Deliberation by the Commissioners.

Williams moved **Buckley** supported to approve the PSPR22-07 Preliminary Site Plan Application for a new wireless communications facility at 5450 S. Mission Road (PID 14-034-20-005-00) in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can comply with the requirements for a wireless communications facility found in Section 5.5 of the Zoning Ordinance, subject to the following conditions:

1. Add the existing zoning classifications for the subject parcel and surrounding parcel and surrounding parcels to the updated Survey sheets for the final site plan.
2. Add the setback dimensions from the proposed tower to the west and south lot boundaries and to the nearest residential-zoned district to sheet C-1 for the final site plan.
3. Add the proposed tower color and a note confirming that no tower lighting is required or proposed to sheet C-3 for the final site plan.
4. Add an elevation detail with dimensions for the unroofed generator structure to the final site plan.
5. Provide the documentation required by Sections 5.5.E.3 (Structural Specifications) and 5.5.E.4 (Security) for review as part of the final site plan application.

Vote: Ayes: 7. Nays: 0. Motion carried.

C. PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan Application – The Den on Broomfield Mixed Use Buildings, E Broomfield Rd. at Sweeney Rd.

- a. Introduction
- b. Public hearing
- c. Updates from staff and the applicant
- d. Commission deliberation and action (recommend approval, denial or approval with conditions to the Board of Trustees, or postpone action)

Nanney introduced the PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan (PUD) Application for The Den on East Broomfield Rd and Sweeney Rd for a four (4) story tall, mixed-use (commercial and residential) building. The Planned Unit Development (PUD) review requires a public hearing subject to minimum requirements of publications of the public hearing notice. The required posting of the notice at the Township Hall was inadvertently overlooked.

Public Hearing

Open: 9:08 p.m.

No comments were offered.

Gross moved **Williams** supported to adjourn the public hearing on the PREZ22-01 request to rezone approximately 2.28 acres of land (PID 14-103-00-001-00 & -002-00) on the southwest corner of E. Broomfield Road and Sweeney Road from B-5 (Highway Business) District to PUD (Planned Unit Development) until the June regular Planning Commission meeting, and to request that staff post the required notice at the Township Hall of the June, 21, 2022 date when the hearing will be re-opened and continued. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Tim Beebe from CMS&D gave an update of the project and was available for questions from the Commissioners.

D. PSPR22-05 Final Site Plan Application – Self-Storage Facilities (Mini-warehouse, Mini-Storage), 5252 S. Mission Rd.

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

Nanney introduced the PSPR22-05 Final Site Plan Application for the Self-Storage Facilities at 5252 S. Mission Rd., stating that the project meets the requirements and complies with all of the standards of the final site plan approval.

Tim Beebe from CMS&D was available for questions. Deliberation by the Commissioners.

Buckley moved **Lapp** supported to approve the PSPR 22-05 final site 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 April 25, 2022 fully complies 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). **Vote: Ayes: 7. Nays: 0. Motion carried.**

Other Business

A. Lincoln Reception Center Discussion

Commissioners had a follow-up discussion on whether to continue meeting at Lincoln Reception Center after June or relocate to the Township Hall Board Room. In response to a question about potentially providing an air purifier for operation in the Board Room during public meetings, Mr. Nanney indicated that he would look into possible options.

Albrecht moved **Gross** supported to relocate the Planning Commission meetings to the Township Hall Board Room starting in July, under the condition that the Commissioners can make accommodations if cases rise again. **Vote: Ayes: 6. Nays: 1. Motion carried.**

Extended Public Comments

Open: 9:57 p.m.

No comments were offered.

Closed 9:57 p.m.

Final Board Comment

Squattrito – Suggested adding a discussion item to next month’s agenda on a proposed park to the south part of the Township.

Buckley – Echoed the support of the proposed park conversation. Commented on the cell tower and 5G expansion.

Adjournment – Chairman Squattrito adjourned the meeting at 9:58 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary