



**BOARD OF TRUSTEES**  
**Regular Meeting**  
**May 25, 2022**  
**7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda  
*Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)*
8. CLOSED SESSION
  - a. Contract Negotiation Strategy Session
9. REPORTS/BOARD COMMENTS
  - A. Current List of Boards and Commissions – Appointments as needed (See applications in packet)
  - B. Planning Commission, EDA, Sidewalks, and ZBA updates by Community and Economic Development Director
  - C. Board Member Reports
10. CONSENT AGENDA
  - A. Communications
  - B. Minutes – May 11, 2022 – Regular Meeting
  - C. Accounts Payable
  - D. Payroll
  - E. Meeting Pay

F. Fire Reports

11. NEW BUSINESS

- A. Discussion/Action: (Nanney) Introduction and First Reading of the PREZ21-03 Planned Unit Development (PUD Area Plan/Rezoning Application – Prestige Center Assisted Living Facility Expansion
- B. Discussion/Action: (Smith) 2022 Township Hall Lower Parking Lot Repair

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

*Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)*

13. MANAGER COMMENTS

14. FINAL BOARD MEMBER COMMENT

15. ADJOURNMENT

## 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	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Tera	Albrecht	2/15/2024
6	Stan	Shingles	2/15/2024
7	Paul	Gross	2/15/2025
8	Jack	Williams	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	vacant seat		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	Joseph	Schafer	12/31/2023
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 (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/20/2024
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	Cheryl	Hunter	6/22/2023
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
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	Stan	Shingles	2/15/2024
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	12/31/2022

APPOINTMENT TO BOARDS & COMMISSIONS  
OF CHARTER TOWNSHIP OF UNION  
APPLICATION



Name: CLIFFORD MARTIN FIGG Date: MAY 5, 2022

Address: 810 ASHLAND DR., MT. PLEASANT, MI

Phone (home) 989-560-7310 (cell) 989-773-9525 (work) 989-772-5726

Email: figgjoyce@yahoo.com

Occupation: COMMERCIAL RECREATION OPERATIONS

Please select the board you are applying for:

Zoning Board of Appeals Must be a Union Township Resident

Board of Review Must be a Union Township Resident

Planning Commission Must be a Union Township Resident

EDA Must meet one of the following qualifications:

Property owner in East or West DDA

Resident in Union Township

OTHER \*Specify Board: \_\_\_\_\_

Please state reason for interest in above board:

To HELP to further the interests of Union Townships EDA,  
and to understand & pursue the needs and concerns of the  
EDA Residents and Commercial Operations

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

A Lifelong Resident of Union Township AND ISABELLA County

More Than 40 years Operating A BUSINESS IN UNION TOWNSHIP

A Deep & STRONG DESIRE To Improve the BENEFITS & CONDITIONS OF EDA &  
UNION TOWNSHIP  
RESIDENTS

Signature: Martin Figg Date: May 5, 2022

**APPOINTMENT TO BOARDS & COMMISSIONS  
OF CHARTER TOWNSHIP OF UNION  
APPLICATION**

Name: Breanne Moegeberg Date: 3-12-22  
Address: 6011 S Bamber Rd Mt Pleasant  
Phone (home) — (cell) 989-309-9118 (work) —  
Email: bmoeggy@yahoo.com  
Occupation: Self-employed childcare business owner

Please State in order of preference, area(s) of interest:


- |            |                                |   |
|------------|--------------------------------|---|
| <u>X 2</u> | Zoning Board of Appeals        | Must be a Union Township Resident   |
| <u>—</u>   | Board of Review                | Must be a Union Township Resident   |
| <u>X 1</u> | Planning Commission            | Must be a Union Township Resident   |
| <u>—</u>   | EDA                            | Must meet one of the following qualifications:<br><u>—</u> Property owner in East or West DDA<br><u>—</u> Property owner in East or West DDA<br><u>—</u> Resident in Union Township |
| <u>—</u>   | OTHER *Specify Board: <u>—</u> |   |

Please state reason(s) for interest in above board(s):

As a community activist and a business owner, I have a passion and desire to help our county grow in a positive manner.

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

Please see attached.

Signature:  Date: 3-12-22

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**Breanne Moeggenberg**

611 S Bamber Rd  
Mt Pleasant, MI 48858  
989.309.9118  
bmoeggy@yahoo.com

12th March 2022

**Charter Township of Union**

Zoning Board of Appeals  
2010 S Lincoln Rd  
Mt Pleasant, MI 48858

To Whom It May Concern,

As a community activist and a small business owner here in Union Township, I have a passion and desire to help our area grow in a positive fashion so that the residents are empowered with economic opportunities that safely and effectively lead to county growth. Thus, I am providing an application for an appointment to the Zoning Board of Appeals or Planning Commission.

In the attached Resume you will find that I have past experience working on various Boards including the writing and proposals of bylaws. Beyond this, reading and understanding rules and ordinances has been a necessity as a childcare business owner but has also become useful on many avenues recently as we stretched through the last two years of pandemic promulgations.

While I realize my personal life views may vary from some of those that review this application, it is my belief that diversity in representation and decisions brings the most inclusion to the table. If my past and recent experience would be beneficial to a position on the Zoning Board of Appeals or Planning Commission, I would greatly appreciate an opportunity to meet with you and discuss my applicability.

Sincerely,

Breanne Moeggenberg

# Breanne Moeggenberg

611 S BAMBER RD  
MT PLEASANT, MI 48858  
989.309.9118  
BMOEGGY@YAHOO.COM

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## EDUCATION

### **Alma College, Alma, MI**

— *Exercise and Health Science*

September 1997 - April 2001

## WORK EXPERIENCE

### **Aunt Bree's Day Care**

Midland to Mt Pleasant, MI

— *Owner/SOM Licensed Childcare Provider*

February 2017 - PRESENT

January 2003 - September 2010

Starting as a State of Michigan family sized childcare business, operated from the home, now a group sized childcare business serving and caring for up to twelve children daily and contracting five staff.

## BOARD EXPERIENCE

### **Moms for Liberty - Isabella County, MI**

Mt Pleasant, MI

— *Chapter Chair*

2022 - PRESENT

A recently formed group, to the National Organization Moms for Liberty, that is dedicated to fighting for the survival of America by unifying, educating and empowering parents to defend their parental rights at all levels of government.

### **Amateur Hockey Association of Mt Pleasant**

Mt Pleasant, MI

— *Secretary*

2009 - 2012

An association intended to promote and organize hockey teams while maintaining the programs.

## SKILLS

- Public Speaking
- Organizing fundraising, marketing and rally events
- Creating, organizing and implementing procedures and bylaws



## REFERENCES

### **Jeff Bean**

6675 N Whiteville Rd  
Rosebush, MI  
517.202.9421  
jeff@jeffbean.net

### **Dawn Betha**

407 W Drive  
Mt Pleasant, MI  
760.519.1215  
dawnbetha@yahoo.com

### **Jim Horton**

3089 Hunters Trail  
Mt Pleasant, MI  
989.621.1534  
jim@rxlegalpc.com

**2022 CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Regular Meeting Minutes**

A regular meeting of the Charter Township of Union Board of Trustees was held on May 11, 2022, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present:

Supervisor Mielke, Clerk Cody, Treasurer Rice, Trustee, Trustee Brown, Trustee Hauck, and Trustee Thering

Excused:

Trustee Bills

**Approval of Agenda**

**Rice moved Brown supported to approve the agenda as presented. Vote: Ayes: 6 Nays: 0. Motion carried.**

**Presentation**

- A. Ali Barnes, Principal with YEO & YEO, gave a 2021 Audit Report Presentation.
- B. Frank Engler, Isabella County Commissioner, reported on the MidMichigan Development Corp and bids on new jail.

**Public Hearings**

N/A

**Public Comment**

Open: 7:23 p.m.

No comments were offered.

Closed: 7:23 p.m.

**Reports/Board Comments**

- A. Current List of Boards and Commissions – Appointments as needed**
- B. Board Member Reports**

Hauck – Gave updates on the Isabella County Road Commission meeting held April 28<sup>th</sup>.

Cody - Gave updates on the May 3<sup>rd</sup> election.

**Consent Agenda**

- A. Communications
- B. Minutes – April 27, 2022 – Regular Meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. Carriage Hill Estates #1 and #2 Paving Special Assessment District ICRC Participation
- H. EDA/UT Participation Agreement – Lincoln Rd. Paved Shoulders

Rice moved **Brown** supported to approve the consent agenda as presented. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**New Business**

**A. Board of Trustees Follow-Up Discussion: Police Service Levels in Union Township**

Discussion by the board.

**EXTENDED PUBLIC COMMENT: RESTRICTED TO 5 MINUTES REGARDING ANY ISSUE**

Open 7:41 p.m.

Frank Engler, 1798 W River Rd., asked the Board to keep in mind that the Sheriff’s Office was underfunded and understaff for the last two years when considering the police service levels in Union Township.

Closed: 7:42 p.m.

**MANAGER COMMENTS**

**FINAL BOARD MEMBER COMMENTS**

Brown – Thanked Sherrie Teall for her work on the 2021 audit

Thering – Thanked Sherrie for her time and effort on the 2021 audit

Rice – Thanked Sherrie and staff that helped with the audit.

Cody – Thanked Sherrie and staff. Noted a correction on her previous Board Member Report comment.

Hauck – Thanked Sherrie. Commented on the need of a new Township Hall and its location.

Mielke – Commented on the future of a new Township Hall building and thanked Sherrie.

**ADJOURNMENT**

Rice moved **Brown** supported to adjourn the meeting at 7:47 p.m. **Vote: Ayes: 6 Nays: 0. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Lisa Cody, Clerk**

\_\_\_\_\_  
**Bryan Mielke, Supervisor**

*(Recorded by Tera Green)*

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
05/19/2022	101	523 (E)	00146	CONSUMERS ENERGY	2055 ENTERPRISE DR	407.36
					5525 E REMUS	81.78
					5537 E BROADWAY	183.05
					5144 BUDD ST	34.31
					5142 BUDD ST	216.59
					1660 BELMONT DR	108.11
					2270 NORTHWAY DR	36.14
					900 MULBERRY LN	93.18
					5240 E BROOMFIELD RD	1,233.42
					4822 ENCORE BLVD	124.73
					4244 E BLUE GRASS RD	82.63
					5076 S MISSION RD	1,258.91
					5369 S CRAWFORD RD	74.30
					3248 S CONCOURSE DR	243.33
					2180 S LINCOLN RD	33.60
					2188 E PICKARD RD	124.46
					1776 E PICKARD RD	79.67
					1876 E PICKARD RD	47.84
					1876 S LINCOLN RD	16.93
					2495 E DEERFIELD RD	167.60
					2424 W MAY ST	587.64
					4797 S MISSION	487.04
					4795 S MISSION ST	2,695.78
					1046 S MISSION	152.35
					4520 E RIVER RD	195.68
					1605 SCULLY RD	68.40
					5319 E AIRPORT RD	72.06
					800 CRAIG HILL RD	66.03
					1633 S LINCOLN RD	982.02
					2279 S MERIDIAN RD	107.08
					2279 S MERIDIAN RD	1,484.26
						<u>11,546.28</u>
05/19/2022	101	524 (E)	00146	VOID		
					Void Reason: Created From Check Run Process	
						V
05/19/2022	101	525 (E)	00146	VOID		
					Void Reason: Created From Check Run Process	
						V
05/18/2022	101	526 (E)	01186	COYNE PROPANE LLC	BROADWAY TOWER- GENERATOR - TANK LEASES	165.00
					TANK LEASE - 4520 E RIVER	165.00
						<u>330.00</u>
05/25/2022	101	23684	MISC	N LYNNE WYATT	UB refund for account: 03976	115.50
05/25/2022	101	23685	01358	21ST CENTURY MEDIA-MICHIGAN	BOT/ZONING/PUBLIC NOTICE/EMPL AD-ACCT SP	2,162.15
05/25/2022	101	23686	01476	A LOT A CLEAN	TWP HALL WINDOW CLEANING-INSIDE ONLY	57.00
05/25/2022	101	23687	01703	AMAZON CAPITAL SERVICES	SIGN FOR (AED)DEFIBRILLATOR-PARKS	20.05
					TWO 75" TV/MONITORS FOR BOARD ROOM	1,499.98
					BLUE PRINT MAILING TUBES	92.30
						<u>1,612.33</u>
05/25/2022	101	23688	01734	BROERSMA & BROERSMA REAL ESTATE	APPRAISAL FOR UNION SQUARE-MTT CASE	3,750.00
05/25/2022	101	23689	00095	C & C ENTERPRISES, INC.	JANITORIAL SUPPLIES - PARKS	012 77.25
					JANITORIAL SUPPLIES - PARKS	629.50

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						706.75
05/25/2022	101	23690	00722	CHARTER TOWNSHIP OF UNION	Q1 UTILITY BILLING-TWP HALL	200.86
05/25/2022	101	23691	00129	CMS INTERNET, LLC	MANAGED IT, EMAIL & PHONE SERVICE-JUN 20	5,471.56
05/25/2022	101	23692	00155	COYNE OIL CORPORATION	FUEL IN TOWNSHIP VEHICLES - MAY 2022	1,387.36
05/25/2022	101	23693	01242	CULLIGAN WATER	FINANCE CHARGE - APR 2022 STATEMENT	0.50
					WATER COOLER ISABELLA	39.50
					WATER COOLER - SHOP	16.50
						56.50
05/25/2022	101	23694	01171	DBI BUSINESS INTERIORS	POST-IT NOTES & BATTERIES - TWP HALL	48.14
					BINDER CLIPS - TWP HALL	4.11
					YELLOW PAPER	42.60
					RETURNED ONE REAM PAPER FROM INV 255650-	(21.30)
						73.55
05/25/2022	101	23695	00183	DIXON ENGINEERING, INC.	CRITICAL PHASE COATING-PROG PMT	950.00
05/25/2022	101	23696	00188	DOUG'S SMALL ENGINE	REPLACEMENT MOWER BLADES - PARKS	137.94
					NEW STIHL TRIMMER & HAND HELD BLOWER-PAR	339.18
						477.12
05/25/2022	101	23697	00098	ELECTION SOURCE	FULL SERVICE TESTING FOR ICP	695.00
05/25/2022	101	23698	00209	ETNA SUPPLY COMPANY	2" OMNI WATER METER	1,580.00
					REPLACE 2" CHECK VALVES-LIFTSTN 15	82.30
					WATER HEATER FOR DPW OFFICE/SHOP	578.00
						2,240.30
05/25/2022	101	23699	00788	FERGUSON ENTERPRISES-POLLARDWATER	LIFTSTATION CONTROL FLOAT	436.04
05/25/2022	101	23700	00231	FOUR SEASON'S EXTERMINATING	TWP HALL INSP/TREATMENT - MAY 2022	40.00
05/25/2022	101	23701	00261	GRAINGER	10" AXIAL FAN	373.45
					AIR RELEASE VALVE	979.19
						1,352.64
05/25/2022	101	23702	01743	GREEN SCENE LANDSCAPING INC	LANDSCAPING-MCDONALD PARK-MAIN PAVILION	4,083.25
05/25/2022	101	23703	00324	ISABELLA CORPORATION	8" LIVE TAP & DRILL-DUNKIN DONUTS	37,900.00
05/25/2022	101	23704	00337	ISABELLA COUNTY TREASURER	MTT CASE REFUNDS & BOR	7,748.71
05/25/2022	101	23705	00362	KRAPOHL FORD & LINCOLN	OIL CHANGE & MAINT-2016 FORD F-150	138.79
05/25/2022	101	23706	01356	MCLAREN CENTRAL MICHIGAN	RANDOM DRUG SCREENS	34.00
05/25/2022	101	23707	00506	MEEKHOF TIRE SALES & SERVICE INC	REPLACEMENT TIRE TUBE & LABOR	35.72
					REPLACEMENT TRAILER TIRE	134.49
						170.21
05/25/2022	101	23708	00422	MICHIGAN PIPE & VALVE-MT. PLEASANT	8 MJ GASKET, 8 MJ VALVE BOX, 8 MJ VALVE,	1,639.30
05/25/2022	101	23709	00462	MT. PLEASANT FENCE, SASH & DOOR	GARAGE DOOR REPAIR-WTR PLANT	82.18
05/25/2022	101	23710	00494	NORTH CENTRAL LABORATORIES	QA/QC STANDARD	429.03
05/25/2022	101	23711	00512	PARKSON CORPORATION	BRUSH KIT W/CLAMPS & GUIDE SHOE SUBASSY	1,837.40
05/25/2022	101	23712	00518	PEERLESS-MIDWEST, INC.	NEW PUMP & MOTOR - WELL #8	19,350.87
05/25/2022	101	23713	01595	ROMANOW BUILDING SERVICES	JANITORIAL SERVICES APR 2022-WWTP	316.29
					JANITORIAL SERVICES APR 2022-WTR PLANT	316.29
					JANITORIAL SERVICES APR 2022 - TWP HALL	852.14
						1,484.72

05/19/2022 11:40 AM  
 User: SHERRIE  
 DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
 CHECK DATE FROM 05/12/2022 - 05/25/2022

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
05/25/2022	101	23714	00570	RS TECHNICAL SERVICES, INC.	PERISTALTIC METERING PUMP	4,489.02
05/25/2022	101	23715	01771	SMART SOURCE LLC	WATER BILL CARD STOCK	522.00
					ACCOUNTS PAYABLE CHECK STOCK	295.83
						<u>817.83</u>
05/25/2022	101	23716	01316	STATE OF MICHIGAN	BOILER CERTIFICATE & INSPECTION	130.00
05/25/2022	101	23717	01542	STERICYCLE, INC.	PAPER SHREDDING-FEB 2022	64.89
					PAPER SHREDDING-MAR 2022	65.33
					PAPER SHREDDING-APR 2022	68.92
						<u>199.14</u>
05/25/2022	101	23718	01654	TRACE ANALYTICAL LABORATORIES, INC.	SAMPLE HANDLING, STORAGE & DISPOSAL	257.00
05/25/2022	101	23719	01032	UNITED STATES POSTAL SERVICE	ANNUAL FEE FOR PERMIT #11	530.00
05/25/2022	101	23720	01013	USA BLUE BOOK	PROCESS CHEMICALS/CHLORINE/IRON	1,157.07
05/25/2022	101	23721	00732	YEO & YEO, PC	AUDIT SERVICES THROUGH 4/30/2022	6,300.00
						<u><u>6,300.00</u></u>

101 TOTALS:

Total of 42 Checks:	122,439.46
Less 2 Void Checks:	0.00
Total of 40 Disbursements:	<u><u>122,439.46</u></u>

<b>Charter Township of Union</b> <b>Payroll</b>
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**CHECK DATE: May 12, 2022**

**PPE: May 7, 2022**

**NOTE: PAYROLL TRANSFER NEEDED**

General Fund	\$	32,702.85
Fire Fund		
EDDA		
WDDA		
Sewer Fund		33,184.25
Water Fund		27,213.10
<b>Total To Transfer from Pooled Savings</b>	<b>\$</b>	<b>93,100.20</b>

**NOTE: CHECK TOTAL FOR TRANSFER**

Gross Payroll	\$	62,601.30
Employer Share Med		829.57
Employer Share SS		3,547.18
SUI		25.88
Pension-Employer Portion		5,085.26
Workers' Comp		619.77
Life/LTD		601.92
Dental		1,274.08
Health Care		23,023.29
Vision		369.16
Vision Contribution		(184.58)
Health Care Contribution		(4,692.63)
Flex Administrators		-
Cobra/Flex Administration		-
PCORI Fee		-
<b>Total Transfer to Payroll Checking</b>	<b>\$</b>	<b>93,100.20</b>

**CHARTER TOWNSHIP OF UNION  
MEETING PAY REQUEST FORM**

(See Governance Policy 3.10 for additional details)

**BOARD MEMBER:** Bill Huck

**MONTH, YEAR:** April 2022

Date MM/DD	Meeting	Time Attended		Total
		1hr or less	More than Hr	
4-5	Election Commission	X		50.00
4-14	ICRC	X		50.00
4-20	Council of Governments	X		50.00
4-28	ICRC	X		50.00

**Signature:** Bill Huck

**Date:** 5-11-22

1. This form is to be filled out by the board member at the conclusion of each calendar month. Request forms should be sent to the Finance Department. Following approval by the Board of Trustees, the meetings will be paid in the next payroll run.
2. Only list those meetings that you have attended. For extra meetings that a member of the Board of Trustees attends and are eligible for "meeting pay", \$50 will be paid for meetings that are 1 hour or less and \$75 for meetings over 1 hour. The meeting pay request form must be filled out with the date of the meeting, the name of the meeting attended, the length of the meeting and the pay requested for each meeting.
3. The Township Supervisor, Clerk, and Treasurer shall not receive any meeting pay for attending meetings during regular township business hours of Monday through Friday 8:30 am to 4:30 pm.





# Union Township Report-1

Date: Tuesday, May 17, 2022



Alarm Date between 2022-05-09 and 2022-05-15

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
<b>Union Township</b>	<b>0000336</b>						
		5/9/2022 1:36:52 PM	324	Motor vehicle accident with no injuries.	ENG 31	2	1
						<b>Total Responding 2</b>	
<b>Union Township</b>	<b>0000338</b>						
		5/9/2022 8:02:09 PM	321	EMS call, excluding vehicle accident with injury	ENG 31	2	1
		5/9/2022 8:02:09 PM	321	EMS call, excluding vehicle accident with injury	C 31	1	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000341</b>						
		5/10/2022 5:48:17 PM	118	Trash or rubbish fire, contained	ENG 31	2	4

		5/10/2022 5:48:17 PM	118	Trash or rubbish fire, contained	POV	14	4
		5/10/2022 5:48:17 PM	118	Trash or rubbish fire, contained	ENG 32	1	4
						<b>Total Responding 17</b>	
<b>Union Township</b>	<b>0000349</b>						
		5/12/2022 1:46:54 PM	412	Gas leak (natural gas or LPG)	ENG 31	2	1
		5/12/2022 1:46:54 PM	412	Gas leak (natural gas or LPG)	C 31	1	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000355</b>						
		5/13/2022 11:31:31 PM	733	Smoke detector activation due to malfunction	ENG 31	2	1
						<b>Total Responding 2</b>	
<b>Union Township</b>	<b>0000357</b>						
		5/14/2022 4:07:03 PM	733	Smoke detector activation due to malfunction	ENG 31	3	1

						<b>Total Responding 3</b>	
	<b>Total Runs 6</b>					<b>Total Responding 30</b>	

**Note: Alarms**

**1=Duty Crew**

**2=Paged Off Duty Full-time**

**3=Paged Paid-on-Call Firefighters**

**4=Paged All**

**Highlighted Yellow Indicates an Emergency Call**

## REQUEST FOR TOWNSHIP BOARD ACTION

<b>To:</b> Board of Trustees	<b>DATE:</b> May 18, 2022
<b>FROM:</b> Mark Stuhldreher, Township Manager	<b>DATE FOR BOARD CONSIDERATION:</b> 5/25/2022
<b>ACTION REQUESTED:</b> To introduce and conduct a First Reading for the proposed 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), which also includes the associated PUD Concept Plan for the Prestige Center Assisted Living Facility Expansion dated March 14, 2022.	

### BACKGROUND INFORMATION ON THE PUD OPTION

The Planned Unit Development (PUD) provisions of the Zoning Ordinance provide the Township with a flexible zoning and land development tool that ties together a rezoning action with a conceptual plan for the specific development project.

The PUD option offers a way for an applicant to propose and the Planning Commission and Board of Trustees to consider a development proposal that does not 'fit neatly into the boxes' of the applicable zoning district, but nonetheless may be an attractive development that would benefit the community in a way that could not otherwise be achieved. The following is an excerpt from Section 3.19 of the Zoning Ordinance:

*The Planned Unit Development District is intended for the purposes of encouraging the use of land in accordance with its character and adaptability; conserving natural resources, natural features and energy; encouraging innovation in land use planning; providing enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the Township; ensuring compatibility of design and use between neighboring properties; and, encouraging development that is consistent with the Township's Master Plan.*

*Planned Unit Development is not intended as a device for ignoring the Zoning Ordinance and specific standards set forth therein, or the planning upon which it has been based. To that end, Planned Unit Development regulations are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with guidelines in this Ordinance to insure appropriate, fair, and consistent decision making.*

Approval of a PUD application by the Board of Trustees after a Planning Commission public hearing and recommendation would result in a rezoning of the subject land to the "PUD" zoning district. Future development and land use would then be regulated by the associated PUD Concept Plan and applicable Zoning Ordinance standards. The following excerpt from Section 3.19.E.8. of the Zoning Ordinance summarizes the effect of a PUD project approval:

*Approval of the Planned Unit Development rezoning and Concept Plan by the Township Board shall indicate its acceptance of the overall development concept and any requested deviations from the Zoning Ordinance requirements, including acceptance of the general site layout, conceptual building design and location(s), (and) list of allowable uses on the Concept Plan....*

Planned Unit Development rezoning and Concept Plan approval does not authorize construction. If a PUD rezoning and Concept Plan approval is granted for the proposed Prestige Center Assisted Living Facility Expansion project, the next step for the applicant would be to prepare and submit more detailed preliminary and final site plans for Planning Commission review and action.

### **BACKGROUND INFORMATION ON THE PROPOSED PUD PROJECT**

The applicant desires to expand the existing assisted living facility while also developing a new independent living option on the site. The project includes the current parcel 14-013-20-043-02 and the larger vacant neighboring parcel 14-013-20-043-08. These parcels will need to be combined for the development. Both parcels are zoned B-4 (General Business) District. A rezoning of the larger parcel to the east to a residential zoning classification that would permit the proposed independent senior living facility would not be supported by the Master Plan. The Master Plan Future Land Use map calls for both parcels to be zoned either B-4 or B-5.

The applicant desires to expand an existing assisted living facility, which was originally constructed as part of two (2) special use permits granted by the Township in 1983 and 1987 for a combined 40 bed foster care home facility. The proposed development would include a complete renovation and modernization of the existing building space into a state-of-the-art memory care facility, construction of a new assisted living facility building that provides comprehensive services and support for elderly residents of the community, and provisions for indoor recreation facilities and outdoor open space areas for the residents.

PUD rezoning would allow the applicant additional flexibility to pursue approval of this project while assuring that the land will only be used in the manner depicted on an approved Concept Plan. A “nursing home” is allowed as a special use in the B-4 zoning district. However, staff concurs with the applicant’s previously expressed concern that the full scope of their expanded assisted living facility would exceed the limited scope of a nursing home as defined in the Zoning Ordinance. Instead, the proposed development is for the broader land use category of “housing for the elderly” (dependent living and assisted living for seniors), which is not an allowable land use in the B-4 District but is specifically included in Section 3.19 as a category that can be authorized as part of a PUD rezoning action.

### **Public Hearing and Planning Commission Recommendation**

The Planning Commission held a public hearing on the application during their April 19, 2022 regular meeting. Following the hearing, the Commission evaluated the application and PUD Concept Plan for compliance with applicable Zoning Ordinance standards, including the PUD eligibility requirements in Section 3.19 of the Zoning Ordinance. Following their deliberation, the Commission adopted the following motion by a unanimous roll call vote:

***Motion by Commissioner Buckley supported by Commissioner Williams 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.*

### **County Planning Commission Review**

In accordance with the requirements of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the rezoning request and draft Planning Commission meeting minutes were reviewed by the Isabella County Planning Commission during their May 12, 2022 regular meeting. The County Planning Commission chose to offer no comments on the application.

### **SCOPE OF SERVICES**

Introduction and First Reading of the proposed 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) and the associated PUD Concept Plan for the Prestige Center Assisted Living Facility Expansion dated March 14, 2022.

### **JUSTIFICATIONS**

In their 4/19/2022 motion to recommend that this PUD application for the proposed Prestige Center Assisted Living Facility Expansion project to the Township Board of Trustees be adopted, the Planning Commission identified several specific findings of fact and conclusions, based on the applicable criteria found in Section 3.19 (PUD, Planned Unit Development District) of the Zoning Ordinance, which justify and support their recommendation.

### **GOALS ADDRESSED**

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

1. **Community well-being and the common good**
2. **Prosperity through economic diversity, cultural diversity, and social diversity**
3. **Safety**
4. **Health**
6. **Commerce**

Adoption of the requested rezoning to expand elderly housing options and amenities in the community would support a sustainable community through the most effective use of resources

that achieve the highest quality of life (1.0) and would allow our elderly residents to engage in a vibrant community life (1.1) and be able to thrive and have more than their basic needs be met as they age (1.2).

The modernized assisted living facility would provide their residents with a safe environment subject to all current building codes (1.3) that would include facilities and services that enable an active, healthy lifestyle tailored to the specific needs and challenges of an elderly population (1.4). The requested PUD rezoning would also be consistent with commerce –friendly economic development policies (1.6).

**COSTS**

NA

**TIMETABLE**

After a Second Reading and adoption by the Board of Trustees, the proposed amendatory ordinance would take effect on the eighth day following publication of the required notice of adoption under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

**RESOLUTION**

Introduce and conduct a First Reading for the proposed 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), which also includes the associated PUD Concept Plan for the Prestige Center Assisted Living Facility Expansion dated March 14, 2022.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:

**CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN**

**ORDINANCE NO. \_\_\_\_\_**

**An ordinance to amend the Charter Township of Union’s Official Zoning Map by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for severability; to provide for publication; and to provide an effective date.**

**THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:**

**Section 1 – Rezoning of land at 5785 E. Broadway Road from B-4 to PUD.**

The Official Zoning Map shall be amended to rezone parcels 14-013-20-043-02 & -043-08 in the northeast quarter of Section 13 at 5785 E. Broadway Road from the B-4 (General Business) District to the PUD (Planned Unit Development) District.

**Section 2 – Prestige Center Assisted Living Facility Expansion PUD Concept Plan approval.**

The PUD Concept Plan dated March 14, 2022 for the proposed PREZ21-03 Prestige Center Assisted Living Facility Expansion project is approved and shall be made part of the adopted Planned Unit Development (PUD) zoning classification for parcels 14-013-20-043-02 & -043-08 in the northeast quarter of Section 13 at 5785 E. Broadway Road.

**Section 3 – Severability**

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect validity of the remaining portion thereof.

**Section 4 – Publication**

The Clerk for the Charter Township of Union shall cause this Ordinance to be published in the manner required by law.

**Section 5 – Effective Date**

This Ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, 2022 after a public hearing by the Planning Commission on April 19, 2022 as required pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), and after introduction and a first reading by the Township Board on \_\_\_\_\_, 2022 and publication after such first reading as required by the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34). This 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.



## 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		Prestige Centre	
Common Description of Property & Address (if issued)		5785 East Broadway Road	
		Mt. Pleasant, MI	
Applicant's Name(s)		MCAP Mt. Pleasant Propco, LLC, a Delaware limited liability company	
Phone/Fax numbers	434.963.4917	Email	kwillis@mcapfunds.com
Address		534 E. Main Street, Suite B	City: Charlottesville, VA Zip: 22902

Legal Description:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-013-20-043-02 <del>14-013-20-043-08</del>
Existing Zoning:	B-4	Land Acreage:	7.227 ac.
Existing Use(s):	Dependent Living (for Seniors)		
<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:	GMB	Phone:	616.963.4917	Email:	andym@gmb.com
	2. Address:	648 Monroe Avenue NW, Suite 500				
	City:	Grand Rapids	State:	MI	Zip:	49508
	Contact Person:	Andy McLeod	Phone:	616.796.0200		
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:	MCAP Mt. Pleasant Propco, LLC	Phone:	434.963.4917		
	Address:	534 E. Main Street, Suite B				
	City:	Charlottesville	State:	VA	Zip:	22902
	Signature:		Interest in Property:	Owner		
	2. Name:		Phone:			
	Address:		City:	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.



Signature of Applicant



Date

#### Office Use Only

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_

December 14, 2021

Union Township Planning Commission

**RE: MCAP Prestige Centre PUD Application**

Thank you for the opportunity to present our project and PUD application.

Attached and below you will find:

- Development team introductions
- Introduction letter
- Application
- Civil drawings indicating legal description, acreage, project scope, topographic survey, sewage and water supply, stormwater, existing zoning and sidewalk locations
- Statement of development experience
- General Schedule
- Resident Unit count

**Development team:**

Owner: MCAP Mt. Pleasant Propco, LLC

534 East Main Street, Suite B  
Charlottesville, VA 22902

Represented by Kevin Willis (434.963.4917) & William Johnson (434.906.2882)

Legal: Woods Rogers PLC

123 East Main Street, 5<sup>th</sup> Floor  
Charlottesville, VA 22902

Represented by Steven Blaine (434.220.6831)

Architect: GMB

648 Monroe Ave, NW, Suite 500  
Grand Rapids, MI 49503

Represented by Andrew McLeod, AIA, LEED AP, EDAC, CDP, CMDCP (616.485.4036)

Civil Engineer: Moore + Bruggink Inc.

2020 Monroe Ave. NW  
Grand Rapids, MI 49505

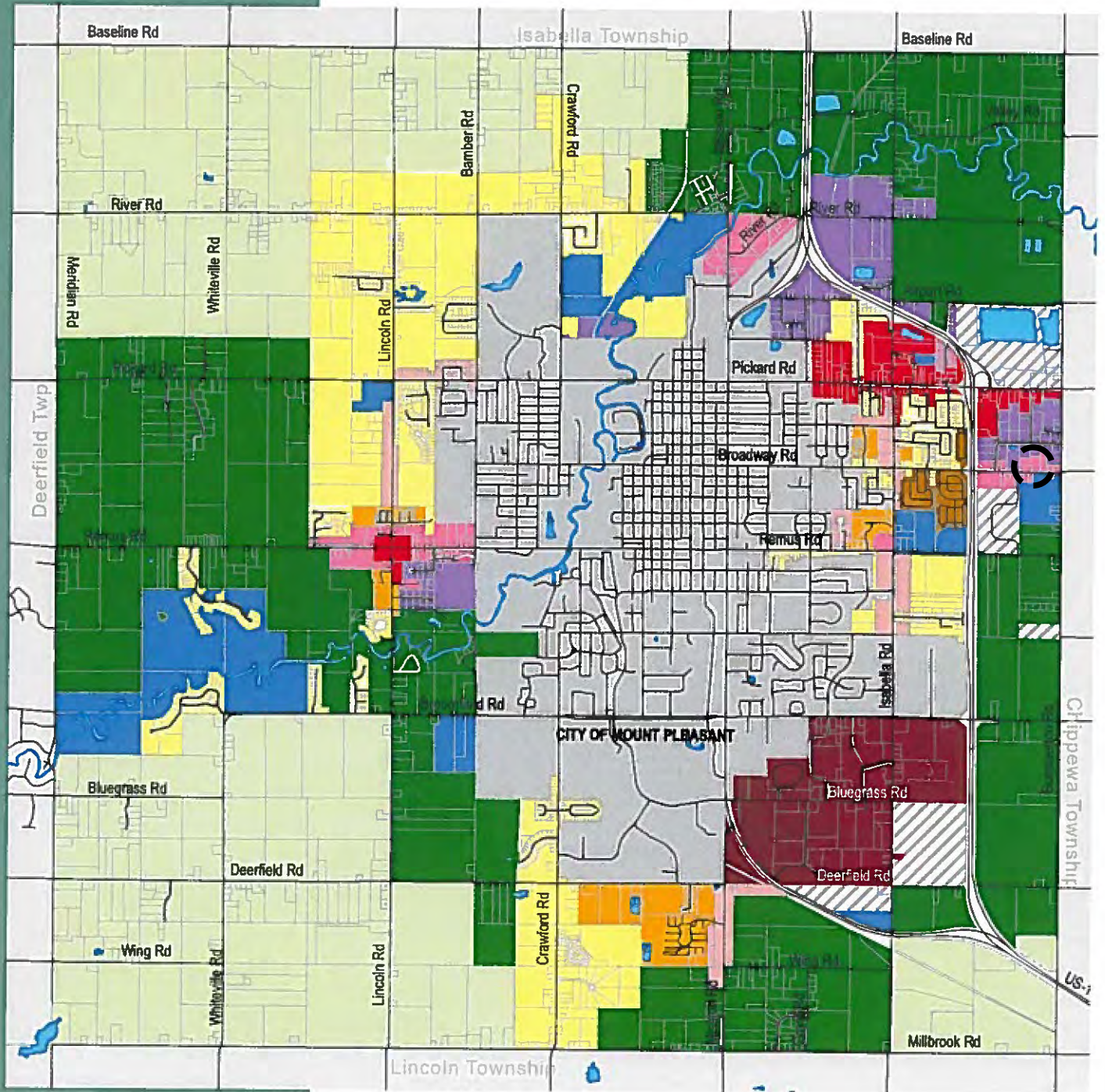
Represented by Justin Longstreth, PE, CFM, LEED AP (616.363.9801)



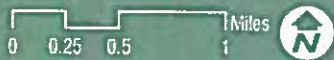
Included with this Application is a map that depicts the relationship of the proposed Planned Unit Development and the Future Land Use Map. The property lies within the Township's Growth Boundary area. As the Union Township Master Plan indicates, preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. The Growth Boundary concept in the Master Plan is designed to help implement that goal by encouraging compact, efficient land use, efficient provision of utilities, services and infrastructure, and diverse housing options. [Master Plan, page 11.] The proposed PUD project's location is consistent with those objectives that prioritize new development within the Growth Boundary.

Among the strategic goals of the Master Plan is to maintain a well-organized, balanced and efficient use of land in the Township. The particular strategies include expanding housing choices to support multiple options for a wide range of age groups and family types. According to the Master Plan, the housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. [Master Plan, page 26] The proposed improvements enabled by this PUD application, if approved, will expand housing options for seniors.

The Master Plan identifies as an aspirational goal the opportunity for older residents to remain at home as long as possible and especially for residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. However, the Master Plan also recognizes that where "aging in place" is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community. [Master Plan, page 27] The proposed project fulfills this need recognized by the Master Plan.















### Union Charter Township Future Land Use



Sources: MCGI, Union Township,  
LSL Planning

Read more about Rural  
Preservation and Rural Buffer in  
Chapter 2: Growth Management

- |   |                       |   |                           |
|---|-----------------------|---|---------------------------|
|  | Rural Preservation    |  | Neighborhood Service      |
|  | Rural Buffer          |  | Community Commercial      |
|  | Residential           |  | Commercial/Industrial Mix |
|  | Residential- Attached |  | Industrial/Employment     |
|  | Manufactured Housing  |  | Recreation/Institutional  |
|  | Bluegrass Center Area |  | Tribal Trust Lands        |
|   |                       |  | City of Mount Pleasant    |

## Future Land Use Categories

The future land use categories described throughout the plan are summarized below:

**Rural Preservation.** Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.

**Rural Buffer.** Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.

**Residential.** After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.

**Residential – Attached.** This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.

**Manufactured Housing.** This category is provided primarily for manufactured housing communities, such as those located on Broadway Road between Isabella Road and US-127. This designation is limited to areas along Major Arterial roads served by utilities.

**Neighborhood Service.** Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be

accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Retail/Service.** This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access.

**Commercial / Light Industrial.** This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.

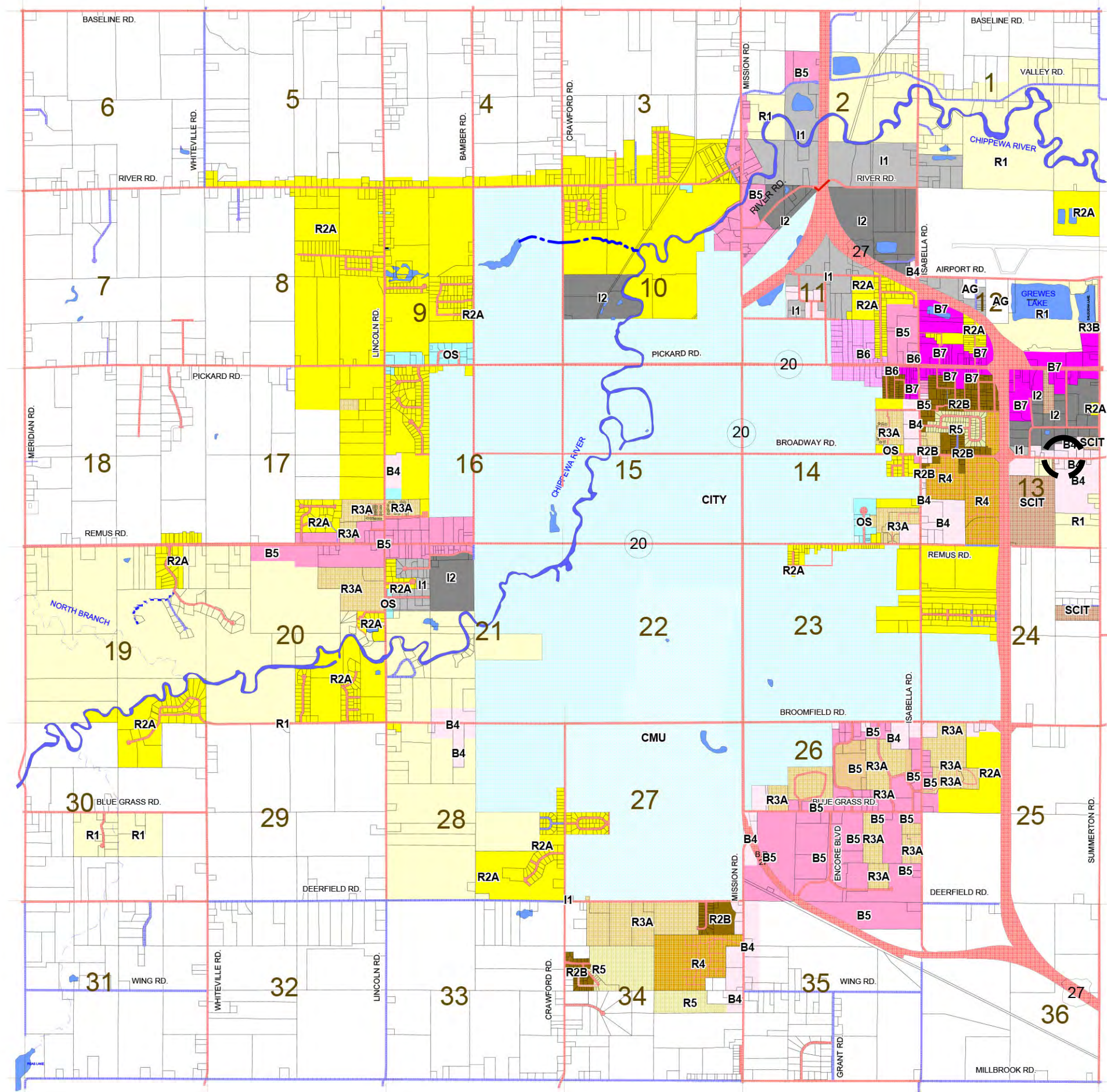
**Industrial / Employment.** This category promotes traditional industrial employment. Located near regional nodes with convenient access to interchanges, this district provides an opportunity to diversify the industrial employment base of the township by reserving areas for research, development, technology, and corporate offices or campuses that will have less of an impact than traditional industrial uses. Uses to complement CMU's Smart Zone would include research, design, engineering, testing, laboratories, diagnostics, and experimental product development. Types of industries may include automotive, electronics, alternative energy technologies, computers, communications, information technology, chemical or biomedical engineering.

**Recreation / Institutional.** This category is designated primarily for indoor/outdoor recreation both private and publicly owned.

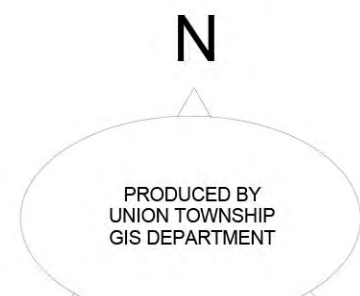
**Tribal Trust Lands.** These areas are under the jurisdiction of the Saginaw Chippewa Indian Tribe.

CHARTER TOWNSHIP OF UNION  
ZONING MAP - Through Ordinance 2014-02

- AG Agricultural
- B-4 General Business
- B-5 Highway Business
- B-6 Auto-Related Highway Business
- B-7 Retail and Service Highway Business
- CITY
- CMU
- I-1 Light Industrial
- I-2 General Industrial
- OS Office / Service
- R-1 One-family Residential
- R-2A One and Two-Family District
- R-2B One and Two-Family District
- R-3A Apartment and Condominiums
- R-3B Medium Density Apartment & Condos
- R-4 Mobile or Modular Home District
- R-5 Single-wide Mobile Home District
- Saginaw Chippewa Indian Tribe Trust Lands



33 SECTION NUMBER  
+ SECTION CORNER



PRODUCED BY  
UNION TOWNSHIP  
GIS DEPARTMENT  
  
CHARTER TOWNSHIP OF UNION  
T14N, R4W  
ISABELLA COUNTY, MICHIGAN

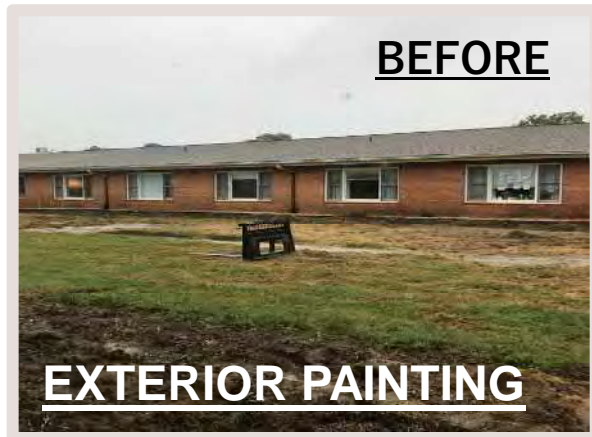
# MCAP Construction & Development

## Significant Capital Invested for Growth

- The MCAP Construction & Development (“MCAP C&D”) team brings decades of knowledge and experience in planning and overseeing the rehabilitation and expansion of real estate investments. These in-house professionals have served as developers, general contractors, subcontractors, and owners’ representatives throughout their respective careers, developing residential, seniors, healthcare, educational, commercial, and industrial real estate.
- In its senior living investments, the MCAP C&D team’s efforts have focused on enhanced service offerings, capacity expansion, unit conversions to meet market demand, and modernizing accommodations and amenities. These investments have significantly enhanced the positioning of the properties and reduced our portfolio’s average effective age.
- The MCAP C&D team has over 130 years of combined construction and development management experience and has completed \$151.5 million of capital improvements at MCAP properties. A total of 51 development projects were completed through mid-2021, primarily in the Mid-Atlantic region of the United States.



- Commonwealth Senior Living at the Eastern Shore - C&D Project



# Management Team

**MCAP's management team has decades of experience in implementing tax-efficient, alternative real estate investment strategies**

**Richard G. Corey**  
*Managing Partner*

Richard G. Corey is Managing Partner of the Manager and the General Partner. Mr. Corey oversees the sourcing of investments, restructuring of investments and implementing exit strategies. Prior to founding the MCAP Funds, Mr. Corey was a director of private equity funds and a private investor. Previously, Mr. Corey was an investment banker in municipal finance for 15 years. He has broad experience in municipal finance and underwriting, including secondary offerings and the structure and sale of derivative securities. Mr. Corey received a JD from the University of Pennsylvania Law School, an MA in Administrative Sciences from Yale University and a BA in Economics from Yale University.

**Richard J. Brewer, Jr.**  
*Partner*

Richard J. Brewer, Jr. is a Partner of the Manager. Mr. Brewer supervises senior housing operations, including acquisitions, operations/management, expansions and re-development projects, financings and dispositions of senior living investments. Previously, he co-founded the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP, with MCAP in 2002 and subsequently served as CSL's Chief Executive Officer for almost 19 years. Under his leadership, CSL grew to become the largest senior housing operator in Virginia and, with over 2,000 employees, one of the largest operators on the East Coast. Mr. Brewer also supervises financial management, growth of human capital, risk management, regulatory compliance, and programming for our senior living communities. He has deep experience in the design and construction of renovation and expansion projects and the financing and refinancing of properties (HUD, FNMA, Freddie Mac, CMBS and Conventional). Mr. Brewer formerly served as Vice Chair of the Virginia Assisted Living Association and the Jefferson Area Board on Aging and currently serves on the board of CATEC, a vocational training school in Virginia. He received a BA in Political Science from James Madison University.

**Kevin W. Willis**

***Senior Vice President , Construction and Development***

Kevin W. Willis is Senior Vice President of Construction & Development for the Manager. Mr. Willis supervises MCAP's construction and development staff, planning and coordination of development and procurement strategies. Prior to joining MCAP in 2019, he served as Senior Vice President of Construction & Development at the predecessor to Commonwealth Senior Living ("CSL"), an affiliate of MCAP. Previously, he was a consultant to CSL on a variety of projects since CSL's founding in 2002. Mr. Willis has over 25 years of experience in the construction industry, with a broad operations and management background, including performing the roles of General Contractor, Subcontractor, and Owner's Representative. Mr. Willis previously served as Chairman of the Board of Directors of the Associated General Contractors of Virginia, and is a former President of the Virginia Construction Industry Educational Foundation. He has also served as a member of the Piedmont Virginia Community College Construction Academy Advisory Board, and as a volunteer with the Building Goodness Foundation. Mr. Willis received an MBA from James Madison University and a BA in Economics from the University of Virginia.

**Kevin I. Thompson**

***Senior Vice President***

Kevin I. Thompson is Senior Vice President of the Manager. Mr. Thompson is responsible for investment due diligence, asset management and financial modeling of multifamily properties. He joined MCAP in 2010. Mr. Thompson received an MBA from the Columbia University Graduate School of Business, an MMS (Master of Management Studies) from the Duke University Fuqua School of Business and a BS in Economics from Duke University.

**Nicholas J. Herbig**

***Vice President***

Nicholas J. Herbig is Vice President of the Manager. Mr. Herbig is responsible for investment due diligence efforts in senior living communities and assists in financing and refinancing of portfolio properties and financial modeling of multifamily properties. Prior to joining MCAP in 2014, he was a Mortgage Underwriter at American Internet Mortgage, Inc. Mr. Herbig received an MBA and a BA in Business Administration from Point Loma Nazarene University.

**Joseph A. Irving**  
***Senior Director***

Joseph A. Irving is Senior Director of the Manager. Mr. Irving is responsible for managing operations of our senior living communities outside of Virginia. He has overseen the management of the Regency at Glen Cove, an MCAP III investment, since 2007. In addition, he has overseen the management of the Saybrook at Haddam, an MCAP IV Holding senior living community investment, since 2009 and had overseen the Landing at Willow Grove, a previously owned MCAP V senior living community investment, from 2014 until 2019. Mr. Irving joined MCAP in 2012. He has over 30 years of experience in senior housing. Previously, Mr. Irving founded Senior Housing Solutions LLC, a management and consulting firm dedicated to developing, managing, and marketing assisted living facilities in 2003. Mr. Irving received a BA in Sociology and Gerontology from St. John Fisher College.

**Charles W. Ix**  
***Vice President of Acquisitions***

Charles W. Ix is Vice President of Acquisitions for the Manager. Mr. Ix seeks and reviews potential and proposed acquisitions. He has over 22 years of experience in the senior living sector. Prior to joining MCAP in 2021, Mr. Ix was at the predecessor to Commonwealth Senior Living (“CSL”), an affiliate of MCAP. In his 11 years with CSL, Mr. Ix was an integral part of CSL’s growth from nine to 34 communities, having served as its Vice President of Sales & Marketing, Vice President of Operations, and President of the Home Care division. He also held various regional positions with CSL. Mr. Ix previously served on the Mountainside Senior Living Board, a nonprofit Assisted Living Community in Crozet, Virginia, of which he was past President and Treasurer. He is also Treasurer on the Commonwealth Cares Board, a nonprofit which assists needy employees of CSL and their families. Mr. Ix received a BS in Business Management from Northeastern University.

**William Johnson**  
***Vice President, Construction and Development***

William L. Johnson is Vice President of Construction & Development for the Manager. Mr. Johnson produces feasibility studies and develops schematic plans for renovations and expansions and supervises execution of MCAP’s development strategy. Prior to joining MCAP in 2019, he served as Vice President of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Mr. Johnson has over 38 years of experience in industrial, residential, and commercial construction and has managed single projects with contract values in excess of \$60 million. Mr. Johnson served in the U. S. Coast Guard.

**Andy Sullivan**  
*Vice President, Construction*

Andy Sullivan is Vice President of Construction for the Manager. Mr. Sullivan supervises the construction management team, from property acquisition or development of expansion plans through design and completion. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he served as Director of Facilities Services, managing a campus of 1 million square feet, for a large continuing care retirement community with over 400 residents. Mr. Sullivan has over 20 years of experience in construction, with management roles in commercial and residential construction, facilities management and as an Owner's Representative. Mr. Sullivan has been a board member of Foothills Child Advocacy Center in Charlottesville, VA. An Eagle Scout, he is currently an Assistant Scoutmaster of a Troop in Crozet, VA. Mr. Sullivan received a Bachelor of Social Work from James Madison University.

**Justin K. Bingler**  
*Construction Manager, Construction*

Justin K. Bingler is a Construction Manager for the Manager, managing property re-development projects and expansions. He also assists in planning and design for new acquisitions. Prior to joining MCAP in 2019, he served as a Construction Manager at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Previously, he was a Project Manager/Estimator for large regional electrical contractors in Pennsylvania and Virginia. With a strong background in electrical design and as well as construction, Mr. Bingler brings a diverse background and expertise to the team.

**Ann M. Nelson**  
*Project Coordinator, Construction & Development*

Ann M. Nelson is Project Coordinator of Construction & Development for the Manager. Ms. Nelson works alongside the development team, assisting with coordination and communication of project timelines, goals and budgets, as well as contract administration. Prior to joining MCAP in 2019, she served as Project Coordinator of Construction & Development at the predecessor to Commonwealth Senior Living, an affiliate of MCAP. Ms. Nelson has over 20 years of construction experience. Ms. Nelson is active in the National Association of Women in Construction (NAWIC) and works on volunteer projects for both Albemarle Housing Improvement Project (AHIP) and Habitat for Humanity.

**Jay K. Johnson**  
*Chief Financial Officer*

Jay K. Johnson is Chief Financial Officer of the Manager. Mr. Johnson supervises accounting and financial reporting functions. Prior to joining MCAP in 2003, he was Vice President, Finance for real estate opportunity funds at J.E. Robert Companies. Mr. Johnson was a tax accountant for Arthur Andersen & Co. from 1989 to 1992. He has extensive experience in real estate fund accounting, portfolio performance reporting, cash flow modeling and cash management. Mr. Johnson received an MS in Professional Accounting from the University of Hartford and a BA in Government from Wesleyan University.

**Louis E. Winthal**  
*Accounting Manager*

Louis E. Winthal is an Accounting Manager of the Manager. Prior to joining MCAP in 2005, Mr. Winthal was a Senior Tax Associate in the real estate tax practice of PricewaterhouseCoopers LLP. Mr. Winthal received a BBA in Public Accounting, Summa Cum Laude from Pace University's Lubin School of Business.

**Mathew Samuel**  
*Accounting Manager*

Mathew Samuel is an Accounting Manager of the Manager. Prior to joining MCAP in 2008, Mr. Samuel was a Senior Accountant at New York Life where he worked on real estate mezzanine financing. Mr. Samuel received a BA in Accounting and Information Systems from Queens College and is a CPA.

**Hande Tuney**  
*Director, Investor Relations*

Hande Tuney is Director of Investor Relations of the Manager. Ms. Tuney supervises investor relations and joined MCAP in 2016. Previously, Ms. Tuney served as the Vice President of Investor Relations at Centerline Capital Group, an alternative asset manager focused on real estate funds and financing, and at a REIT, externally managed by Centerline. Prior to joining Centerline, she was an Associate of Investor Relations at AIG and joined AIG through its Prestigious Management Associate Program for college graduates. Ms. Tuney received an MS in Management Systems from New York University and a BBA in Finance from Pace University.

**Alicia C. Bos**  
*Executive Assistant*

Alicia C. Bos is an Executive Assistant of the Manager. Ms. Bos provides administrative support to the MCAP Funds and its Managing Partner. Prior to joining MCAP in 2016, she was an Executive Assistant at Matrix Advisors, LLC. She also has experience in personal assisting, operations management, educational services, directing social media, and business and philanthropic event planning. Ms. Bos received a BA from Southern Methodist University.

**Jordon Villines**  
*Executive Assistant*

Jordon Villines is an Executive Assistant of the Manager. Ms. Villines provides office, project and administrative support. Prior to joining MCAP in 2014, she was an Administrative Assistant at Warburg Pincus, LLC. Ms. Villines received a BA in Theatre-Performance and Psychology from Southern Illinois University Edwardsville.





**Conceptual General Schedule:**

Phase One (Assisted Living Additions and Renovations):

Design & Documentation Phase	current through May of 2022
Construction	May 2022 through June 2023
Licensing & Occupation	July 2023

Phase Two (Independent Living):

Design & Documentation Phase	December 2022 through June 2022
Construction	July 2023 through 2024
Occupation	August 2024

**Resident Unit Count:**

Assisted Living	76 beds in 64 units
Independent Living	100 units

Please feel free to reach out with any questions.

Sincerely,

**GMB**

A handwritten signature in blue ink, appearing to read 'Andrew D. McLeod'.

Andrew D. McLeod  
AIA, LEED AP, EDAC, CDP, CMDCP

Senior Living Practice Leader

c. MCAP, WoodsRogers, file.



MCAP Mt. Pleasant Propco, LLC  
March 22, 2022



MCAP Mt. Pleasant Propco, LLC  
March 22, 2022



MCAP Mt. Pleasant Propco, LLC  
March 22, 2022



0 15 30  
PLAN SCALE: 1" = 30'



Know what's below.  
Call before you dig.

March 22, 2022

Union Township Planning Commission

RE: MCAP Prestige Centre PUD Application

Thank you for the opportunity to present our project and PUD application.

Attached and below you will find:

- Development team introductions
- Introduction letter
- Application
- Civil drawings indicating legal description, acreage, project scope, topographic survey, sewage and water supply, stormwater, existing zoning and sidewalk locations
- Statement of development experience
- General Schedule
- Resident Unit count

**Development team:**

**Owner:** MCAP Mt. Pleasant Propco, LLC  
534 East Main Street, Suite B  
Charlottesville, VA 22902  
Represented by Kevin Willis (434.963.4917) & William Johnson (434.906.2882)

**Legal:** Woods Rogers PLC  
123 East Main Street, 5th Floor  
Charlottesville, VA 22902  
Represented by Steven Blaine (434.220.8831)

**Architect:** GMB  
648 Monroe Ave, NW, Suite 500  
Grand Rapids, MI 49503  
Represented by Andrew McLeod, AIA, LEED AP, EDAC, CDP, CMDCP (616.485.4036)

**Civil Engineer:** Moore + Bruggink Inc.  
2020 Monroe Ave. NW  
Grand Rapids, MI 49505  
Represented by Justin Longstreth, PE, CFM, LEED AP (616.363.9801)

GMB  
www.gmb.com

MCAP Mt. Pleasant Propco, LLC  
March 22, 2022



**Conceptual General Schedule:**

Phase One (Assisted Living Additions and Renovations):  
Design & Documentation Phase current through May of 2022  
Construction May 2022 through June 2023  
Licensing & Occupation July 2023

**Resident Unit Count:**

Assisted Living 76 beds in 64 units

Please feel free to reach out with any questions.

Sincerely,

GMB

Andrew D. McLeod  
AIA, LEED AP, EDAC, CDP, CMDCP

Senior Living Practice Leader

c. MCAP, WoodsRogers, file.

The application and Concept Plan are compatible with the goals and policies of the Master Plan and other Township planning documents.

Master Plan Goals and Objectives (Master Plan, page 7)

Goal 1: Preserve and protect key natural and agricultural resources.

- 1.1. Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.

The property lies within the Township's Growth Boundary area. As the Union Township Master Plan indicates, residents have consistently said that preserving the natural beauty and agricultural character of the Township and controlling urban sprawl are important priorities for planning the community. The Township also desires to be able to provide efficient infrastructure services to support development. The Growth Boundary concept in the Master Plan is designed to help implement that goal by encouraging compact, efficient land use, efficient provision of utilities, services and infrastructure, and diverse housing options. Master Plan, page 11. The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary.

- 1.2. Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.

The proposed project repurposes an existing senior housing project along a corridor that the Future Land Use map designates for future development of this kind. The project does not require the extension of utilities that would be inconsistent with this goal.

- 1.3. Preserve areas suitable for farming and agriculture-related uses.

The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary and thereby helps preserve areas suitable for farming and agriculture-related uses.

Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.

- 2.1. Connect schools, parks and other public facilities with a system of pathways, bikeways and trails.

Although the project is not located proximate to any schools or similar public facilities, a sidewalk will be provided for future connections to area pathways, bikeways and trails.

- 2.2. Prioritize sidewalks in areas where there are connectivity gaps first.

Please see the response to 2.1 above.

- 2.3. Work with the Road Commission to incorporate non-motorized facilities into road improvement projects

Please see 2.1 above.

Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.

- 3.1. Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.

While this project is not located in the Bluegrass Road Subarea, the proposed senior housing project's amenities should promote social and civic activities for its senior residents.

- 3.2. Continue to encourage quality office and commercial development and redevelopment along corridors.

The quality of this project will be in keeping with the high standards of the applicant's other 50 projects throughout the U. S.

- 3.3. Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.

The proposed PUD project is consistent with those objectives that prioritize new development within the Growth Boundary and thus is consistent with the goal to effectively deploy infrastructure improvements.

- 3.4. Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.

The project is adjacent to City of Mount Pleasant limits and a logical extension of the commercial and residential growth pattern on of the area.

- 3.5. Expand housing choices to support multiple options for a wide range of age groups and family types.

Senior living facilities like the proposed offer aging residents in the community the option to age at home as long as possible and is especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. As noted in the Master Plan, retrofitting existing homes to be accessible for seniors desiring to "age in place" could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. "But where "aging in place" is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community."

**Charter Township of Union**

**APPLICATION FOR REZONING APPROVAL**

A completed application will contain all information required per  Response to Rezoning Criteria (Section 14.5.G.)  
the Zoning Ordinance, Section 14.5 (Amendments); including:  Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project	Prestige Centre
Common Description of Property & Address (if issued)	5785 East Broadway Road Mt. Pleasant, MI
Applicant's Name(s)	MCAP Mt. Pleasant Propco, LLC, a Delaware limited liability company
Phone/Fax numbers	434.963.4917 Email kwillis@mcapfunds.com
Address	534 E. Main Street, Suite B City: Charlottesville, VA Zip: 22902

Legal Description:	Attached <input checked="" type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-013-20-043-02	
Existing Zoning:	B-4	Land Acreage:	7.227 ac. Existing Use(s):	Dependent Living (for Seniors)
<input checked="" type="checkbox"/> ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.				

Firm(s) or Individual(s) who prepared the Land Survey/Drawing	1. Name:	GMB	Phone:	616.963.4917	Email:	andym@gmb.com						
	2. Address:	648 Monroe Avenue NW, Suite 500	City:	Grand Rapids	State:	MI	Zip:	49508				
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:	MCAP Mt. Pleasant Propco, LLC	Phone:	434.963.4917	Address:	534 E. Main Street, Suite B	City:	Charlottesville	State:	VA	Zip:	22902
	Signature:	<i>[Signature]</i>	Interest in Property:	Owner								
	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.

*[Signature]* Signature of Applicant *[Date]* Date

**Office Use Only**

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_

Revised: 9/14/2020

DEVIATIONS FROM UNDERLYING ZONING:  
+ None expected

**PARKING NOTES:**  
Parking formulas for dependent living for seniors (applicant does not propose a nursing home) is shown below and relate to Section 9 F. of the Ordinance. The Ordinance's formula for dependent living for seniors does not make reference to off-street parking for visitors. Nevertheless, the spaces provided exceed the required number spaces by eight spaces. This is more than one-fourth of the total number of spaces provided. The applicant maintains that this should be more than adequate for visitor parking.

The applicant's actual experience in business throughout its various locations, including 38 assisted living facilities, has demonstrated that the actual parking usage is in most cases less than the prescribed parking requirements.

Dependent living for Seniors: 0.39 spaces per bed 76 beds = 30 required spaces 38 spaces provided

**POTENTIAL USES OF SITE INCLUDE:**  
+ Assisted Living (Home for the Aged, Adult Foster Care)  
+ Memory Care (Home for the Aged, Adult Foster Care)  
+ Independent Living  
+ Resident Centered Retail and Services  
+ Commercial kitchen / cafe

PLAN REVISIONS

Moore + Bruggink  
Consulting Engineers  
2020 Monroe Ave  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mail@mbce.com

PUD CONCEPT PLAN  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE

EXCEL - 2021

PROJECT NO.:

210207.01

DESIGN DRAWN BY:

FEF

DESIGNED BY:

JFL

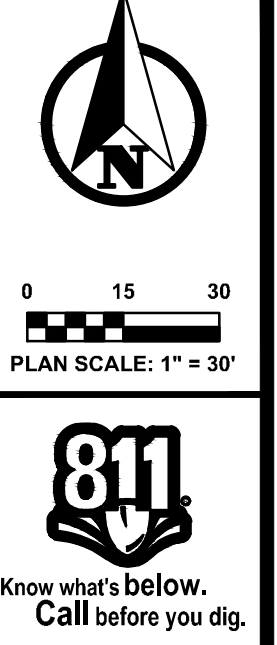
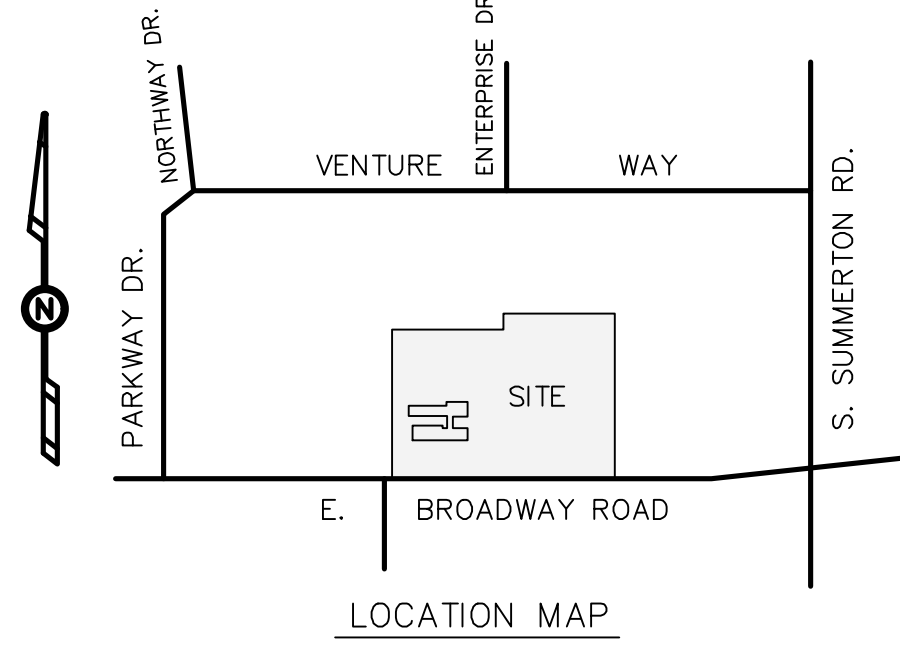
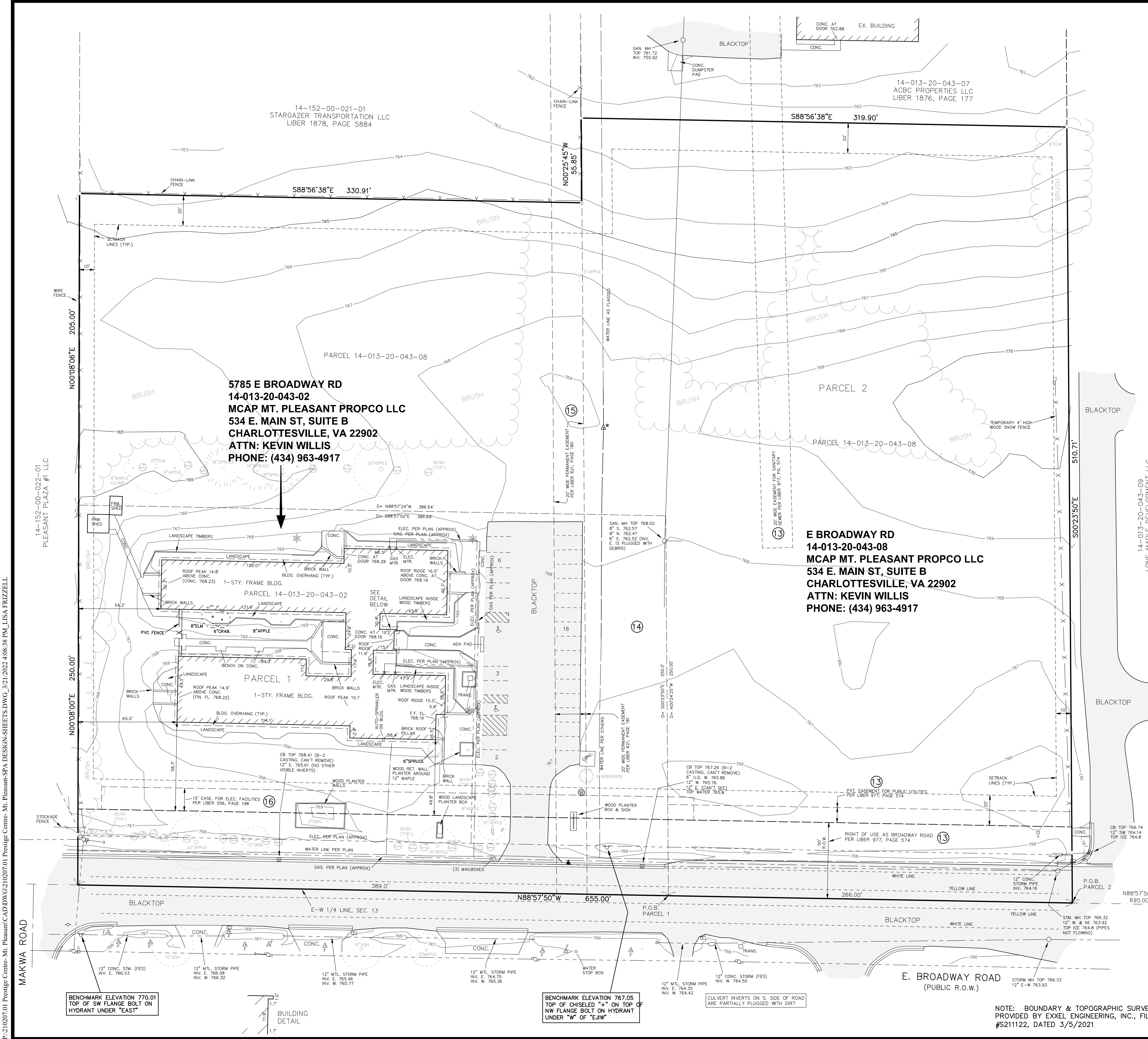
CHECKED BY:

JFL

PLAN DATE:

02-03-22

SHEET NUMBER



14-152-00-021-01  
STARGAZER TRANSPORTATION LLC  
LIBER 1878, PAGE 5884

14-013-20-043-07  
ACBC PROPERTIES LLC  
LIBER 1876, PAGE 177

**5785 E BROADWAY RD**  
**14-013-20-043-02**  
**MCAP MT. PLEASANT PROPCO LLC**  
**534 E. MAIN ST, SUITE B**  
**CHARLOTTESVILLE, VA 22902**  
**ATTN: KEVIN WILLIS**  
**PHONE: (434) 963-4917**

**E BROADWAY RD**  
**14-013-20-043-08**  
**MCAP MT. PLEASANT PROPCO LLC**  
**534 E. MAIN ST, SUITE B**  
**CHARLOTTESVILLE, VA 22902**  
**ATTN: KEVIN WILLIS**  
**PHONE: (434) 963-4917**

**Property Description (from Commitment No.: 1900071447):**  
Land Situated in the Township of Union, County of Isabella, State of Michigan:  
**Parcel 1:**  
Part of the South 1/2 of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Beginning at a point on the East and West 1/4 line which is North 88 degrees 57 minutes 50 seconds West 961.0 feet from the East 1/4 corner of said Section 13; thence North 88 degrees 57 minutes 50 seconds West 389.0 feet; thence North 0 degrees 08 minutes East 250.0 feet; thence South 88 degrees 57 minutes 50 seconds East 386.69 feet; thence South 0 degrees 23 minutes 50 seconds East 250.0 feet to the point of beginning.  
Tax Parcel No: 14-013-20-043-02  
and  
**Parcel 2:**  
Part of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Township of Union, Isabella County, Michigan, more particularly described as: Beginning at a point on the East-West 1/4 line of said Section 13 which is North 88 degrees 57 minutes 50 seconds West, 695.00 feet from the East 1/4 corner of said Section 13; thence continuing along said 1/4 line, North 88 degrees 57 minutes 50 seconds West 266.00 feet; thence North 00 degrees 24 minutes 25 seconds West 250.00 feet; thence North 88 degrees 57 minutes 24 seconds West 386.64 feet (previously North 88 degrees 57 minutes 50 seconds West 386.69 feet); thence North 00 degrees 08 minutes 06 seconds East 205.00 feet; thence South 88 degrees 56 minutes 38 seconds East 330.91 feet; thence North 00 degrees 25 minutes 45 seconds West 55.85 feet; thence South 88 degrees 56 minutes 38 seconds East 319.90 feet; thence South 00 degrees 23 minutes 50 seconds East 510.71 feet to the point of beginning.  
Tax Parcel No: 14-013-20-043-08

- Notes:**
- Description of record and recorded easement information shown hereon is based on Stewart Title Guaranty Company, Commitment No. 19000071447, Revision Number 5, with a commitment date of February 18, 2020.
  - The bearings shown hereon are based on South line of the NE 1/4 of Section 13 as N88°57'50"W per furnished description. Distances shown hereon are ground distances. Michigan State Plane Coordinates for the East 1/4 Corner of Section 13 = 767060.85 N, 13027746.9 E. Bearings shown hereon can be rotated 00°13'50" clockwise to arrive at the Michigan State Plane bearing base.
  - This property contains 7.23 acres.
  - There were 29 striped parking spaces observed in the surveyed area, which includes 27 regular spaces and 2 disabled spaces.
  - No portion of this property lies within a Special Flood Hazard Area, as identified by the Federal Insurance Administration, Department of Homeland Security. This property lies within Zone X - Unshaded (areas determined to be outside of the 0.2% annual chance floodplain) as identified on Flood Insurance Rate Map, Panel 330 of 500, Map No. 2607300300D, Map Revised February 5, 2014, published by the Federal Emergency Management Agency.
  - The dimensions of the structures shown hereon are based on exterior building measurements at ground level. Building heights shown hereon are relative to the finish floor of the building which the peak height was observed.
  - Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location or the only utilities in this area. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
  - This property is accessed by Broadway Road which is a public right of way.
  - A zoning report or letter has not been provided to the surveyor. Zoning setbacks shown hereon are based on a previous survey furnished by client. Previous survey was prepared by American Surveying & Mapping, Inc., drawing name: 1909667-24676 MT PLEASANT MLDWG
  - On the date of this survey there was no visible evidence of earth moving, building construction or building additions within recent months, changes in street R.O.W. lines or recent street or sidewalk construction.
  - To our knowledge, a field delineation of wetlands was not conducted by a qualified specialist. On the date of survey, no wetland flag markers were observed.
  - This site was covered with significant amounts of snow and ice on the day of this survey.

Notes regarding Schedule B - Section II Exceptions  
(see Note 1 for title commitment information);  
(Numbers correspond to specific exceptions listed)

- Exception 13 Terms, Conditions, Easements, Right of Ways and Provisions as set forth in the Warranty Deed recorded March 21, 2000 in Liber 977, Page 574. (shown hereon)
- Exception 14 Easement No. 21 between Accord Properties, a Partnership and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 181. (shown hereon)
- Exception 15 Easement No. 20 between Roger R. Card, a single man and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 180. (shown hereon)
- Exception 17 Easement for Electrical Facilities in favor of Consumers Power Company, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded May 23, 1947 in Liber 225, Page 125. (permits a route "in a Northwesterly and Southeastly direction" in the SE 1/4 of the NE 1/4 of Section 13 - route not observed on date of survey, possibly on a parcel adjacent to surveyed property)

**LEGEND**

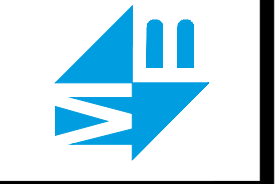
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- ⊕ = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- ⊕ = SIGN
- ⊕ = HYDRANT
- ⊕ = WATERMAIN VALVE
- ⊕ = WELL
- ⊕ = CATCH BASIN
- ⊕ = MANHOLE
- ⊕ = MAILBOX
- ⊕ = TELEPHONE BOX
- ⊕ = CABLE TV BOX
- ⊕ = BURIED FIBER OPTIC MARKER
- ⊕ = BURIED WATERMAIN MARKER
- x-x- = FENCE LINE
- - - = OVERHEAD WIRES

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021

P:210207.01 Prestige Centre - Mt. Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022\_408338\_PMLISA FRIZZELL

PLAN REVISIONS

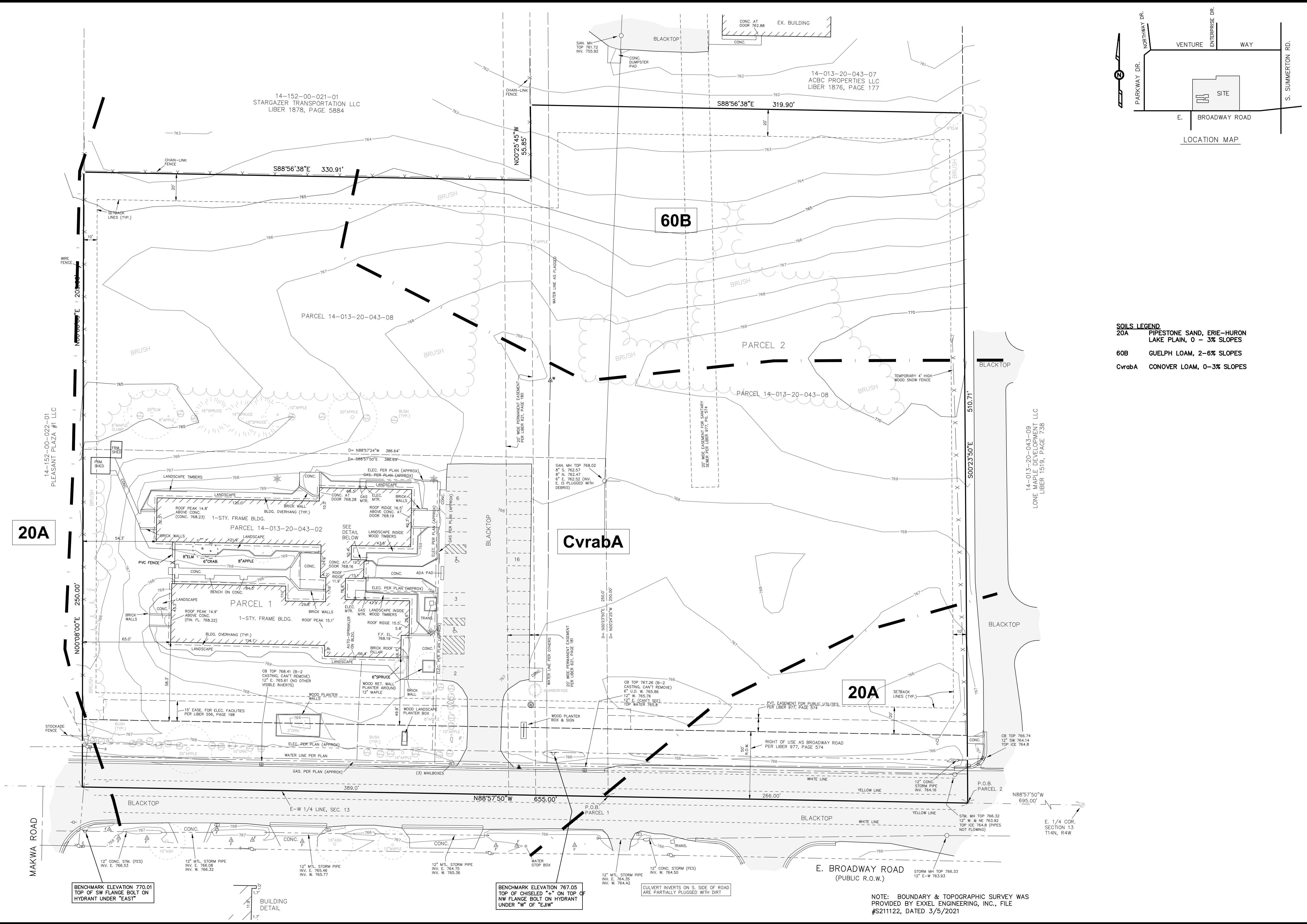
**Moore + Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mail@moore.com



**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE  
EXCEL-2021  
PROJECT NO.:  
210207.01  
DESIGN DRAWN BY:  
FEF  
DESIGNED BY:  
JFL  
CHECKED BY:  
JFL  
PLAN DATE:  
03-14-22  
SHEET NUMBER  
**1**

P:210207.01 Prestige Centre - M. Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2021 4:08:45 PM\_LISA FRIZZELL



0 15 30  
PLAN SCALE: 1" = 30'

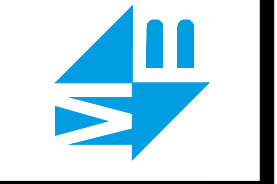
**811**  
Know what's below.  
Call before you dig.

**SOILS LEGEND**

20A	PIPESTONE SAND, ERIE-HURON LAKE PLAIN, 0 - 3% SLOPES
60B	GUELPH LOAM, 2-6% SLOPES
CvrabA	CONOVER LOAM, 0-3% SLOPES

PLAN REVISIONS

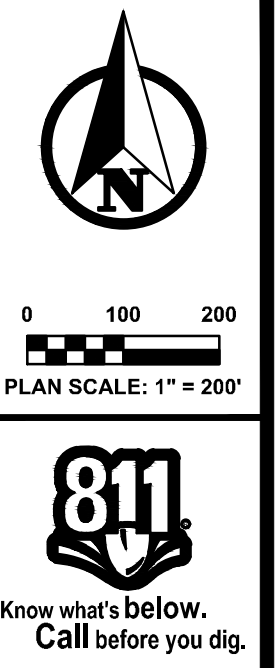
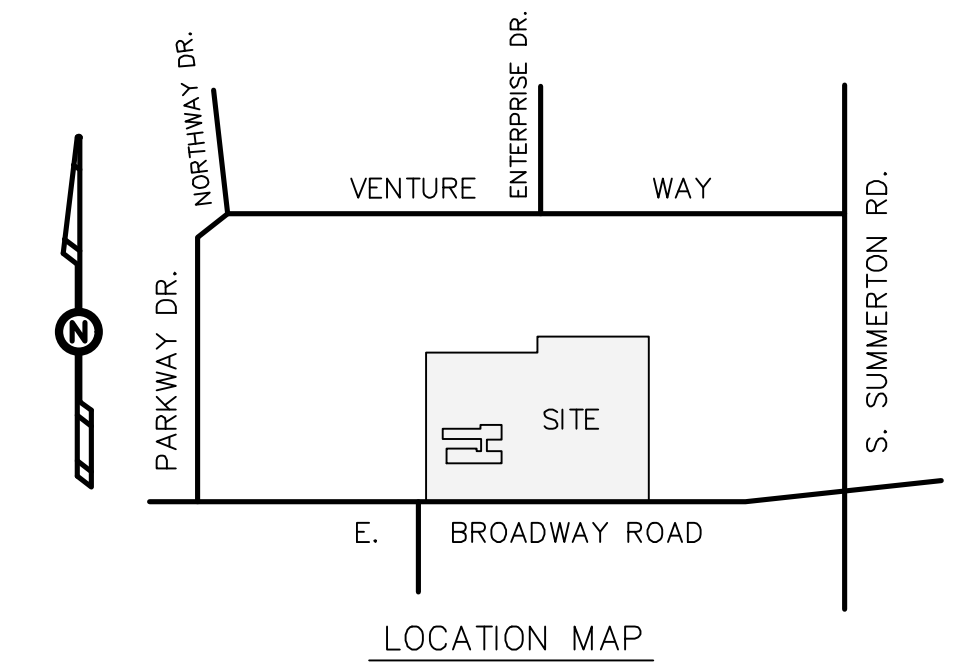
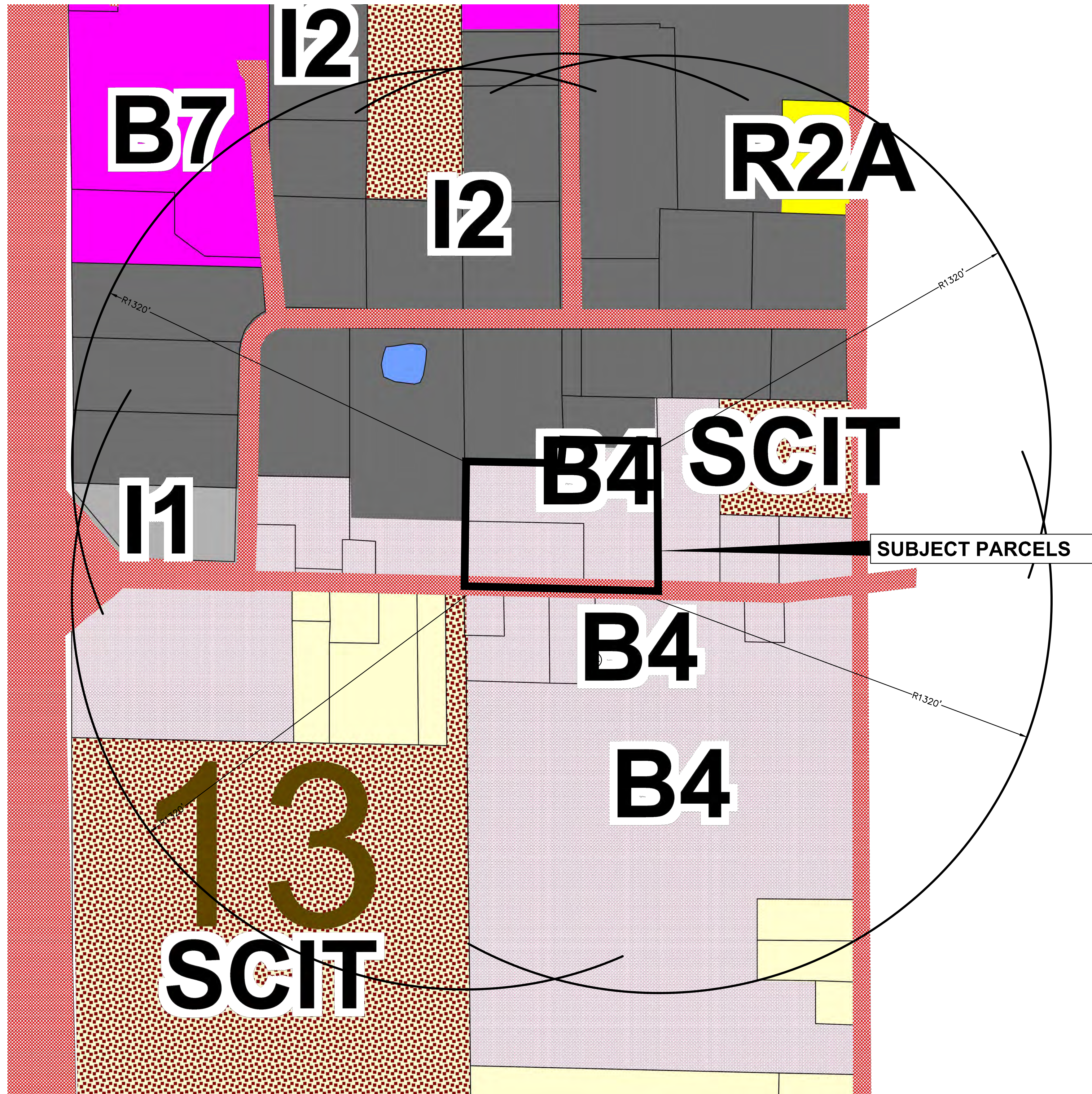
**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailbox@mbce.com



**PUD CONCEPT PLAN FOR PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	03-14-22
SHEET NUMBER	<b>2</b>

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021



- CHARTER TOWNSHIP OF UNION  
ZONING MAP - Through Ordinance 2014-02
- AG Agricultural
  - B-4 General Business
  - B-5 Highway Business
  - B-6 Auto-Related Highway Business
  - B-7 Retail and Service Highway Business
  - CITY
  - CMU
  - I-1 Light Industrial
  - I-2 General Industrial
  - OS Office / Service
  - R-1 One-family Residential
  - R-2A One and Two-Family District
  - R-2B One and Two-Family District
  - R-3A Apartment and Condominiums
  - R-3B Medium Density Apartment & Condos
  - R-4 Mobile or Modular Home District
  - R-5 Single-wide Mobile Home District
  - Saginaw Chippewa Indian Tribe Trust Lands

SUBJECT PARCELS

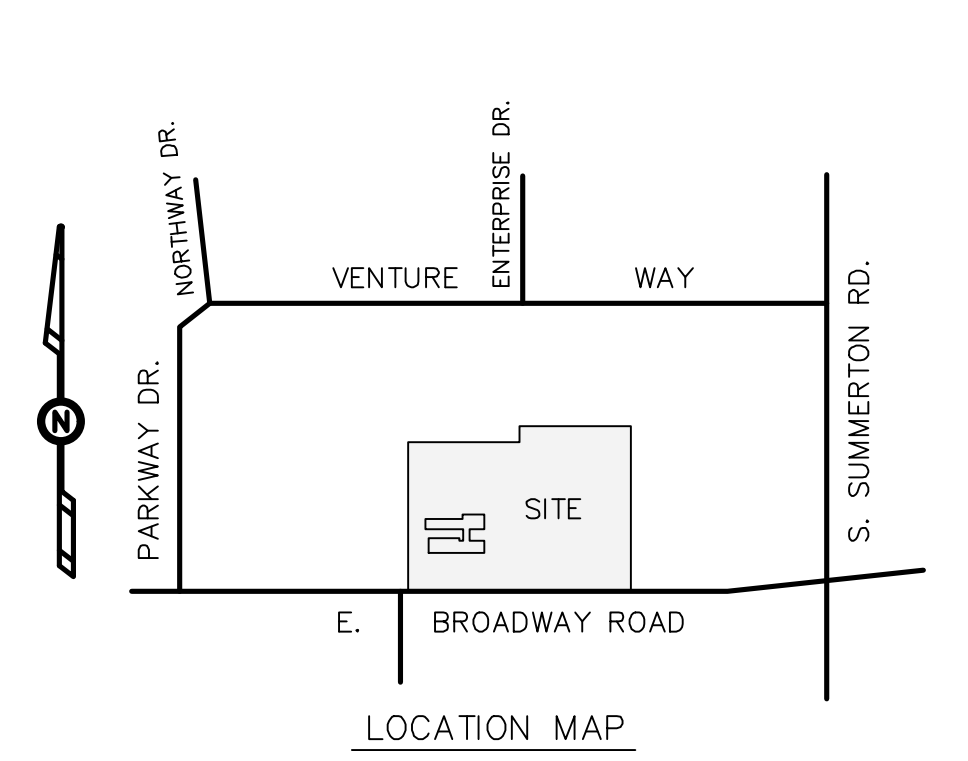
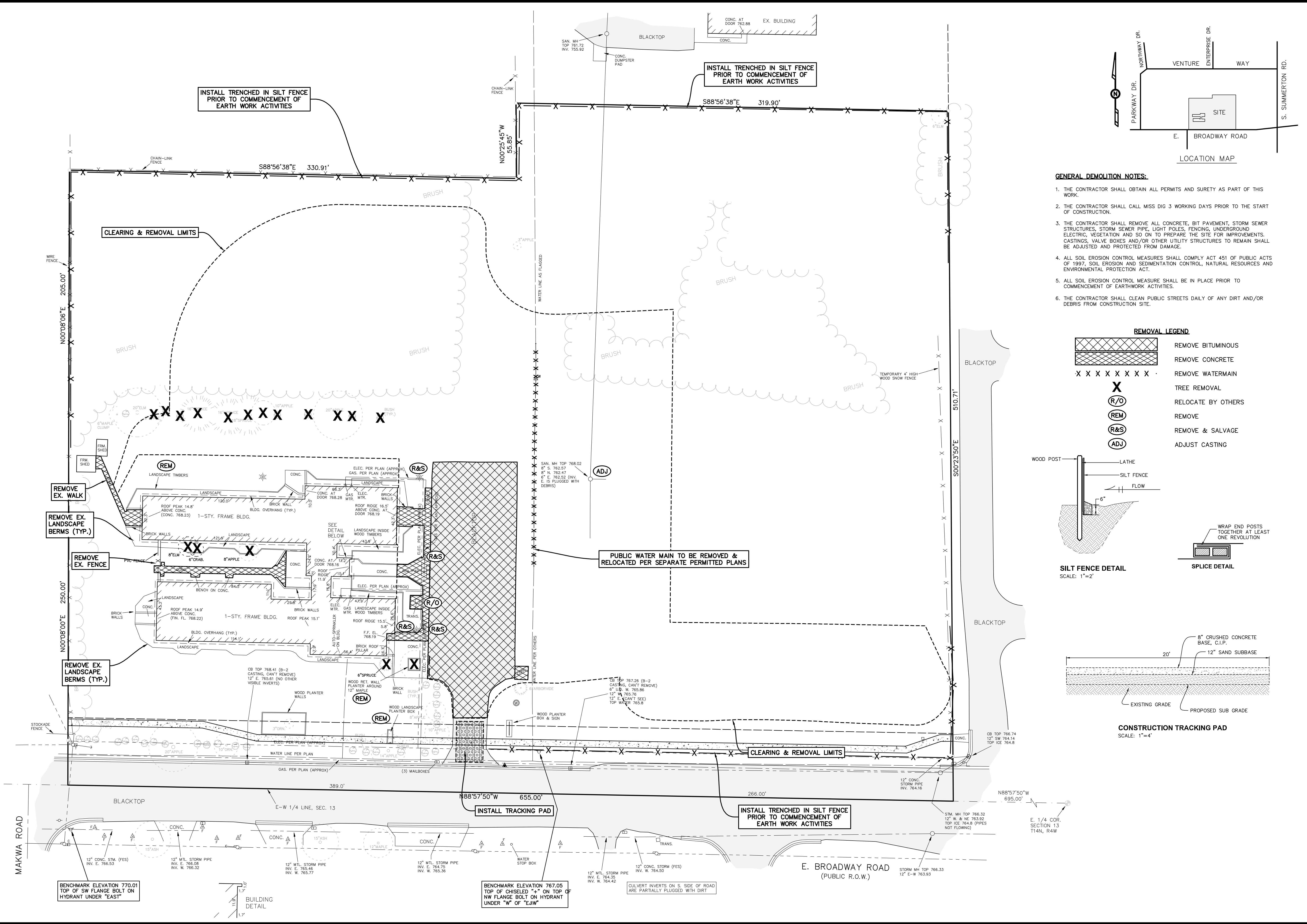
PLAN REVISIONS

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Consulting Engineers  
2020 Monroe Ave. 49505  
Grand Rapids, MI  
(616) 363-9801  
mailto:mailbox@mbce.com

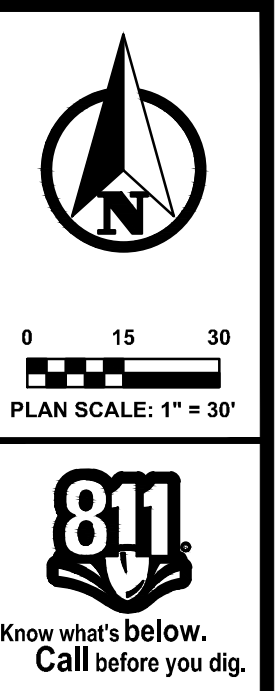
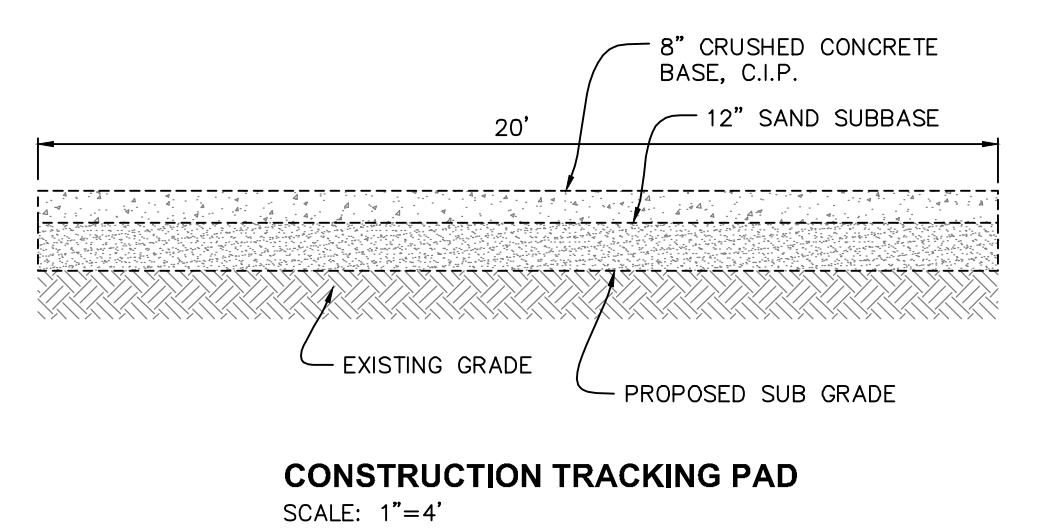
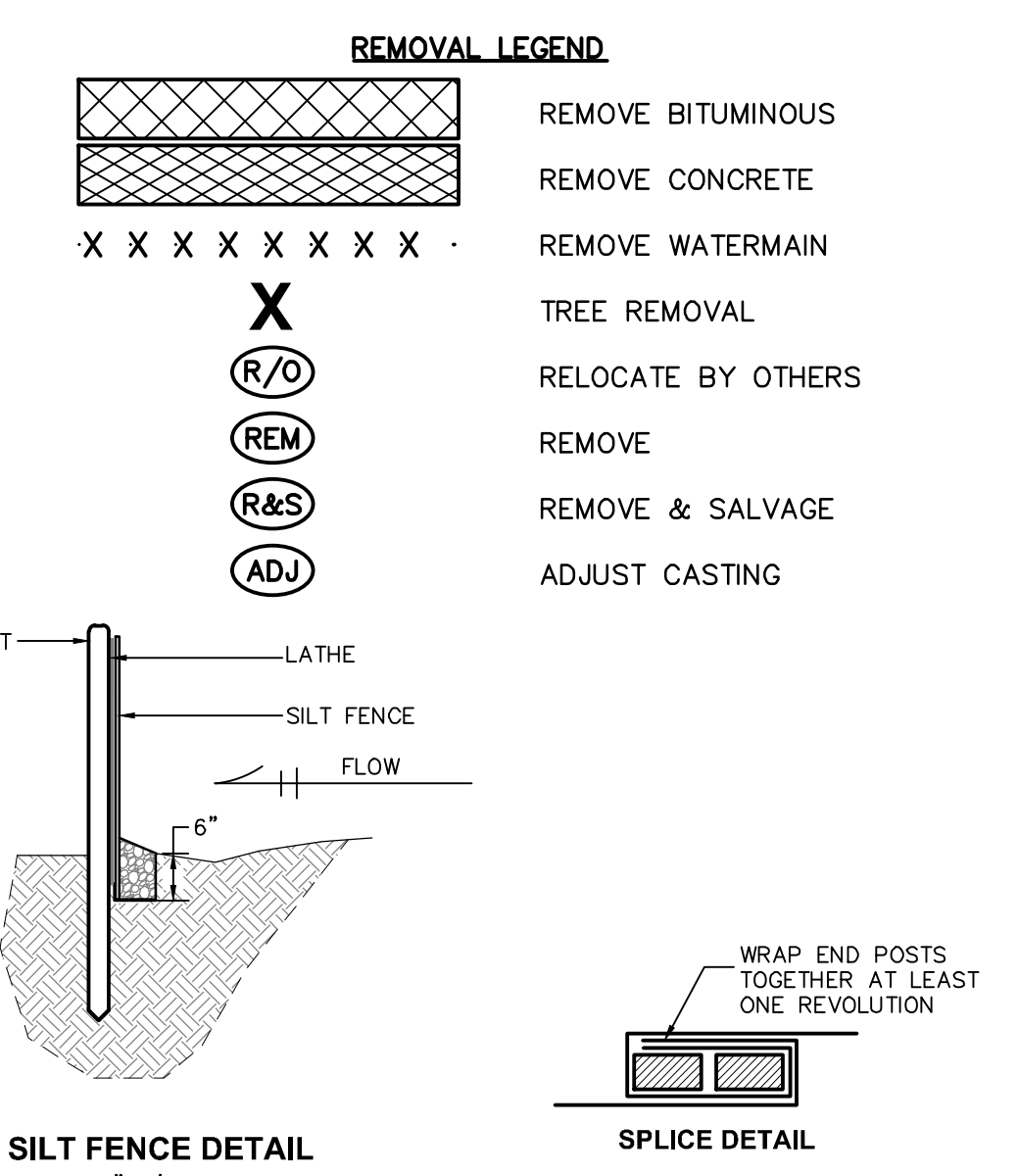
**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL - 2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	03-14-22
SHEET NUMBER	<b>3</b>

P:210207.01 Prestige Centre - M; Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022 4:08:55 PM\_LISA FRIZZELL



- GENERAL DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997. SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.



**PLAN REVISIONS**

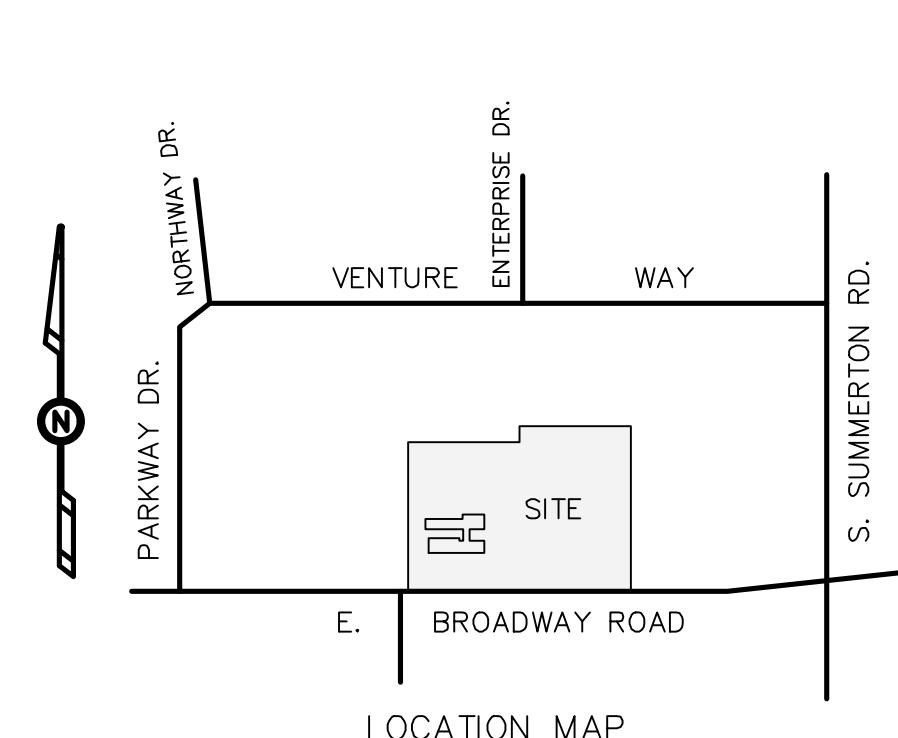
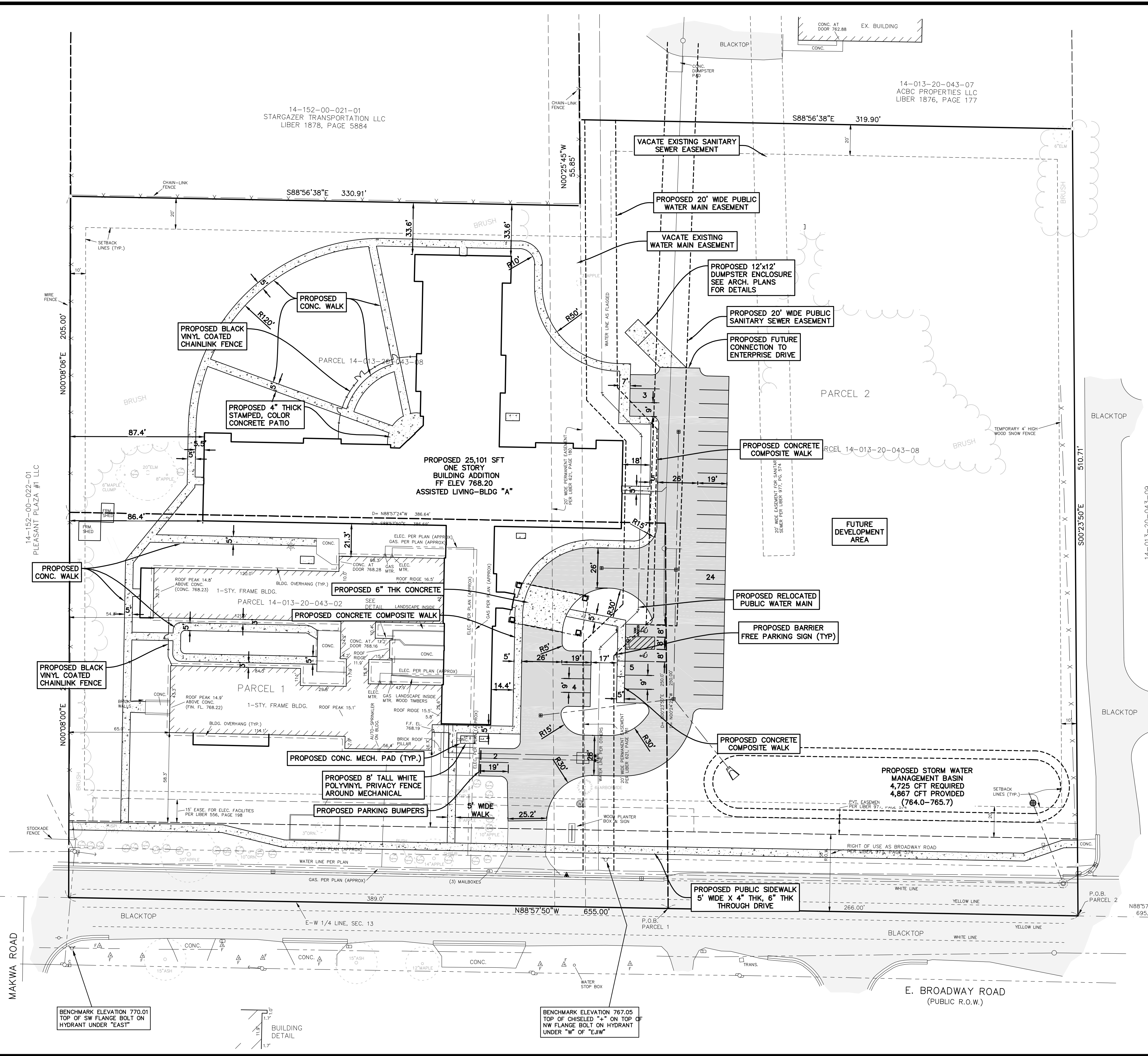
NO.	DATE	DESCRIPTION

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailbox@mbce.com

**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021  
PROJECT NO.: 210207.01  
DESIGN DRAWN BY: FEF  
DESIGNED BY: JFL  
CHECKED BY: JFL  
PLAN DATE: 03-14-22  
SHEET NUMBER: 4

P:210207.01 Prestige Centre - M; Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022 4:09:00 PM\_LISA FRIZZELL



- SITE PLAN GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
  4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
  5. PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDT CL-2 SAND SUBBASE (C.I.P)  
6" 21-AA GRAVEL BASE (C.I.P)  
2" 3C HMA LEVELING COURSE  
1 1/2" 5E3 HMA WEARING COURSE
  6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
  7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
  8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
  9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.

**PARKING REQUIREMENTS:**  
 75 AL BEDS x 0.39 SPACES PER BED = 30 SPACES REQUIRED  
 30 SPACES REQUIRED  
 38 SPACES PROVIDED  
 NO NON-RESIDENTIAL UNITS PROPOSED

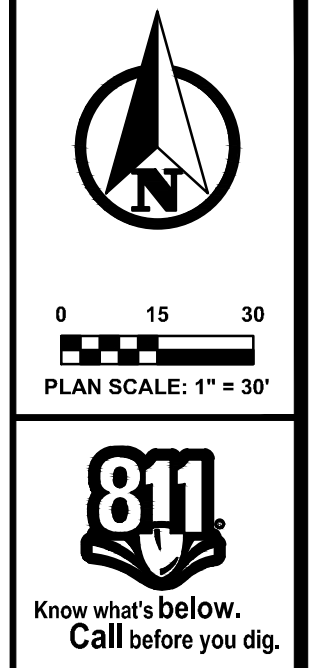
**AREA CALCULATIONS:**  
 AREA INCLUDING R.O.W.: 314,815 SQ.FT. (7.23 ACRES)  
 OVERALL IMPERVIOUS SURFACE: 93,883 SFT. (2.16 ACRES)  
 OVERALL PERVIOUS SURFACE: 220,932 SFT (5.07 ACRES)

**EXISTING ZONING: "B4" GENERAL BUSINESS DISTRICT**  
 MIN FRONT SETBACK: 20'  
 MIN SIDE SETBACK: 10'  
 MIN REAR SETBACK: 20'  
 MIN LOT WIDTH: 80'  
 MIN LOT AREA: 12,000 SFT  
 MAX BLDG HEIGHT: 35'  
 MAX LOT COVERAGE: 30%

THERE ARE "0" NON RESIDENTIAL UNITS PROPOSED FOR THIS PROPERTY.

CONSTRUCTION SCHEDULE

ITEM	2022	2023
	J F M A M J J A S O N D	J F M A M J J A S O N D
TEMP. EROSION CONTROL		
TOPSOIL STRIPPING		
SITE GRADING		
SITE UTILITIES		
DETENTION POND "A"		
DETENTION POND "B"		
BUILDING "A" CONSTRUCTION		
BUILDING "B" CONSTRUCTION		
PERM. EROSION CONTROL		
LANDSCAPING		
PAVING LOT "A"		
PAVING LOT "B"		
REMOVE TEMP. EROSION CONTROL		



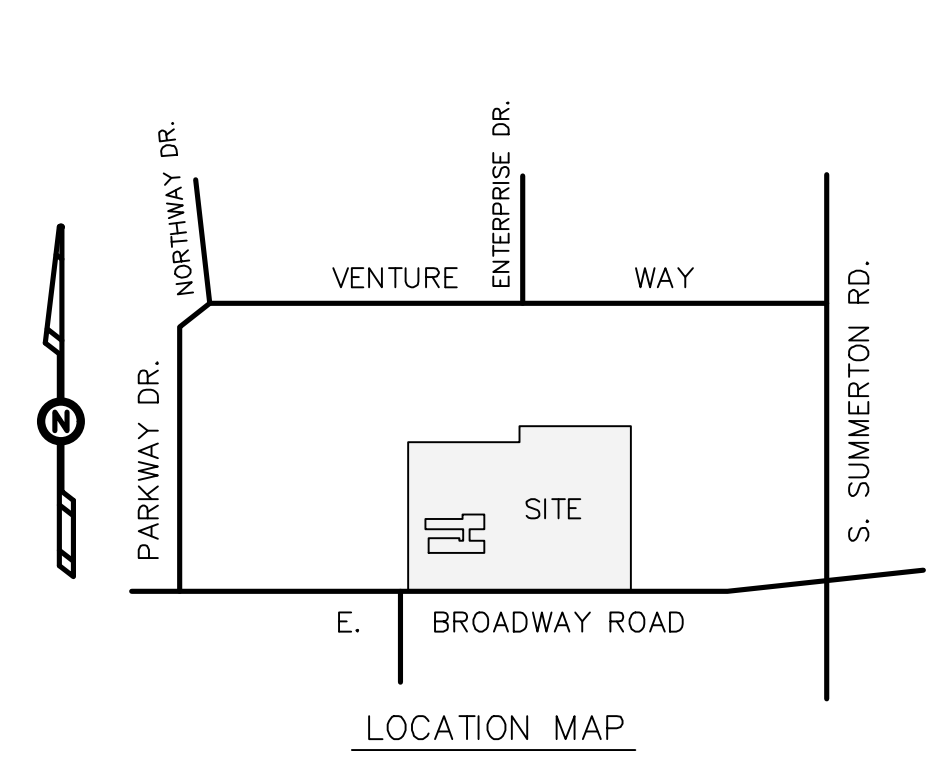
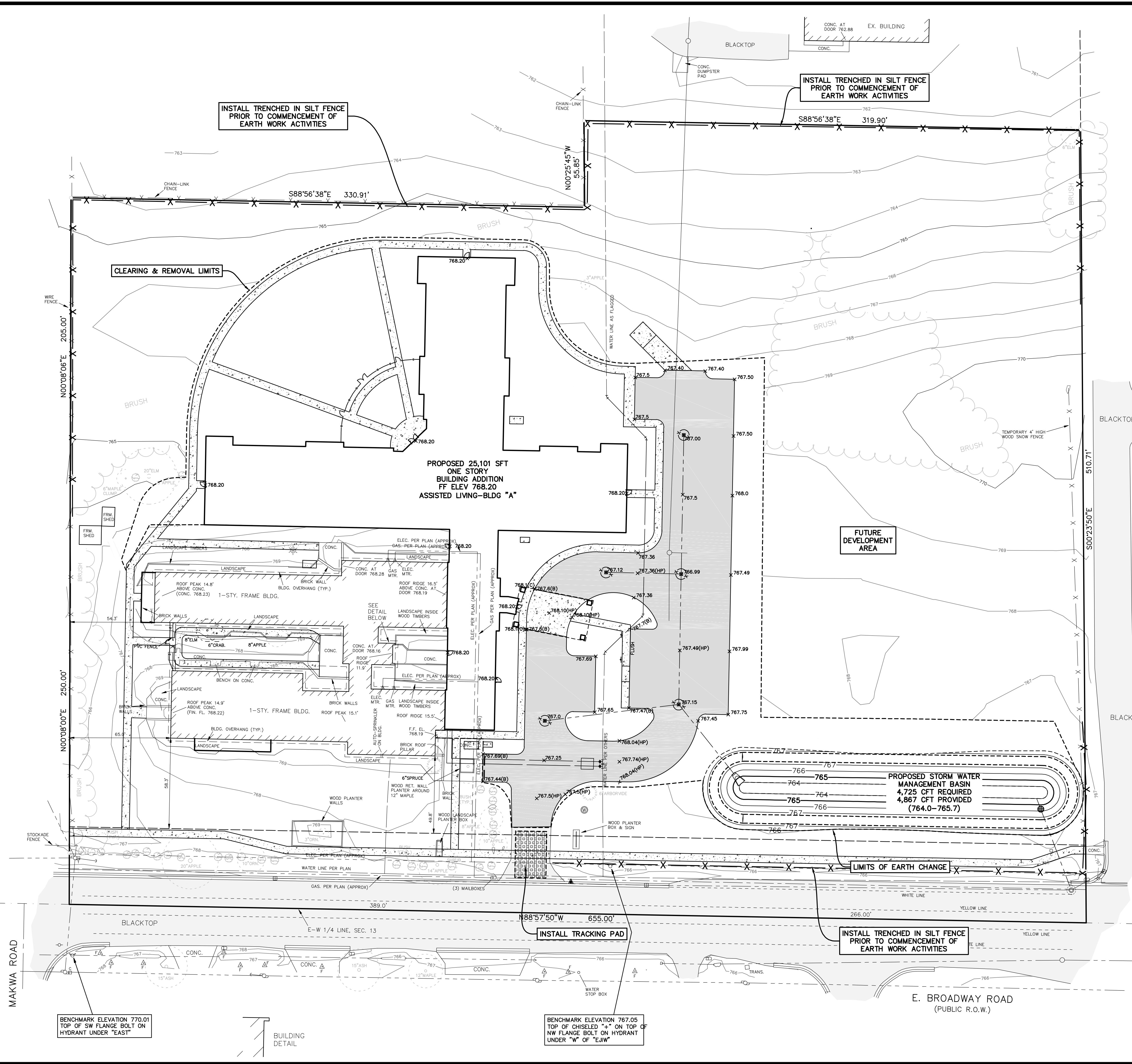
PLAN REVISIONS

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 363-9801  
 mailbox@mbse.com

**PUD CONCEPT PLAN FOR PRESTIGE CENTRE**  
 UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021  
 PROJECT NO.: 210207.01  
 DESIGN DRAWN BY: FEF  
 DESIGNED BY: JFL  
 CHECKED BY: JFL  
 PLAN DATE: 03-14-22  
 SHEET NUMBER: 5

P:210207.01 Prestige Centre - M. Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022 4:09:05 PM\_LISA FRIZZELL



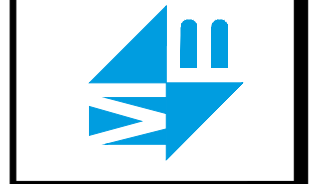
0 15 30  
PLAN SCALE: 1" = 30'

**811**  
Know what's below.  
Call before you dig.

- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
  4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
  6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
  10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
  11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
  12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
  13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
  15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
  16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
  17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
  18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM EAST BROADWAY ROAD.
  19. EXISTING SOIL CONDITIONS: LOAM PER USDA SOIL SURVEY

PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
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(616) 363-9801  
mailto:mailbox@mbce.com



**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE  
EXCEL-2021

PROJECT NO.:  
210207.01

DESIGN DRAWN BY:  
FEF

DESIGNED BY:  
JFL

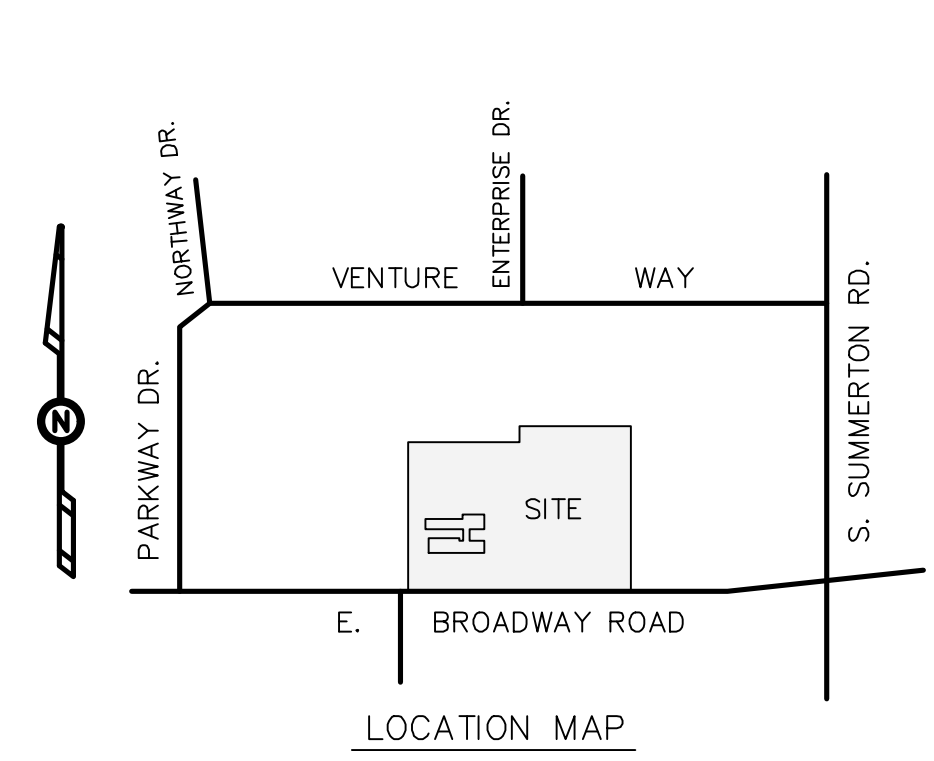
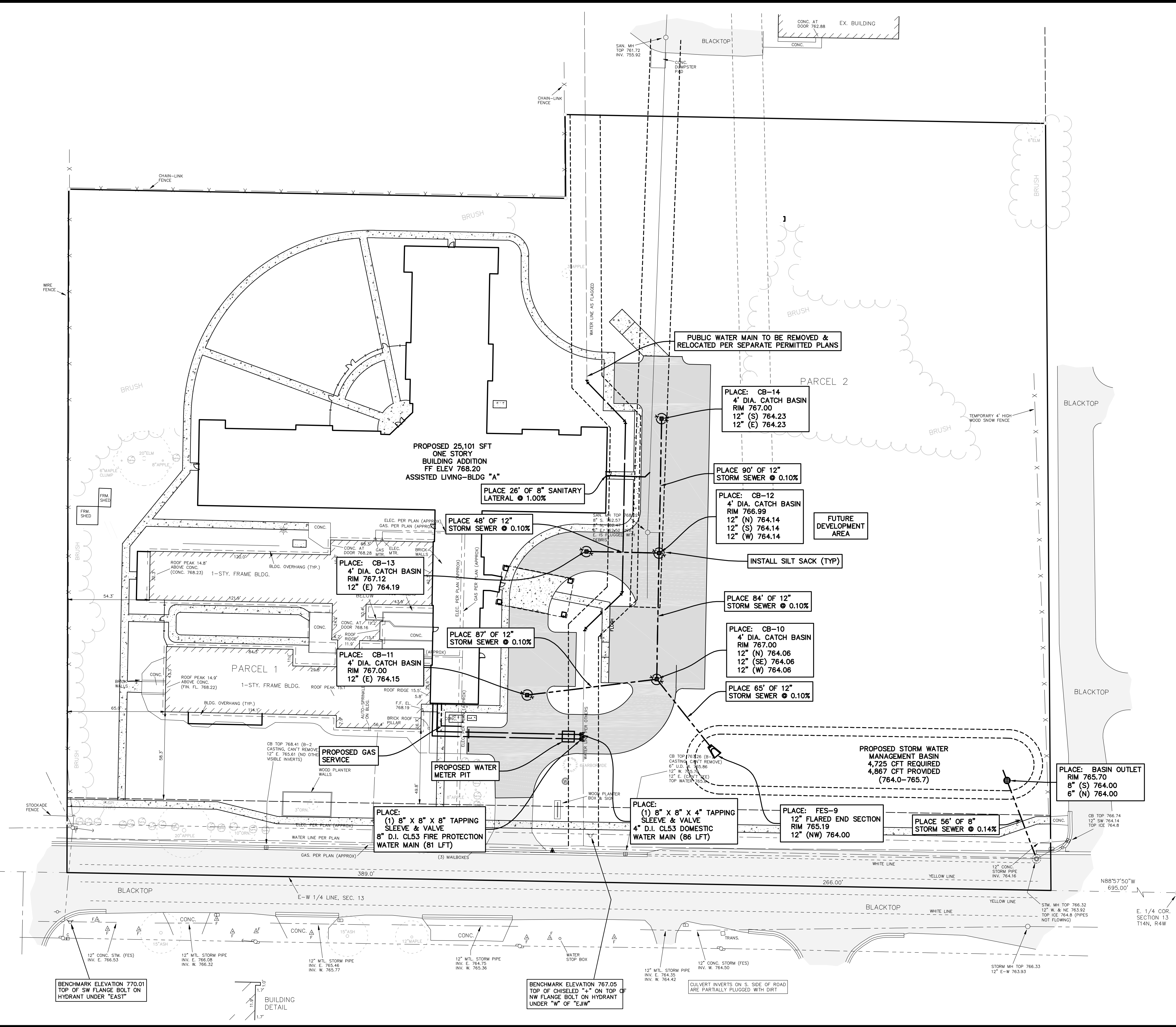
CHECKED BY:  
JFL

PLAN DATE:  
03-14-22

SHEET NUMBER  
**6**



P:210207.01 Prestige Centre - M: Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022 4:09:10 PM\_LISA FRIZZELL



- UTILITY PLAN GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
  2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
  4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
  5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
  6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
  7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

0 15 30  
PLAN SCALE: 1" = 30'

**811**  
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PLAN REVISIONS

NO.	DATE	DESCRIPTION

**Moore+Bruggink**  
Consulting Engineers  
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Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mailbox@mbce.com

**MB**

**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE  
EXCEL-2021

PROJECT NO.:  
210207.01

DESIGN DRAWN BY:  
FEF

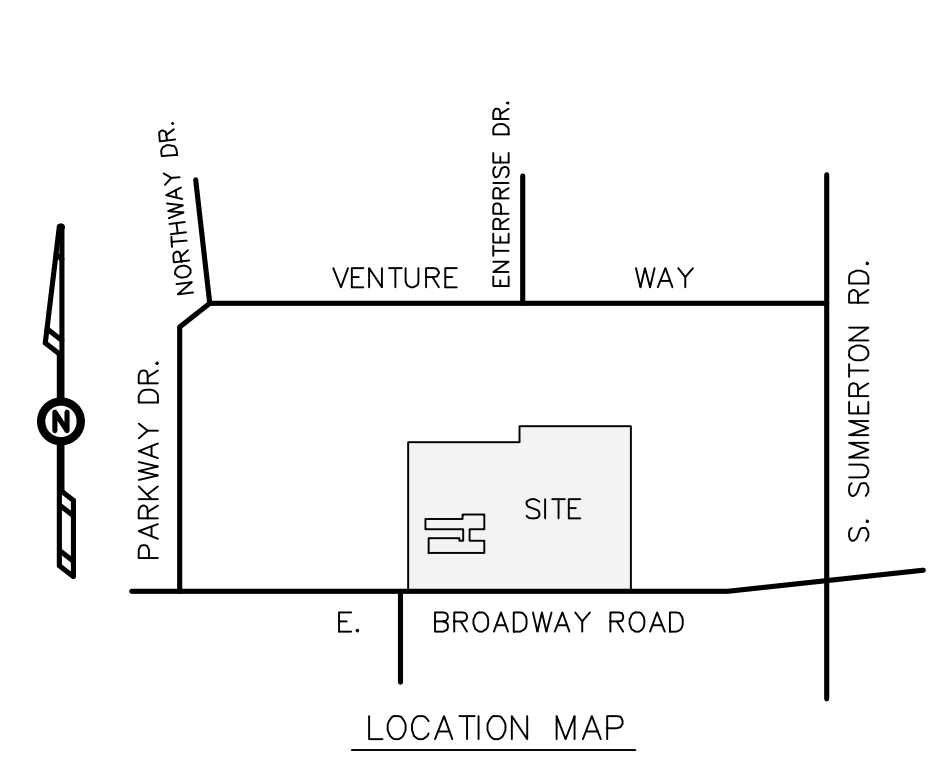
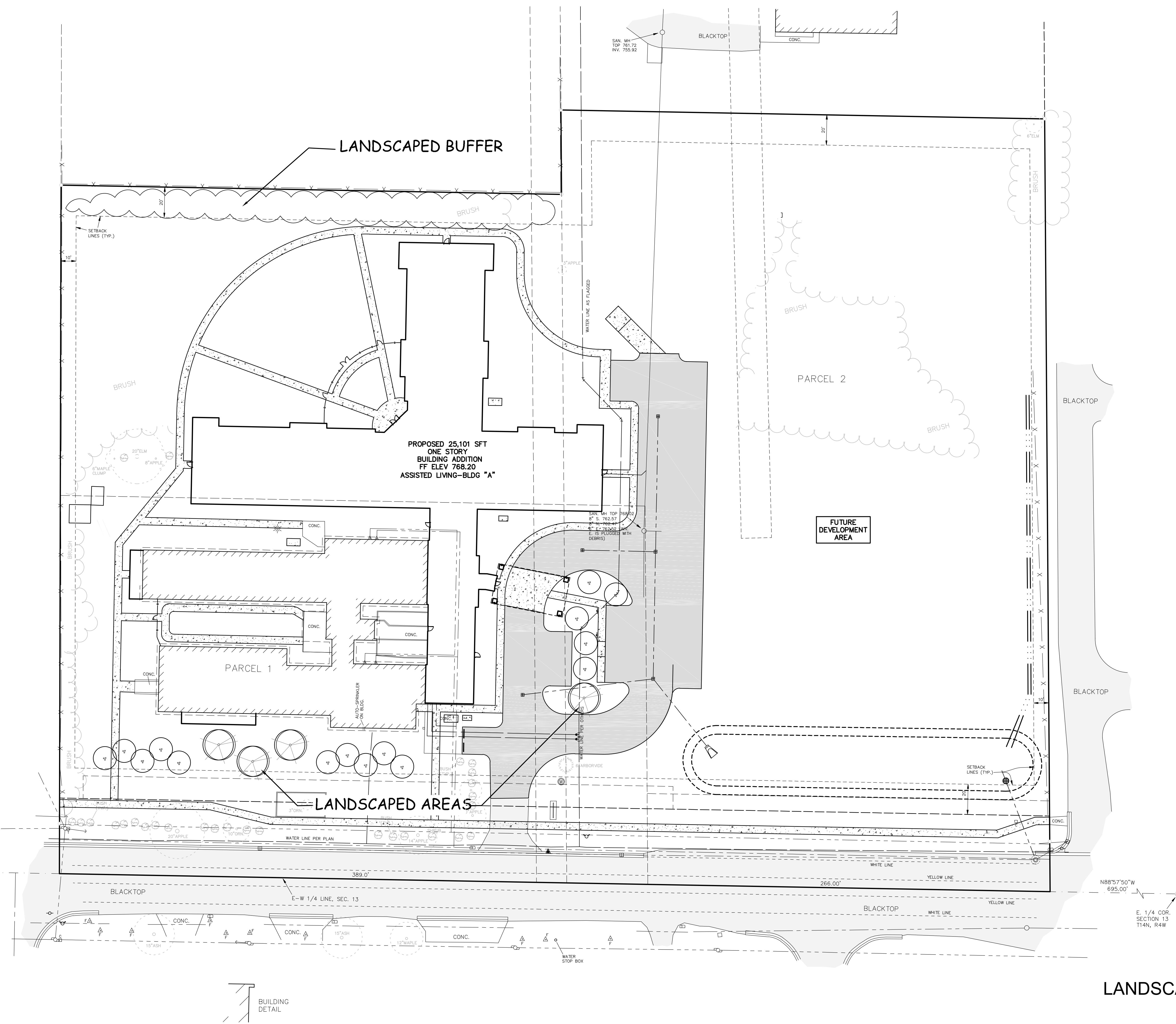
DESIGNED BY:  
JFL

CHECKED BY:  
JFL

PLAN DATE:  
03-14-22

SHEET NUMBER  
**7**

P:210207.01 Prestige Centre - M: Pleasant-SPA DESIGN-SHEETS.DWG\_3/21/2022 4:09:15 PM\_LISA FRIZZELL



811  
Know what's below.  
Call before you dig.

PLAN REVISIONS

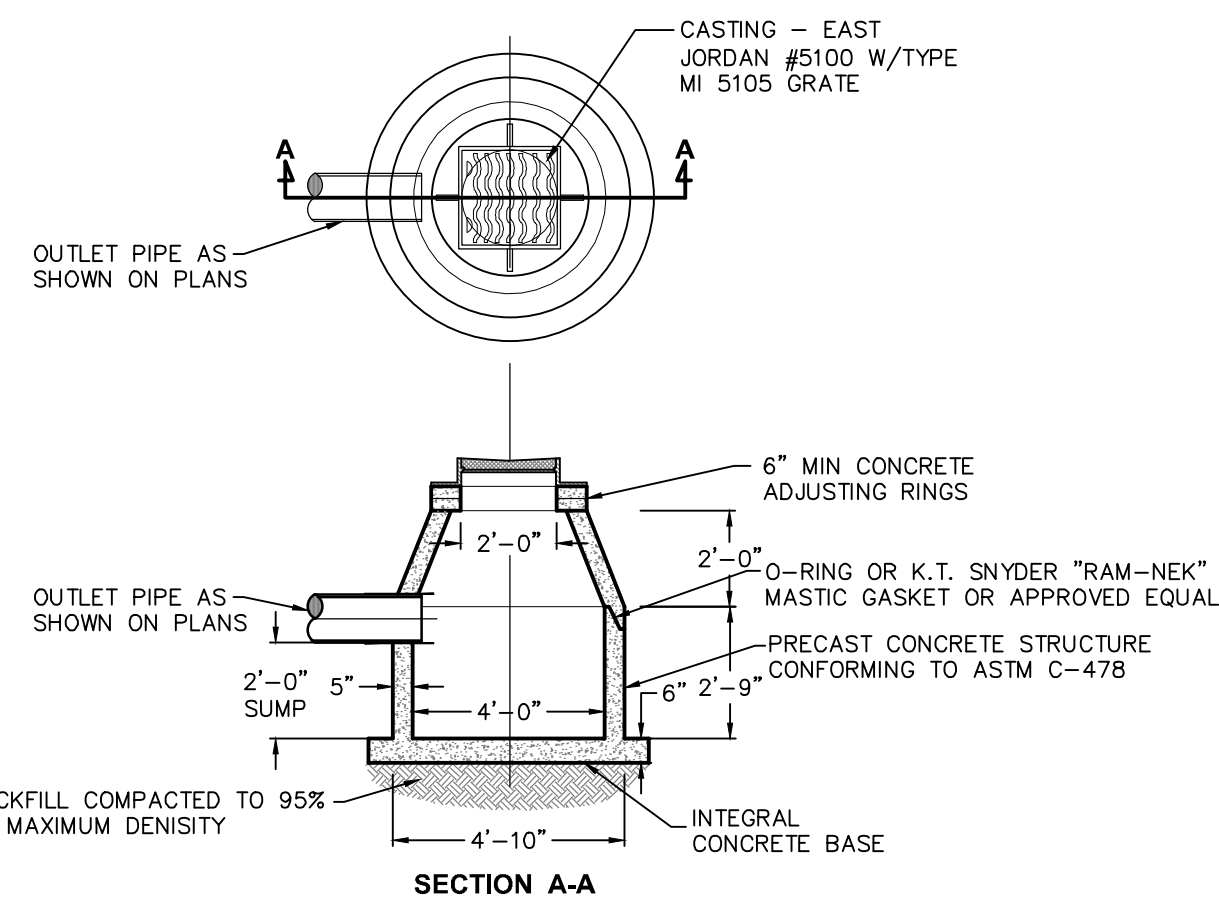


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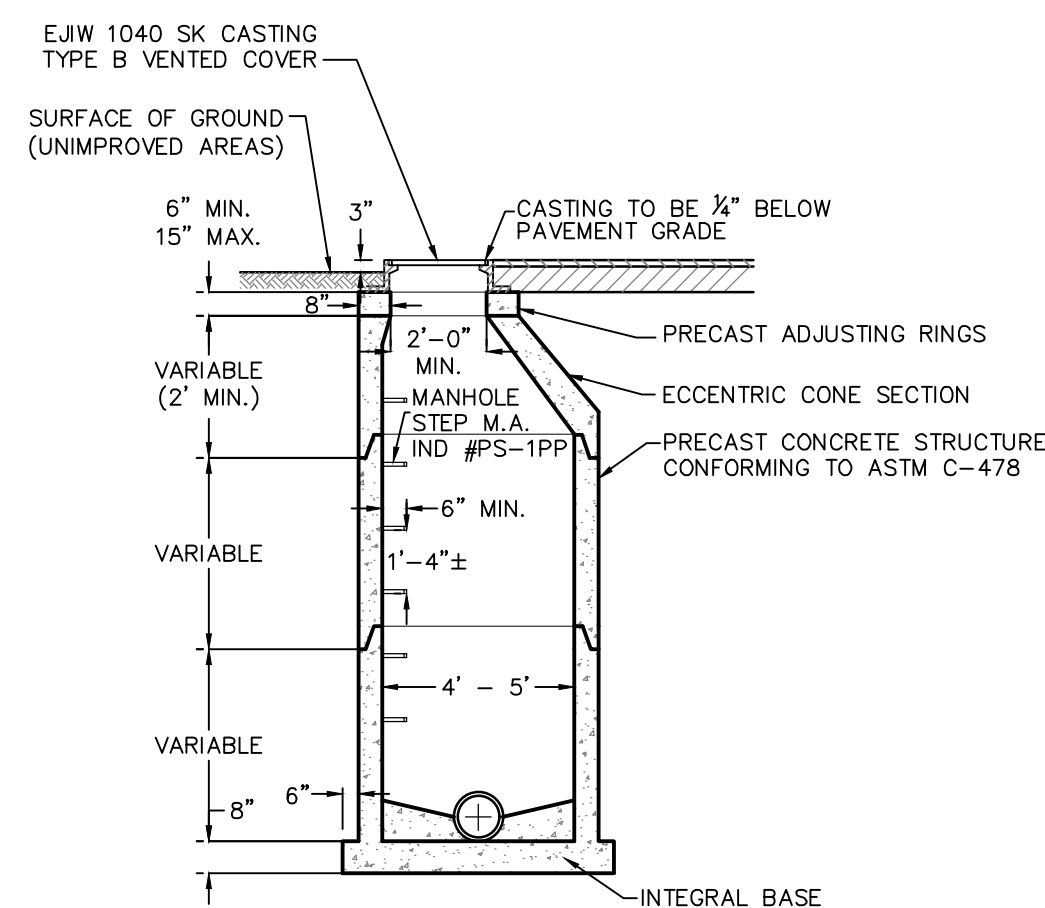
**PUD CONCEPT PLAN**  
FOR  
**PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	03-14-22
SHEET NUMBER	<b>8</b>

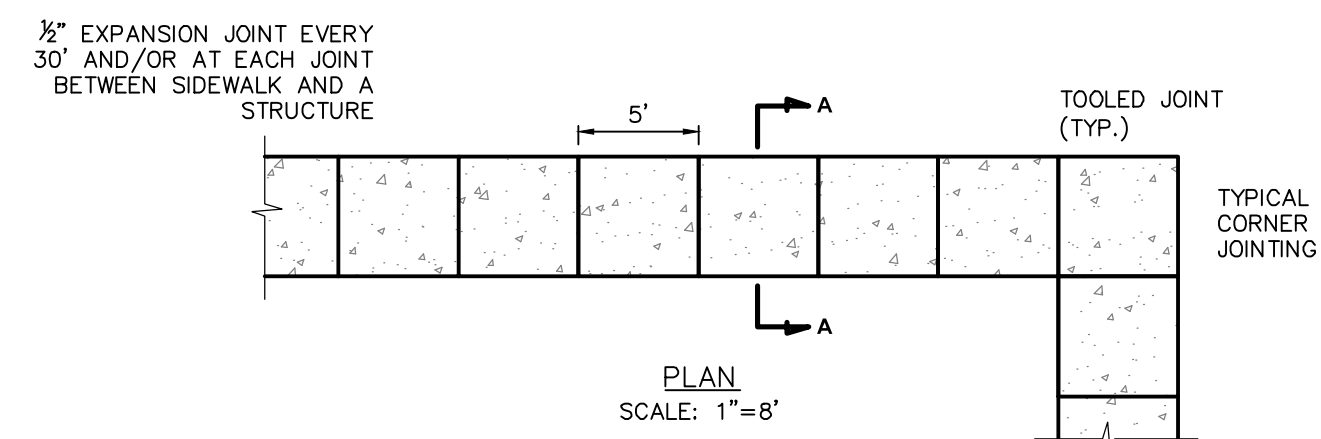
LANDSCAPE CONCEPT PLAN



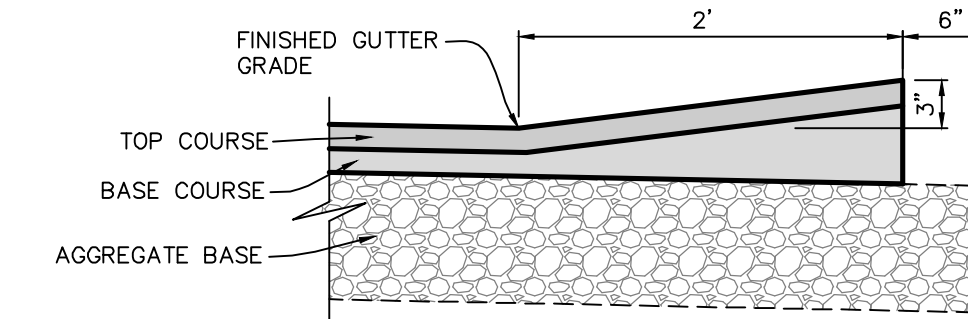
**4' DIA. CATCH BASIN DETAIL (IN PAVED AREAS)**  
SCALE: 1"=4'



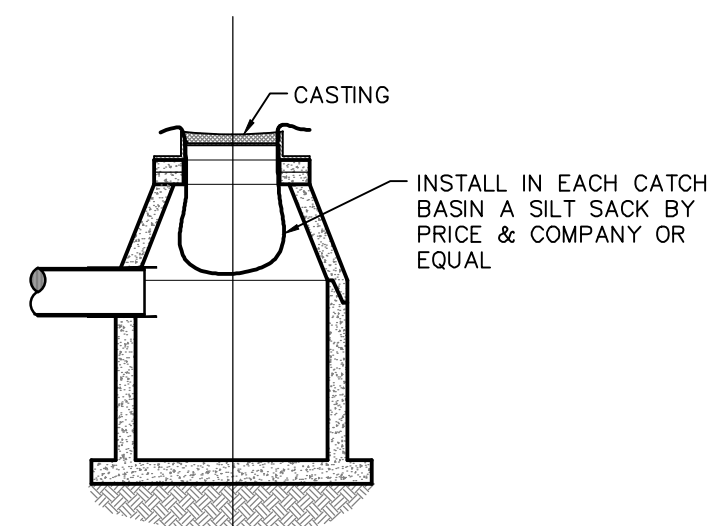
**STORM SEWER MANHOLE DETAIL**  
SCALE: 1"=4'



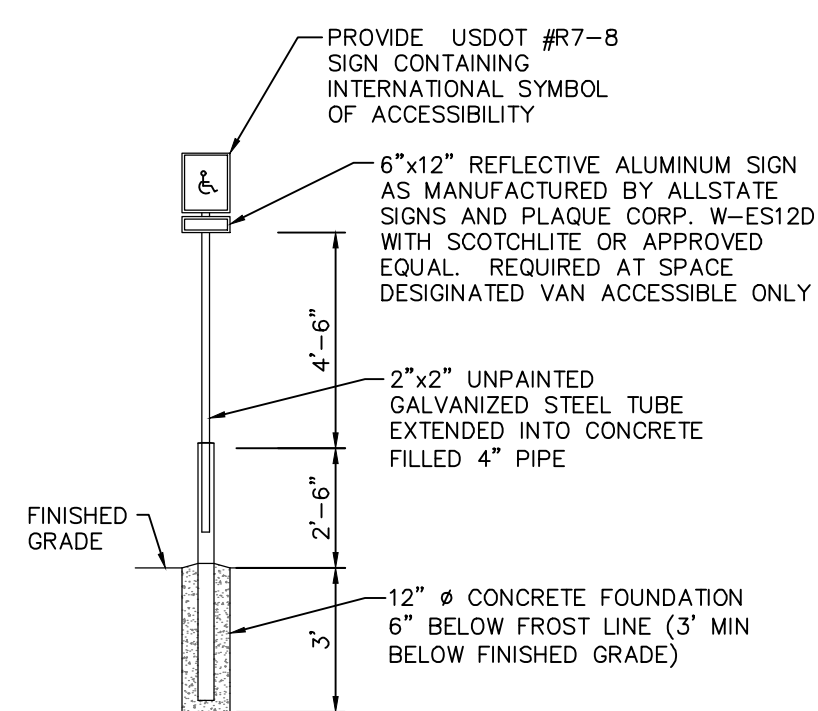
**4" CONCRETE SIDEWALK DETAIL**



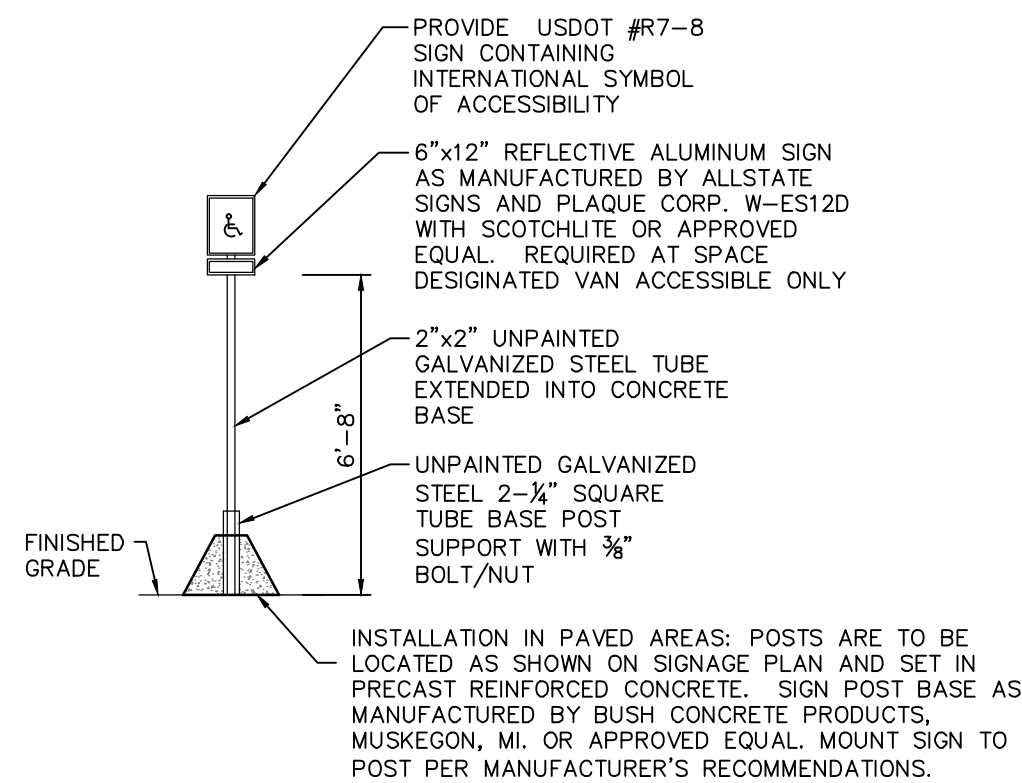
**24" BITUMINOUS VALLEY GUTTER DETAIL**  
SCALE: 1"=1'



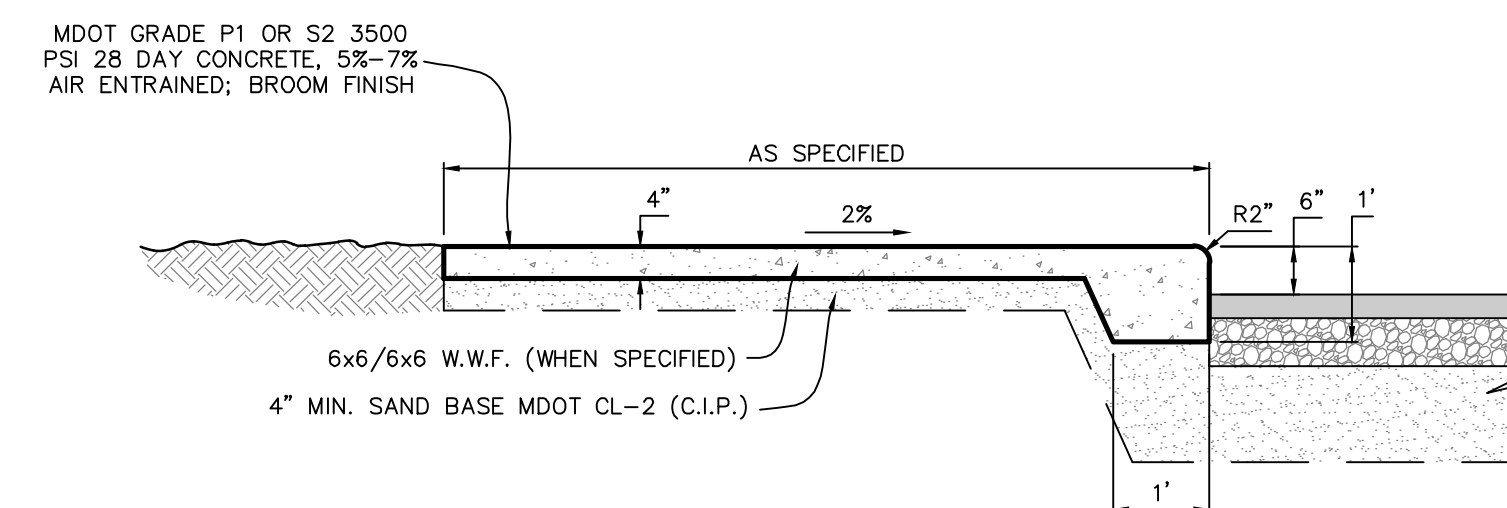
**INLET PROTECTION DETAIL**  
SCALE: 1"=4'



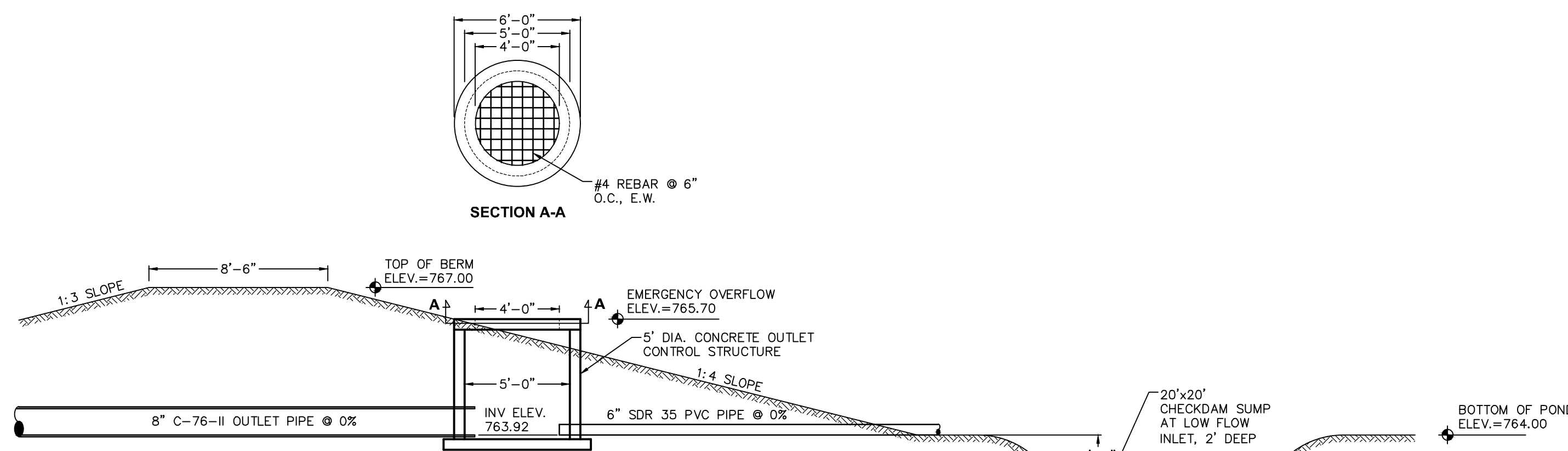
**BARRIER FREE PARKING SIGN DETAIL (IN LAWN AREAS)**  
SCALE: 1"=4'



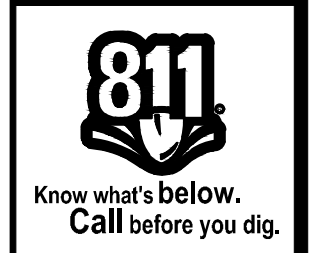
**BARRIER FREE PARKING SIGN DETAIL (IN PAVED AREAS)**  
SCALE: 1"=4'



**COMPOSITE CONCRETE WALK & CURB DETAIL**  
SCALE: 1"=2'



**POND OUTLET CONTROL STRUCTURE DETAIL**  
SCALE: 1"=5'



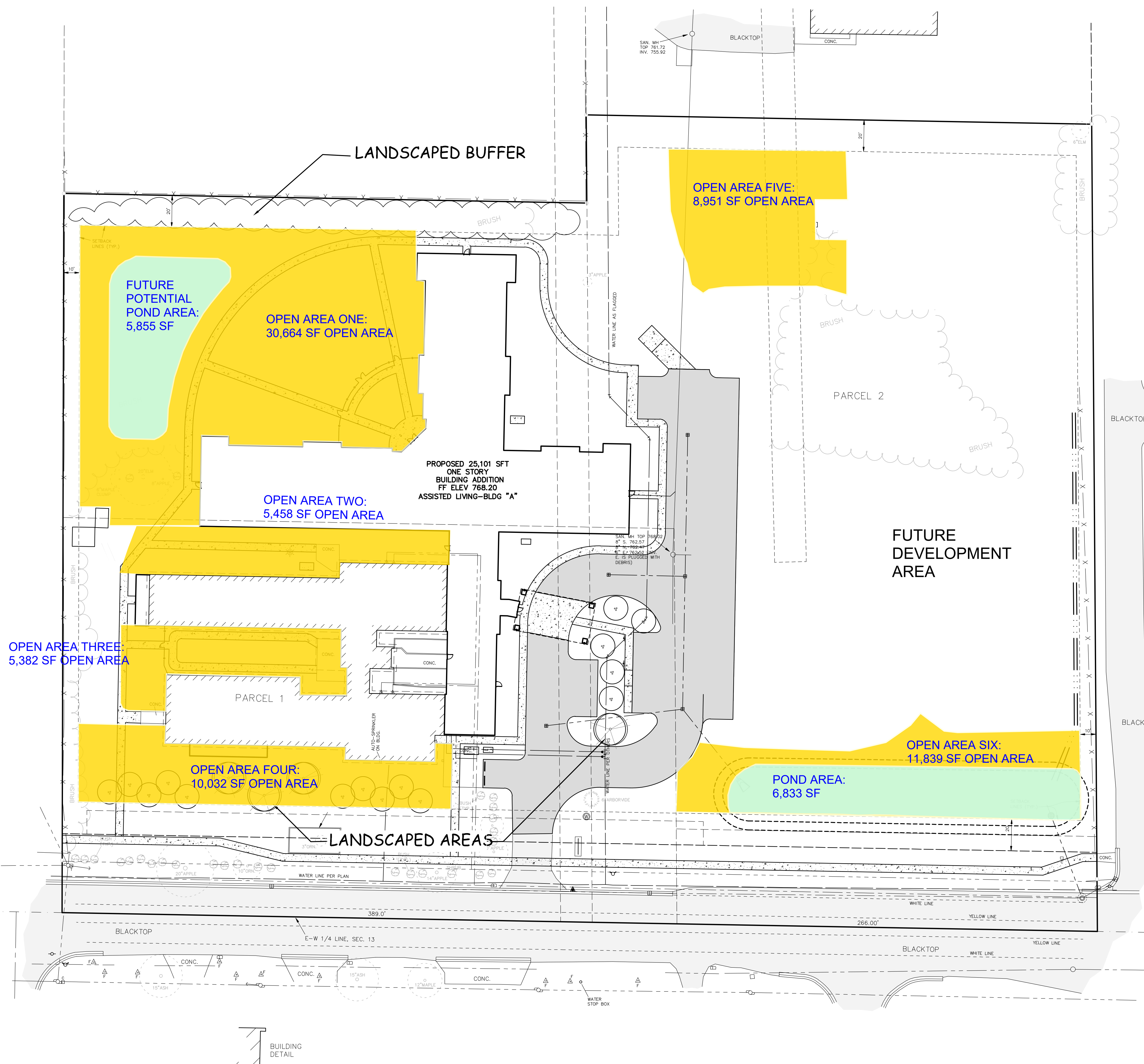
PLAN REVISIONS

**Moore+Bruggink**  
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(616) 363-9801  
mailbox@mrbse.com

**PUD CONCEPT PLAN FOR PRESTIGE CENTRE**  
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE: EXCEL-2021  
PROJECT NO.: 210207.01  
DESIGN DRAWN BY: JFL  
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SHEET NUMBER

P:210207.01 Prestige Centre - M: Pleasant-SPA DESIGN-SHEETS.DWG\_3/18/2022 4:21:30 PM\_MATT KOZAK



**OPEN AREA CALCULATIONS:**

MIN. 20% OF GROSS AREA  
7.23 ACRES (314,938.8 SF)  
62,987.8 SF REQ'D

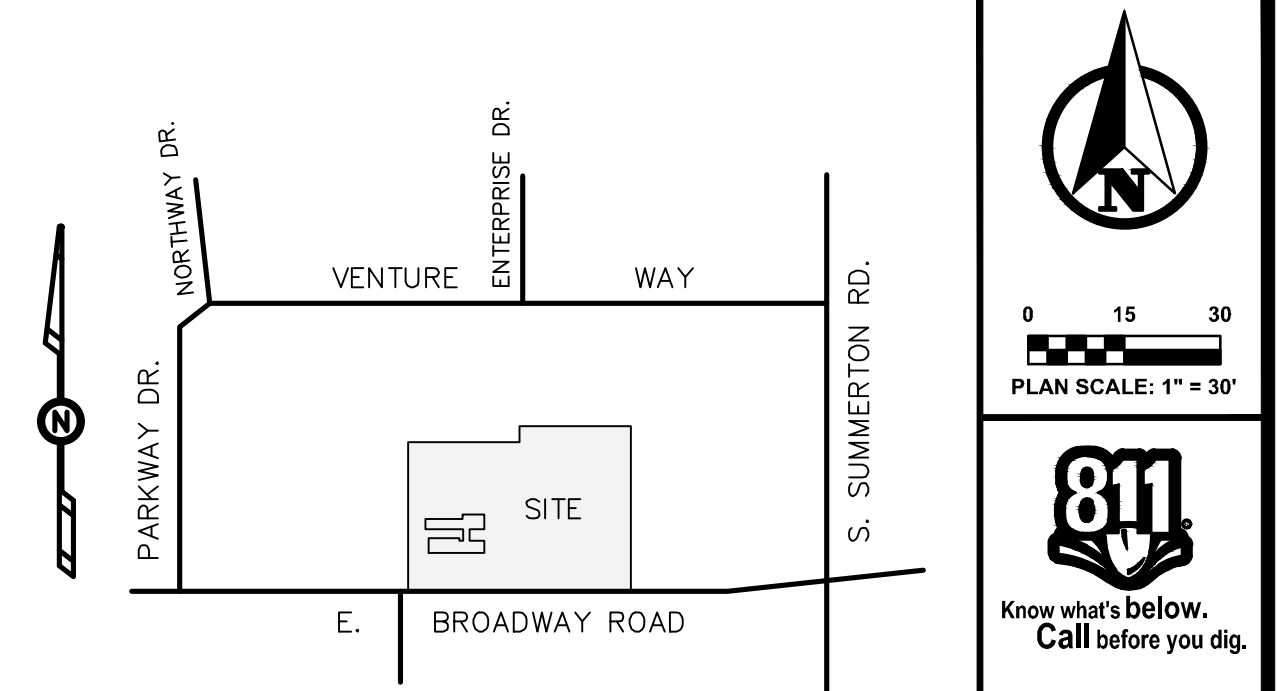
AREA ONE:	30,664 SF
AREA TWO:	5,458 SF
AREA THREE:	5,382 SF
AREA FOUR:	10,032 SF
AREA FIVE:	8,951 SF
AREA SIX:	11,839 SF
<b>TOTAL OPEN AREA:</b>	<b>72,326 SF</b>

**WATER BASIN AREA WITHIN OPEN AREA:**

5,855 SF (POTENTIAL POND within area one)  
6,833 SF (within area five)  
12,688 SF TOTAL WATER BASIN AREA  
18,081.5 SF ALLOWABLE (72,326 \* 0.25)

6. **Open Space Requirements.** Planned developments containing a residential component shall provide and maintain usable open space that is accessible to all residents, which shall comply with the following requirements:
- a. A minimum of twenty (20) percent of the gross area of the site or portion thereof that is designated for residential use shall be set aside for such common open space.
  - b. Any pervious land area that is available for the common use of all residents may be included as required open space, except as follows:
    - i. No more than twenty five percent (25%) of the required usable open space shall include the area of any water bodies or wetlands which are covered only periodically with standing water (such as hardwood swamps or "wet" meadows). Required usable open space shall not include the area of any designated wetland that is covered by water or muck such that it is not a suitable environment for walking or similar passive leisure pursuits.
    - ii. Required usable open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any required setbacks.
  - c. The Township Board, upon receiving a recommendation from the Planning Commission, may require open space to be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land or through a conservation easement, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will be developed according to the site plan. Such conveyance shall:
    - i. Indicate the proposed use(s) of the required open space.
    - ii. Indicate how the leisure and recreation needs of all segments of the population residing in or using the planned development will be accommodated.
  - iii. Provide for the privately-owned open space to be maintained by private property owners with an interest in the open space.
  - iv. Provide maintenance standards and a maintenance schedule.
  - v. Provide notice of possible assessment to the private property owners by Union Township for the cost of maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.

OPEN AREA GRAPHIC



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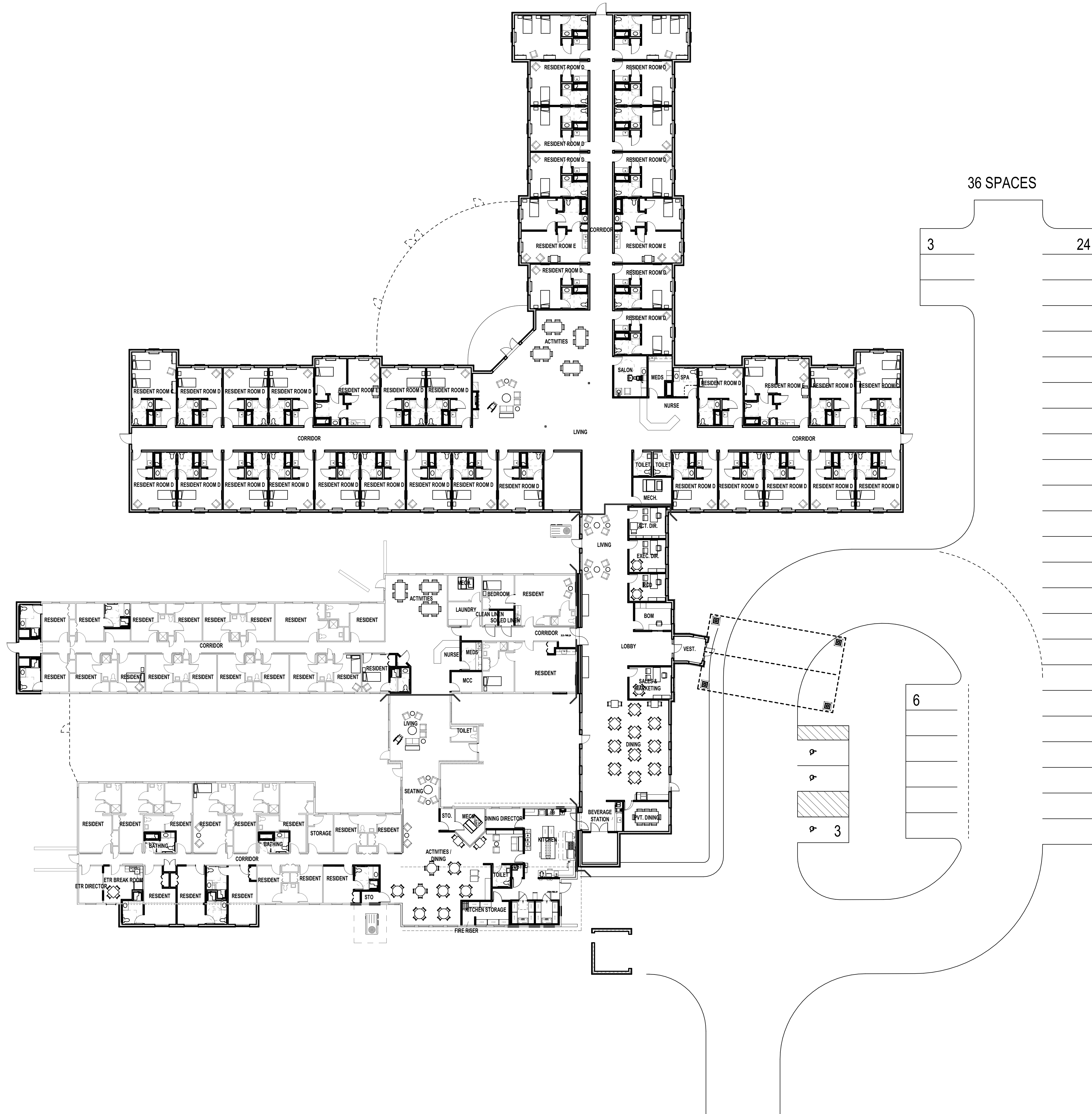
PLAN REVISIONS


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mailto:mailbox@mbce.com

PUD CONCEPT PLAN FOR PRESTIGE CENTRE UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	03-14-22
SHEET NUMBER	10

PRELIMINARY  
NOT FOR CONSTRUCTION



OVERALL FLOOR PLAN  
1/16" = 1'-0"

ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI

ISSUANCES  
00.00.2020 SCHEMATIC  
DESIGN

DRAWN DJH  
REVIEWED ADM

PROJECT NO. 5-5355

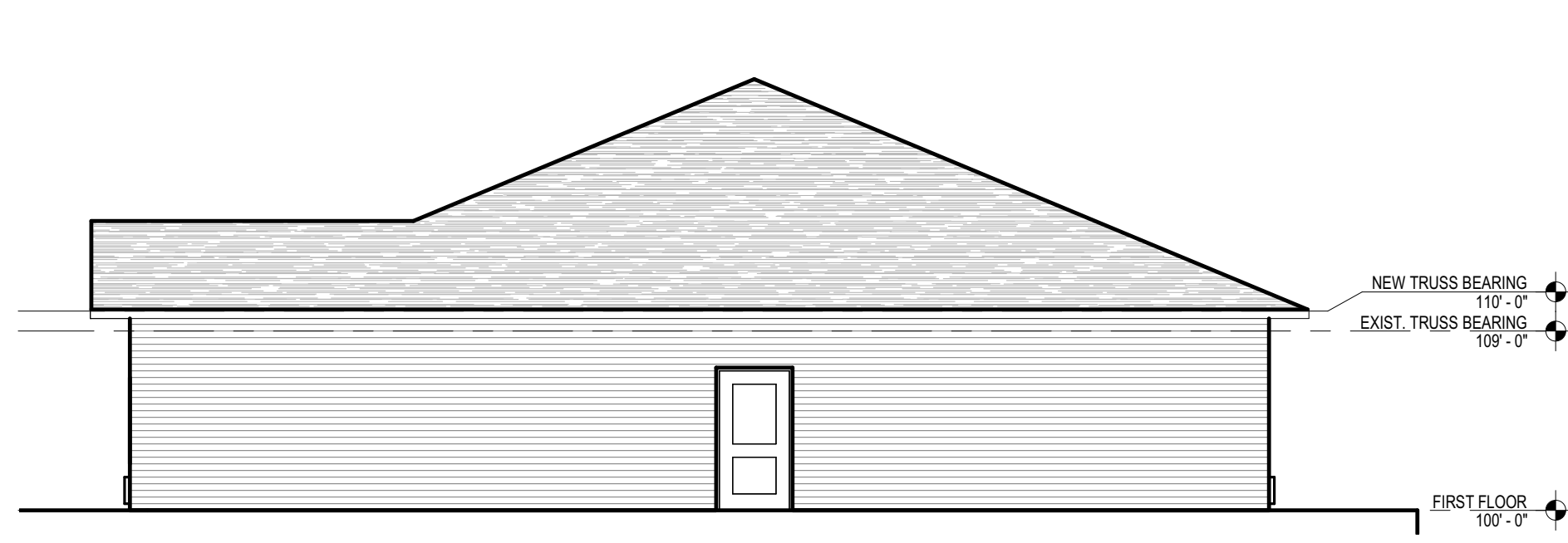
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OVERALL PLAN (AS  
REQUIRED)

A0.01

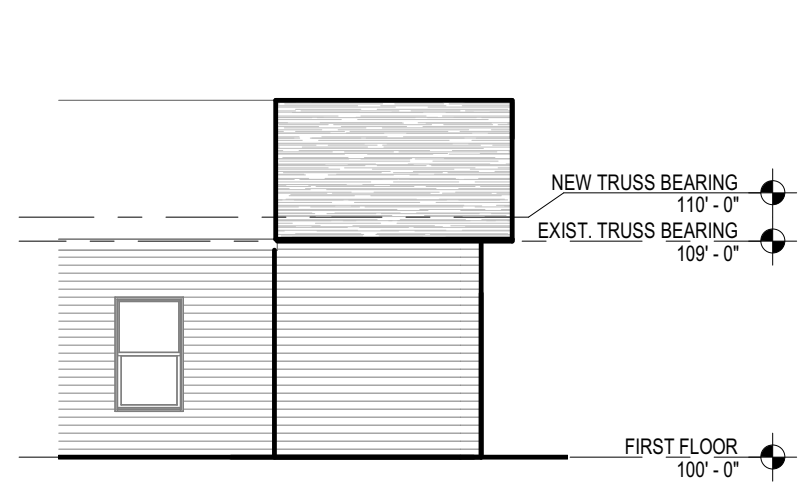
PRELIMINARY  
NOT FOR CONSTRUCTION



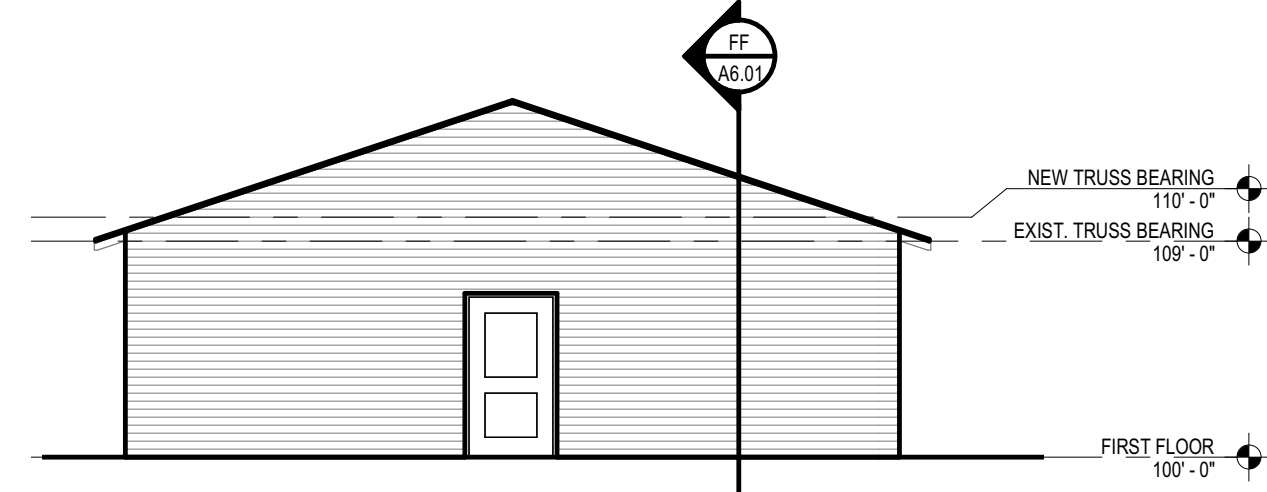
13 UNIT 'D' WEST WING WEST ELEVATION  
A4.01 1/8" = 1'-0"



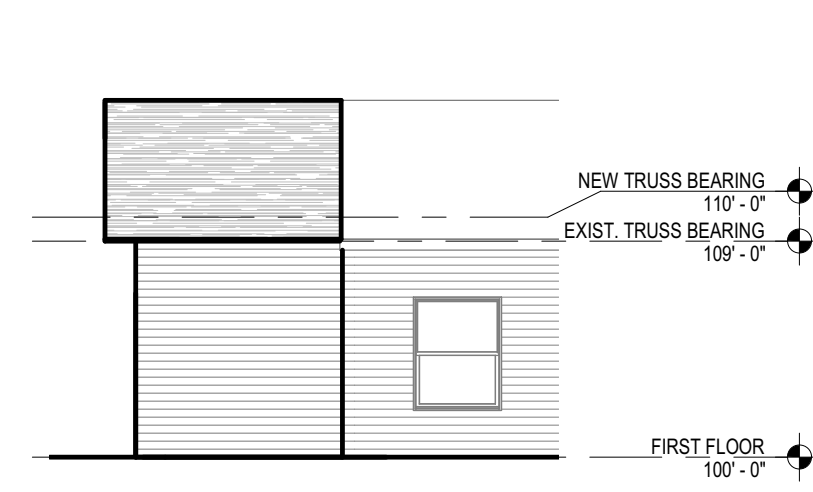
12 UNIT 'D' WEST WING SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



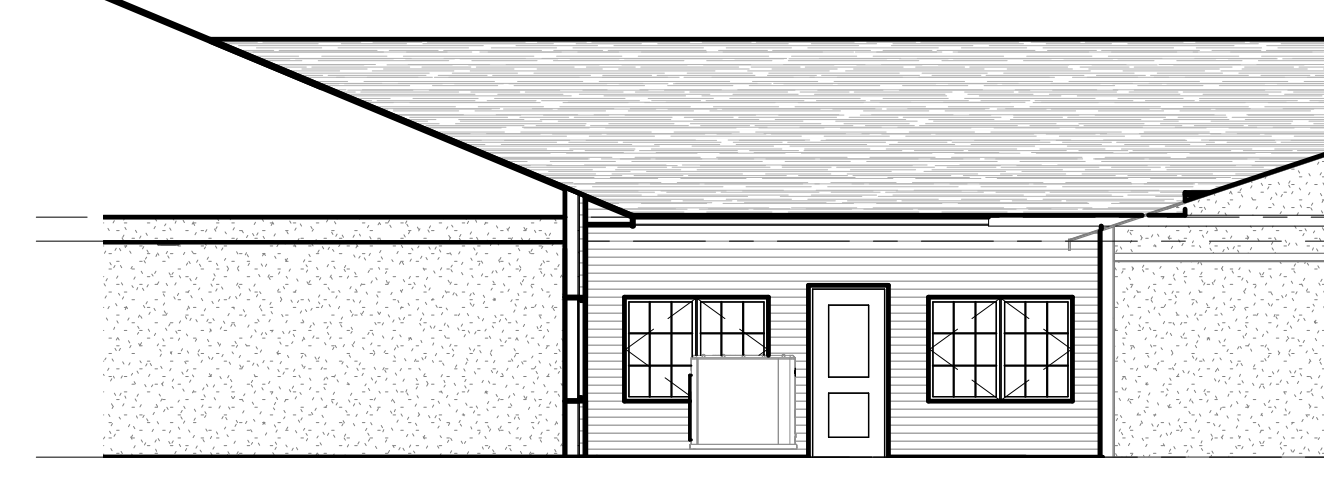
11 UNIT 'B' ADDITION NORTH ELEVATION  
A4.01 1/8" = 1'-0"



10 UNIT 'B' ADDITION WEST ELEVATION  
A4.01 1/8" = 1'-0"



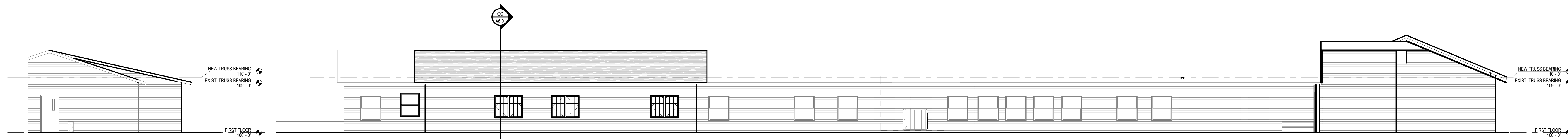
9 UNIT 'B' ADDITION SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



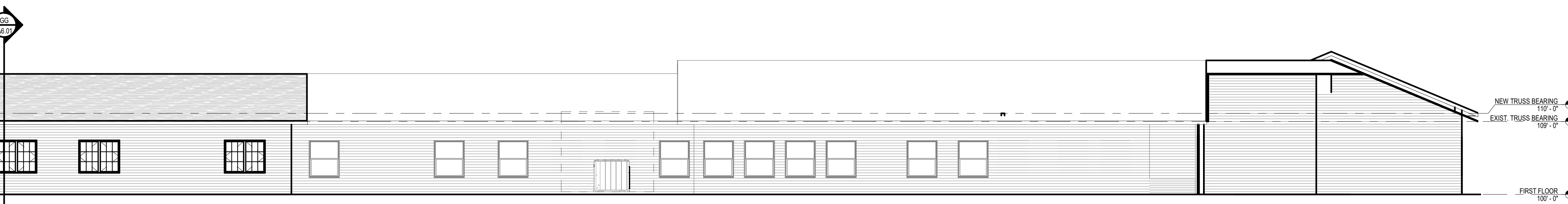
8 UNIT 'C' WEST ELEVATION - NORTH  
A4.01 1/8" = 1'-0"



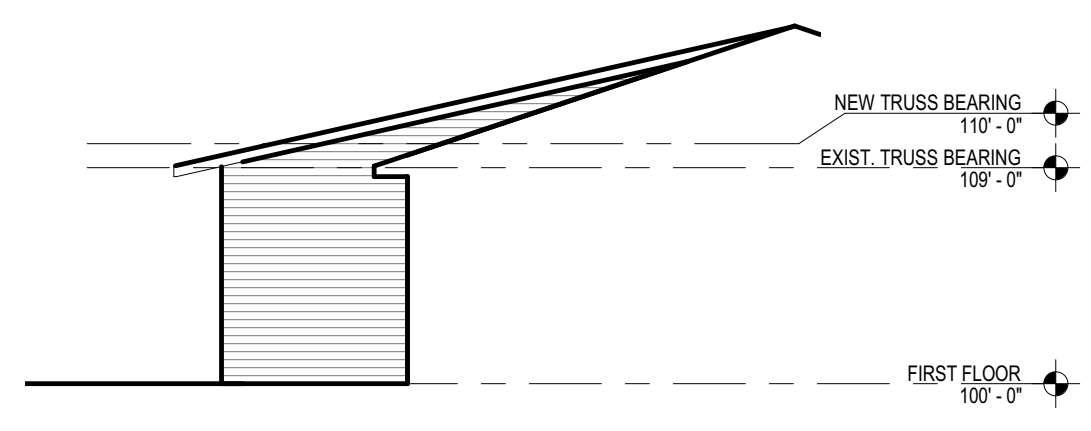
7 UNIT 'C' WEST ELEVATION - SOUTH  
A4.01 1/8" = 1'-0"



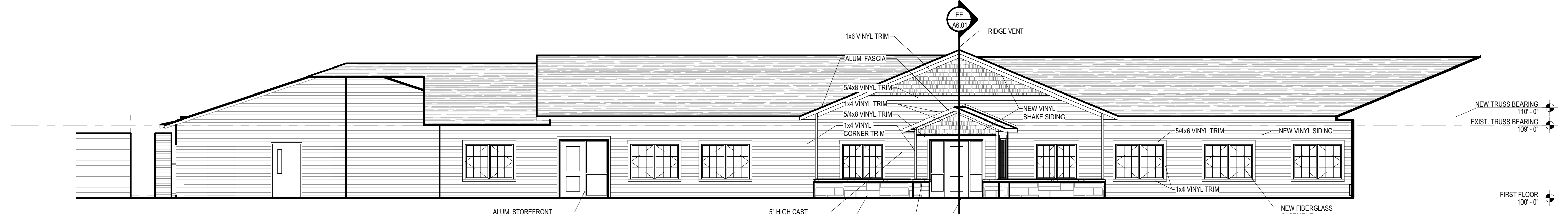
6 UNIT 'A' ADDITION WEST ELEVATION  
A4.01 1/8" = 1'-0"



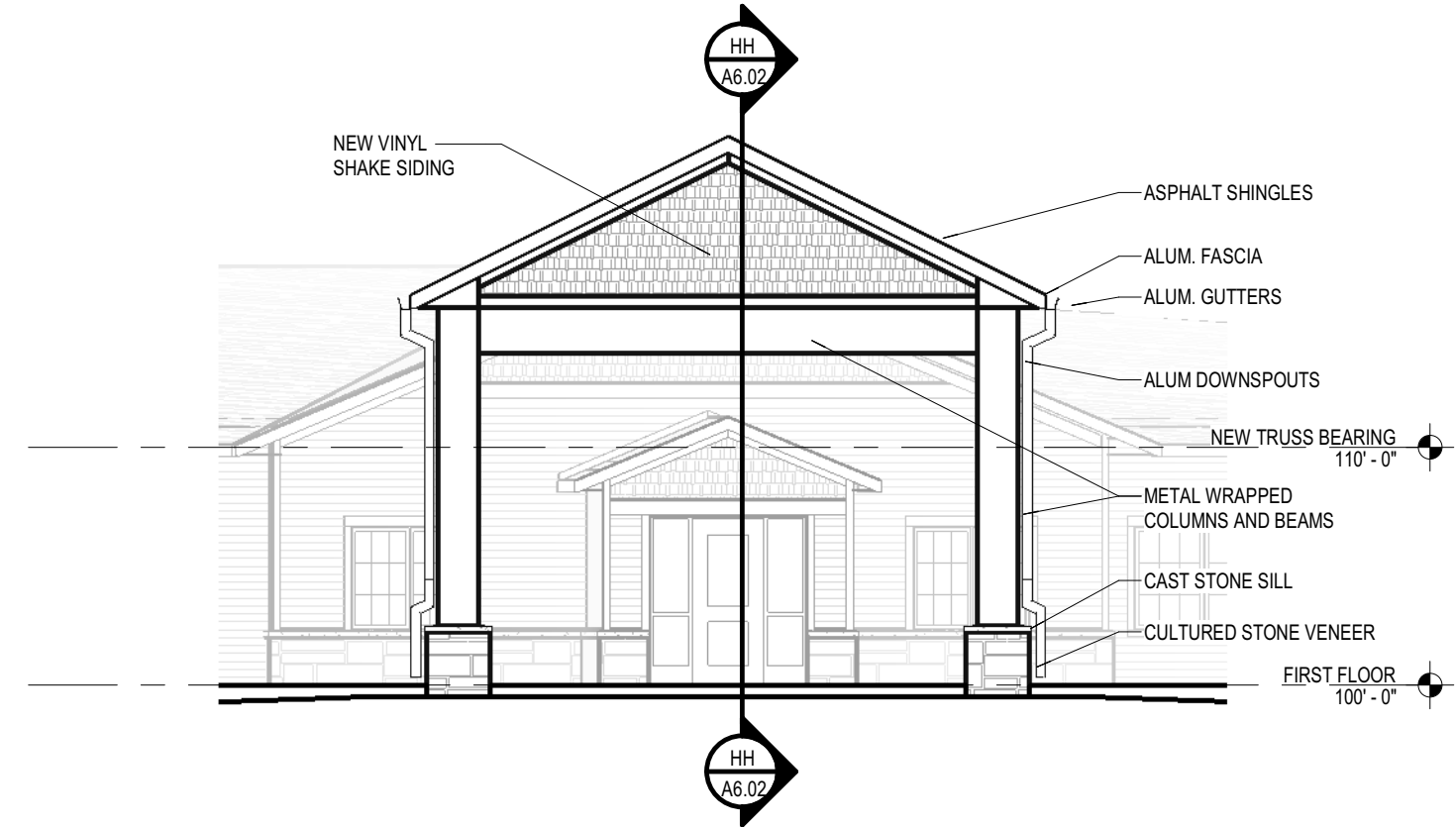
5 UNIT 'A' ADDITION SOUTH ELEVATION  
A4.01 1/8" = 1'-0"



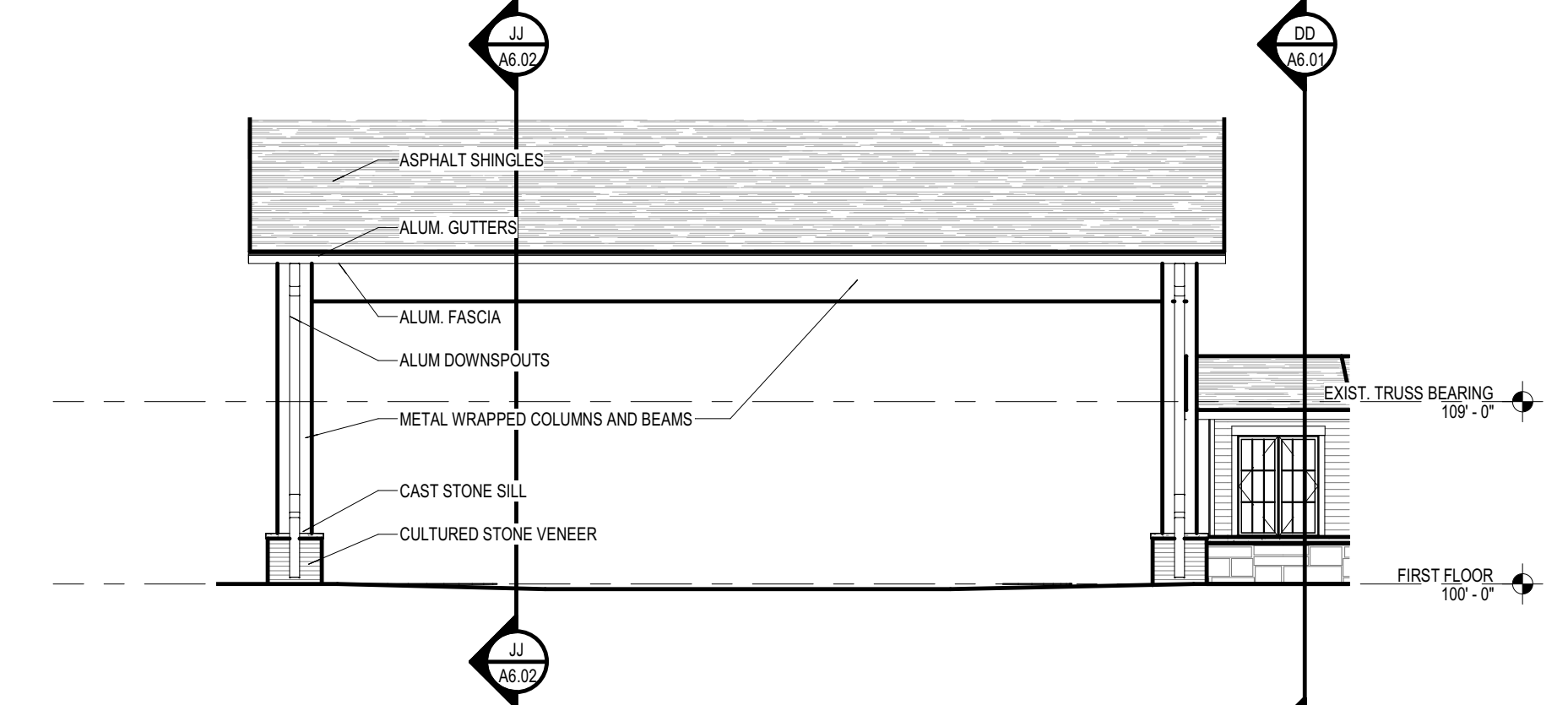
4 UNIT 'A' ADDITION EAST ELEVATION  
A4.01 1/8" = 1'-0"



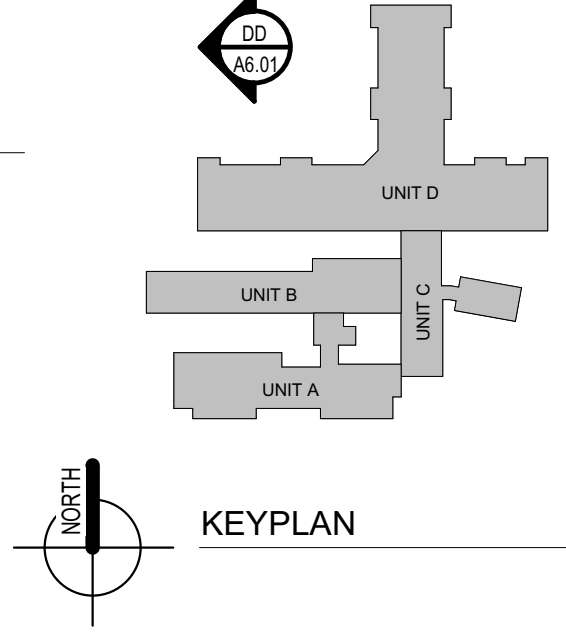
3 UNIT 'C' EAST ELEVATION  
A4.01 1/8" = 1'-0"



2 PORTE COCHERE EAST ELEVATION  
A4.01 1/8" = 1'-0"



1 PORTE COCHERE NORTH ELEVATION  
A4.01 1/8" = 1'-0"



ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI

ISSUANCES  
00.00.2020 SCHEMATIC  
DESIGN

DRAWN DJH  
REVIEWED ADM

PROJECT NO. 5-5355

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EXTERIOR ELEVATIONS

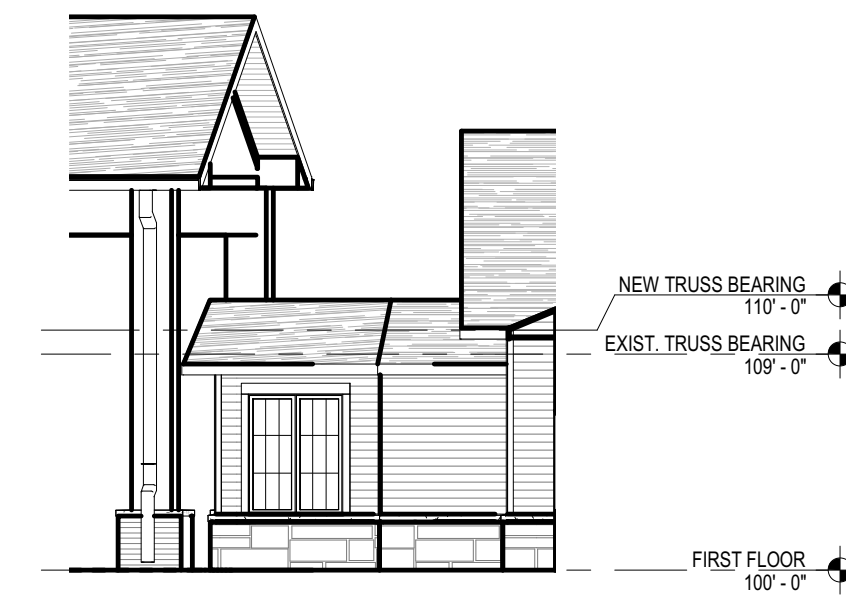
A4.01

PRELIMINARY  
NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS  
PRESTIGE CENTRE  
MCAP MT PLEASANT  
MT PLEASANT, MI



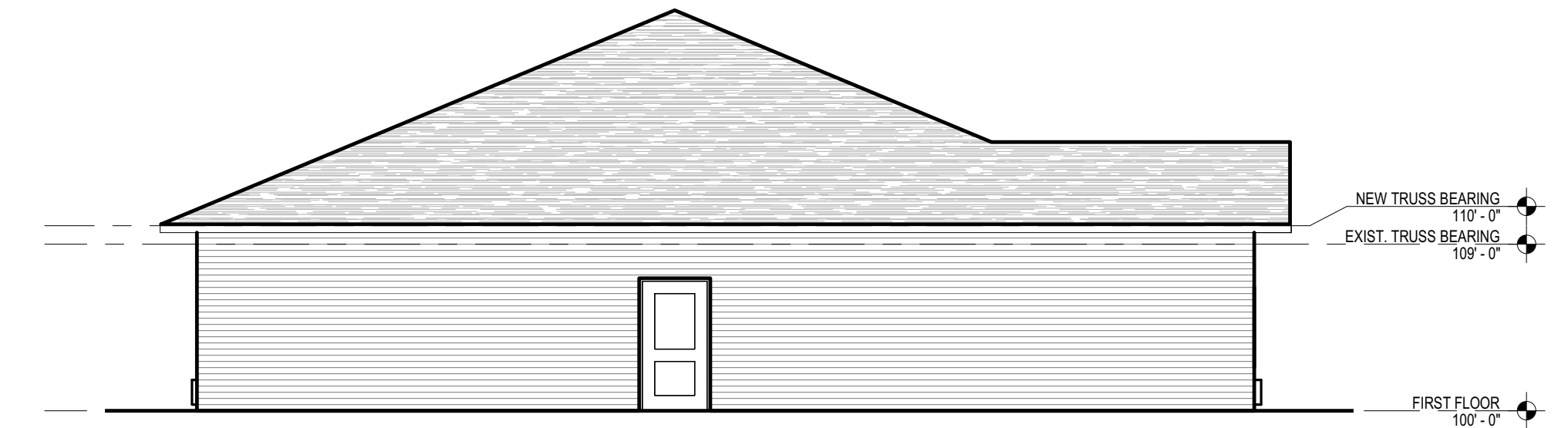
10 VEST. C101 SOUTH ELEVATION  
A4.02 1/8" = 1'-0"



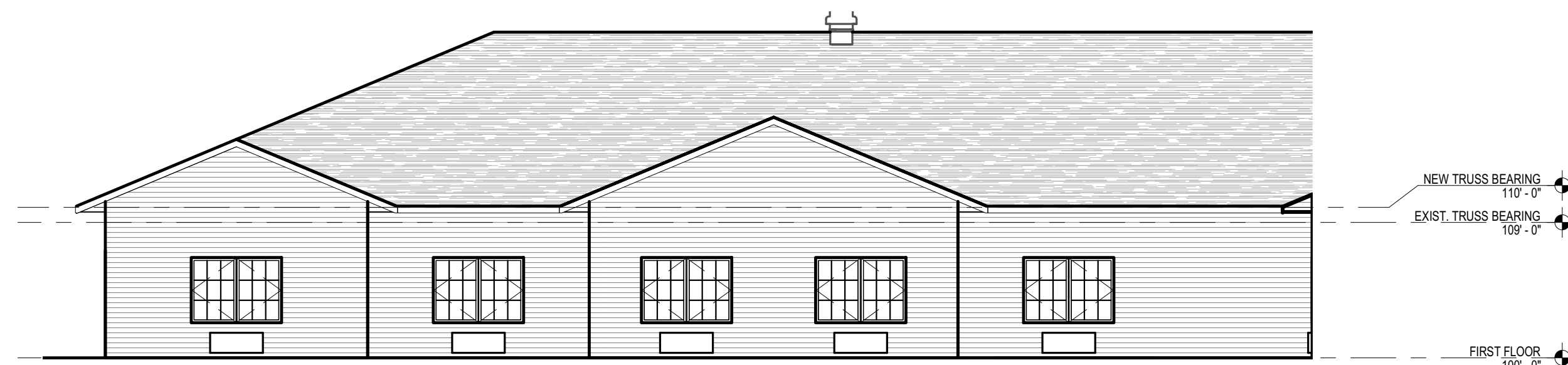
9 VEST. C101 NORTH ELEVATION  
A4.02 1/8" = 1'-0"



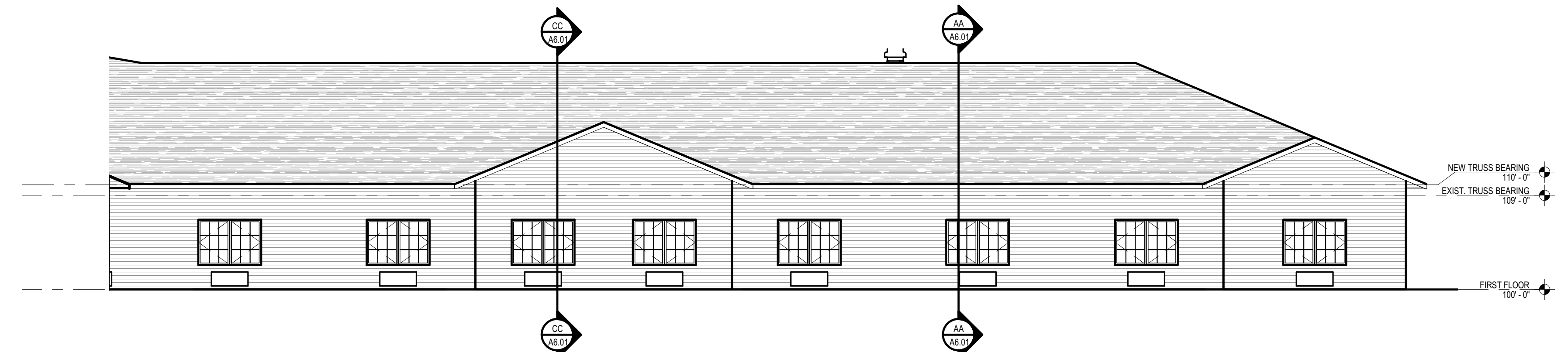
8 UNIT 'D' EAST WING SOUTH ELEVATION  
A4.02 1/8" = 1'-0"



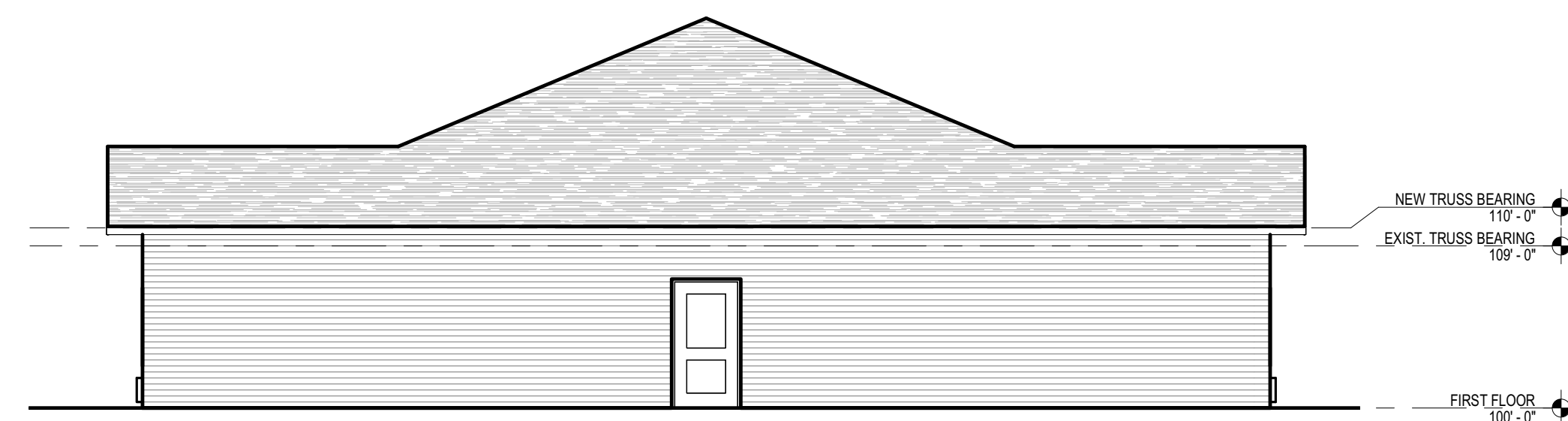
7 UNIT 'D' EAST WING EAST ELEVATION  
A4.02 1/8" = 1'-0"



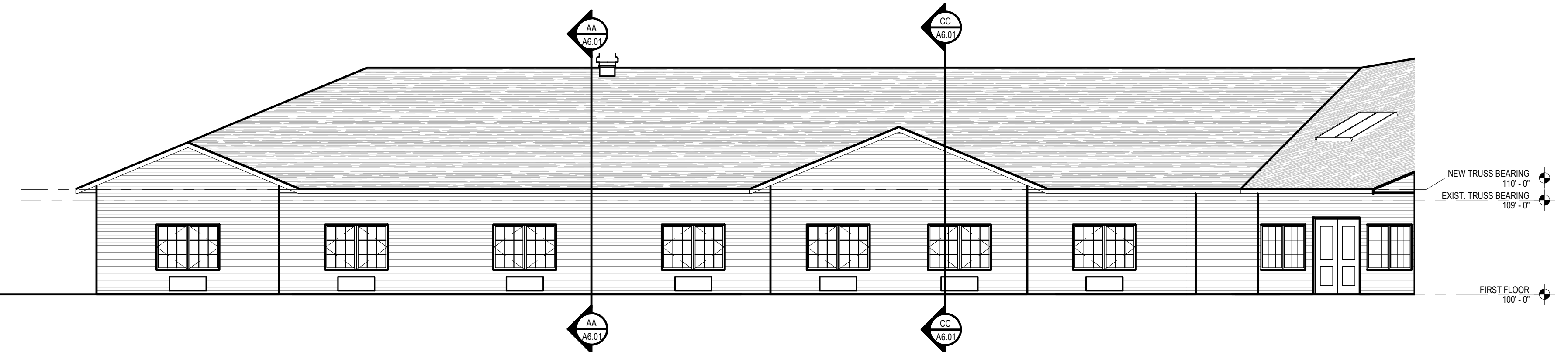
6 UNIT 'D' EAST WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



5 UNIT 'D' NORTH WING EAST ELEVATION  
A4.02 1/8" = 1'-0"



4 UNIT 'D' NORTH WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



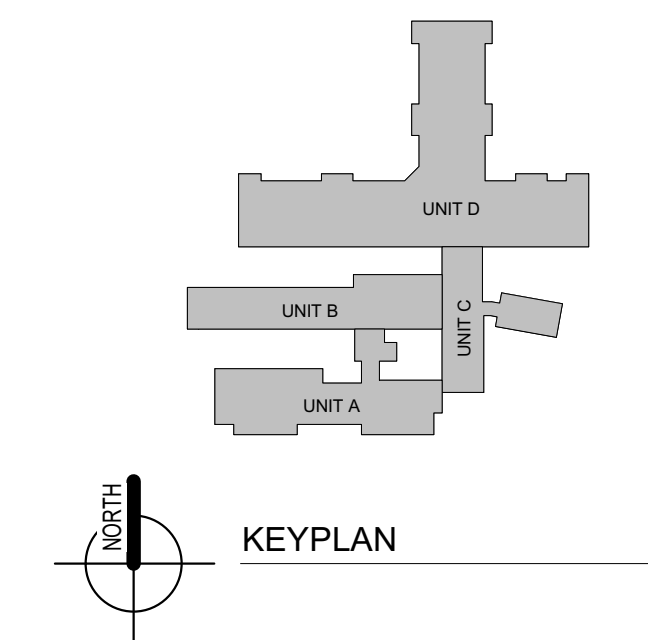
3 UNIT 'D' NORTH WING WEST ELEVATION  
A4.02 1/8" = 1'-0"



2 UNIT 'D' WEST WING PATIO ELEVATION  
A4.02 1/8" = 1'-0"



1 UNIT 'D' WEST WING NORTH ELEVATION  
A4.02 1/8" = 1'-0"



ISSUANCES  
00.00.2020 SCHEMATIC DESIGN

DRAWN Author  
REVIEWED Approver

PROJECT NO. 5-5355

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EXTERIOR ELEVATIONS

A4.02

**To:** Mark Stuhldreher - Township Manager      **DATE:** May 18, 2022  
**FROM:** Kim Smith – Public Services Director      **DATE FOR BOARD CONSIDERATION:** May 25, 2022

**ACTION REQUESTED:** The Township Board of Trustees is requested to approve the bid from Rite-Way Asphalt in the amount of \$38,331.00 for the repair of the lower parking lot located at the Township Hall.

Current Action       Emergency

Funds Budgeted: If Yes  Account # 101-901-976.302 No  N/A

Finance Approval MS

### BACKGROUND INFORMATION

The Township Hall has lower and upper parking lots which provide parking for staff and visitors. The lower parking lot directly services the township hall while the upper parking lot is used primarily for overflow parking during high traffic times. The condition of the lower parking lot is greatly deteriorated and is in need of repair.

Three paving contractors were contacted to inspect and discuss what repairs need to be completed to the lower parking lot. The contractors were asked to provide quotes for completing the recommended repairs. All three agreed that the existing lower parking lot needs to be pulverized, graded (to repair existing ponding issues on north side of parking lot), and compacted prior to a (3") three-inch overlay being applied.

The contractors were also asked to provide a quote for removing approximately 13' of asphalt along the east side of the parking lot (along Lincoln Road) to facilitate the installation of sidewalks in front of the township hall. The resized parking lot would be striped to adhere to the parking space requirements in the Township Zoning Ordinance. No reduction in the number of parking spaces is anticipated.

### SCOPE OF SERVICES

All labor and material necessary to complete the following:

- Pulverize approximately 16,246 square feet of existing asphalt
- Fine grade and compact
- Haul away any excess material
- Place 1.5" No 13A bituminous leveling course of asphalt (not including approximately 13' along Lincoln Road)
- Apply SSI-H bond coat
- Place 1.5" No. 13 A bituminous wearing course of asphalt (not including approximately 13' along Lincoln Road)
- Restripe parking lot



**JUSTIFICATION**

It is recommended that due to the current condition the existing lower parking lot be pulverized, graded, and replaced with new three-inch bituminous asphalt to improve safety and allow for the installation of sidewalks along Lincoln Road in front of the Township Hall. Union Township has used Rite-Way Asphalt in the past and has been pleased with the quality of their work and performance.

**PROJECT IMPROVEMENTS**

Board of Trustees goals addressed by this agreement (From Policy 1.0: Global End).

1. Community well-being and common good
2. Safety

**COSTS**

<b>Bidder</b>	<b>Cost</b>
Rite-Way Asphalt Paving Inc	\$38,331.00
Central Asphalt	\$47,197.03
Yeager Asphalt	\$46,200.00

**PROJECT TIME TABLE**

FY2022 construction season - Dependent on contractor schedule

**RESOLUTION**

Approval of the bid from Rite-Way Asphalt in the amount of \$38,331.00 for the repair of the lower parking lot located at the Township Hall.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:

# RITE-WAY ASPHALT PAVING, INC.

(OWNED & OPERATED BY JERRY W. STRUBLE SINCE 1982)

6562 E. PLEASANT VALLEY RD.

SHEPHERD, MI 48883

OFFICE PHONE & FAX: (989) 828- 6368

E MAIL: [rite-way@cmsinter.net](mailto:rite-way@cmsinter.net)

**PROPOSAL No. 100171**

**REPLACES No. 100136**

ATTN: KIM SMITH

PROPOSAL SUBMITTED TO: UNION TOWNSHIP PH: 772-4600x224 DATE: APRIL 19, 2022

STREET: 2010 S. LINCOLN JOB LOCATION: SAME

CITY, STATE AND ZIP: FARWELL, MI 48622 BILLING ADDRESS: [ksmith@uniontownshipmi.com](mailto:ksmith@uniontownshipmi.com)

## THE FOLLOWING ITEMS OF WORK ARE TO BE PERFORMED:

1. PULVERIZE APPROXIMATELY 16,246 SQ. FT. OF EXISTING ASPHALT
2. FINE GRADE AND COMPACT; HAUL AWAY ANY EXCESS MATERIAL
3. PLACE 1.5" No. 13A BITUMINOUS LEVELING COURSE
4. APPLY SS1-H BONDCOAT
5. PLACE 1.5" No. 13A BITUMINOUS WEARING COURSE
6. STRIPE AS LAID OUT

**LUMP SUM: \$ 38,331.00**

WE PROPOSE TO FURNISH ANY EQUIPMENT, LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK AS OUTLINED ABOVE. BILLING WILL BE BASED ON THE FOLLOWING:

**TERMS: TOTAL PAYMENT OF THE INVOICE IS DUE UPON COMPLETION (SORRY, WE DO NOT ACCEPT CREDIT CARDS). CARRYING CHARGE OF 1-1/2% PER MONTH SHALL ACCRUE ON ALL PAST DUE ACCOUNTS**

MAKE ALL CHECKS PAYABLE TO "RITE-WAY ASPHALT PAVING, INC."

NOTE: THIS PROPSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

(PLEASE SIGN AND RETURN TO SCHEDULE WORK)

\* Includes:  
Removal of 13' of Asphalt along Lincoln Road



# ASPHALT, INC.

900 S. BRADLEY • BOX 389 • MT. PLEASANT, MI 48858  
PHONE (989) 772-0720 • FAX (989)773-7640



"AN EQUAL OPPORTUNITY EMPLOYER"

<b>To:</b>	Union Township	<b>Contact:</b>	Kim Smith
<b>Address:</b>	2010 S Lincoln Rd Mt Pleasant, MI 48858	<b>Phone:</b>	(989) 772-4600
<b>Project Name:</b>	Union Twp Hall Parking Lot	<b>Bid Number:</b>	22-0192
<b>Project Location:</b>		<b>Bid Date:</b>	5/3/2022

Remove existing asphalt parking lot, grade base material to desired contours, and pave with 2" base and 1.5" of top. If the 13' strip of topsoil is needed, deduct \$5128.00 off from total.

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
		Mobilization	1.00	LS	\$893.03	\$893.03
		Asphalt Removal (Pat McGuirk Excavating)	1.00	LS	\$5,600.00	\$5,600.00
		Fine Grade	16,400.00	SF	\$0.20	\$3,280.00
		HMA 13A Leveling 2"	16,400.00	SF	\$1.32	\$21,648.00
		HMA 13A Top 1.5"	16,400.00	SF	\$1.11	\$18,204.00
		Pavement Markings	1.00	LS	\$750.00	\$750.00
		Top Soil Placement (Approx 13'x150')	1.00	LS	\$1,950.00	\$1,950.00

**Total Bid Price:** \$52,325.03  
*\* 13'*      5,128.00  
\$ 47,197.03

**Notes:**

- This Proposal may be withdrawn by us if not accepted within: **30 Days**
- **We do not guarantee drainage on less than 1% slope grade.**
- Price quoted is for HMA paving only.
- No removal, cutting, grading, or other incidental work is included, unless stated above.
- Prime contractor to furnish all traffic control devices and flagging, unless stated above.
- Prime Contractor to have gravel grade ready for HMA including any gravel headers removed.
- 2 Week notice required for all scheduling.
- **Disclaimer of Union Benefit Plan Contribution Liability**  
 Notwithstanding any term or provision in this quote or the bid package to the contrary, Central Asphalt Incorporate SHALL NOT, under any circumstances, agree to make any contributions to any of the operating engineers' fringe benefit plans, including without limitation, the operating engineers' local 324 pension plan ("plan"). If awarded this work, a subcontract/purchase order shall not require Central Asphalt to make any contributions to any of the operating engineers' fringe benefit plans including without limitation, to the plan.
- Price does not include any bonds.

**Payment Terms:**

100% upon completion, due 20 days from invoice date, a carrying charge of 1.5% (18% Annually) shall accrue on all past due accounts. If paying by credit card there will be a 4% additional processing fee.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Central Asphalt, Inc</b></p> <p style="text-align: right;"></p> <p><b>Authorized Signature:</b></p> <p><b>Estimator:</b> Nate Johnson (989) 330-0385 njohnson@thefisher.co</p>
---	---

**Kim Smith**

---

**From:** John Mantei <noreply@opserve.com>  
**Sent:** Thursday, May 19, 2022 5:58 AM  
**To:** Kim Smith  
**Subject:** Yeager Estimate from Yeager Asphalt

Hello,

Here is the quote you requested from John at Yeager Asphalt for your project. Please give John a call at (989) 395-6930 if you have any questions or concerns. Please confirm that you have received this email.

Have a Great Day!!

**Manufacturers  
& Appliers of  
BLAK-BEAUTY  
Sealer**



**Member of the  
Chamber of  
Commerce**

**COMMERCIAL**

**YEAGER ASPHALT**

**Driveway and Parking Lot Experts**

**Toll Free..... 1-866-YEAGER1**  
(932-4371)



**Toll Free.... 1-866-YEAGER1 - Fax... 1-866-YEAGER2**  
(932-4371) (932-4372)

PROPOSAL SUBMITTED TO Kim Smith	PHONE (989) 772-4600 x224, (989) 330-8664	DATE
BUSINESS Union Township Hall		
SERVICE ADDRESS - STREET, CITY, STATE, ZIP CODE 2010 S. Lincoln Rd, Mount Pleasant, MI 48858		
EMAIL ksmith@uniontownshipmi.com	HEARD ABOUT US Home Depot Job	

**Check us out at [www.yeagerasphalt.com](http://www.yeagerasphalt.com)**

Yeager Asphalt, Inc. ("Yeager" or "we" or "us") hereby submits specifications and estimates to the above-name customer (the "Customer") for the following:

- ✓ **Asphalt Peelout**  
Excavate and dispose of existing asphalt. 2-3" thick. Grade and compact existing stone. Apply a vegetation killer where necessary. Note - Unknown Site Conditions
- ✓ **Option 1 — Super Duty**  
Install 1.5 inches leveling course and 1.5 inches wearing course for a total of 3 inches commercial grade asphalt.

- ✓ Price includes line striping
- ✓ Any and all required permits are the property owner's responsibility.

**Unknown Site Conditions**

If the conditions at the site include (a) subsurface or other physical conditions (including but not limited to: the thickness of existing asphalt or concrete; the inadequacy of existing stone and/or base material; or the existence of any tree stumps, curbs, or any object that interferes with grading and excavation and, in Yeager's sole discretion, require removal) which are materially different from those discoverable to Yeager at the time of making this proposal, or (b) unusual of unknown physical condition which are materially different from conditions ordinarily encountered and generally recognized as inherent in the project. Yeager may either (1) adjust the contract price and completion date to account for the additional costs and time associated with the changed conditions, or (2) stop work and give immediate notice of the condition to the Customer. If Yeager Asphalt and the Customer cannot agree upon the adjustment to the contract price or completion date, the parties shall submit the dispute to binding arbitration according to paragraph 20 of this contract.

We Propose to furnish materials and labor to complete the Work in exchange for payment from Customer of: \$ 46,200.00

All Yeager employees are covered by Worker's Compensation. Yeager Asphalt carries all necessary licenses and insurances.

**Payment to be made as follows: 50% Down, Balance upon completion.** All checks to be made payable to Yeager Asphalt, Inc. Customer acknowledges that Yeager will incur costs associated with rebilling and collecting payment of past due accounts. Accordingly, in order to compensate Yeager for the cost of inconvenience of rebilling and collection, all invoices not paid within 15 days of completion are subject to a late payment charge of \$50 per month.

Authorized Signature John Mantei (989) 395-6930

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Cancellation Charges (Liquidated Damages):

Customer may cancel this contract by providing written notice to Yeager at any time prior to midnight of the third business day after the date of acceptance set forth below. However, Customer acknowledges that after Customer accepts the proposal, Yeager will incur costs related to procuring the goods and services necessary to complete the Work under this agreement. Customer understands that Yeager must schedule delivery of materials and labor several days in advance and that if Customer cancels this contract without providing timely notice to Yeager, Yeager will incur losses related to such cancellation which it cannot otherwise recover. Therefore, if Customer fails to give Yeager timely written notice of such cancellation, Yeager is entitled to liquidated damages equal to twenty-five (25%) of the contract price set forth above, and Customer acknowledges that such liquidated damages are intended to reimburse Yeager for the losses suffers due to Customer's cancellation.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the **Work** as specified. Payment will be made as outlined above

Date of Acceptance \_\_\_\_\_ Signature Click to Sign (Customer)



\* Includes Removal of 13' of Asphalt along Lincoln ROAD