

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on June 21, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

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

Roll Call

Present:

Albrecht, Buckley, Gross, LaBelle, ~~Lapp~~, Squattrito, Thering and Williams

Excused:

Lapp and Shingles

Others Present

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

Approval of Agenda

Gross moved **LaBelle** supported to approve the agenda as presented. **Vote: Ayes: 7. Nays: 0.**

Motion Carried

Approval of Minutes

Buckley moved **Williams** supported to approve the regular meeting minutes from May 17, 2022 as presented. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – No updates were given
- B. ZBA updates by Buckley – Buckley reported no meetings held due to a lack of agenda items.
- C. Sidewalks and Pathway Prioritization Committee by Shingles – No updates were given.

Public Comment

Open 7:05 p.m.

No comments were offered

Closed 7:05 p.m.

New Business

- A. **PSUP22-01 Special Use Permit Application – Proposed Agri-Tourism/Farm Market, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)**
 - a. Introduction
 - b. Public hearing
 - c. Updates from staff and the applicant

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

Nanney gave an introduction of the PSUP22-01 Special Use Permit Application for Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road.

Public Hearing

Open: 7:08 p.m.

Shelley Short, 5620 S. Lincoln Rd., expressed concern of how the business would affect surrounding property owners and if it would affect property taxes.

Ted Lownsbery, 5320 S. Whiteville Rd., asked for a copy of the mailing list that the notices were sent to.

Cindy Wright, 5264 S. Lincoln Rd., asked why the Farm Market wasn't acted on when it was first presented to the Planning Commission.

Wayne Rhode, 5678 S. Whiteville Rd., emailed correspondence stating he is not opposed of the business if the property owner is the only vendor. He expressed concern with weekend and holiday activities creating extra traffic.

Closed: 7:16 p.m.

Tim Beebe from CMS&D addressed questions that were presented during Public Hearing. Property owner, Mike Klumpp and Tim Beebe gave updates and were available for questions. Deliberation by the Commissioners.

Buckley moved **Gross** supported to approve the PSUP 22-01 Special Use Permit Application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

1. The lawn parking to the rear shall be reserved for passenger vehicles and light use trucks, with a prohibition on bus or large vehicle parking in this area.
2. Parking lot paving requirements are waived per Section 6.51.3., subject to Mt. Pleasant Fire Department acceptance of the gravel lot configuration as adequate for emergency vehicle accessibility, and asphalt or concrete paving of the barrier-free parking spaces and access to the public building entrance(s) with paving details added to the final site plan.
3. Parking lot landscaping requirements are waived per Section 6.51.F.5., provided that the applicant shall maintain for seasonal screening purposes an active 100-foot by 120-foot annual and perennial garden in the front yard, shall preserve four (4) existing deciduous trees, and shall actively maintain at least 2.75 acres to the rear of the property for orchard and berry fields; all as depicted on the approved site plan. The change-of-use for and necessary modifications to the existing agricultural building to establish a commercial Farm Market shall be subject to a building permit, compliance with Building Code requirements for a non-agricultural building with access by the general public, and

issuance of a new certificate of occupancy by the Township's Building Official.

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

B. PSPR22-02 Combined Preliminary/Final Site Plan Application – Proposed Agri-Tourism/Farm Market, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)

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

Nanney introduced the Preliminary Site Plan Application for Heirloom Grove, Agri-Tourism business located at 5297 S. Whiteville Road.

Applicant, Michael Klumpp and Tim Beebe from CMS&D were available for questions. Deliberation by the Commissioners.

Albrecht moved **Williams** supported to approve the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) District, finding that the site plan dated June 1, 2022 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval). **Vote: Ayes: 7. Nays: 0. Motion carried.**

C. PSPR22-06 Combined Preliminary/Final Site Plan Application – Isabella Citizens for Health Expansion, 2790 Healthcare Pkwy

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

Nanney introduced the PSPR22-06 Combined Preliminary and Final Site Plan Approval Application for Isabella Citizens for Health, Phase Two Medical Office. Nanney reminded the Commissioners of the original site plan that was approved in April 2018 to include future phases to be constructed as needed. The final site plan will need amendments to the exterior lighting.

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

Buckley moved **Gross** supported to approve the PSPR22-06 combined preliminary and final site plan for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the southeast quarter of Section 14 and in the OS

(Office Service) District, finding that the site plan dated May 27, 2022 can comply with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. Update sheets E1.0-E1.2 to revise the phase 2 pole-mounted exterior lighting to be no higher than 22-feet, as measured from grade level to the top of the fixture, and update the photometric plan as needed to verify continuing compliance with Section 8.2.C.1. (Illumination Level).
2. Zoning Administrator review and approval of the updated sheets E1.0-E1.2 prior to issuance of a building permit for this project.

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

Other Business

- A. **PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan Application – The Den on Broomfield Mixed Use Buildings, E. Broomfield Rd. at Sweeney Rd.**
 - a. Introduction
 - b. Re-open and continue the public hearing
 - c. Updates from staff and the applicant
 - d. Commission deliberation and action (recommendation to the Board of Trustees for approval, denial, approval with conditions, or postpone action)

Nanney introduced the PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan (PUD) Application for The Den on East Broomfield Rd and Sweeney Rd for a four (4) story tall, mixed-use (commercial and residential) building recommending that the Planning Commission request updated plans that address issues noted in the staff report and any additional concerns identified by the Commissioners. Nanney addressed typographical errors in the property address/PID noted in the report and the correction needed.

A public hearing for PREZ22-01 was adjourned at the May 17th meeting due to deficiencies meeting the minimum requirement of publication. Staff reposted the notice accordingly to reopen the public hearing for the regular June meeting.

LaBelle moved **Williams** supported to reopen the Public Hearing for PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan Application for The Den on Broomfield Mixed Use Buildings. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Public Hearing

Open: 8:34 p.m.

No comments were offered

Closed: 8:35 p.m.

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

Williams moved **Buckley** supported to postpone action on the PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development) until the August 16, 2022 regular Planning Commission meeting, for the following reasons:

1. The PUD Concept Plan dated April 25, 2022 is not ready for recommendation to the Board of Trustees.
2. The applicant is directed to prepare and submit an updated PUD Concept Plan addressing the deficiencies and additional requested documentation as noted in the staff report dated June 14, 2022 for further Planning Commission review.

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

B. PSPR21-01 Sam’s Club Filling Station, 4850 Encore Blvd. – request for an extension of final site plan approval

- a. Introduction
- b. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PSPR21-01 Sam’s Club Filling Station located at 4850 Encore Drive recommending approving the request for an extension of the Final Site Plan.

Buckley moved **Williams** supported to approve a 365 calendar day extension of approval for the PSPR21-01 final site plan dated January 26, 2021 for the Sam’s Club Filling Station at 4850 Encore Drive (PID 14-026-30-001-07), finding that the provisions of Section 14.02.Q.3 for an extension have been satisfied. **Vote: Ayes: 7. Nays: 0. Motion carried.**

C. Parks and Recreation Master Plan update

Nanney gave an overview of the existing and potential new parks in Union Township. Discussion by the Commissioners.

Extended Public Comments

Open: 9:41 p.m.

Tim Beebe, CMS&D, requested a copy of the written response from the Utilities Director in regard to the Rezoning and Concept Plan Application for The Den on Broomfield.

Closed 9:42 p.m.

Final Board Comment

Squatrito – Recommended from now moving forward, that the Board take roll call votes on action items.

Nanney – updated the Commissioners on the air purifier at the Hall.

Squatrito – Reminded the Commissioners that the Planning Commission meetings will resume back at the Township Hall starting in July.

Buckley – Commented on sidewalks and the opportunity of growth in potential areas.

Adjournment – Chairman Squattrito adjourned the meeting at 9:47 p.m.

APPROVED BY:

(Recorded by Tera Green)

A handwritten signature in blue ink, consisting of several loops and a sharp downward stroke, positioned above a horizontal line.

Doug LaBelle – Secretary
Tera Albrecht – Vice Secretary