

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

A regular meeting of the Charter Township of Union Planning Commission was held on July 19, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

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

**Roll Call**

Present:

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

Excused:

Shingles

**Others Present**

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

**Approval of Agenda**

Gross moved Williams supported to approve the agenda with one amendment to change the header date to reflect 2022. **Vote: Ayes: 8. Nays: 0. Motion Carried**

**Approval of Minutes**

Gross moved Albrecht supported to approve the regular meeting minutes from June 21, 2022 with one amendment under Roll Call to remove Lapp's name from Present. **Vote: Ayes: 8. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – Gave the Board of Trustee updates on the recently approved Feasibility Study and the upcoming hybrid format that will be implemented for public meetings.
- 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 7:07 p.m.

No comments were offered.

Closed 7:08 p.m.

**New Business**

- A. **PREZ22-02 Application for Rezoning from R-1, Rural Residential to B-4, General Business – Mid Michigan College Athletic Fields, 2600 S. Summerton Rd.**
  - a. Introduction
  - b. 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 gave an introduction of the PREZ22-02 Request to rezone three parcels south of Mid-Michigan's parking lot that are zoned R-1 (Rural Residential District to the B-4 (General Business) District for the development of an Athletic Field Complex.

**Public Hearing**

Open: 7:12 p.m.

No comments were offered.

Closed: 7:14 p.m.

Jeff Markstrom, Rowe Professional Services Co. and Mike Miller, Mid-Michigan College, were available for questions. Deliberation by the Commissioners.

**Thering** moved **Gross** supported to recommend to the Township Board of Trustees that the PREZ22-02 Zoning Map Amendment to rezone three (3) parcels totaling 2.59 acres of land (PID 14-013-40-002-00, -003-00, and -012-00) on the west side of S. Summerton Road in the southeast quarter of Section 13 from R-1 (Rural Residential District) to B-4 (General Business District) be adopted based on the following findings and conclusions:

1. This rezoning is fully consistent with the Master Plan's goals, objectives, and policies for the Recreation/Institutional area as designated on the Future Land Use map.
2. The subject parcels were all purchased by Mid-Michigan College between 2012 and 2017.
3. The College has no plans to use the existing parcels for any residential purpose.
4. The proposed rezoning will not create any special privilege, result in unlawful exclusionary zoning or set an inappropriate precedent.
5. No adverse impacts are anticipated by the proposed rezoning or development of the lot consistent with Zoning Ordinance requirements.

**Roll Call Vote: Ayes: Albrecht, Buckley, Gross, LaBelle, Lapp, Squattrito, Thering, and Williams. Nays: 0. Motion carried.**

**B. PSPR22-09 Final Site Plan Application for Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower), 5450 S. Mission Rd.**

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

Nanney introduced the PSPR22-09 Final Site Plan Application from Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower) noting that the plan is in

good order with a couple of details to be addressed before issuance of a building permit for the project.

Tony Phillips, Fullerton Engineering for Parallel/AT&T, was available for questions. Deliberation by the Commissioners.

**Buckley** moved **Thering** supported to approve the PSPR22-09 final site plan dated June 20, 2022 for a new wireless communications facility at 5450 S. Mission Road (PID 14-034-20-005-00) in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can comply with the requirements for a wireless communications facility found in Section 5.5 of the Zoning Ordinance, subject to the following conditions:

1. Applicant shall provide all documentation required by Section 5.5.E.4 (Security) to the Zoning Administrator for review and acceptance prior to issuance of a building permit for this project.
2. Applicant shall provide documentation of compliance with all requirements of the Mt. Pleasant Fire Department's approval for this project to the Zoning Administrator prior to issuance of a building permit for this project.

**Roll Call Vote: Ayes: Albrecht, Buckley, Gross, LaBelle, Lapp, Squattrito, Thering, and Williams. Nays: 0. Motion carried.**

**C. PSPR22-10 Preliminary Site Plan Application – Michael Engineering Expansion, 5625 Venture Way**

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

Nanney introduced the PSPR22-10 Preliminary Site Plan Application for Rook Metering – Michael Engineering building expansion noting that the project does conform with the minimum requirements. The request for temporary relief from sidewalk construction is not consistent with the Township's adopted policy. However, the applicant can request at the final site plan for temporary relief based on the "development is located on property zoned industrial". Nanney also noted that the request for a waiver from gravel surfacing for the parking and loading area are not within the limited scope of modifications allowed per Section 9 (Parking, Loading, and Access Management) of the Zoning Ordinance.

Tim Beebe, CMS&D, and Eric Prewett, owner of Michael Engineering, were available for questions. Deliberation by the Commissioners.

**LaBelle** moved **Williams** supported to approve the PSPR 22-10 preliminary site plan dated June 28, 2022 for additions to the Rook Metering - Michael Engineering building located at 5625 Venture Way in the northeast quarter of Section 13 and in the I-2 (General Industrial) zoning district, finding that it 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), subject to the following conditions:

1. The requested temporary relief from sidewalk construction is granted as part of this preliminary site plan approval because it is consistent with the adopted policy conditions for consideration of such relief due to being in an Industrial District.
2. The requested parking and loading area waivers to allow for gravel surfacing are not granted as part of this preliminary site plan approval because they are not consistent with the limited scope of modifications allowed per Section 9 (Parking, Loading, and Access Management) of the Zoning Ordinance.
3. Revise all parking facilities on the final site plan to be hard-surfaced with asphalt or concrete, and revise the loading area to be hard-surfaced with concrete as required.
4. Revise the sidewalk and trash removal and collection details on the final site plan to be fully consistent with applicable Township ordinances.

**Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Squatrito, Thering, and Williams. Nays: Buckley. Motion carried.**

**Other Business**

**A. Parks and Recreation Master Plan Update - Discussion**

Discussion by the Commissioners.

**Extended Public Comments**

Open: 9:00 p.m.

No comments were offered.

Closed 9:01 p.m.

**Final Board Comment**

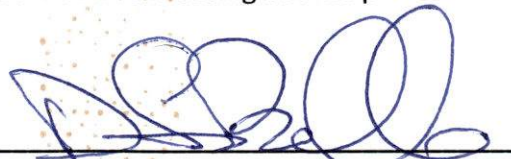
Squatrito – Commented on the MTA training “Hot Topics in Planning & Zoning being held in Mt. Pleasant on August 16th.

Gross – Commented on an email received by the Zoning Administrator, Peter Gallinat, regarding chickens.

**Adjournment** – Chairman Squatrito adjourned the meeting at 9:10 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary