



BOARD OF TRUSTEES
Regular Meeting
August 10, 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
9. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
 - B. Board Member Reports
10. CONSENT AGENDA
 - A. Communications
 - B. Minutes – July 27, 2022 – Regular Meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
11. NEW BUSINESS
 - A. Discussion/Action: Introduction and First Reading of the PREZ22-02 Mid-Michigan College Rezoning Map Amendment
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	2/15/2025
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	6/22/2026
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: 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:
<u>—</u> Property owner in East or West DDA
<u>—</u> Property owner in East or West DDA
<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

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

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 July 27, 2022, at 7:00 p.m. at the Union Township Hall.

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

Hauck moved **Cody** supported to appoint Treasurer Rice to chair the Board of Trustees meeting in the absence of the Supervisor. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Roll Call

Present:

Clerk Cody, Treasurer Rice, Trustee Bills, Trustee Brown, Trustee Hauck, and Trustee Thering

Excused:

Supervisor Mielke

Approval of Agenda

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

Presentation

Public Hearings

Public Comment

Open: 7:01 p.m.

No comments were offered.

Closed: 7:02 p.m.

Closed Session

Reports/Board Comments

- A. **Current List of Boards and Commissions – Appointments as needed**
- B. **July Monthly Activity Report**
- C. **Planning Commission, EDA, Sidewalks, and ZBA updates by Community and Economic Development Director**
- D. **Board Member Reports**

Hauck – gave updates on the Isabella County Road Commission meeting held on July 14th and the Council of Governance meeting held on July 20th.

Bills – gave updates on the Council of Governance meeting on July 20th and the Isabella County Commissioners meeting held on July 19th.

Consent Agenda

- A. Communications
- B. Minutes – July 13, 2022 – Regular Meeting
- C. Accounts Payable
- D. Payroll

- E. Meeting Pay
- F. Fire Reports

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

New Business

A. Discussion/Action: (Teal) FY 2022 Budget Amendment #1

Bills moved **Cody** supported to approve the FY 2022 Budget Amendment No. 1 for the General Fund, Fire Fund, East DDA Fund, West DDA Fund, Tribal 2% Fund, Sewer Fund and Water Fund. **Roll Call Vote: Ayes: Cody, Rice, Bills, Brown, Hauck and Thering Nays: 0. Motion carried.**

B. Discussion/Action: (Teal) Policy Governance 2.0 Global Executive Constraint

Discussion by the Board

C. Discussion/Action: (Teal) Policy Governance 2.5 Financial Condition and Activities

Discussion by the Board

D. Discussion/Action: (Board of Trustees) Policy Governance 4.4 Monitoring Township Manager Performance

Discussion by the Board

EXTENDED PUBLIC COMMENT: RESTRICTED TO 5 MINUTES REGARDING ANY ISSUE

Open 7:46 p.m.

No comments were offered.

Closed: 7:46 p.m.

MANAGER COMMENTS

No comments were offered.

FINAL BOARD MEMBER COMMENTS

Brown – Thanked Lux Funeral Home for the easement to put a sidewalk in leading to the Township Hall and thanked Trustee Bills for the information regarding veteran benefits.

Bills – provided contact information for Ian Welch, Isabella County Veterans Affairs, veterans@isabellacounty.org, for more information regarding veteran benefits and commented on the positive feedback from other directors regarding the Township Manager’s involvement/attendance at meetings.

ADJOURNMENT

Cody moved **Bills** supported to adjourn the meeting at 7:48 p.m. **Vote: Ayes: 6 Nays: 0.**
Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Bryan Mielke, Supervisor

(Recorded by Tera Green)

DRAFT

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
08/10/2022	101	23888	01692	JOSEPH DIETSCH	ELECTION WORKER 8/2/2022	220.50
					ELECTION WORKER TRAINING 3/25/2022	28.00
						<u>248.50</u>
08/10/2022	101	23889	00183	DIXON ENGINEERING, INC.	WATER TOWER MAINT-BROADWAY-PROG PMT #6	950.00
08/10/2022	101	23890	00188	DOUG'S SMALL ENGINE	PARKS MOWER REPAIR	1,238.91
					THROTTLE TRIGGER	8.99
						<u>1,247.90</u>
08/10/2022	101	23891	00201	ELHORN ENGINEERING COMPANY	BULK CHLORINE/LIQUID AQUADENE	4,367.50
08/10/2022	101	23892	01408	JULIE A ENGLER	ELECTION WORKER 8/2/2022	224.00
08/10/2022	101	23893	00209	ETNA SUPPLY COMPANY	WATER METERS	6,320.00
					METER FLANGE SET W/NUTS AND BOLTS	75.00
					SENSUS TOUCHPAD FOR METERS	300.00
					WATER METER	1,325.00
					WATER METER	415.00
						<u>8,435.00</u>
08/10/2022	101	23894	01500	CHRISTINE K FOUNTAIN	ELECTION WORKER 8/2/2022	264.00
08/10/2022	101	23895	00249	GILL-ROY'S HARDWARE	TWP HALL MAINTENANCE/BLDG KEY	14.25
08/10/2022	101	23896	01776	DIANE GOLDING	ELECTION WORKER 8/2/2022	203.00
08/10/2022	101	23897	01775	GARY GOLDING	ELECTION WORKER 8/2/2022	203.00
08/10/2022	101	23898	00257	GOURDIE-FRASER, INC.	SEWER PUMP STATION #1 REPLACEMENT	1,050.00
					RIVER RD CNTRL BLDG-HIGH SRVC PUMP INSTA	975.00
					PUMP STN #7 & COLLECTION SYS UPGRADES	5,007.50
					2022 WATER SYS RELIABILITY STUDY	2,500.00
						<u>9,532.50</u>
08/10/2022	101	23899	01670	RUTH HELWIG	ELECTION WORKER 8/2/2022	220.50
08/10/2022	101	23900	00281	MARGIE HENRY	ELECTION WORKER 8/2/2022	213.50
08/10/2022	101	23901	01590	JANICE HOWDYSELL	ELECTION WORKER 8/2/2022	260.00
08/10/2022	101	23902	01787	TERRENCE HUTCHINS	REFUND JAMESON PAVILION DEPOSIT	60.00
08/10/2022	101	23903	01721	HYDROCORP	CROSS CONNECTION CONTROL PRG/NON-RESIDEN	950.00
					CROSS CONNECTION CONTROL PRG/RESIDENTIAL	2,650.00
						<u>3,600.00</u>
08/10/2022	101	23904	00324	ISABELLA CORPORATION	WATER MAIN REPAIR ON RIVER RD	3,822.00
08/10/2022	101	23905	00333	ISABELLA COUNTY ROAD COMMISSION	GRAVEL ON MILLBROOK RD-MERIDIAN TO WHITE	7,927.93
					GRAVEL ON MILBROOK RD-LINCOLN TO CRAWFOR	16,862.75
					GRAVEL ON MILLBROOK-CRAWFRD TO MISSION	15,508.81
						<u>40,299.49</u>
08/10/2022	101	23906	01498	MINDY JOSLIN	ELECTION WORKER 8/2/2022	256.00
08/10/2022	101	23907	01520	KONWINSKI CONSTRUCTION INC	JAMESON PARK IMPROVEMENTS-PMT #6	21,197.15
08/10/2022	101	23908	00400	MECOSTA CO ASSESSORS ASSOC	SPECIAL ASSESS TRAINING-FINANCE DIRECTOR	25.00
					SPECIAL ASSESS TRAINING-ACCTING SPECIALI	25.00
						<u>50.00</u>
08/10/2022	101	23909	00733	MICHIGAN ASSN. OF PLANNING	MI ASSOC OF PLANNING CONFERNCE-DIRECTOR	435.00
08/10/2022	101	23910	01698	MICHIGAN DOWNTOWN ASSOCIATION	MEMBERSHIP DUES 10/1/2022 - 10/1/2023	200.00
08/10/2022	101	23911	01481	MICHIGAN ECONOMIC DEVELOPERS ASSOC	2022 BASIC COURSE	13635.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
08/10/2022	101	23912	00142	MICHIGAN OFFICE SOLUTIONS	PRINTER/COPIER SERV AGREEMENT-AUG 2022	1,052.01
08/10/2022	101	23913	00422	MICHIGAN PIPE & VALVE-MT. PLEASANT	EXPANDED RANGE COUPLER SEWER MAIN REPAIR PARTS FOR SEWER MAIN REPAIR RIVER RD CURB STOP FOR WATER DEPT VALVE BOX FOR CRAWFORD RD RETURNED VALVE BOX TIRE-HITE	318.00 64.00 1,584.00 44.00 (60.00)
						<u>1,950.00</u>
08/10/2022	101	23914	01682	MICHIGAN PIPE & VALVE-TRAVERSE CITY	6' CURB BOX/CURB BOX EXTENSION	1,570.00
08/10/2022	101	23915	00739	THE MORNING SUN	MORNING SUN ANNUAL SUBSCRIPTION	848.00
08/10/2022	101	23916	00466	MT. PLEASANT RENTAL CENTER	ELECTRIC HAMMER RENTAL FOR WATER MAIN RE CORE DRILL RENTAL FOR FORCE MAIN ON RIVE	99.36 210.60
						<u>309.96</u>
08/10/2022	101	23917	01713	NANCI OSBORN	ELECTION WORKER 8/2/2022	264.00
08/10/2022	101	23918	00397	PAT MCGUIRK EXCAVATING INC	SCREENED TOP SOIL-CLEAN UPS FROM SERVICE	525.00
08/10/2022	101	23919	00131	PERCEPTIVE CONTROLS, INC	SLUDGE THICKENER VFD REPLACEMENT	7,901.75
08/10/2022	101	23920	01755	FRANK RICE	ELECTION WORKER 8/2/2022	101.50
08/10/2022	101	23921	01373	MERISSA J. RICE	ELECTION WORKER 8/2/2022	256.00
08/10/2022	101	23922	01757	SHARON RICE	ELECTION WORKER 8/2/2022	101.50
08/10/2022	101	23923	01595	ROMANOW BUILDING SERVICES	JANITORIAL SERVICES JULY 2022-WWTP JANITORIAL SERVICES JULY 2022-TWP HALL JANITORIAL SERVICES JULY 2022-WTR	316.29 852.14 316.29
						<u>1,484.72</u>
08/10/2022	101	23924	01410	CINDY SMITH	ELECTION WORKER 8/2/2022	268.00
08/10/2022	101	23925	00629	STU'S ELECTRIC MOTOR	BALL BEARING REPLACEMENT START SWITCH/BALL BEARING/GFI PLUG END	646.00 171.63
						<u>817.63</u>
08/10/2022	101	23926	01654	TRACE ANALYTICAL LABORATORIES, INC.	SAMPLE HANDLING, STORAGE & DISPOSAL SAMPLE HANDLING, STORAGE, & DISPOSAL	24.00 250.00
						<u>274.00</u>
08/10/2022	101	23927	00668	UNITED PARCEL SERVICE	SHIPMENT OF DRINKING WATER LAB TESTS SHIP TO BLACK BOX CORP OF PENNSYLVANIA	32.08 20.91
						<u>52.99</u>
08/10/2022	101	23928	01013	USA BLUE BOOK	HACH FREE CHLORINE SWIFTEST	259.36
08/10/2022	101	23929	01336	CYNTHIA M VELDT-DIETSCH	ELECTION WORKER 8/2/2022	272.00
08/10/2022	101	23930	01314	VERIZON WIRELESS	CELL PHONES 7/16/2022-8/15/2022	435.36
08/10/2022	101	23931	00703	WASTE MANAGEMENT OF MICHIGAN, INC	DUMPSTER SERVICE-SHOP AUG 2022 DUMPSTER SERVICE-JAMESON AUG 2022 DUMPSTER SERVICE-TWP HALL AUG 2022 DUMPSTER SERVICE-WWTP AUG 2022 DUMPSTER SERVICE-WTR AUG 2022 DUMPSTER SERVICE-MCDONALD AUG 2022	42.39 112.75 68.98 267.43 42.80 128.42
						<u>662.77</u>
08/10/2022	101	23932	00723	WINN TELECOM	PHONE SERVICE 8/1/22 - 8/31/22	341.25
08/10/2022	101	23933	01372	JOSEPH W YODER	ELECTION WORKER 8/2/2022	260.00

08/04/2022 05:53 PM
User: SHERRIE
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION
CHECK DATE FROM 07/28/2022 - 08/10/2022

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
08/10/2022	101	23934	01159	SUSAN K YODER	ELECTION WORKER 8/2/2022	<u>260.00</u>
101 TOTALS:						
Total of 61 Checks:						151,615.77
Less 0 Void Checks:						<u>0.00</u>
Total of 61 Disbursements:						151,615.77

Charter Township of Union Payroll
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CHECK DATE: August 04, 2022

PPE: July 30, 2022

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	38,095.87
Fire Fund		
EDDA		
WDDA		
Sewer Fund		33,377.84
Water Fund		27,732.94
Total To Transfer from Pooled Savings	\$	99,206.65

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	66,765.50
Employer Share Medicare		886.08
Employer Share SS		3,788.57
SUI		55.16
Pension-Employer Portion		5,210.16
Workers' Comp		486.24
Life/LTD		601.92
Dental		1,314.76
Health Care		24,728.97
Vision		391.68
Vision Contribution		(195.84)
Health Care Contribution		(4,887.93)
Flex Administrators		-
Cobra/Flex Administration		-
PCORI Fee		61.38
Total Transfer to Payroll Checking	\$	99,206.65



Union Township Report-1

Date: Thursday, July 28, 2022



Alarm Date between 2022-07-18 and 2022-07-24

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000568						
		7/19/2022 5:06:53 AM	733	Smoke detector activation due to malfunction	ENG 33	3	1
						Total Responding 3	
Union Township	0000570						
		7/19/2022 1:53:16 PM	322	Motor vehicle accident with injuries	ENG 33	2	1
						Total Responding 2	
Union Township	0000581						
		7/23/2022 7:32:00 PM	444	Power line down	ENG 33	2	1
						Total Responding 2	

	Total Runs 3						Total Responding 7
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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



Union Township Report-1

Date: Tuesday, August 2, 2022



Alarm Date between 2022-07-25 and 2022-07-31

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000592						
		7/27/2022 11:27:31 AM	733	Smoke detector activation due to malfunction	ENG 33	2	1
		7/27/2022 11:27:31 AM	733	Smoke detector activation due to malfunction	SQ 31	1	1
						Total Responding 3	
Union Township	0000594						
		7/28/2022 12:51:11 AM	733	Smoke detector activation due to malfunction	ENG 33	2	1
						Total Responding 2	
Union Township	0000598						
		7/28/2022 11:54:20 PM	111	Building fire	ENG 31	2	1

							Total Responding 2
Union Township	0000600						
		7/29/2022 10:20:09 AM	743	Smoke detector activation, no fire - unintentional	ENG 32	2	1
						Total Responding 2	
	Total Runs						Total Responding 9
	4						

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

To: Board of Trustees **DATE:** August 3, 2022
FROM: Mark Stuhldreher, Township Manager **DATE FOR BOARD CONSIDERATION:** 8/10/2022
ACTION REQUESTED: To introduce and conduct a First Reading for the PREZ 22-02 Zoning Map Amendment request from Mid Michigan College 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).

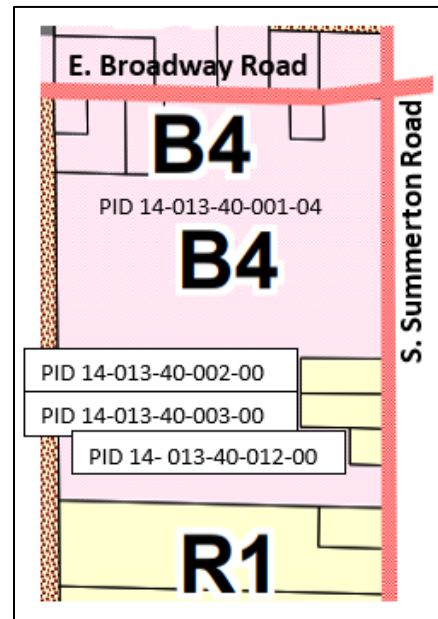
BACKGROUND INFORMATION

Mid Michigan College submitted a preliminary site plan application for the development of an athletic sports complex located at their Mt. Pleasant campus. The area involved a total of 47 acres spanning over four (4) separate parcels. During the staff review of the application, it was noted that three (3) of the parcels (approximately 2.59 acres) are currently zoned R-1, Rural Residential District. Unfortunately, the R-1 District does not include colleges as an allowable use, meaning the associated athletic fields cannot be allowed as an accessory use if they are located in this zoning district. There is also no allowance for outdoor recreation facilities in the R-1 District.

Existing Zoning

At right is an excerpt from the Township’s Official Zoning Map showing the subject parcels and the existing zoning district arrangement. These three (3) parcels were purchased in the past by the College with the intention for future development. They are currently vacant. All existing College facilities are located on the larger B-4 parcel.

For the College’s planned athletic fields development project to move forward, these three (3) parcels would need to be zoned B-4, General Business, and the College would need to take action to apply to the Township Assessor for a land combination of all four (4) parcels into one (1) new parcel.



Planning Commission Hearing and Recommendation

The Planning Commission held a public hearing on the rezoning request during their July 19, 2022 regular meeting. Following the hearing, the Commission evaluated the request as required by Section 14.5.G. of the Zoning Ordinance to *“identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board.”* This Section includes a set of factors to consider, including an evaluation of existing and proposed zoning districts, apparent demand, availability of public services and infrastructure, and

consistency with the Master Plan. Following their deliberation, the Commission adopted the following motion by a unanimous roll call vote:

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.**

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 forwarded to the Isabella County Planning Commission for their review and comment. The County Zoning Administrator responded via email on 7/22/2022 to confirm that no review would take place within the state Act’s required 30-day waiting period for any County response due to cancellation of their August meeting. With this notification, the PREZ 22-02 Zoning Map Amendment request is ready to move forward for an Introduction and First Reading.

SCOPE OF SERVICES

Introduction and First Reading of the proposed PREZ 22-02 Zoning Map Amendment request to rezone three (3) parcels totaling 2.59 acres of land (PID 14-013-40-002-00, -003-00, and -012-00) from R-1 (Rural Residential District) to B-4 (General Business District).

JUSTIFICATIONS

In their 7/19/2022 motion to recommend to the Township Board of Trustees that the PREZ 22-02 Zoning Map Amendment be adopted, the Planning Commission identified five (5) specific findings of fact and conclusions, based on the rezoning criteria found in Section 14.5.G. 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**
- 6. Commerce**

Adoption of the requested rezoning would place the entire Mid Michigan College campus under one (1) unified zoning classification, which would be consistent with fair and non-discriminatory code enforcement (1.1.1.2.). The rezoning would facilitate the future development of new athletic fields on the campus, which can help to attract new residents and visitors to the community (1.2) and would 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

To introduce and conduct a First Reading for the PREZ 22-02 Zoning Map Amendment request from Mid Michigan College 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).

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

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:

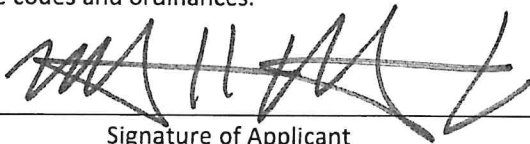
- Response to Rezoning Criteria (Section 14.5.G.)
- Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project		Mid Michigan College - Mt. Pleasant Athletic Complex	
Common Description of Property & Address (if issued)		Mid Michigan College - Mt. Pleasant Athletic Complex 2600 Summerton Road	
Applicant's Name(s)		Hobbs and Black Architects (c/o Martin H. Ruitter Jr.)	
Phone/Fax numbers	517-484-4870/517-484-1369	Email	mruiter@hobbs-black.com
Address	117 East Allegan	City:	Lansing
		Zip:	48933

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Survey	Tax Parcel ID Number(s): see attachment for all parcels
Existing Zoning: R-1 Land Acreage: 1+1+.59 Existing Use(s): vacant land used to support college operations			
<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: <u>ROWE Professional Services Co.</u> Phone: <u>989-772-2138</u> Email: <u>tgunder@rowepsc.com</u> 2. Address: <u>127 S. Main Street</u> City: <u>Mt. Pleasant</u> State: _____ Zip: <u>48858</u> Contact Person: <u>Troy R. Gunder, P.E.</u> Phone: <u>989-772-2138</u>
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: <u>Mid Michigan College</u> Phone: <u>989-386-6622</u> Address: <u>1375 S. Clare Ave.</u> City: <u>Harrison</u> State: _____ Zip: <u>48625</u> Signature: <u><i>Shawn K. Louie</i></u> Interest in Property: <u>Owner</u> 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____

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

6/21/22
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

MID MICHIGAN COLLEGE

ATTACHMENT – REZONING APPLICATION

TAX PARCELS TO BE REZONED:

Parcel # 1: 2790 S. Summerton Rd., Mt. Pleasant, MI 48858

Parcel Number: 14-013-40-002-00

Legal Description: T14N, R4W, Sec 13, COMM 132 FT N of SE COR OF NE ¼ OF SE ¼ TH W 330 FT N 132 FT E 330 FT S 132 FT TO POB

Parcel #2: 2794 S. Summerton Rd., Mt. Pleasant, MI 48858

Parcel Number: 14-013-40-003-00

Legal Description: T14N R4W, SEC 13; COM AT SE COR OF NE ¼ OF SE ¼ TH W 330 FT TH N 132 FT TH E 330 FT TH S 132 FT TO POB

PARCEL #3: 2800 S. Summerton Rd., Mt. Pleasant, MI 48858

Parcel Number: 14-013-40-012-00

T14N R4W, SEC 13; N 137 FT OF E 159 FT OF SE ¼ OF SE ¼ SEC 13

June 21, 2022

Charter Township of Union
2010 S. Lincoln
Mt. Pleasant, MI 48858

RE: Rezoning Application –
Mid Michigan College

To Whom it May Concern:

Mid Michigan College is requesting the rezoning of three (3) individual properties that are contiguous to its campus in Union Township at 2600 S. Summerton Rd. These parcels are currently zoned residential and the College is requesting they be rezoned to B4 (General Business) to be consistent with other parcels owned by the College. This will facilitate future development of the College's campus for the benefit of the greater community. Following is Mid Michigan College's response to item G. Findings of Fact Required, which is provided as an attachment to the township's rezoning application.

1. **Evaluation of existing and proposed zoning districts:** The three parcels requested for rezoning from R1 to B4 are adjacent to B4 zoning to the North, East, and South. To the west, across Summerton Rd. is Chippewa Township. Once rezoned, the parcels will be incorporated into development of the site as an athletic complex, including a baseball field and softball field, as well as associated uses. This planned development and rezoning request is consistent with the Recreational/Institutional Future Land Use classification of all three parcels. Further, the current zoning status of the three parcels as R-1, surrounded by B4 zoning is likely to be prohibitive for any future residential use of the parcels.
2. **Apparent demand:** Mid Michigan College is seeing continued strong demand for extra-curricular activities, as supported by the proposed development for which the rezoning is requested. The rezoning of the three parcels with a total area of 2.59 acres is a relatively minor addition to a much larger 37+ acre site. However, the rezoning of the parcels is critical to development of the new facility, as the site has unique features that constrain development. The addition of the new athletic complex will attract visiting teams and fans to the township and surrounding area to support continued economic development.

3. **Availability of public services and infrastructure:** Access to the site will be from E. Broadway Road to the North and from Summerton to the East, and the site will connect to utilities that serve the existing Mid Michigan College facility. The addition of the athletic complex will not create significant new demands for public utility services, and it represents a small change in impervious surface, as the vast majority of the site will remain as athletic fields with appropriate drainage and stormwater management facilities.
4. **Consistency with the Master Plan:** The three sites for which a rezoning is requested are identified as recreational/institutional in the Union Charter Township Future Land Use map available on the township's website. This is consistent with the classification of the surrounding parcel.
5. **Additional factors:** The requested rezoning represents a change in the zoning map to be consistent with the planned future land use of the area according to the township's master plan. Additionally, the presence of wetlands and efforts by Mid Michigan College to minimize any negative effects on natural features require the athletic complex to shift toward the western portion of the site, where the three subject parcels are located.

Thank you for your consideration in this matter.

Best Regards,

MID MICHIGAN COLLEGE

DRAWING INDEX

GENERAL:

A-000 TITLE SHEET DRAWING INDEX

CIVIL

C-100 SITE NOTES
C-101 SITE LEGEND
C-102 SITE DETAILS
C-103 SITE DETAILS
C-104 SITE DETAILS

C-200 EXISTING CONDITIONS
C-201 DEMOLITION PLAN NORTHEAST
C-202 DEMOLITION PLAN SOUTHEAST
C-203 DEMOLITION PLAN NORTHWEST

C-300 OVERALL SITE PLAN
C-301 SITE PLAN NORTHEAST
C-302 SITE PLAN SOUTHEAST
C-303 SITE PLAN NORTHWEST

C-400 GRADING PLAN NORTHEAST
C-401 GRADING PLAN SOUTHEAST
C-402 GRADING PLAN NORTHWEST

C-500 UTILITY PLAN
C-600 LANDSCAPE PLAN

ARCHITECTURAL:

A-100 TRAINING BUILDING FLOOR PLAN
A-101 MAINTENANCE BUILDING FLOOR PLAN
A-102 BASEBALL HOME DUGOUT PLANS
A-103 SOFTBALL HOME DUGOUT PLANS
A-104 ANNOUNCERS BOOTH PLANS
A-110 ENLARGED AND MEZZANINE FLOOR PLAN

A-300 EXTERIOR ELEVATIONS TRAINING BUILDING
A-301 EXTERIOR ELEVATIONS MAINTENANCE BUILDING
A-302 EXTERIOR ELEVATIONS BASEBALL DUGOUTS
A-303 EXTERIOR ELEVATIONS SOFTBALL DUGOUTS
A-304 EXTERIOR ELEVATIONS ANNOUNCER BOOTH

Preliminary Site Plan Review Application



NEW SPORTS COMPLEX

2600 South Summerton Road
Mt. Pleasant, Michigan

ARCHITECTURAL:

HOBBS + BLACK ARCHITECTS
117 E. ALLEGAN
LANSING, MI 48933
PH: (517) 484-4870

CIVIL:

ROWE ENGINEERING & SURVEYING
127 S MAIN STREET
MT PLEASANT , MI 48858

MECHANICAL & ELECTRICAL ENGINEER:

PETER BASSO AND ASSOCIATES
5145 Livernois, Suite 100
Troy, MI 48098
PH: (248) 879-5666

STRUCTURAL:

JDH STRUCTURAL ENGINEERS
3000 IVANREST SW, SUITE B
GRANDVILLE, MI 49418
PH: (616) 531-6020



NORTH
VICINITY MAP
SCALE - N.T.S.

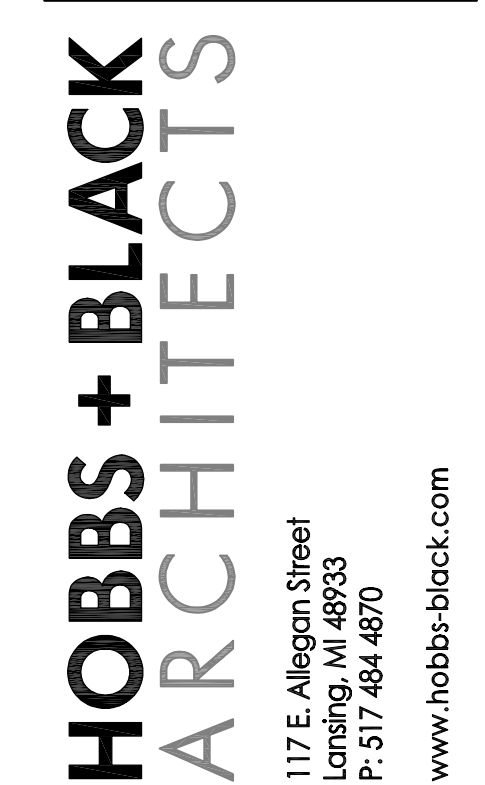
BUILDING HEIGHTS AND AREAS

TRAINING BUILDING		DUGOUTS SOFTBALL	
FIRST FLOOR	10,647 sf	HOME	468 sf
MEZZANINE	831 sf	VISITORS	355 sf
BUILDING HEIGHT	25'-5"	BUILDING HEIGHT	11'-0"
MAINTENANCE BUILDING		ANNOUNCERS BOOTH BASEBALL	
FIRST FLOOR	10,647 sf	FIRST FLOOR	112 sf
MEZZANINE	564 sf	SECOND FLOOR	112 sf
BUILDING HEIGHT	25'-5"	BUILDING HEIGHT	19'-6"
DUGOUTS BASEBALL		ANNOUNCERS BOOTH SOFTBALL	
HOME	612 sf	FIRST FLOOR	112 sf
VISITORS	504 sf	SECOND FLOOR	112 sf
BUILDING HEIGHTS	11'-0"	BUILDING HEIGHT	19'-6"

Drawing: P:\2022\2703\03\DWG\SITE PLAN REVIEW\517\TA000 - site plan review.dwg
Date: May 26, 2022, 4:31 pm
Layout: A-000
Plotted by: jmcormier

PRELIM. SITE PLAN REVIEW 5/31/2022
DATE ISSUED

DRAWN BY
CHECKED BY



PROJECT

CONSULTANT

TITLE SHEET

SHEET TITLE

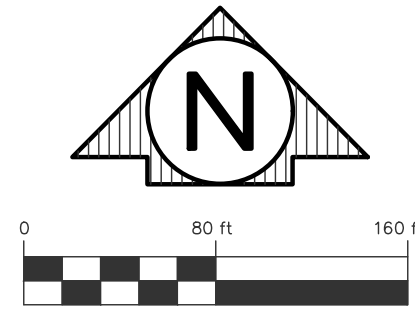
22-703

PROJECT NUMBER

A-000

SHEET NUMBER





LEGAL DESCRIPTION

PARCEL #14-013-40-001-04
 PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN DESCRIBED AS: BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 13; THENCE N 88° 57' 50" W, ALONG THE EAST-WEST ONE-QUARTER LINE, 264.00 FEET; THENCE S 00° 22' 03" E, PARALLEL TO THE EAST SECTION LINE, 165.00 FEET; THENCE N 88° 57' 50" W, PARALLEL TO SAID EAST-WEST ONE-QUARTER LINE, 132.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 165.00 FEET TO THE EAST-WEST ONE-QUARTER LINE; THENCE N 88° 57' 50" W, ALONG SAID EAST-WEST ONE-QUARTER LINE, 500.44 FEET; THENCE S 00° 33' 46" E, 330.00 FEET; THENCE N 88° 57' 50" W, PARALLEL TO SAID EAST-WEST ONE-QUARTER LINE, 447.00 FEET TO THE EAST ONE-EIGHTH LINE; THENCE S 00° 33' 41" E, ALONG SAID EAST ONE-EIGHTH LINE, 1336.11 FEET; THENCE N 89° 37' 57" E, 1337.40 FEET TO THE EAST SECTION LINE; THENCE N 00° 22' 03" W, ALONG SAID EAST SECTION LINE, 179.98 FEET; THENCE N 88° 54' 19" W, PARALLEL TO THE SOUTH ONE-EIGHTH LINE, 159.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 137.00 FEET TO THE SOUTH ONE-EIGHTH LINE; THENCE N 88° 54' 19" W, ALONG SAID SOUTH ONE-EIGHTH LINE, 171.00 FEET; THENCE N 00° 22' 03" W, PARALLEL TO SAID EAST SECTION LINE, 264.00 FEET; THENCE S 88° 54' 19" E, PARALLEL TO SAID SOUTH ONE-EIGHTH LINE, 330.00 FEET TO THE EAST SECTION LINE; THENCE N 00° 22' 03" W, ALONG SAID EAST SECTION LINE, 1052.22 FEET BACK TO THE PLACE OF BEGINNING. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WITHIN THE RIGHT-OF-WAY OF BROADWAY ROAD AND SUMMERTON ROAD, CONTAINING 44.4 ACRES AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS.

PARCEL #14-013-40-002-00
 COMMENCING 132 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN; THENCE WEST 320 FEET; THENCE NORTH 132 FEET; THENCE EAST 330 FEET; THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.

PARCEL #14-013-40-003-00
 COMMENCING AT THE SOUTHEAST OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T14N, R4W, CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN; THENCE WEST 330 FEET, THENCE NORTH 132 FEET, THENCE EAST 330 FEET, THENCE SOUTH 132 FEET TO POINT OF BEGINNING.

PARCEL #14-013-40-012-00
 A PARCEL OF LAND DESCRIBED AS THE NORTH 137 FEET OF THE EAST 159 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EX STRUCTURE INVENTORY

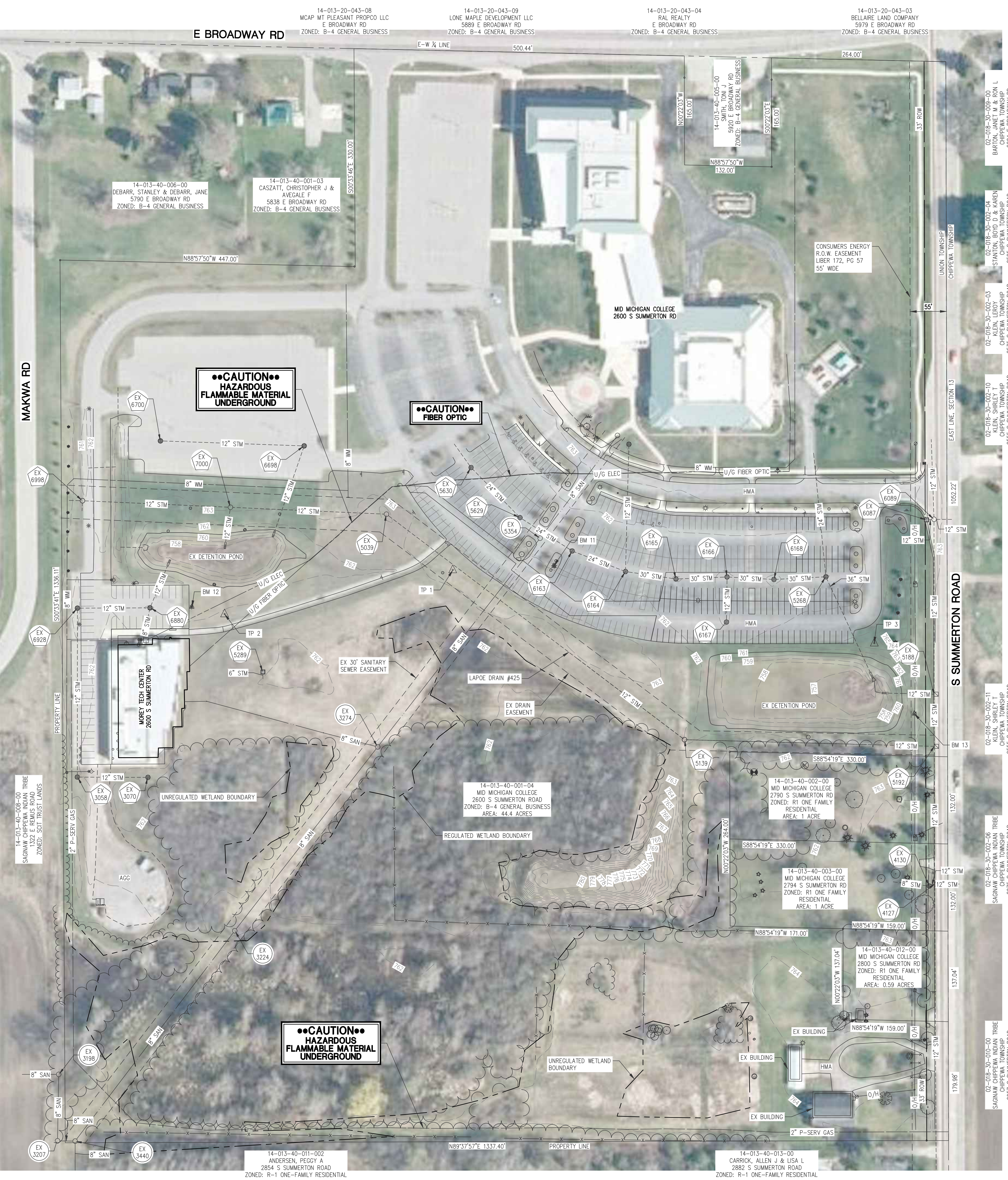
M#	TYPE	COVER	INVERT	M#	TYPE	COVER	INVERT	M#	TYPE	COVER	INVERT	M#	TYPE	COVER	INVERT
M# 3058	TYPE: STORM	COVER: BEEHIVE	12" RCP N INV.=757.85	M# 4130	TYPE: STORM	COVER: BEEHIVE	8" RCP N INV.=756.58	M# 5629	TYPE: STORM	COVER: FLAT GRATE	24" RCP NW INV.=756.74	M# 6163	TYPE: STORM	COVER: FLAT GRATE	24" RCP NW INV.=756.67
M# 3070	TYPE: STORM	COVER: BEEHIVE	12" RCP W INV.=758.25	M# 5039	TYPE: STORM	COVER: SOLID	12" RCP SE INV.=756.30	M# 5630	TYPE: STORM	COVER: FLAT GRATE	18" RCP NW INV.=756.79	M# 6164	TYPE: STORM	COVER: FLAT GRATE	30" RCP E INV.=756.68
M# 3198	TYPE: SANITARY	COVER: SOLID	8" PVC S INV.=750.90	M# 5139	TYPE: STORM	COVER: BEEHIVE	12" RCP NW INV.=755.90	M# 5865	TYPE: STORM	COVER: BEEHIVE	8" CPP NW INV.=758.33	M# 6165	TYPE: STORM	COVER: FLAT GRATE	30" RCP W INV.=756.61
M# 3207	TYPE: SANITARY	COVER: SOLID	8" PVC N INV.=750.53	M# 5188	TYPE: STORM	COVER: CURB INLET	12" RCP S INV.=755.62	M# 6087	TYPE: STORM	COVER: FLAT GRATE	12" RCP E INV.=758.45	M# 6166	TYPE: STORM	COVER: FLAT GRATE	30" RCP W INV.=756.37
M# 3224	TYPE: SANITARY	COVER: SOLID	8" PVC NE INV.=751.46	M# 5192	TYPE: STORM	COVER: CURB INLET	12" RCP S INV.=755.68	M# 6089	TYPE: STORM	COVER: SOLID	12" RCP N INV.=758.38	M# 6167	TYPE: STORM	COVER: FLAT GRATE	12" RCP N INV.=756.57
M# 3274	TYPE: SANITARY	COVER: SOLID	8" PVC SW INV.=752.68	M# 5268	TYPE: STORM	COVER: FLAT GRATE	24" RCP S INV.=756.26	M# 6150	TYPE: STORM	COVER: SOLID	24" RCP S INV.=756.46	M# 6168	TYPE: STORM	COVER: FLAT GRATE	30" RCP E INV.=756.04
M# 3440	TYPE: SANITARY	COVER: SOLID	8" PVC S INV.=749.63	M# 5289	TYPE: STORM	COVER: FLAT GRATE	8" PVC S INV.=752.87	M# 6151	TYPE: STORM	COVER: SOLID	4" CPP S INV.=760.85	M# 6698	TYPE: STORM	COVER: FLAT GRATE	12" RCP W INV.=758.15
M# 4127	TYPE: STORM	COVER: CURB INLET	12" RCP E INV.=755.57	M# 5354	TYPE: SANITARY	COVER: SOLID	8" PVC NE INV.=754.50	M# 6700	TYPE: STORM	COVER: FLAT GRATE	12" RCP E INV.=758.39				

BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
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BM 12	766236	13026605	764.75	BM 12
BM 13	766074	13027699	763.78	BM 13

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
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TP 2	766224.9610	13026954.8100	TP 2
TP 3	766180.7600	13027638.5860	TP 3



Drawing: R:\Projects\22\MOI\3\DWG\Construction Drawings\SH-22\MOI\3-SURV.dwg
 Date: May 31, 2022, 8:56am
 Layout: EX CONDITIONS Plotted by: 759rjm

PRELIM. SITE PLAN REVIEW 5/31/2022 DATE ISSUED
 MAM DRAWN BY
 TRG CHECKED BY

HOBBS + BLACK ARCHITECTS
 117 N. Algoma Street
 Lansing, MI 48906
 P: 517.461.4870
 www.hobbs-black.com

MID MICHIGAN COLLEGE
 NEW SPORTS COMPLEX PROJECT

ROWE PROFESSIONAL SERVICES COMPANY
 CONSULTANT

EXISTING CONDITIONS
 SHEET TITLE
 22-703 PROJECT NUMBER
 C-200 SHEET NUMBER

