



**Planning Commission
Special Meeting
August 23, 2022
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

-July 19, 2022

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Shingles updates from Sidewalk and Pathways
 - D. Isabella County Master Plan Update
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PSPR22-13 Final Site Plan Application – Heirloom Grove Agri-Tourism Business, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)**
 - a. Introduction by staff
 - b. Updates from applicant
 - c. Commission deliberation and action (approval, denial, approval with conditions or postpone action)
9. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
10. FINAL BOARD COMMENT
11. ADJOURNMENT

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 Union Township Hall.

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, Squattrito, 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

Squattrito – 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 Squattrito adjourned the meeting at 9:10 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Tera Albrecht – Vice Secretary

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 -	Breanne	Moeggenberg	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



COMMUNITY DEVELOPMENT
200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 772-0911 ext. 283
Fax: (989) 775-6681

July 20, 2022

UNION TOWNSHIP PLANNING COMMISSION
2010 S LINCOLN RD
MT PLEASANT, MI 48858

RE: Isabella County Master Plan

To Whom It May Concern:

As you are aware, the Isabella County Planning Commission is in the process of amending the Isabella County Master Plan. At their June 9, 2022 meeting the Planning Commission moved to recommend the Isabella County Board of Commissioners review and approve the updated plan for distribution. On July 19, 2022 the amended plan was reviewed and approved for distribution by the Isabella County Board of Commissioners. The amendments consist of general updates (grammatical fixes, text sizing, reformatting, etc.), map updates, 2020 census data updates, inclusion of airport layout plans, establishment of a renewable energy goal and updates to the township surveys.

A digital copy of the plan can be found on the Isabella County Website at the following link:

<https://www.isabellacounty.org/wp-content/uploads/2022/07/2022-Draft-Master-Plan1.pdf>

If you, for any reason would like a hard copy of the Plan please contact our office with your request and we will arrange to provide a copy.

The Michigan Planning Enabling Act allows 42 days to review and submit comments back to the Planning Commission. Comments may be submitted in writing to the Community Development Department at the above address or via email to rjohnson@isabellacounty.org. Following the required 42-day review period, the Planning Commission will hold a public hearing to receive additional comments from the public and to review all comments submitted during the 42-day review period.

The Planning Commission appreciates your cooperation in this process and looks forward to receiving your comments on the proposed amendments. If you have any questions, please feel free to contact my office at (989) 317-4067 or email at rjohnson@isabellacounty.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Johnson", is written over a faint, illegible typed name.

Ray Johnson
Isabella County
Planner/Zoning Administrator

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

Minor Site Plan Preliminary Site Plan Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project _____		HEIRLOOM GROVE
Common Description of Property & Address (if issued) _____		5297 S. WHITEVILLE ROAD
		MT. PLEASANT, MI 48858
Applicant's Name(s) _____		MICHAEL AND JAIME KLUMPP
Phone/Fax numbers _____	989-621-3577 / 989-828-4304	Email _____
		contact@heirloom-grove.com
Address _____	1955 E. WALTON ROAD	City: _____
		SHEPHERD Zip: 48883

Legal Description: _____	Attached <input type="checkbox"/>	Included on Site Plan <input checked="" type="checkbox"/>	Tax Parcel ID Number(s): _____	14-032-10-006-02
Existing Zoning: _____	AG	Land Acreage: _____	+/- 80.01	Existing Use(s): _____
AGRICULTURE				
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)				

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: _____ Phone: _____ Email _____ 2. Address: _____ City: _____ State: _____ Zip: _____ Contact Person: _____ Phone _____
	1. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____ 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 placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

Jaime Klumpp _____ 7/25/22
 Signature of Applicant Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____
 Date Received: _____ Escrow Deposit Paid: \$ _____

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Heirloom Grove, LLC
Name of business owner(s): Michael + Jaime Klumpp
Street and mailing address: 1935 E Walton Rd.
Shepherd, MI 48883
Telephone: 984.828.7403
Fax: 984.828.4304
Email: ~~###~~.contact@heirloom-grove.com

I affirm that the information submitted is accurate. *NO HAZARDOUS SUBSTANCES*

Owner(s) signature and date:

Jaime Klumpp
Chick Klumpp

Information compiled by:

Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

COMMON NAME	CHEMICAL NAME (components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
<p style="text-align: center;">X _____ _____</p> <p style="text-align: center;">NONE</p>				<p>KEY:</p> <p>AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank</p>

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/FHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. (insertions and edits by Union Township)

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Union Township and Isabella County	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system system? Union Township Public Services Department and Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and WRD, Part 41 Construction Permit Program (staff) , 906-228-4527, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program , 517-284-6541, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste , 517-284-6588, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply , DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Wastewater Discharge System?		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section , or EGLE District Office , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD , 517-284-6588 or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, Public Swimming Pools Program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, Campgrounds , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, Surface Water Assessment Section , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?	
38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit , 517-284-6826	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program , 517-284-6826	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Petroleum & Mining , OGMD, 517-284-6826	
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
44) Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

Contact Union Township and [tGLE Permits & Bonding](#), OGMD, 517-284-6841

HEIRLOOM GROVE

PROPOSED SITE PLAN & SPECIAL USE

5297 S. WHITEVILLE ROAD, MT. PLEASANT, MI

USE STATEMENT PROVIDED BY THE CLIENT AND SUBMITTED TO THE TOWNSHIP:

CURRENTLY, THIS 80 ACRE PROPERTY, JUST SOUTH OF MT. PLEASANT, IS ZONED AGRICULTURAL, AND IS HOW WE HAVE UTILIZED THE PROPERTY FOR MANY YEARS, GROWING ORGANIC CORN, SOYBEANS, WHEAT, AND INDUSTRIAL HEMP. IN 2021, WE DEDICATED APPROXIMATELY 15 ACRES OF THIS PROPERTY, TO HEIRLOOM GROVE, JAIME KLUMPP'S WOMAN-OWNED SPECIALTY FARM. IN THE LAST YEAR, HEIRLOOM GROVE PLANTED 120 FRUIT TREES, 220 BLUEBERRY BUSHES, 6 ACRES OF SUNFLOWERS, AND RENOVATED THE WORKING BARN. WE UTILIZED THE YEAR'S HARVEST, BY SELLING WHOLESALE SUNFLOWERS TO LOCAL SHOPS AND FARM MARKETS, CREATED OUR LINE OF HEIRLOOM GROVE SUNFLOWER SEEDS, AND EXTRACTED HEMP OILS FOR HEIRLOOM GROVE'S LINE OF SEED-TO-SKIN CBD BATH AND WELLNESS PRODUCTS. IN 2022, HEIRLOOM GROVE PLANS TO EXPAND OUR SPECIALTY FARM FURTHER, BY ADDING ADDITIONAL FRUIT TREES AND BLUEBERRY BUSHES, MORE VARIETIES OF SUNFLOWERS, TULIP AND LAVENDER FIELDS, SPECIALTY HERBS AND SUMMER FLOWERS, AND POTENTIAL GRAPE VINEYARDS, AND HONEY CULTIVATION. HEIRLOOM GROVE WOULD ALSO LIKE TO EXPAND THE FARM BY HAVING THE OPPORTUNITY TO WELCOME THE PUBLIC ONTO THE FARM FOR AGRI-TOURISM AND EDUCATIONAL OPPORTUNITIES, AND TO SHOP OUR MARKET RETAIL SPACE, THUS OUR REQUEST FOR THIS SPECIAL USE PERMIT. WITH OUR CURRENT AG ZONING, PRINCIPAL USES PERMITTED INCLUDE CUSTOMARY AGRICULTURAL OPERATIONS, ROAD-SIDE FARM STANDS, NURSERY/PLANT MATERIAL, AND GREENHOUSES, HOWEVER WE DO NOT FEEL THIS FULLY ENCOMPASSES ALL WE WOULD LIKE TO DO ON THE PROPERTY. UNDER SPECIAL USES IN AG ZONING, THE FOLLOWING IS PERMITTED: AGRI-TOURISM, AGRICULTURAL SERVICE ESTABLISHMENTS, CONSERVATION AREAS (PUBLIC OR PRIVATE), AND CAMPGROUNDS OR RECREATIONAL GROUNDS, WHICH WE BELIEVE WOULD PERMIT US THE OPPORTUNITY FOR THE FOLLOWING TYPES OF ACTIVITIES WE ASPIRE TO DO ON THE PROPERTY: YOU PICK DAYS - YOU PICK APPLES, BLUEBERRIES, SUNFLOWERS, LAVENDER; PHOTO OPPORTUNITY EVENTS - PHOTOS IN THE TULIPS (SPRING) AND SUNFLOWERS (SUMMER/FALL); AGRI-TOURISM - PUBLIC WELCOME FOR EDUCATIONAL AND ENJOYMENT PURPOSES; OPEN MARKET RETAIL SPACE - LOCATED INSIDE AN AREA OF THE BARN FOR EVENT PASSES (YOU PICK DAYS) AND SHOP HEIRLOOM GROVE FARM-MADE PRODUCTS, OTHER MICHIGAN FARM-PRODUCED PRODUCTS, AND OTHER BOUTIQUE SPECIALTY ITEMS SUCH AS GIFTS, HOME DECOR, GARDEN SEEDS, BULBS, AND SEASONAL ITEMS; SEASONAL EVENTS - TULIP DAYS (VISIT THE TULIP FIELDS), FALL HARVEST DAYS (VENDORS, PUMPKIN-PICKING, CORN MAZE), CHRISTMAS ON THE FARM (CHRISTMAS TREES AND WREATHS, SANTA VISITS).

AG - AGRICULTURAL DISTRICT	
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	16.5 FEET (C/D)
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM LOT WIDTH	165 FT
MINIMUM LOT AREA	43,560 SQ FT
MINIMUM LOT DEPTH	165 FT
MAXIMUM LOT DEPTH	(A)
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FT (B)

- (A) THE DEPTH OF THE LOT SHALL NOT EXCEED FOUR (4) TIMES THE LOT WIDTH, MEASURED AT THE FRONT BUILDING LINE.
- (B) NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET, EXCEPT THAT SILOS, ELEVATORS, BARN AND OTHER STRUCTURES CUSTOMARILY NECESSARY TO FARMING SHALL HAVE A MAXIMUM HEIGHT OF NINETY-NINE (99) FEET, PROVIDED THAT ANY REQUIRED SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT THAT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- (C) SIDE YARDS FACING A STREET SHALL COMPLY WITH FRONT YARD SETBACK REQUIREMENTS
- (D) FOR ONE-FAMILY DWELLINGS, NO SIDE YARD SHALL BE LESS THAN TEN (10) PERCENT OF THE REQUIRED LOT WIDTH, FOR ALL OTHER USES, NO SIDE YARD SHALL BE LESS THAN THIRTY (30) FEET.

MISS DIG:
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

	BOLLARD		GAS RISER		SOIL BORING
	CATCH BASIN (CURB INLET)		GUY ANCHOR		STORM SEWER MANHOLE
	CATCH BASIN (ROUND)		HYDRANT - EXISTING		TELEPHONE RISER
	CATCH BASIN (SQUARE)		HYDRANT - PROPOSED		TREE - CONIFEROUS
	CLEAN OUT		LIGHT POLE		TREE - DECIDUOUS
	DRAINAGE FLOW		MAILBOX		UTILITY POLE
	ELECTRICAL BOX		MONITORING WELL		WATER MAIN VALVE
	FOUND CONC. MONUMENT		SANITARY SEWER MANHOLE		WATER SHUT-OFF
	FOUND IRON		SET IRON		WATER WELL
	GAS MAIN VALVE		SIGN		WOOD STAKE

LINE TYPES

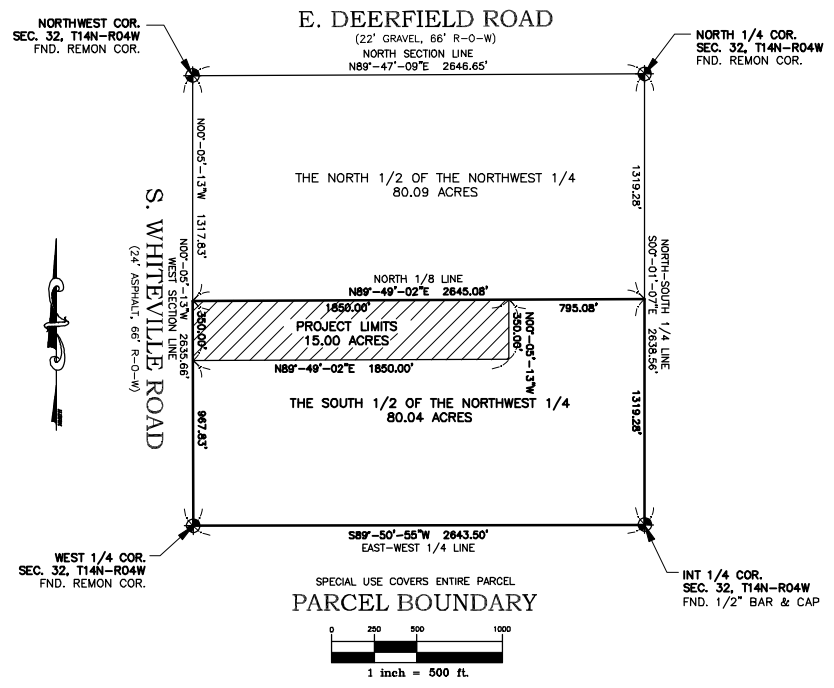
	BURIED ELECTRICAL CABLE
	BURIED TELEPHONE CABLE
	CENTERLINE OF DITCH
	FORCE MAIN
	GAS MAIN
	ROAD CENTERLINE
	SANITARY SEWER
	STORM SEWER
	TOE OF SLOPE
	TOP OF BANK
	UTILITIES - OVERHEAD
	UTILITIES - UNDERGROUND
	WATER MAIN

HATCH PATTERNS

	ASPHALT - EXISTING
	ASPHALT - PROPOSED
	CONCRETE
	GRAVEL
	LANDSCAPING
	RIP-RAP



LOCATION MAP
NOT TO SCALE



OVERALL PARCEL DESCRIPTION: (WARRANTY DEED, LIBER 1659, PAGE 631)
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, T14N-R04W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

WITNESSES:
INTERIOR 1/4 COR.
FND. 1/2" BAR & CAP, PER LIRC L. 6, P. 55
AZ.157° 30.63' FND N&T IN 4" MAPLE
AZ.82° 14.15' FND N&T IN 16" MAPLE
AZ.269° 9.02' FND N&T IN 8" ELM
AZ.81° 7.05' CENTER OF 6" CORNER POST

NORTH 1/4 COR.
FND. REMON COR., PER LIRC L. 3, P. 1
N10°E 26.22' FND PK N&T IN CORNER POST
N30°E 35.03' FND SCAFF NAIL IN POWER POLE
S50°W 45.99' FND N&T IN TELEPHONE POLE
S20°E 20.01' FND NAIL IN POST

WEST 1/4 COR.
FND. REMON COR., PER LIRC L. 6, P. 317-318
S43°W 52.38' N&T IN NW FACE OF CUT OFF POWER POLE
N50°E 47.42' FND N&T IN SW FACE OF POWER POLE
S60°E 31.33' DOUBLE HEADED NAIL W/ ROWE TAG S SIDE 4" FENCE POST
EAST 29.82' WEST FACE 6" METAL POST

NORTHWEST COR.
FND. REMON COR., PER LIRC L. 6, P. 319-320
N28°W 48.07' CENTERLINE OF TELEPHONE PEDESTAL
N58°E 49.15' CENTERLINE OF TELEPHONE PEDESTAL
S12°E 107.55' N&T WEST SIDE OF ELM TREE
S78°W 39.30' TOP BACK OF CURB CONCRETE JOINT

SHEET INDEX

1	COVER SHEET
2	EXISTING TOPOGRAPHY SURVEY
3	SITE HORIZONTAL PLAN
4	BUILDING ELEVATION & ISOLATION DETAIL
5	SITE GRADING PLAN
6	SOIL EROSION PLAN
7	DETAIL SHEET

BEARING BASIS:
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 32, T14N-R04W WAS DETERMINED TO BE N00°-05'-13"W.

SITE: 5279 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858

CLIENT: MIKE & JAIME KLUMPP
1955 E. WALTON ROAD
SHEPHERD, MI 48863
CONTACT: MIKE KLUMPP
PHONE: (989) 621-3577 & (989) 828-4307
EMAIL: contact@heirloom-grove.com

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS
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MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@chartercom.com

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4282
CONTACT PERSON: TIMOTHY E BEBEE
kimberly.studt@cmsenergy.com

FRONTIER
345 PINE AVENUE
ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@fr.com

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(231) 347-1653
TINA MORENO
ernestina.moreno@dteenergy.com

MT. PLEASANT FIRE DEPARTMENT
804 E. HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5122
LT. BRAD DOEPKER
bdoepker@mt-pleasant.org

UNION CHARTER TOWNSHIP
PUBLIC WATER/PUBLIC SEWER
2010 S. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT. 24
KIM SMITH
ksmith@uniontownshipmi.com

UNION CHARTER TOWNSHIP
PLANNING & ZONING
2010 S. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT. 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE
ISABELLA COUNTY BUILDING
200 N. MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
ROBERT WILLOUGHBY
drain@isabellacounty.org

ISABELLA COUNTY ROAD COMMISSION
2261 E. REMUS ROAD
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(989) 773-7131 EXT 115
PATRICK GAFFNEY
pgaffney@isabellaroads.com

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EMAIL: info@cms-d.com



COVER SHEET
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:	PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
	SUBMITTAL TO UNION TOWNSHIP 4-29-22
	SUBMITTAL TO UNION TOWNSHIP 6-1-22
	SUBMITTAL TO UNION TOWNSHIP 7-1-22
JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	N/A
SHEET NUMBER:	1 of 7

MOSS JEAN M REV LIVING TRUST
5212 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858
14-031-20-001-00
ZONED: AG

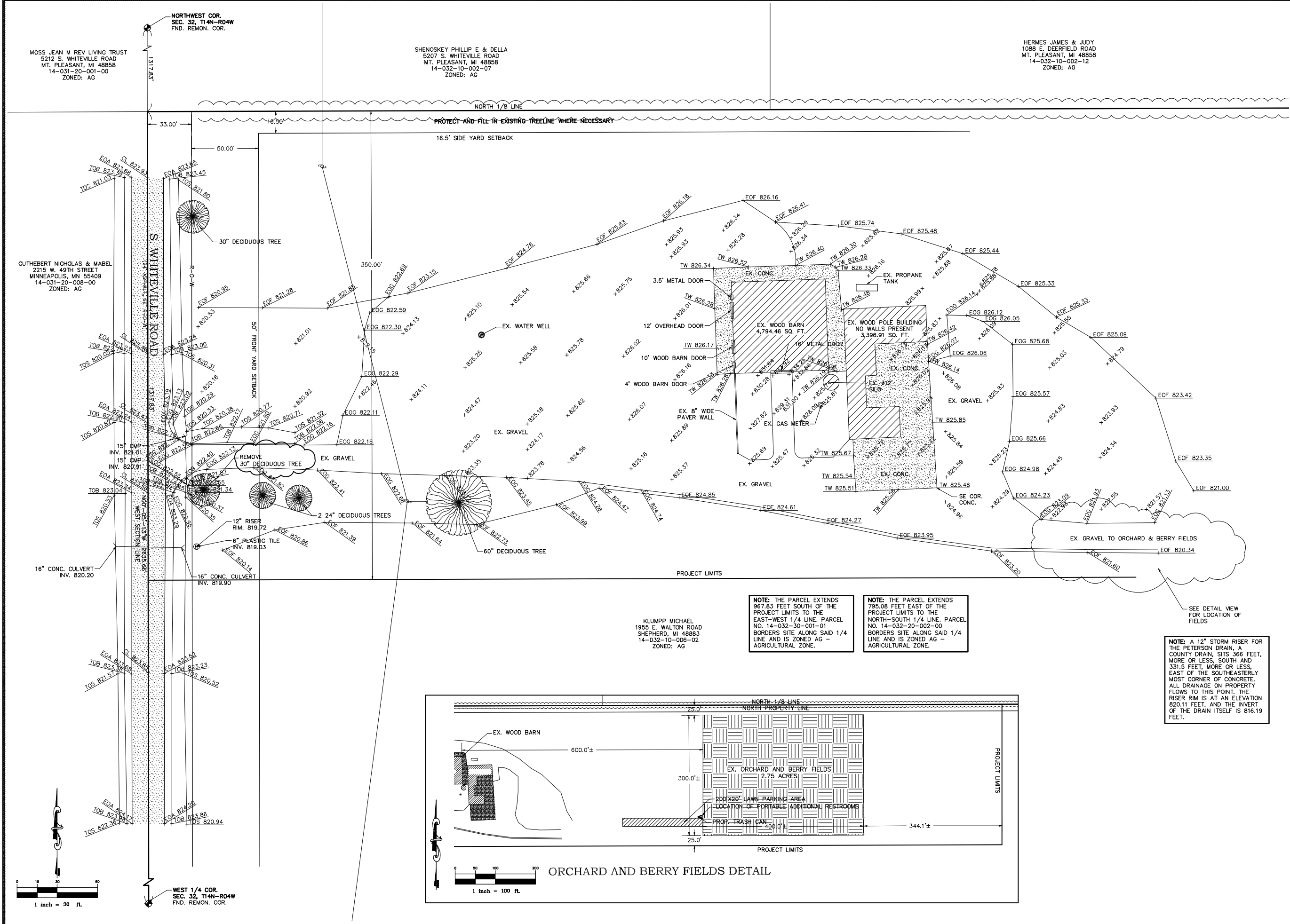
SHENOSKEY PHILLIP E & DELLA
5207 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858
14-032-10-002-07
ZONED: AG

HERMES JAMES & JUDY
1088 E. DEERFIELD ROAD
MT. PLEASANT, MI 48858
14-032-10-002-12
ZONED: AG

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2257 E. BROOMFIELD ROAD
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EXISTING TOPOGRAPHY SURVEY
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

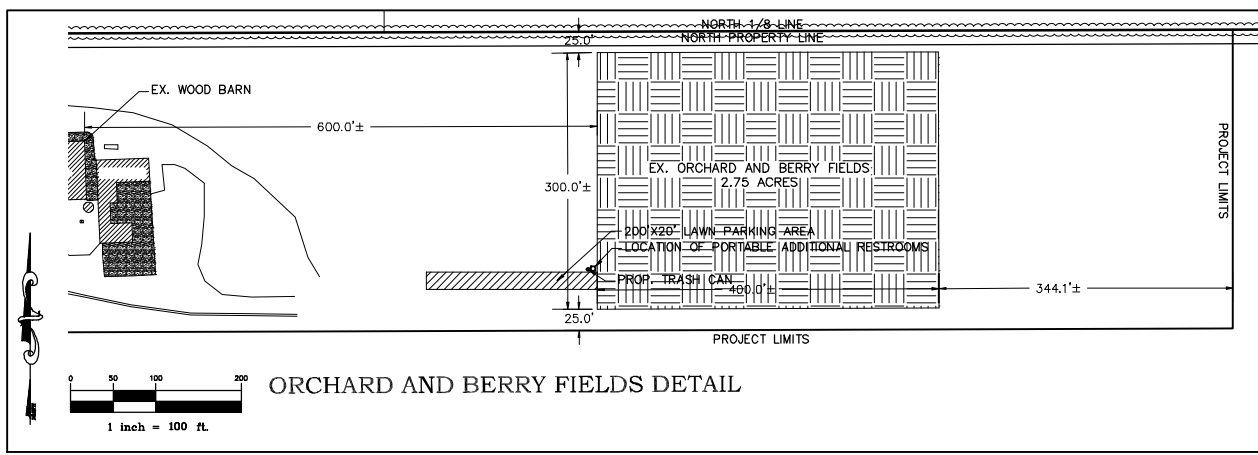


NOTE: THE PARCEL EXTENDS 967.83 FEET SOUTH OF THE PROJECT LIMITS TO THE EAST-WEST 1/4 LINE. PARCEL NO. 14-032-30-001-01 BORDERS SITE ALONG SAID 1/4 LINE AND IS ZONED AG - AGRICULTURAL ZONE.

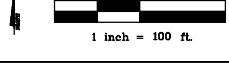
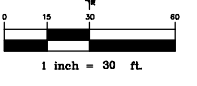
NOTE: THE PARCEL EXTENDS 795.08 FEET EAST OF THE PROJECT LIMITS TO THE NORTH-SOUTH 1/4 LINE. PARCEL NO. 14-032-20-002-00 BORDERS SITE ALONG SAID 1/4 LINE AND IS ZONED AG - AGRICULTURAL ZONE.

NOTE: A 12" STORM RISER FOR THE PETERSON DRAIN, A COUNTY DRAIN, SITS 366 FEET, MORE OR LESS, SOUTH AND 331.5 FEET, MORE OR LESS, EAST OF THE SOUTHEASTERLY MOST CORNER OF CONCRETE. ALL DRAINAGE ON PROPERTY FLOWS TO THIS POINT. THE RISER RIM IS AT AN ELEVATION 820.11 FEET, AND THE INVERT OF THE DRAIN ITSELF IS 816.19 FEET.

KLUMPP MICHAEL
1955 E. WALTON ROAD
SHEPHERD, MI 48883
14-032-10-006-02
ZONED: AG



ORCHARD AND BERRY FIELDS DETAIL



REVISIONS:	
SUBMITTALS:	
PRELIMINARY SUBMITTAL TO CLIENT	2-15-22
SUBMITTAL TO UNION TOWNSHIP	4-29-22
SUBMITTAL TO UNION TOWNSHIP	6-1-22
SUBMITTAL TO UNION TOWNSHIP	7-1-22
JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	1" = 30'
SHEET NUMBER:	2 of 7

NORTHWEST COR.
SEC. 32, T14N-R04W
FND. REMON. COR.

NOTE: PROPOSED SIGNAGE NOT SHOWN. A SIGN PERMIT WILL BE SUBMITTED TO THE TOWNSHIP BY THE OWNER, AND ANY SIGNAGE WILL CONFORM WITH THE REQUIREMENTS FOR WALL MOUNTED AND FREESTANDING SIGNS AS SET FORTH IN SECTION 11.11 OF THE TOWNSHIP ORDINANCE.

NOTE: A WAIVER FOR PARKING LOT LANDSCAPING IS BEING REQUESTED PER SECTION 5.F.5. OF SPECIAL USE PERMIT REPORT. A ±100'X120' FLOWER GARDEN IS PROPOSED DIRECTLY ADJACENT TO THE PARKING LOT, AND WILD FLOWERS ARE PROPOSED ALONG THE ROAD FRONTAGE. ADDITIONALLY, NATURAL VEGETATION IS TO BE RETAINED THROUGHOUT THE PROPOSED SITE, AS WELL AS AN ORCHARD AND BERRY FIELD TO THE REAR OF THE PROPERTY. SEE SHEET 4 OF 7 FOR DISTANCE TO STRUCTURES ON ADJOINING PROPERTIES.

NOTE: WEIGHTED AND COVERED TRASH CONTAINERS WILL BE UTILIZED TO MINIMIZE THE POTENTIAL OF BLOWING TRASH OR TIPPING OF CONTAINERS IN HIGH WINDS. TRASH CONTAINERS WILL BE APPROPRIATELY LOCATED THROUGHOUT THE SITE, AND THEY WILL BE EMPTIED INTO THE DUMPSTER AS SHOWN. ANTICIPATED LOCATIONS HAVE BEEN SHOWN ON THE PLAN SET. LOCATION AND NUMBER OF CONTAINERS MAY BE ADJUSTED BASED ON NEED ONCE THE FACILITY IS OPENED AND RUNNING.

PUBLIC SERVICES NOTE: PROPOSED RESTROOMS UTILIZE ON-SITE SEWAGE DISPOSAL APPROVED BY THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT, AND A DOMESTIC WATER WELL IS PRESENT. NO MUNICIPAL WATER OR SEWER ARE AVAILABLE ON PROPOSED SITE. THE SITE PLAN HAS BEEN REVIEWED BY THE ISABELLA COUNTY ROAD COMMISSION AND THE MT. PLEASANT FIRE DEPARTMENT AND THEIR COMMENTS ARE INCLUDED.

NOTE: PER SECTION 6.51, SUBSECTION F3 OF THE UNION TOWNSHIP ORDINANCE, PARKING LOT PAVING REQUIREMENTS MAY BE WAIVED BY THE PLANNING COMMISSION UPON MAKING THE DETERMINATION THAT A GRASS OR GRAVEL SURFACE WILL BE ADEQUATE TO HANDLE THE ANTICIPATED LEVEL OF TRAFFIC. THE ENTRANCE AT S. WHITEVILLE ROAD HAS BEEN SHOWN IN COMPLIANCE WITH ISABELLA COUNTY ROAD COMMISSION REQUIREMENTS. THE ACCESS DRIVE AND PARKING LOT HAVE BEEN SHOWN IN GRAVEL. THE MAXIMUM EXPECTED LOAD WILL BE AGRICULTURAL/FARM EQUIPMENT, FARM EQUIPMENT AND FIRE RESPONSE ARE OF SIMILAR WEIGHT AND SCALE. THEREFORE, THE DRIVE AND PARKING LOT CONFORMS TO THE EXPECTED LOAD REQUIREMENTS. DUST CONTROL SHALL BE CARRIED OUT BY THE OWNER ON AN AS-NEEDED BASIS USING A COMBINATION OF BRINE AND WATER.

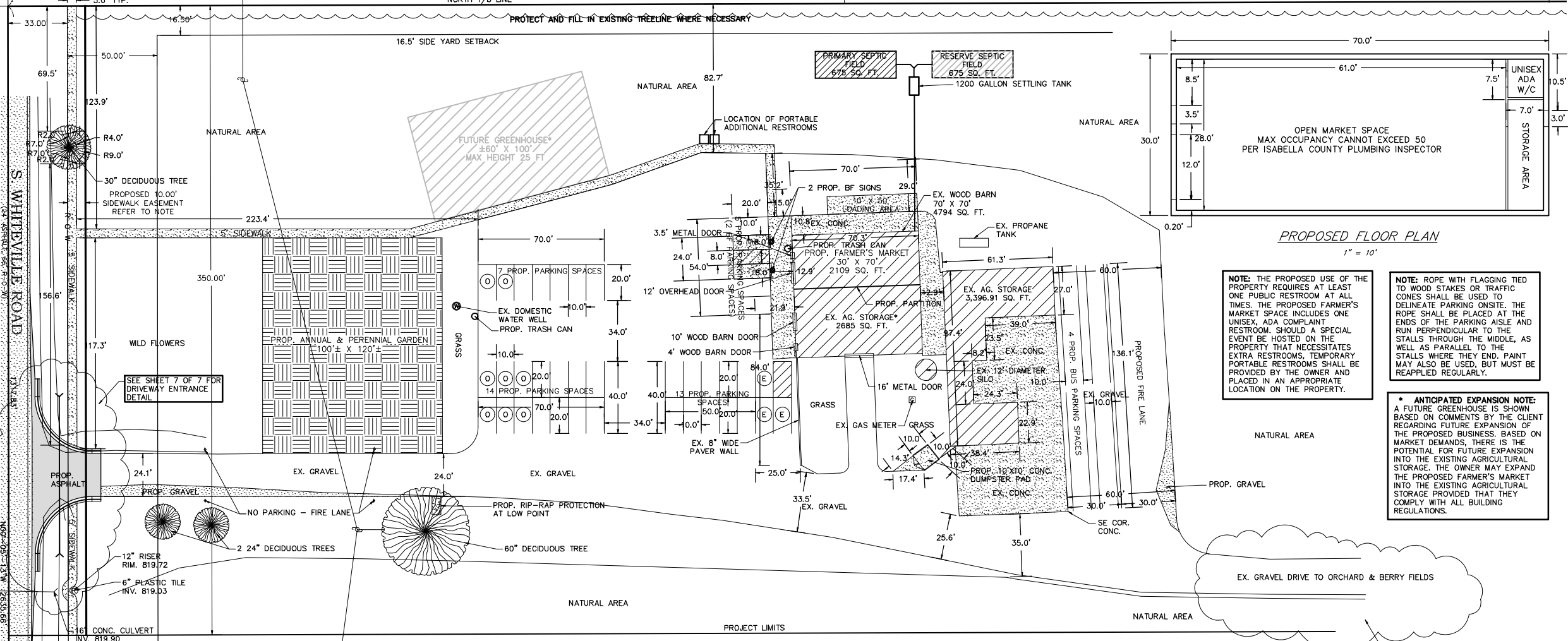
NOTE: THE PROPOSED HOURS OF OPERATION ARE DAYLIGHT ONLY. AS SUCH, NO EXTERIOR LIGHTING IS PROPOSED FOR THE SITE, EXCEPT THAT WHICH IS REQUIRED PER BUILDING CODE. ALL LIGHTING REQUIRED PER CODE WILL BE DOWNSHIELDED PER UNION TOWNSHIP ORDINANCE. IF A SPECIAL EVENT IS HOSTED ON SITE THAT EXTENDS PAST SUNSET, THE CLIENT SHALL ERRECT TEMPORARY EXTERIOR LIGHTING FOR THE OCCASION, PROVIDED THAT A ZONING PERMIT IS SUBMITTED TO THE TOWNSHIP DEMONSTRATING THAT THE TEMPORARY LIGHTING COMPLIES WITH TOWNSHIP ZONING.

NOTE: THE PROPOSED HOURS OF OPERATION WILL BE SEASONAL, OPERATING FROM APPROXIMATELY MAY 1 TO DECEMBER 31, AND CLOSED ALL OTHER TIMES. DURING THE OPERATING SEASON, THE PROPOSED BUSINESS SHALL BE OPEN SEVEN DAYS A WEEK, FROM 10:00AM TO 6:00PM OR DUSK, WHICHEVER IS EARLIER.

CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
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FAX: (888) 775-6072
EMAIL: info@cms-d.com



SITE HORIZONTAL PLAN
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE: THE PROPOSED USE OF THE PROPERTY REQUIRES AT LEAST ONE PUBLIC RESTROOM AT ALL TIMES. THE PROPOSED FARMER'S MARKET SPACE INCLUDES ONE UNISEX, ADA COMPLIANT RESTROOM. SHOULD A SPECIAL EVENT BE HOSTED ON THE PROPERTY THAT NECESSITATES EXTRA RESTROOMS, TEMPORARY PORTABLE RESTROOMS SHALL BE PROVIDED BY THE OWNER AND PLACED IN AN APPROPRIATE LOCATION ON THE PROPERTY.

NOTE: ROPE WITH FLAGGING TIED TO WOOD STAKES OR TRAFFIC CONES SHALL BE USED TO DELINEATE PARKING ON-SITE. THE ROPE SHALL BE PLACED AT THE ENDS OF THE PARKING AISLE AND RUN PERPENDICULAR TO THE STALLS THROUGH THE MIDDLE, AS WELL AS PARALLEL TO THE STALLS WHERE THEY END. PAINT MAY ALSO BE USED, BUT MUST BE REAPPLIED REGULARLY.

* ANTICIPATED EXPANSION NOTE: A FUTURE GREENHOUSE IS SHOWN BASED ON COMMENTS BY THE CLIENT REGARDING FUTURE EXPANSION OF THE PROPOSED BUSINESS. BASED ON MARKET DEMANDS, THERE IS THE POTENTIAL FOR FUTURE EXPANSION INTO THE EXISTING AGRICULTURAL STORAGE. THE OWNER MAY EXPAND THE PROPOSED FARMER'S MARKET INTO THE EXISTING AGRICULTURAL STORAGE PROVIDED THAT THEY COMPLY WITH ALL BUILDING REGULATIONS.

PARKING TABLE:

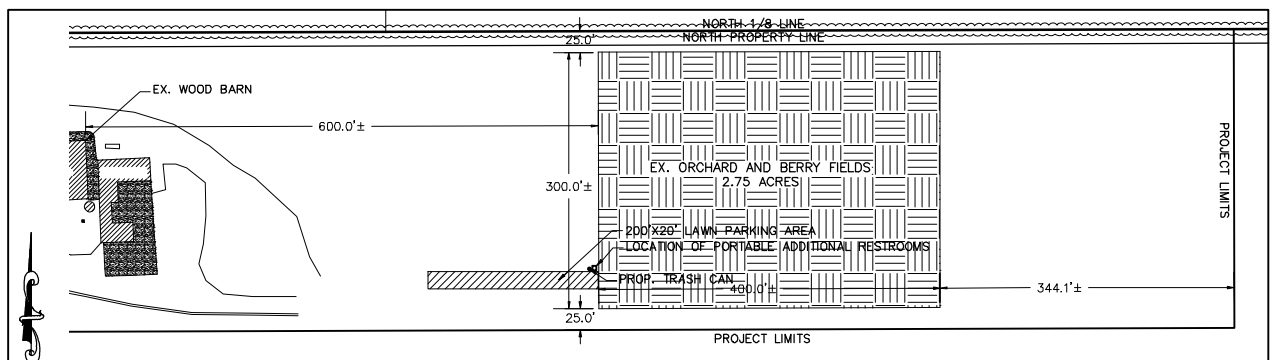
AGRI-TOURISM:
EMPLOYEE PARKING:
REQUIRED: 1 SPACE FOR EACH EMPLOYEE
MAX EMPLOYEES = 3 = 3 SPACES

CUSTOMER PARKING:
REQUIRED: 1 SPACE FOR EVERY 2 CUSTOMERS
MAX OCCUPANCY = 50 = 25 SPACES
8 SPACES RESERVED FOR OUTSIDE ONLY CUSTOMERS
LAWN SPACES PROVIDED FOR ORCHARD PATRONS

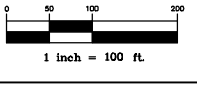
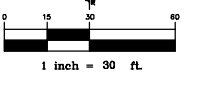
TOTAL REQUIRED SPACES: 3 FOR EMPLOYEES (E)
8 FOR OUTDOOR ONLY (O)
25 FOR CUSTOMERS
36 TOTAL REQUIRED (2 REQ. ADA SPACES)

PLANNED PARKING:
GRAVEL PARKING: 37 SPACES
REG. PAVED PARKING: 0 SPACES
LAWN PARKING (ORCHARD): 12 SPACES
ADA PAVED PARKING: 2 SPACES
TOTAL PLANNED PARKING: 51 SPACES (2 REQ. ADA SPACES)

SIDEWALK NOTE: CONCRETE SIDEWALK IS INCLUDED PER TOWNSHIP REQUIREMENTS. A TEMPORARY RELIEF IS BEING REQUESTED FOR THE PUBLIC SIDEWALK AND ANY ADDITIONAL CONNECTING SIDEWALKS TO THE SITE, WITH THE REASONING THAT LESS THAN 50% OF THE SURVEYED SECTIONS OF THE TOWNSHIP ALONG THE ROAD FRONTING THE PROPOSED DEVELOPMENT HAS SIDEWALKS. WHITEVILLE ROAD, RUNNING ALONG SECTIONS 5, 6, 29, 30, 31, AND 32 OF UNION TOWNSHIP HAS NO SIDEWALKS. SECTION 32 OF UNION TOWNSHIP IS BOUNDED BY WHITEVILLE ROAD, DEERFIELD ROAD, MILLBROOK ROAD, AND LINCOLN ROAD, WITH NO INTERIOR ROADS. NO ROAD ALONG OR WITHIN SECTION 32 HAS SIDEWALKS. DEERFIELD, MILLBROOK, AND LINCOLN ROADS ARE GRAVEL. WHITEVILLE ROAD IS ASPHALT.



ORCHARD AND BERRY FIELDS DETAIL



WEST 1/4 COR.
SEC. 32, T14N-R04W
FND. REMON. COR.

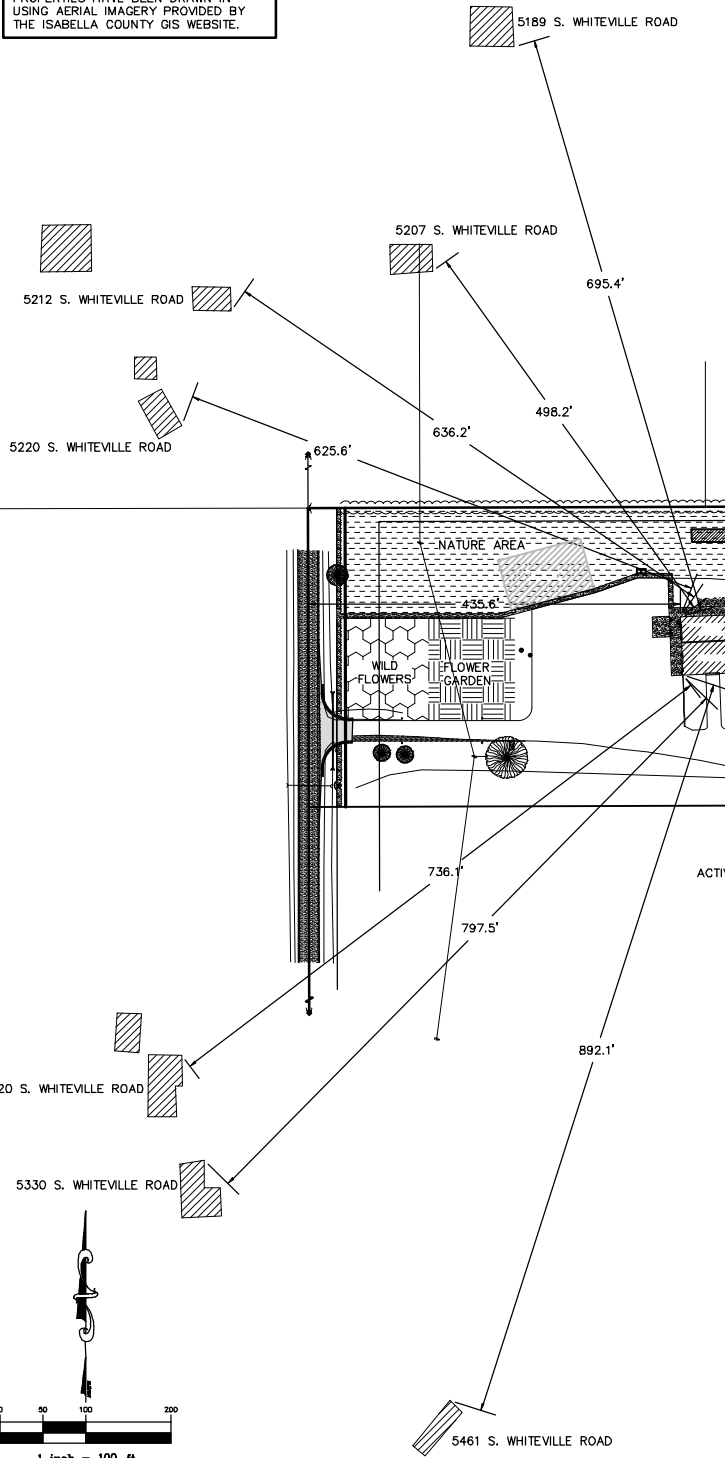
REVISIONS:

PRELIMINARY SUBMITTAL TO CLIENT 2-15-22	
SUBMITTAL TO UNION TOWNSHIP 4-29-22	
SUBMITTAL TO UNION TOWNSHIP 6-1-22	
SUBMITTAL TO UNION TOWNSHIP 7-1-22	

JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB

SCALE:	1" = 30'
SHEET NUMBER:	3 of 7

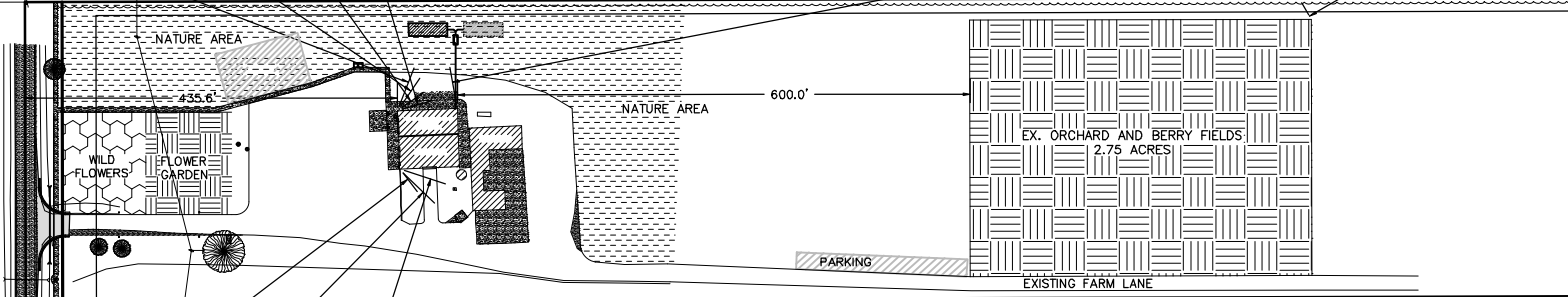
NOTE: BUILDINGS FROM ADJACENT PROPERTIES HAVE BEEN DRAWN IN USING AERIAL IMAGERY PROVIDED BY THE ISABELLA COUNTY GIS WEBSITE.



LOOKING SOUTH-SOUTHEAST FROM ROAD



LOOKING NORTH-NORTHEAST FROM ROAD



SOUTH ELEVATION



NORTH ELEVATION



WEST (FRONT) ELEVATION

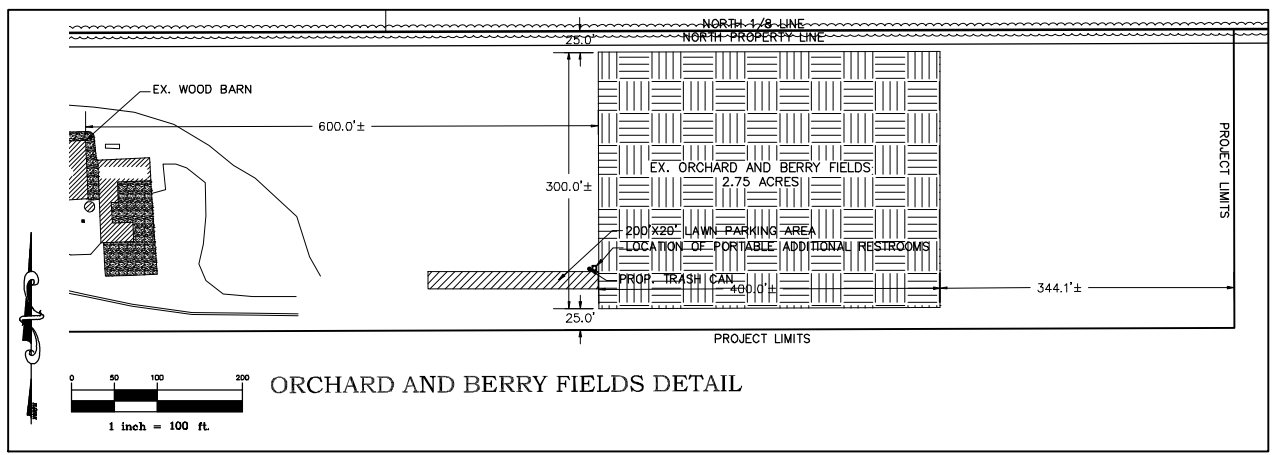
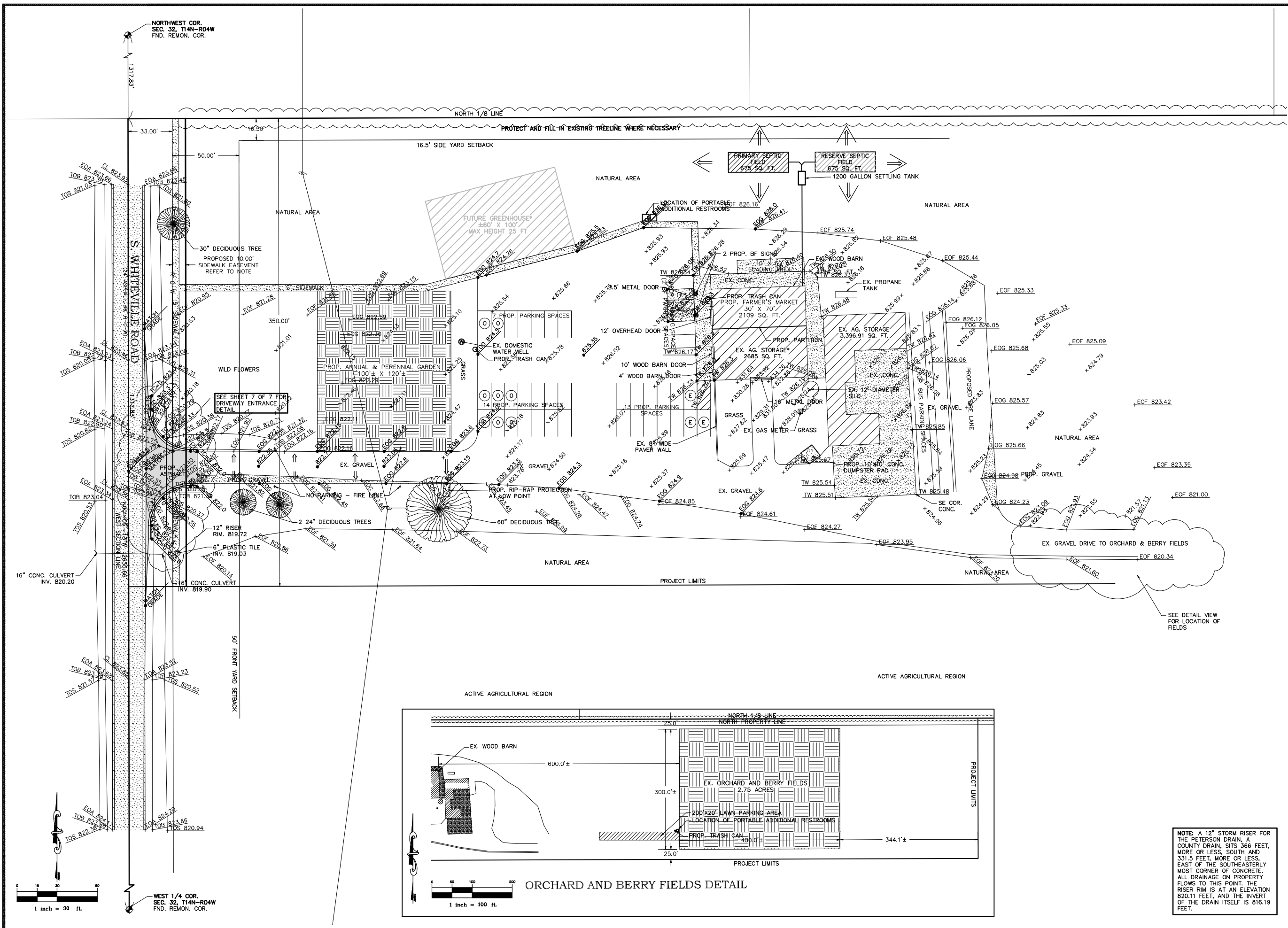
CMS & D
 SURVEYING / ENGINEERING
 2257 E. BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (810) 775-9012
 FAX: (810) 775-9012
 EMAIL: info@cms-d.com

BUILDING ELEVATION & ISOLATION DETAIL
 HEIRLOOM GROVE
 THE SOUTH 1/2 OF THE NORTHWEST 1/4,
 SECTION 32, T14N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

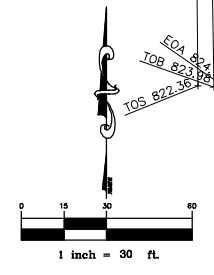
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SUBMITTALS:	
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SUBMITTAL TO UNION TOWNSHIP	4-29-22
SUBMITTAL TO UNION TOWNSHIP	6-1-22
SUBMITTAL TO UNION TOWNSHIP	7-1-22
JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	1" = 30'
SHEET NUMBER:	4 of 7



SITE GRADING PLAN
 HEIRLOOM GROVE
 THE SOUTH 1/2 OF THE NORTHWEST 1/4,
 SECTION 32, T14N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE: A 12" STORM RISER FOR THE PETERSON DRAIN, A COUNTY DRAIN, SITS 366 FEET, MORE OR LESS, SOUTH AND 331.5 FEET, MORE OR LESS, EAST OF THE SOUTHEASTERLY MOST CORNER OF CONCRETE. ALL DRAINAGE ON PROPERTY FLOWS TO THIS POINT. THE RISER RIM IS AT AN ELEVATION 820.11 FEET, AND THE INVERT OF THE DRAIN ITSELF IS 816.19 FEET.



REVISIONS:

PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
SUBMITTAL TO UNION TOWNSHIP 4-29-22
SUBMITTAL TO UNION TOWNSHIP 6-1-22
SUBMITTAL TO UNION TOWNSHIP 7-1-22

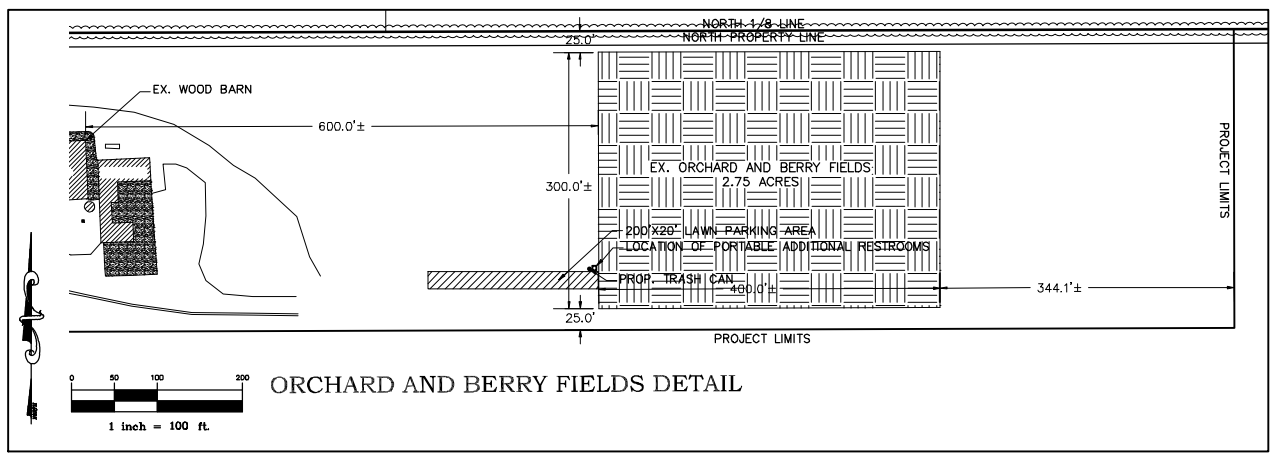
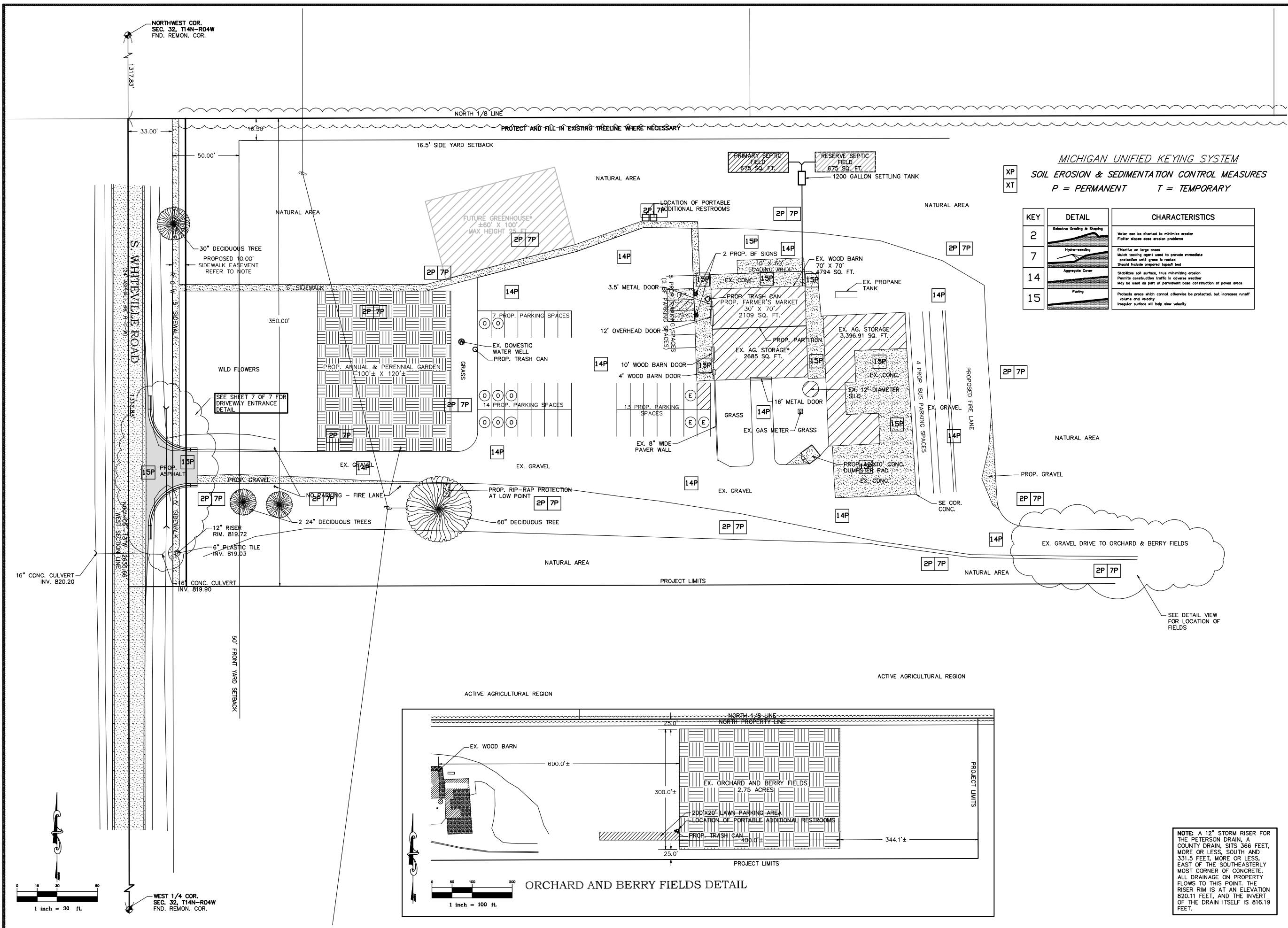
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DRAWN BY: CDS	SHEET NUMBER: 5 of 7
DESIGNED BY: TELB	
CHECKED BY: TELB	



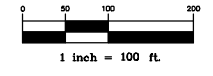
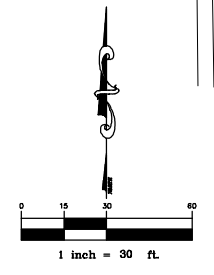
SOIL EROSION PLAN
 HEIRLOOM GROVE
 THE SOUTH 1/2 OF THE NORTHWEST 1/4,
 SECTION 32, T14N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
 P = PERMANENT T = TEMPORARY

KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
7	Hydro-seeding	Effective on large areas Mach tending agent used to provide immediate protection until grass is rooted Should include prepared topsoil bed
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion Permits construction traffic in adverse weather May be used as part of permanent base construction of paved areas
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity



NOTE: A 12" STORM RISER FOR THE PETERSON DRAIN, A COUNTY DRAIN, SITS 366 FEET, MORE OR LESS, SOUTH AND 331.5 FEET, MORE OR LESS, EAST OF THE SOUTHEASTERLY MOST CORNER OF CONCRETE. ALL DRAINAGE ON PROPERTY FLOWS TO THIS POINT. THE RISER RIM IS AT AN ELEVATION 820.11 FEET, AND THE INVERT OF THE DRAIN ITSELF IS 816.19 FEET.

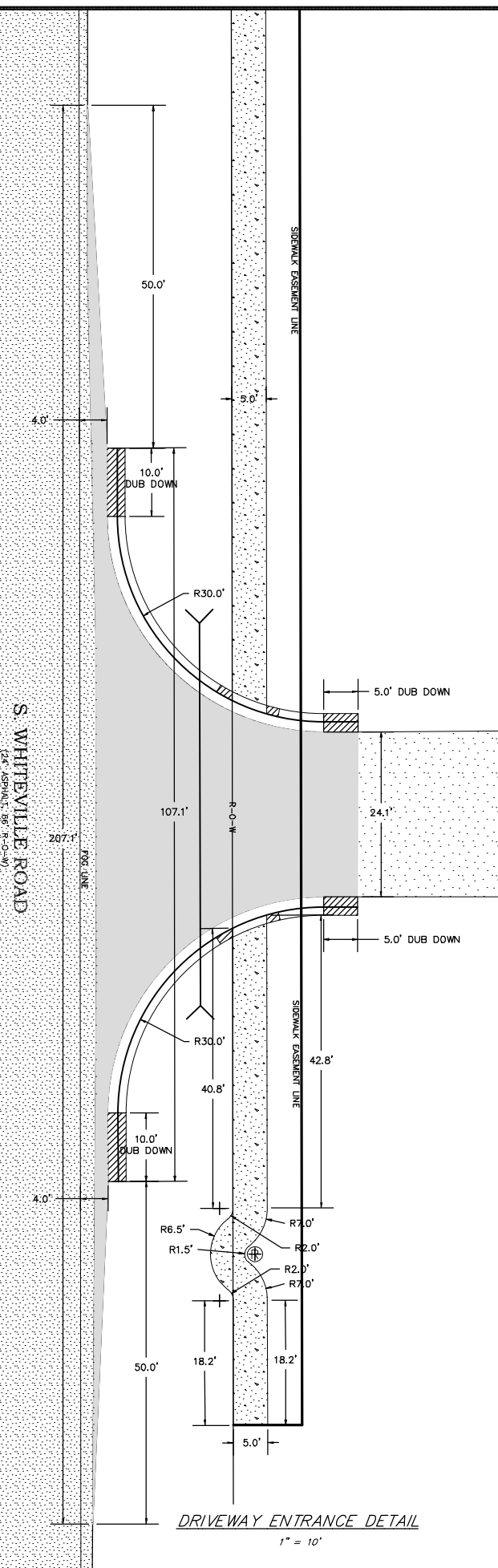
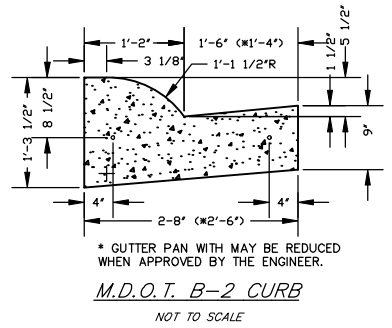
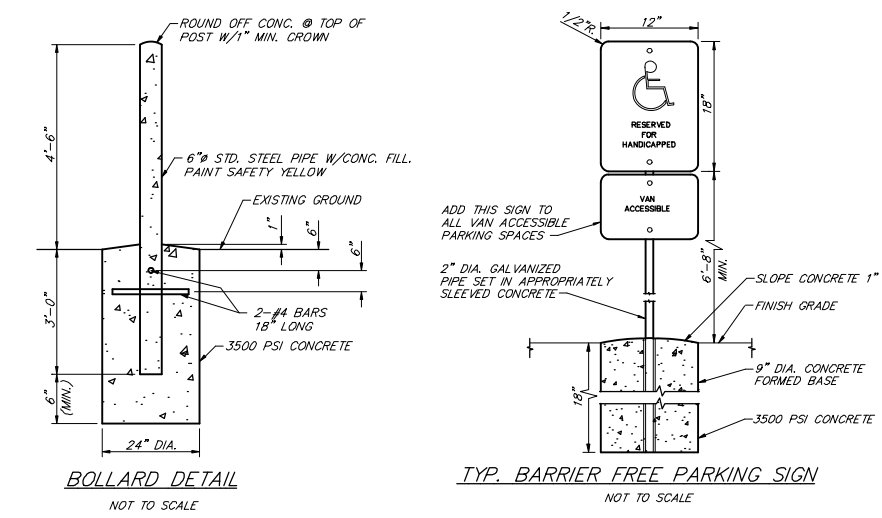
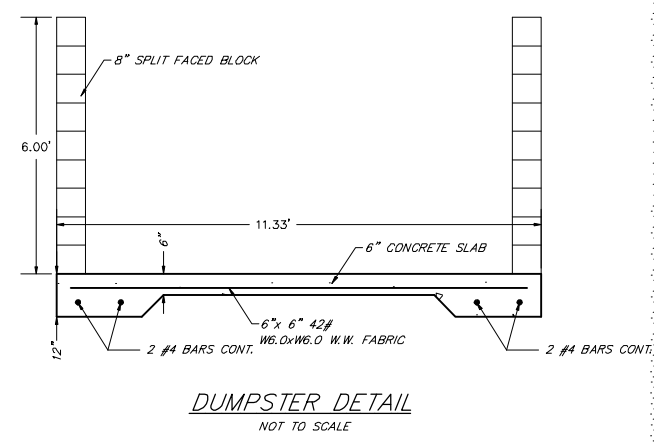
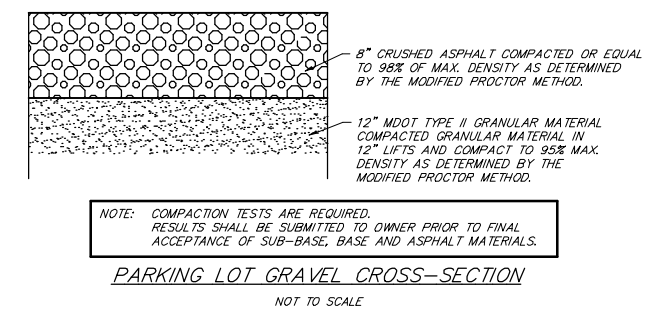
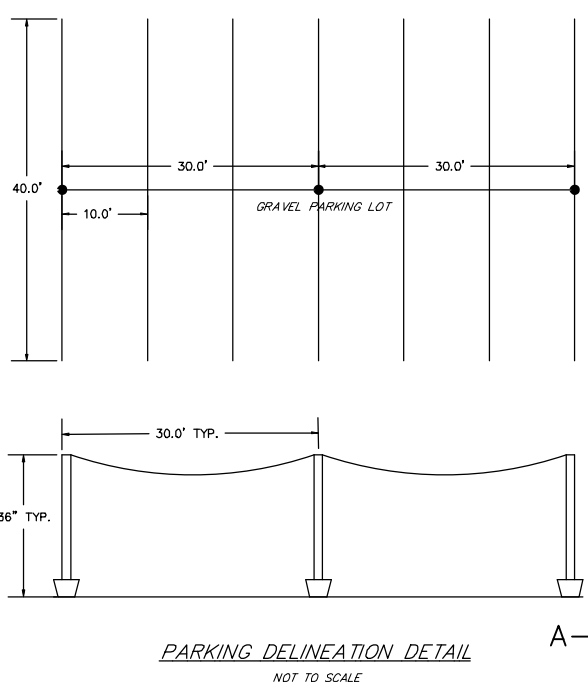
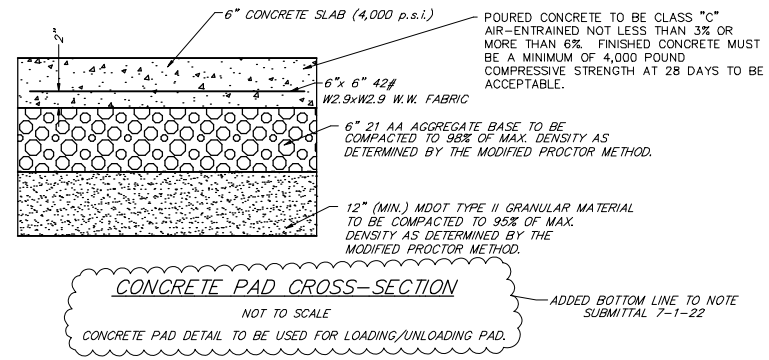
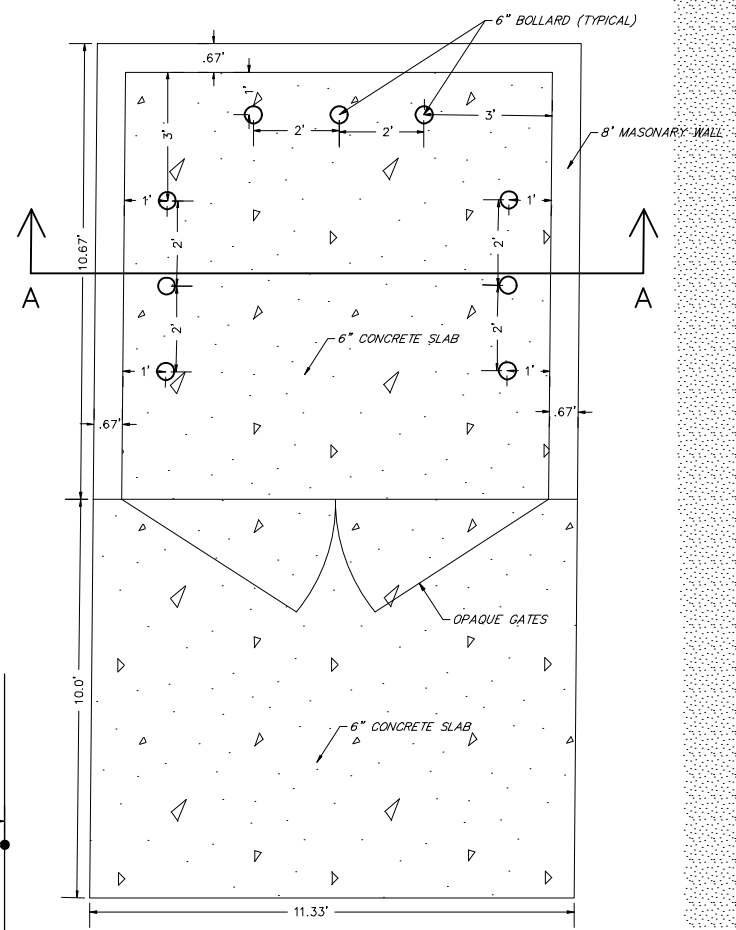
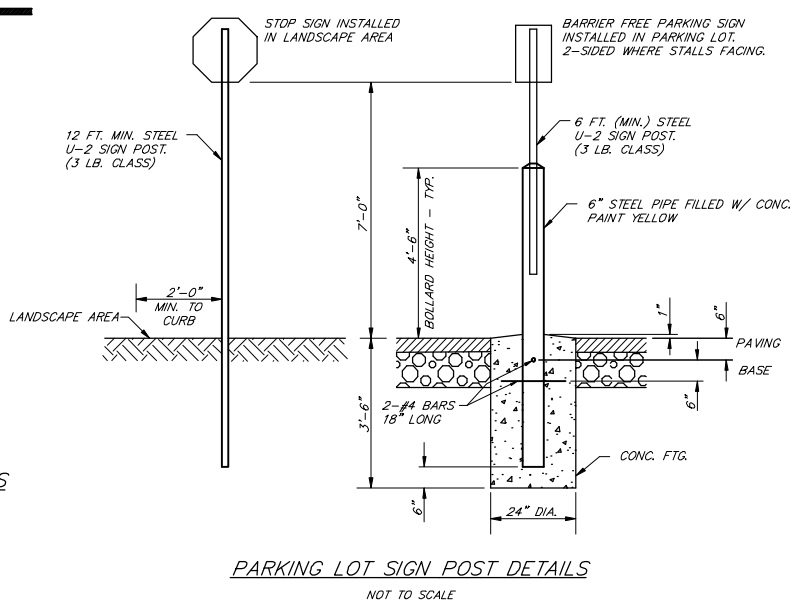
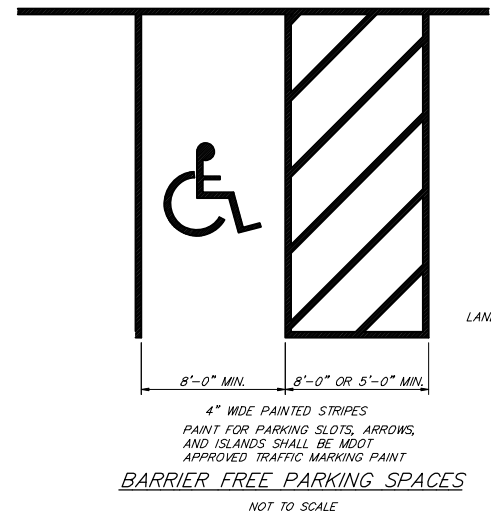


REVISIONS:

PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
SUBMITTAL TO UNION TOWNSHIP 4-29-22
SUBMITTAL TO UNION TOWNSHIP 6-1-22
SUBMITTAL TO UNION TOWNSHIP 7-1-22

JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB

SCALE:	1" = 30'
SHEET NUMBER:	6 of 7
	021



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FAX: (810) 775-5012
EMAIL: info@cms-d.com



DETAILS SHEET
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

NO.	DESCRIPTION

SUBMITTALS:

NO.	DATE	DESCRIPTION
1	2-15-22	PRELIMINARY SUBMITTAL TO CLIENT
2	4-29-22	SUBMITTAL TO UNION TOWNSHIP
3	6-1-22	SUBMITTAL TO UNION TOWNSHIP
4	7-1-22	SUBMITTAL TO UNION TOWNSHIP

JOB NUMBER:	2202-021
DRAWN BY:	CDS
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	N/A
SHEET NUMBER:	7 of 7

022

FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	August 16, 2022
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director	ZONING:	AG, Agricultural District
PROJECT:	PSPR 22-13 Final Site Plan Application Heirloom Grove, Agri-Tourism		
PARCELS:	PID 14-032-10-006-02		
OWNER(S):	Jamie Klumpp		
LOCATION:	Approximately 80.01 acres located at 5297 S. Whiteville Road in the NW 1/4 of Section 32.		
EXISTING USE:	Farmland with buildings.	ADJACENT ZONING:	AG
FUTURE LAND USE DESIGNATION: <i>Rural Preservation:</i> 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.			
ACTION REQUESTED: To review the PSPR 22-13 final site plan dated July 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the NW ¼ of Section 32 and in the AG (Agricultural) District.			

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary and final site plan approvals are required for this project. Per Section 14.2.J., preliminary site plan approval by the Planning Commission “shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.” Planning Commission approval of a final site plan “constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Final Site Plan Review Comments

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

- Section 14.2.P. (Required Site Plan Information).** The final site plan conform to the minimum information requirements of Section 14.2.P. of the Zoning Ordinance.
- Section 8 (Environmental Performance Standards).** A completed Hazardous Substances Reporting form EGLE Permit checklist form has been submitted. **CONFORMS**

3. **Section 7.14 (Trash Removal and Collection)** A dumpster with enclosure has been provided in the southern side yard as shown on sheet 3 of 7 on the site plan. Enclosure is detailed on sheet 7 of 7. Sheet 3 of 7 shows a general location of trash cans throughout the site patrons will use that will then be emptied into the one enclosed dumpster. A note on sheet 3 of 7 also confirms that the trash cans will be weighted covered containers that will not blow over on a windy day. **CONFORMS**
4. **Section 7.10 (Sidewalks and Pathways).** On sheet 7 of 7, the applicant has depicted a proposed five (5) foot wide sidewalk along the “project limits” portion of the S. Whiteville Rd. frontage and has added a connector sidewalk to the building entrance. The applicant has requested temporary relief from sidewalk construction due to the fact that less than 50% of the surveyed sections of the Township along the road fronting the proposed development have sidewalks. Township staff has no objection to a Planning Commission action to approve the final site plan with the requested temporary relief of sidewalk construction for the reason stated in the “Sidewalk Note” on sheet 3 of 7, which is fully consistent with the Township’s adopted sidewalk construction policy. **CONFORMS**
5. **Section 9 (Parking, Loading, and Access Management).** The proposed loading area has been relocated further to the east as requested in our previous report, so that it is located to the rear of the building, and paving details have been provided. Barrier free parking is shown as paved, as well as the access to and from the building to these spaces. Gravel parking is shown on the plan with dimensions that meet size requirements, and the spaces will be delineated with rope as shown on sheet 7 of 7. The plan anticipates the need of 36 spaces plus two (2) barrier free spaces. This was based on 3 for employees, 25 for max occupancy, and 8 for strictly outdoor patrons. A total of 51 spaces are proposed: 37 spaces gravel, 12 lawn for Orchard parking, and 2 barrier free. **CONFORMS**
6. **Section 6.51 (Agri-Tourism).** With one exception, the final site plan is consistent with the conditions of the Planning Commission’s June 21, 2022 Agri-Tourism special use permit approval. The following condition of special use permit approval will need to be satisfied by the applicant as part of a building permit application following final site plan approval and prior to occupancy and operation of the Agri-Tourism business on the site:
 - 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.*
7. **Outside agency approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval. The Mt. Pleasant Fire Department and Isabella County Transportation Commission approvals have been filed. No approval from Township Public Services Department is required, since there are no municipal water or sewer services at this location. The actions of these agencies may require minor adjustments to the site plan, but are not anticipated to affect the overall site design or layout. Documentation of permits or

approvals from the following outside agencies with jurisdiction still needs to be provided to the Zoning Administrator:

- Isabella County Drain office for storm water management approval.
- Isabella County Road Commission for the expanded commercial driveway access.
- Central Michigan District Health Department for necessary septic system and private well changes to support the additional bathroom facilities.

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

- The final site plan conforms to the Section 14.2.P. information requirements.
- 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, the proposed use and final site plan can be consistent with the approved PSUP22-01 Special Use Permit.
- Documentation from permits or approvals from three outside agencies with jurisdiction is missing. The actions of these agencies may require minor adjustments to the site plan, but are not anticipated to affect the overall site design or layout.

Recommendations

Based on the above findings, I recommend that Planning Commission take action to approve the PSPR 22-13 final site plan dated July 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the NW ¼ of Section 32 and in the AG (Agricultural) District, subject to verification of all remaining outside agency permits or approvals, and verification of compliance with the remaining condition of special use permit approval.

Please contact me at (989) 772-4600 ext. 232, or via email rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

**Draft Motions: PSPR 22-13 Heirloom Grove Agri-Tourism Business, 5297 S. Whiteville Road
Final Site Plan Review Application**

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 22-13 final site plan 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 July 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).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 22-13 final site plan 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 July 1, 2022 can comply 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 condition(s):

1. The following condition of special use permit approval shall be satisfied by the applicant prior to occupancy and operation of the Agri-Tourism business on the site:

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.

2. Documentation of permits or approvals from the Central Michigan District Health Department, Isabella County Road Commission, and Isabella County Drain office for storm water management approval shall be submitted to the Zoning Administrator prior to issuance of a building permit for this project.

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 22-13 final site plan for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road until _____, 2022 for the following reasons:

**Draft Motions: PSPR 22-13 Heirloom Grove Agri-Tourism Business, 5297 S. Whiteville Road
Final Site Plan Review Application**

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 22-13 final site plan 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 July 1, 2022 does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:
