

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

A special meeting of the Charter Township of Union Planning Commission was held on August 23, 2022, at 7:00 p.m. at the Township Hall.

**Meeting was called to order at 7:01 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 Lapp supported to approve the agenda as presented. Vote: Ayes: 8. Nays: 0. Motion Carried**

**Approval of Minutes**

**Williams moved Gross supported to approve the regular meeting minutes from July 19, 2022 as presented. 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 First Reading of the Mid-Michigan College Rezoning Application and reported that the Board of Trustees will implement hybrid style meetings beginning August 24<sup>th</sup>.
- 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.
- D. Isabella County Master Plan Update – Nanney gave an update on Isabella County's Master Plan Updates.

**Public Comment**

Open 7:08 p.m.

No comments were offered.

Closed 7:08 p.m.

**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 the applicant

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

Nanney gave an introduction of the PSPR22-13 Final Site Plan Application for the Heirloom Grove Agri-Tourism business noting that the overall plans are in order.

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

**LaBelle** moved **Gross** supported to approve the PSPR22-13 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 final site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. 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 shall be submitted 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.**

**Extended Public Comments**

Open: 7:20 p.m.

No comments were offered.

Closed 7:20 p.m.

**Final Board Comment**

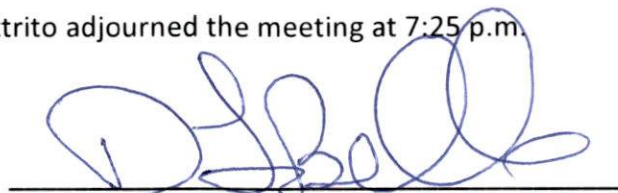
Squattrito – Commented on the recent MTA training workshop.

Buckley – Inquired if the Planning Commission will implement hybrid style meetings.

**Adjournment** – Chairman Squattrito adjourned the meeting at 7:25 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*



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Doug LaBelle – Secretary  
Tera Albrecht – Vice Secretary