

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on October 18, 2022, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present:

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

Excused:

Albrecht

Others Present

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

Approval of Agenda

Shingles moved Gross supported to approve the agenda as presented. **Vote: Ayes: 8. Nays: 0.**

Motion Carried

Approval of Minutes

LaBelle moved Williams supported to approve the regular meeting minutes from September 20, 2022 as presented. **Vote: Ayes: 8. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – gave an updated on the October 12th Board of Trustees meeting ARPA fund discussion and encourage the Commissioners to reach out to the Trustees with their ideas on projects they would like to see.
- B. ZBA updates by Buckley – No updates were given.
- C. Sidewalks and Pathway Prioritization Committee by Shingles – No updates were given.
- D. Correspondence from Jeremy McDonald re: Sidewalks and Pathways Prioritization Committee Reappointment – Nanney expressed appreciation for Jeremy MacDonald's service to the community as Chair of the Sidewalks and Pathways Prioritization Committee.

Public Comment

Open 7:12 p.m.

No comments were offered.

Closed 7:13 p.m.

New Business

- A. **PSPR22-17 Sam's Club Filling Station – Final Site Plan Amendment Application.**
 - a. Introduction by staff

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

Nanney gave an introduction of the PREZ22-17 Final Site Plan Amendment Application of Sam's Club filling station underground storage tank location, 4850 Encore Drive stating that the amendments comply with the standard requirements. Nanney recommends approval subject to the applicant providing copies of required permits and approvals from the State of Michigan and Township's Public Works Department prior to issuance of a building permit.

Applicant, Dylan Dempsey from Carlson Consulting Engineers was available for questions. Deliberation by the Commissioners.

Gross moved **LaBelle** supported to approve the PSPR 22-17 final site plan amendment from Carlson Consulting Engineers for the construction of a new Sam's Club filling station with a relocated underground fuel storage and refueling area on parcel number 14-026-30-001-07, located on approximately 16.8 acres west and north of Encore Drive in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the September 20, 2022 amended final site plan 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 condition:

1. The applicant shall provide copies of required permits and approvals from the State of Michigan and the Township's Public Services Department to the Zoning Administrator prior to issuance of a building permit for this project.

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

B. PSPR22-15 Mid-Michigan College Athletic Field – Final Site Plan Application

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

Nanney introduced the PSPR22-15 Final Site Plan Approval Application dated September 21, 2022 for the Mid-Michigan College Mt. Pleasant Athletic Complex located at 2600 S. Summerton Road. Nanney was pleased to announce that the final site plan satisfies the minimum requirements and all required outside agency permits and approvals have been received. He recommends approval as presented.

Matt Miller, VP Student Services for Mid-Michigan College was available for questions. Deliberation by the Commissioners.

Shingles moved **Lapp** supported to approve the PSPR 22-15 final site plan dated September 21, 2022 for the Mid-Michigan College Mt. Pleasant Athletic Complex located at 2600 Summerton

Road in the southeast quarter of Section 13 and in the B-4 (General Business) zoning district, finding that the site plan fully complies with the 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). **Roll Call Vote: Ayes: Buckley, Gross, LaBelle, Lapp, Shingles, Squatrito, Thering, and Williams. Nays: 0. Motion carried.**

C. Zoning Ordinance Amendment – Punch List #2 Introduction

- a. Updates by Staff
- b. Commission review and discussion
- c. Consideration of setting a public hearing date

Nanney introduced the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No 20-06.

Discussion by the Commissioners. It was the consensus of the Commissioners to have further discussion at a later meeting. No action was taken.

Extended Public Comments

Open: 9:16 p.m.

No comments were offered.

Closed 9:17 p.m.

Final Board Comment

Squatrito – encourage those that are interested in the Sidewalk and Pathways Prioritization Committee to apply.

Adjournment – Chairman Squatrito adjourned the meeting at 9:17 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary