



ZONING BOARD OF APPEALS

Regular Meeting
December 7, 2022
7:00p.m.

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. CORRESPONDENCE / BOARD REPORTS

- Boards and Commissions Expiration Dates

6. APPROVAL OF MINUTES

- January 5, 2022 Regular ZBA Meeting

7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda

8. NEW BUSINESS

A. PZBA22-0001 - Thrive Community Church request for a Zoning Ordinance text interpretation.

The applicant intends to purchase parcel 14-012-30-009-00, 10 acres located on the northeast corner of S. Isabella Road and Bud Street in the SW ¼ of Section 12 and in the B-7 (Retail and Service Highway Business) zoning district. The interpretation is to determine if all the following uses that Thrive Community Church included in their Statement of Use are fully consistent with the definition of "religious institution" in Section 2.2 (Definitions) and the allowable land uses listed in Section 3.15 (B-7, Retail and Highway Service Business District) of the Zoning Ordinance, and that none of the listed uses are consistent with "Theaters, Assembly Halls, Concert Halls, and Similar Places of Public Assembly" or "(Outdoor) Recreation Facilities" which are not allowable uses in the B-7 District.

- Updates from staff, the applicant, and the Township Attorney
- Public Hearing
- Questions from Board of Appeals members
- Board of Appeals deliberation and action

B. Adoption of the 2023 Schedule of Meetings

- Introduction by staff
- Board of Appeals action

9. OTHER BUSINESS

10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

11. FINAL BOARD COMMENT

12. 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 -	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
1-Member at Large	Mark	Stansberry	2/14/2025
2- Member at Large	Michael	Huenemann	2/14/2025

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on January 5, 2022, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present:

Buckley, LaBelle, Presnell, and Theisen

Excused:

Lannen

Others Present

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

Approval of Agenda

Presnell moved **LaBelle** supported to approve the agenda as presented. **Vote: Ayes: 4, Nays 0. Motion carried.**

Correspondence / Board Reports

N/A

Approval of Minutes

Presnell moved **LaBelle** supported the approval of the December 1, 2021, minutes as presented. **Vote: Ayes: 4, Nays 0. Motion carried.**

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

Open – 7:04 p.m.

Ben Gunning, 2270 E. Broomfield Rd., commented about minutes, and roll call votes, and the importance of filling the vacant alternative member seats.

Closed – 7:05 p.m.

New Business

N/A

Other Business

- A. **PVAR21-02 – Applicant request an eight (8) foot setback variance from Section 7.5.C.2.d requirements for a detached accessory building at 2257 E. Broomfield Road, a one (1) acre B-4 (General Business District) Parcel in the SW ¼ of Section 21.**

- 1. Updates from staff and the applicant**
- 2. Board of Appeals deliberation and action (approval, denial, approval with conditions, or postpone action)**

Rodney updated the Board of the one email addition to the application materials in the agenda packet, which addressed questions from the December meeting about the existing shed structure. The applicant Tim Bebee was available for questions and updates.

Buckley expressed his opposition to consider the variance:

1. Although a permit was previously approved under the old Zoning Ordinance, it is no longer relevant to this case under the current Zoning Ordinance.
2. Granting the variance will only do substantial justice for the applicant alone.
3. Feels this is an issue for the Planning Commission to reconsider the Zoning Ordinance setback requirements.

LaBelle moved **Presnell** supported to approve the PVAR 21-02 application from Timothy and Lori Bebee for an eight (8) foot setback variance from the minimum ten (10) feet required from other buildings by Section 7.5.C.2.d of the Zoning Ordinance, to allow for construction of a new detached accessory building on the one (1) acre parcel number 14-021-30-013-01 at 2257 E. Broomfield Road in the B-4 (General Business District) and in the southwest quarter of Section 21, after review of the variance criteria in Section 14.4.B.4. of the Zoning Ordinance and finding that:

1. To require the applicant to pour a new concrete pad or foundation for this new building would constitute a practical difficulty to construction that justifies the requested variance.
2. Granting the variance would do substantial justice to the applicant as would most variance requests for any applicant.
3. There is no other location on the southern portion of the parcel beyond the existing concrete pad where the proposed accessory building could reasonably be located, especially with site conditions.
4. The following facts demonstrate that the problem and resulting need for a variance are not the result of the applicant's actions and choices; (1) the slab the applicant wants to use is existing, and (2) the existing grade conditions add challenges to the construction process.

Roll Call Vote: Ayes: LaBelle, Presnell, and Theisen. Nays: Buckley. Motion Carried.

B. Adoption of the amended 2022 Zoning Board of Appeals meeting calendar

Nanney updated the commissioners on the changes made by the Board of Trustees to the 2022 Meeting Schedule regarding the Joint Meeting.

LaBelle moved **Presnell** supported to approve the adoption of the amended 2022 Zoning Board of Appeals meeting Calendar. **Vote: Ayes: 4 Nays: 0. Motion carried.**

Extended Public Comment: Restricted to 5 minutes regarding any issue

Open: 7:26 p.m.

Ben Gunning, 2270 E. Broomfield Rd., inquired how to get the review of the sidewalk on the Planning Commissions agenda.

Closed: 7:27 p.m.

Final Board Comment

Theisen – Sent well wishes to Judy for an expeditious recovery.

Director Comments

Peter Gallinat sent an email to ZBA Board members from the Michigan Association of Planning regarding a save-the-date for upcoming trainings.

Union Township is looking at having an in-house training later in the spring.

Adjournment

Chair Theisen adjourned the meeting at 7:28 p.m.

APPROVED BY:

**Judy Lannen –Secretary
– Vice Secretary**

(Recorded by Tera Green)

Memo

To: Union Township Zoning Board of Appeals Members
From: Eric M. Morris, Braun Kendrick Finkbeiner P.L.C.
Date: December 1, 2022
Subject: Ethical Considerations for Zoning Board of Appeal Members

This firm has been asked to provide our evaluation to Union Township and members of the Zoning Board of Appeals on the following questions: (1) what are the applicable ethics standards for ZBA members, and (2) how do such standards apply to the recent actions of ZBA member Brandon LaBelle.

BACKGROUND

On October 25, 2022, Mr. Brandon LaBelle (“Mr. LaBelle”), a current member of the Charter Township of Union (“Union Township” or the “Township”) Zoning Board of Appeals (“ZBA”), sent an email to fellow ZBA members advocating for a certain action not be taken with regard to a Thrive Community Church (“Thrive”) use determination zoning ordinance interpretation request. This conduct raises ethical concerns that are described more fully below.

Thrive and the Township have been engaged in discussions since June of 2022 related to whether the uses of Thrive’s structure fall within the definition of religious institutions and accessory uses and structures under the Township’s zoning ordinance. Mr. LaBelle is a licensed real estate broker and member of the ZBA. On October 25, 2022, Mr. LaBelle sent an email to Union Township staff members, Township Board Trustees, and members of the ZBA. In the email, Mr. LaBelle stated that he was “currently assisting” Thrive in the “sale and purchase” of the land in question. Mr. LaBelle made note that Thrive requested a use determination but that it was not put on the October or November 2022 ZBA agendas. Mr. LaBelle concluded by stating that “[i]t should not be this difficult to develop land in the township” and by asking for help by stating that “[a]ny help moving this along would be appreciated.”

DISCUSSION

A conflict of interest is any interest competing with or adverse to a public official's primary duty of loyalty to the public interest; it can be a personal interest, or a duty or loyalty owed to a third party. *People ex rel Plugger v Township Board of Overysel*, 11 Mich 222 (1863). In other words, "[t]here is a conflict of interest where a public official places himself in a position where he must decide whether to advance his personal interest or the interest of the public." 21 OAG 1968, No. 4646, p 253 (June 18, 1968).

The Michigan Zoning Enabling Act

The Michigan Zoning Enabling Act ("MZEA"), Public Act 110 of 2006 (MCL 125.3131 *et seq.*), prescribes the rules and requirements that members of a ZBA are to follow. The MZEA includes rules governing the conduct of ZBA members and states what ethical duties ZBA members must follow. Specifically, "[a] member **shall** disqualify himself or herself from a vote in which the member has a conflict of interest." MCL 125.3601(9) (emphasis added). The "[f]ailure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office." *Id.* "A member of the zoning board of appeals may be removed by the legislative body for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing." *Id.* For purposes of the MZEA, a "legislative body" includes the board of trustees of a township. MCL 125.3102(n). Thus, the Township Board may remove a member of the ZBA whenever that member commits misfeasance, malfeasance, or nonfeasance.

The MZEA does not define the terms "misfeasance" or "nonfeasance," nor does it define what constitutes a conflict of interest. Moreover, malfeasance under the MZEA only occurs in the context of non-recusal from a vote; it does not speak to communications occurring before a vote. Although the MZEA does not define certain terms, Michigan courts look to dictionary definitions when a statute does not expressly define its terms. *People v Gregg*, 206 Mich App 208, 211-212; 520 NW2d 690 (1994), citing *People v Downey*, 183 Mich App 405, 409; 454 NW2d 235 (1990) (looking to Black's Law Dictionary). Black's Law Dictionary, the leading legal dictionary, defines "misfeasance" as "[a] lawful act performed in a wrongful manner." *Misfeasance*, Black's Law Dictionary (11th ed.). Black's defines "nonfeasance" as "[t]he failure to act when a duty to act exists." *Nonfeasance*, Black's Law Dictionary (11th ed.). Black's further defines the difference between misfeasance and nonfeasance, stating:

Hence there arose very early a difference, still deeply rooted in the law of negligence, between "misfeasance" and "nonfeasance" — that is to say, between active misconduct working positive injury to others and passive inaction or a failure to take steps to protect them from harm.

Id., quoting W. Page Keeton et al., *Prosser and Keeton on the Law of Torts* § 56, at 374 (5th ed. 1984). As to malfeasance, Black's defines "malfeasance" as "[a] wrongful,

unlawful, or dishonest act; esp., wrongdoing or misconduct by a public official.” *Malfeasance*, Black’s Law Dictionary (11th ed.). As to the relationship between all three, Black’s defines “official misconduct” as “[a] public officer’s corrupt violation of assigned duties by malfeasance, misfeasance, or nonfeasance.” *Official misconduct*, Black’s Law Dictionary (11th ed.).

The ZBA’s Rules of Procedure

The Rules of Procedure for the Charter Township of Union Zoning Board of Appeals (“ZBA Rules”) are also very instructive. The ZBA Rules state that “[m]embers may be removed by the township board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.” ZBA Rules, Art. VI, Sec. C. This provision tracks almost exactly with the provisions in MCL 125.3601(9). As for voting, “[e]xcept in the case of conflict of interest, all ZBA members, including the chairperson, shall vote on all matters.” ZBA Rules, Art. IV, Sec. G. And before casting a vote on a matter where a member may “reasonably be considered” to have a conflict of interest, the member must disclose the potential conflict to the ZBA. ZBA Rules, Art. VII. It is then up to the ZBA to decide whether a conflict actually exists by a majority vote. *Id.* Moreover, “[a]ny members who have recused themselves from a vote shall not participate in the discussion of that item.” ZBA Rules, Art. IV, Sec. G. The ZBA Rules make clear that members shall not vote in cases where there exists a conflict of interest. And members who have recused cannot even participate in discussions related to that item. As for what constitutes a conflict of interest under the ZBA Rules, a conflict of interest is defined as:

1. An immediate family member is involved in any request for which the ZBA is asked to make a decision. “Immediate family member” is defined as; the ZBA member’s spouse, the member and member’s spouses children (including adopted) and their spouses, step- children and their spouses, grandchildren, and their spouses parents, and step- parents, brothers and sisters and their spouses, grandparents, parents in-law, grandparents in-law, or any person residing in the ZBA member’s household.
2. **The ZBA member has a business or financial interest in the property involved in the request** or has a business or financial interest in the applicant’s company, agency, or association.
3. The ZBA member owns or has a financial interest in neighboring property being within 300 feet of the subject property.
4. **There is a reasonable appearance of a conflict of interest, as determined by a majority vote of the remaining members of the ZBA.**

ZBA Rules, Art. VII (emphasis added). Finally, the [f]ailure of a member to disclose a potential conflict of interest as required by [the ZBA] bylaws constitutes a malfeasance in office.” *Id.* Reading this together, if a member believes that there is a conflict of interest, the member must disclose. The ZBA will then decide whether a conflict actually exists. If one does exist, the member cannot vote on that item. If the member does not disclose the potential conflict of interest, the member has committed malfeasance in office. Then, after written charges and a public hearing, the Township Board may remove the member.

Caslaw Interpreting the MZEA (Specifically MCL 125.3601(9))

A review of the relevant case law provided limited additional guidance. The most helpful case in understanding how MCL 125.3601(9) works is *Trail Side LLC v Village of Romeo*, unpublished per curiam opinion of the Court of Appeals, No. 331747 (decided July 6, 2017) (2017 Mich App LEXIS 1085). In *Trail Side*, the plaintiff owned two parcels of property in Romeo, Michigan. *Trail Side*, 2017 Mich App LEXIS, at *1. After some conflict with the village regarding ordinance requirements, the plaintiff filed a petition with the local ZBA. *Id.* at *2. The ZBA denied the plaintiff’s petition to recognize the prior nonconforming use of the property. *Id.* at *3-*4. The plaintiff appealed to the circuit court, which agreed with the ZBA’s decision. *Id.* at *4-*9. The substance of the case on appeal did not have to do with ZBA members ethics; however, near the end of the opinion the court opined on what it felt were certain conflicts of interest of one of the members. *Id.* at *17. The court noted four things about one of the members:

- (1) [He] lost a bidding contest with [the plaintiff] for the same property;
- (2) [He] attempted to purchase the property from [the plaintiff] for \$50,000 at the appeal hearing;
- (3) [He] owned the property adjacent to the subject property;
- (4) [His] wife both wrote a letter and appeared at the hearing as a member of the public in opposition to [the plaintiff’s] petition;
- (5) [He] did not abstain from voting on [the plaintiff’s] petition but instead supported [a] “motion” to deny [the] petition; and
- (6) [He] was absent at the next meeting of the [ZBA] when the minutes from [the] appeal hearing were approved.

Id. at *17-*18. Given these facts, the court, citing to MCL 125.3601(9), stated that it “appeared” that the member had a conflict of interest. *Id.* The court made clear however, that it had already decided the substance of the case (which revolved around other issues) and that it “need not address” the ethics issue. *Id.* At any rate, this case shows that courts may view situations where a member has a financial interest or desire in a given property

as constituting a conflict of interest. And it shows that courts may view non-recusal from a vote when there is a conflict of interest as an action that amounts to malfeasance, misfeasance, or nonfeasance under MCL 125.3601(9).

In *Geiling v Wirt Fin Servs*, 2014 US Dist LEXIS 183237, a federal court had the change to discuss, though only briefly in a nearly 200 page “report and recommendation” (advising another judge how to decide a motion to dismiss), the relationship between malfeasance and conflicts of interest. In *Geiling*, the court looked at the issue of ZBA member immunity. *Geiling*, 2014 US Dist LEXIS, at *29. In doing so, the court looked at a claim of immunity by a member who had voluntarily recused herself from a certain issue. *Id.* at *29-*30. The court implied that the member had a conflict of interest and then stated that recusal was the only way to escape liability for a potential malfeasance claim. *Id.* at *30. Citing to MCL 125.3601(9), the court noted that “Michigan law requires zoning board officials to disqualify themselves from votes where they have a conflict of interest.” Finally, tracking with Union Township’s ZBA Rules, the court noted that MCL 125.3601(9) includes discretion to determine whether a conflict of interest exists. *Id.* at *31-*32.

Other Statutes Addressing Conflicts of Interest

MCL 15.322, addresses conflicts that may arise related to public contracts and, except in very limited circumstances, prohibits a public servant from being a party, directly or indirectly, to any contract between himself and the public entity of which he is an officer and also prohibits the public servant from directly or indirectly soliciting any contract between the public entity of which he is an officer and himself, or any partnership, corporation, or trust in which he has an interest.¹

ANALYSIS AND CONCLUSIONS

Mr. LaBelle’s recent actions with regard to Thrive raise serious questions about conflict of interest. Mr. LaBelle clearly has a conflict of interest. Mr. LaBelle is both a real estate broker and a ZBA member. As a real estate broker, he presumably earns money by working for buyers or sellers. In this case, he is working for both the buyer and the seller of the subject property. As a member of the ZBA, Mr. LaBelle would be present at Thrive’s use determination meeting. By casting any vote for, or by making any use determination in favor of, Thrive, Mr. Labelle would be taking an action that has financial implications for himself. Mr. Labelle’s judgment could potentially be clouded by his financial interest in having Thrive’s use determination and ultimate permit application succeed. Mr. Labelle has a financial and business interest in the subject property involved in the request. See ZBA Rules, Art. VII, Sec. 2. At the very least, there is a reasonable appearance of a conflict of interest given Mr. LaBelle’s financial and business dealings with Thrive and his email suggesting that he wanted Thrive’s use determination to proceed swiftly and in Thrive’s favor. See ZBA Rules, Art. VII, Sec. 4.

¹ Per MCL 15.321(a), the definition of “public servant” for purposes of the related statutes “includes all persons serving any public entity, except members of the legislature and [specific] state officers.”

Thus, Mr. LaBelle has a conflict of interest. Accordingly, Mr. LaBelle should disclose his conflict at the upcoming meeting, and the above-described process should be followed. Additionally, Mr. LaBelle should take no part in any deliberations regarding this matter and should take no further actions that could be conceived as trying to influence the decisions of the ZBA in relation to Thrive.

**CHARTER TOWNSHIP OF UNION ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Zoning Board of Appeals will hold a public hearing during a meeting on Wednesday, December 7, 2022, at 7:00 p.m. in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on the Thrive Community Church request for a Zoning Ordinance text interpretation. The applicant intends to purchase parcel 14-012-30-009-00, 10 acres located on the northeast corner of S. Isabella Road and Bud Street in the SW ¼ of Section 12 and in the B-7 (Retail and Service Highway Business) zoning district [Legal Description: T14N R4W, SEC 12; N 10 A OF SW ¼ OF SW ¼].

The interpretation is to determine if all the following uses that Thrive Community Church included in their Statement of Use are fully consistent with the definition of “religious institution” in Section 2.2 (Definitions) and the allowable land uses listed in Section 3.15 (B-7, Retail and Highway Service Business District) of the Zoning Ordinance, and that none of the listed uses are consistent with “Theaters, Assembly Halls, Concert Halls, and Similar Places of Public Assembly” or “(Outdoor Recreation Facilities” which are not allowable uses in the B-7 District:

Summary of Proposed Uses:

1. Worship services in our worship center/assembly hall on a weekly basis
2. Classrooms for weekly religious education
3. Meeting rooms and church offices
4. Kitchen and café
5. Host weddings, baptisms, funerals, and other religious and secular ceremonies and celebrations
6. Host Christian music artists
7. Host religious and secular community gatherings, conferences, meetings, public events, social events, and outreach activities
8. Community piano recitals or school graduation ceremonies
9. Outdoor recreation facilities for both Thrive Church and community members
10. “If the Girl Scouts, members of a yoga or exercise studio or members of a non-profit organization desire to meet or host an event in our space, we would love to accommodate such a request, just as a private school, a fraternal organization, or lodge hall in our zoning district would do.”

The application and Zoning Ordinance may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are also available for viewing on the Township’s website at: <http://www.uniontownshipmi.com/Departments/ZoningandPlanningServices.aspx/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Zoning Board of Appeals, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772-4600 extension 241.

To: Zoning Board of Appeals	DATE: November 28, 2022
FROM: Rodney C. Nanney, AICP Community and Economic Development Director	DATE FOR CONSIDERATION: 12/7/2022
SUBJECT: Summary of staff meetings with Thrive Church representatives and information provided related to the Zoning Ordinance, allowable uses in various zoning districts, the site plan approval process, and applicable site development standards.	

Initial meeting in 2021

In April of 2021, Chris Herzog, the Operations Director emailed the Township inquiring about setting up a meeting to talk about a potential development project. On April 27, 2021, Rodney Nanney, Community and Economic Development Director, and Peter Gallinat, Zoning Administrator, met remotely with Mr. Herzog and Lead Pastor Dave Shepherd via the Zoom videoconference app.

During this initial meeting, the Thrive Church representatives introduced their proposed development plans for a new church facility that would also include a significant focus on community outreach, including potential use as an auditorium for concerts, dance recitals, conference meetings, and other community events. The possibility of a coffee house/café space in the building was also discussed. The church representatives noted that they did not have a particular location in mind, and were seeking assistance from the Township to identify appropriate potential locations for the proposed activities.

Staff noted that the adopted Zoning Ordinance No. 20-06 (which had become effective just over eight months earlier on 9/21/2020) allowed religious institutions in multiple zoning districts (ten of the thirteen defined districts in the Ordinance), but for the broader scope of activities desired by the church representatives there would be a need to focus on the business districts where the full range of proposed activities are listed as allowable uses. Staff recommended in particular during the meeting that the church representatives focus on sites in the **B-4 (General Business) zoning district**, for the following reasons:

1. The zoning district includes all of the following as “principal permitted” land uses, subject to site plan approval:
 - a. **Religious Institutions**
 - b. **Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly**
 - c. **Restaurants** (which would include coffee shops and cafés)
2. Staff and the church representatives briefly discussed several potential vacant or underutilized parcels of land that could fit the location-related priorities expressed by the church representatives during the meeting, which were in the B-4 District.

It was noted in a follow up conversation with church representatives that the **B-5 (Highway Business) zoning district** was the other business district option in the Township that allowed the full range of desired land use activities.

June 2022 meeting

On June 28, 2022, Rodney Nanney and Peter Gallinat met again informally with Lead Paster Dave Shepherd and Architect Jeffrey Parker at their request, this time in-person at the Township Hall. The purpose of the meeting, as indicated by the church representatives, was focused on their plans to develop parcel 14-012-30-009-00. This is the ten-acre vacant parcel on the northeast corner of S. Isabella Rd. and Bud St. that is also noted by the applicant as the subject of this ZBA hearing.

During this meeting the church representatives again described their plans for a new church facility to be built in two phases, which also included a similar list of potential community outreach activities as described during the 2021 meeting. In addition, Pastor Shepherd described plans for development of outdoor recreation facilities for the community, which would be located to the rear of the church parking lot on the eastern half of the parcel.

The subject parcel is in the **B-7 (Retail and Service Highway Business) zoning district**. After reviewing the Zoning Ordinance No. 20-06, as amended, staff confirmed again that ***“Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly”*** are **not allowable uses in the B-7 District**. When invited by staff to consider the various vacant parcels on the opposite side of S. Isabella Rd. in the B-5 District for this project, the church representatives cited land cost as the determining factor.

Staff also noted that **outdoor recreation facilities are not an allowable principal use in the B-7 District**. When asked about the Jameson Park located just to the south of the subject parcel, staff confirmed that the park’s R-2A residential zoning classification included *“Public and Institutional Buildings and Uses”* as an allowable use.

Staff recommended again that the church representatives consider pursuing this project on land in the B-4 or B-5 zoning districts, where the full scope of their proposed activities could be established without constraint.

Staff also noted that the property owner has the option to either:

- **Seek a rezoning** of the subject parcel to the B-5 zoning district; or to
- **Apply for a text amendment** to the Zoning Ordinance to add *“Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly”* as allowable uses in the B-7 District.

Staff has also recommended to church representatives that they consider using the **Planned Unit Development (PUD) option** (Section 3.19 of the Zoning Ordinance) as an effective means to pursue this project.

July 2022 follow up

In July of 2022. Pastor Shepard indicated to staff that it was the church’s intention to try and move forward with developing the subject parcel despite guidance from Township staff that a parcel not zoned B-7 would better suit all of the needs and uses that the Church had planned.

August 2022 meeting

On August 17, 2022, Rodney Nanney met remotely via videoconference using the Zoom app with Aileen Leipprant, who indicated that she was serving as attorney for Thrive Church. During this

meeting, Mr. Nanney summarized the applicable Zoning Ordinance requirements, the above history of previous conversations with church representatives, and the options available for the church related to the subject parcel (rezoning or text amendment applications).

Mr. Nanney also noted that Section 14.2.P. (Required Site Plan Information) of the Zoning Ordinance included a provision for the detailed use statement (shared by the attorney prior to the meeting) to be included on the preliminary site plan, which would be subject to Planning Commission review and approval.

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

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

Additional correspondence from the Township Attorney will be provided to the Zoning Board of Appeals under separate cover.

Charter Township of Union

APPLICATION FOR ZONING BOARD OF APPEALS REVIEW

Variance
 Administrative Appeal
 Interpretation
 Sign Variance
 Other: _____

A complete application will contain all the information required per the Zoning Ordinance, Section 14.4 (Variances and Appeals).

Name of Proposed Development/Project	Thrive Community Church		
Common Description of Property & Address (if issued)	Vacant Land 10 Acres at S. Isabella Road and Budd Street		
Applicant's Name(s)	Thrive Community Church		
Phone/Fax numbers	989-572-0439	Email	dave.shephard@thrivechurchmi.cc
Address	913 E Pickard Street, Suite K	City:	Mt. Pleasant Zip: 48858

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Plan/Survey	Tax Parcel ID Number(s):	14-012-30-009-00	
Existing Zoning:	B-7	Land Acreage:	10	Existing Use(s):	Vacant Land
<input checked="" type="checkbox"/> ATTACHED:	Letter summarizing the request <small>for interpretation of Use Statement</small> _____				

Firm(s) or Individuals(s) who prepared the plan or survey drawing.	1. Name: _____ Phone: _____ Email _____ 2. Address: _____ City: _____ State: MI Zip: _____ Contact Person: _____ Phone _____
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: James Kenney Phone: 989-544-1050 Address: 1200 Queensway City: Lake Isabella State: MI Zip: 48893 Signature: <u>Attached</u> Interest in Property: owner/seller 2. Name: Thrive Community Church Phone: 989-572-0439 Address: 913 E Pickard Street, Suite K City: Mt. Pleasant State: MI Zip: 48858 Signature: <u>[Signature]</u> Interest in Property: purchaser

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 or revocation of any action by the Board of Appeals. Approval of a variance shall not constitute the right to violate any other provisions of the Zoning Ordinance or other applicable codes and ordinances.

James c kenney [Signature] 09/07/2022

 Signature of Applicant Date

Office Use Only

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

LEGAL DESCRIPTION OF PROPERTY

T14N R4W, SEC 12; N 10 A OF SW ¼ OF SW ¼

Signature: 
James c kenney (Sep 7, 2022 16:02 EDT)

Email: sandyjimkenney@gmail.com

Attachment 1



220 Lyon St. NW, Suite 410 • Grand Rapids, Michigan • 49503
Office 616.458.3600 • Fax 616.284.3067 • hilgerhammond.com

Aileen M. Leipprandt
Direct 616.451.8400
aleipprandt@hilgerhammond.com

August 8, 2022

Mr. Rodney Nanney, AICP
RNanney@uniontownshipmi.com
Community and Economic Development Director
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, MI 48858

Re: Thrive Community Church
Our File No. 2658.01

Dear Mr. Nanney:

We have been engaged to assist Thrive Community Church in furthering the development and construction of the new church home for Thrive Community Church in Union Township.

As you know Thrive has entered into a Purchase Agreement for the purchase of a parcel of land (Parcel ID# 14-012-30-009-00) located at South Isabella Road and Budd Street for their church home. This parcel is zoned **B-7 Retail and Service Highway Business District**. Per Section 3.4 of the Ordinance, Religious Institutions and their accessory uses and structures are **principal permitted uses** within the B-7 zoning district. The intent of the B-7 district is to promote “high quality commercial and office development” near M-20 and Pickard Road. (§3.15) Requirements and incentives for the B-7 district “promote vehicular and pedestrian safety, control traffic congestion, and improve the visual appearance of the district through proper landscaping, buffering and screening.” (§3.15)

In response to your email of July 13, 2022, we are providing the attached Use Statement for review by the Zoning Administrator for purposes of assessing that the intended use by Thrive Community Church is within the B-7 zoning district. For purposes this assessment, certain definitions and provisions in the Ordinance, are important.

First, a “Religious Institution” and its “accessory uses” are defined as:

Any structure primarily and regularly used for religious assembly and/or activity. Accessory uses and structures commonly associated with religious institutions **include, but are not necessarily limited** to parsonages, convents, and similar living arrangements; assembly halls; kitchens, food pantries, and similar food preparation facilities; classrooms; gyms; and playgrounds. (§2.2, emphasis added)

Second, "Accessory Use, Accessory Building, or Accessory Structure" is defined as:

A use, building, or structure which is clearly incidental to, *customarily found in connection with*, subordinate to, and located on the same zoning lot (unless otherwise specifically permitted) as the principal use to which it is related. (§2.2, emphasis added)

Third, accessory uses are allowed "in a manner secondary and incidental to the principal use on the same premises." (7.5F).

As outlined in the attached Use Statement, Thrive Community Church clearly falls within the Ordinance's definition of Religious Institution. Further, as explained in the Use Statement, the activities contemplated by Thrive Community Church clearly fall within the definition of a Religious Institution and its associated principal permitted uses and are within the purview of religious exercises.

We look forward to your review of this matter and welcome your call should you have any questions.

Very truly yours,

HILGER HAMMOND



Aileen M. Leipprandt

AML/ldp

cc: Thrive Community Church

thrivexchurch

STATEMENT OF USE

Mission and Vision

Thrive Community Church was launched in 2013. From the start, our idea was to create a different type of church to help reach the people in Central Michigan who don't already have a church home. Thrive's religious mission is to be a resource for our community to help people find and follow Jesus. Our vision is to create environments that people who have given up on church will find irresistible. Thrive Church has always had a desire to be a church that's not just "in" our community, but actually "for" our community. That is, our mission field is the community. We determined our name, very intentionally, to include "community." Community outreach is central to our faith and our vision of religious assembly. We look forward to creating a space and place that will foster interaction with the community to welcome the community into the congregation.

Spaces

As currently planned our proposed church home at South Isabella Road and Budd Street (Parcel ID# 14-012-30-009-00) will contain a worship center/assembly hall, classrooms, meeting rooms, church offices, a kitchen and café, and storage. Indoor and outdoor areas will contain family-friendly play and recreation spaces for both Thrive Church and community members to use both in connection with weekly worship services and religious education and at other times as permitted by the Church when consistent with the mission of Thrive Community Church. Phase I of our Master Plan includes the construction of a building approximately 18,000 square feet with an assembly hall capable of seating 299 people. The parcel has ample place for parking and our initial plan includes parking for 136 spaces. As resources permits, we hope to expand our facility to include a 32,000 square foot addition and additional parking. At this stage, our Master Plan is conceptual.

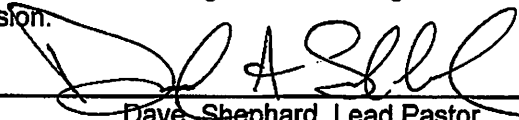
Uses

We will offer Worship services in our worship center on a weekly basis. Weddings, baptisms, funerals, and other religious and secular ceremonies and celebrations will also be performed as requested by Thrive Church members and community members. In general, our facilities as developed will be used for meetings, religious education, and similar functions. Classrooms will be used for weekly religious education for children (babes through 5th grade) to experience safe, age-appropriate environments where the Bible is taught in a creative and relevant way. Classrooms will also be used weekly for our One Youth experience for students age 6th – 12th grade who will learn to take their next steps following Jesus. One Youth often involves food and music – key components in our outreach to this age group.

Our facilities will also host religious and secular community gatherings, conferences, meetings, public events, social events, and outreach activities as requested by Thrive Church and community members for the purposes of and consistent with our outreach model and religious exercise. All uses of our buildings, facilities, and grounds will be consistent with the vision, mission, values, and goals of Thrive Church to be a resource for our community to help

people find and follow Jesus, all in the spirit of our mission. We call our assembly hall or auditorium *Theater One!* While the traditional name for such space is a "sanctuary," we use a more modern label to describe the energy and contemporary nature of the worship experience. This label should not be confused with the ministry that is happening inside. We intend to host Christian music artists in our facility as part of our music ministry. We also welcome the community to use our facility for piano recitals or school graduation ceremonies, or the like, provided this incidental use is consistent with our mission and community outreach ministry.

While the community outreach that Thrive now engages in and intends to engage in is not confined to traditional religious worship, these activities are consistent with our vision and mission to educate non-members in the community about Thrive's religious beliefs. Our community-centered vision is our way of living out our faith and sharing our beautiful facility with those in our community. So, for example, if the Girl Scouts, members of a yoga or exercise studio or members of a non-profit organization desire to meet or host an event in our space, we would love to accommodate such a request, just as a private school, a fraternal organization, or lodge hall in our zoning district would do. Use of our space in this manner does not appear to pose any threat to public safety, peace or order and limiting such use would substantially burden Thrive's religious exercise. Again, welcoming the community into our space is an integral part of our mission.



Dave, Shephard, Lead Pastor
Thrive Community Church
August 8, 2022

Attachment 2



Isabella



Buy and Sell Agreement

THIS IS A LEGALLY BINDING CONTRACT. READ ENTIRE DOCUMENT CAREFULLY BEFORE SIGNING.

Buyers & Sellers acknowledge that agency relationship has been disclosed.

Offer Date: May 29, 2022

Selling Office: LaBelle Realty, LLC Phone: (989) 621-3025 ("Selling Broker")

Selling REALTOR@: Brandon LaBelle

Selling REALTOR@'s Email: brandon@labellerealty.net Phone: (989) 621-3025

Listing Office: LaBelle Realty, LLC Phone: (989) 621-3025 ("Listing Broker")

Listing REALTOR@: Brandon LaBelle

Listing REALTOR@'s Email: brandon@labellerealty.net Phone: _____

Buyers Name: Thrive Community Church

1. **PROPERTY DESCRIPTION:** Buyer agrees to buy from Seller the following property commonly known as:
Vacant 10 acres Isabella & Budd (street address)
 City Mount Pleasant, Michigan, Zip Code 48858. The property is located in the
 Village Township City of Union County of Isabella
 Legal Description: T14N R4W, SEC 12; N10 A OF 1/4 OF SW 1/4

and/or Tax ID# 14-012-30-009-00

THE PROPERTY INCLUDES ANY OF THE FOLLOWING PRESENTLY ON THE PREMISES: All buildings; all gas, oil, and mineral rights owned by Seller; TV antenna and controls; satellite dish and controls; TV mounts/brackets (excluding TVs); garage door opener and transmitters; sprinkler systems; attached floor coverings; hard-wired light fixtures and shades; drapery/curtain hardware; window shades/blinds; screens, storm windows, and storm doors; stationary laundry tubs; water softener, if owned; water purification system; water heater; sump pumps; heating and air conditioning equipment (portable units excluded); water pump and pressure tank; propane tank, if owned; built-in kitchen appliances; awnings; mailbox; all plantings; fences; attached fireplace screens, doors, and equipment; attached supplemental heating units; all attached mirrors and all bathroom mirrors; smoke, carbon monoxide, heat, and fire detectors; hard-wired security systems; any items attached by permanent wiring or plumbing; items attached by nails or screws.

2. **PURCHASE PRICE:** The purchase price for the property is \$ [REDACTED]

3. **CONTINGENT SALE:** This offer (check all that apply):

- IS NOT CONTINGENT upon the sale or close of another property.
- IS CONTINGENT upon the sale and close of _____
- IS CONTINGENT upon the close of _____
- IS CONTINGENT upon the property appraising at an amount equal to or greater than the purchase price.
- IS NOT CONTINGENT upon the property appraising at an amount equal to or greater than the purchase price.

DS
 DS Buyer(s) initials

DS
 Seller(s) initials [Signature]

Isabella

4. **METHOD OF PAYMENT:** All payments must be in the form of cash, certified check, cashier's check, or money order. The purchase will be completed by the following method:
- CASH:** Buyer will pay the purchase price in cash upon Seller's delivery of a warranty deed conveying marketable title. Buyer agrees to provide verification of available funds within 3 business days of acceptance.
 - NEW MORTGAGE:** The full purchase price upon the execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ mortgage for no less than _____ % of the purchase price on or before _____, _____, which Buyer agrees to apply for within _____ business days after acceptance.
 - SELLER CONCESSIONS:** Seller agrees to pay up to _____ % of the purchase price or up to \$ _____ at the closing to be used toward any of the following: Buyer's closing costs, prepaids, discount points, or any other costs that conform with lender guidelines.
 - LAND CONTRACT:** If any outstanding lien exists against the property, then written approval of the land contract by the lienholder may be required. Buyer will purchase the property on land contract with a \$ _____ down payment and monthly installments of principal and interest in the amount of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing. This agreement is contingent upon Seller's satisfaction with a credit report to be provided by the Buyer on or before _____. If Seller does not receive a credit report within the agreed upon timeframe or if Seller is not satisfied with the Buyer's credit report, Seller may terminate this agreement by providing Selling REALTOR® with written notice.
 - MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay Seller's existing mortgage or land contract according to its terms. Buyer will pay the difference between the purchase price and the existing balance of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
5. **EARNEST MONEY DEPOSIT:** Buyer deposits \$ to be held by Mt. Pleasant Abstract & Title ("Escrowee") evidencing Buyer's good faith, which deposit shall be applied to the purchase price at closing.

If this offer is not accepted, or title is not marketable or insurable, or if the terms of purchase are contingent upon ability to obtain a new mortgage, or any other contingencies as specified, which cannot be met, this deposit shall be refunded to Buyer. In the event the Buyer and Seller both claim the earnest money deposit, the earnest money deposit shall remain in Escrowee's trust account until a court action has determined to whom the deposit must be paid, or until the Buyer and Seller have agreed in writing to the disposition of the deposit. (This paragraph may be subject to the mediation provisions in paragraph 26 below.)

6. **CLOSING DATE:** Sale to be closed on or before _____ . Any extension shall be by written mutual agreement.
7. **OCCUPANCY:** Seller will give occupancy as follows:
- Immediately after closing.
 - _____ days after closing by 12:00 noon. From the date of closing to the date of vacating, Seller will pay Buyer \$ _____ per day as an occupancy charge. Seller is liable to Buyer for damage to the property occurring after closing and before vacating, to the extent not covered by the Buyer's homeowners policy, as well as for any deductible portions of a covered claim.
- If tenants occupy the property, then:
- Seller will cause the tenants to vacate the property before closing.
 - Buyer will take the property subject to the rights of the tenants.

^{DS}
DS Buyer(s) initials

^{DS}
SR Seller(s) initials

Isabella

8. SELLER'S DISCLOSURE:

- Buyer acknowledges that a Seller's Disclosure Statement has been provided to Buyer.
- Seller shall provide Buyer with a Seller's Disclosure Statement with Seller's acceptance of this offer. Pursuant to the Seller Disclosure Act, MCL 565.951, et seq., Buyer will have 72 hours after hand-delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this Agreement by delivery of a written notice to Seller or Listing REALTOR®.
- Property is exempt from Seller Disclosure Act.

9. LEAD-BASED PAINT DISCLOSURE/INSPECTION for residential housing built prior to 1978 (check one below):

- Buyer acknowledges that prior to signing this Agreement, Buyer has received a copy of the *Lead-based Paint Seller's Disclosure Form* completed by the Seller, the terms of which shall be part of this Agreement.
- Seller shall provide Buyer with a copy of the *Lead-based Paint Seller's Disclosure Form* with Seller's acceptance of this offer. Buyer will have 72 hours after hand-delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this Agreement by delivery of a written notice to Seller or Listing REALTOR®.
- Not Applicable.

Buyer also agrees (check one below):

- Buyer shall have _____ calendar days after the acceptance of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10-day period or other mutually agreed upon period.) If Buyer is not satisfied with the results of this inspection, upon notice from Buyer to Seller within this period, this Agreement shall terminate, and any deposit shall be refunded to Buyer.
- Buyer hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of leadbased paint and/or lead-based paint hazards.

10. PROPERTY INSPECTIONS: Buyer has personally inspected the property and accepts it in AS IS present condition and agrees that there are no additional written or oral understandings except as otherwise provided in this Agreement.

- This offer is contingent upon satisfactory inspections of the property, at Buyer's choice and at Buyer's expense, no later than _____ business days after acceptance. These inspections may include, but may not be limited to, structural and/or mechanical inspections, survey and site investigation, soil borings, as well as inspections for radon, pests, mold and/or asbestos. Buyer agrees to return the property to its prior condition after any inspections or tests. If Buyer is not satisfied with the results of an inspection, Buyer may, at any time within the inspection contingency period: 1) withdraw their offer in writing with Buyer's earnest money deposit to be returned in full, 2) request in writing that Seller make certain repairs or 3) request that Seller reduce the sales price to compensate for such defect(s). Such a request to make repairs or reduce the sales price does not terminate this Agreement and Seller shall have 48 hours from receipt of such request to agree to make such repairs or reduce the sales price. If Seller does not agree within 48 hours, Buyer shall then have 48 hours to waive the contingency and accept the property "as-is" or to declare this Agreement null and void. Failure of Buyer to respond in writing within the inspection contingency period shall constitute a waiver of this contingency.
- Buyer acknowledges that Selling Broker/REALTOR® has recommended that Buyer obtain an inspection of the property by an inspector and/or a licensed contractor. Buyer does not desire to obtain an inspection of the property.

11. TITLE INSURANCE: Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the purchase price. Seller will apply for a commitment for title insurance within 5 business days after acceptance of this Agreement. Any special exception will be subject to Buyer's approval, provided that this contingency shall be deemed waived unless Buyer notifies Seller in writing within 30 days of receipt of the commitment. Seller will have 30 days after receiving written notice to remedy any claimed defect.

 Buyer(s) initials

Seller(s) initials 
S Isabella Rd

Isabella

12. **PROPERTY INSURANCE:** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

13. **CLOSING COSTS:** Seller shall pay all state and county transfer taxes and costs required to convey clear title. Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs and/or closing fees charged by title company or other closing agent and fees required in connection with the Buyer's loan and the issuance of the lender's title insurance policy.

14. **PROPERTY TAXES:**

Proration: Taxes shall be deemed to cover the calendar year in which they are first billed. All taxes covering prior calendar years shall be paid by Seller. All taxes for the year of closing shall be prorated on a calendar year basis without regard to lien date, the amount to be based on the most recently issued tax bill available at the time of closing. Seller is responsible for the current year's taxes to the date of closing, and Buyer is responsible for taxes thereafter. Upon closing, the tax proration is final.

Other: _____

15. **SPECIAL ASSESSMENTS:**

All assessments of record which have become a lien on the property at time of closing shall be assumed by the Buyer. Any previous year's installments to be paid by the Seller. Any current year's installment shall be prorated on a calendar year basis with the Seller paying the prorated amount to the date of closing.

All special assessments, excluding perpetual assessments, shall be paid in full by Seller, even if payable in annual installments.

Other: _____

16. **MISCELLANEOUS PRORATED ITEMS:** Rent, association fees, insurance (if assigned), as well as interest on any existing land contract, mortgage or other lien assumed or to be paid by the Buyer, will be prorated to the date of closing.

The remaining fuel oil/propane shall be gifted sold to buyer at closing possession Not Applicable.

If sold, Buyer to reimburse Seller at Seller's last billing rate or other _____

17. **LAND DIVISION ACT (For unplatted land only):** Seller and Buyer agree that the following statement shall be included in the deed at the time of delivery: "The grantor grants to the grantee the right to make all division(s) under section 108 of the Land Division Act, MCL 560.108." CAUTION: If the space above is left blank, the deed will NOT grant Buyer the right to any divisions.

18. **RIGHT TO FARM ACT:** Seller and Buyer agree that the following statement may be included in the deed at the time of delivery: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

19. **DEFAULT:** If Buyer defaults, Seller may enforce this Agreement, or may cancel the Agreement, claim the deposit, and pursue legal remedies. If Seller defaults, Buyer may enforce this Agreement or may demand a refund of the deposit and pursue legal remedies. (This paragraph may be subject to the mediation provisions in paragraph 26 below).

20. **MAINTENANCE OF PREMISES:** Seller agrees to maintain property in the same condition as existing at acceptance of offer until possession is delivered. Buyer shall have the right to physically examine premises prior to scheduled closing. Seller to leave premises broom clean and free of debris upon vacating. Both parties are responsible for the transfer of utilities. Seller is responsible for payment of final utility bills.

21. **LIMITATION:** Buyer and Seller agree that any and all claims or lawsuits which they may have against the Listing Broker and its agents and/or Selling Broker and its agents relating to their services must be filed no more than six (6) months after the date of closing of the transaction described in this Agreement. Buyer and Seller waive any statute of limitations to the contrary.

^{DS}
DS Buyer(s) initials

Seller(s) initials ^{DS}
SR
S Isabella Rd

- 22. **COUNTERPARTS:** This Agreement may be signed in any number of counterparts with the same effect as if the signature of each counterpart were upon the same instrument.
- 23. **HEIRS, SUCCESSORS AND ASSIGNS:** This Agreement binds Seller, Seller's personal representatives and heirs, and anyone succeeding to Seller's interest in the property. Buyer shall not assign this Agreement without Seller's prior written permission.
- 24. **ELECTRONIC COMMUNICATION:** As an alternative to physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the Seller in care of the Listing REALTOR® and the Buyer in care of the Selling REALTOR® via electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. Seller represents and warrants that an electronic email address has been provided to Listing REALTOR® from which Seller may receive electronic mail. Buyer represents and warrants that an electronic email address has been provided to Selling REALTOR® from which Buyer may receive electronic mail. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.
- 25. **WIRE FRAUD WARNING:** As a result of numerous e-mail, text and social media message scams, funds that are to be wired have been targeted, and in some cases, stolen. These scams involve authentic looking, yet false, wire instructions appearing to be from title, mortgage, or real estate companies. If these false wire instructions are followed, the funds divert to the criminals. Never wire funds pursuant to wire instructions that you receive via email. Always verify instructions via telephone call using verified contact information.

The undersigned agree to defend, and hold harmless any real estate office, its associated real estate salespeople and affiliated title and lending companies, from all liability that relates to, or arises from, the use, or attempted use, of wire transfer of funds in connection with the contemplated transaction.
- 26. **MEDIATION:** Buyer and Seller agree that if there is any dispute related to this contract, the sale, or the closing, the dispute may be submitted for Mediation. The Mediation shall be subject to the National Association of REALTORS (NAR) Rules and Procedures of the Home Buyers Home/Sellers Dispute resolution system. If the parties cannot reach a resolution through Mediation, they have the right to use other legal remedies.
- 27. **INFORMATION DISCLOSURE:** The purchase price and terms of this sale shall be disclosed to the Northern Great Lakes REALTORS® MLS in the ordinary conduct of business.
- 28. **PROPERTY CONDITION:** Buyer and Seller acknowledge that neither party has relied on any representations of Listing Broker, Selling Broker or their respective agents concerning the condition of the property. Buyer and Seller hereby release the Listing Broker, the Selling Broker, and their respective agents with respect to all claims relating to the condition of the property and/or the performance of this Agreement by the parties hereto.
- 29. **EXISTING PERSONAL PROPERTY INCLUDED:** Personal property listed below shall be gifted in "AS IS" condition, free and clear of any liens or encumbrances, and Seller makes no warranty of any kind, express or implied.

30. **OTHER CONDITIONS:** 1. Within 5 days after execution of the Buy Sell Agreement, the Seller shall provide a preliminary title report and any relevant information in the Seller's possession (such as Phase I Environmental Site Assessment, geotechnical reports and surveys). 2. Seller shall provide ALTA Title Commitment and ALTA Survey. 3. Buyer shall have a 60-day Due Diligence Period with two 30-day Extensions. Buyer to deposit \$2,000 non refundable per option period applicable to the sales price. 4. Closing to take place within 10 days after due diligence periods expires.

DS
DS Buyer(s) initials

DS
Seller(s) initials JK
S Isabella Rd

Isabella

31. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA):** If the sales price exceeds \$300,000 or if one of the IRS exceptions from FIRPTA Withholding cannot be used, parties to this agreement to be bound by FIRPTA requirements and must complete specific forms related to FIRPTA.

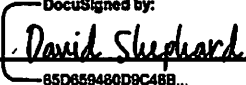
32. **NON-DISCRIMINATION:** It is agreed by all parties to this agreement, that as required by law, discrimination because of race, color, religion, national origin, sex, familial status, marital status, age, height, weight or disability by said parties with respect to the sale of the subject property is prohibited.

33. **ENTIRE AGREEMENT:** Buyer and Seller agree that this is the entire agreement between the parties and that there are no other written or oral understandings. Buyer and Seller further agree that this Agreement supersedes any and all prior agreements, understandings or representations made by the parties or their agents.

34. **THIS OFFER WILL EXPIRE ON** June 1, 2022 at 5:00 AM/ PM. Buyers and Sellers shall be aware that any offer or counteroffer may be withdrawn at any time prior to its acceptance.

BUYERS AND SELLERS ARE ENCOURAGED TO SEEK LEGAL COUNSEL

35. **RECEIPT IS ACKNOWLEDGED BY BUYER of a copy of this Agreement.**

DocuSigned by:

 Buyer Signature _____ Buyer Signature _____
85D6859480D9C48B...
Thrive Community Church _____
 Print Name _____ Print Name _____

BUYER'S ADDRESS _____

Deposit in the form of Personal Check Other _____ received by _____
Selling Broker/REALTOR®

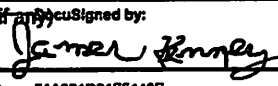
5/30/2022

36. **SELLER'S RESPONSE** Date: _____ AM/ PM

- The above offer is hereby accepted.
- The above offer is hereby accepted subject to the following changes: _____

This counter offer must be accepted on or before _____ AM/ PM _____ (date).

Seller is hereby authorized to sign and acknowledges receipt of a copy of this Agreement.

James Kenney
 Seller's Entity Name (if any) DocuSigned by:

 Seller's Signature _____ Seller's Signature _____
51A821D81F5140E..
James Kenney _____
 Print Name _____ Print Name _____

 Buyer(s) initials

Seller(s) initials 

Isabella

5/30/2022

37. BUYER'S RESPONSE

Date: _____, _____ AM/ PM

- Acknowledge receipt of Seller's acceptance of Buyer's offer.
- Seller's counteroffer is hereby accepted.
- The above counteroffer is hereby accepted subject to the following changes: _____

This counteroffer must be accepted on or before _____ AM/ PM _____ (date).

Buyer's Signature David Shephard
850659480D9C488...
 Thrive Community Church

Buyer's Signature _____

38. SELLER'S RESPONSE

Date: _____, _____ AM/ PM

- Acknowledge receipt of Buyer's acceptance of Seller's counteroffer.
- The above counteroffer is hereby accepted.
- The above counteroffer is hereby accepted subject to terms of Addendum # _____.

Seller's Signature _____

Seller's Signature _____

39. BUYER'S RESPONSE

Date: _____, _____ AM/ PM

- Acknowledge receipt of Seller's acceptance of Buyer's counteroffer.

Buyer's Signature _____

Buyer's Signature _____

Disclaimer: This form is provided as a service of the Central Michigan Association of Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Central Michigan Association of Realtors® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.
 Revised: 2/16/2021

DS Buyer(s) initials

Seller(s) initials _____

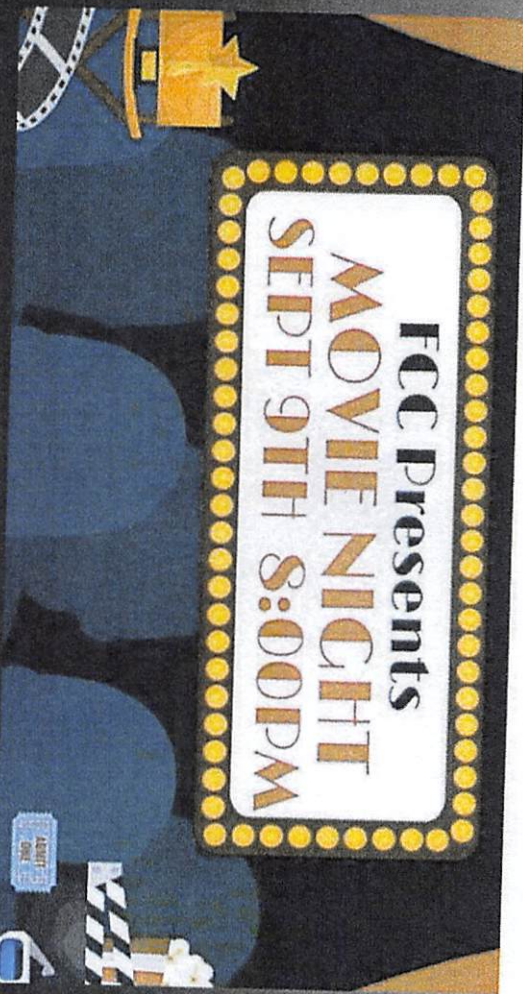
Attachment 3

9

SATURDAY, SEPTEMBER 9, 2017 AT 8 PM - 11 PM

Pete's Dragon - Movie Night

Faith Community Church



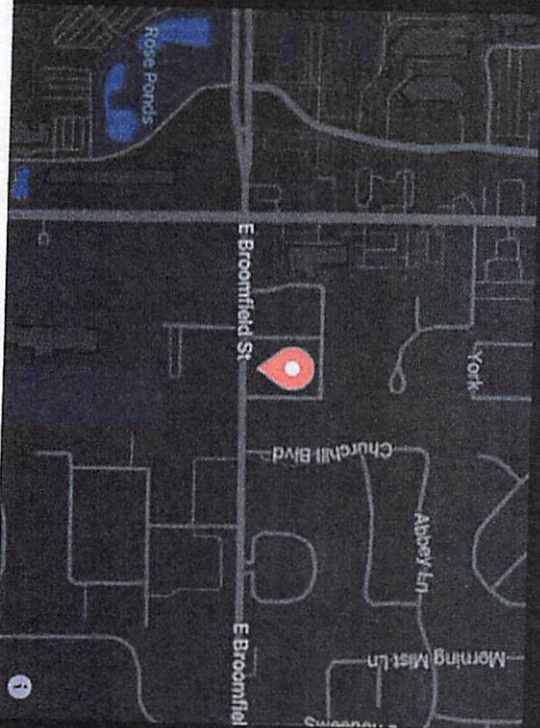
About Discussion

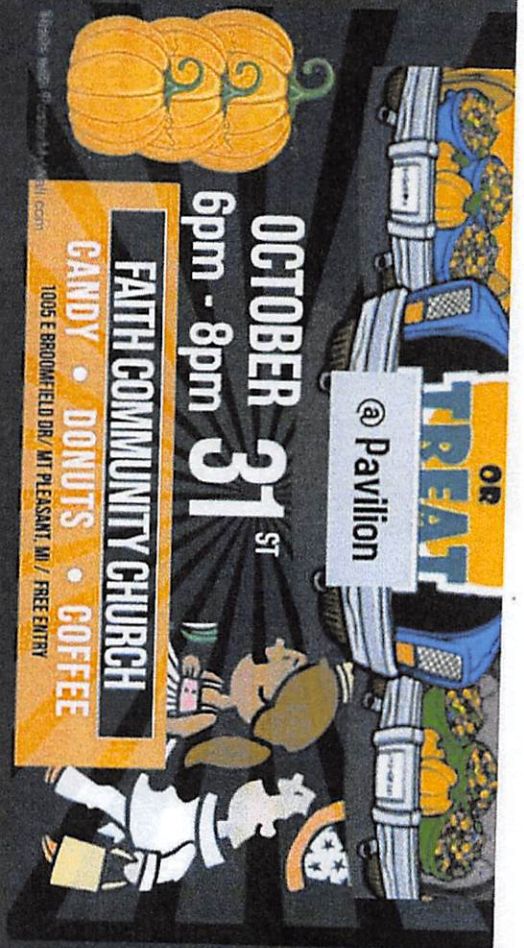
Details

- 21 people responded
- Event by Faith Community Church
- Faith Community Church
- Duration: 3 hr
- Public · Anyone on or off Facebook

To celebrate the start of a new school year, come out and enjoy an outdoor movie night! This fun, free family event will include popcorn and refreshments. Don't forget to bring you... See more

TV & movies Free Admission Kid Friendly





31

SATURDAY, OCTOBER 31, 2020 AT 6 PM - 8 PM

Pumpkin Path (Trick or Treating)

Faith Community Church

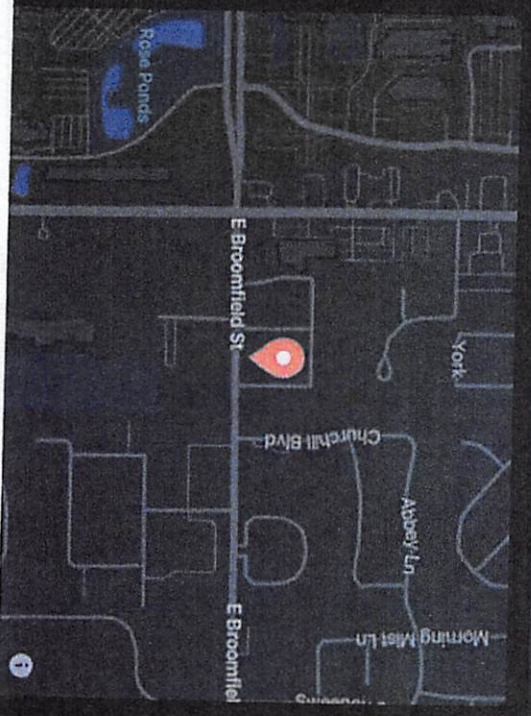
About Discussion

Details

- 107 people responded
- Event by Faith Community Church
- Faith Community Church
- Duration: 2 hr
- Public · Anyone on or off Facebook

Everyone Welcome
Looking for a safer way to take your kids trick or treating this year? We are offering a quick in and out pumpkin path where the kiddos can get candy, mom and dad ... See more

Parties



24

THURSDAY, FEBRUARY 24, 2022 AT 6 PM

Seeds in a cup

1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States



About Discussion

Details

- 9 people responded
- Event by Faith Community Church
- 1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States
- Public · Anyone on or off Facebook

Start your spring garden now.
You bring your seeds and we'll provide the cups and top soil.

Gardening

Meet Your Host



5



TUESDAY, APRIL 5, 2022 AT 6 PM

Community Garden Planning

1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States

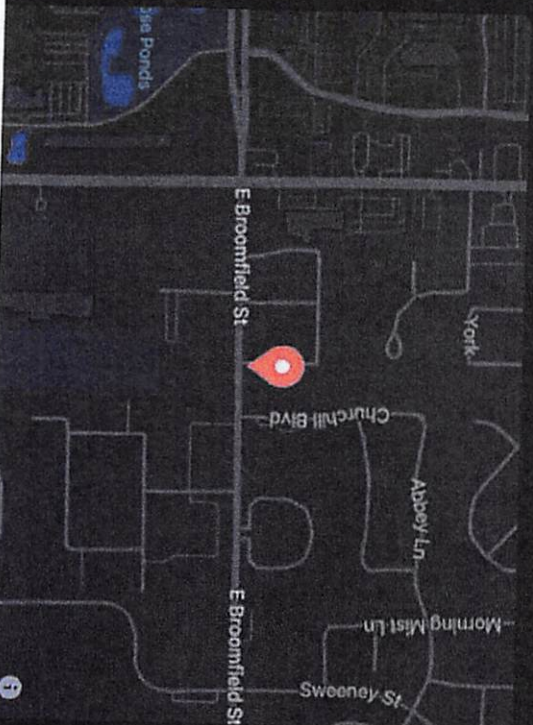
About Discussion

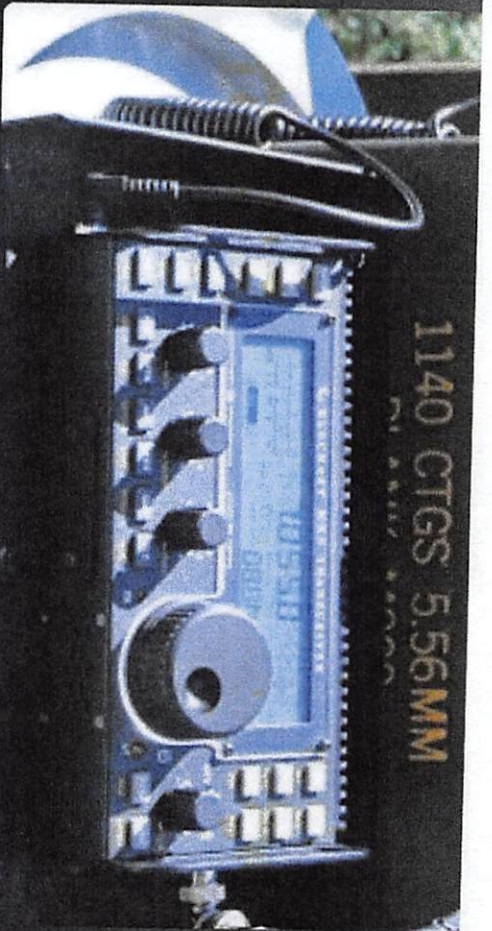
Details

- 1 person responded
 - Event by Faith Community Church
 - 1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States
 - Public · Anyone on or off Facebook
- Join us at 6pm as we plan our community garden!

Gardening

Meet Your Host





19

SATURDAY, FEBRUARY 19, 2022 AT 1 PM - 3 PM

Ham in a can

1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States

About Discussion

Details

- 4 people responded
- Event by Faith Community Church
- 1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States
- Duration: 2 hr
- Public · Anyone on or off Facebook

Come learn how to install a HAM radio in a ammo can. More Mobile, more power, more range, more connectivity. Also network with other like minded people from the area.

Professional networking



31

SUNDAY, OCTOBER 31, 2021 AT 4 PM - 6 PM

Pumpkin Path

1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States

About Discussion

Details

49 people responded

Event by Faith Community Church

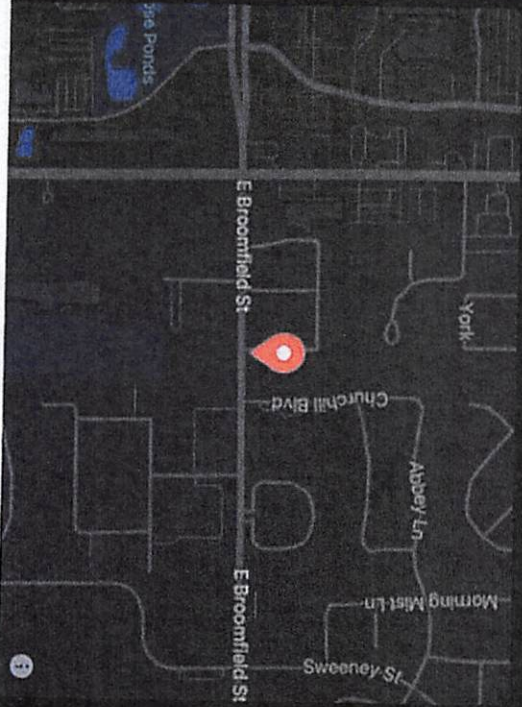
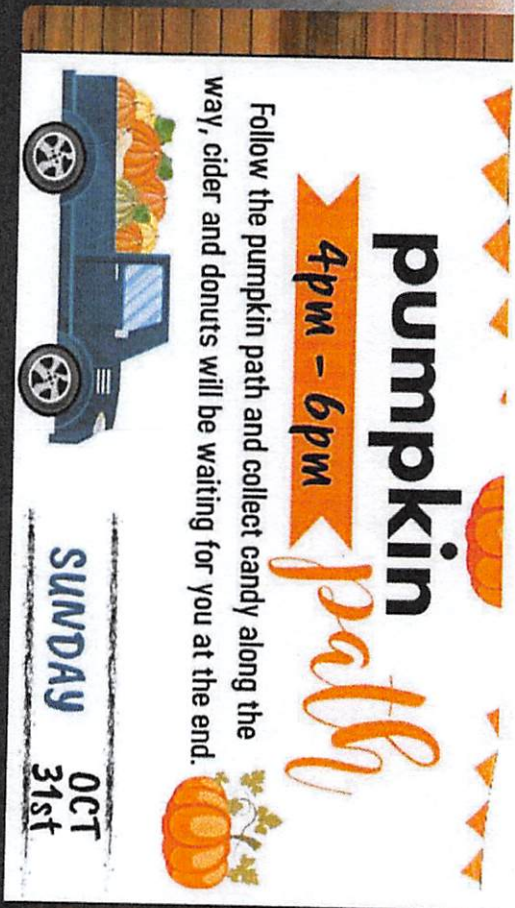
1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States

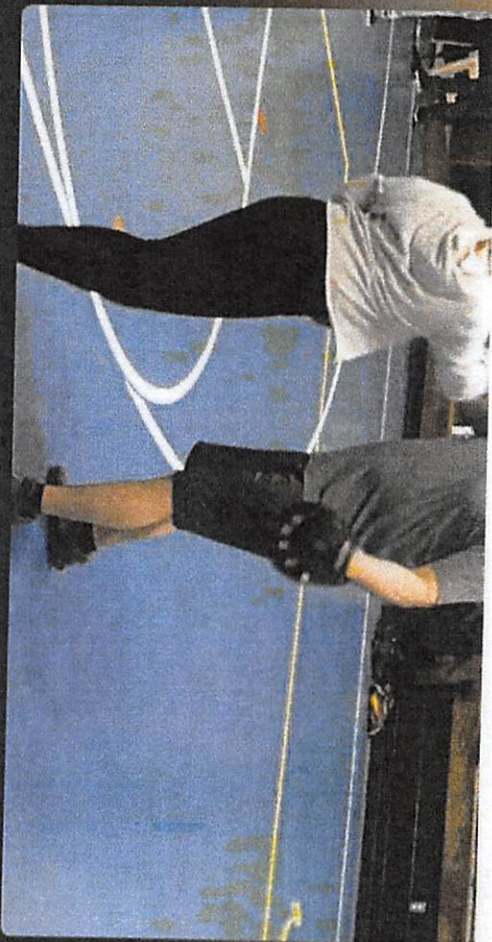
Duration: 2 hr

Public · Anyone on or off Facebook

Come walk along our path and collect candy along the way, at the end you will enjoy cider and a donut.

Parties





10

THURSDAY, JUNE 10, 2021 AT 6 PM

Boxing 101

1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States

About Discussion

Details

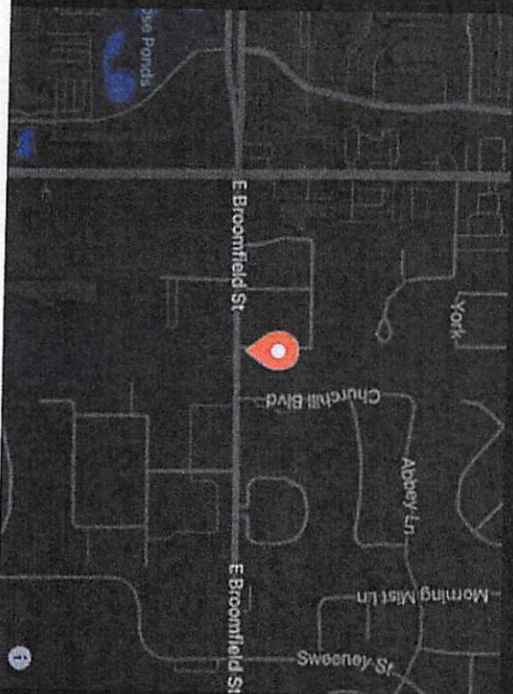
- Event by Faith Community Church
- 1005 E Broomfield St, Mt Pleasant, MI 48858-4482, United States
- Public · Anyone on or off Facebook

Get in shape and learn to Box.

From beginner to advanced, All levels are welcome. Let's have some fun.

Health & medical

Meet Your Host



6

WEDNESDAY, NOVEMBER 6, 2019 AT 6:30 PM - 8 PM

Financial Peace University

Faith Community Church

Oct 23, 2019

Oct 30, 2019

Nov 6, 2019

+5

About

Discussion

Details

Event by Faith Community Church

Faith Community Church

Duration: 1 hr 30 min

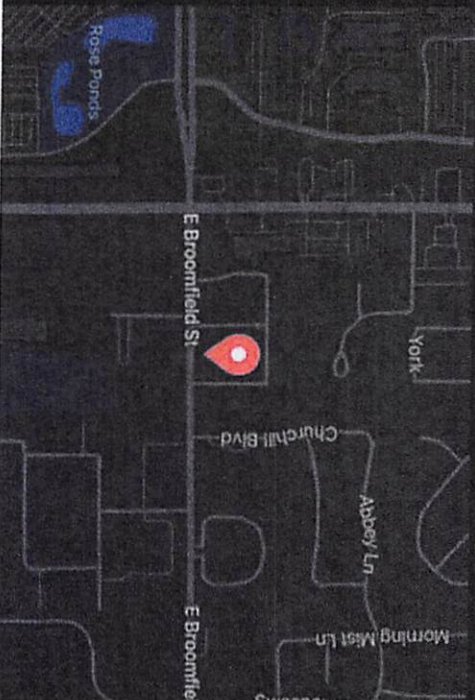
Public - Anyone on or off Facebook

Join us for our next Financial Peace University beginning September 18 @ 6:30 p.m.

Meet Your Host

GROUP STARTS: Wednesday, September 18 @ 6:30 p.m.
GROUP LINK: fpu.com/10933943

**DEBT IS A
THIEF!**
*TAKE BACK
your life!*



SUNDAY, OCTOBER 27

International Banquet



27

SUNDAY, OCTOBER 27, 2019 AT 5:30 PM - 8:30 PM

International Banquet 2019

Potters House Family Worship Center

About Discussion

Details

83 people responded



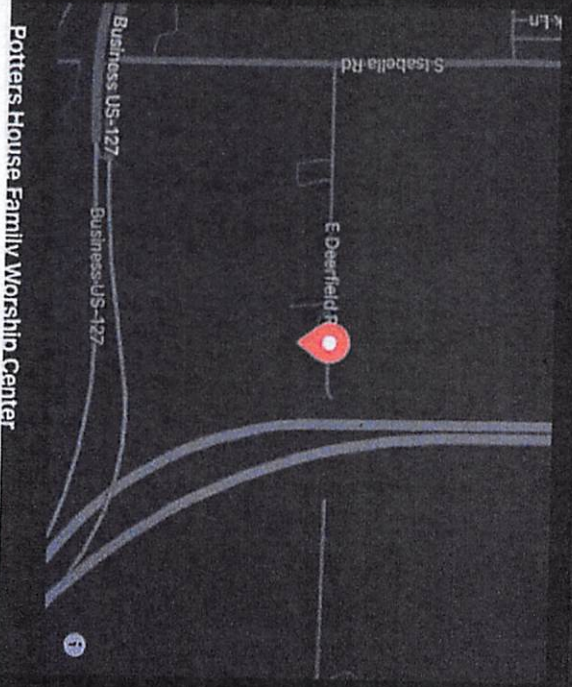
Event by The Potter's House Family Worship Center

Potters House Family Worship Center

Duration: 3 hr

Public · Anyone on or off Facebook

Join us for our annual International Banquet! We will have food from around the world, an International Attire Contest, music and dances from different nations, with special guests The Muwendo Children's Choir. You don't want to miss this amazing event! Everyone is welcome, so feel free to invite anybody you know. We will see you there! #intbanq19 See less





13



Events

Search Events

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Notifications

Create new event

Your Upcoming Events

[See All](#)

Saturday at 5 PM – 11 PM

15th Annual Chuck VanDenburg Memorial Fish Fry!



Dana and 3 friends

Recommended Events

[See All](#)

Tomorrow at 4 PM – 1 AM

The B.O.B.'s Grand Reopening!

Today at 6:30 PM – 11 PM

Dayseeker at Elevation - Grand



SATURDAY, JUNE 15, 2019 AT 6:30 PM – 8:30 PM

Prince of Egypt Family Movie Night

The Potter's House 5346 E. Deerfield Rd

[About](#)

[Discussion](#)

Details

5 people responded

Event by The Potter's House Family Worship Center

The Potter's House 5346 E. Deerfield Rd



13

■ Duration: 2 hr

Public · Anyone on or off Facebook

In honor of "The Presence Led Life" series, come and enjoy a free movie night on Saturday, June 15th at 6:30 PM. We'll be showing the movie "The Prince of Egypt" in the sanctuary.

Guests

[See All](#)

2
Went

3
INTERESTED

Share to Groups

[See all](#)



The Pura Vida Health Clubhouse
Private group · 154 members

Share



Loving Walt
Private group · 53 members

Share



Wisdom Challenge Spring 2020
Private group · 23 members

Share

Meet Your Host



Ice Cream Social

&

Movie Night



Saturday, April 9th

2 PM

Hosted By the Children's and Youth Ministry

9

SATURDAY, APRIL 9, 2022 AT 2 PM - 5 PM

Family Ice Cream Social and Movie Night

Potters House Family Worship Center

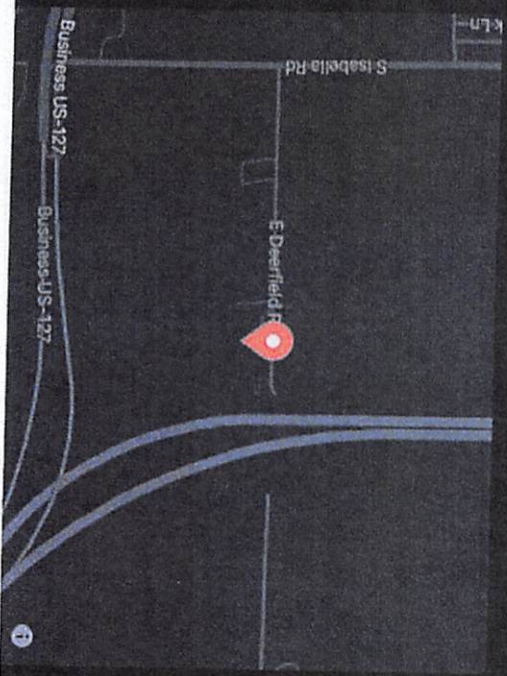
About Discussion

Details

- 5 people responded
- Event by The Potter's House Family Worship Center
- Potters House Family Worship Center
- Duration: 3 hr
- Public · Anyone on or off Facebook

The Youth and Children's Ministry would like to invite the families of the Potter's House to a Ice Cream Social and Movie Night on Saturday, April 9th at 2pm located at the church.

Meet Your Host

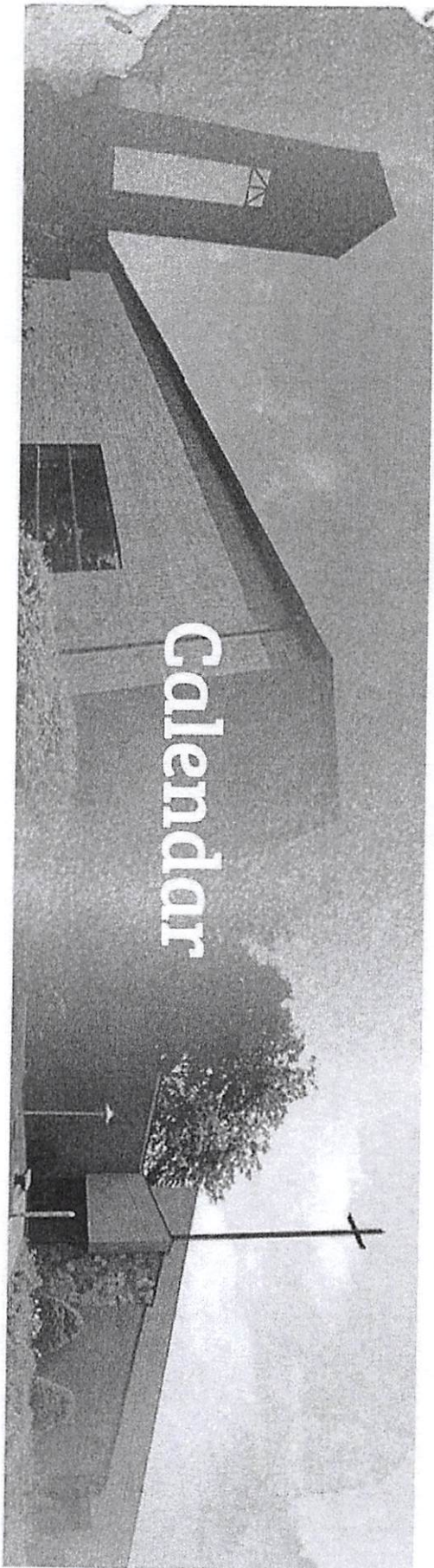


I'M NEW WORSHIP CONNECT

SERVE GIVE CONTACT



Immanuel
Lutheran Church



IMMANUEL-Public

Today August 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 10am ONLINE Wors 10am OUTDOOR CC	Aug 1 7pm Self Def					6
7 10am ONLINE Wors 10am OUTDOOR CC 11am Community F	8 (12:00am) Andrea Redmond Val					13
14 10am ONLINE Wors 10am OUTDOOR CC 11:15am Hanley baf	15	16	17 6pm Church Counc	18	19	20

Print Week Month Agenda

Melton Violin lessons in sanctuary

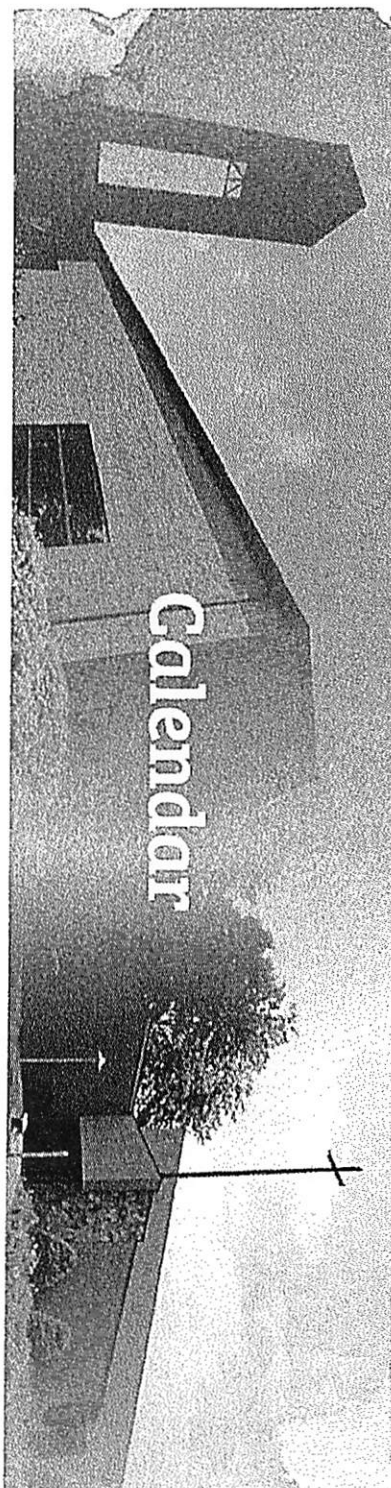
When Thu, August 11, 1pm – 6pm

[more details»](#) [copy to my calendar»](#)

IM NEW WORSHIP CONNECT

Immanuel
Lutheran Church

SERVE GIVE CONTACT



IMMANUEL-Public

Today July 2022

Print Week Month Agenda

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 10am Combined Wk 10am ONLINE Wors	27	28	29	30	Jul 1	2
3 10am Combined Wk 10am ONLINE Wors	4	5	6 1pm Melton violin I 5pm Commission o	7 1pm Melton violin I	8	9
10 10am ONLINE Wors 10am OUTDOOR Cc	11	12	13 1pm Melton violin I	14	15	16
17 10am ONLINE Wors 10am OUTDOOR Cc	<div style="border: 1px solid black; padding: 5px;"> <p>Self Defense class in FH When Tue, August 2, 7pm - 8pm more details copy to my calendar</p> </div>		21 10am ONLINE Wors 10am OUTDOOR Cc	22 10am ONLINE Wors 10am OUTDOOR Cc	23	24
31 10am ONLINE Wors 10am OUTDOOR Cc	Aug 1 7pm Self Defense c	2	3 1pm Melton violin I 5pm Commission o 5:30pm Community	4	5	6



Immanuel
Lutheran Church



IMMANUEL-Public

Today September 2022 Print Week Month Agenda

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 10am ONLINE Wors 10am OUTDOOR Cc	29	30	31	Sep 1 5pm Commission o	2	3
4 10am ONLINE Wors 10am OUTDOOR Cc	5	6	7	8 6:30pm Chancel Ch	9	10
11 10am ONLINE Wors 10am OUTDOOR Cc	12	13	14 6pm Church Counc 6:30pm Chancel Ch	15	16	17
18 10am ONLINE Wors 10am OUTDOOR Cc	19	<div style="border: 1px solid black; padding: 5px;"> <p>Red Cross Blood Drive</p> <p>When Thursday, Sep 29, 2022</p> <p>more details copy to my calendar</p> </div>				24
25 10am ONLINE Wors 10am OUTDOOR Cc	26			Red Cross Blood 6:30pm Chancel Ch		Oct 1



The Gleaner

Immanuel Lutheran Church

June/July 2022

The Gleaner is a publication of:

Immanuel Lutheran Church
320 S. Bradley St.
Mount Pleasant, MI 48858

Phone: (989) 773-4204
Email: office@immanuelmp.com
Website: immanuelmp.com

Summer Office Hours:
Monday-Thursday 9-3:30
(these will begin in May 26)

Pastor: Dana Hendershot
Layout and Editing:
Andrea Redmond

Immanuel has an online church directory. Visit our website and check it out!
Contact the office for your username and password.

Mission
Joyfully Christian.
Humbly Serving.
Boldly Loving.



Once again Immanuel will be making prayer flags to add to our outdoor worship space – or to add to your own summer spaces.

We'll gather July 9th at 10 am – this is the day before we move worship outside. No experience or skill needed. We will have all the materials (or bring some things to add to your flags that have meaning for you.) Weather permitting, we will meet in the pavilion at Immanuel.

As the ribbons of our flags wave in the wind, the prayer flags send blessing to the entire community. Invite your neighbors, family, and friends. All are welcome!!!

Self-Defense Training at Immanuel

Officer Straus from the MPPD has agreed to hold a self-defense training on August 2 at 6pm in our Fellowship Hall.

*This class will only be available for the first 20 people who sign up.

Please email Andrea to reserve your space.



Events

- Search Events
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- Notifications

Create new event

Your Upcoming Events

[See All](#)

Friday at 6 PM
 See You Next Tuesday |
 September 2 at The Sky Room

Saturday at 4 PM
 End of Summerfest Gathering
 and Clare Fireworks!

Sunday at 1 PM – 3 PM
 Jeane and Nicolas Wedding
 Reception (and Vow Renewal)

Recommended Events

[See All](#)

Saturday at 8 PM – 11 PM
 Kid Rock

Tomorrow at 5:30 PM
 Taste of Bucks Run

Sep 3 at 10 AM – Sep 4 at 4 PM
 Trufant Jubilee - Craft Show



FRIDAY, SEPTEMBER 9, 2022 AT 6 PM – 9 PM

Dinner and a Movie

Weidman Church of the Nazarene

- Interested
- Going
- Invite
-
-

Details

- 1 person responded
- Event by Weidman Church of the Nazarene
- Weidman Church of the Nazarene
- Duration: 3 hr
- Public · Anyone on or off Facebook

Don't miss out on our free dinner and movie night. Come and enjoy a Baked Potato buffet, and stay for the hilarious movie Selfie Dad from comedian Michael Junior.

Comedy





Events

Search Events

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Your Events

Birthdays

Notifications

Create new event

Your Upcoming Events

[See All](#)

Saturday at 5 PM – 11 PM

15th Annual Chuck VanDenburg Memorial Fish Fry!



Recommended Events

[See All](#)

Tomorrow at 4 PM – 1 AM

The B.O.B.'s Grand Reopening!

Today at 6:30 PM – 11 PM

Dayseeker at Elevation - Grand



9

SATURDAY, JULY 9, 2022 AT 7 PM – 10 PM

Weidman days fireworks and concert

Weidman Church of the Nazarene

[About](#)

[Discussion](#)

Details

238 people responded

Event by Weidman Church of the Nazarene

Weidman Church of the Nazarene





13

■ Duration: 3 hr

Public · Anyone on or off Facebook

Come and join us for free popcorn, free snowcones, and a free rock and roll show put on by Matt Moore. Then stay for the Weidman Days Fireworks at dusk. This is a family friendly e... [See more](#)

Weidman Church of the Nazarene

3011 N School Rd., Weidman



052

16

FRIDAY, JUNE 16, 2017 AT 7:30 PM - 10 PM

Community Movie Night (featuring Tangled)

Maranatha Baptist Church

About Discussion

Details

- 43 people responded
- Event by Maranatha Baptist Church
- Maranatha Baptist Church
- Duration: 2 hr 30 min
- Public · Anyone on or off Facebook

Join us for a family-friendly screening of "Tangled" at Maranatha Baptist Church. Bring yourselves, your families, something to sit on, and let us take care of the rest!

The movie will be projected on our 16-foot screen on the lawn. Make sure to come hungry as hot dogs, drinks, and popcorn will all be provided. This is a community event, so let all of your friends and family know that they are welcome. See you there! See less

Community Movie Night
Friday, June 16th
7:30pm



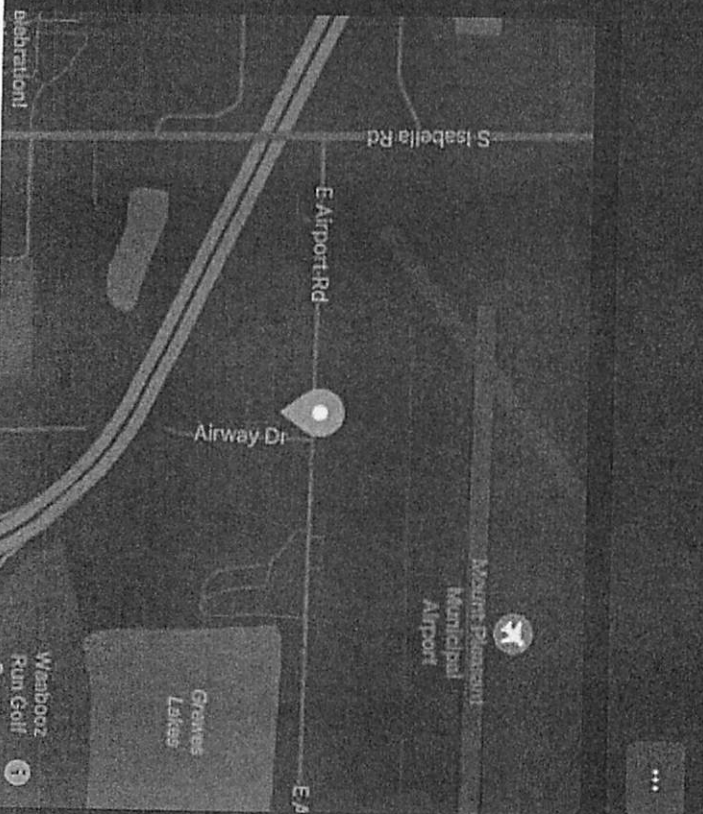
MARANATHA
BAPTIST CHURCH
presents

Tangled

5282 East Airport Road
Mt. Pleasant, MI 48855
Access the street from the airport



Bring a chair or 1
Hot dogs, popcorn
and drinks provided



You are invited to The Holiday Snack Buffet

- The holidays are a real challenge for all of us. There's all that shopping, getting the family members together, the wrapping of gifts, and much more.
- Then there's the **SNACKS**. All those cookies and fudge that are calling your name. Wouldn't you like to be able to put out snacks that are quilt friendly and won't raise your blood sugar

6

THURSDAY, DECEMBER 6, 2018 AT 6:30 PM - 8 PM

Your Healthy Connections - The Holiday Snack Buffet

Mt. Pleasant SDA Church

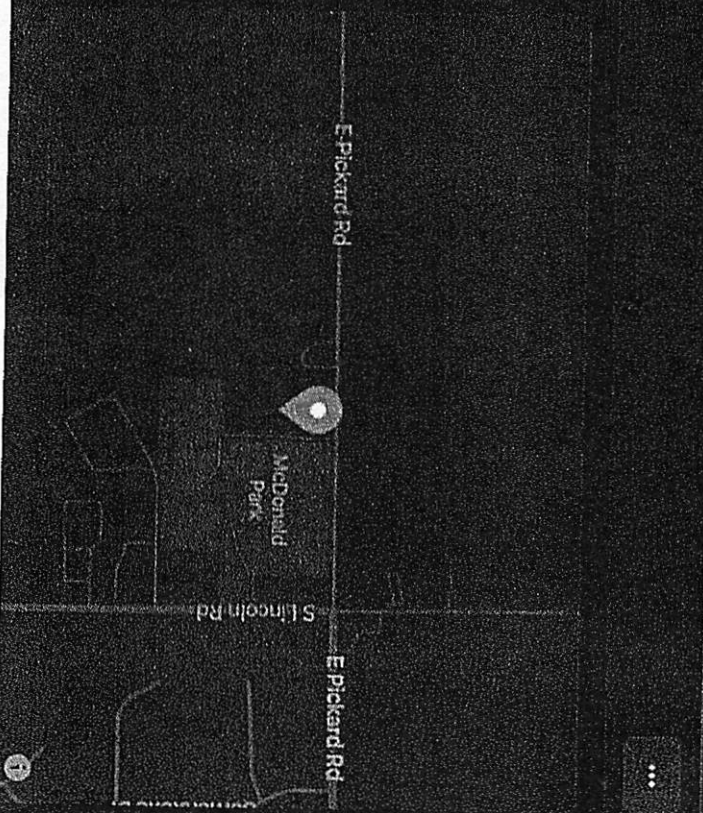
About Discussion

Details

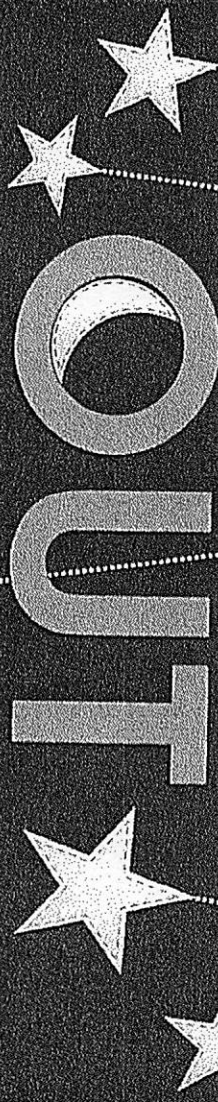
- 9 people responded
- Event by Mt. Pleasant SDA Church
- Mt. Pleasant SDA Church
- Duration: 1 hr 30 min
- Public - Anyone on or off Facebook

Join us for December's health class where we hope to help you navigate the holidays with healthier, yet still delicious, snack options. As always there will be samples, handouts, and free admission. Plus this month there will be demonstrations. See less

Health & medical



PARENT'S NIGHT



February 14

Theme: Valentine Day

5:30*-8:30 p.m.

*Drop-off any time

Please RSVP to Jennifer Lane by February 10 • 989-773-6934 or jlane201@gmail.com

Drop the kids off at main entrance

Enjoy a great date night!

For infants-6th Grade

Snack will be provided

Bring dinner!

14

FRIDAY, FEBRUARY 14, 2020 AT 5:30 PM – 8:30 PM

Parent's Night Out

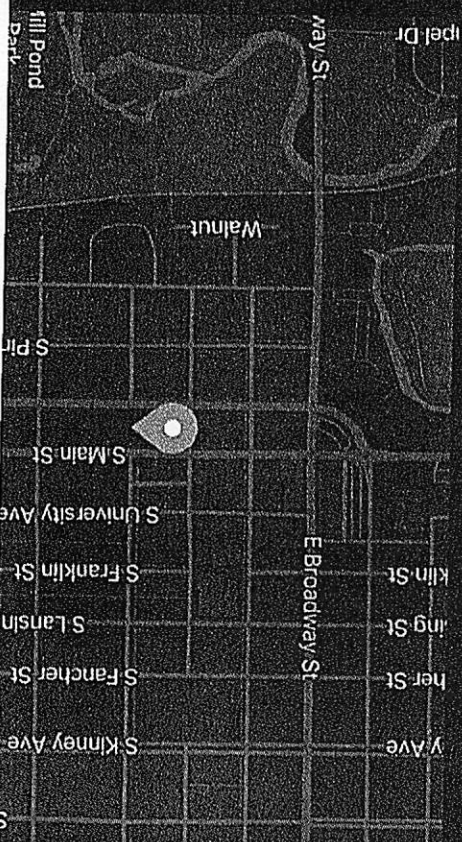
First United Methodist Church of Mt. Pleasant, MI 48858

About Discussion

Details

- 19 people responded
- Event by First United Methodist Church of Mt. Pleasant, MI 48858
- First United Methodist Church of Mt. Pleasant, MI 48858
- Duration: 3 hr
- Public - Anyone on or off Facebook

Parents would you like a night out without the hassle of finding a babysitter? Now you can!





Monday, September 5, 2022

Mount Pleasant Toastmasters Club



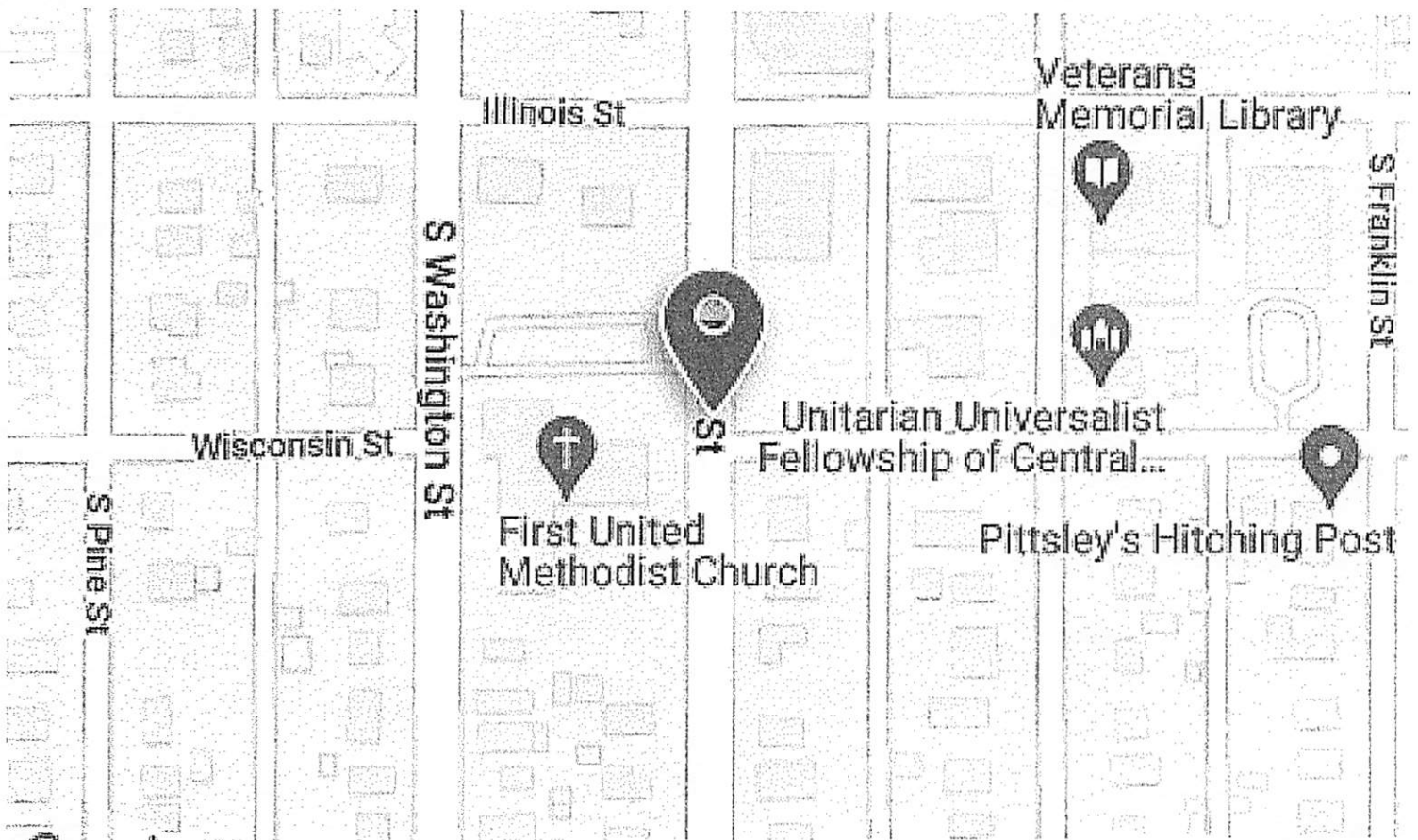
Hosted By
shan and 2 others

Monday, September 5, 2022 at 7:00 PM to Monday, September 5, 2022 at 8:30 PM EDT
Every 1st Monday of the month

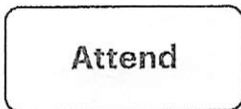
First United Methodist Church
400 S. Main St. · Mount Pleasant, MI

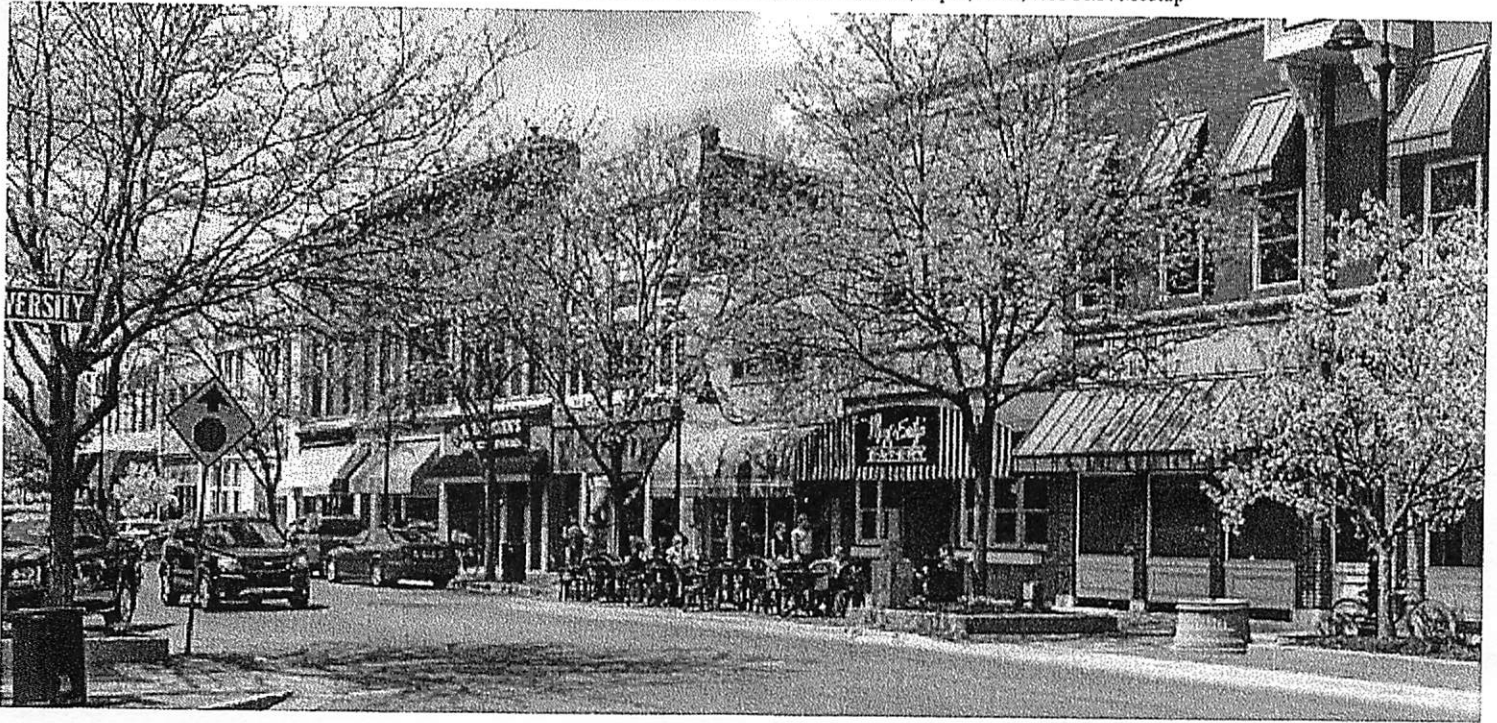


Toastmasters Mid Eastern Michigan speaking leadership
Public group



FREE





Details

Welcome to the Mount Pleasant Toastmaster Club meetings. This club is open and everyone is welcome!

Are you interested in having fun, developing your communication & leadership skills, learning effective evaluations, interviewing skills, and how to emcee a meeting, while making new supportive friends? Then come to our meeting!

We usually have about 12 people at our meetings. Looking forward to seeing you there! We are a diverse, intelligent and friendly group of people.

We will have 2 to 4 prepared speeches, showcase some of our (kind, encouraging and gentle) evaluations of the speeches to give the speakers insight to improve to the next-level of their development, and some opportunities for people to have impromptu speaking fun. There will also be a chance for Q & A during the meeting and some interesting workshops, such as developing your Interviewing Skills too. Have fun making new friendships with encouraging and supportive people! You can be part of this fun club!

There is success at Toastmasters! People try new things and everyone wins. It is an encouraging atmosphere of supportive people. When you join Toastmasters - you receive a Mentor and you may want to Mentor other people too.

We start our meetings at 7:00-8:30 pm, on the 1st and 3rd Mondays of the month. We meet at the church at 400 South Main Street, Mt. Pleasant, MI (we are not affiliated with the church).

25

FRIDAY, FEBRUARY 25, 2022 AT 8 PM - 10 PM

Open Mic Night

The Wesley Foundation at CMU

About

Discussion

Details

3 people responded

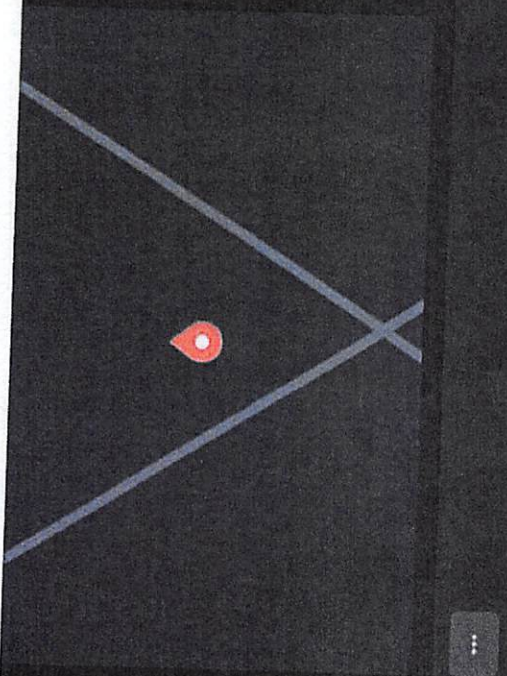
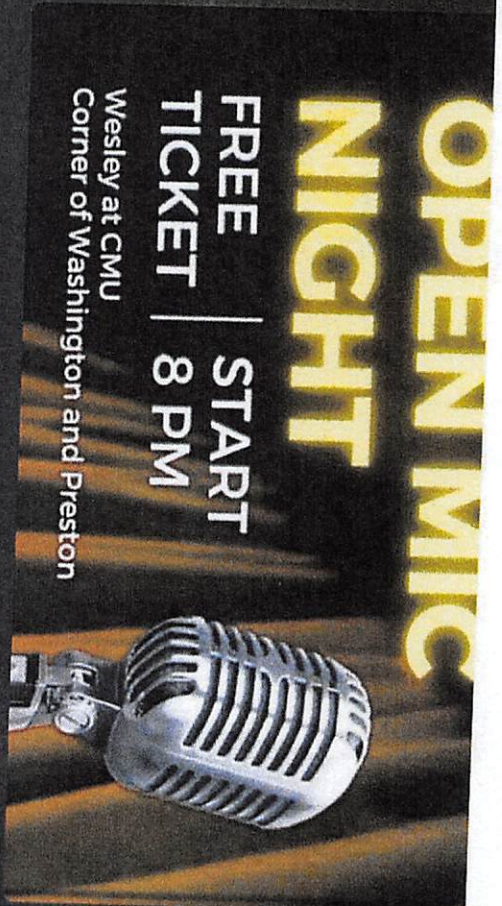
Event by Wesley at CMU

The Wesley Foundation at CMU

Duration: 2 hr

Public · Anyone on or off Facebook

Join us on Friday, Feb 25th from 8 - 10 PM for a night of incredible talent! Anything from singing and dancing to musical instruments and comedy is welcome. Contact Marie@cruwes.org... See more



PIZZA & PAINT

When: November 12th

Time: 6:00 - 9:00 PM

Where: FBC Gym

Who: Ladies & Young Ladies

(over the age of 12)

Cost: \$20 (includes painting & dinner)

12

FRIDAY, NOVEMBER 12, 2021 AT 6 PM - 9 PM

Pizza & Paint

First Baptist Church, Mount Pleasant, Michigan

About Discussion

Details

6 people responded

Event by First Baptist Church, Mount Pleasant, Michigan

First Baptist Church, Mount Pleasant, Michigan

Duration: 3 hr

Public - Anyone on or off Facebook

Join us for our Pizza and Paint event on November 12th @ 6:00 PM. Amber Yeagley will be leading us in painting a fun fall themed masterpiece!

Dinner and dessert will be provided!

It is \$20 per person to cover food and supply costs.

Due to the nature of the event, there is only space for 40 painters in the gym. Those who are signed up beyond the 40 painters will be initially put on a waiting list should spaces be available. There will be a sign up sheet in the church lobby, or you can email the church at info@firstbaptist.co

We hope to see you there! See less



First Baptist Church, Mount Pleasant, Michigan
1802 E High St, Mount Pleasant

We're a people who love Jesus, who believe the Bible is the Word of God and desire to worship and serve the living God.

22

0:03 / 0:38

FRIDAY, MARCH 22, 2019 AT 9 AM - 4 PM

Life Line Screening - Mount Pleasant, MI

First Presbyterian Church, Mt. Pleasant MI

About Discussion

Details

Event by Life Line Screening Community Circle and First Presbyterian Church, Mt. Pleasant MI

First Presbyterian Church, Mt. Pleasant MI

Duration: 7 hr

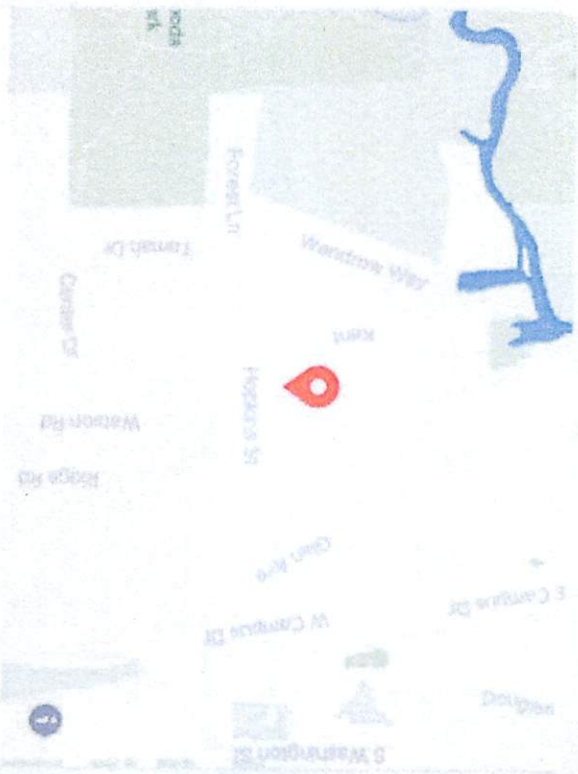
Public · Anyone on or off Facebook

Life Line Screening is the world's leading provider of preventive health screenings.

AND WE ARE COMING TO YOUR NEIGHBORHOOD FOR ONE DAY!

The screenings offer a 5 test package to thoroughly check you for risk of stroke, cardiovascular disease and other chronic conditions.

The combination of these test help detect problems - before you



First Presbyterian Church, Mt. Pleasant MI

1250 Watson Rd, Mount Pleasant



First Presbyterian Church Mt. Pleasant, Michigan

Service Time
Sunday 10:30 am



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- RESOURCES
- LOCATION
- MISSION WORK
- VIDEOS

churchoffice@fpcmp.org

Today August 2022

Print Week Month Agenda

Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 9:30am Bible Study 10:30am Worship Ser	Aug 1 10am Staff Meeting 9am Tuesday Mornin	2 10am Infant Pantry 10am PW Meeting 11:30am Lydia Circle 7pm Alcoholics Anon 7pm Choir	3 9:15am MMI-Fellowshi	4 9:15am MMI-Fellowshi	5 9:15am MMI-Fellowshi	6 9am Sea Cadets
7 9:30am Bible Study 9:30am Confirmation 10:30am Communion 5pm OSJP Meeting	8 10am Staff Meeting 12pm Finance Commr 9am Tuesday Mornin 6pm Deacons Meetin 7pm Worship and Mi	9 7:30am Men's Prayer 12:15pm House and 7pm Alcoholics Anon 5:15pm DSFT 7pm Choir	10 9:15am MMI-Fellowshi	11 9:15am MMI-Fellowshi	12 9am Sea Cadets	13
14 9:30am Bible Study 10:30am Worship Ser	15 10am Staff Meeting 7pm AA Meeting 9am Tuesday	16 9am Tuesday	17 9am Tuesday	18 9am Tuesday	19 9am Tuesday	20
21 9:30am Bible Study 9:30am Confirmation 10:30am Worship Ser 7pm Session Meetin	22 10am Staff Meeting 7pm AA Meeting 9am Tuesday	23 9am Tuesday	24 9am Tuesday	25 9am Tuesday	26 9am Tuesday	27 Sea Cadets
28 9:30am Bible Study	29 7am AA Meeting	30 9am Tuesday	31 9am Tuesday	Sep 1	2	3

Alcoholics Anonymous

When Wed, August 31, 7pm – 8pm
Where Youth Lounge (map)
Description This is a weekly meeting for those struggling with substance abuse.
[more details»](#) [copy to my calendar»](#)

Sea Cadets

Church

Food Truck Wednesday
July: 10, 17, 24, 31

5 - 7 pm

1250 Watson Road
Mt. Pleasant

989.773.9609



Local Food Trucks

**No plans for dinner?
No worries!
Come and shop local
food truck vendors at
FPCI!**

**Children are welcome to
burn off summer energy
and play on our
playground.
Bathroom facilities are
available in the church.**

10

WEDNESDAY, JULY 10, 2019 AT 5 PM - 7 PM

Food Truck Wednesday!

First Presbyterian Church, Mt. Pleasant MI

About Discussion

Details





First Presbyterian Church Mt. Pleasant, Michigan

Service Time
Sunday 10:30 am



Search

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[MISSION WORK](#)

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SCRIBD

Millions of books, audiobooks, magazines, documents, sheet music, and more for free.

Building Use Form and Price List

FIRST PRESBYTERIAN CHURCH
1250 Watson Road
Mt. Pleasant, MI 48858
Ph: (989) 773-9609

APPLICATION FOR USE OF CHURCH FACILITIES and/or EQUIPMENT

(Please Print)

MEETING DATE _____

TIME: _____

Ownership of church (see scribd form)



First Presbyterian Church Mt. Pleasant, Michigan

Service Time
Sunday 10:30 am



Search

- HOME
- WHO WE ARE
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Building Use Form and Price List

S SCRIBD Millions of books, audiobooks, magazines, documents, sheet music, and more for free.

ROOM USE FEES

- ❖ Witherspoon Room including kitchen \$20.00
 - ❖ Sanctuary (non-wedding events) \$25.00
 - ❖ Witherspoon Room and Sanctuary \$40.00
 - ❖ Fellowship Hall and Sanctuary \$50.00
- \$30.00/After Business Hours
- \$50.00/After Business Hours
- \$75.00/After Business Hours



First Presbyterian Church Mt. Pleasant, Michigan

Service Time
Sunday 10:30 am



065

Search

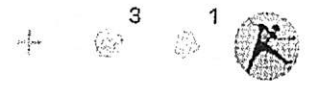
- HOME
- WHO WE ARE
- MINISTRIES
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- LOCATION
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- VIDEOS

Building Use Form and Price List

3 SCRIBD Millions of books, audiobooks, magazines, documents, sheet music, and more for free.

- ❖ Parlor including kitchen \$40.00
- ❖ One Class Room \$50.00/After Business Hours
- ❖ Each additional class rooms \$10.00
- ❖ \$20.00/After Business Hours
- ❖ \$10.00
- ❖ \$10.00/After Business Hours

Revised by House and Grounds Committee, September 2017



Events

Search Events

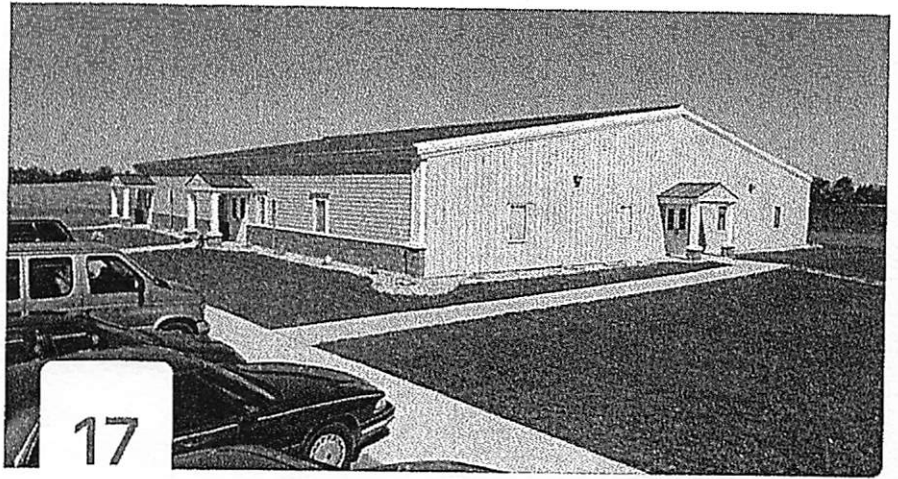
Home

Your Events

Birthdays

Notifications

Create new event



SATURDAY, SEPTEMBER 17, 2022 AT 2 PM – 5 PM

Family Fun Fest

New Life Church of Central Michigan

Interested Going Invite

Your Upcoming Events

See All

Friday at 6 PM
See You Next Tuesday |
September 2 at The Sky Room

Saturday at 4 PM
End of Summerfest Gathering
and Clare Fireworks!

Sunday at 1 PM – 3 PM
Jeane and Nicolas Wedding
Reception (and Vow Renewal)

Recommended Events

See All

Saturday at 8 PM – 11 PM
Kid Rock

Tomorrow at 5:30 PM
Taste of Bucks Run

Sep 3 at 10 AM – Sep 4 at 4 PM
Trufant Jubilee - Craft Show

Details

9 people responded



Event by New Life Church of Central Michigan

New Life Church of Central Michigan

Duration: 3 hr

Public · Anyone on or off Facebook

Come join us for some end of summer fun! There will be Doozies Ice Cream, bounce house, and live music. This is a free event and all are welcome!

Parties

Guests

2 GOING

7 INTERESTED



Go With Friends

See ...

066

30

SATURDAY, OCTOBER 30, 2021 AT 3 PM - 5 PM

Trunk or Treat

Victory

About Discussion

Details

86 people responded



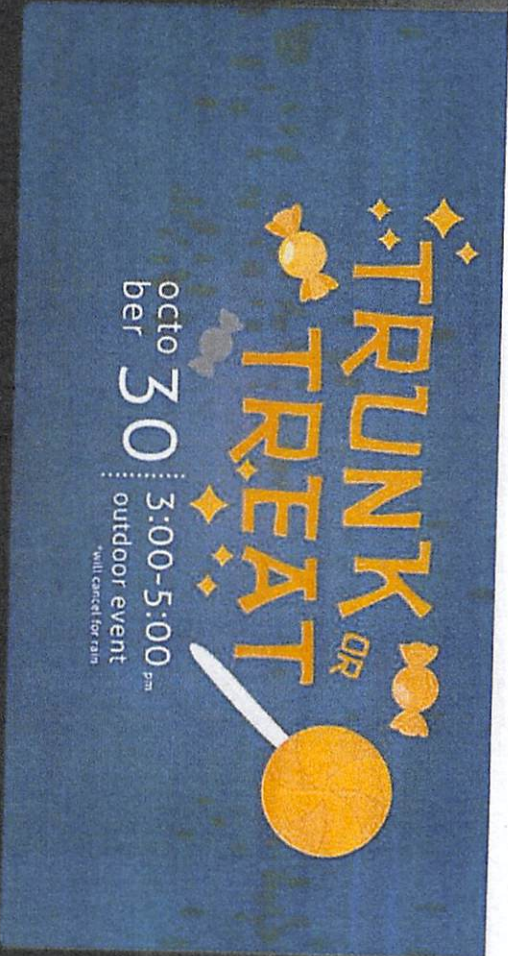
Event by Victory

Victory

Duration: 2 hr

Public · Anyone on or off Facebook

Bring out the kids for some Trunk or Treating! Will be cancelled for rain.



Guests

28 Went

58 INTERESTED

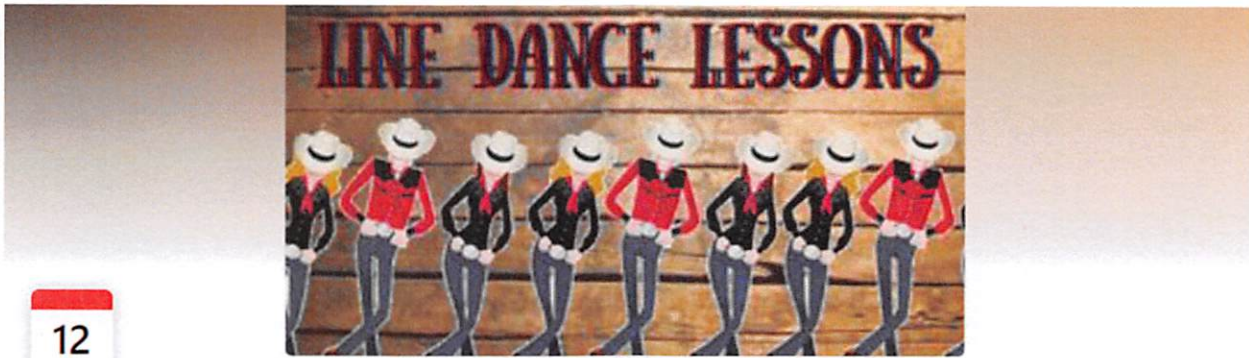
See All



Message Friends

Share to Groups

See all



12

MONDAY, SEPTEMBER 12, 2022 AT 5:30 PM - 6:30 PM

Free Beginner Line Dancing at the VFW

Mt. Pleasant VFW Post 3033

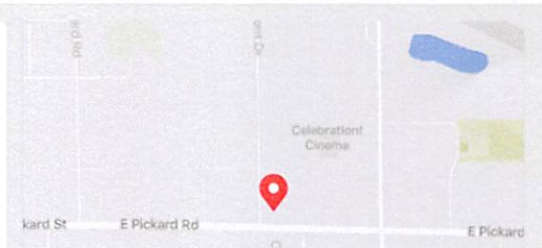
Mon, Aug 29 Mon, Sep 5 **Mon, Sep 12** Mon, Sep 19 +35

About Discussion

Interested Going Invite ...

Details

- 8 people responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Duration: 1 hr
- Public - Anyone on or off Facebook



27

SATURDAY, AUGUST 27, 2022 AT 4 PM

Tiki Bar Bash 2022

Mt. Pleasant VFW Post 3033

About Discussion

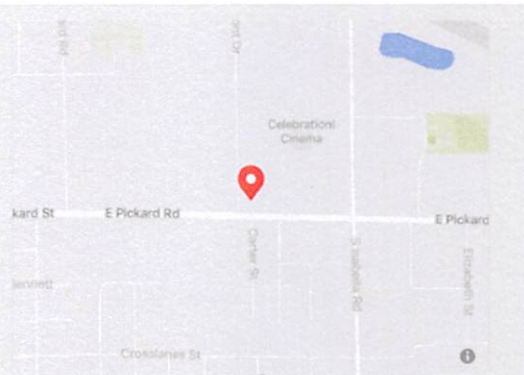
...

Details

- 100 people responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Public - Anyone on or off Facebook

Food served 4-6PM-live DJ music until close. Pulled pork, baked beans, roasted potatoes, corn and desert. Drinks can be purchased at the Canteen. Specialty slushy drinks for the ev... See more

Foods



Meet Your Host



Mt. Pleasant VFW Post 3033
4841 E Pickard St, Mount Pleasant
Veterans Organization

Guests

See All



15

SATURDAY, JANUARY 15, 2022 AT 7 PM

Free Salsa Dancing and Lessons

Mt. Pleasant VFW Post 3033

About Discussion

Details

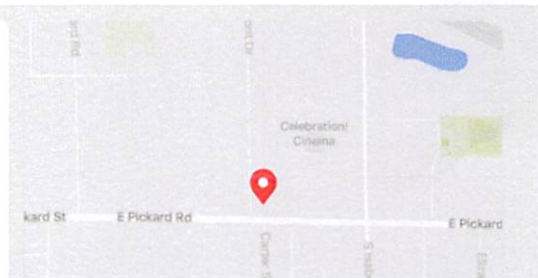
24 people responded

Event by Mt. Pleasant VFW Post 3033

Mt. Pleasant VFW Post 3033

Public - Anyone on or off Facebook

Join us on the third Saturday starting January 15th for FREE Salsa Dancing and Lessons. 7PM-9PM, open to the public, drinks can be purchased from the Canteen.



31

FRIDAY, DECEMBER 31, 2021 AT 7 PM

New Year's Eve Party

Mt. Pleasant VFW Post 3033

About Discussion

Details

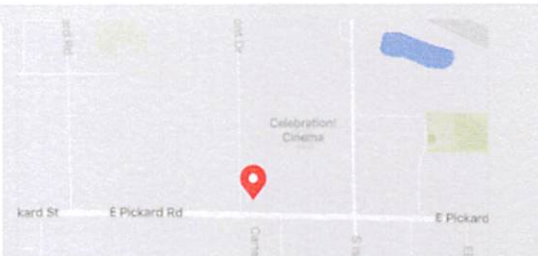
14 people responded

Event by Mt. Pleasant VFW Post 3033

Mt. Pleasant VFW Post 3033

Public - Anyone on or off Facebook

Join us on December 31st 2021, starting at 7PM for music, snacks and a Pajama Party! How often do adults get to go out in Pajamas? Let's ring in the New Year in style!





12

SATURDAY, FEBRUARY 12, 2022 AT 5 PM - 7 PM

Valentine's Dinner

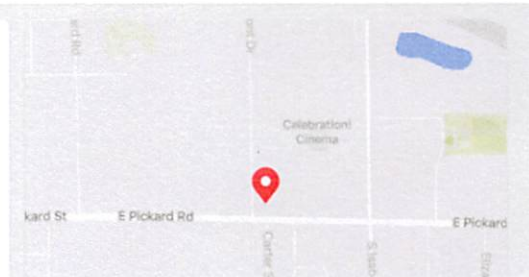
Mt. Pleasant VFW Post 3033

About Discussion

Details

- 56 people responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Duration: 2 hr
- Public - Anyone on or off Facebook

Join us on



17

THURSDAY, MARCH 17, 2022 AT 4:30 PM - 7 PM

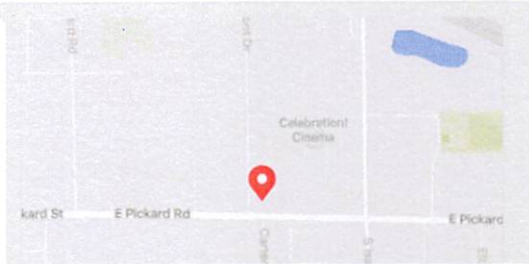
St. Patrick's Day Dinner

Mt. Pleasant VFW Post 3033

About Discussion

Details

- 34 people responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Duration: 2 hr 30 min
- Public - Anyone on or off Facebook





YELLOWSTONE

GO BACK TO THE TRAIN STATION
DON'T MAKE US
ON YOU
Beth Dutton

**Attention Yellowstone Fans!!
Season 4 Premier Watch Party**

7

SUNDAY, NOVEMBER 7, 2021 AT 7 PM

Yellowstone Season 4 Watch Party

Mt. Pleasant VFW Post 3033

About Discussion

Details

- 16 people responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Public - Anyone on or off Facebook

Join us for food, fun and drinks while watching the Yellowstone season 4 premier. Haven't see Yellowstone and want to be part of the fun? Start binge watching season 1-3.




**Horseshoes at the VFW
Starting Monday May 13
2019
Start time 6pm!!!!!!**

3

MONDAY, JUNE 3, 2019 AT 3 PM - 6 PM

Horseshoes

Mt. Pleasant VFW Post 3033

May 20, 2019 May 27, 2019 Jun 3, 2019 +1

About Discussion

Details

- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Duration: 3 hr
- Public - Anyone on or off Facebook

Horseshoes every Monday beginning May 13



1. Every Thursday Starting Jan 17, 2019 @ 7pm.
2. Runs 14 weeks need not be here every week.
3. 100% payout to players.
4. Random draw for teams.
5. Cost \$5 per player.



THURSDAY

THURSDAY, APRIL 11, 2019 AT 7 PM - 10 PM

Corn hole Thursday

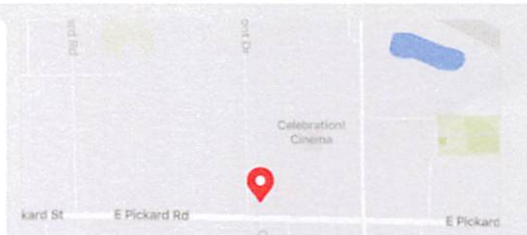
Mt. Pleasant VFW Post 3033

Mar 28, 2019 Apr 4, 2019 **Apr 11, 2019** +10

About Discussion

Details

- 1 person responded
- Event by Mt. Pleasant VFW Post 3033
- Mt. Pleasant VFW Post 3033
- Duration: 3 hr
- Public - Anyone on or off Facebook





Feedback

HOLIDAY INN & SUITES MOUNT PLEASANT

Mount Pleasant Meeting & Event Venue

Our Chippewa Ballrooms have plenty of space (up to 200 people) for meetings, training, holiday parties, or weddings. With floating air walls great for break away groups, to our full bar service for parties and weddings. We can accommodate them all!

[Request a Quote](#)

BLOCK LINDA
5106 BUD ST
MOUNT PLEASANT MI 48858-000

KENNEY JAMES C ET AL
1200 QUEENSWAY
WEIDMAN MI 48893

ZEITER MARTHA JO
890 HIAWATHA DR
MOUNT PLEASANT MI 48858

CAMPBELL RONALD & JODI
5048 BUD ST
MOUNT PLEASANT MI 48858-000

KLOECKNER LORI
1774 AIRWAY DR
MOUNT PLEASANT MI 48858-000

STRAUS MICHELLE
1722 AIRWAY DR
MOUNT PLEASANT MI 48858-000

CHARTER TOWNSHIP OF UNIO
2010 S LINCOLN RD
MT PLEASANT MI 48858-0000

LAW INVESTMENT PROPERTY H
1669 S ISABELLA RD
MOUNT PLEASANT MI 48858

TAYLOR EVELYN
1830 AIRWAY DR
MOUNT PLEASANT MI 48858-000

DELONG WILLIAM C & BARBAR
1864 AIRWAY DR
MOUNT PLEASANT MI 48858

MASON MITCHELL
1820 AIRWAY DR
MOUNT PLEASANT MI 48858

TOLAS LAND DEVELOPMENT I
306 E BROADWAY ST, STE #1
MOUNT PLEASANT MI 48858

GILL TONY
1390 S WINN RD
MOUNT PLEASANT MI 48858

STOHLMAN TREY A
1820 AIRWAY DR
MOUNT PLEASANT MI 48858-000

WEGNER JAMES FRANKLIN
1840 AIRWAY DR
MOUNT PLEASANT MI 48858-000

GROSS THOMAS R & MARYLYN
PO BOX 545
MOUNT PLEASANT MI 48804-054

MCGILL TIFFINY
5072 BUD ST
MOUNT PLEASANT MI 48858-000

WYSONG TODD D
9505 S GRANT AVE
CLARE MI 48617

HUBER RONALD
214 WELLINGTON AVE
BUFFALO NY 14223

NEFF HEATHER M & ROBERTS J
1758 AIRWAY DR
MOUNT PLEASANT MI 48858-000

ZEITER MARTHA J
1929 S ISABELLA RD
MOUNT PLEASANT MI 48858

JACK LOEKS
2121 CELEBRATION DR NE
GRAND RAPIDS MI 49525-9579

PARTIE PROPERTIES LLC
5730 CARRIAGE LANE
MOUNT PLEASANT MI 48858

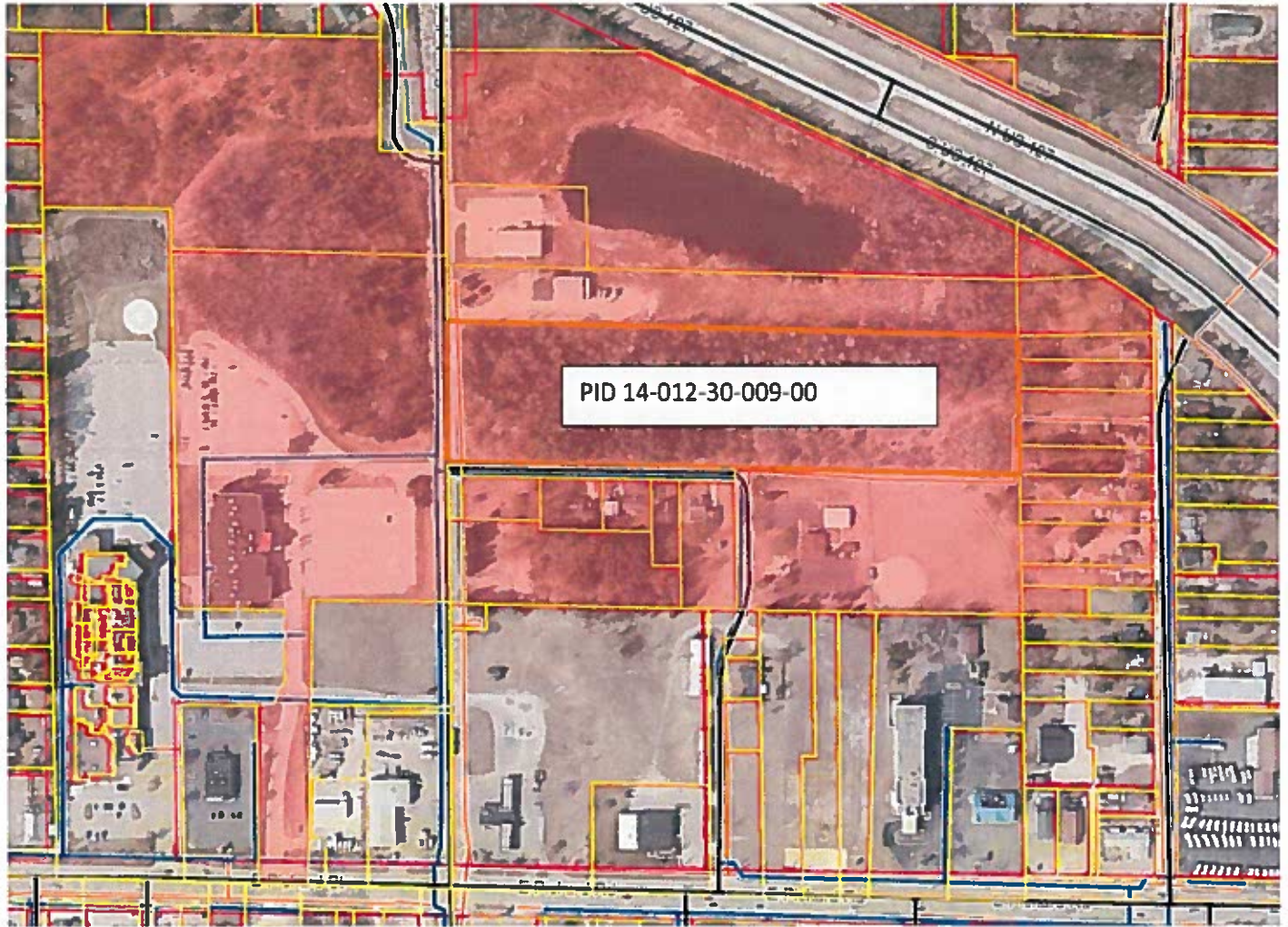
ZEITER MARTHA J
1929 S ISABELLA RD
MOUNT PLEASANT MI 48858

JACK LOEKS THEATRES INC
2121 CELEBRATION DR NE
GRAND RAPIDS MI 48525-9579

PARTIE SR BRIAN J
5730 CARRIAGE LN
MOUNT PLEASANT MI 48858-000

JERRY TAMATHA C
1792 AIRWAY DR
MOUNT PLEASANT MI 48858-000

RHM VETERNIARY LLC
1625 E DEERFIELD ROAD
MOUNT PLEASANT MI 48858-



The subject parcel that the applicant is seeking an interpretation of uses for is labeled as PID 14-012-30-009-00. The other parcels that are highlighted in **RED** are parcels that are within 300-feet of the subject parcel. Property owners of these parcels have been sent a notice by mail of the public hearing for the interpretation.

CHARTER TOWNSHIP OF UNION

Scheduled Meetings for 2023



BOARD OF TRUSTEES: *(Second and Fourth Wednesday of each Month)*

January 11	April 5 <i>(Joint Meeting)</i>	June 28	September 27
January 25	April 12	July 12	October 11
February 8	April 26	July 26	October 25
February 22	May 10	August 9	November 8
March 8	May 24	August 23	November 29
March 22	June 14	September 13	December 13

BOARD OF REVIEW:

EDA Board *(Third Tuesday of each Month)* All meetings begin at 4:30p.m.

January 17	April 18	July 25 <i>Informational</i>	September 19
February 21	May 16	August 15 <i>Informational</i>	October 17
March 21	June 20	**regular meeting to follow	November 21
April 5 <i>(Joint Meeting)</i>	July 18	August 15	December 19

PLANNING COMMISSION: *(Third Tuesday of each Month)*

**Sidewalks and Pathways Prioritization Committee invited to January 17th meeting*

January 17*	April 18	August 15	December 19
February 21	May 16	September 19	
March 21	June 20	October 17	
April 5 <i>(Joint Meeting)</i>	July 18	November 21	

ZONING BOARD OF APPEALS: *(First Wednesday of each Month)*

January 4	April 5 <i>(Joint Meeting)</i>	July 5	October 4
February 1	May 3	August 2	November 1
March 1	June 7	September 6	December 6

JOINT MEETING DATE: *(Board of Trustees, ZBA, Planning Commission, and EDA) Date April 5 7:00pm*

All the above meetings are to be held at the Union Township Hall, 2010 S. Lincoln Road. All meetings except for the Board of Review and EDA start at 7:00 p.m. Minutes and Agendas may be obtained at the Township Hall, during regular business hours. Phone 989-772-4600