

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on ~~November~~ December ~~15~~ 20, 2022, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at ~~7:04~~ 7:00 p.m.

Roll Call

Present:

Albrecht, Gross, LaBelle, Lapp, Squatrito, Thering and Williams

Excused:

Buckley and Shingles

Others Present

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

Approval of Agenda

Williams moved **Gross** supported to approve the agenda as presented. **Vote: Ayes: 7. Nays: 0.**
Motion Carried

Approval of Minutes

Gross moved **Lapp** supported to approve the regular meeting minutes from November 15, 2022. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – gave an update on the Board of Trustees approved budget.
- B. ZBA updates by Buckley – No updates were given.
- C. Sidewalks and Pathway Prioritization Committee by Shingles – No updates were given. Nanney reminded the Commissioners that the Sidewalk and Pathway Prioritization Committee members will be invited to the January 17th Planning Commission Meeting.

Public Comment

Open 7:13 p.m.

No comments were offered.

Closed 7:13 p.m.

New Business

None

Other Business

- A. **PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion – Updated Final Site Plan Application**

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

Nanney gave an introduction of the PREZ22-19 Updated Final Site Plan Application for Prestige Centre located at 5785 E. Broadway Road. Nanney recommended approving the final site plan with conditions that the applicant revise the proposed sidewalk, the trash enclosure, modify the landscape plan to satisfy the minimum standards and complete the required land combination.

Applicant, Justin Lonstreth from Moore & Bruggink, Inc., confirmed that they had no concerns with adjusting the landscaping and sidewalk details to satisfy the conditions recommended by staff, and that the owners would complete the land combination prior to a building permit. He was available for questions. Deliberation by the Commissioners.

LaBelle moved **Lapp** supported to approve the PSPR 22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the site plan can comply with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following findings and conditions:

1. Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
2. Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
3. The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
4. The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.

Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Squatrito, Thering, and Williams. Nays: 0. Motion carried.

B. PTXT22-01 Zoning Ordinance Text Amendments – Punch List #2

- a. Introduction by Staff
- b. Public hearing
- c. Questions from the Commissioners

- d. Commission deliberation and action (recommend to the Board of Trustees for approval or approval with additional changes, or postpone action)

Nanney introduced the PTXT22-01 Zoning Ordinance Text Amendments Punch List #2 for the purpose of correcting errors and regulatory conflicts, gaps in allowable uses, update Planned Unit Development and to consolidate all Zoning Board of Appeals-related provisions into one section. He also summarized the additional proposed amendments to update the definition of “religious institutions” and to add “Theaters, Concert Halls, and Other Places of Public Assembly” as a principal permitted use in the B-7 zoning district.

Public Hearing

Open: 7:55 p.m.

No public comments were offered during the hearing. One written comment was received by staff via email a few hours before the hearing and was distributed to the commissioners.

Closed: 8:02 p.m.

Discussion of revisions to the “religious institutions” definition, the expansion of protections for nonconforming single-family dwellings, and whether or not the Planning Commission should be able to require a market study or mandate that a mix of housing types be included as part of a planned unit development (PUD) proposal. Deliberation by the Commissioners.

Williams moved **Gross** supported to recommend to the Township Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted with the Additional Proposed Amendments to Sections 2 and 3 and the following additional changes to eliminate subsections “e.” and “g.” from Section 3.19.C.1.

Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Squatrito, Thering, and Williams. Nays: 0. Motion carried.

C. Proposal resolution to participate in the State’s Redevelopment Ready Communities Program

- a. Introduction by Staff
- b. Commission review of the proposed resolution of intent
- c. Commission deliberation and action (recommend to the Board of Trustees for approval, or for approval with additional changes, or postpone action)

Nanney introduced the Michigan Economic Development Corporation’s updated statewide Redevelopment Ready Communities Program and proposed that the Commissioners recommend to the Board of Trustees that the proposed resolution of intent be adopted.

Discussion by the Commissioners.

Williams moved **Thering** supported the Township’s participation in the Michigan Economic Development Corporation’s updated statewide Redevelopment Ready Communities Program

and pursuit of a Redevelopment Ready Communities certification, and to recommend to the Board of Trustees that the proposed resolution of intent be adopted. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Squattrito, Thering, and Williams. Nays: 0. Motion carried**

Extended Public Comments

Open: 8:50 p.m.
No comments were offered.
Closed 8:50 p.m.

Final Board Comment

Squattrito – Reminded those commissioners that have expiring term coming up to consider submitting a Board Application soon for reappointment.
Thering – gave additional updates to the changes in the Fee Schedule for the 2023 Budget.
LaBelle – Commented on the number of great things that are in the Zoning Ordinance and expressed his appreciation. Also commented that the Redevelopment Ready Program would be a great asset to assess redevelopment and hopes to see the flexibility and amenability that we could offer.
Squattrito – Commented on the upcoming year’s Master Plan review.

Adjournment – Chairman Squattrito adjourned the meeting at 9:01 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary
Tera Albrecht – Vice Secretary