



**Planning Commission  
Regular Meeting  
April 18, 2023  
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - March 21, 2023 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
  - A. Thering updates from Board of Trustees
  - B. Buckley updates from ZBA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
  - A. PMINORSR23-03 Request for Temporary Relief from Sidewalk Construction and Minor Site Plan approval – Garber Contracting Office Expansion, 2144 Independence Drive**
    - a. Introduction by staff
    - b. Updates from the applicant
    - c. Commission review of the request of temporary relief from sidewalk construction
    - d. Commission deliberation and action on the request of temporary relief from sidewalk construction (approval, denial, approval with conditions, or postpone action)
9. OTHER BUSINESS
  - A. Master Plan Update**
    - a. Introduction by staff
    - b. Planning Commission discussion of initial steps for the update
    - c. Planning Commission discussion of the tentative scope of the update

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

11. FINAL BOARD COMMENT

12. ADJOURNMENT

## Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “839 8031 3172” Password enter “240465”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “839 8031 3172” and the “#” sign at the “Meeting ID” prompt, and then enter “240465” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments for items on the agenda will be taken at the Public Comment and any issue not on the agenda will be taken at the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press \*9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

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

A regular meeting of the Charter Township of Union Planning Commission was held on March 21, 2023, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present:

Albrecht, Buckley, Gross, LaBelle, Lapp, McDonald, Shingles, Squattrito, and Thering

**Others Present**

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

**Approval of Agenda**

**Buckley** moved **Gross** supported to approve the agenda as presented. **Vote: Ayes: 9. Nays: 0. Motion Carried**

**Approval of Minutes**

**Gross** moved **LaBelle** supported to approve the regular meeting as presented. **Vote: Ayes: 9. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – gave an update on the Board of Trustees meeting held on March 8<sup>th</sup>.
- B. ZBA updates by Buckley – gave an update on the ZBA meeting held March 1<sup>st</sup>.

**Public Comment**

Open 7:10 p.m.

No comments were offered.

Closed 7:10 p.m.

**New Business**

**A. Election of Officers**

Chairman Squattrito opened and invited nominations for each officer position. After each nomination period was closed by the Chair, the following actions were taken:

**a. Chair**

**Buckley** moved **Thering** supported to appoint Commissioner Squattrito as Chair per the Planning Commission bylaws. **Roll Call Vote: Ayes: Albrecht, Buckley, Gross, LaBelle, Lapp, McDonald, Shingles, and Thering. Nays: 0. Abstained: Squattrito. Motion carried.**

**b. Vice-Chair**

**Shingles** moved **Gross** supported to appoint Commissioner Buckley as Vice Chair per the Planning Commission bylaws. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, McDonald, Shingles, Squattrito, and Thering. Nays: 0. Abstained: Buckley. Motion carried.**

c. Secretary

**Buckley** moved **Thering** supported to appoint Commissioner LaBelle as Secretary per the Planning Commission bylaws. **Roll Call Vote: Ayes: Albrecht, Buckley, Gross, Lapp, McDonald, Shingles, Squattrito, and Thering. Nays: 0. Abstained: LaBelle. Motion carried.**

d. Vice-Secretary

**Buckley** moved **Thering** supported to appoint Commissioner Albrecht as Vice Secretary per the Planning Commission bylaws. **Roll Call Vote: Ayes: Buckley, Gross, LaBelle, Lapp, McDonald, Shingles, Squattrito, and Thering. Nays: 0. Abstained: Albrecht. Motion carried.**

e. ZBA Representative

**LaBelle** moved **Gross** supported to reappoint Commissioner Buckley as the Planning Commission Liaison to the ZBA. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, McDonald, Shingles, Squattrito, and Thering. Nays: 0. Abstained: Buckley. Motion carried.**

**B. Master Plan Update - Discussion**

- a. Introduction by Staff
- b. What do we want our Township to look/feel/be like “over the horizon” in the future? (desired outcomes for the Township over the next 10-20 years)
  - i. Review the adopted Board of Trustees “Global Ends” policies.
  - ii. Exercise: *Imagine that it is ten years from today and you are flying over the Mt. Pleasant area, including the Township. What specifically will you have wanted to see accomplished or in place at the time as you look down over the community? How about after 20 years?*
- c. Discuss Planning Commission priorities – questions to consider:
  - i. What are the problems? What don’t we want to have happen, or what are we trying to make better?
  - ii. What are our desired outcomes for the Community? What specifically do we want to have happen?
  - iii. What are we missing?

Nanney introduced the Master Plan Update process and proposed that the Commissioners participate in an exercise as a group or individually with the Board of Trustees “Global Ends” policies in mind.

The Commissioners discussed the following questions as a group. A summary of commissioner comments on the following questions are included below in the bullet point lists:

**What do we want our Township to look/feel/be like “over the horizon” in the future (desired outcomes for the Township over the next 10-20 years)**

*Exercise: Imagine that it is ten years from today and you are flying over the Mt. Pleasant area, including the Township. What specifically will you have wanted to see accomplished or in place at the time as you look down over the community? How about after 20 years?*

- Wider, well-lit pathways
- Active biking and walking
- Safe lit areas for work and play
- Connecting pathways
- Recreational hiking and/or walking
- Focus highly on accessibility in the parks and trails
- Charging stations
- Relevant housing inventory
- Assuring that we have commercial and residential property that’s appealing to people moving here
- Explore renewable energy structures in residential areas
- An area for pop up events, retail, food trucks
- Take a consciousness look at the character of our industrial zoning. Help to open up opportunities for more advance manufacturing
- Examples from other communities of blended zoning that works well

**What are the problems? What don’t we want to have happen, or what are we trying to make better?**

- Re-evaluate the Township’s stance on new industries such as cannabis shops
- More practicable public transportation
- Telling developers that they cannot develop in a spot where there is no development

**What are our desired outcomes for the Community? What specifically do we want to have happen?**

- Remaining relevant and vibrant
- Position ourselves to be competitive in growth
- Provide more amenities to bring development in

**Extended Public Comments**

Open: 8:25 p.m.

No comments were offered

Closed 8:26 p.m.

**Final Board Comment**

No comments were offered

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:26 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*

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Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary

DRAFT

## 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	2/15/2026
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	Nivia	McDonald	2/15/2026
9	Jessica	Lapp	2/15/2026
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 -	Richard	Barz	12/31/2025
3 -	Liz	Presnell	12/31/2025
4 -	Brandon	LaBelle	12/31/2023
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2 (BOT Representative)	Jeff	Brown	11/20/2024
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Bryan	Neyer	12/31/2024
Alt #1	Randy	Golden	12/31/2024
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	12/31/2024
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	4/14/2027
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	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	12/31/2025
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2025
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	vacant seat		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	12/31/2025
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**  
**APPLICATION FOR SITE PLAN REVIEW**



Minor Site Plan       Preliminary Site Plan       Final Site Plan

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

Name of Proposed Development/Project		GARBER CONTRACTING OFFICE EXPANSION	
Common Description of Property & Address (if issued)		2144 INDEPENDENCE DR, MT. PLEASANT, MI	
Applicant's Name(s)		MARK GARBER	
Phone/Fax numbers	989-772-9154	Email	carri@garbercontracting.net
Address	2144 INDEPENDENCE DRIVE	City:	MT. PLEASANT      Zip: 48858

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-096-00-010-01	
Existing Zoning:	I-1	Land Acreage:	3.17	Existing Use(s):	CONSTRUCTION COMPANY
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: <u>CENTRAL MI SURVEYING &amp; DEV.</u> Phone: <u>989-775-0756</u> Email: <u>tbebee@cms-d.com</u> 2. Address: <u>2257 E. BROOMFIELD ROAD</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Contact Person: <u>TIMOTHY E BEBEE</u> Phone: <u>989-775-0756</u>
	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: <u>GAAR ENTERPRISES LLC</u> Phone: <u>989-772-9154</u> Address: <u>2144 INDEPENDENCE DRIVE</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Signature: <u><i>Mark Garber</i></u> Interest in Property: <u>owner</u> 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____	

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

*Mark Garber*  
 Signature of Applicant

Date

**Office Use Only**

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_

# CHARTER TOWNSHIP OF UNION

## SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

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

Name of business: GARBER CONTRACTING

Name of business owner(s): MARK GARBER

Street and mailing address: 2144 INDEPENDENCE DRIVE, MT. PLEASANT, MI

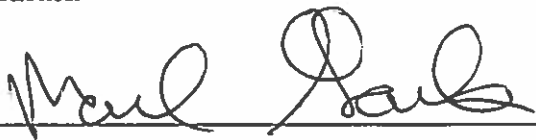
Telephone: 989-772-9154

Fax: \_\_\_\_\_

Email: carmi@garbercontracting.net

**I affirm that the information submitted is accurate.**

Owner(s) signature and date:



\_\_\_\_\_

Information compiled by:

SHANEE THAYER, OFFICE MANAGER

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT, CO. INC.

## Part 1: Management of Hazardous Substances and Polluting Materials

1. Y  N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? **If yes**, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y N Will the hazardous substances or polluting materials be reused or recycle on-site?
3. Y N Will any hazardous substances or polluting materials be stored on-site? **If yes**, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)

6. Y N Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). **If yes**, will the floor drain connect to: (circle one)
- a. on-site holding tank
  - b. on-site system
- The on-site system must be approved by the MDEQ.  
Contact: MDEQ Waste Management Division.  
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? **If yes**, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

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

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

COMMON NAME	CHEMICAL NAME (components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
N/A				
<p>_____ NONE</p>	<p><b>KEY:</b></p> <p>LQ = liquid</p> <p>P.LIQ = pressurized liquid</p> <p>S = solids</p> <p>G = gas</p> <p>PG = pressurized gas</p>			<p><b>KEY:</b></p> <p>AGT = above ground tank</p> <p>DM = drums</p> <p>UGT = underground tank</p> <p>CY = cylinders</p> <p>CM = metal cylinders</p> <p>CW = wooden or composition container</p> <p>TP = portable tank</p>

# PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

[Michigan.gov/EGLEpermits](http://Michigan.gov/EGLEpermits)

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

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

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



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



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

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



# MARK GARBER/GAAR ENTERPRISES, LLC

## PROPOSED BUILDING ADDITION

### 2134 INDEPENDENCE DRIVE, MT. PLEASANT, MICHIGAN

**CMS & D**  
 SURVEYING / ENGINEERING  
 2257 EAST BROOMFIELD ROAD  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com



**COVER SHEET**  
 MARK GARBER/GAAR ENTERPRISES, LLC  
 LOT 10 OF LINCOLN COMMERCIAL PARK  
 AND PART OF SECTION 21, T14 N.- R.04 W.  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

**SECTION 12.5 NONCONFORMING SITES:**

- ITEM C. THE PROPOSED SITE IMPROVEMENTS SHALL INCLUDE AT LEAST THREE (3) OF THE FOLLOWING, AS ACCEPTED BY THE PLANNING COMMISSION:
1. PRESERVATION OF NATURAL RESOURCES OF HISTORICAL SITE FEATURES.
  2. PEDESTRIAN ACCESS IMPROVEMENTS.
  3. VEHICULAR ACCESS AND CIRCULATION IMPROVEMENTS.
  4. BUILDING DESIGN OR EXTERIOR FACADE IMPROVEMENTS.
  5. OFF-STREET PARKING OR LOADING IMPROVEMENTS.
  6. LANDSCAPING IMPROVEMENTS.
  7. SCREENING AND BUFFERING IMPROVEMENTS.
  8. EXTERIOR LIGHTING IMPROVEMENTS.
  9. DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS.
  10. CLEAN UP OR RESTORATION OF BLIGHTED SITE, REMOVAL OF CONTAMINATED SOIL, OR SIMILAR ENVIRONMENTAL IMPROVEMENTS.

**ITEMS OF IMPROVEMENT FOR CONSIDERATION:**

- ITEM 2 A PEDESTRIAN WALKWAY IS BEING ADDED FROM THE EXISTING CONCRETE DRIVE/PARKING TO THE PROPOSED NEW OFFICE ADDITION. THIS WALKWAY WILL MEET ADA STANDARDS.
- ITEM 3 CURRENTLY THERE ARE NO ADA SPACES ON THE SITE. 1 SPACE WILL BE ADDED WITH A ADA WALKWAY TO THE NEW PROPOSED FRONT DOOR OF THE PROPOSED OFFICE ADDITION.
- ITEM 4 THE PROPOSED ADDITION WILL HAVE A STONE WAYNES COAT FROM THE GROUND UP TO APPROXIMATELY 42 INCHES. VERTICAL METAL SIDING WILL BE PLACED ABOVE THE WAYNE'S COAT AND A PITCHED SHINGLED ROOF WITH BE PLACED ON THE ADDITION. THE EXISTING METAL BUILDING WILL BE RE-PAINTED TO MATCH THE COLOR OF THE VERTICAL METAL SIDING.
- ITEM 8 THE EXISTING LIGHTING FIXTURE WILL EITHER HAVE DOWNSHIELDING ADDED OR WILL BE REPLACED TO BRING THEM INTO COMPLIANCE WITH THE CURRENT LIGHTING ORDINANCE.

**ZONED I-1 LIGHT INDUSTRIAL**

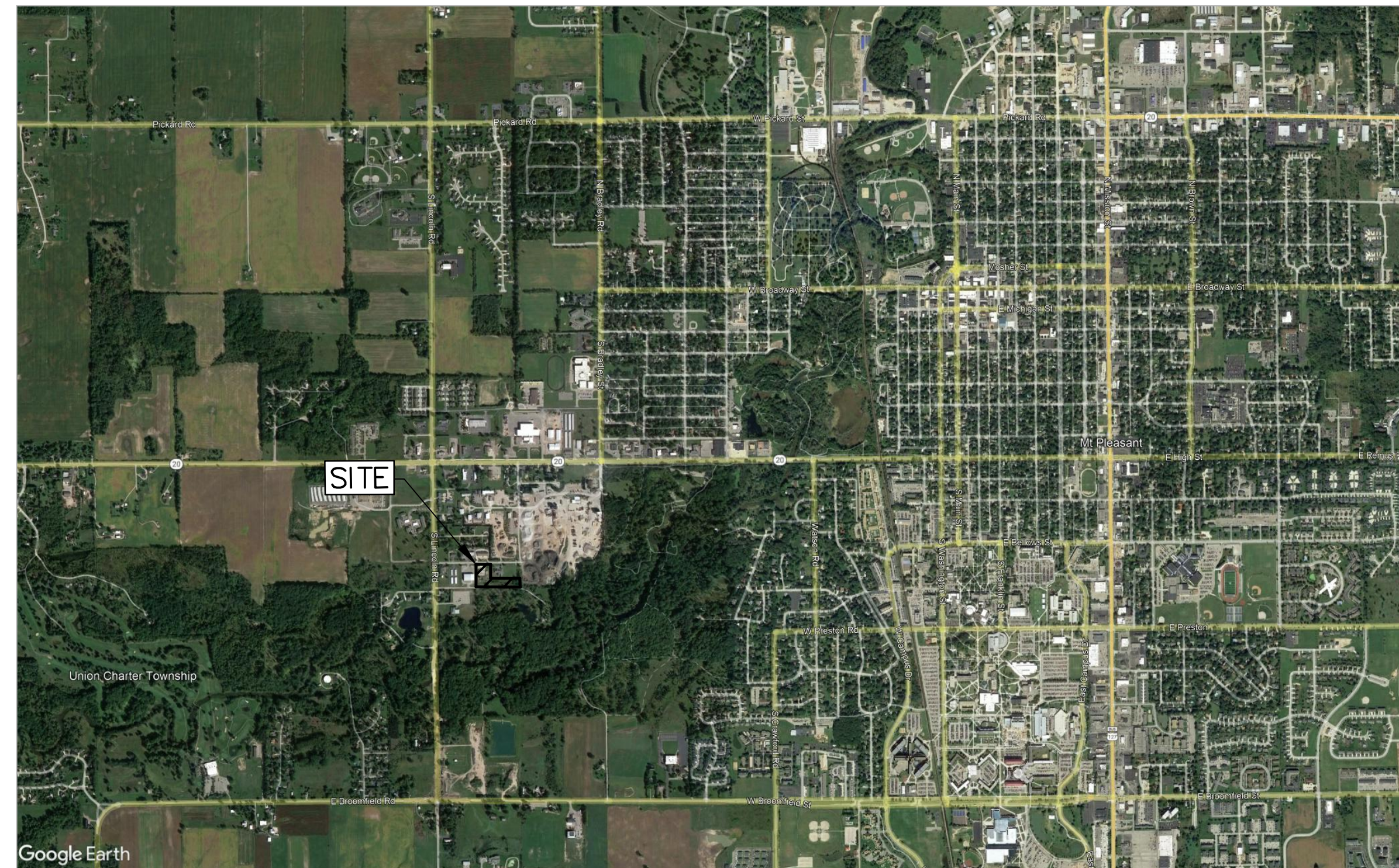
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	100 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	75 FT (A)
MINIMUM SIDE YARD SETBACK	20 FT (C)
MINIMUM REAR YARD SETBACK	50 FT (C)
MAXIMUM LOT COVERAGE	40%

(A) Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

(C) A lot in the I-1 or I-2 District will provide a side and rear yard of at east sixty (60) feet in depth when abutting a residential use or District.

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

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



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	OVERALL SITE PLAN

**BEARING BASIS:**  
 PER GEODETIC OBSERVATION MICHIGAN STATE PLANE SOUTH, THE BEARING OF THE SOUTH SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER WAS DETERMINED TO BE S88°-37'-28"E.

**BENCHMARK:**  
 GEODETIC OBSERVATION MICHIGAN STATE PLANE SOUTH, NAVD 1988.

<b>SITE:</b>	2134 INDEPENDENCE DRIVE MT. PLEASANT, MI 48858
<b>OWNER:</b>	MARK GARBER GAAR ENTERPRISES, LLC 2134 INDEPENDENCE DRIVE MT. PLEASANT, MI 48858 PHONE: (989)
<b>CONSULTANT:</b>	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 345 PINE AVENUE MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

<p><b>CHARTER COMMUNICATIONS</b>          915 E. BROOMFIELD STREET          MT. PLEASANT, MI 48858          (989) 621-4932          RANDY BUNKER          rbunker@chartercom.com</p>	<p><b>CHARTER TOWNSHIP OF UNION</b>          PUBLIC WATER/PUBLIC SEWER          2010 S. LINCOLN ROAD          MT. PLEASANT, MI 48858          (989) 772-4600 EXT 24          KIM SMITH          ksmith@uniontownshipmi.com</p>
<p><b>CONSUMERS ENERGY</b>          1325 WRIGHT AVENUE          ALMA, MI 48801          (989) 466-4282          KIM STUDDT          kimberly.studdt@cmsenergy.com</p>	<p><b>CHARTER TOWNSHIP OF UNION</b>          PLANNING &amp; ZONING          2010 S. LINCOLN ROAD          MT. PLEASANT, MI 48858          (989) 772-4600 EXT 241          PETER GALLINAT          pgallinat@uniontownshipmi.com</p>
<p><b>FRONTIER</b>          345 PINE AVENUE          ALMA, MI 48801          (989) 463-0392          MARK A. MARSHALL          Mark.Marshall@fr.com</p>	<p><b>DRAIN COMMISSIONERS OFFICE</b>          ISABELLA COUNTY BUILDING          200 N. MAIN STREET ROOM 140          MT. PLEASANT, MI 48857          (989) 317-4072          ROBERT WILLOUGHBY          drain@isabellacounty.org</p>
<p><b>DTE ENERGY</b>          4420 44TH STREET S.E., SUITE B          KENTWOOD, MI 49512          (616) 954-4623          MARY JO MCKERSEY          mckersey@dteenergy.com</p>	<p><b>ISABELLA COUNTY ROAD COMMISSION</b>          2261 E. REMUS ROAD          MT. PLEASANT, MI 48858          (989) 773-7131 EXT 115          PATRICK GAFFNEY          P.Gaffney@isabellaroads.com</p>
<p><b>MT. PLEASANT FIRE DEPARTMENT</b>          804 E. HIGH STREET          MT. PLEASANT, MI 48858          (989) 779-5100 EXT 5122          LT. BRAD DOEPKER          bdoepker@mt-pleasant.org</p>	

**LEGEND**

**SYMBOLS**

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

**LINETYPES**

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
- - - DITCH - CL - - -	CENTERLINE OF DITCH
- - - FM - - -	FORCE MAIN
- - - GAS - - -	GAS MAIN
- - - RD - CL - - -	ROAD CENTERLINE
- - - 8" SAN - - -	SANITARY SEWER
- - - 12" SS - - -	STORM SEWER
- - - EX-TOS - - -	TOE OF SLOPE
- - - EX-TOP - - -	TOP OF BANK
- - - ONE - - -	UTILITIES - OVERHEAD
- - - UTIL - - -	UTILITIES - UNDERGROUND
- - - 12" WM - - -	WATER MAIN

**HATCH PATTERNS**

[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP

**PARCEL DESCRIPTIONS (WARRANTY DEED L1885, PG 1515)**

PARCEL 1 (PROPOSED DEVELOPMENT PARCEL)  
 LOT 10 OF LINCOLN COMMERCIAL PARK, ACCORDING TO THE PLAT RECORDED IN LIBER 10 OF PLATS, PAGE 667, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

PARCEL 2 (RESIDUAL LAND ADJACENT TO DEVELOPMENT PARCEL)  
 COMMENCING AT THE SW CORNER OF LOT 10 OF LINCOLN COMMERCIAL PARK, THENCE S.00°-43'-37"E, 165.58 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T14 N.-R.04 W.; THENCE S.89°-53'-24"E ALONG SADI NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, 676.25 FEET MORE OR LESS TO THE WEST NORTH/SOUTH 1/8 LINE; THENCE N.00°-55'-57"W, 166.14 FEET MORE OR LESS ALONG THE WEST NORTH/SOUTH 18 LINE TO THE SE CORNER OF LOT 8 OF LINCOLN COMMERCIAL PARK; THENCE S.89°-51'-51"W, 675.76 FEET ALONG THE SOUTH PLAT LINE TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 33 FEET THEREOF, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T.14 N.- R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:  
 SUBMITTAL TO UNION TWP PLANNING 4-4-23  
 JOB NUMBER: 2303-021  
 DRAWN BY: BM/TELB  
 DESIGNED BY: TELB  
 CHECKED BY: TELB  
 SCALE: N.A.  
 SHEET NUMBER: 1 OF 3



STEGJR LLC  
2099 INDEPENDENCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-004-00

GEORGE D FUSSMAN  
996 MISSION ROAD,  
MT. PLEASANT, MI 48858  
14-096-00-005-00

ISABELLA CORPORATION  
2201 COMMERCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-006-00

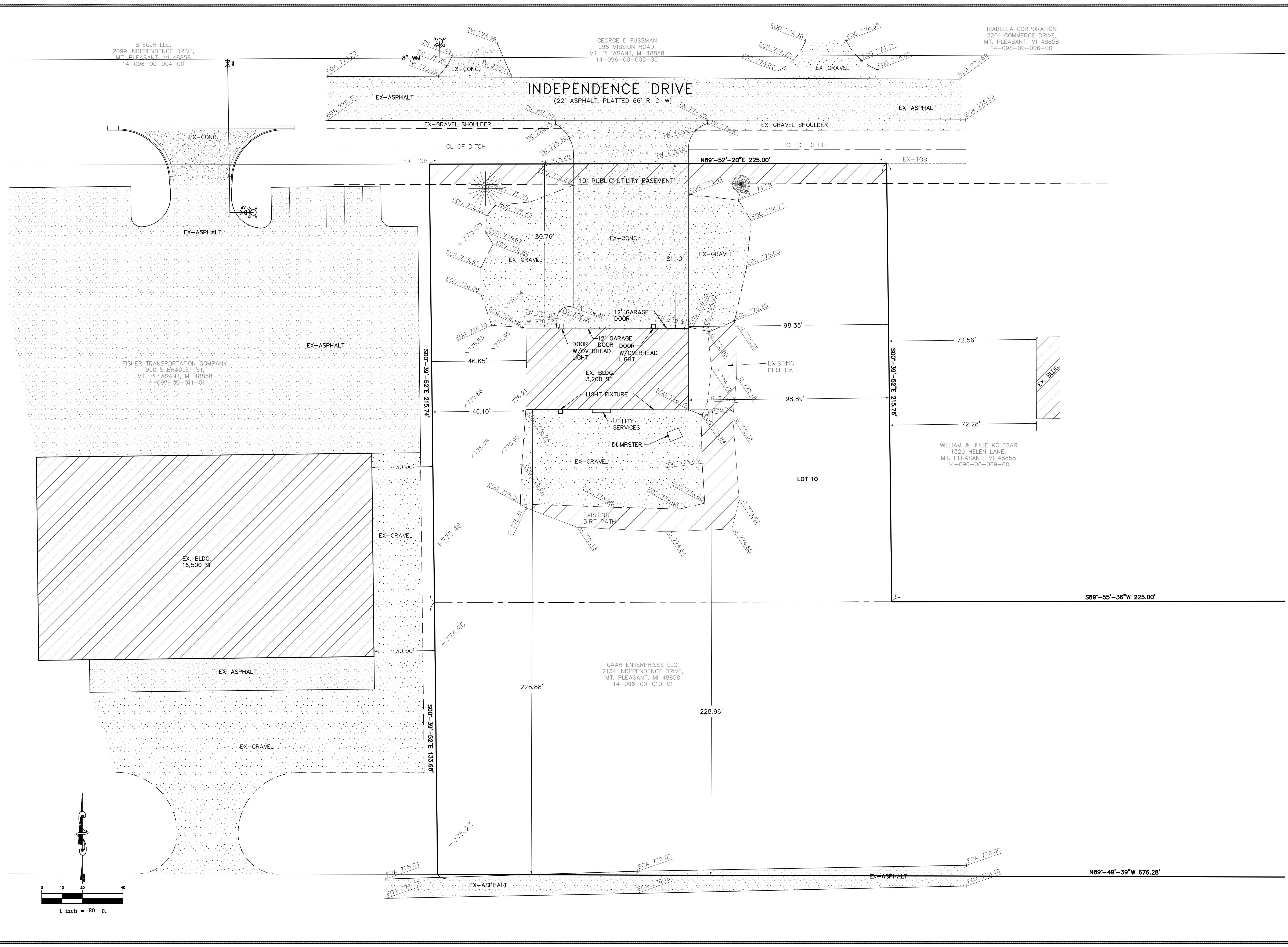
FISHER TRANSPORTATION COMPANY  
900 S BRADLEY ST.  
MT. PLEASANT, MI 48858  
14-096-00-011-01

GAAR ENTERPRISES LLC  
2134 INDEPENDENCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-010-01

WILLIAM & JULIE KOLESAR  
1320 HELEN LANE  
MT. PLEASANT, MI 48858  
14-096-00-009-00

# INDEPENDENCE DRIVE

(22' ASPHALT, PLATTED 66' R-O-W)



**CMS & D**  
SURVEYING / ENGINEERING  
2257 EAST BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com

**EXISTING TOPOGRAPHY**  
MARK GARBER/GAAR ENTERPRISES, LLC  
LOT 10 OF LINCOLN COMMERCIAL PARK  
AND PART OF SECTION 21, T14 N- R.04 W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:


SUBMITTALS:


JOB NUMBER: 2303-021	DESIGNED BY: N/A
DRAWN BY: BTM	CHECKED BY: TELB
SUBMITTAL TO UNION TWP PLANNING 4-4-23	
SCALE 1" = 20'	SHEET NUMBER 2 OF 3

STEGJR LLC.  
2099 INDEPENDENCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-004-00

GEORGE D FUSSMAN  
996 MISSION ROAD,  
MT. PLEASANT, MI 48858  
14-096-00-005-00

ISABELLA CORPORATION  
2201 COMMERCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-006-00

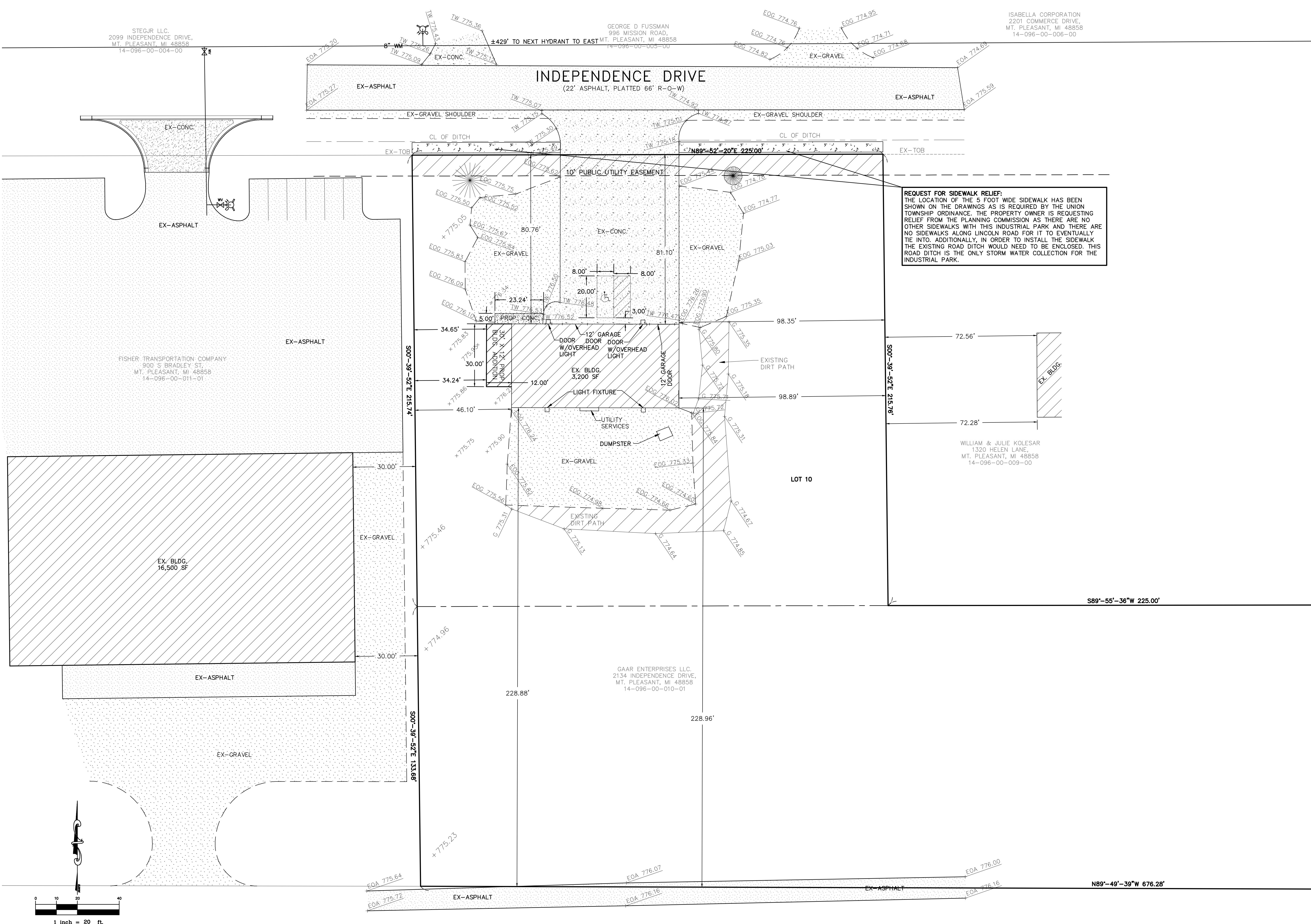
**INDEPENDENCE DRIVE**  
(22' ASPHALT, PLATTED 66' R-O-W)

**CMS & D**  
SURVEYING / ENGINEERING  
2257 EAST BROOMFIELD ROAD  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 775-0756  
FAX: (989) 775-5012  
EMAIL: info@cms-d.com



**SITE PLAN**  
MARK GABER/GAAR ENTERPRISES, LLC  
LOT 10 OF LINCOLN COMMERCIAL PARK  
AND PART OF SECTION 21, T14 N- R.04 W  
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

**REQUEST FOR SIDEWALK RELIEF:**  
THE LOCATION OF THE 5 FOOT WIDE SIDEWALK HAS BEEN SHOWN ON THE DRAWINGS AS IS REQUIRED BY THE UNION TOWNSHIP ORDINANCE. THE PROPERTY OWNER IS REQUESTING RELIEF FROM THE PLANNING COMMISSION AS THERE ARE NO OTHER SIDEWALKS WITH THIS INDUSTRIAL PARK AND THERE ARE NO SIDEWALKS ALONG LINCOLN ROAD FOR IT TO EVENTUALLY TIE INTO. ADDITIONALLY, IN ORDER TO INSTALL THE SIDEWALK THE EXISTING ROAD DITCH WOULD NEED TO BE ENCLOSED. THIS ROAD DITCH IS THE ONLY STORM WATER COLLECTION FOR THE INDUSTRIAL PARK.



FISHER TRANSPORTATION COMPANY  
900 S BRADLEY ST.  
MT. PLEASANT, MI 48858  
14-096-00-011-01

GAAR ENTERPRISES LLC.  
2134 INDEPENDENCE DRIVE,  
MT. PLEASANT, MI 48858  
14-096-00-010-01

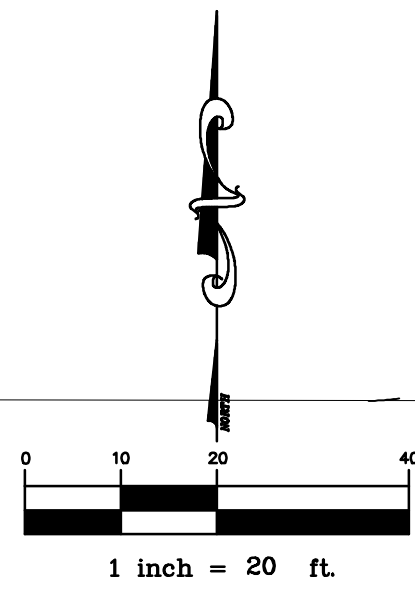
WILLIAM & JULIE KOLESAR  
1320 HELEN LANE  
MT. PLEASANT, MI 48858  
14-096-00-009-00

REVISIONS:

SUBMITTALS:  
SUBMITTAL TO UNION TWP PLANNING 4-4-23

JOB NUMBER:  
2303-021  
DRAWN BY:  
BTM  
DESIGNED BY:  
TELB  
CHECKED BY:  
TELB

SCALE  
1" = 20'  
SHEET NUMBER  
3 OF 3





**MINOR SITE PLAN APPROVAL**

<b>TO:</b>	Planning Commission	<b>DATE:</b>	April 11, 2023
<b>FROM:</b>	Peter Gallinat Zoning Administrator	<b>ZONING:</b>	I-1, Light Industrial District
<b>PROJECT:</b>	PMINORSR23-03 Minor Site Plan approval– Garber Contracting Office Expansion		
<b>PARCEL(S):</b>	PID 14-096-00-010-01		
<b>OWNER(S):</b>	GAAR ENTERPRISES LLC		
<b>LOCATION:</b>	Approximately 3.17 acres located at 2144 Independence Dr. in the NW 1/4 of Section 21.		
<b>EXISTING USE:</b>	Garber Contracting Office	<b>ADJACENT ZONING:</b>	R-1, I-1, I-2
<b>FUTURE LAND USE DESIGNATION:</b> <i>Residential:</i> After agricultural, this category is the township’s predominant land use, and is mean to promote single-family homes on a variety of lot sizes.			
<b>ACTION:</b> To review and take action on the requested temporary relief from sidewalk construction for the PMINORSR23-03 minor site plan dated 4/4/2023 for a 360 square-foot office addition to the existing contractor office/warehouse building located at 2144 Independence Dr. in the NW 1/4 of Section 21 and in the I-1 (Light Industrial) zoning district.			

**Minor Site Plan Approval and Relief from Sidewalk Construction**

Per Section 14.2.C. of the Zoning Ordinance, the proposed project is subject to “minor site plan” approval, which is an administrative review process where the Zoning Administrator has authority to take final action (approval/denial/approval subject to conditions) on the minor site plan. However, the project also includes a request for temporary relief from the Sidewalk and Pathway Ordinance’s requirement for construction of a new sidewalk along the Independence Drive frontage within the road right-of-way. Per the established Township sidewalk relief policy, any temporary relief from construction can only be granted by the Planning Commission. For this reason, the Zoning Administrator has chosen to forward the application to the Planning Commission for review and action on the temporary relief request.

**Nonconforming Sites Provisions**

The subject parcel is considered to be a legal nonconforming site under our Zoning Ordinance, because it was originally developed before the current site development standards of Zoning Ordinance No. 20-06 were adopted. Section 12.5 (Nonconforming Sites), “establishes requirements for prioritizing improvements to existing nonconforming sites that are intended to gradually bring the site into compliance with current Ordinance requirements. Nonconforming sites may be improved or modified without a complete upgrade of all site elements, subject to correction of public safety deficiencies along with improvements in at least three (3) of 10 broad categories listed in the Section12.5.C. The applicant has proposed the following improvements:

- Category 2: Pedestrian access improvements. *A pedestrian walkway is being added from the existing concrete drive/parking to the proposed new office addition. This walkway will meet barrier-free access standards and counts as a public safety improvement.*
- Category 3: Vehicular access and circulation improvements. *One (1) barrier-free parking space will be added (this also counts as a public safety improvement).*
- Category 4: Building design or exterior facade improvements. *The proposed addition will have a stone base from the ground up to approximately 42 inches. Vertical metal siding will be placed above on the addition. The existing metal building will be re-painted to match the color of the vertical metal siding.*
- Category 8: Exterior Lighting improvements. *The existing lighting fixture will either have down shielding added or will be replaced to bring them into compliance with the current exterior lighting requirements of the Zoning Ordinance.*

**Minor Site Plan Review Comments**

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

1. **Section 14.2.P. (Required Site Plan Information).** The site plan conforms to the minimum Section 14.2.P. information requirements for a minor site plan. **CONFORMS**
2. **Section 7.10 (Sidewalks and Pathways).** A proposed five (5) foot-wide sidewalk is shown along the Independence Drive frontage. The applicant has requested temporary relief from construction of this sidewalk due to the parcel’s location in the I-1 (Light Industrial) District, which is consistent with the established Township policy and requires a Planning Commission action. There are no existing sidewalks on Independence Drive. **CONFORMS**
3. **Section 8.2 (Exterior Lighting).** The existing building-mounted lighting was installed before adoption of the current Section 8.2 standards and is proposed to be modified or replaced as needed to bring it into compliance. The applicant will need to decide at the time of building permit if down shielding will be added to the existing lights or if new lights that conform to Section 8.2 standards will be installed. If new lights are used, an updated site plan sheet with the new lighting specifications will be required. The changes would be subject to verification of compliance by the Zoning Administrator. **CAN CONFORM**
4. **Outside agency approvals.** No outside agency permits or approvals are required for this minor site plan project. **CONFORMS**

**Objective**

Planning Commission review and action on the requested temporary relief from construction of new sidewalk along the Independence Drive frontage.

Following action by the Planning Commission on this request, the Zoning Administrator will take an administrative action on the associated minor site plan application.

### **Key Findings**

1. The minor site plan conforms to the minimum applicable standards of Section 12.5 (Nonconforming Sites), Section 14.2.P. (Required Site Plan Information), and Section 14.2.S. (Standards for Site Plan Approval).
2. The applicant's request for temporary relief from sidewalk construction due to the parcel being zoning I-1 (Light Industrial District) is consistent with the established Township policy.
3. A building permit will be required for this project, following any administrative approval of the minor site plan.
4. Exterior lighting changes will be subject to verification of compliance by the Zoning Administrator.

### **Recommendations**

Based on the above findings, I recommend that the Planning Commission take action by **motion to approve the temporary relief from sidewalk construction as requested on the PMINORSR23-03 minor site plan dated April 4, 2023, finding that the location of the proposed office addition to the existing contractor office and warehouse building at 2144 Independence Drive in the I-1 (Light Industrial) zoning district is consistent with the established Township policy for granting such relief.**

Please contact me at (989) 772-4600 ext. 241, or via email at [pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com), with any questions about this information.

Respectfully submitted,

***Peter Gallinat – Zoning Administrator***

**MASTER PLAN UPDATE**

<b>TO:</b> Planning Commission	<b>DATE:</b> April 18, 2023
<b>FROM:</b> Rodney C. Nanney, AICP, Community and Economic Development Director	
<b>ACTION REQUESTED:</b> Initial thoughts from staff on updating the Master Plan, for Planning Commission consideration and discussion.	

**Initial Steps for the Update**

Here are the initial steps we are taking to start the process of updating the Master Plan:

Master Plan Update Project	Tentative Schedule
<b>Project Initiation</b>	
Planning Commission review of the 2018 Master Plan and determination of a need to update.	March 2023
Planning Commission begins process of identifying key priorities to focus on and the anticipated scope of the update.	April 2023
Staff sends out notice of intent to update the Township’s Master Plan to surrounding jurisdictions, the county, and other entities as required per the state Planning Act.	April 2023

**Possible Organization for Potential Priority Areas**

There are a number of ways that a Master Plan can be organized. Staff would recommend that the following policy and subject area-based approach be considered:

1. **Introduction**
2. **Global Ends** (general statements of desired outcomes)
3. **Future Land Use and Growth Management Strategies**
4. **Plan for Economic Development**
  - a. **Industrial and Employment Center Plan**
  - b. **Commercial Development Plan**
  - c. **Bluegrass Center Area Plan**
  - d. **East/West DDA District Plans** (reference to adopted Development Plans)
5. **Plan for Housing**



6. **Plan for Agricultural and Preservation of Rural Character**
7. **Plan for Natural Resources and the Environment**
8. **Plan for Energy**
9. **Community Facilities Plan**
10. **Transportation Plan**
11. **Zoning Plan**

**A separate data book of existing conditions.** As is the case for the current Master Plan, staff would recommend that a separate data book be created as an appendix to the updated Master Plan, which would include updated demographics data, maps of existing conditions, and the results of any surveys or other public participation processes.

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