



**Planning Commission
Regular Meeting
May 16, 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
 - April 18, 2023 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Global Ends – 2022 Outcomes Report
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PRES-23-01 Preliminary Site Plan Isabella County Road Commission - Salt Storage Facility, 2100 E. Transportation Dr.**
 - 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)
9. OTHER BUSINESS
 - A. Master Plan Update – Next Steps and Priorities**
 - a. Introduction by staff
 - b. Planning Commission Discussion
10. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

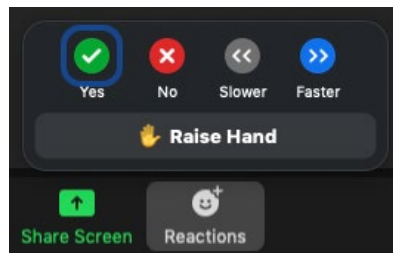
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 April 18, 2023, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present:

Buckley, Gross, LaBelle, Lapp, McDonald, Squatrito, and Thering

Excused:

Albrecht and Shingles

Others Present

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

Approval of Agenda

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

Approval of Minutes

Lapp moved **Gross** supported to approve the regular meeting minutes from March 21, 2023 as presented. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – no updates were given.
- B. ZBA updates by Buckley – There was no meeting in April, the next meeting is scheduled for May 3rd.

Public Comment

Open 7:06 p.m.

No comments were offered.

Closed 7:06 p.m.

New Business

- A. **PMINORSPR23-03 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 site plan
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PMINORSPR23-03 Request for Temporary Relief from Sidewalk

Construction and Minor Site Plan approval from Garber Contracting located at 2144 Independence Drive. Typically, minor site plans are reviewed administratively where the Zoning Administrator has authority to take final action. However, this project includes a request for temporary relief from sidewalk and pathways construction that can only be granted by the Planning Commission. Staff is recommending that the Planning Commission take action on the request for temporary relief from construction of the new sidewalk along the Independence Drive frontage. Following, the Zoning Administrator will take action on the associated minor site plan application.

Deliberation by the Commissioners.

Lapp moved **Gross** supported 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. **Roll Call Vote: Ayes: Buckley, Gross, Labelle, Lapp, McDonald, Squatrito, and Thering. Nays: 0. Motion Carried.**

B. 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

Nanney gave updates to the progress of the Master Plan and the next steps in the process.

The commissioners discussed the organization for potential priority areas and provided feedback to staff. With the addition of noting the Parks and Recreation Plan update, there was general consensus for the following list of priority areas for the updated Master Plan:

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 and Infrastructure Plan
10. Transportation Plan
 - a. Plan for Roads and Streets
 - b. Plan for Non-motorized Transportation (including sidewalks and pathways)
11. Zoning Plan
12. Preparation of a separate data book of existing conditions
13. Completion of the separate Parks and Recreation Master Plan update

Extended Public Comments

Open: 7:45 p.m.

Tera Green, Union Township Administrative Assistant, introduced the Care Store donation drive that is running through May 5th and invited the Commissioners and public to donate.

Closed 7:47 p.m.

Final Board Comment

Squatrito – Inquired on the May agenda

Adjournment – Chairman Squatrito adjourned the meeting at 7:47 p.m.

APPROVED BY:

(Recorded by Tera Green)

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 -	Vacant		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

Community and Economic Development Department

Global Ends 2022 Accomplishment Report

Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.

The highest quality of life encompasses sustained or enhanced:

- 1. Community well-being and the common good**
- 2. Prosperity through economic diversity, cultural diversity, and social diversity**
- 3. Safety**
- 4. Health**
- 5. Natural environment**
- 6. Commerce**

1. Community well-being and the common good

- Community and Economic Development Department staff participated in various professional training events covering a variety of procedural and technical topics throughout the year to stay up-to-date related to specific areas of expertise.
- The appointed members of the Planning Commission and Zoning Board of Appeals are regularly notified of and encouraged by staff to participate in training opportunities related to their responsibilities.
- The Community and Economic Development Director led a brief weekly departmental staff gathering to coordinate activities, ask questions, address issues of concern, and plan ahead. The Director also meets regularly in a one-on-one format with departmental staff members.
- The Community and Economic Development Director worked in conjunction with the Township Attorney and representatives from DTE Energy to prepare an updated DTE Energy Company Gas Franchise Ordinance, which renewed their franchise agreement with the Township to provide these services for another 30 years. Ordinance No. 22-05 was adopted by the Board of Trustees on September 28, 2022.
- The Township Hall administrative staff organized several special events for staff, including a holiday gathering, to help make the Township an even more cohesive workplace, which benefits all who interact with any staff member.

1. 1 Residents engage in a vibrant community life.

- The Community and Economic Development Director met periodically with the Mt. Pleasant City Planner to discuss community planning-related issues of mutual interest.

1.1.1 All demographics within the township can feel welcomed, feel belonging, and engage with the community.

- The Community and Economic Development Department staff are continually focused on the desired outcome of creating the best possible customer service experience for

our residents, building contractors, landlords, tenants, and all others who interact with any member of our departmental team.

- The Economic Development Authority (EDA) Board provided financial support and the Community and Economic Development Director prepared a letter of intent for grant funding from the Convention and Visitors Bureau to support the establishment of a dedicated crew car courtesy vehicle at the Mt. Pleasant Municipal Airport in the Township to expand the ability of flight crews on layover to access local businesses.

1.1.1.1 A welcoming atmosphere, promoting tolerance and inclusion of all cultures, orientations and economic status.

- The Community and Economic Development Department does not discriminate based on race, wealth, knowledge or ability, and we strive to work through language and cultural barriers. Everyone is treated with respect and professionalism.

1.1.1.2 Fair and nondiscriminatory code enforcement

- The Community and Economic Development Department staff provides for consistent building, property maintenance, and rental housing code enforcement by utilizing inspection checklists, with documentation of inspection results recorded in the BS&A Building Module application to allow for quick reference.
- When a resident or property owner is found in violation of a Zoning Ordinance requirement, the Zoning Administrator sends a letter to inform them of the violation and potential penalties, provide direction for corrective action, and establish a reasonable time period for completion. In the event of a failure to make necessary corrections, follow up enforcement actions are taken until the violation is resolved.

1.1.1.3 Residents take pride in their community, understand its past and engage in its future.

- The Community and Economic Development Director oversees the work of department staff and contractors to implement and maintain the East Downtown Development Authority Board-funded displays of banners, flowers, and holiday decorations along the E. Pickard Rd. corridor, along with grass-cutting, weed control, tree-trimming, and irrigation services that together establish a distinct visual character for this business district which is attractive for residents, welcoming to visitors, and supportive of local business investment and growth.

1.1.2 Residents look to the township as a key information source for community activities, services and resources in the region.

- The Community and Economic Development Department staff promptly responds to all questions from residents, business owners, landlords, tenants, and others about the building code, Zoning Ordinance, rental inspection program, and ordinance enforcement issues in the Township.
 - Department staff responded to 22 Freedom of Information Act (FOIA) requests for building and zoning-related parcel and permit information.

- The Community and Economic Development Department staff and Tera Green, Administrative Assistant, regularly update the Township’s website to keep the planning, zoning, building, community information, and economic development content current.
 - The Township’s website is also regularly updated with announcements and hearing notices.
 - The schedules and meeting packets for all regular Economic Development Authority (EDA) Board, Planning Commission, and Zoning Board of Appeals meetings were posted online to allow for public notice and review of meeting agendas and application materials well ahead of their meetings.
- The Finance Director and Community and Economic Development Director prepared and posted the Economic Development Authority (EDA) annual report on the updated EDA page of the Township’s website, filed the required financial reports with the Michigan Department of Treasury, and participated with the EDA Board in two (2) special EDA informational meetings required by Public Act 57 of 2018 to inform the public of accomplishments, current contracts, and planned improvement projects in the DDA Districts.
- Community and Economic Development Department staff continued to expand the scope of digitized files in the BS&A Building Module software to improve accessibility and availability of the information for staff and the public.

1.1.2.1 Create more frequent opportunities for citizen/Board dialogue

2. Prosperity through economic diversity, cultural diversity, and social diversity

- The Planning Commission considered and took action on three (3) special land use applications, five (5) rezoning applications or text amendments, and 15 site plan applications during 2022.

1.2 All residents can thrive and achieve more than their basic needs.

- The Community and Economic Development Director worked in conjunction with the Finance Director and Township Assessor to provide oversight of the Township’s payment in lieu of taxes (PILOT) program to support affordable housing options for low-income residents.

1.2.1 Diverse and special communities are attracted by the community’s creative and innovative spirit and high quality of life.

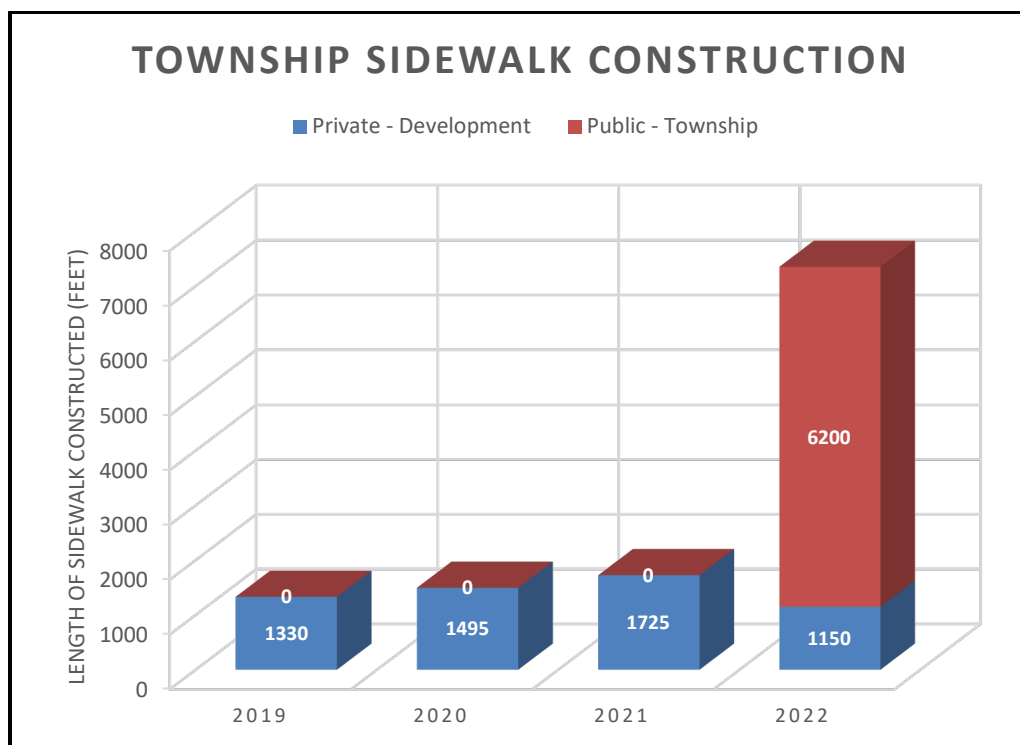
- The Community and Economic Development Director served as a member and the elected Chair of the Mt. Pleasant Airport’s Joint Operations and Management Board, with a focus on working together with the City of Mt. Pleasant, the Saginaw Chippewa Indian Tribe, Isabella County, and the Middle Michigan Development Corporation representatives to identify and implement innovative ideas to increase corporate aircraft traffic and to promote airport growth as a regional resource to attract new airport-oriented businesses, business owners, and residents.

3. Safety

1.3 All residents may enjoy a safe environment including:

1.3.1 Safe, accessible routes for pedestrians, bicyclists, and motorized vehicles.

- Winter maintenance (snowplowing) of the Economic Development Authority Board’s network of public sidewalks along E. Pickard Rd. and S. Isabella Rd. in the East DDA District and along portions of E. Remus Rd. and S. Lincoln Rd. in the West DDA District ensures year-round accessibility for pedestrians and bicyclists seeking to access businesses in these areas.
- Approximately 6,200 feet of new public sidewalks were constructed in the West Downtown Development Authority District along E. Remus Rd. and S. Lincoln Rd. Approximately 1,150 feet of additional public sidewalks and sidewalk connections were constructed as part of development projects subject to site plan approval in 2022. Since 2019, a total of 11,900 linear feet (over 2.25 miles) of new sidewalk have been added in the Township.

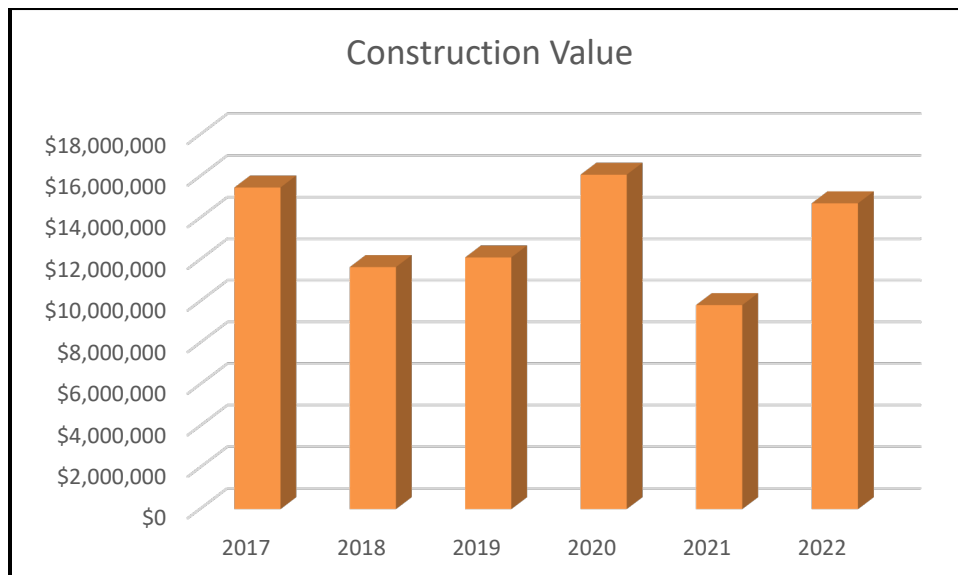
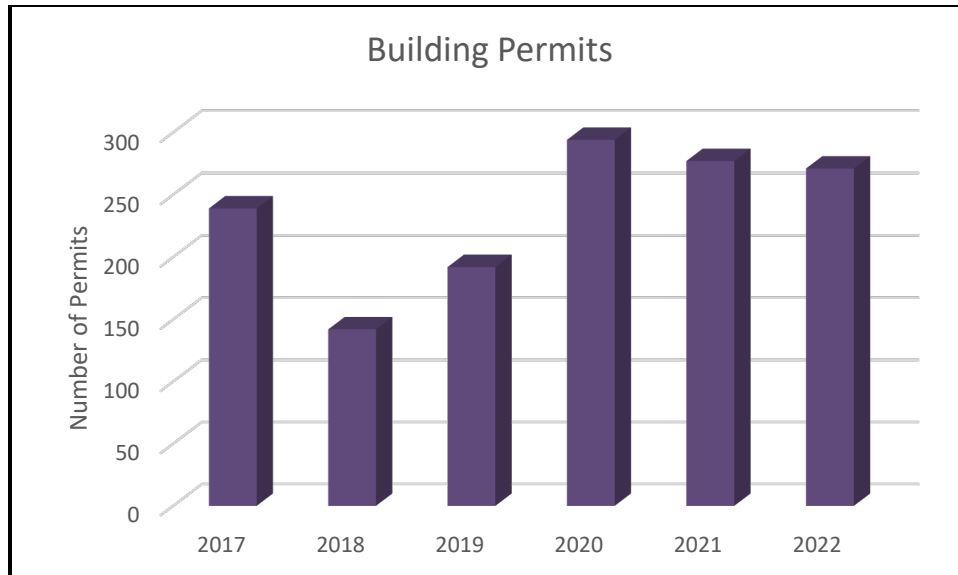


- The Community and Economic Development Director worked in a collaborative manner with the City Planner and Michigan Department of Transportation (MDOT) officials during the planning process for the 2023-2024 reconstruction of E. Pickard Rd. (M-20) to emphasize key policy preferences of the Township to protect and enhance safe routes for pedestrians and bicyclists and to ensure that the public sidewalks are kept open to the maximum extent possible during the road reconstruction project.

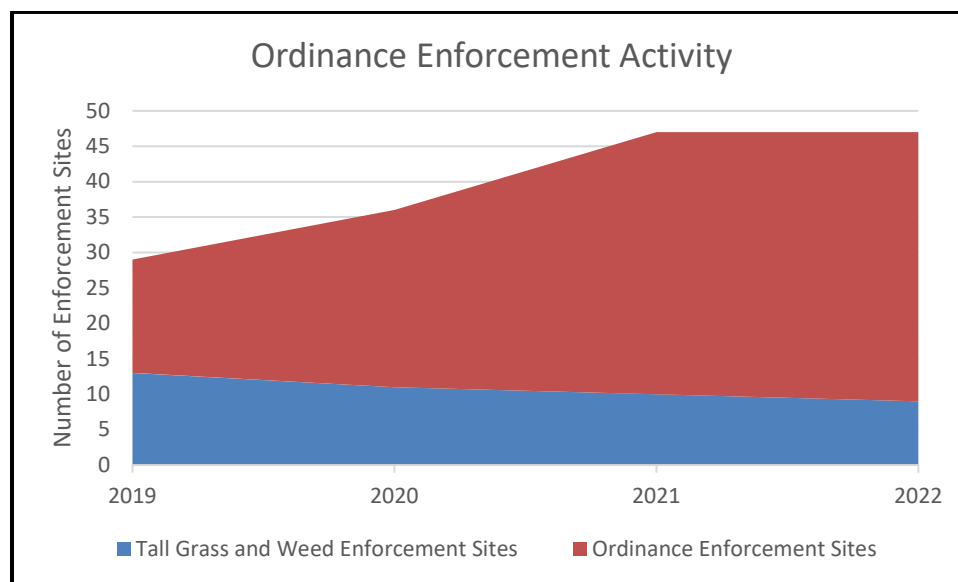
- Ongoing maintenance and repair of the Economic Development Authority Board’s streetlighting system, benches, and other streetscape improvements ensure that the Township’s investments into these public improvements are protected and functional for residents and visitors.

1.3.2 Code enforcement to original specifications for commercial, industrial, and residential properties.

- The Community and Economic Development Department’s enforcement efforts help to ensure that all applicable code and ordinance requirements are satisfied and public safety is protected.
- The Building Official issued 277 building permits and 76 certificates of occupancy, completed 23 plan reviews, and conducted 455 inspections during 2022, for a total construction value of \$9,821,437.



- The Rental Inspector conducted site visits with inspections and follow up as needed for all 3,960 rental unit spaces in Township hotels, apartment buildings, townhouses, duplexes, and single-family rentals during 2022. The Rental Inspector engaged the landlord/tenant community in a cooperative effort to successfully complete the annual inspection cycle with limited issues.
- During the course of his work in 2022, the Rental Inspector observed multiple issues of concern (high weeds, construction without permits, and other potential ordinance violations), which were referred to the appropriate Township departments for further review and action as needed.
- The Zoning Administrator issued a total of 61 zoning approval actions in 2022, including sign permits, yard sale permits, zoning approval letters for building permits, and administrative site plan approvals.
- The Zoning Administrator investigated complaints and responded to violations of Township ordinances on 38 separate sites in the Township in 2022, and also issued nine (9) notices of excessively tall grass in violation of the Noxious Weeds Ordinance.
- The Zoning Administrator typically is able to work with residents and/or property owners to successfully resolve ordinance violations within 30 to 90 calendar days. However, some do take longer: In 2022, we closed the books on a violation involving Green Scene Landscaping and unlawful grading/fill and dumping of surfacewater drainage on to an adjoining residential lot that required an investment of a substantial amount of staff time over more than two years to bring to a successful conclusion.



- The Community and Economic Development Department staff worked together in collaboration with outside agencies with jurisdiction to provide effective code and ordinance enforcement. These other agencies include the Mt. Pleasant Fire Department, the Isabella County Drain Commissioner’s Office, and the County’s plumbing, mechanical, and electrical inspectors.

1.3.3 Safety in parks and township property.

- Each month the Township Hall exit and emergency lights were tested for function and repaired or replaced as needed to maintain full operation.
- All of the Township Hall's smoke/carbon monoxide detectors were inspected in 2022.

1.3.4 Safe, well maintained roads

- The Community and Economic Development Director worked in a collaborative manner with the City Planner and Michigan Department of Transportation (MDOT) officials during the planning process for the 2023-2024 reconstruction of E. Pickard Rd. (M-20) to emphasize key policy preferences of the Township for safe roads, including proper road design to provide proper cues to motorists related to speed of traffic.

1.3.4.1 Create bike lanes and cross walks on roads

- Township administration worked in a collaborative manner with Isabella County Road Commission officials and the Township's Economic Development Authority (EDA) Board during the planning process for reconstruction of the E. Broomfield Rd. and S. Lincoln Rd. intersection to provide for inclusion of paved shoulders in the project scope (which can also serve to better separate motorists from bicyclists or pedestrians), and to extend the project to also include reconstruction of E. Broomfield Rd. eastward to near Crawford Rd. Paved shoulders were constructed along approximately 1.3 miles of reconstructed roads as part of this project.

1.3.5 Safe and secure schools through intergovernmental efforts

- Township administration worked in a collaborative manner with officials from the Isabella County Road Commission and Renaissance Charter Academy at 2797 S. Isabella Rd. to add school zone warning signage to expand awareness among motorists of the need to slow down and proceed with greater caution along this portion of S. Isabella Rd. during peak drop-off and pick-up periods.

4. Health

- The Economic Development Authority (EDA) Board utilized services provided by local Mid-Michigan Industries (MMI) to remove trash and clean-up the public sidewalks and seating areas along the E. Pickard Rd. corridor in the East DDA District.

1.4 Residents of all ages shall have access to facilities that enable an active, healthy lifestyle.

- Phase 2 of the Jameson Park site improvements were completed, which included new public sidewalks and expanded barrier-free accessibility.
- The Public Services Department and Community and Economic Development Department staff worked together to support the use of McDonald Park ballfields for the 2022 season of Little League, Mt. Pleasant Area Softball League, and Pony League practices and games between April and July, and to support the state Little League Tournament games held in McDonald Park in 2022.

1.4.1 An accessible, walkable and bikeable community using the Greater Mt. Pleasant Area Non-Motorized Plan and Sidewalk and Pathways Committee recommendations as a guide.

- The Community and Economic Development Department verifies that accessibility rules are followed to make sure all people can enjoy and access the community regardless of mobility or disability issues. We also ensure construction of new structures or alterations to existing structures are barrier free accessible.
- The Community and Economic Development Department staff continued to work to plan for and implement the Township’s established sidewalk policies.

1.4.2 Drinking Water that meets or exceeds Michigan standards for quality of water.

1.4.3 Wastewater system meets or exceeds Michigan standards.

1.4.4 Create facilities at parks that can be used to facilitate an active and healthy lifestyle

- The Township purchased a new outdoor fitness court facility to be installed in McDonald Park in 2023.

5. Natural environment

- The Township’s Zoning Ordinance No. 20-06 includes robust protections for natural features, agricultural area, and the environment as new development takes place in areas of the Township that are planned for development in the Master Plan.

1.5 Residents can enjoy the natural resources and green space of the township.

1.5.1 Air, water and soil meet or exceed Michigan’s quality standards.

- The Community and Economic Development Department monitors new and existing building construction and verifies prior to the commencement of construction work that soil erosion protection measures (subject to county permit approval) have been properly employed to stop dirt and sediment from leaving the job site. This helps to protect our natural waterways from contaminants and sedimentation.

1.5.2 People have optimum access to and enjoy a clean Chippewa River through intergovernmental efforts.

- The Community and Economic Development Director attended meetings of an intergovernmental committee working on developing a plan for improving water quality in the Chippewa River watershed.

1.5.3 Natural corridors optimized for enhanced commercial and residential districts.

1.5.4 Increase use of alternative forms of energy within Township facilities and operations.

6. Commerce

1.6. Commercial establishments, including new, innovative and traditional, are drawn to Union Township through commerce–friendly economic development policies.

- The Community and Economic Development Department staff performs building plan reviews and process permit applications in a timely manner to ensure compliance with state building codes and Township ordinances, to review and address any deficiencies or issues, and to minimize re-design during the construction process.
- The Community and Economic Development Department staff is always willing to consider alternative and innovative solutions to common and uncommon problems that arise during the construction process, without compromising code requirements.
- Ongoing maintenance and repair of the Economic Development Authority’s streetlight decorations, irrigation systems, flowers, banners, mowing of the lawn areas within the E. Pickard Rd. (M-20) right-of-way, and other public improvements within the DDA districts ensure that the Township’s investments are protected and offer the maximum economic benefit for local businesses and potential investors.
- The Community and Economic Development Director met with and maintained communication throughout the year with leadership and staff from the Middle Michigan Development Corporation, Convention and Visitors Bureau, and Chamber of Commerce to expand the Township’s influence in the area of local economic development.
- The Community and Economic Development Director met or communicated with the owners or management of various businesses in the Township in 2022, with a focus on businesses in the DDA Districts.
- Township staff held numerous in-person and electronic meetings via telephone and Zoom with local business representatives, developers, and prospective investors to discuss potential development projects in the Township.
- Community and Economic Development Department staff and the Planning Commission developed a second set of “punch list” amendments to the Zoning Ordinance No. 20-06, which were adopted by the Board of Trustees on February 8, 2023. The following changes were designed to expand the scope of the Township’s commerce-friendly regulatory environment under the Zoning Ordinance adopted in 2020:
 - Expanded options for indoor and outdoor commercial recreation facilities, bakeries (retail and wholesale), and printing, copying, and bookbinding operations.
 - Further expanded options for developers to use the Planned Unit Development (PUD) option to facilitate innovative development projects that would be of benefit to the intended customers and the Township as a whole.

1.6.1 Controlled establishment of potentially undesirable businesses.

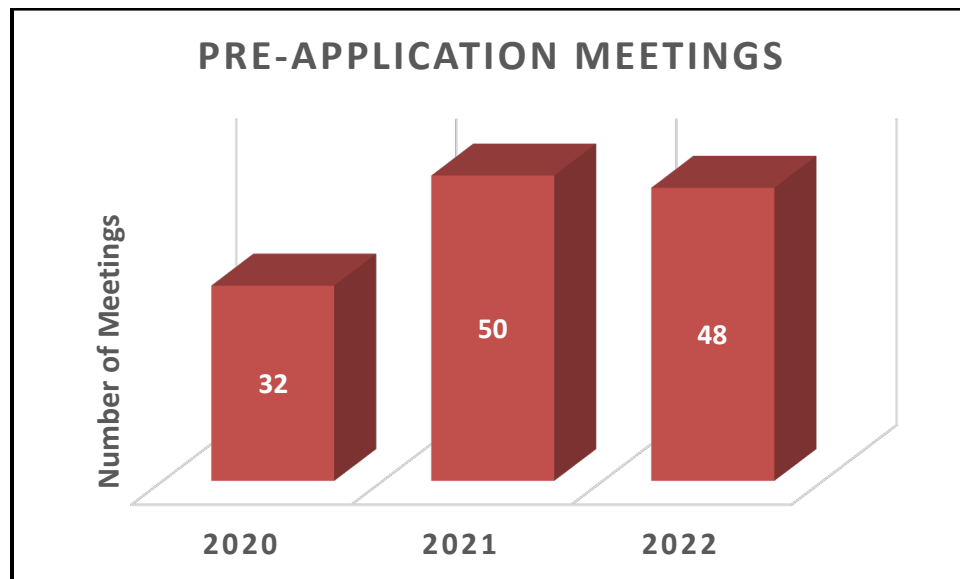
- The Community and Economic Development Department monitors and controls what type of construction takes place in full compliance with all applicable state building codes and Township ordinance requirements for the site.

1.6.2 Create a purchasing policy that includes mechanism to encourage local purchase of goods and services within reasonable cost limits

- Economic Development Authority (EDA) Board members noted the importance of encouraging local purchase of services in their review of bids. This was referenced as part of their decision-making criteria as they selected contractors headquartered in the Township for demolition and sidewalk construction projects in the DDA Districts in 2022.

1.6.3 Create mechanism to increase dialogue with business community to ensure quality services are provided

- The Community and Economic Development Director and Zoning Administrator regularly host and participate in informal “pre-application” meetings with business owners, developers, and contractors seeking more information or answers to questions about options for potential development projects in the Township. These meetings are held both in-person and remotely via Zoom as needed for the convenience of the participants. The following is a summary of the number of pre-scheduled meetings of this type that the Community and Economic Development Director attended each year during 2020, 2021, and 2022. The chart does not include additional meetings attended only by the Zoning Administrator or unscheduled walk-in meetings.



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 _____		Isabella County Road Commission	
Common Description of Property & Address (if issued) _____		Property is on Transportation Drive, Mt. Pleasant, MI 48858	
No. street number has been assigned. The tax ID number is 14-016-30-002-11			
Applicant's Name(s) _____		Isabella County Road Commission	
Phone/Fax numbers	phone: (989) 7773-7131	Fax (989) 772-2371	Email tcasali@isabellaroads.com
Address _____	2261 E. Remus Road		City: Mt. Pleasant, MI Zip: 48858

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-016-30-002-11	
Existing Zoning:	R2A	Land Acreage:	7.81	Existing Use(s):	Essential Service
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>Lorenz Surveying & Engineering, Inc.</u> Phone: <u>989-644-5953</u> Email: <u>pete@lorenzse.com</u> 2. Address: _____ 3229 W. Beal City Road City: _____ Weidman State: MI Zip: 48893 Contact Person: _____ T. Pete Lorenz, P.E., P.S. Phone: 989-644-5953
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: _____ Isabella County Road Commission Phone: _____ 989-773-7131 Address: _____ 2261 E. Remus Road City: _____ Mt. Pleasant State: MI Zip: 48858 Signature: _____ Interest in Property: _____ Manager 2. Name: _____ Phone: _____ Address: _____ City: _____ State: MI Zip: _____ Signature: _____ Interest in Property: _____ owner/lessee/other

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.


3/20/2023

 Signature of Applicant Date

Office Use Only

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

Revised: 9/14/2020

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

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: Isabella County Road Commission

Name of business owner(s): Isabella County Road Commission

Street and mailing address: 2261 E. Remus Road
Mt. Pleasant, MI 48858

Telephone: (989) 773-7131

Fax: (989) 772-2371

Email: tcasali@isabellaroads.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Tony J. Casali
3/20/2023

Information compiled by:

Section 14.2 Site Plan Review (excerpts)

A. Purpose and Scope.

The purposes of this Section are to establish uniform requirements of procedure for review of site plans for new development in the Township; to confirm compliance with this Ordinance and other Township ordinances prior to the start of construction; and to ensure that development in the Township is consistent with the adopted policies of the Township's Master Plan.

B. Authority.

Flexible standards have been established to ensure that the type of review and amount of required information is proportional to the project's scale and intensity. The Planning Commission shall have the authority to review and take action on preliminary site plan and final site plan applications and the Zoning Administrator shall have authority to review and take action on minor site plan applications, all in accordance with this Section and Ordinance.

1. Preliminary site plan. Requirements for a preliminary site plan are intended to allow for review of the general character of the proposed use(s), general site layout, and location of structures and other site improvements; and to confirm that the overall development can conform to Ordinance requirements.
2. Final site plan. A final site plan is a set of engineering, architectural, and/or landscape design drawings that satisfy all applicable requirements of this Ordinance and outside agencies with jurisdiction, which are prepared by registered design professionals based on an approved preliminary site plan and depict all planned building, pedestrian access, parking, grading, drainage, infrastructure, exterior lighting, and other site improvement details for a given lot and development project.
3. Minor site plan. The reduced information requirements for a minor site plan submittal, as specified in Section 14.2(P) (Required Site Plan Information), are intended to allow for administrative review of a limited range of low intensity projects that do not include significant engineering or design details.

C. Site Plan Approval Required.

No permits shall be issued, no construction of or addition to any structure shall take place, and no land use for which site plan approval is required shall be established or expanded until all required site plans have been approved in accordance with this Section and Ordinance. Except as permitted in accordance with this Section, no grading, grubbing, cutting of trees or other vegetation, excavation, landfilling, or construction of improvements shall commence for any development for which site plan approval is required until all required site plans have been approved in accordance with the following:

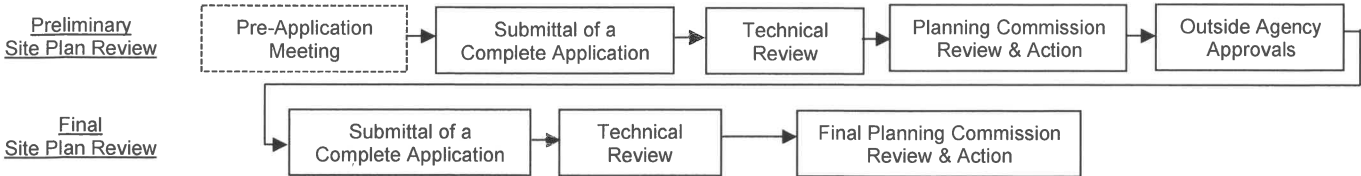
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All other land uses subject to special use permit approval in the zoning district, and all land uses for which site plan approval is otherwise required by provisions of this Ordinance.	✓	✓		
Farm-based tourism and entertainment activities (agri-tourism), public stables, permanent auction facilities, and religious institutions as allowed in the Agricultural (AG) District per Section 3.	✓	✓		
Private off-road courses as allowed in the Agricultural (AG) District per Section 3.			✓	
Customary agricultural operations, private stables, and greenhouses as allowed in the Agricultural (AG) and Rural Residential (R-1) zoning districts per Section 3, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓
Construction, relocation or alteration of a two family (duplex) dwelling, detached single family dwelling or customary accessory structures on a single lot, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Home occupations that conform to the requirements of Section 6.19.				✓
Family day care homes, adult foster care family homes and small group homes, and child foster family homes and family group homes, as licensed by the State of Michigan.				✓
Multiple-family residential buildings and uses, independent or dependent senior housing, assisted living facilities, nursing homes; homes for the aged, and religious institutions as allowed in the Residential Districts per Section 3.	✓	✓		
All land uses allowed in the Business Districts and Industrial Districts per Section 3.	✓	✓		
All planned unit development (PUD) projects, as approved by the Township Board in accordance with Section 3.18.	✓	✓		
Construction or expansion of buildings, equipment storage yards, and associated above-ground site improvements occupied by or intended for occupancy by essential services in any zoning district.	✓	✓		
The improvement, expansion, extension or abandonment of public or private overhead or underground utility lines or easements.				✓
Any development which would, if approved, provide for the establishment of more than one principal use or building on a lot.	✓	✓		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Act and Section 5.1 of this Ordinance provided that no new construction or alteration of existing buildings or site improvements are proposed or required, and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Establishment or alteration of any other condominium subdivision in accordance with the Condominium Act and Section 5.1.	✓	✓		
A change in use for an existing multiple-family, mixed use or non-residential building where the Zoning Administrator has determined that no new construction or alteration of the building or site improvements are required and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other change in use for an existing multiple-family, mixed use or non-residential building.	✓	✓		
Expansion of an existing multiple-family, mixed use or non-residential principal building of up to ten percent (10%) of the gross floor area, and any alterations that affect the exterior appearance, pedestrian access or function of the building without a floor area increase.			✓	
Expansion of an existing multiple-family, mixed use or non-residential principal building exceeding ten percent (10%) of the gross floor area.	✓	✓		
Relocation of a multiple-family, mixed use or non-residential building.	✓	✓		
Establishment or alteration of a multiple-family, mixed use or non-residential accessory use or structure where the Zoning Administrator has determined that compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure,	✓	✓		
Expansion of any multiple-family, mixed use or non-residential off-street parking facility by up to 2,750 square feet.			✓	

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Expansion of any multiple-family, mixed use or non-residential off-street parking facility exceeding 2,750 square feet.	✓	✓		
Construction, extension or alteration of a private road, as authorized by Ord. No. 2009-09, that is located outside of a subdivision plat.	✓	✓		
Incidental changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved final site plan.			✓	
Incidental building modifications that do not significantly alter the facade, height or floor area of a multiple-family, mixed use or non-residential building.			✓	
Changes to a site required to comply with State Construction Code requirements.			✓	
Sidewalk or pedestrian pathway construction, or barrier-free improvements.			✓	
Construction of fences, exterior lighting improvements, or installation of screening around a waste receptacle, mechanical unit or similar equipment for a multiple-family, mixed use or non-residential use.			✓	
Re-occupancy of an existing multiple-family, mixed use or non-residential building that has been vacant for more than 365 calendar days, provided that no variances to the requirements of this Ordinance are required and the proposed use will be conducted within a completely enclosed building, and will not require access changes or other substantial modifications to the existing site.			✓	

1. Extraction operations. For extraction operations as authorized under the Township’s Extraction Ordinance No. 20-01, Planning Commission approval of an Extraction Permit and associated mining and reclamation plans shall also constitute site plan approval for the use under this Ordinance.
2. Mobile home parks. Construction, expansion or alteration of a mobile housing park shall be subject to preliminary plan approval in accordance with Section 3.12 and the procedures and standards established under Section 11 of the Mobile Home Commission Act (Public Act 96 of 1987, as amended), as summarized below:
 - a. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.
 - b. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the review procedure outlined in this Section for preliminary site plan approval, where applicable, except where pre-empted by requirements of the Mobile Home Commission Act or Manufactured Housing Rules.
 - c. Pursuant to Section 11 of the Mobile Home Commission Act, the Planning Commission shall take action on the preliminary plan within 60 days after the Township officially receives the plan.

D. Summary of the Site Plan Review Processes.



NOTE: Applicant may combine preliminary and Final Site Plan Review, per Section 14.2(M)

P. Required Site Plan Information.

The following minimum information shall be included with any application for site plan approval, except where the Township Planner, Zoning Administrator or Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
SITE PLAN DESCRIPTIVE INFORMATION			
Name, address, and other contact information for the applicant and property owners, along with proof of ownership and signed consent if applicant is not the owner.	●	●	●
Name, address, and other contact information of the firm or individual preparing the site plan. Site plans prepared by an architect, community planner, engineer, landscape architect or land surveyor shall bear the individual's professional seal.	●	●	●
A final site plan shall be prepared and sealed by an architect, engineer, landscape architect or land surveyor registered in the State of Michigan.			●
Location, address(es), and tax identification number(s) of subject parcel(s); dimensions of the site, and the gross and net land area.	●	●	●
Legal description(s) of the subject parcel(s).		●	●
Legal description of the proposed development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.		●	●
Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association.			●
Description of applicant's intentions regarding selling or leasing of all or portions of land, dwelling units or building spaces.		●	●
Residential projects: Gross and net dwelling unit density, lot area per dwelling unit, and a schedule of the number, sizes (bedrooms, floor areas), and types of dwellings.		●	●
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	●	●	●
SITE PLAN DATA AND NOTES			
Minor site plans shall be drawn to a scale appropriate for the sheet size and of such accuracy that the Zoning Administrator can readily interpret the plan.	●		
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and legible at the required sheet size. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.		●	●
Vicinity map showing the general location of the site, map scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).		●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).		●	●
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.		●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Calculations for parking, lot coverage, total ground floor area, and other applicable Ordinance requirements.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
EXISTING CONDITIONS			
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.		●	●
SITE PLAN DETAILS			
Delineation of required yards, and other setback areas and open space.	●	●	●
Identification of general location(s) and area(s) of each development phase; and the planned construction program and schedule for each development phase.		●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site.	●	●	●
Location, type, area, height, and lighting specifications of proposed signs.	●		●
An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding.	●		●
Location, area, and dimensions of any outdoor sales, display or storage areas.	●	●	●
Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions; indication how recycling will be implemented.		●	●
BUILDING DESIGN AND ORIENTATION			
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	●	●	●
Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site.		●	●
Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries.		●	●
Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials.		●	●
Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer.			●
ACCESS AND CIRCULATION			
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.		●	●
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●		●
Parking space dimensions, pavement markings, and traffic control signage.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials.		●	●
Identification of proposed names for new public or private roads serving the site.		●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.			●
NATURAL FEATURES AND OPEN SPACE AREAS			
A general description and preliminary delineation of existing natural features on and abutting the site.		●	●
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and any mitigation measures as may be required by Township ordinance or state statute.			●
Outdoor open space and recreation areas; location, area, and dimensions.		●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.			●
SCREENING AND LANDSCAPING			
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●	●	●
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved.			●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting.			●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials.			●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices.	●	●	●
UTILITIES, STORMWATER MANAGEMENT, AND GRADING			
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.		●	●
Details of the location, layout, and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site, including line sizes, inverts, hydrants, flow patterns, manholes, and catch basins.			●
Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable.			●
Calculations for capacity of stormwater management and drainage facilities.			●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.			●
General areas of intended filling or cutting.		●	●
Directional arrows showing existing and proposed drainage patterns on the lot.	●		●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.			●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.		●	●
Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established.			●
Other information as requested by the Township Planner, Zoning Administrator or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	●	●	●

Q. Expiration and Extension of Site Plan Approval.

Site plan approvals shall expire and may be extended in accordance with the following:

1. Expiration of preliminary site plan approval. Approval of a preliminary site plan shall be valid for a period of 545 calendar days from the date of approval and shall expire and be of no effect unless an application for final site plan approval for all or part of the area included in the approved preliminary site plan is filed with the Township Clerk within that time period.
2. Expiration of final site plan approval. A final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.
3. Extension of preliminary or final site plan approval. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a preliminary or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.
4. Expiration of Minor Site Plan Approval. A minor site plan shall expire and be of no effect unless, within 365 calendar days of approval, appropriate permits have been approved, construction has begun on the property, and such work is diligently pursued in conformance with the approved minor site plan. No extensions of minor site plan approval shall be granted by the Zoning Administrator.

R. Phasing of Development.

The applicant may divide the development into two (2) or more phases. Phasing shall be subject to the following requirements:

1. In the case of a phased development, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
2. In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
3. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
4. The Township Planner or Planning Commission may require the applicant to post an acceptable performance guarantee to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

S. Standards for Site Plan Approval.

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

Standards for Site Plan Approval	Minor Site Plan	Preliminary Site Plan	Final Site Plan
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

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. 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]

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <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), Permit Section	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, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree document 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) - Joint Permit Application , 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? Union Township and Isabella County	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system? Union Township Public Services Department and Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and WRD, Part 41 Construction Permit Program (staff) , 906-228-4527, or EGLE District Office	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? Union Township and Public Swimming Pool Program , 517-284-6541, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD,Campgrounds program , 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), Solid Waste , 517-284-6588, or EGLE District Office	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, Treatment, Storage and Disposal , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply , DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day 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"/>
Who Regulates My Wastewater Discharge System?		
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, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 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, Permits Section , or EGLE District Office , 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, Groundwater Permits Program , 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? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
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, Permit Section , 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, Acid Rain Permit Program , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
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? MMD , 517-284-6588 or EGLE District Office	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, Hazardous and Liquid Waste , 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)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 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, Radioactive Material and Standards Unit , 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 Radioactive Material and Standards Unit , 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, Medical Waste Regulatory Program , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters		
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, Transporter Program , 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, Transporter Program , 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, Water Hauler Information , 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, Septage Program , 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, Scrap Tire Program , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program , 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? Laboratory Services Certifications , 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, Public Swimming Pools Program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, Campgrounds , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
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, Aquatic Nuisance Control , 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, Surface Water Assessment Section , 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, Petroleum Geology and Production Unit , 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, Sand Dune Mining Program , 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, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Petroleum & Mining , 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



Site Plan Review Process:

Contact Information for Outside Agencies

Required Agency Contact Information

Mt. Pleasant Fire Department

Lt. Brad Doepker
804 E. High St.
Mt. Pleasant, MI 48858
Office: 989-779-5122
Cell Phone: 989-506-1442.
Email: bdoepker@mt-pleasant.org

Isabella County Drain Office – Stormwater Management

Timothy A. Warner, Project Manager
Rm 140, 200 N. Main Street
Mt. Pleasant, MI 48858
Ph# (989) 772-0911, ext. 222
Fax# (989) 779-8785
Email: twarner@isabellacounty.org

Charter Township of Union Department of Public Services

Kim Smith, Public Works Department Director
5228 South Isabella Road
Mt. Pleasant, MI 48858
Phone (989) 772-4600 ext. 224
Fax (989) 773-1988
ksmith@uniontownshipmi.com

Isabella County Road Commission

Patrick J. Gaffney, PE, Engineer Superintendent
2261 E. Remus Rd.
Mt. Pleasant, MI 48858
989-773-7131 x115
989-772-2371 fax
pgaffney@isabellaroads.com

Isabella County Transportation Commission

Rick Collins, Executive Director
2100 E. Transportation Dr.
Mt. Pleasant, MI 48858
Phone 989-773-6766
Fax 989-773-1873
rcollins@ictcbus.com

Optional Agency Contact Information

Michigan Transportation Department (Only required when work done in M-20 ROW) *

Ben Burrows
Mt. Pleasant TSC
1212 Corporate Drive
Mount Pleasant, MI 48858
989-775-6104 ext. 305
burrowsb@michigan.gov

City of Mt. Pleasant - Division of Public Works (Only required for Mt Pleasant city water/sewer) *

Stacie Tewari, P.E., LEED® AP
City Engineer
1303 N. Franklin Avenue
Mt. Pleasant, MI 48858
Phone: 989.779.5404
Fax: 989.772.6250
stewari@mt-pleasant.org

Isabella County Soil Erosion & Sedimentation Control

200 N. Main St.
Mt. Pleasant, MI 48858
989-317-4061

Central Michigan District Health Department

2012 E. Preston
Mt. Pleasant, MI 48858
989-773-5921

DTE

111 E. Pickard St.
Mt Pleasant, MI 48858
989-772-9061

Miss Dig

1-800-482-7171

PARCEL ADJUSTMENTS ISABELLA COUNTY ROAD COMMISSION

(E-6) W. 1/4 CORNER,
SECTION 16, T14N, R4W,
UNION TOWNSHIP, ISABELLA
COUNTY, MICHIGAN.

LINCOLN ROAD

WEST UNION
CONDOMINIUMS
(PHASE 1)

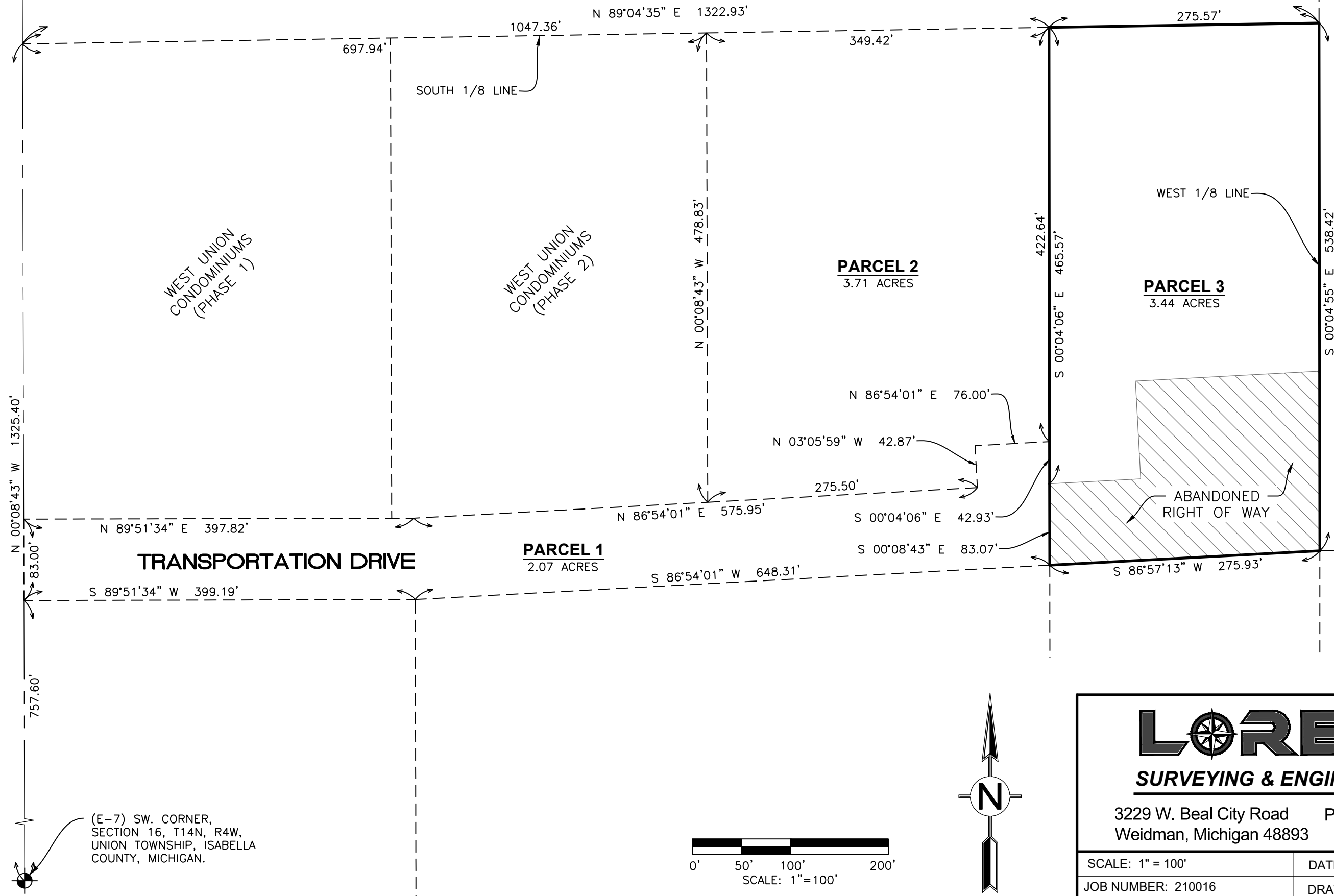
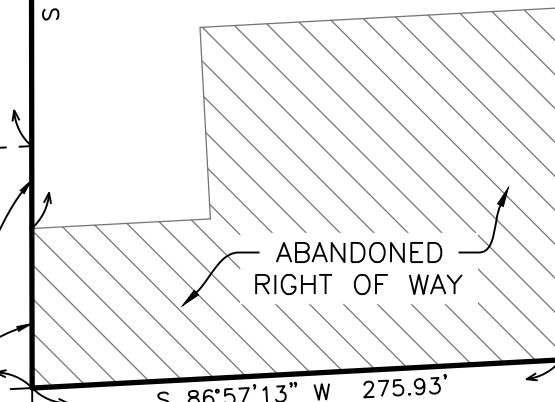
WEST UNION
CONDOMINIUMS
(PHASE 2)

PARCEL 2
3.71 ACRES

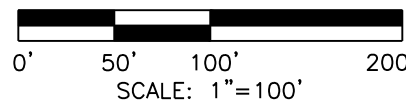
PARCEL 3
3.44 ACRES

PARCEL 1
2.07 ACRES

TRANSPORTATION DRIVE



(E-7) SW. CORNER,
SECTION 16, T14N, R4W,
UNION TOWNSHIP, ISABELLA
COUNTY, MICHIGAN.



LORENZ

SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road Phone: (989) 644-5953
Weidman, Michigan 48893 Fax: (989) 644-8659

SCALE: 1" = 100'	DATE: April 17, 2023
JOB NUMBER: 210016	DRAWN BY: TPL
CHECKED BY: TPL	SHEET NUMBER: 1 ⁰³⁵ OF 2

**PARCEL ADJUSTMENTS
ISABELLA COUNTY ROAD COMMISSION**

DESCRIPTIONS:

PARCEL 1

Part of the Southwest One-quarter of the Southwest One-quarter of Section 16, T14N, R4W, Union Township, Isabella County, Michigan, described as beginning at a point on the West line of said Section 16 which is N. 00°08'43" W., along said West Section line, 757.60 feet from the Southwest Corner of said Section 16; thence continuing N. 00°08'43" W., along said West Section line, 83.00 feet; thence N. 89°51'34" E., 397.82 feet; thence N. 86°54'01" E., 575.95 feet; thence N. 03°05'59" W., 42.87 feet; thence N. 86°54'01" E., 76.00 feet; thence S. 00°04'06" E., 42.93 feet; thence S. 00°08'43" E., 83.07 feet; thence S. 86°54'01" W., 648.31 feet; thence S. 89°51'34" W., 399.19 feet to the Point of Beginning. Containing 2.07 acres more or less and commonly know as Transportation Drive.

PARCEL 2

Part of the Southwest One-quarter of the Southwest One-quarter of Section 16, T14N, R4W, Union Township, Isabella County, Michigan, described as commencing at the Southwest Corner of said Section 16; thence N. 00°08'43" W, along the West line of said Section 16, 1325.40 feet to the South One-eighth line of said Section 16; thence N. 89°04'35" E, along said South One-eighth line, 697.94 feet to the true POINT OF BEGINNING; thence continuing N. 89°04'35" E., along said South One-eighth line, 349.42 feet; thence S. 00°04'06" E, 422.64 feet to the Northerly line of Transportation Drive; thence along said Northerly line of Transportation Drive on the following three courses: S. 86°54'01" W, 76.00 feet and S. 03°05'59" E, 42.87 feet and S. 86°54'01" W, 275.50 feet; thence N. 00°08'43" W, parallel with said West Section line, 478.83 feet to the point of beginning. Containing 3.71 acres more or less. Subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

PARCEL 3

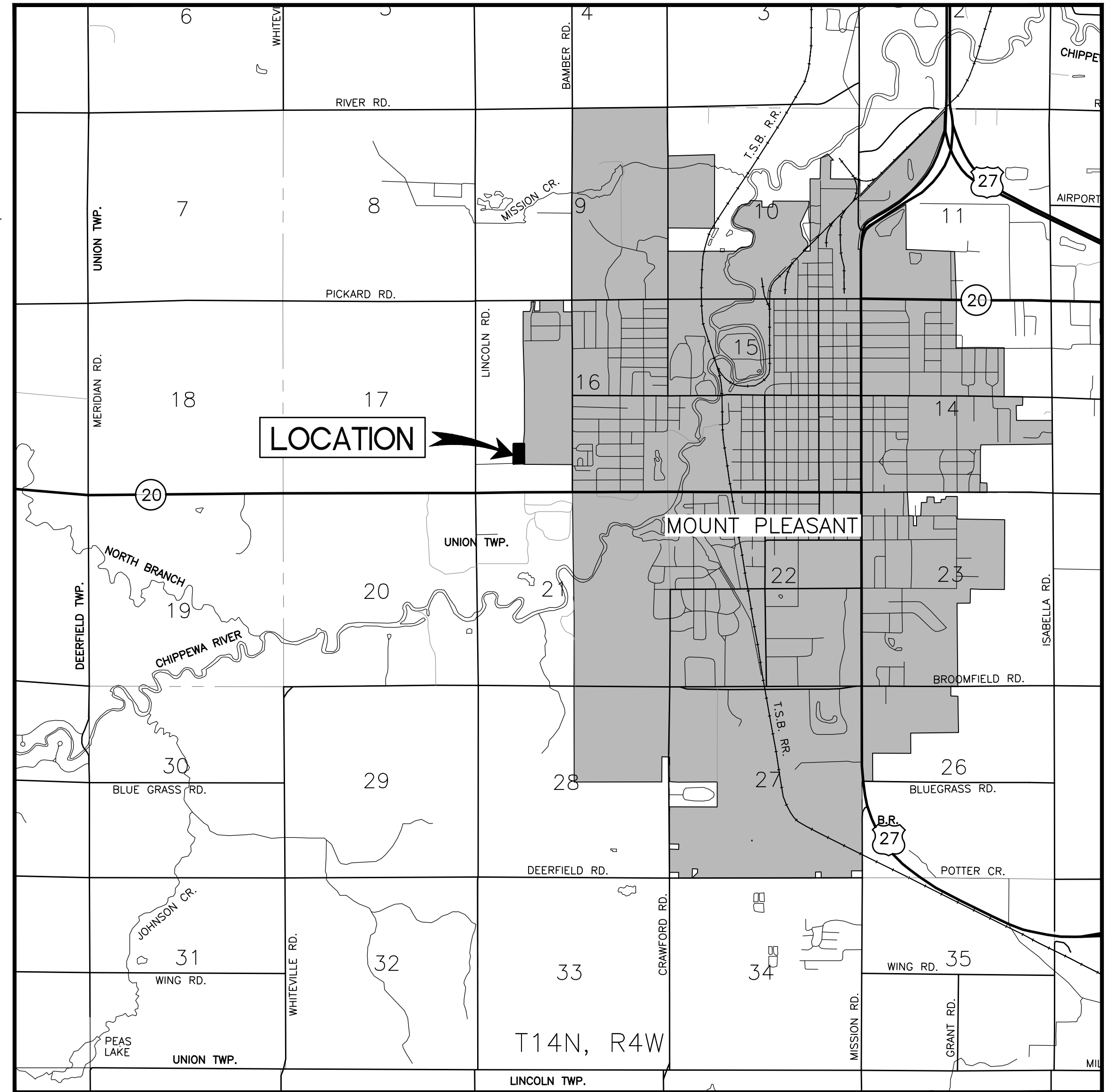
Part of the Southwest One-quarter of the Southwest One-quarter of Section 16, T14N, R4W, Union Township, Isabella County, Michigan, described as commencing at the Southwest Corner of said Section 16; thence N. 00°08'43" W, along the West line of said Section 16, 1325.40 feet to the South One-eighth line of said Section 16; thence N. 89°04'35" E., along said South One-eighth line, 1047.36 feet to the true POINT OF BEGINNING; thence continuing N. 89°04'35" E., along said South One-eighth line, 275.57 feet to the West One-eighth line of said Section 16; thence S. 00°04'55" E., along said South One-eighth line, 538.42 feet; thence S. 86°57'13" W., 275.93 feet; thence N. 00°08'43" W., along the Easterly line of Transportation Drive, 83.07 feet; thence continuing along said Easterly line of Transportation Drive, N. 00°04'06" W., 42.93 feet; thence N. 00°04'06" W., 422.64 feet to the point of beginning. Containing 3.44 acres more or less. Subject to easements, right of ways, restrictions and reservations whether used, implied or of record.



3229 W. Beal City Road Phone: (989) 644-5953
Weidman, Michigan 48893 Fax: (989) 644-8659

SCALE: 1" = 100'	DATE: April 17, 2023
JOB NUMBER: 210016	DRAWN BY: TPL
CHECKED BY: TPL	SHEET NUMBER: 2 ⁰³⁶ OF 2

LOCATION MAP
NO SCALE



ZONING REQUIREMENTS

ZONED: R-2A

Lot Standards	One Family	Two Family
Minimum Lot Width (ft.) (e) :	100	120
Minimum Lot Area (sq. ft.) (e) :	14,000	17,000
Minimum Dwelling Unit Width (ft.):	30	30
Minimum Floor Area Per Unit (sq. ft.):	600	750
Maximum Building Height (ft.):	35	35
Maximum Lot Coverage	40%	40%
Municipal Sewer Required:	No	No

Minimum Setbacks (ft.)

Front Yard (g) : 35
 Side Yard (one) (c) : 10
 Side Yard (total of two): 20
 Rear Yard: 35

Applicable Footnotes*

c. Side yards facing a street shall comply with front yard setback requirements.
 e. The minimum lot width and lot area for lots having municipal sewer may be reduced to the following requirements:

- One-Family Unit
 Lot Width: 80 feet
 Lot Area: 12,000 square feet
- Two-Family Unit
 Lot Width: 100 feet
 Lot Area: 15,000 square feet

g. The front yard setback along the following roads shall be fifty (50) feet if the right-of-way width is sixty-six (66) feet or less. Portions of roads shall be automatically removed from the list if either if the following conditions are met:

- The total right-of-way is increased to one hundred (100) feet or more.
- The right-of-way on one side of the road is increased to fifty (50) feet or more, in which case that side of the road shall be removed from the list.

- Lincoln Road, from Pickard Road to Broomfield Road.
- That portion of Bradley Street in the Township, from Remus Road north to the City boundary.
- That portion of Crawford Road in the Township, from Millbrook Road to the City boundary.
- Isabella Road, from the US-27 Overpass to its termination at Business 27.
- Pickard Road, from Lincoln Road to Bamber Road (Bradley Street).
- Broadway Street Extension, from the City boundary to Lincoln Road.
- Broomfield Road, from Lincoln Road to the US-27 overpass.
- Bluegrass Road, from Isabella Road to Mission Road.
- Deerfield Road, from Meridian Road to Mission Road.

SHEET INDEX

Sheet Number	Sheet Title
C1	COVER SHEET
C2	TOPOGRAPHIC SURVEY
C3	SITE PLAN
C4	GRADING-PLAN
C5	STORM SEWER PLAN & PROFILE
C6	WATER MAIN PLAN & PROFILE
C7	STORM WATER MANAGEMENT PLAN
C8	STORM WATER MANAGEMENT CALCULATIONS
C9	SOIL EROSION CONTROL PLAN
C10	DETAILS
C11	POLE BUILDING ELEVATIONS
C12	SALT STORAGE BUILDING ELEVATIONS
C13	PHOTOMETRIC PLAN

PROPERTY DESCRIPTION

Part of the Southwest One-quarter of the Southwest One-quarter of Section 16, T14N, R4W, Union Township, Isabella County, Michigan, described as commencing at the Southwest Corner of said Section 16; thence N. 00°08'43" W, along the West line of said Section 16, 1325.40 feet to the South One-eighth line of said Section 16; thence N. 89°04'35" E., along said South One-eighth line, 1047.36 feet to the true POINT OF BEGINNING; thence continuing N. 89°04'35" E., along said South One-eighth line, 275.57 feet to the West One-eighth line of said Section 16; thence S. 00°04'55" E., along said South One-eighth line, 538.42 feet; thence S. 86°57'13" W., 275.93 feet; thence N. 00°08'43" W., along the Easterly line of Transportation Drive, 83.07 feet; thence continuing along said Easterly line of Transportation Drive, N. 00°04'06" W., 42.93 feet; thence N. 00°04'06" W., 422.64 feet to the point of beginning. Containing 3.44 acres more or less. Subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

PARCEL SIZE

PARCEL CONTAINS 3.44 ACRES

BENCHMARKS

BM #1
FOUND CHISELED "X" ON NORTHEAST BOLT OF UPPER FLANGE OF FIRE HYDRANT. ELEV. 789.26'

BM #2
SET REROD CONTROL POINT (PT. #10003) ELEV. 779.61'

PROPERTY ADDRESS

TRANSPORTATION DRIVE
 MT. PLEASANT, MI 48858
 NO KNOWN STREET NUMBER ASSIGNED

OWNER / APPLICANT

ISABELLA COUNTY ROAD COMMISSION
 2261 E. REMUS ROAD
 MT. PLEASANT, MI 48858
 PHONE: (989) 773-7131

MISS DIG/UNDERGROUND UTILITY NOTIFICATION

FOR THE PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, THE CONTRACTOR SHALL CONTACT MISS DIG SYSTEM, INC. BY PHONE AT 811 OR 800-482-7171 OR VIA THE WEB AT EITHER ELOCATE.MISSDIG.ORG FOR SINGLE ADDRESS OR RTE.MISSDIG.ORG. A MINIMUM OF 3 BUSINESS DAYS PRIOR TO EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.

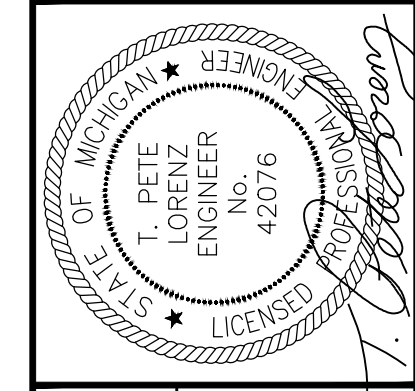
NOTES

1. SHOWN UNDERGROUND UTILITY LOCATIONS REFLECT INFORMATION COLLECTED FROM UTILITY OWNERS AND VISIBLE MARKERS FOUND AT THE TIME OF SURVEY. SHOWN LOCATIONS ARE NOT INTENDED TO BE EXACT AND CONTRACTORS MUST VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.

LEGEND

⊙	DRAINAGE MANHOLE	△ CP #1000	CONTROL POINT	⊙	BOLLARD
□	CATCH BASIN	△ BM #1	BENCHMARK	✉	MAILBOX
▽	CULVERT END SECTION	⊙	FLAG POLE	🌳	DECIDUOUS TREE
⊙	SANITARY SEWER MANHOLE	⊙	UTILITY POLE	🌲	CONIFEROUS TREE
♂	SANITARY SEWER CLEANOUT	⊙	GUY ANCHOR	🌿	BUSH OR SHRUB
⊙	FORCE MAIN CLEANOUT	⊙	ELECTRICAL TRANSFORMER	🪵	STUMP
⊙	SIGN - SINGLE POST	⊙	ELECTRIC METER	— SF —	STORM SEWER
⊙	SIGN - DOUBLE POST	⊙	ELECTRICAL MANHOLE	— SW —	SANITARY SEWER
🔥	FIRE HYDRANT	⊙	ELECTRICAL VAULT	— OHW —	OVERHEAD WIRE
⊙	WATER VALVE	⊙	PEDESTRIAN SIGNAL	— G —	GAS LINE
⊙	CURB STOP	⊙	LIGHT POLE	— E —	ELECTRIC LINE
⊙	WATER METER	⊙	WALL PACK LIGHT	— P —	PHONE LINE
⊙	WATER WELL	⊙	A.C. COMPRESSOR	— TV —	CABLE TV LINE
⊙	WATER MANHOLE	⊙	ELECTRICAL PANEL	— W —	WATER LINE
⊙	YARD HYDRANT	⊙	MONITORING WELL	— X —	FENCE LINE
⊙	IRRIGATION VALVE	⊙	GAS VALVE	—	TREELINE
*	IRRIGATION SPRINKLER HEAD	⊙	GAS METER	—	EXISTING ASPHALT
⊙	GOVERNMENT CORNER	⊙	TELEPHONE VAULT	—	EXISTING CONCRETE
●	FOUND PROPERTY CORNER	⊙	PEDESTAL	—	EXISTING GRAVEL
■	FOUND CONCRETE MONUMENT	⊙	CABLE VAULT	—	EXISTING PULVERIZED ASPHALT
▲	FOUND PK OR MAG NAIL	⊙	HANDHOLE	—	EXISTING RIPRAP
○	SET CAPPED IRON #46677	⊙	POST	(M)	MEASURED
△	SET MAG NAIL	⊙		(R)	RECORDED

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO PM CONFLICTS



COVER SHEET

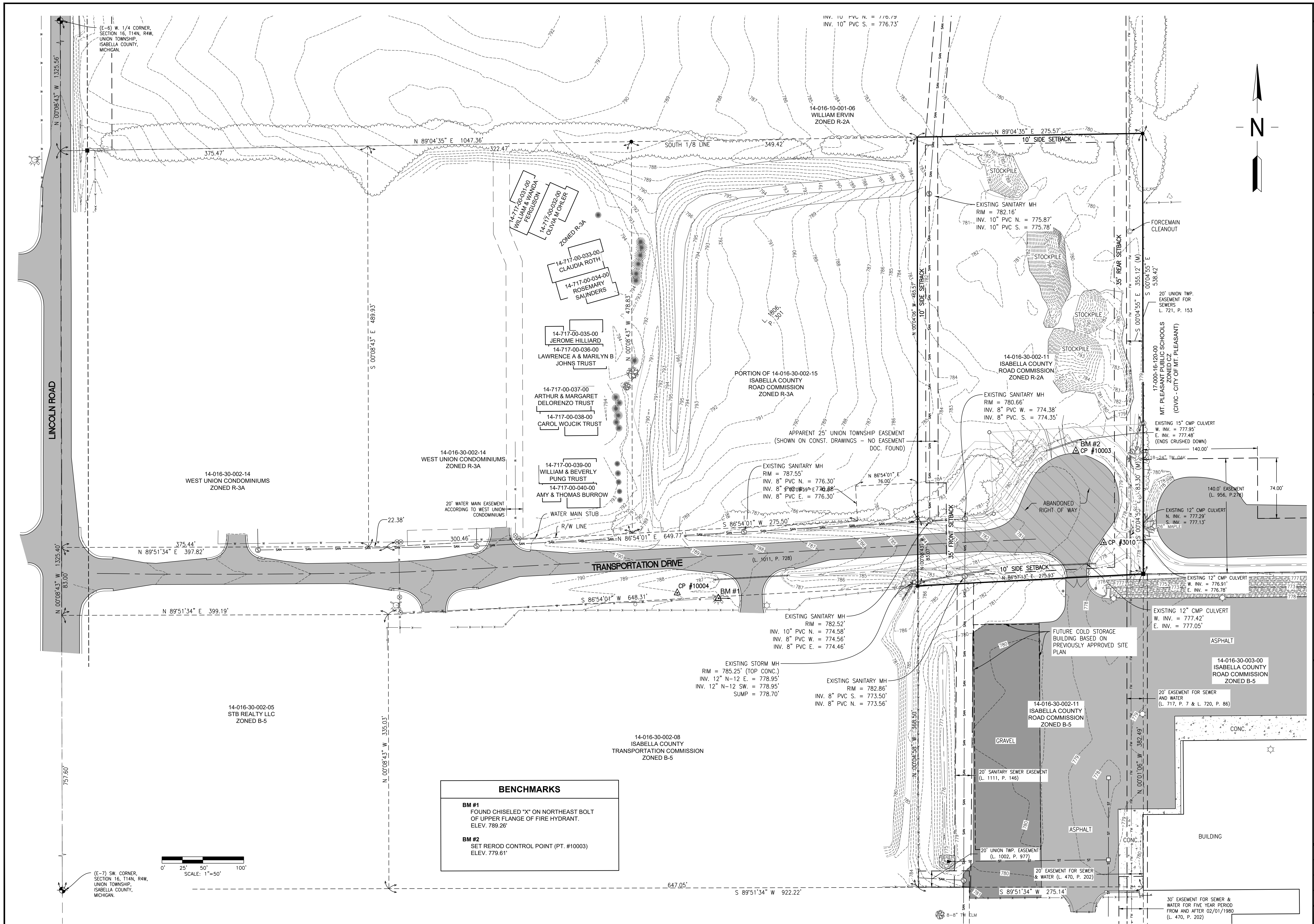
ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

SHEET TITLE:
 PROJECT NAME:

LORENZ
 SURVEYING & ENGINEERING, INC.
 3228 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 pete@lorenzse.com

JOB NO.	210016
SCALE:	NONE
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	C1

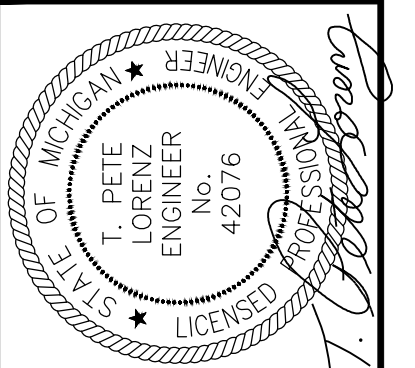




BENCHMARKS	
BM #1	FOUND CHISELED "X" ON NORTHEAST BOLT OF UPPER FLANGE OF FIRE HYDRANT. ELEV. 789.26'
BM #2	SET REROD CONTROL POINT (PT. #10003) ELEV. 779.61'

PLAN ISSUE:
PRELIM. SITEPLAN SUBMITTAL

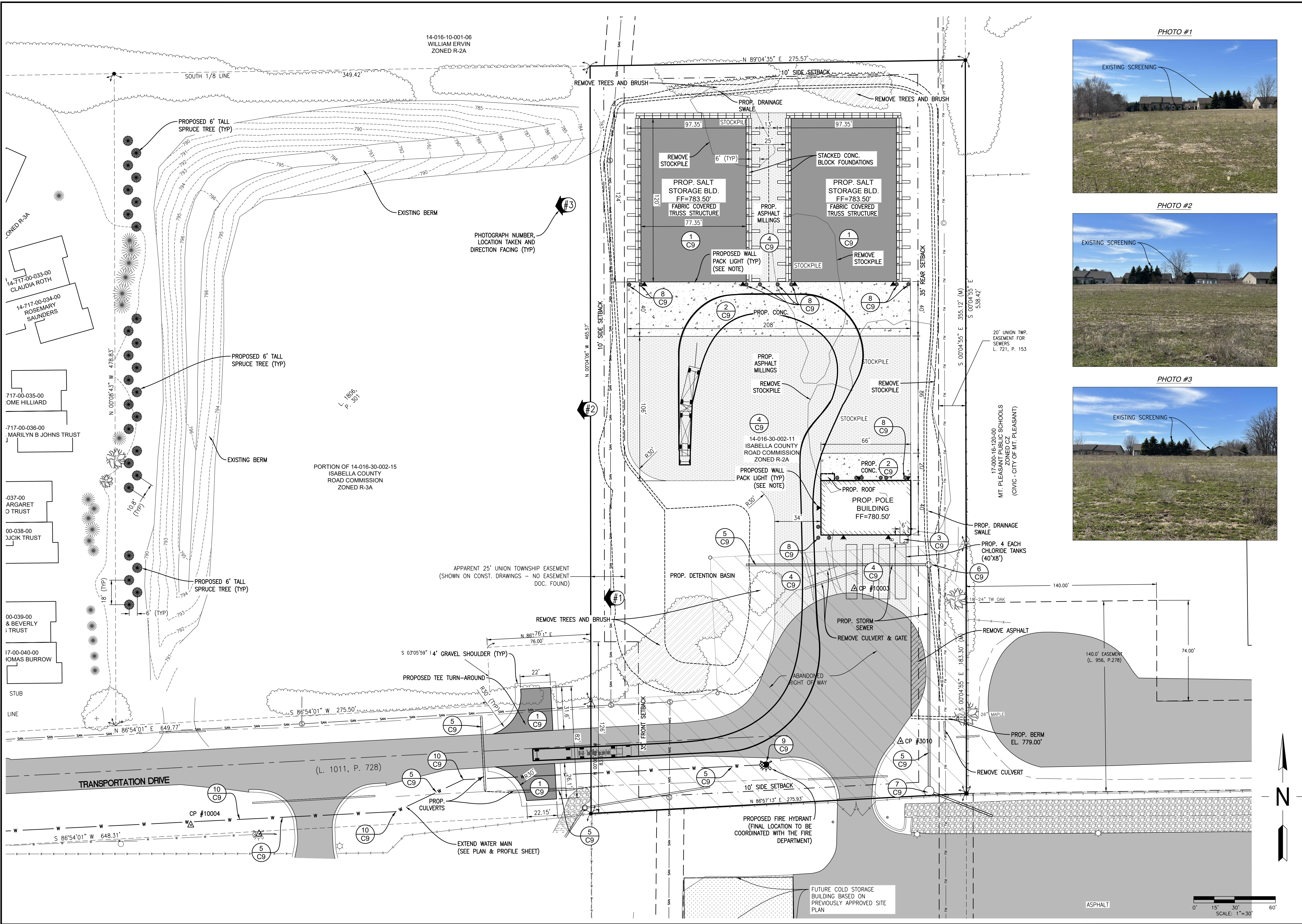
NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO PM CONFLICTS



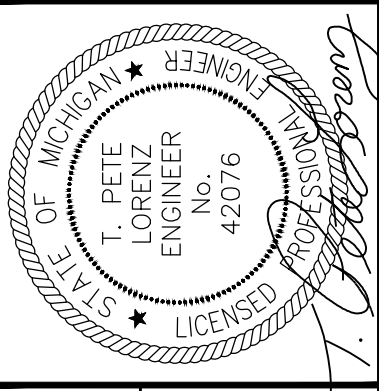
TOPOGRAPHIC SURVEY
ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-8659
 pete@lorenzse.com

JOB NO. 210016
 SCALE: 1" = 50'
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **C2**



NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS, REV. WATERMAIN DESIGN, REV. DUE TO PM CONFLICTS

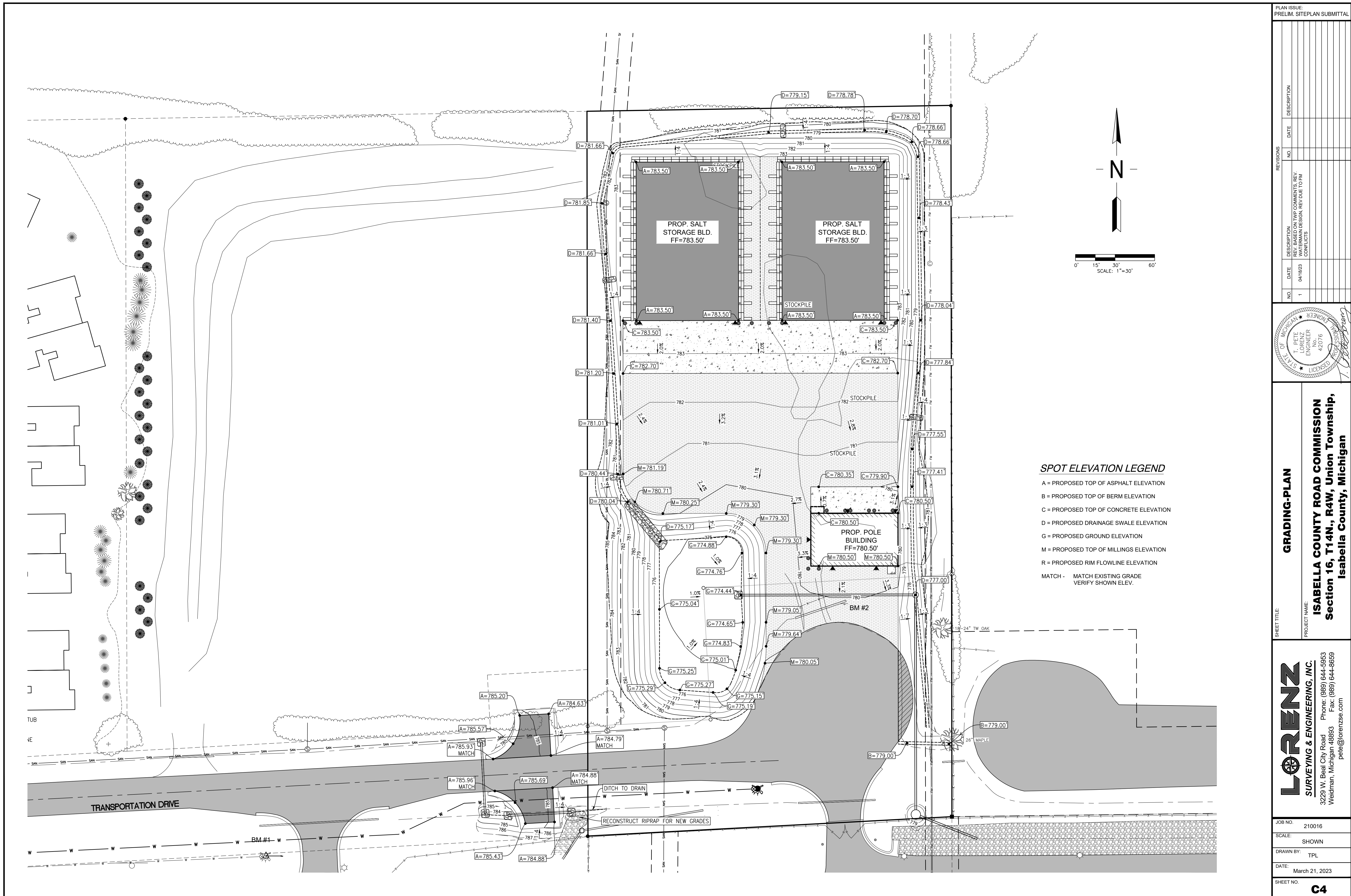


SITE PLAN

ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

SHEET TITLE:
PROJECT NAME:
JOB NO. 210016
SCALE: 1"=30'
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C3**

LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 pete@lorenzse.com

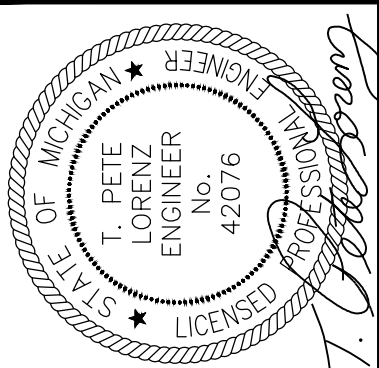


SPOT ELEVATION LEGEND

- A = PROPOSED TOP OF ASPHALT ELEVATION
- B = PROPOSED TOP OF BERM ELEVATION
- C = PROPOSED TOP OF CONCRETE ELEVATION
- D = PROPOSED DRAINAGE SWALE ELEVATION
- G = PROPOSED GROUND ELEVATION
- M = PROPOSED TOP OF MILLINGS ELEVATION
- R = PROPOSED RIM FLOWLINE ELEVATION
- MATCH - MATCH EXISTING GRADE
VERIFY SHOWN ELEV.

PLAN ISSUE:
PRELIM. SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV DUE TO PM CONFLICTS



GRADING-PLAN

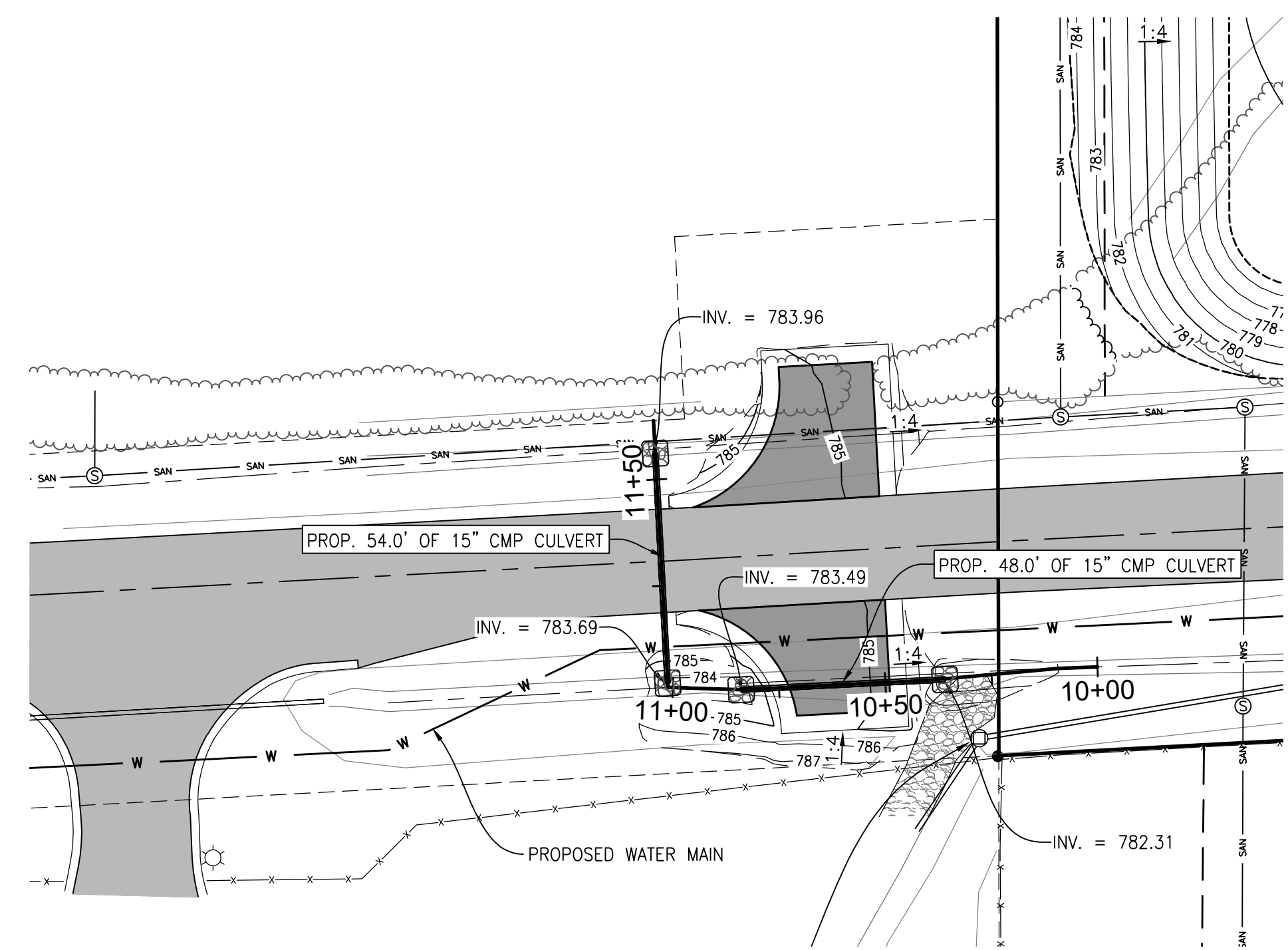
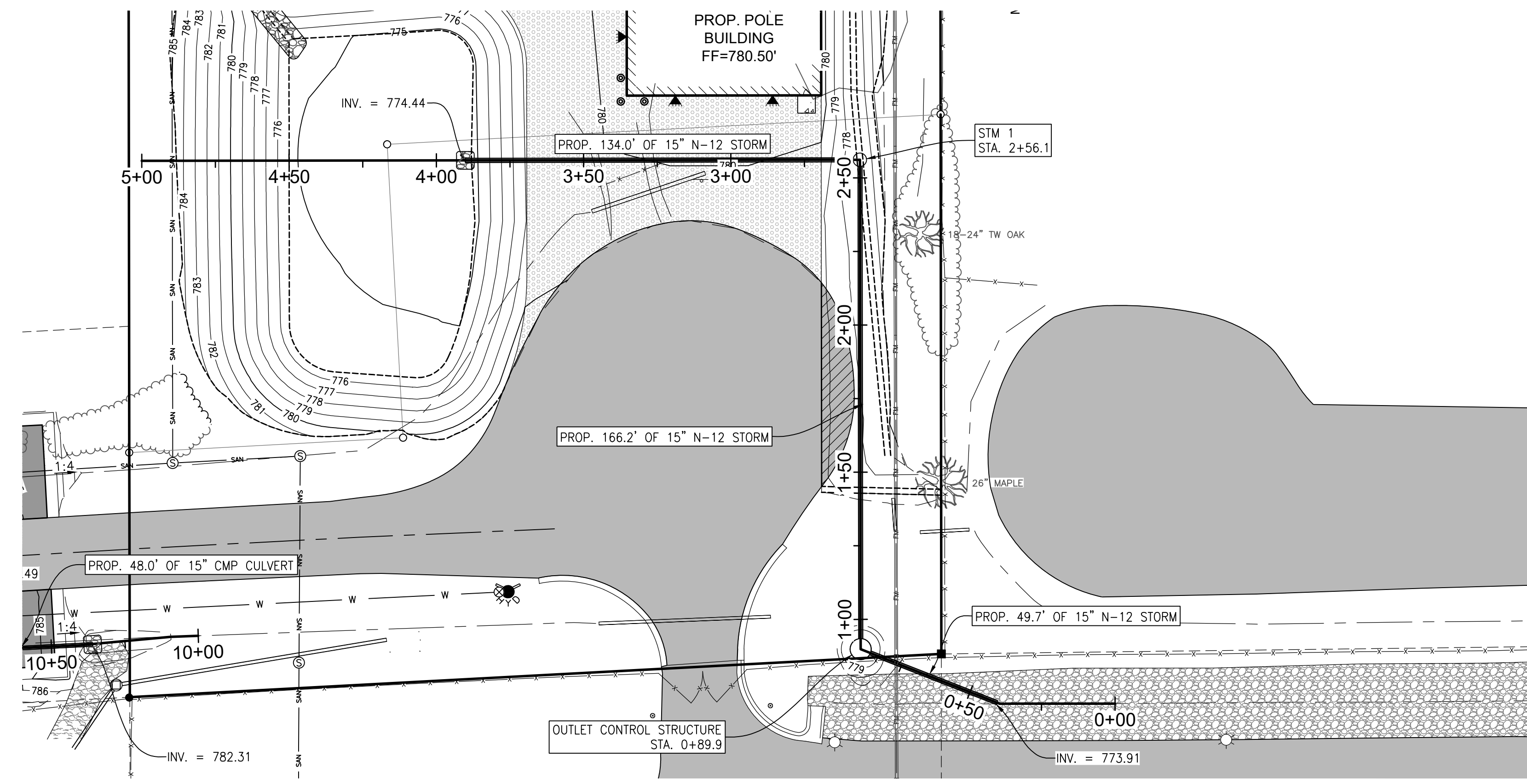
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

SHEET TITLE:
 PROJECT NAME:

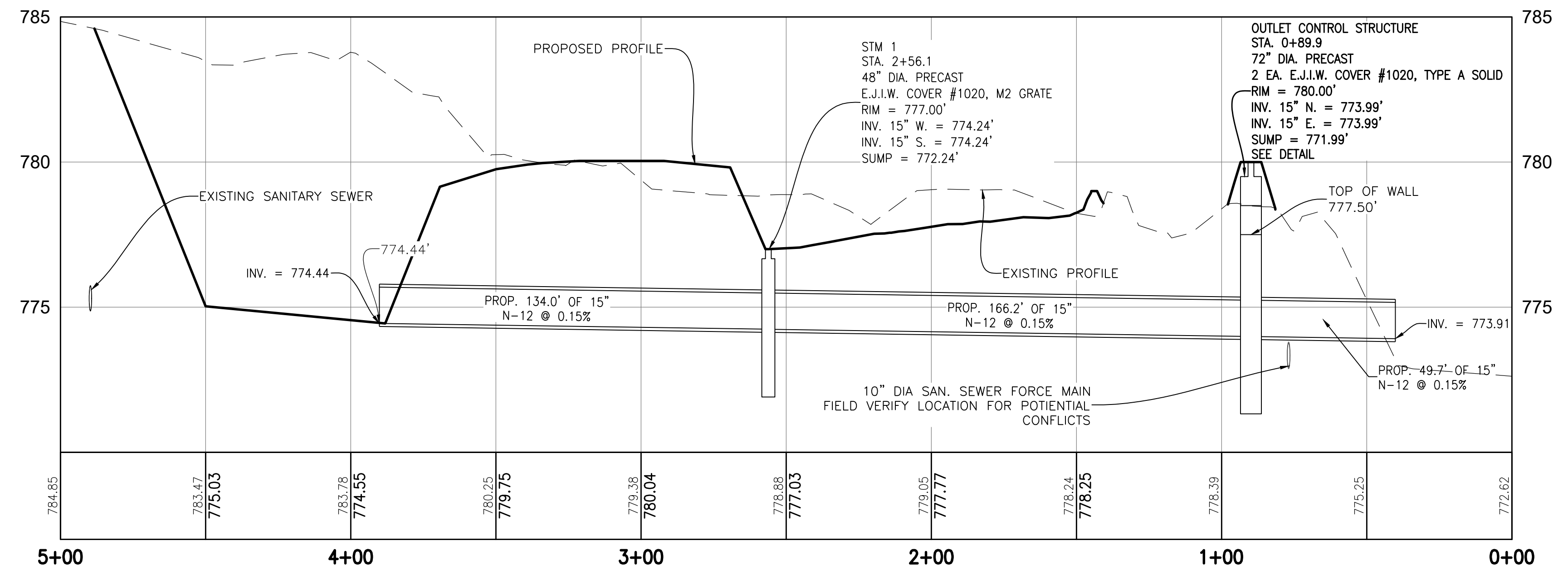
LORENZ
 SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-8659
 pete@lorenzse.com

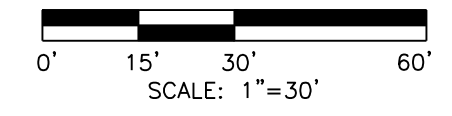
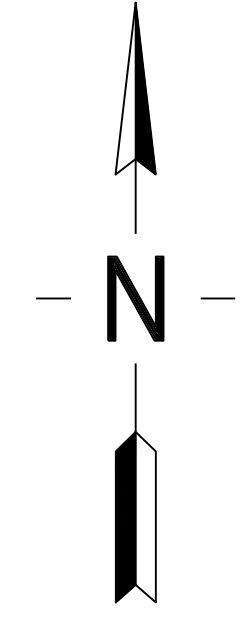
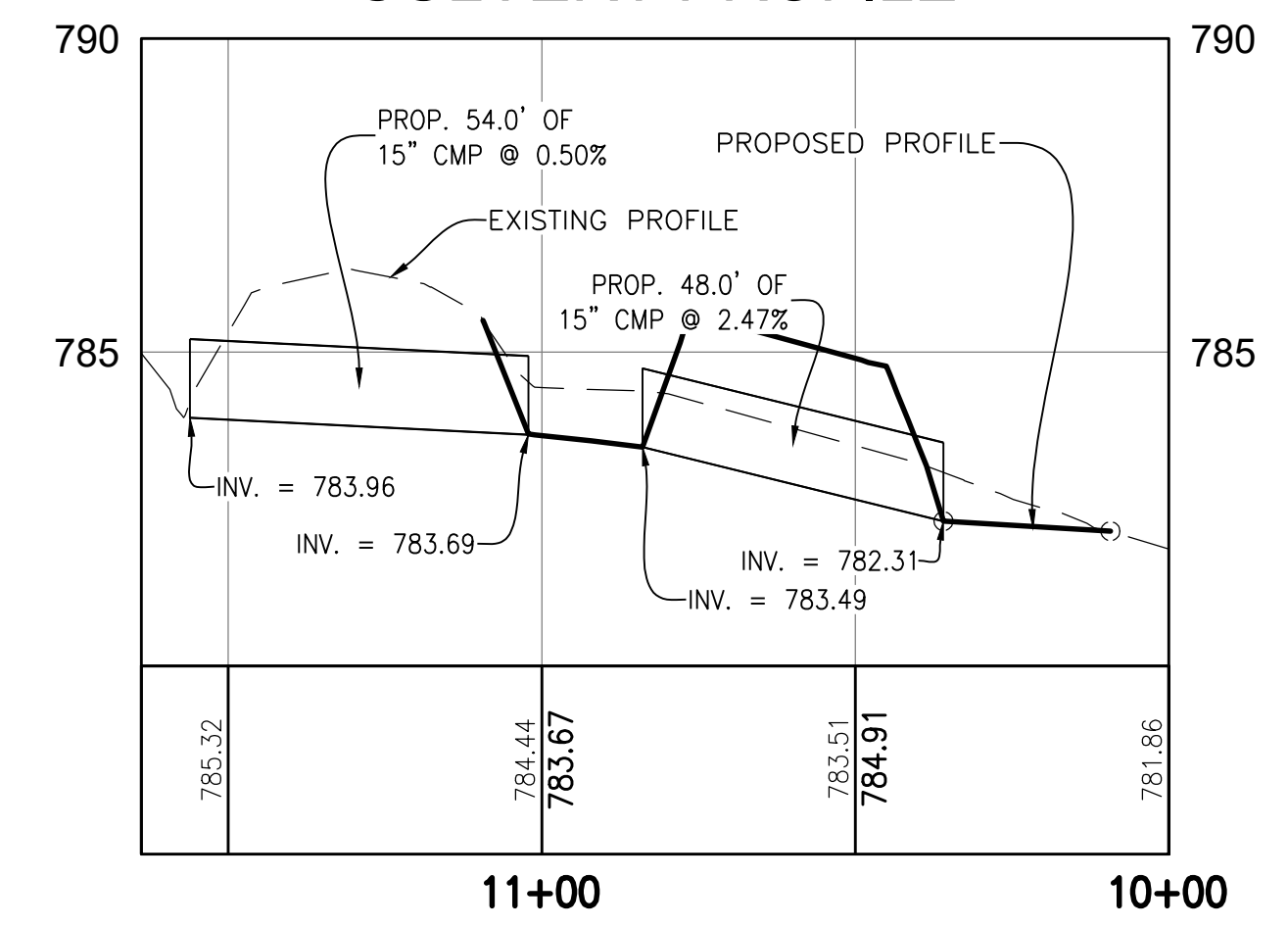
JOB NO. 210016
 SCALE: SHOWN
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **C4**



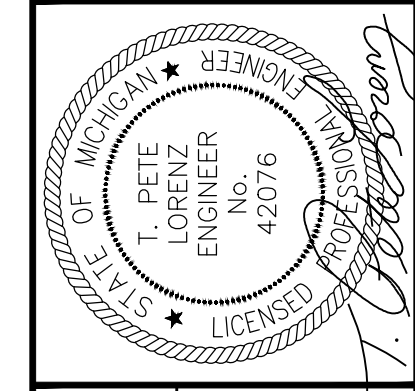
PROPOSED STORM SEWER



CULVERT PROFILE



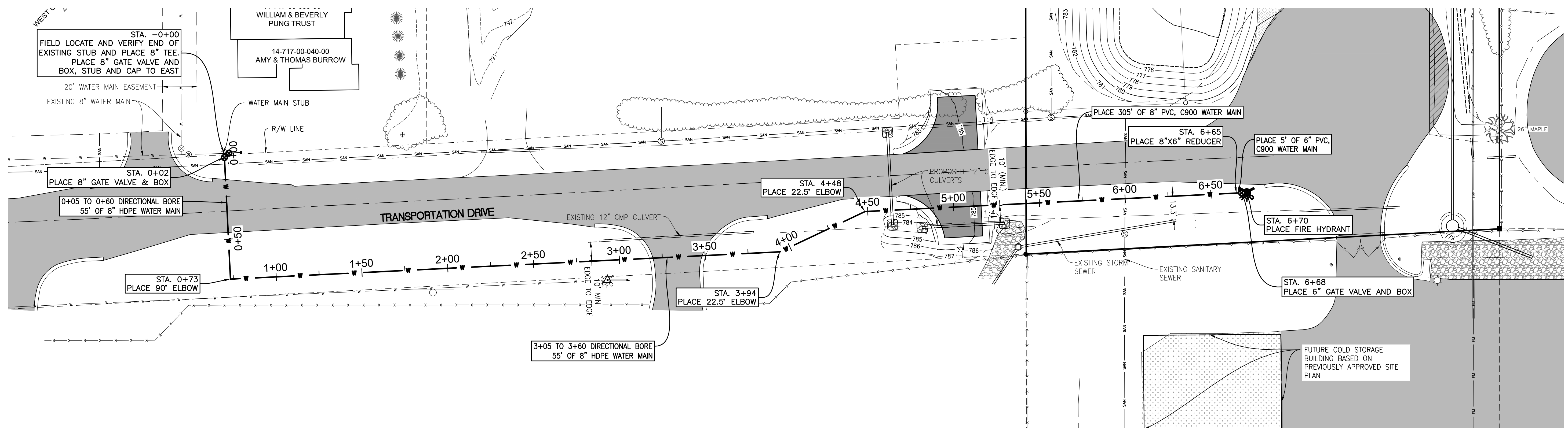
NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO FM CONFLICTS



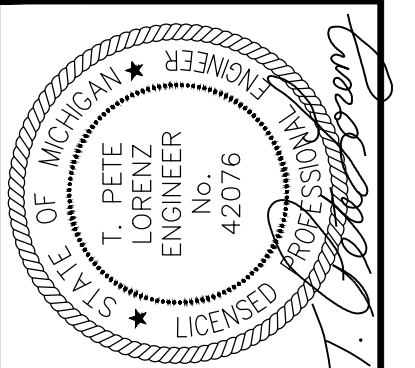
STORM SEWER PLAN & PROFILE
ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 pete@lorenzse.com

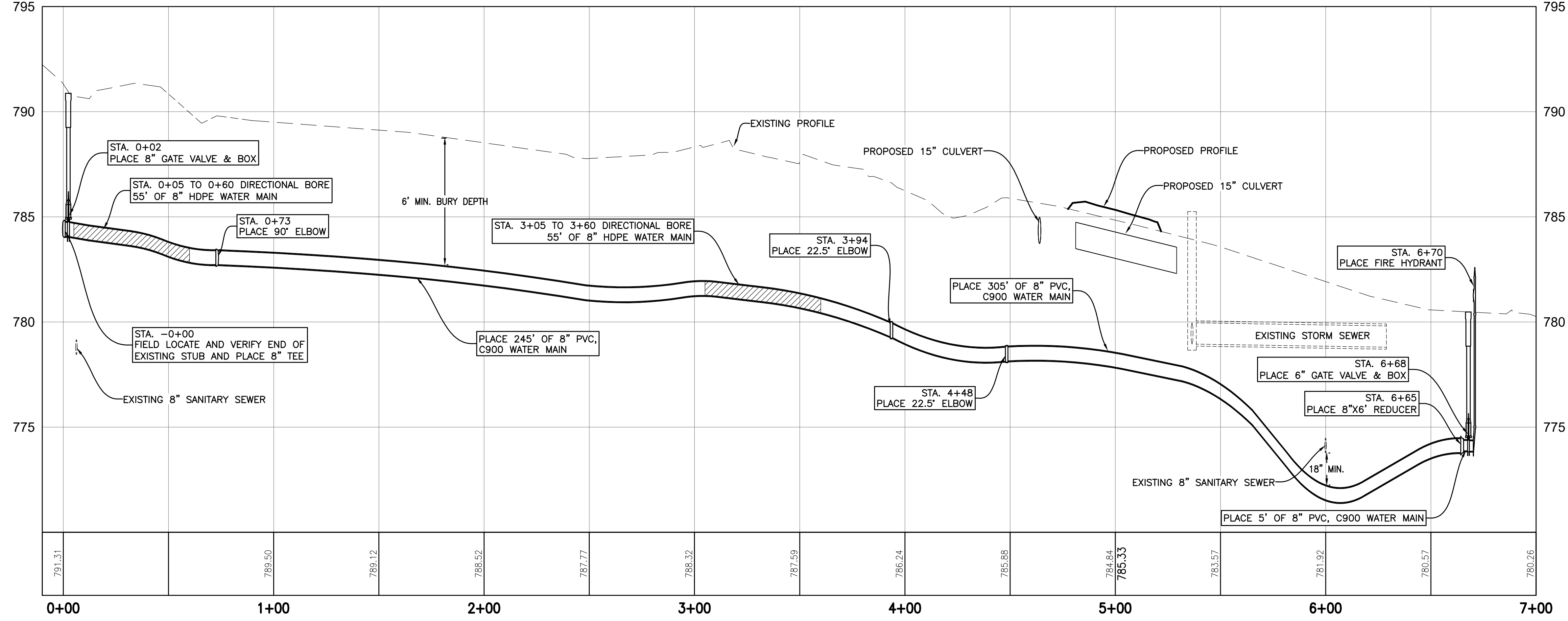
JOB NO.	210016
SCALE:	1"=30'
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	C5



NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV DUE TO PM CONFLICTS



PROPOSED WATER MAIN PROFILE

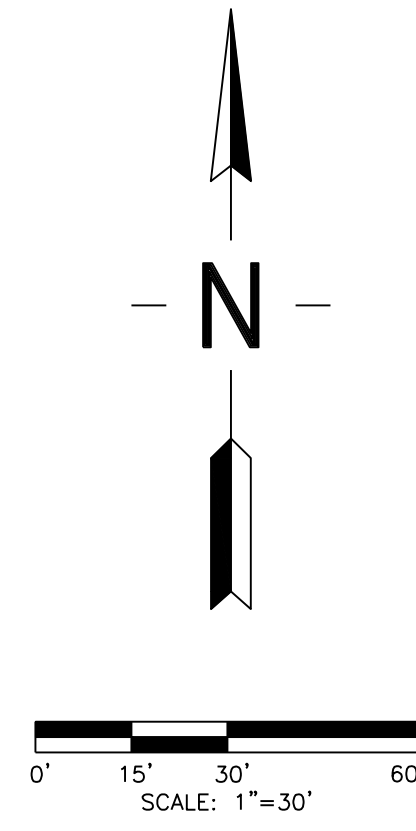
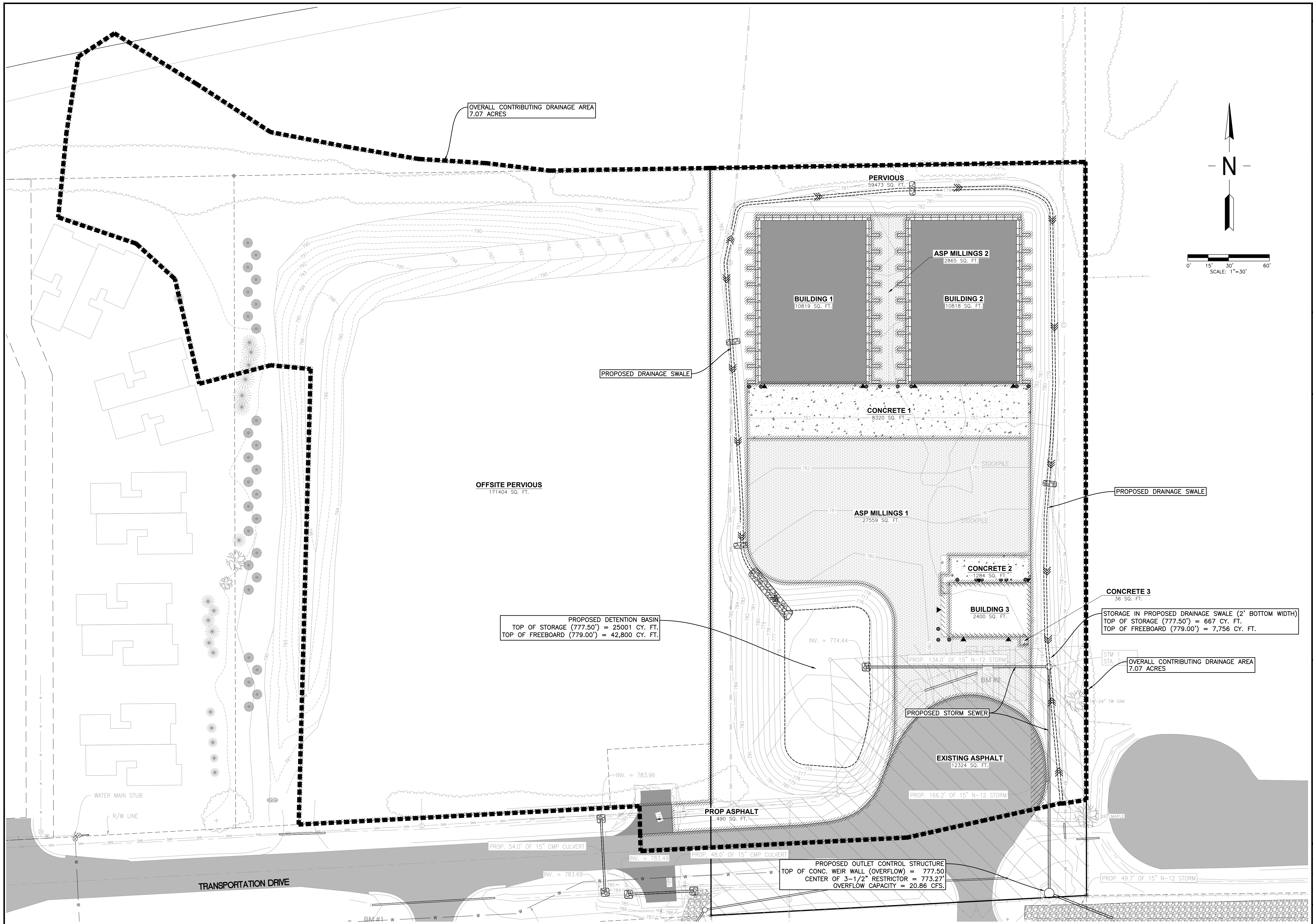


NOTE: ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 • CHARTER TOWNSHIP OF UNION REQUIREMENTS, DESIGN SPECIFICATIONS AND ORDINANCES
 • TEN STATE STANDARDS
 • APPLICABLE STATE AND FEDERAL STANDARDS AND REGULATIONS

WATER MAIN PLAN & PROFILE
ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

LORENZ SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 pate@lorenzse.com

JOB NO. 210016
 SCALE: 1"=30'
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **66**



PLAN ISSUE:		
PRELIM. SITEPLAN SUBMITTAL		
NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO PM CONFLICTS

STORM WATER MANAGEMENT PLAN

ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

PROJECT NAME:

LORENZ
SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5953
Fax: (989) 644-8659
pate@lorenzse.com

JOB NO.	210016
SCALE:	1" = 30'
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	C7

COMPOSITE RUNOFF COEFFICIENT

AREA	AREA (SFT)	C	C x A
BUILDING 1	10819	0.9	9737
BUILDING 2	10819	0.9	9737
BUILDING 3	2400	0.9	2160
CONCRETE 1	8320	0.9	7488
CONCRETE 2	1284	0.9	1156
CONCRETE 3	36	0.9	32
EXISTING ASPHALT	12324	0.9	11092
ASPHALT MILLINGS 1	27559	0.8	22047
ASPHALT MILLINGS 2	2885	0.8	2292
PERVIOUS	59473	0.2	11895
PROP ASPHALT	490	0.9	441
OFFSITE PERVIOUS	171404	0.2	34281
TOTAL SFT	307793		112357
ACRES	7.07		

COMPOSITE COEFF (C) = 112357 / 307793
 COMPOSITE COEFF (C) = 0.37

REQUIRED DETENTION - 25 YEAR STORM

AREA OF SITE: 7.07 ACRES
 ALLOWABLE RELEASE RATE: 0.71 CFS
 COMPOSITE RUNOFF COEFFICIENT: 0.37

STORM DURATION		INTENSITY FOR 25-YEAR STORM	RUNOFF FLOW RATE	ALLOWABLE OUTFLOW	STORED RATE	REQUIRED DETENTION	REQUIRED DETENTION
(HOURS)	(MINUTES)	(IN/HR)	(CFS)	(CFS)	(CFS)	(ACRE/FEET)	(CFT)
0.08	5	7.44	19.19	0.71	18.48	0.13	5545
0.10	6	7.04	18.16	0.71	17.45	0.14	6283
0.12	7	6.64	17.13	0.71	16.42	0.16	6897
0.13	8	6.25	16.12	0.71	15.41	0.17	7399
0.15	9	5.85	15.09	0.71	14.38	0.18	7767
0.17	10	5.45	14.06	0.71	13.35	0.18	8011
0.18	11	5.25	13.54	0.71	12.84	0.19	8471
0.20	12	5.04	13.00	0.71	12.29	0.20	8851
0.22	13	4.84	12.48	0.71	11.78	0.21	9186
0.23	14	4.63	11.94	0.71	11.24	0.22	9438
0.25	15	4.43	11.43	0.71	10.72	0.22	9648
0.33	20	4.03	10.39	0.71	9.69	0.27	11626
0.42	25	3.63	9.36	0.71	8.66	0.30	12895
0.50	30	3.23	8.33	0.71	7.62	0.32	13725
0.67	40	2.86	7.38	0.71	6.67	0.37	16009
0.83	50	2.48	6.40	0.71	5.69	0.39	17071
1.00	60	2.11	5.44	0.71	4.74	0.39	17049
1.17	70	1.98	5.11	0.71	4.40	0.42	18482
1.33	80	1.84	4.75	0.71	4.04	0.45	19389
1.50	90	1.71	4.41	0.71	3.70	0.46	20002
1.67	100	1.57	4.05	0.71	3.34	0.46	20058
1.83	110	1.44	3.71	0.71	3.01	0.46	19851
2.00	120	1.30	3.35	0.71	2.65	0.44	19055
2.17	130	1.24	3.20	0.71	2.49	0.45	19436
2.33	140	1.19	3.07	0.71	2.36	0.46	19848
2.50	150	1.13	2.91	0.71	2.21	0.46	19873
2.67	160	1.07	2.76	0.71	2.05	0.45	19312
2.83	170	1.02	2.63	0.71	1.92	0.45	19329
3.00	180	0.96	2.48	0.71	1.77	0.44	19112
3.17	190	0.94	2.42	0.71	1.72	0.45	19585
3.33	200	0.91	2.35	0.71	1.64	0.45	19688
3.50	210	0.89	2.30	0.71	1.59	0.46	20022
3.67	220	0.87	2.24	0.71	1.54	0.47	20294
3.83	230	0.85	2.19	0.71	1.49	0.47	20505
4.00	240	0.83	2.14	0.71	1.43	0.47	20654
4.17	250	0.80	2.06	0.71	1.36	0.47	20354
4.33	260	0.78	2.01	0.71	1.31	0.47	20363
4.50	270	0.76	1.96	0.71	1.25	0.47	20310
4.67	280	0.74	1.91	0.71	1.20	0.46	20196
4.83	290	0.72	1.86	0.71	1.15	0.46	20020
5.00	300	0.69	1.78	0.71	1.07	0.44	19317
5.17	310	0.67	1.73	0.71	1.02	0.44	19001
5.33	320	0.65	1.68	0.71	0.97	0.43	18624
5.50	330	0.63	1.63	0.71	0.92	0.42	18184
5.67	340	0.61	1.57	0.71	0.87	0.41	17683
5.83	350	0.58	1.50	0.71	0.79	0.38	16578
6.00	360	0.56	1.44	0.71	0.74	0.37	15938
7.00	420	0.52	1.34	0.71	0.63	0.37	15629
8.00	480	0.48	1.24	0.71	0.53	0.35	15307
9.00	540	0.44	1.13	0.71	0.43	0.32	13878
10.00	600	0.40	1.03	0.71	0.33	0.27	11706
11.00	660	0.36	0.93	0.71	0.22	0.20	8790
12.00	720	0.32	0.83	0.71	0.12	0.12	5132
13.00	780	0.31	0.80	0.71	0.09	0.10	4353
14.00	840	0.30	0.77	0.71	0.07	0.08	3388
15.00	900	0.29	0.75	0.71	0.04	0.05	2237
16.00	960	0.27	0.70	0.71	-0.01	-0.01	-586
17.00	1020	0.26	0.67	0.71	-0.04	-0.05	-2201
18.00	1080	0.25	0.64	0.71	-0.06	-0.09	-4002
19.00	1140	0.24	0.62	0.71	-0.09	-0.14	-5988
20.00	1200	0.23	0.59	0.71	-0.11	-0.19	-8160
21.00	1260	0.22	0.57	0.71	-0.14	-0.24	-10519
22.00	1320	0.21	0.54	0.71	-0.16	-0.30	-13062
23.00	1380	0.19	0.49	0.71	-0.22	-0.41	-17927
24.00	1440	0.18	0.46	0.71	-0.24	-0.48	-20935

REQUIRED STORAGE VOLUME 0.47 20654

PROVIDED DETENTION VOLUME

DETENTION BASIN STAGE STORAGE VOLUME				
ELEV	AREA	DEPTH	INC. VOL.	TOTAL VOL.
(FT.)	(SQ. FT.)	(FT)	(CFT.)	(CFT.)
774.5	62.0			0
774.6	440.6	0.1	25	25
774.7	1161.3	0.1	80	105
774.8	2215.3	0.1	169	274
774.9	3564.7	0.1	289	563
775.0	4932.0	0.1	424	987
775.1	6148.3	0.1	554	1541
775.2	6968.4	0.1	656	2197
775.3	7365.9	0.1	717	2914
775.4	7501.8	0.1	743	3657
775.5	7638.9	0.1	757	4414
775.6	7777.1	0.1	771	5185
775.7	7916.4	0.1	785	5969
775.8	8056.9	0.1	799	6768
775.9	8198.4	0.1	813	7581
776.0	8341.1	0.1	827	8408
776.1	8485.0	0.1	841	9249
776.2	8629.9	0.1	856	10105
776.3	8776.0	0.1	870	10975
776.4	8923.2	0.1	885	11860
776.5	9071.5	0.1	900	12760
776.6	9221.0	0.1	915	13674
776.7	9371.6	0.1	930	14604
776.8	9523.3	0.1	945	15549
776.9	9676.1	0.1	960	16509
777.0	9830.1	0.1	975	17484
777.1	9985.1	0.1	991	18475
777.2	10141.4	0.1	1006	19481
777.3	10298.7	0.1	1022	20503
777.4	10457.2	0.1	1038	21541
777.5	10616.7	0.1	1054	22595
777.6	10777.5	0.1	1070	23664
777.7	10939.3	0.1	1086	24750
777.8	11102.3	0.1	1102	25852
777.9	11266.4	0.1	1118	26971
778.0	11431.6	0.1	1135	28106
778.1	11597.9	0.1	1151	29257
778.2	11765.4	0.1	1168	30425
778.3	11934.0	0.1	1185	31610
778.4	12103.7	0.1	1202	32812
778.5	12274.6	0.1	1219	34031
778.6	12446.6	0.1	1236	35267
778.7	12619.7	0.1	1253	36520
778.8	12793.9	0.1	1271	37791
778.9	12969.3	0.1	1288	39079
779.0	13145.7	0.1	1306	40385

SWALE DITCH STAGE STORAGE VOLUME				
ELEV	AREA	DEPTH	INC. VOL.	TOTAL VOL.
(FT.)	(SQ. FT.)	(FT)	(CFT.)	(CFT.)
777.1	95.7			0
777.2	222.9	0.1	16	16
777.3	383.2	0.1	30	46
777.4	580.1	0.1	48	94
777.5	828.7	0.1	70	165
777.6	1177.3	0.1	100	265
777.7	1466.8	0.1	132	397
777.8	1776.8	0.1	162	560
777.9	2108.1	0.1	194	754
778.0	2459.6	0.1	228	982
778.1	2788.1	0.1	262	1245
778.2	3136.0	0.1	296	1541
778.3	3501.4	0.1	332	1873
778.4	3882.3	0.1	369	2242
778.5	4278.7	0.1	408	2650
778.6	4690.4	0.1	448	3098
778.7	5172.3	0.1	493	3591
778.8	5631.8	0.1	540	4132
778.9	6098.5	0.1	587	4721
779.0	6579.4	0.1	637	5368

PROVIDED DETENTION VOLUME	
ELEV	TOTAL VOL.
(FT.)	(CFT.)
774.5	0
774.6	25
774.7	105
774.8	274
774.9	563
775.0	987
775.1	1541
775.2	2197
775.3	2914
775.4	3657
775.5	4414
775.6	5185
775.7	5969
775.8	6768
775.9	7581
776.0	8408
776.1	9249
776.2	10105
776.3	10975
776.4	11860
776.5	12760
776.6	13674
776.7	14604
776.8	15549
776.9	16509
777.0	17484
777.1	18475
777.2	19481
777.3	20503
777.4	21541
777.5	22595
777.6	23664
777.7	24750
777.8	25852
777.9	26971
778.0	28106
778.1	29257
778.2	30425
778.3	31610
778.4	32812
778.5	34031
778.6	35267
778.7	36520
778.8	37791
778.9	39079
779.0	40385

OUTFLOW CALCULATIONS

ALLOWABLE OUTFLOW: 0.71 CFS
 ORIFICE HEAD CALCULATION:
 TOP DESIGN STORM: 777.31 FT
 CENTER OF ORIFICE: 774.13 FT
 HEAD: 3.18 FT

ALLOWABLE RESTRICTOR SIZE

ALLOWABLE RESTRICTOR AREA (A) = $Qr(0.62 \times 2'g^h)^{1/2}$
 ALLOWABLE RESTRICTOR AREA (A) = 0.0800 SFT
 ALLOWABLE RESTRICTOR DIA. = 3.83 INCHES

CHECK RESTRICTOR FLOW RATE - ORIFICE CALCULATION

DIAMETER OF PROPOSED ORIFICE = 3.75 INCHES
 AREA OF ORIFICE = 0.0767 SFT

ACTUAL RESTRICTED DISCHARGE (Qr) = $0.62 \times A \times (2'g^h)^{1/2}$
 ACTUAL RESTRICTED DISCHARGE (Qr) = **0.687 CFS**

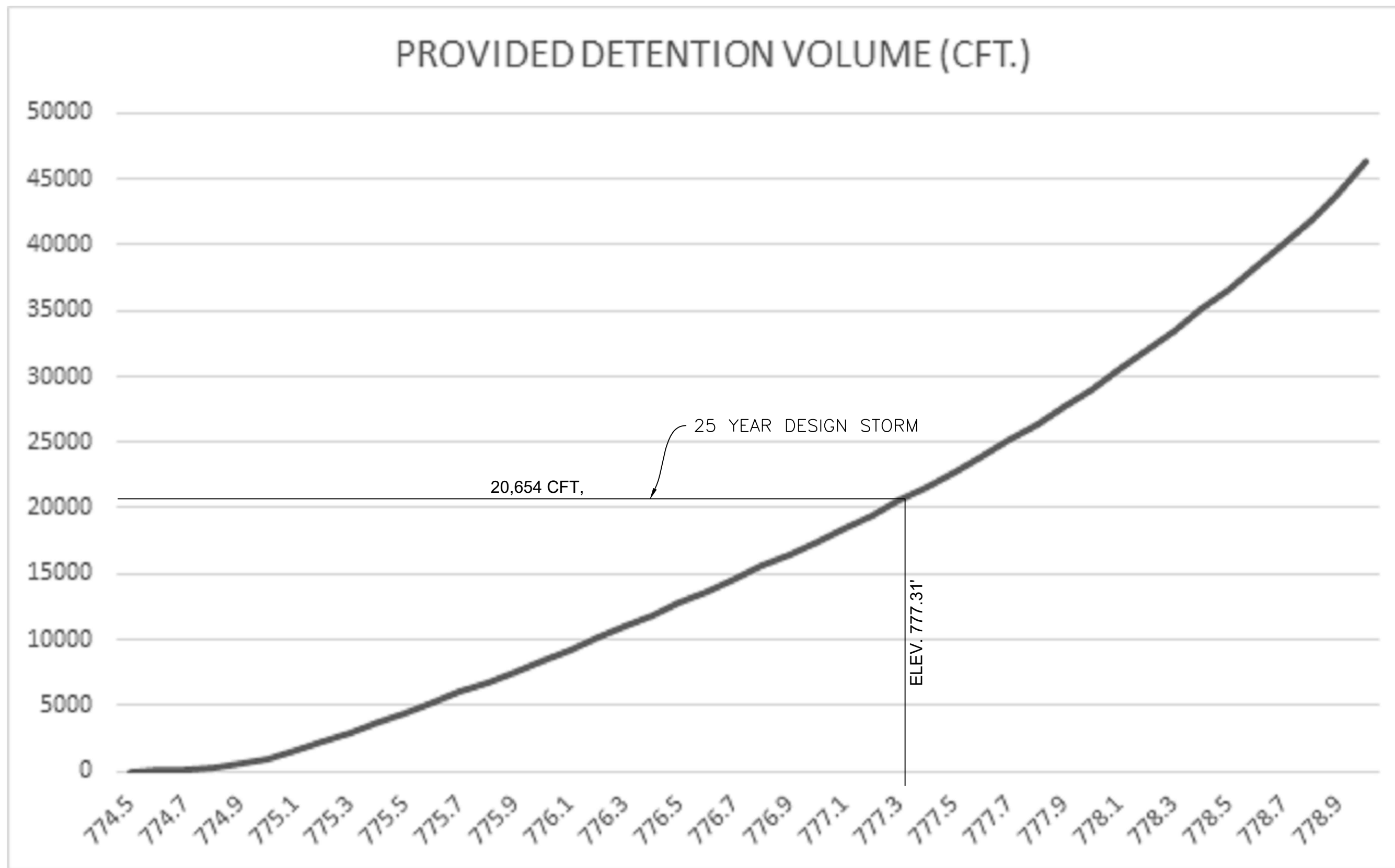
DESIGN STORM STORAGE VOLUME: 20,654 CFT. (ELEV. 777.31')

OVERFLOW CALCULATIONS

RECTANGULAR WEIR CALCULATION

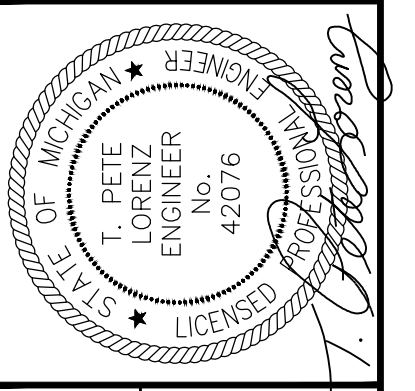
GIVEN:
 DEPTH OF FLOW: 12.00 IN
 COEFFICIENT: 0.65
 WIDTH: 72.00 IN

COMPUTED RESULTS:
 AREA: 6.00 FT²
 PERIMETER: 96.00 IN
 FLOWRATE/CAPACITY: 20.86 CFS
 VELOCITY: 3.48 FPS



NO.	DATE	DESCRIPTION
1	04/18/23	REV

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAN DESIGN. REV DUE TO FM CONFLICTS

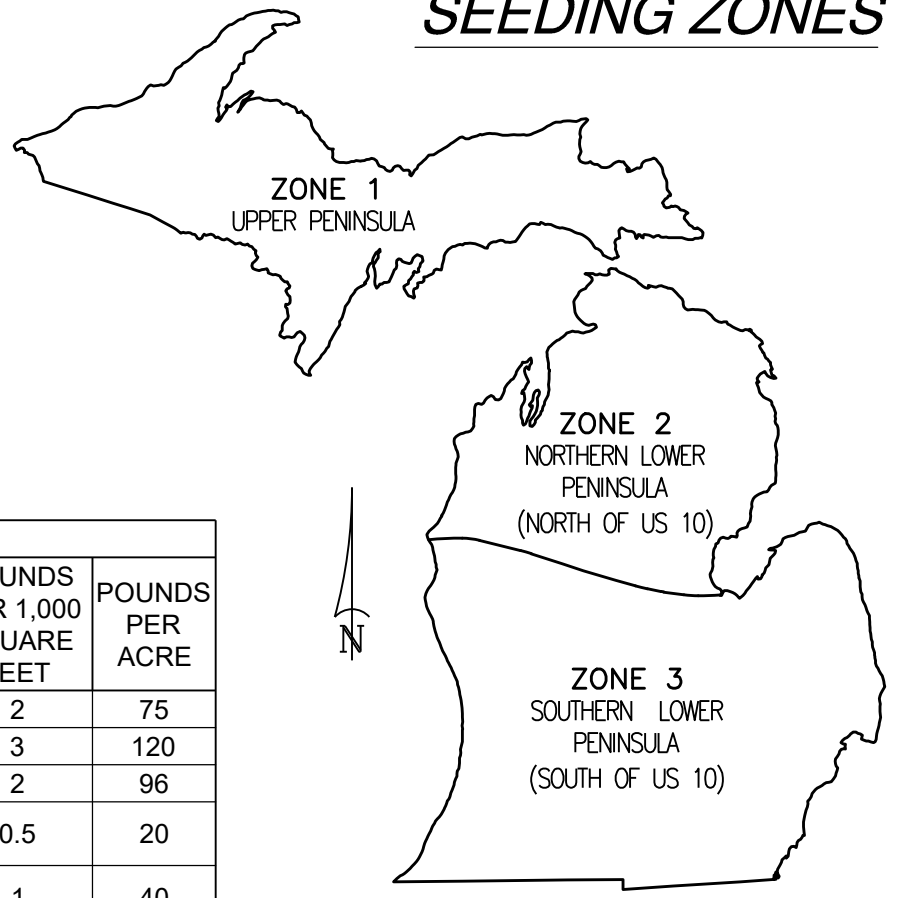


SOIL EROSION CONTROL PLAN
ISABELLA COUNTY ROAD COMMISSION
 Section 16, T14N., R4W, Union Township,
 Isabella County, Michigan

LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-8659
 pete@lorenzse.com

JOB NO. 210016
 SCALE: 1"=30'
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **9**

SEEDING ZONES



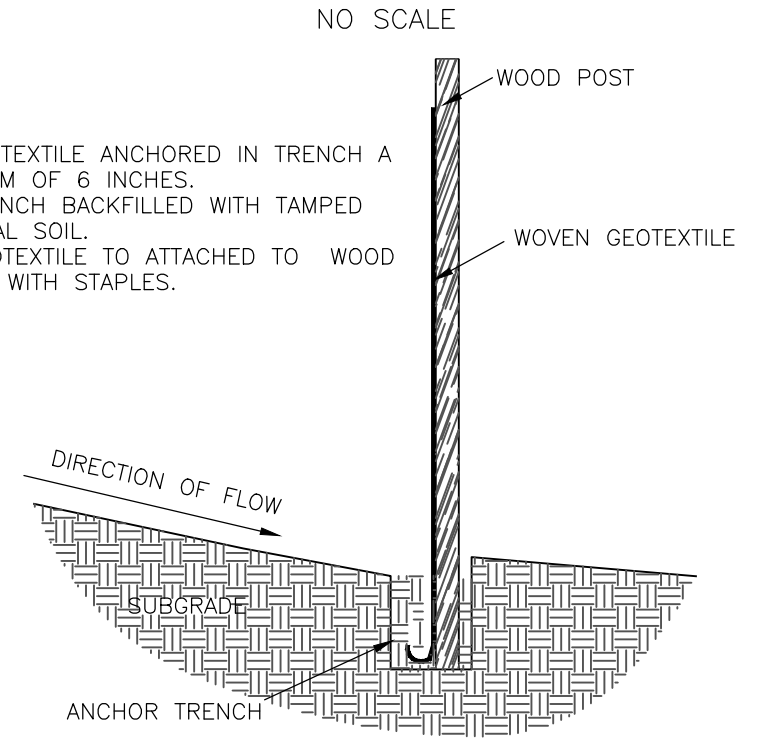
PLANTING ZONE	WITH IRRIGATION AND/OR MULCH	WITHOUT IRRIGATION OR MULCH	DORMANT SEEDING
1. UPPER PENINSULA	5/1 TO 9/10	5/1 TO 6/15 OR 8/1 TO 9/20	10/25 TO FREEZE-UP
2. NORTHERN LOWER PENINSULA	5/1 TO 9/20	5/1 TO 6/10 OR 8/1 TO 9/20	10/25 TO FREEZE-UP
3. SOUTHERN LOWER PENINSULA	4/1 TO 10/1	4/1 TO 5/20 OR 8/10 TO 10/1	11/1 TO FREEZE-UP

PLANT TYPE	1. UPPER PENINSULA	2. NORTHERN LOWER PENINSULA	3. SOUTHERN LOWER PENINSULA	POUNDS PER 1,000 SQUARE FEET	POUNDS PER ACRE
BUCKWHEAT	6/15 TO 7/15	6/1 TO 7/15	6/1 TO 7/15	2	75
CEREAL RYE	8/1 TO 10/1	8/1 TO 10/10	8/1 TO 10/15	3	120
OATS	5/1 TO 8/1	4/15 TO 8/1	4/1 TO 9/15	2	96
PERENNIAL RYGRASS	8/1 TO 10/1	6/1 TO 8/1	8/1 TO 10/15	0.5	20
SUNDANGRASS	NOT RECOMMENDED	6/1 TO 7/15	6/1 TO 7/15	1	40
WHEAT	9/10 TO 10/1	9/10 TO 10/1	9/20 TO 10/15	3	120

MICHIGAN UNIFIED KEYING SYSTEM

KEY	DETAIL	CHARACTERISTICS
5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED.
13	RIPRAP, RUBBLE, GABIONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PERMITS RUNOFF TO INFILTRATE SOIL, DISSIPATES ENERGY FLOW AT SYSTEM OUTLETS
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS, CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION, USE CATCH BASINS TO COLLECT SEDIMENT
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
49	CHECK DAMS	REDUCES FLOW VELOCITY CATCHES SEDIMENT CAN BE CONSTRUCTED OF LOGS, STRAW, HAY, ROCK, LUMBER, MASONRY, OR SAND BAGS
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

SILT FENCE INSTALLATION



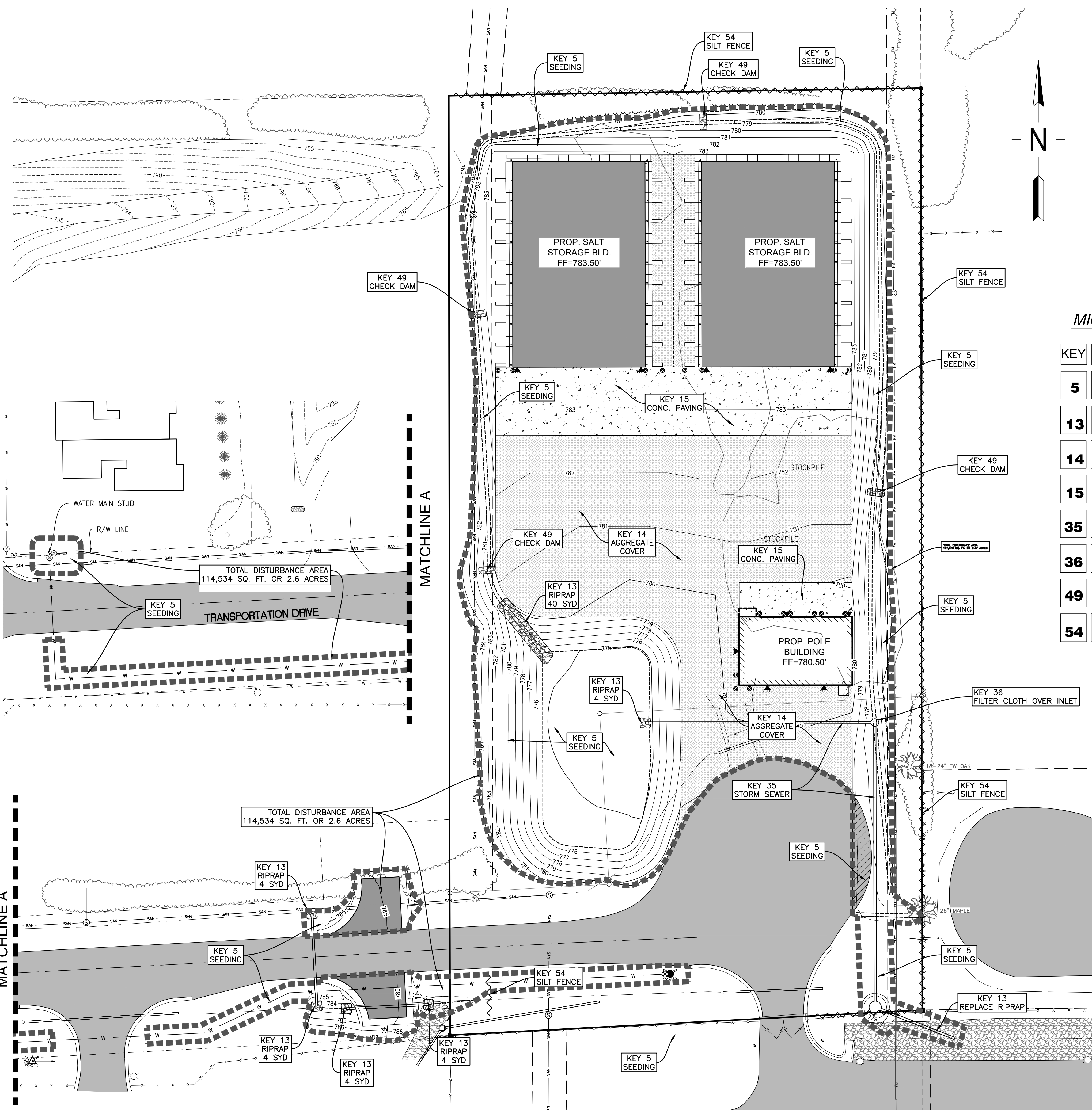
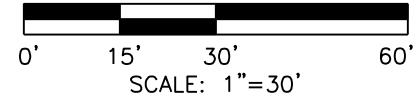
NOTES:
 1. GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 6 INCHES.
 2. TRENCH BACKFILLED WITH TAMPED NATURAL SOIL.
 3. GEOTEXTILE TO ATTACHED TO WOOD POSTS WITH STAPLES.

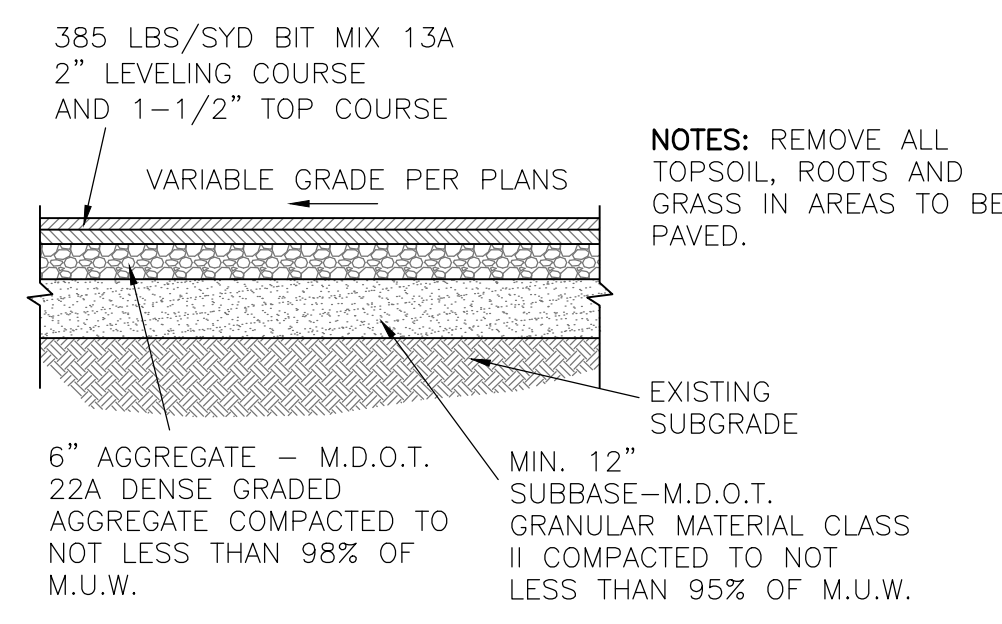
GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY AND PERMANENT CONTROL MEASURES UNTIL VEGETATION HAS BEEN ESTABLISHED ON ALL DISTURBED AREAS. MAINTENANCE SHALL INCLUDE: PERIODIC INSPECTIONS, REMOVING ACCUMULATED SEDIMENT AND REPAIRING OR REPLACING DAMAGED CONTROL MEASURES. INSPECTIONS SHALL BE PERFORMED DAILY DURING THE CONSTRUCTION PROCESS. FOLLOWING CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ON A WEEKLY BASIS AND AFTER EVERY SIGNIFICANT RAIN EVENT UNTIL VEGETATION HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY CONTROL MEASURES AFTER ALL DISTURBED AREAS HAVE BEEN RESTORED AND VEGETATION HAS BEEN ESTABLISHED. INSTALL SILT FENCES PRIOR TO ANY SITE WORK.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PERMANENT CONTROL MEASURES AFTER THE ESTABLISHMENT OF VEGETATION ON DISTURBED AREAS. THE OWNER SHALL MAKE PERIODIC INSPECTIONS, AND REPLACE OR REPAIR DAMAGED PERMANENT CONTROL MEASURES AS REQUIRED.
- PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL EARTH CHANGE IS COMPLETED.
- PERMANENT SEEDING SHALL BE PLACED BY OCTOBER 1. IF PERMANENT SEEDING CANNOT BE PLACED BY OCTOBER 1, TEMPORARY SEEDING SHALL BE PLACED FOR WINTER STABILIZATION.

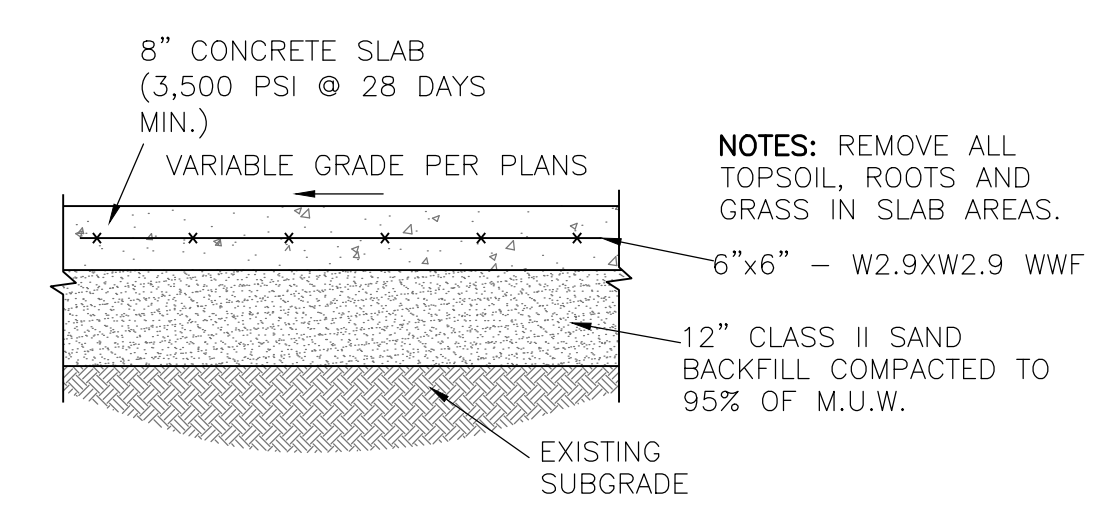
DISTURBANCE AREA

TOTAL DISTURBANCE AREA = 113,028 SQ. FT. OR 2.6 ACRES

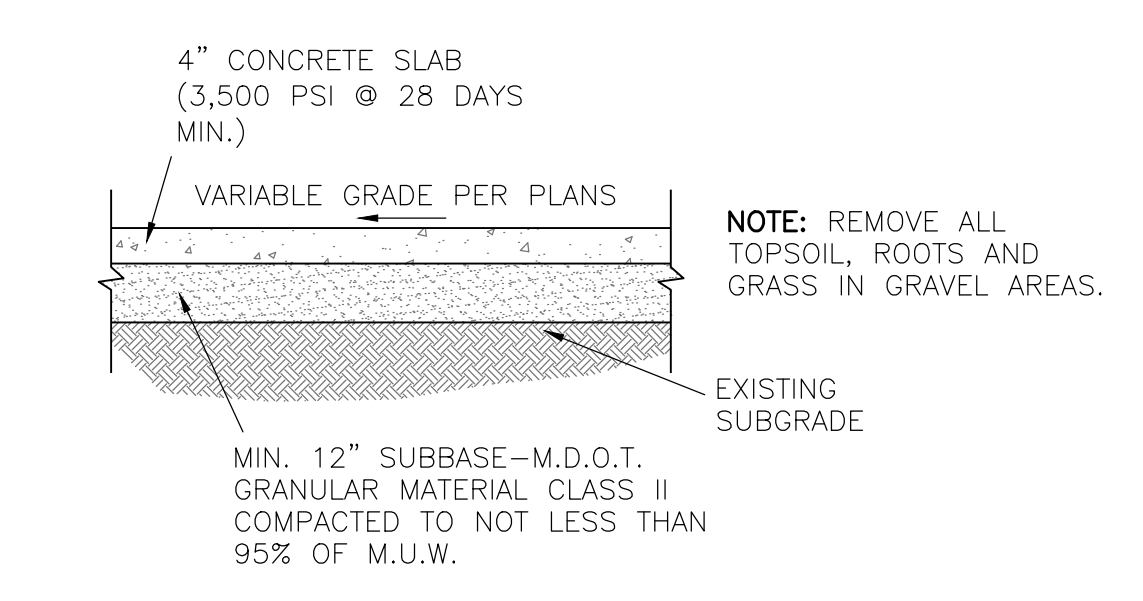




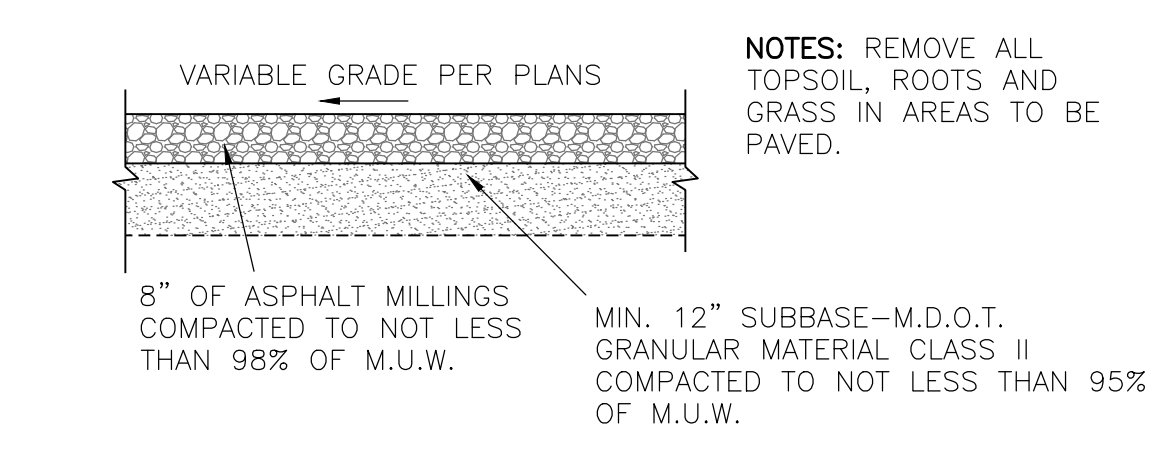
1
C9 **TYP. PAVEMENT SECTION**
NO SCALE



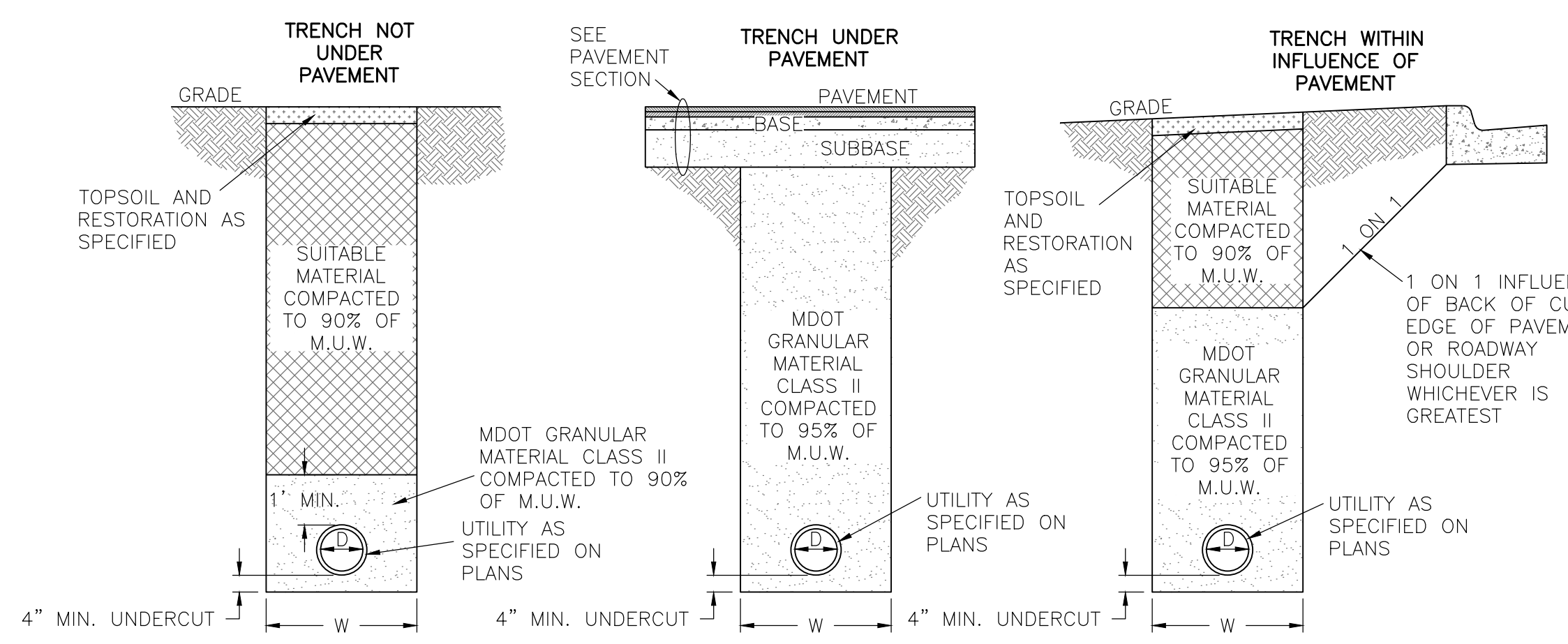
2
C9 **HEAVY DUTY CONCRETE SLAB**
NO SCALE



3
C9 **UN-REINFORCED CONCRETE SLAB**
NO SCALE

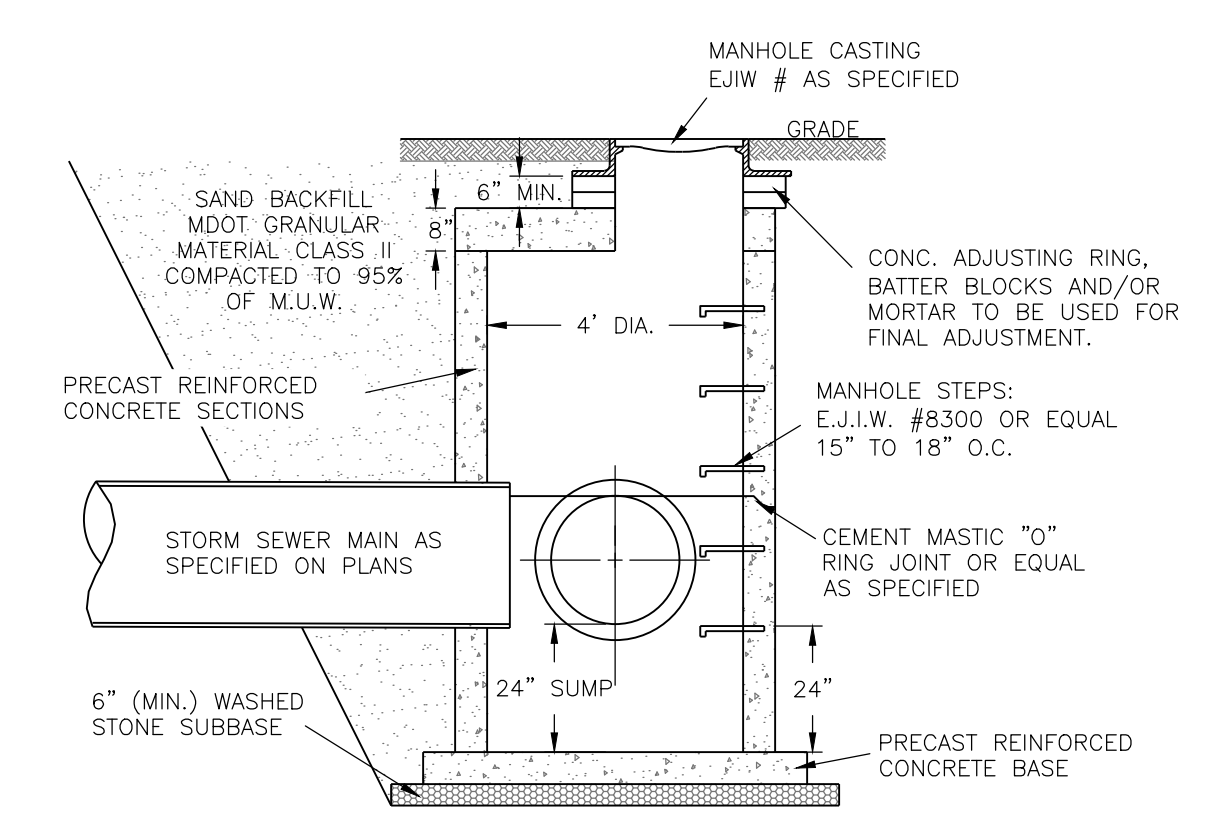


4
C9 **ASPHALT MILLINGS SECTION**
NO SCALE

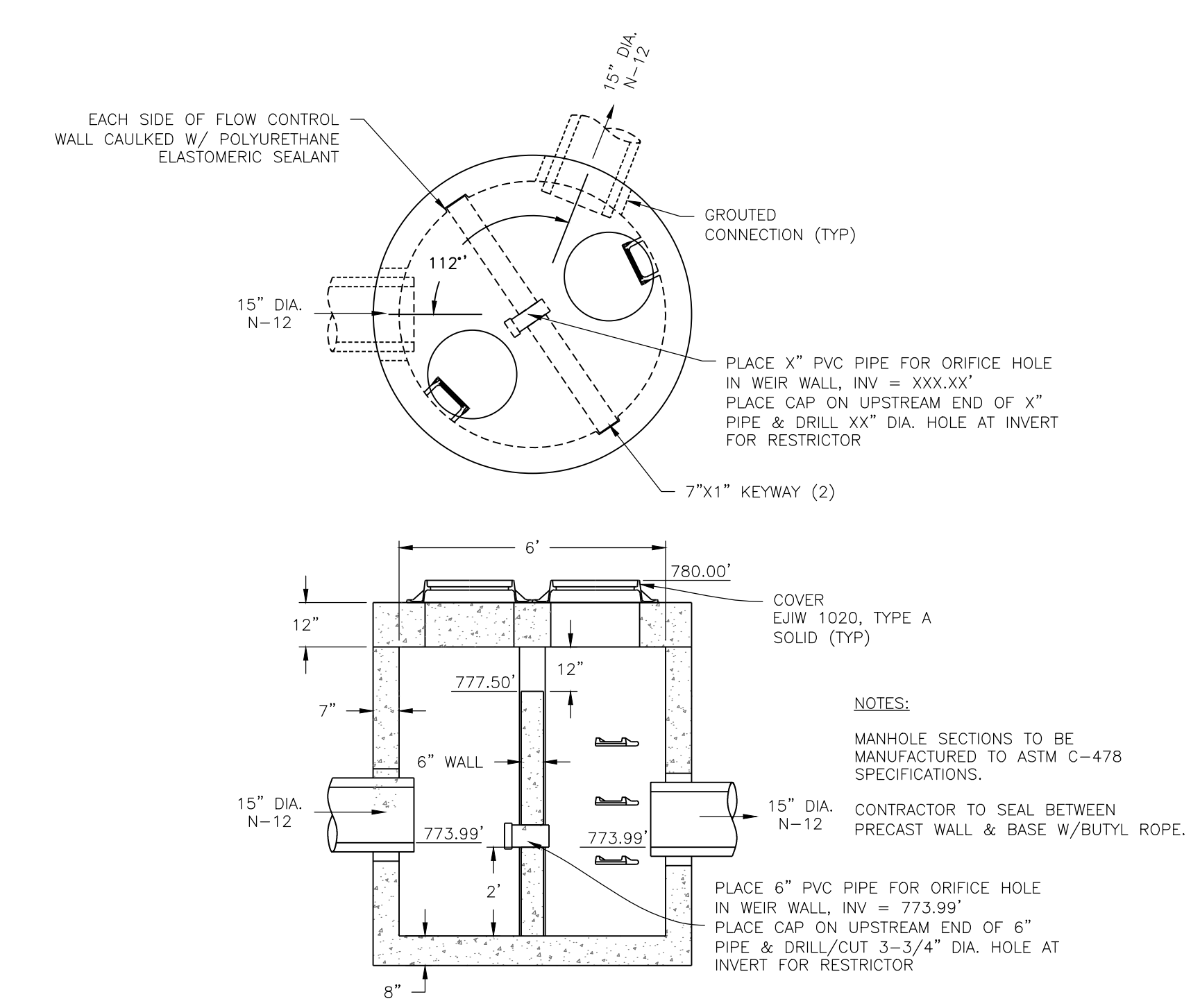


"D" PIPE DIA. INCHES	LESS THAN 18"	21	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108
"W" TRENCH WIDTH - FEET	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0

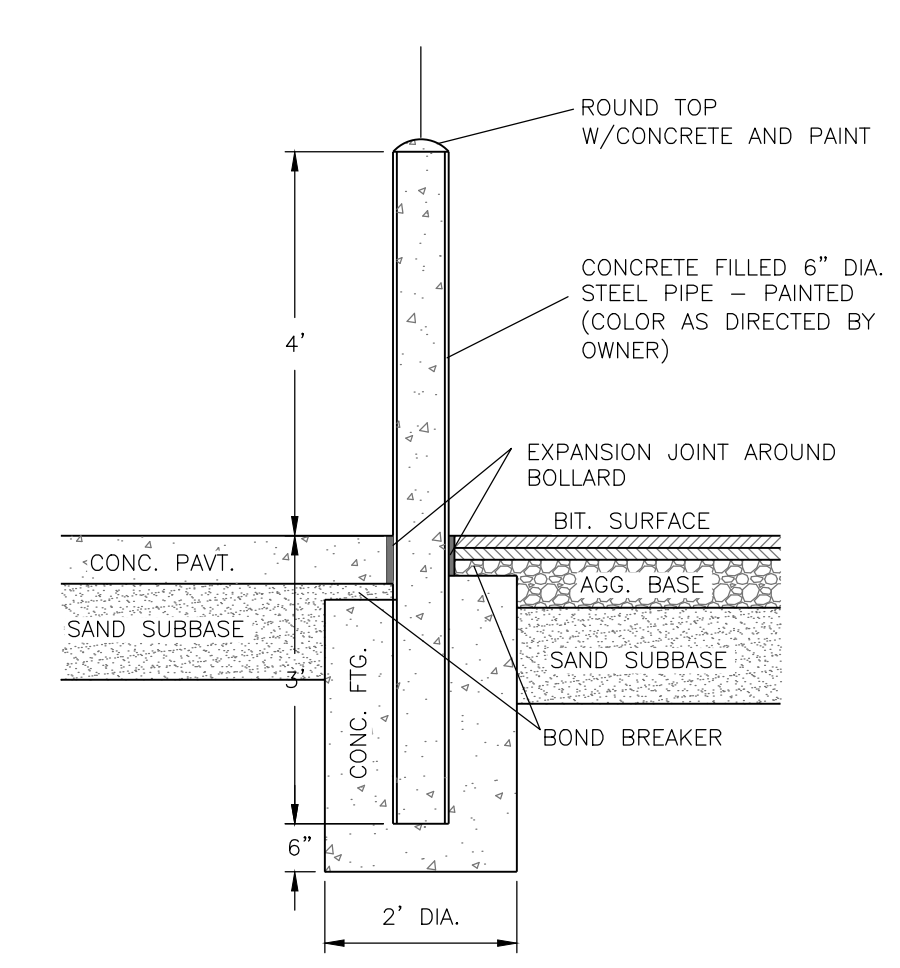
5
C9 **UTILITY TRENCHES**
NO SCALE



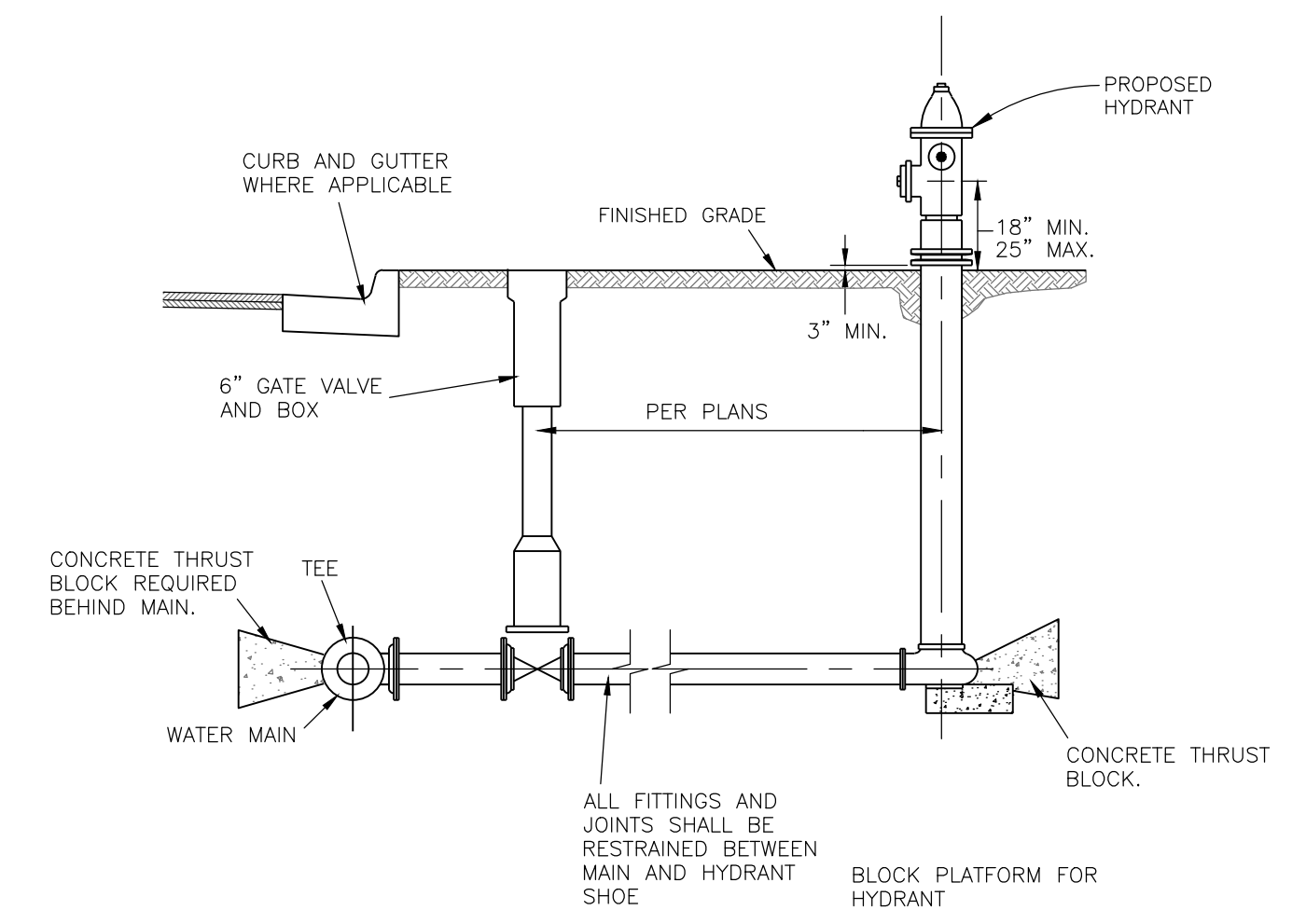
6
C9 **4' DIA. CATCH BASIN**
NO SCALE



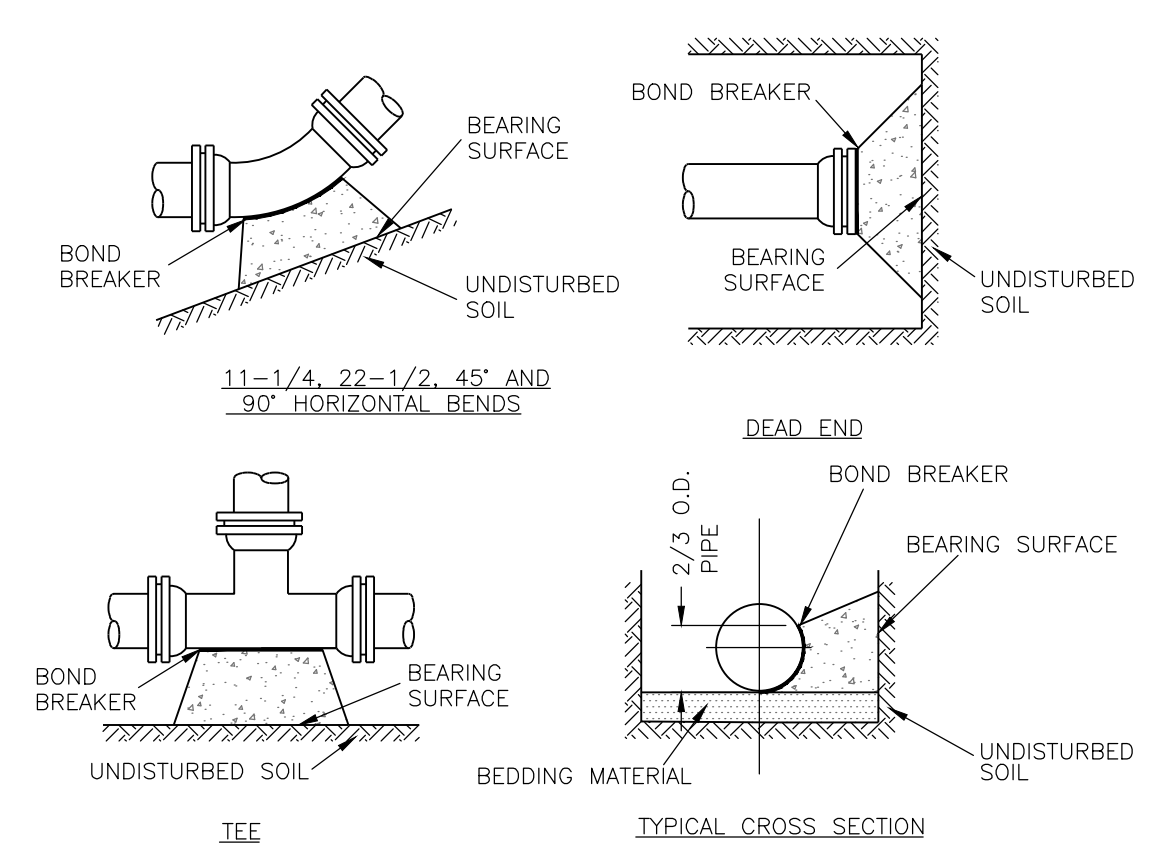
7
C9 **OUTLET CONTROL STRUCTURE**
NO SCALE



8
C9 **6\"/>**



9
C9 **HYDRANT ASSEMBLY**
NO SCALE



10
C9 **THRUST BLOCKING**
NO SCALE

- NOTES:
1. BEARING SURFACES SHOWN IN TABLE ARE MINIMUMS.
 2. TABLE IS BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER. 4\", 6\", AND 12\"/>
 - 3. TABLE IS BASED ON 3,000 P.S.F. SOIL BEARING CAPACITY.

SIZE OF MAIN	MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)				TEE OR DEAD END PLUG
	11-1/4"	22-1/2"	45"	90"	
4"	0.0	1.00	1.00	2.50	1.50
6"	0.0	1.25	2.25	5.00	3.00
8"	0.0	2.00	4.00	8.00	5.25
12"	2.25	4.50	8.75	16.25	11.25
16"	3.75	7.50	14.50	24.00	19.00
20"	5.00	10.00	19.50	35.50	25.00
24"	7.00	14.00	27.75	51.00	36.00

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TYP COMMENTS; REV. WATERMAN DESIGN; REV DUE TO PM CONFLICTS



DETAILS

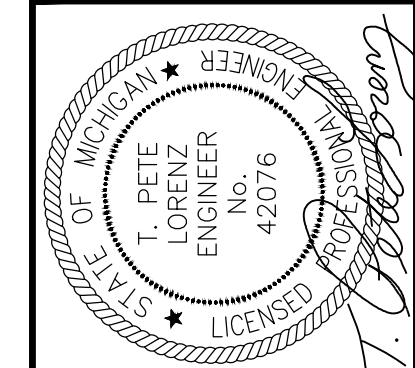
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

PROJECT NAME:
SHEET TITLE:

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5953
Fax: (989) 644-8659
pate@lorenzse.com

JOB NO.	210016
SCALE:	SHOWN
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	C10

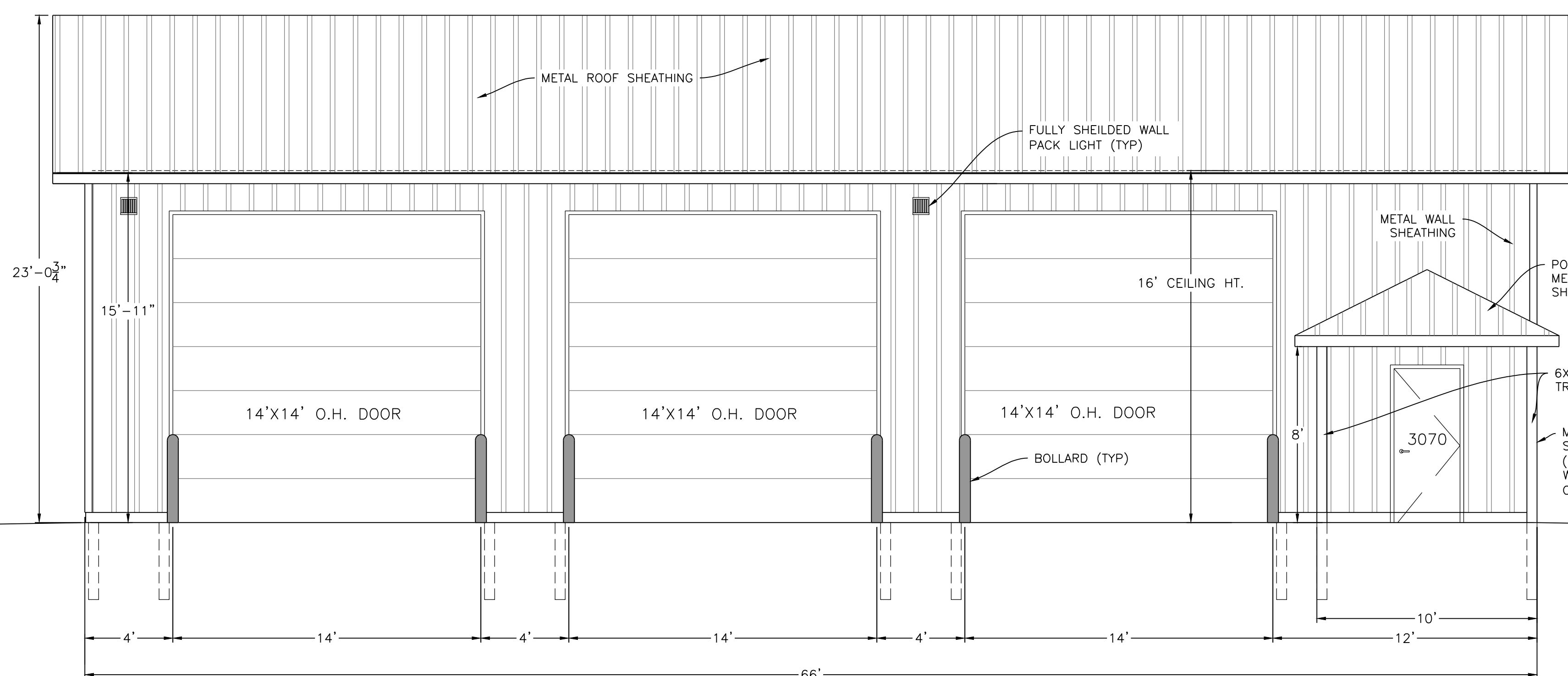
NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV DUE TO PM CONFLICTS



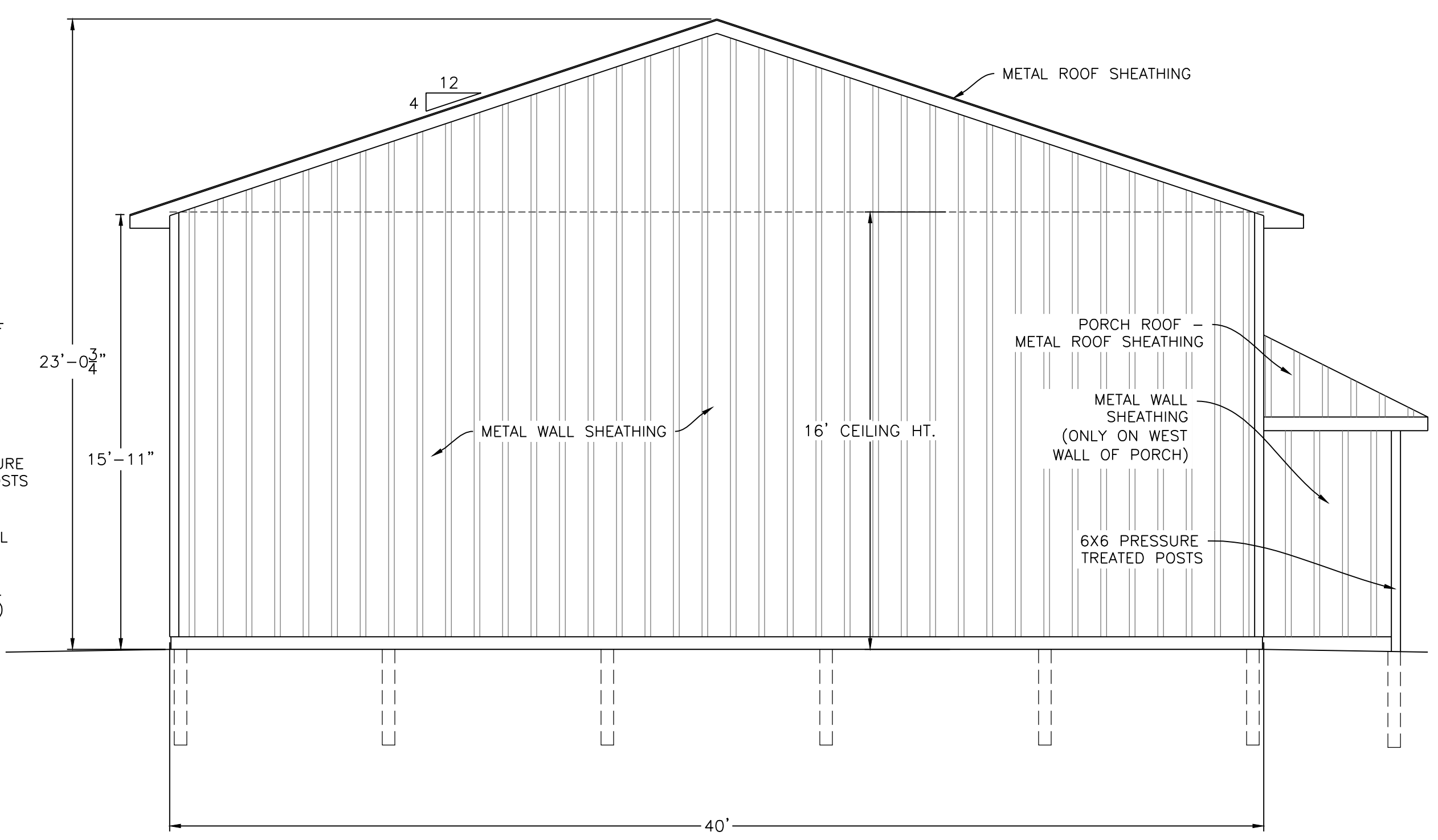
POLE BUILDING ELEVATIONS
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

LORENZ
SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-9659
 pete@lorenzse.com

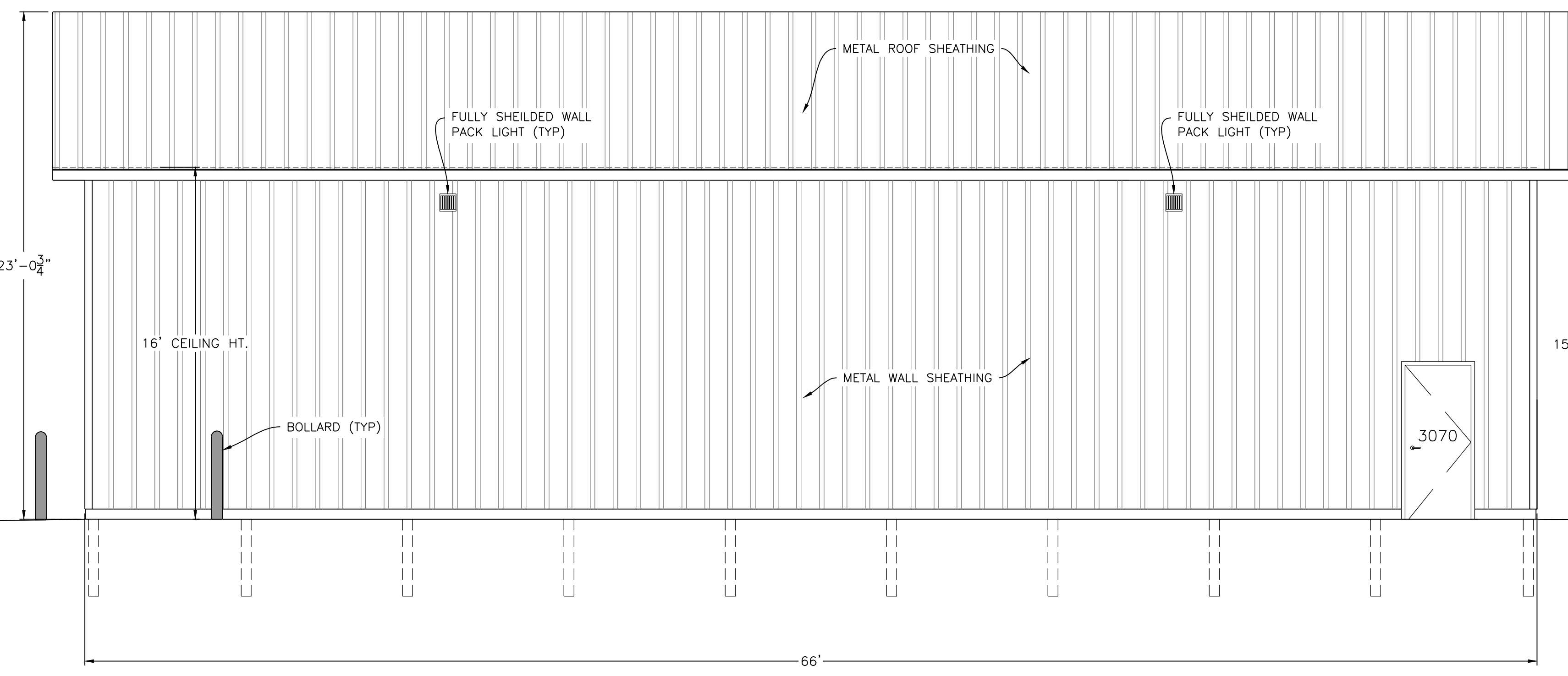
JOB NO. 210016
 SCALE: 1/4"=1'
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **C11**



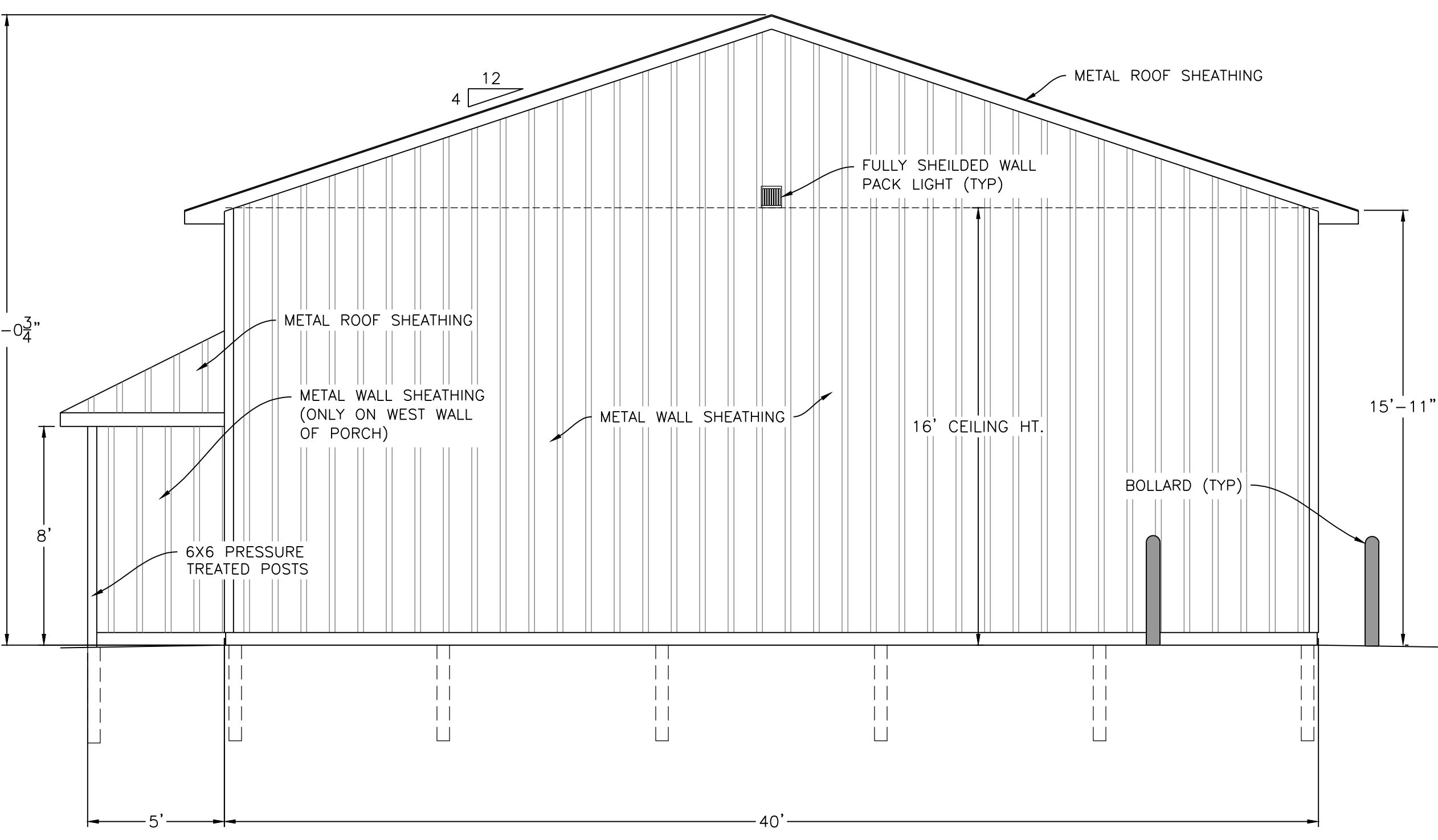
NORTH ELEVATION
 SCALE: 1/4"=1'



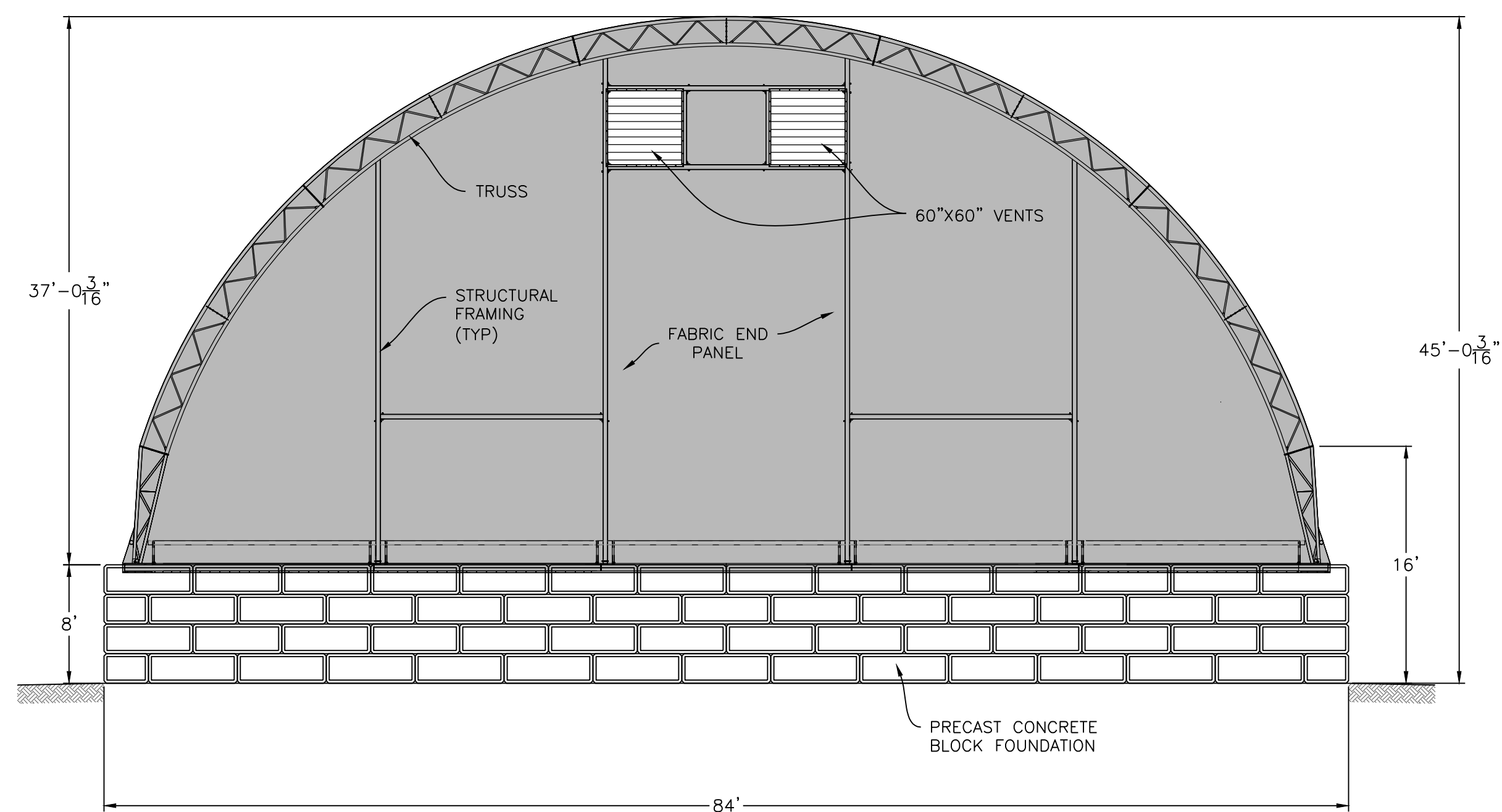
EAST ELEVATION
 SCALE: 1/4"=1'



SOUTH ELEVATION
 SCALE: 1/4"=1'

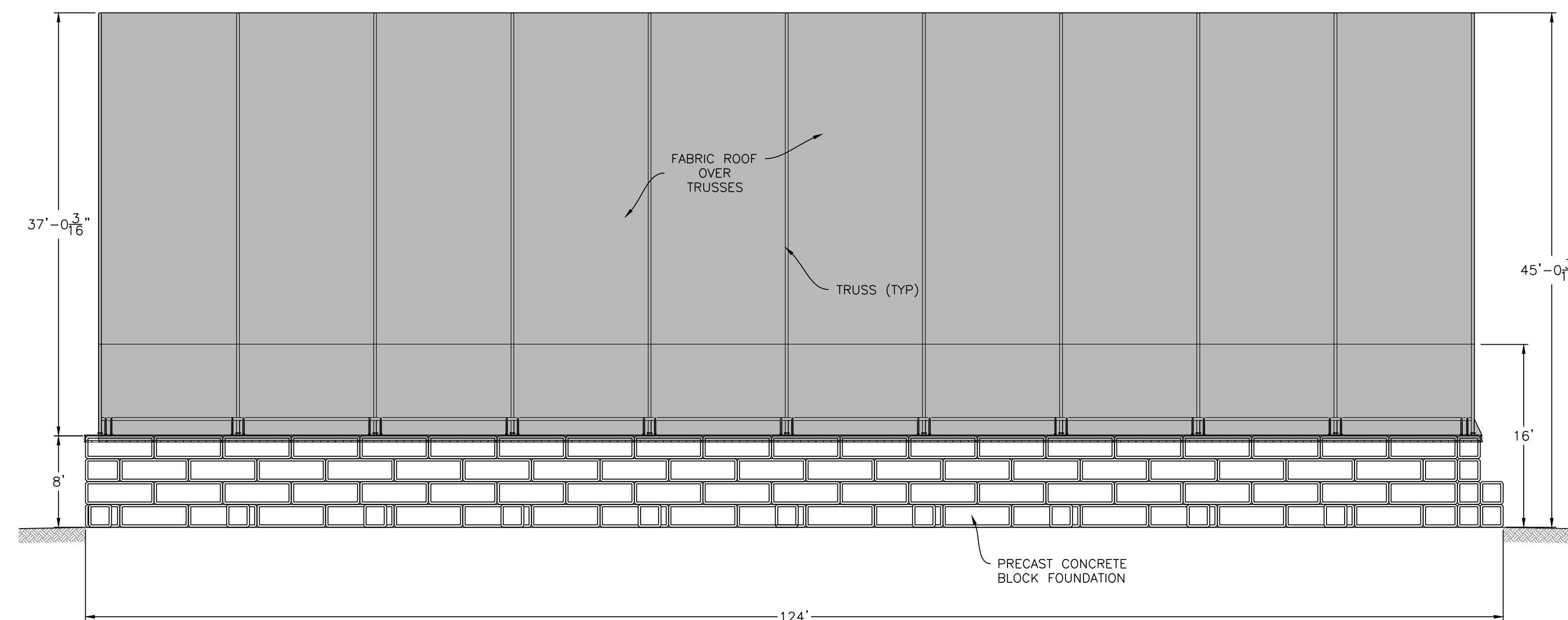


WEST ELEVATION
 SCALE: 1/4"=1'



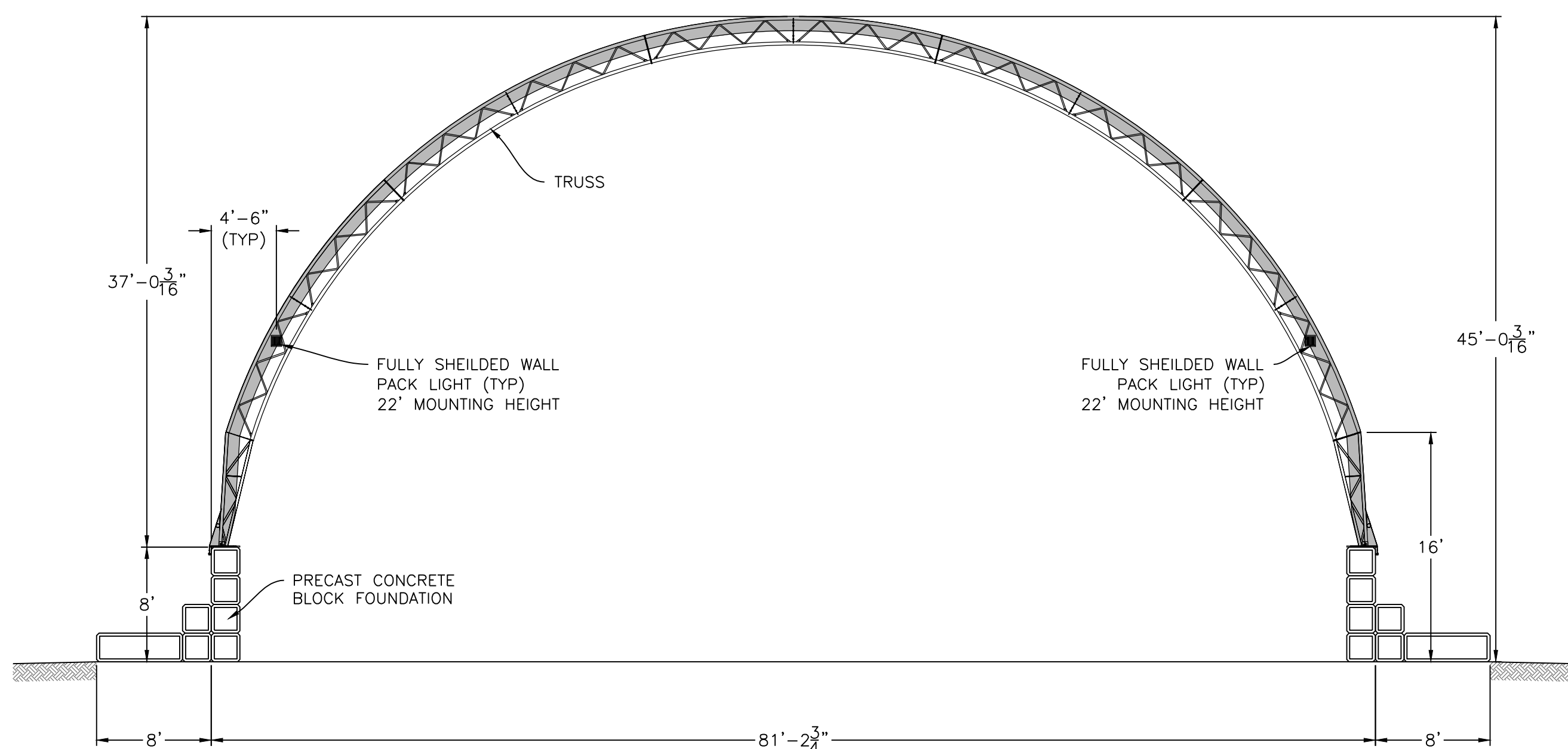
NORTH ELEVATION

SCALE: 1/8"=1'



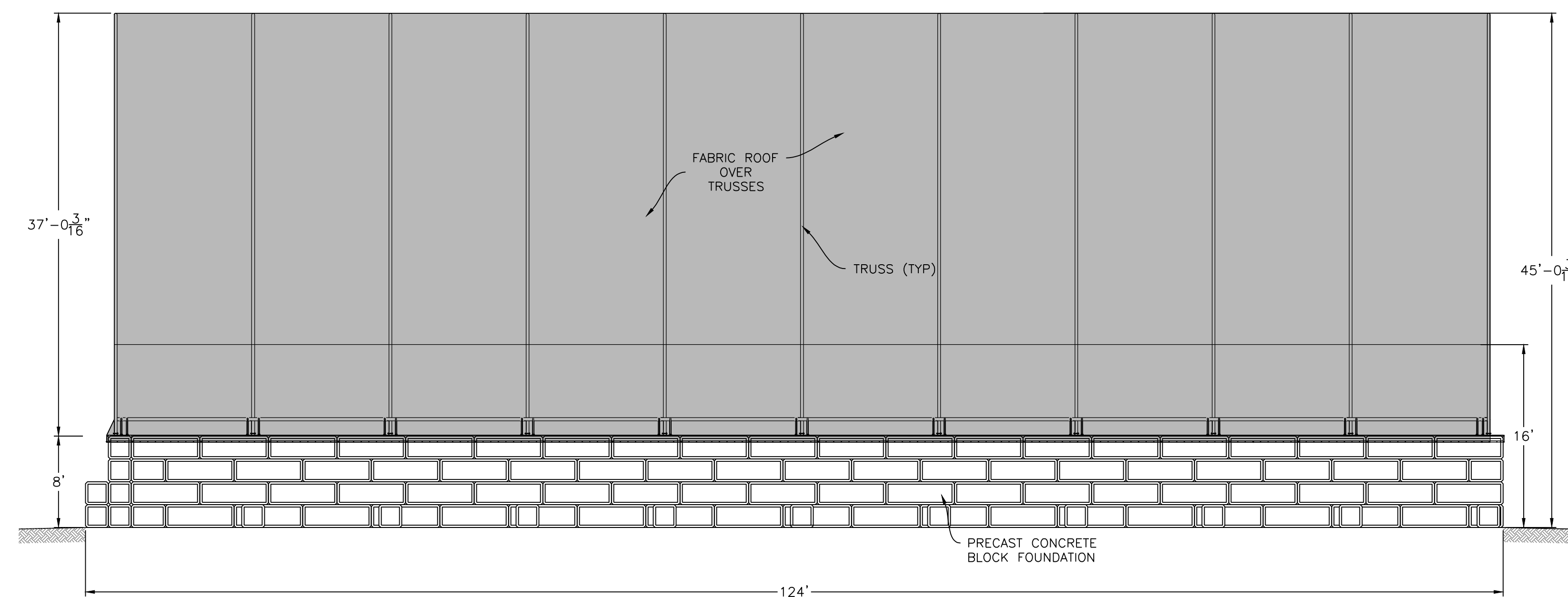
EAST ELEVATION

SCALE: 1/8"=1'



SOUTH ELEVATION

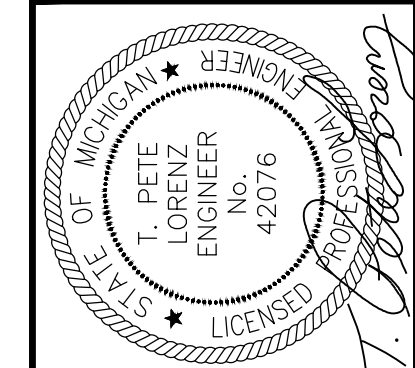
SCALE: 1/8"=1'



WEST ELEVATION

SCALE: 1/8"=1'

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO PM CONFLICTS



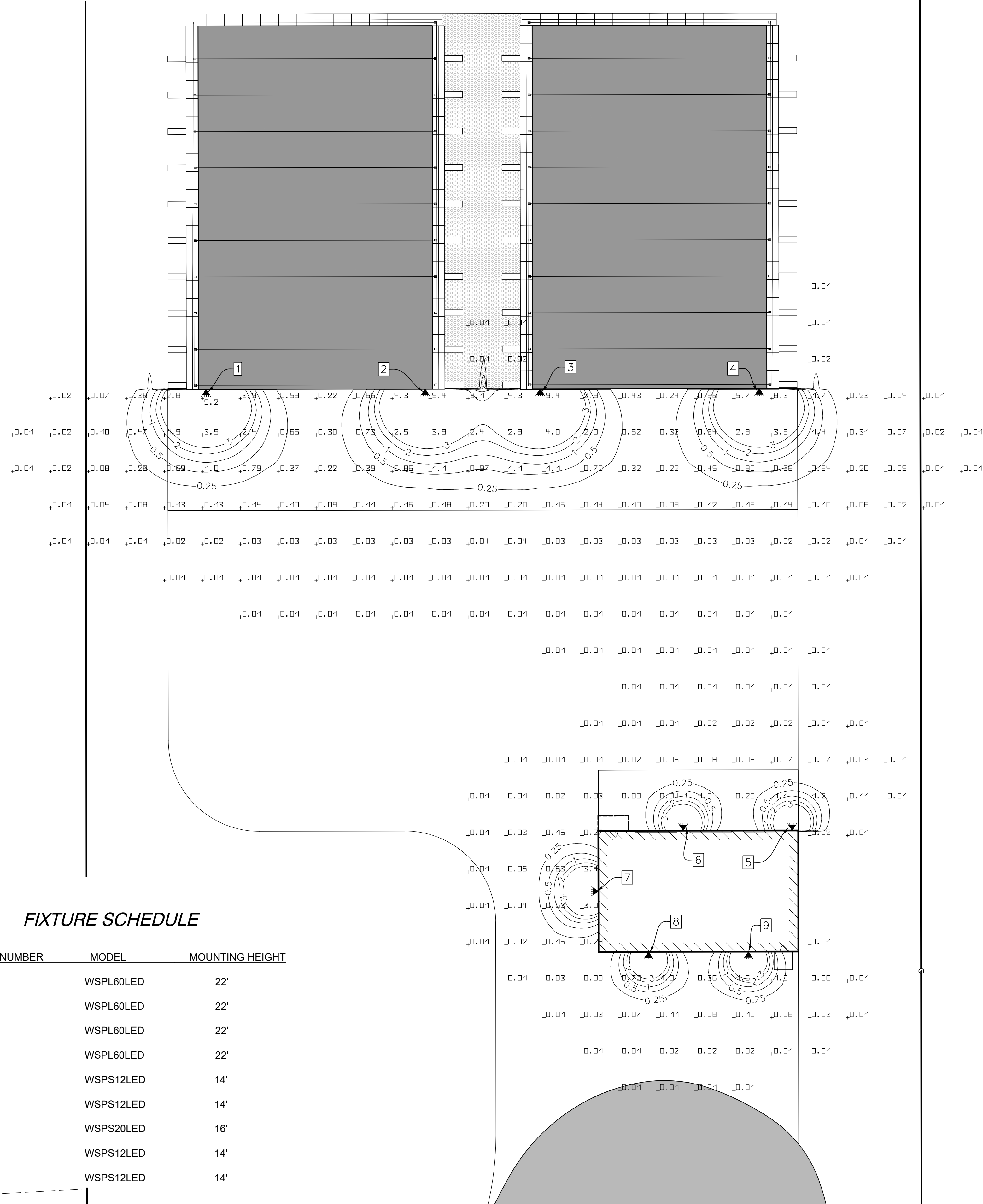
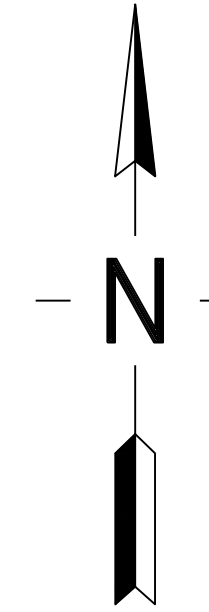
SHEET TITLE: SALT STORAGE BUILDING ELEVATIONS
PROJECT NAME: ISABELLA COUNTY ROAD COMMISSION Section 16, T14N., R4W, Union Township, Isabella County, Michigan

LORENZ
 SURVEYING & ENGINEERING, INC.
 3229 W. Beal City Road Weidman, Michigan 48893
 Phone: (989) 644-5953 Fax: (989) 644-9659
 pete@lorenzse.com

JOB NO. 210016
 SCALE: 1/8"=1'
 DRAWN BY: TPL
 DATE: March 21, 2023
 SHEET NO. **C12**

NOTES

- WALL PACK LIGHTING SHALL BE FULLY SHIELDED TO PREVENT GLARE AND SKY GLOW AND TO MINIMIZE LIGHT TRESPASS ONTO ADJOINING PROPERTIES. FULL CUT-OFF FIXTURES SHALL BE USED TO PREVENT LIGHT FROM PROJECTING ABOVE A NINETY DEGREE (90°) HORIZONTAL PLANE. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF AFTER BUSINESS HOURS. LEAVING ONLY THAT LIGHTING THAT IS NECESSARY FOR SITE SECURITY. ILLUMINATION LEVELS AND ALL ASPECTS OF SITE LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 8.2 OF THE UNION TOWNSHIP ZONING ORDINANCE.



FIXTURE SCHEDULE

FIXTURE NUMBER	MODEL	MOUNTING HEIGHT
1	WSPL60LED	22'
2	WSPL60LED	22'
3	WSPL60LED	22'
4	WSPL60LED	22'
5	WSPS12LED	14'
6	WSPS12LED	14'
7	WSPS20LED	16'
8	WSPS12LED	14'
9	WSPS12LED	14'

Atlas SlimPak Pro Wall Lights
American Lighting

PROJECT INFORMATION	
JOB NAME	
FIXTURE TYPE	SlimPak Pro
CATALOG NUMBER	
APPROVED BY	



SPECIFICATIONS

Construction: Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Hinged at bottom to prevent leakage.

Installation: Labor saving features including bubble level and removable hinged face frame.

Zero Glare: The fixture design directs more light down and forward without wasting lumens and offensive light.

Selectable Lumens and CCT: Atlas selectable wall lights are quick and easy to select and set up. Selectable lumens: 1,000(9W), 2,500(20W), 3,500(30W), 4,000(36W), 2,000(20W), 4,600(40W), 6,700(60), 8,000(72W) Selectable CCTs: 4000K, 4500K, and 5000K.

Thermal Management: Atlas SlimPak Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs) and component life and also allows for higher light output.

Listings: Luminaire is certified to UL/cUL Standards for Wet Locations DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. See chart on other next page for qualifying products.

DA Listed (3000K or warmer CCTs only)
AC Input: 120/208/240/277V 347/480V
Operating Range: -40°C to 40°C

Driver: Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency = min. 85%
CFL State Power: 0 Watts
0-10 V Dimming

LEDs: 3000K | 4000K | 4500K | 5000K CCT Fixed
4000K | 4500K | 5000K CCT Selectable

Testing: Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty.

Photo Control: For factory installed 120V button photo control add suffix PC to part number.

BUY AMERICAN COMPLIANT

MADE IN THE USA
DLC LISTED
UL LISTED
EPA ENERGY STAR

DIMENSIONS

WSPS
Weight: 4.4 lbs.
6.00
7.65
4.00

WSPL
Weight: 8.9 lbs.
8.88
9.40
3.75
2.89
6.62
housing required for emergency battery back up

Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.
*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ABRA.

Atlas SlimPak Pro Small Wall Light
American Lighting

ORDERING INFORMATION

PRODUCT SERIES	SELECTABLE	LUMEN PACKAGE	COLOR TEMP.	CONTROLS	VOLTAGE	FIXTURE COLOR	OPTIONS
WSPS - Small SlimPak Pro	blank = Fixed	12LED = 12 Watts ¹ 20LED = 20 Watts ¹ 40LED = 40 Watts ¹ 60LED = 60 Watts ² 80LED = 80 Watts ²	Blank = 4500K 3K = 3000K 4K = 4000K 5K = 5000K	Blank = Dimming (0-10V) PC = 120V Photocontrol PM = 120-277V Photocontrol	Blank = 120-277 4 = 347/480 ³	Blank = Bronze WT = White ⁴ BK = Black ⁴ <i>*optional with order</i>	EB = Emergency Back-up ⁵ SP = Surge Protection <i>*40W & 60W only (Not available on Selectable)</i>
WSPL - Large SlimPak Pro	S = Selectable	1-4L = 1,000-4,000 Lumens Selectable ¹ 2-8L = 2,000-8,000 Lumens Selectable ¹	blank = Selectable (4000K, 4500K, 5000K)	blank = 120-277V Photocontrol Installed LP = Less Photocontrol	Blank = 120-277 4 = 347/480 ³		¹ WSPS only ² WSPL only

PERFORMANCE DATA

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTS	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
WSPS12LED	83	1,206	98	1,206	98	1,326	108	1,366	111	12	70W MH
WSPS20LED	83	2,125	107	2,125	107	2,228	110	2,418	122	20	100W MH
WSPS40LED	83	3,712	100	3,712	100	4,047	106	4,394	116	38	175W MH
WSPL60LED	83	6,513	112	6,513	112	6,635	113	7,401	128	58	250W MH
WSPL80LED	83	8,060	106	8,060	106	8,396	108	9,332	122	76	400W MH

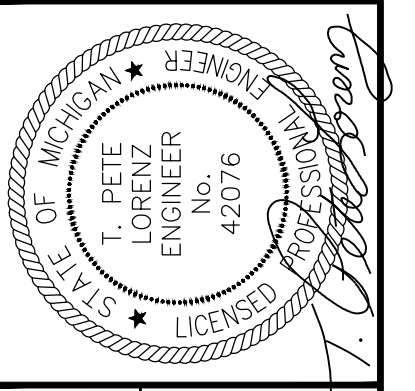
SELECTABLE

UNIT	CRI	Selectable 4000K CCT		Selectable 4500K CCT		Selectable 5000K CCT		WATTS	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
WSPS1-4L	80	911	105	966	111	921	106	9	175W MH
		2,312	118	2,451	125	2,337	119	20	
		3,473	115	3,683	122	3,510	117	30	
		4,047	112	4,291	124	4,090	113	36	
WSPS2-8L	80	2,238	112	2,350	123	2,134	107	20	400W MH
		4,640	116	4,872	127	4,424	111	40	
		6,655	112	6,987	123	6,346	106	60	
		7,915	110	8,387	121	7,617	106	72	

Atlas Lighting Products, Inc.
PO Box 2348 | Burlington, NC 27216
800-849-8485 | Fax: 1-855-847-2794 | www.atlasled.com

The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ABRA.

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO PM CONFLICTS



PHOTOMETRIC PLAN

ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5953
Fax: (989) 644-8659
pete@lorenzse.com

JOB NO.	210016
SCALE:	1"=20'
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	C13

PRELIMINARY SITE PLAN REPORT

TO:	Planning Commission	DATE:	May 10, 2023
FROM:	Peter Gallinat Zoning Administrator	ZONING:	R-2A, Low Density Residential District
PROJECT:	PRESPR23-01 Preliminary Site Plan approval– Isabella County Road Commission construction of buildings related to salt storage.		
PARCEL(S):	PID 14-016-30-002-11		
OWNER(S):	Isabella County Road Commission.		
LOCATION:	Approximately 7.86 acres (Approximately 3.44 acres once split) located at 2100 E. Transportation Drive. and 5598 S in the SW 1/4 of Section 16.		
EXISTING USE:	Vacant property. Stockpile.	ADJACENT ZONING:	B-5, R-3A, R-2A
FUTURE LAND USE DESIGNATION:	<i>Residential:</i> After agriculture, this category is the township’s predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors.		
ACTION:	To review and take action on the PRESPR23-01 preliminary site plan dated 3/21/2023 for expansion of the essential service facilities of the Isabella County Road Commission to include development of two (2) new 10,882 square-foot road-salt storage buildings and a new 2,400 square-foot pole-barn building for related storage at 2100 E. Transportation Drive in the SW 1/4 of Section 16 and in the R-2A (Low Density Residential) District.		

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission “shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.” Planning Commission approval of a final site plan “constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Background Information

The Isabella County Road Commission was approved in 2019 to rebuild their current site on E. Remus Road for new facilities. The Road Commission owns property zoned R-2A (Low Density Residential) District located at 2100 E. Transportation Dr. The Commission also owns the

adjacent lot to the west (PID 14-016-30-002-11), which is zoned R-3A (Multi-Family Residential) District.

In the recent past the Road Commission has built up a berm on the property zoned R-3A to decrease the visibility of any road commission activity from residential of West Union Condominiums. There are no current plans to develop the property zoned R-3A so that it can continue to be a buffer between the ICRC operations and residents of West Union Condominiums.

The eastern end of Transportation Dr has been abandoned by the ICRC. The plan calls for the splitting of the R-2A parcel from Transportation Drive, and for constructing a new “T” turnaround at the eastern end of the Transportation Dr. right-of-way.

The parcel zoned R-2A is currently used for stockpiling. This development would remove the need for any outdoor stockpiling of materials used by the Road Commission.

Preliminary Site Plan Review Comments

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

1. **Section 14.2.P. (Required Site Plan Information).** With the exception of details noted elsewhere in this report that could be addressed by the applicant on the final site plan for this project, the site plan can conform to the minimum Section 14.2.P. information requirements for a preliminary site plan. **CAN CONFORM**
2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist form are included in the application materials. **CONFORMS**
3. **Section 9 (Off-Street Parking, Loading Requirements).** There are no parking spaces provided for the project. The following parking-related details will need to be addressed by the applicant on the final site plan:
 - Add a floor plan layout of the pole building with dimensions and interior use areas labeled to demonstrate if there is any space for employees to occupy.
 - Add at least one (1) parking space for the maximum number of employees stationed on-site in the pole building. For example, if there is one office location for a maximum of two employees, than a minimum of 2 parking spaces will need to be provided.
4. **Section 7.10 (Sidewalks and Pathways).** The plan calls for the property to be split from the connected Transportation Drive portion of the parcel. The eastern end of the Transportation Drive has been abandoned. The end of Transportation drive will become a “T” turn-around. There is no requirement for sidewalks for this project. **CONFORMS**
5. **Section 7.14 (Trash Removal and Collection).** There is no dumpster shown on the site for this project. This project is intended for storage. Staff would suggest that the applicant

consider showing a dumpster meeting the standards of the Zoning Ordinance on the final site plan, along with a note indicating it is for future use if there is a need. **CONFORMS**

6. **Section 6.24 (Building Height).** The building height as defined on page 2-6 of the Zoning Ordinance does not clearly identify the correct way to determine the height of a building with a roof that is curved or dome-like. The maximum height for any building in an R-2A zoned district is 35.0 feet.

The height of a flat roofed building is measured from grade level to the top of the roof. Height for other rooflines [such as a gable roof or gambrel (“barn”) roof] is measured as an average height consisting of the height of the sidewall plus half the vertical distance from the top of the wall to the peak of the roof. The top of the dome is 45 feet in height with sidewall heights of either 8.0 feet or 16.0 feet in height depending on the point at which the measurement is taken (see sheet C12).

As proposed, the pole building fully conforms to the R-2A District height requirements. However, the salt storage buildings have a short sidewall and a domed roofline that reaches a height of 45.0 feet. As viewed from adjacent lots, this design and height will have a significant visual impact.

As part of your review of the preliminary site plan, the Planning Commission will need to make a determination and administrative interpretation to determine whether the proposed salt storage buildings conform to the height standards of the zoning district or would require some action by the applicant to conform. Below are some options for the Planning Commission to consider regarding building height:

- (a) If measured like a flat roof the height would be 45 feet. In this case, the Planning Commission would need to take action to reject the preliminary site plan due to the height violation, which would give the applicant the option to seek a variance from the Zoning Board of Appeals or to seek a rezoning of the lot [see (c) below].
- (b) The formula for a gable or gambrel roof is the mean average height between the ridge and the eave. The ridge in this case would be 45 feet at the top. The eave is not as simple to define. Typically, a sidewall ends at the eave and gives a defined height of where the eave is. In this case the only wall is an eight (8) foot-high block wall that the dome roof is designed to rest on. If the numbers of eight (8) feet for the eave and 45-feet for the ridge are used, the mean average of the two is 26.5 feet in height, which would conform to the R-2A zoning district requirement.

The applicant has suggested under this same interpretation that the eave height could begin at 16 feet due to where the structure begins to curve. This would mean that the height is 30.5 feet, which would also conform to the R-2A zoning district requirement.

- (c) If the lot were rezoned to B-5 consistent with the zoning of the adjacent Road Commission facility (but not consistent with the Master Plan’s *Residential* future land use designation), then the maximum allowable height would increase to 45 feet.

Looking Ahead to the Final Site Plan

7. **Section 10 (Landscaping and Screening).** The applicant has not provided any landscaping plan on the parcel zoned R-2A but has shown proposed six (6) foot-tall spruce trees on the neighboring property zoned R-3A. There is limited space on the western side of the subject lot for any landscaping. Placing the landscaping on the neighboring property will suffice in providing a further buffer from ICRC operations from the residents of West Union Condominiums. There is also limited land for screening improvements outside of an existing sewer main easement area adjacent to the rear of the Mt. Pleasant Middle School property in the City of Mt. Pleasant. However, screening improvements will be required along this side of the lot as part of the final site plan. We recommend that the applicant work with the school district to identify the best possible solution for all concerned, and to include those improvements on the final site plan for the project (also see notes below).

Some existing trees and brush are planned to be removed from the north end of the property, with the remaining vegetation planned to be used to meet part of the screening requirements of the Zoning Ordinance. As part of satisfying the applicable landscaping and screening requirements in Section 10 of the Zoning Ordinance, the following priorities should be addressed by the applicant on the final site plan:

- Details of the species, size, height, and density of existing vegetation to remain along the north lot boundary will need to be added to the final site plan to demonstrate that it satisfies part of the screening requirements for the site.
 - Add details for necessary additional trees to fill in any gaps in screening along the north lot boundary.
 - A solid (opaque) six (6) foot high fence and/or tree plantings will need to be added along the east side of the lot to screen from the existing school, unless the Planning Commission accepts an alternative set of screening improvements endorsed by the school district (provide documentation of that endorsement with the final plan).
8. **Section 8.2 (Exterior Lighting).** The plan provides a photometric plan on sheet C-13. The proposed wall pack lights are down-shielded as required. Specifications for the lights are also printed on sheet C-13. The foot-candle levels are below the maximum allowable level of 10-foot-candles. **CONFORMS**
9. **Outside agency approvals.** The applicant is responsible for obtaining all necessary permits or approvals from applicable outside agencies prior to submittal of the final site plan application for approval. Outside agency approvals are needed from the Mt. Pleasant Fire Department, the Township Engineer (Gourdie-Fraser) for stormwater management, Isabella County Transportation Commission, and the Township Public Services Department for water and sewer utilities approval. Since this application has been submitted by the Isabella County Road Commission, we do not need a separate review from that agency. Currently, the Township has received approval only from the Isabella County Transportation Commission. **CAN CONFORM**

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

- The domed roofline and 45.0-foot height of the proposed salt storage buildings will have a significant visual impact as viewed from adjacent lots.
- The Planning Commission will need to make a determination and administrative interpretation to determine whether the proposed buildings conform to the height standards of the zoning district or would require some action by the applicant to conform.
- With the exception of the question of interpretation related to the proposed height of the domed salt storage buildings and some details that can be addressed on the final site plan, the application substantially conforms to Section 14.2.P. (Required Site Plan Information) and Section 14.2.S. (Standards for Site Plan Approval).
- Approval of an application for the proposed land division and combination by the Township Assessor will be required prior to issuance of a building permit for the project.

Recommendations

Based on the above findings, I recommend approval of the PRES23-01 preliminary site plan application, subject to approval of a land division/combination application and a Planning Commission determination and administrative interpretation that the salt storage buildings do conform to the R-2A zoning district's mean average height requirements using the gable/gambrel height measurement formula.

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

Respectfully submitted,

Peter Gallinat – Zoning Administrator

**Draft Motions: PRESPR 23-01 Preliminary Site Plan Application for Isabella
County Road Commission – Salt Storage Facilities, 2100 E. Transportation Dr.**

MOTION TO APPROVE THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to approve the PRESPR23-01 preliminary site plan dated March 21, 2023 for expansion of the essential service facilities of the Isabella County Road Commission to include development of two (2) new 10,882 square-foot road-salt storage buildings and a new 2,400 square-foot pole-barn building for related storage at 2100 E. Transportation Drive in the southwest quarter of Section 16 and in the R-2A (Low Density Residential) zoning district, finding that it fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval).

The Planning Commission further determines that the proposed 45-foot tall salt storage buildings do conform to the R-2A zoning district’s mean average height requirements using the gable/gambrel height measurement formula.

MOTION TO APPROVE THE PRELIMINARY SITE PLAN WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PRESPR23-01 preliminary site plan dated March 21, 2023 for expansion of the essential service facilities of the Isabella County Road Commission to include development of two (2) new 10,882 square-foot road-salt storage buildings and a new 2,400 square-foot pole-barn building for related storage at 2100 E. Transportation Drive in the southwest quarter of Section 16 and in the R-2A (Low Density Residential) zoning district, finding that it can comply with applicable Zoning Ordinance requirements for preliminary 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. The Planning Commission further determines that the proposed 45-foot tall salt storage buildings do conform to the R-2A zoning district’s mean average height requirements using the gable/gambrel height measurement formula.
2. Approval of an application for the proposed land division and combination by the Township Assessor shall be required prior to issuance of a building permit for the project.

MOTION TO POSTPONE ACTION ON THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to postpone action on the PRESPR23-01 preliminary site plan dated March 21, 2023 for expansion of the essential service facilities of the Isabella County Road Commission at 2100 E. Transportation Drive until _____, 2022 for the following reasons:

Draft Motions: PRESPR 23-01 Preliminary Site Plan Application for Isabella County Road Commission – Salt Storage Facilities, 2100 E. Transportation Dr.

MOTION TO DENY THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to deny the PRESPR23-01 preliminary site plan dated March 21, 2023 for expansion of the essential service facilities of the Isabella County Road Commission to include development of two (2) new 10,882 square-foot road-salt storage buildings and a new 2,400 square-foot pole-barn building for related storage at 2100 E. Transportation Drive in the southwest quarter of Section 16 and in the R-2A (Low Density Residential) zoning district, finding that it does not comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

1. The domed roofline and 45.0-foot height of the proposed salt storage buildings will have a significant visual impact as viewed from adjacent lots that is inconsistent with the future land use designation and intended residential character of the affected zoning districts.
2. It is the determination of the Planning Commission that the height of the roofline of the proposed salt storage buildings is not similar to a gable or gambrel roof in character, and that the impact and side view appearance of the proposed buildings is most similar to a flat roofline where the height must be measured from grade level to the top of the roof.
3. As proposed, the 45.0-foot high salt storage buildings would violate the R-2A zoning district's maximum height requirement of 35.0 feet.

MASTER PLAN UPDATE

TO: Planning Commission	DATE: May 10, 2023
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director	
ACTION REQUESTED: Planning Commission continues to identify key priorities and focus areas for the update to develop a framework to guide the plan update.	

Master Plan Update

Here are the anticipated steps and order for updating the Master Plan:

Master Plan Update Project	Tentative Schedule
Project Initiation	
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.	May 2023
Preparation for Updating the Plan	
<u>Existing Conditions Data Book</u> : Staff compilation of demographic, housing, and economic data and updated base maps for existing land use, utility infrastructure, natural features, etc. to prepare an updated data book of existing conditions.	May – July 2023
Township Administration meets with CMU representatives to discuss options for conducting a survey of Township residents (this would update the data collected in 2016 when the last survey was conducted).	May 16, 2023
Planning Commission continues to identify key priorities and focus areas for the update to develop a framework to guide the plan update.	May – June 2023
Planning Commission review of specific policy recommendations in the Master Plan and the adopted sidewalk construction policy to develop consensus on an updated set of policy preferences to further “flesh out” the framework for the update.	June - July 2023
Planning Commission agreement on the framework for the update.	July – August 2023
<u>Public participation #1</u> : Township Administration works with CMU to finalize the survey details and to complete the survey of Township residents.	TBD (probably Sept. or Oct. 2023)
Planning Commission review of existing conditions data and survey results.	TBD
Planning Commission review of additional options for public participation.	TBD
Determination of whether or not to bring in an outside consultant to assist.	TBD

Master Plan Update Project	Tentative Schedule
Initial Draft Plan Preparation	
<u>Public participation #2</u> : Public workshop, visioning session, open house or other means of eliciting public input about the future of the Township and the Planning Commission’s framework to guide the plan update.	TBD
Preparation of the initial draft Master Plan document, based on the agreed-upon framework, along with any additions or changes identified through the public participation processes .	TBD
Prepare the initial draft zoning plan, including an explanation of how the land use categories on the future land use map relate to the districts on the zoning map, any recommended Zoning Ordinance and/or zoning map changes, and policies for phasing of any rezoning of land in accordance with the Master Plan.	TBD
Planning Commission Review of the Draft Plan	
Planning Commission meetings to review and discuss the initial draft Master Plan document and maps.	TBD
Preparation of any additional revisions per the Commission’s direction.	TBD
Planning Commission review of the updated draft Master Plan.	TBD
Preparation of a final draft Master Plan document and maps.	TBD
Master Plan Adoption	
Planning Commission recommendation of the proposed Master Plan to the Township Board for distribution to surrounding jurisdictions and the county for review and comment.	TBD
Township Board authorization to distribute the proposed Master Plan to outside agencies (including surrounding jurisdictions, utilities, railroads, and the county) for review and comment, as required by the state Planning Act.	TBD
<u>Public participation #3</u> : Display of proposed Master Plan elements on website and at the Township Hall and/or other location(s) for public review and comment during the waiting period for review by outside agencies.	TBD
Planning Commission review of any written comments from surrounding jurisdictions, utilities, railroads, and the county; and preparation of any additional revisions per the Commission’s direction	TBD
Publication of a Notice of Public Hearing on the proposed Master Plan	TBD
<u>Public participation #4</u> : Planning Commission public hearing on the proposed Master Plan	TBD
Planning Commission review of public hearing comments; and preparation of any additional revisions per the Commission’s direction	TBD
Planning Commission adoption of the Master Plan, and recommendation to the Township Board for final action	TBD
Township Board approval of the adopted Master Plan by resolution	TBD
Final Work Products	
Project completion and preparation of the “as adopted” Master Plan documents	TBD

Developing a Framework for Updating the Master Plan

The following is intended to serve as the starting point for developing a framework to guide development of the updated Master Plan. The bold headings [(A) – (K)] are taken from the set of priority areas discussed during our April meeting. Under each heading **staff has added in red text potential priorities and focus areas** for Planning Commission consideration as we “flesh out” this framework. Some of these are taken directly from our initial discussion in March.

Please note that no part of this proposed framework is “cast in stone,” and here is plenty of room to add more to it to help guide the plan development process moving forward:

(A) Introduction

(B) Global Ends (general statements of desired outcomes for this planning process)

- (1) The updated Master Plan and process undertaken by the Township to adopt the Plan fully conform to all applicable requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).
- (2) The policy recommendations in the as-adopted Master Plan accurately reflect the agreed-upon priorities and preferences as identified by the Planning Commission.
- (3) The process undertaken by the Township to develop the updated Master Plan included a variety of opportunities and methods for inviting public participation.
- (4) _____

(C) Future Land Use and Growth Management Strategies

- (1) More clearly define in the Plan the boundaries between urban areas planned for growth and development and rural areas planned for agricultural operations, protection of natural resources, and open space.
- (2) _____

(D) Plan for Economic Development

(1) Industrial and Employment Center Plan

- (a) The Township has insufficient available land currently planned for industrial uses, and the available vacant land is not well-suited for development due to deficiencies in the local road network or small lot sizes.
- (b) To meet site selection standards, new industrial/business park sites will need to be located along the US-127 corridor on large tracts of land with sufficient existing utility and road capacity to support industrial development.

(c) _____

(2) Commercial Development Plan

- (a) Due to evolving market conditions, e-commerce, and other factors, the Township

and adjacent City of Mt. Pleasant are significantly over-zoned for commercial uses.

- (b) More flexibility is needed for the future development of vacant or underutilized land currently planned or zoned for commercial uses.
- (c) Re-evaluate future land use plans for vacant land currently designated for commercial uses along S. Lincoln Rd., E. Remus Rd., Sweeney Rd., E. Broomfield Rd., S. Isabella Rd., and E. Bluegrass Rd.
- (d) _____

(3) **Bluegrass Center Area Plan**

- (a) Consideration should be given to establishment of more flexible Bluegrass Center land use and design principles that would:
 - (i) incentivize and expand mixed-use residential-commercial development opportunities; and also
 - (ii) allow for development of warehouse, distribution, and light manufacturing facilities under specific conditions without a special use permit.
 - (iii) potentially allow for more intensive development (increased building height, number of residential units, etc. under certain conditions.
 - (iv) potentially establish a set of design principles related to building and site design that would maximize pedestrian access and connectivity, promote vibrant architectural character, and encourage inclusion of public gathering elements and coordination of design and access between adjacent sites.
 - (v) _____
- (b) Consider establishment of a Bluegrass Center zoning district to implement the Bluegrass Center Area Plan priorities.
- (c) _____

(4) **East/West DDA District Plans** (reference to adopted Development Plans)

(E) **Plan for Housing**

- (1) The Plan for Housing should include consideration of the needs of all Township residents and households at all ages, abilities, and income levels.
- (2) Consideration should be given to proactive, regionally-coordinated action to provide more adequate supportive housing options for the homeless in the community.
- (3) _____

(F) **Plan for Agricultural and Preservation of Rural Character**

- (1) Areas planned for preservation of agricultural land and rural character can be served by municipal water but must not include any areas of the Township served by a municipal sewer system or located within any area already planned for expansion of

municipal sewer services.

(2) Policies for preservation of agricultural land and rural character must also include proactive policies designed to promote a vibrant rural economy in these areas, including provisions for necessary agricultural support services and businesses.

(3) _____

(G) Plan for Natural Resources and the Environment

(1) _____

(H) Plan for Energy

(1) Explore renewable energy structures in residential areas.

(2) Consider establishment of policies to discourage or prohibit commercial solar energy production facilities (“solar farms”) from locating on prime farmland.

(3) _____

(I) Community Facilities and Infrastructure Plan

(1) Improve connections between utility systems and land use planning.

(a) Allow municipal water but not municipal sewer into rural areas.

(b) Establish planning principles to guide future municipal sewer extensions.

(2) _____

(J) Transportation Plan

(1) Plan for Roads and Streets

(a) Establish planning principles to guide development and extension of future roads and streets, including robust requirements for connectivity between neighborhoods and cross connections between developments.

(b) Add a Future Streets Plan to the Master Plan document.

(c) _____

(2) Plan for Non-motorized Transportation (including sidewalks and pathways)

(a) Incorporate an updated version of the current policy for temporary relief from sidewalk construction into the Master Plan.

(b) Establish planning principles to guide development and extension of future sidewalks and paved pathways, including:

(i) robust requirements for seamless connectivity between the public sidewalks and building entrances

(ii) wider, well-lit, accessible, and connected pathways

(c) _____

(3) More practicable public transportation options, such as fixed route buses.

(4) _____

(K) 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.

Completion of the separate Parks and Recreation Master Plan update

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