

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

A regular meeting of the Charter Township of Union Planning Commission was held on May 16, 2023, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present:

Albrecht, LaBelle, Lapp, McDonald, Squattrito, and Thering

Excused:

Buckley, Gross, and Shingles

**Others Present**

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

**Approval of Agenda**

Thering moved LaBelle supported to approve the agenda as presented. **Vote: Ayes: 6. Nays: 0.**  
**Motion Carried**

**Approval of Minutes**

LaBelle moved Thering supported to approve the regular meeting minutes from April 18, 2023 as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – no updates were given.
- B. ZBA updates by Buckley – Nanney gave updates to May 3<sup>rd</sup> ZBA meeting in Buckley's absence.
- C. Global Ends – 2022 Outcome Report – Nanney presented the 2022 Global Ends Outcome Report.

**Public Comment**

Open 7:10 p.m.

No comments were offered.

Closed 7:10 p.m.

**New Business**

- A. **PRESPR 23-01 Preliminary Site Plan Isabella County Road Commission – Salt Storage Facility, 2100 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)

Nanney introduced the PRESR23-01 Preliminary Site Plan for the Isabella County Road Commission to develop two new 10,882 square-foot salt storage buildings and a new 2,400 square-foot pole barn/storage building at 2100 E. Transportation Drive. Nanney made the commission aware of the domed roofline and the 45-foot height of the proposed salt storage buildings. If approved, the Planning Commission will need to make an interpretation to determine whether the proposed buildings conform to the height standards of the zoning district or require some action by the applicant to conform.

Pete Lorenz from Lorenz Surveying & Engineering, Inc. addressed some points made in the staff report regarding outside approvals, the use of the storage facility, and landscaping & screening particularly on the north and west side of the property. Mr. Lorenz took questions from the Commissioners.

Deliberation by the Commission.

**Thering** moved **Lapp** supported to approve the PRESR23-01 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.

**Roll Call Vote: Ayes: Albrecht, Labelle, Lapp, McDonald, Squattrito, and Thering. Nays: 0. Motion Carried.**

#### **B. Master Plan Update**

- a. Introduction by Staff
- b. Planning Commission Discussion

Nanney presented the anticipated steps and order for updating the Master Plan identifying priorities and focus areas to develop the framework to guide the plan update.

Discussion by the Commissioners. It was the consensus of the commission to wait and discuss the Master Plan's developing framework point by point at the June Planning Commission meeting.

#### **Extended Public Comments**

Open: 8:24 p.m.

No comments were offered.  
Closed 8:24 p.m.

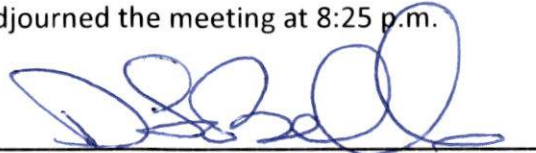
**Final Board Comment**

LaBelle – Reported on meeting twice with the Township Manager and 14 local developers to discuss the challenges they face **with water tap fees and general additions to current structures as well as** bringing new businesses in Union Township.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:25 p.m.

**APPROVED BY:**

*(Recorded by Tera Green)*



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary