



**Planning Commission
Regular Meeting
June 20, 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
 - May 16, 2023 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
9. OTHER BUSINESS
 - A. **Master Plan Update – Framework for Updating the Master Plan**
 - 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

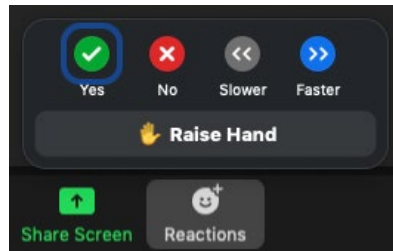
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 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 3rd 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 PRES23-01 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 PRES23-01 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 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

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-Chair	Liz	Presnell	12/31/2025
2- PC Rep	Ryan	Buckley	2/15/2025
3 -	Richard	Barz	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-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2024
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	6/22/2027
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

TO: Planning Commission

DATE: June 12, 2023

FROM: Rodney C. Nanney, AICP, Community and Economic Development Director

ACTION REQUESTED: Planning Commission continues to identify key priorities and focus areas to develop a framework to guide the Master Plan update; and reviews the 2016 survey questions in preparation for a new Survey of Township Residents in 2023.

Framework for Updating the Master Plan

For the Master Plan update discussion, staff has included the following two (2) documents in the agenda packet:

1. Framework for Updating the Master Plan

This is the same information and format as provided in our previous memo dated May 10, 2023. It is intended to serve as the starting point for developing a framework to guide development of the updated Master Plan. The bold subject 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 there is plenty of room to add more to it to help guide the plan development process moving forward.

2. Policy Statements from the 2018 Master Plan

To assist the Planning Commission with the process of developing a framework to guide the preparation of an updated Master Plan, **staff has compiled and edited a list of the goal statements policy priorities from the adopted 2018 Master Plan.** These have been sorted and organized under the same (A) through (K) subject headings as in the Framework document above.

The intent of providing this list in this format is to help the Planning Commission to identify current plan goals and policies that remain important to include in the updated Master Plan. These will then be added to the Framework document.

I would recommend that you review both documents before our upcoming meeting, with the intent to be prepared to discuss these and any other priorities you may have for the Master Plan update. The goal of this process is to develop a Framework for Updating the Master Plan that reflects the Planning Commission’s policy priorities.

2016 Survey Questions

Staff has also included in the agenda packet a copy of the 2016 Survey of Residents, which included questions about the quality of various governmental services, priorities for potential infrastructure and parks improvements, ordinance enforcement, quality of life, communication, knowledge of the Zoning Ordinance and Master Plan, and various land use and development-related topics.

The results of the 2016 survey can be found posted on the Township's website under Boards and Commissions/Board of Trustees or at the following link:

<http://www.uniontownshipmi.com/Portals/0/survey%20copy.pdf>

The parks and recreation questions will be replaced with the updated Parks and Recreation Master Plan Update survey questions the Planning Commission previously reviewed and finalized. The Board of Trustees will consider and make any changes or additions to the questions related to governmental services, quality of life, and communication.

For the land use and development-related topics, there is some value in asking the same questions so we can compare and contrast the results with the 2016 survey. However, it is also completely appropriate for you determine as a group that you would like to replace or revise one or more of the questions to ensure that you have public input on specific Master Plan-related topics of interest.

I would recommend that you review the 2016 survey questions along with the priorities and focus areas listed in the draft Framework for Updating the Master Plan as you consider any potential questions for which you would like to have answers from our residents as part of a 2023 survey.

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

Framework for Updating the Master Plan

The following is intended to serve as the starting point for 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.**

(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

Framework for Updating the Master Plan

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) _____

Framework for Updating the Master Plan

(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

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

(A) Introduction

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

- (1) Goal 1: Preserve and protect key natural and agricultural resources.
- (2) Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the ongoing growth and (re)development of Union Township.
- (3) Goal 3: Maintain a well-organized, balanced and efficient use of land in the Township.

(C) Future Land Use and Growth Management Strategies

- (1) To protect the health and safety of Township residents and environment, the Township's water and sewage utilities should be carefully planned and future development should be linked to the planned capacity and locations of these systems.
- (2) Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to ensure employment opportunities remain supported by the community's existing and reasonably anticipated future infrastructure.
- (3) Encourage a transition between land uses that provides a logical progression towards more intense uses closer to the City.
- (4) The growth management boundary marks the separation between rural and urban areas and defines land that can efficiently support urban services such as sewer, water and roads.
- (5) Priority growth areas are adjacent to existing development, are served by municipal utilities, and are located along paved roads.
- (6) Prohibit municipal sewer system extensions into areas designated for agricultural preservation.
- (7) Provide an attractive business environment and opportunities for businesses to expand the economic diversity of Union Township and contribute to the overall economic strength.
- (8) Foster the revitalization and redevelopment of existing uses or areas which have deteriorated or have become obsolete.
- (9) Promote systematic development of residential, commercial, and industrial uses in specific areas and corridors as recommended to take advantage of existing infrastructure and future improvements.
- (10) Promote compatibility between existing and future uses along Union Township's boundaries with other communities.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

(D) Plan for Economic Development

- A goal of Union Township is to promote the region as a destination for industry and tourism.

(1) Industrial and Employment Center Plan

- (a) Building Design. Buildings should reflect a quality image that is attractive to employers and employees, by addressing the following design elements:
 - i. The administrative/office segment of the building should utilize quality architecture with variable building lines, rooflines, architectural accents, and brick facades similar to community and regional scale commercial development.
 - ii. The administrative/office portion of the building should be located and oriented toward the front of the site and appropriately transition into the warehouse and manufacturing areas.
 - iii. The portion of industrial buildings devoted to warehousing and manufacturing should be located at the rear of the building.
 - iv. Techniques should be utilized to break up building massing such as vertical and horizontal articulation, windows, varying facades, and landscaping.
 - v. The predominant material utilized on facades visible from a public right-of-way or parking lots should be brick, split face block or other high-quality decorative masonry material.
 - vi. Building materials should be durable and have an appearance of permanence and substance.
 - vii. Loading areas and overhead doors must be located where they are not visible from the roadway and residential areas and proper screening must be provided in the form of landscaping, and a berm where deep setbacks are provided. Screening may also be provided in the form of an integrated screen wall extending from the building. If a deep setback is not possible, a wall with plantings should be provided.
- (b) Outdoor Storage. Within the township there are a number of industrial uses that rely on outdoor storage for their operations. Because the Township wishes to promote the economic viability of a variety of business types outdoor storage should be allowed, but strictly regulated in industrial areas. These standards should be considered in controlling outdoor storage:
 - i. Outdoor storage areas should only be permitted within the rear yard of any site and meet the side and rear setback standards for a principal structure as a special land use.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

- ii. The size of the storage area should be limited by setback requirements and a maximum area should be allowed that is relative to the specific lot size.
 - iii. Designated outdoor storage areas should provide suitable containment in the form of opaque screening walls or opaque fences. In cases where it is necessary to use a chain link fence, the fencing shall be black vinyl coated and augmented with landscaping.
 - iv. To provide further screening and enhancement, plantings should be required along the outer perimeter of a screening wall or fence.
 - v. Regulations should be flexible as to the types of materials stored outdoors, provided they do not cause hazardous contamination of soils and are contained in a manner that prevents the material from blowing away.
 - vi. Materials stored may be stacked or placed at a height that is at or below the level of the screening wall or fence to ensure effective screening and containment.
 - vii. Circulation for emergency vehicles must be maintained within the storage area.
 - viii. Large outdoor storage operators, such as asphalt/paving companies or compost or recycling businesses, should mitigate views onto the site through increased setbacks and landscaping.
- (c) Screening from Residential. Since redevelopment cannot always occur with the desired land use separation, there will be circumstances where industrial development will be adjacent to single-family residential. In these cases it is the priority of this plan to ensure as they redevelop, are reused, or expand that additional screening is provided to minimize impacts.
- i. Since sites are different, flexibility is needed to adjust to site conditions while at the same time maintaining the important priority of protecting residential areas.
 - ii. Deep setbacks are needed to physically separate industrial buildings from residential areas and to allow adequate space for proper screening.
 - iii. Landscaping is needed to provide a natural, aesthetic screen. Plantings should include both evergreen trees and large canopy trees to provide year-round screening and screening at varying heights. Planting spacing must be dense enough to prevent 'openings' in the landscape screen.
 - iv. Undulating berms should also be incorporated into the landscape screen to obtain a taller, opaque screen. Since plantings take time to grow and fill in, the berm will contribute to an immediate screening of taller structures. The width of the berm must be adequate to allow a natural slope to the berm that can be maintained and allows for plantings to thrive.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

- v. In cases where a deep setback is not possible, an opaque screening wall is needed in addition to plantings.
- vi. Although the entire length of the property line should be screened where it abuts or is across the street from residential, attention should be directed toward loading areas, outdoor storage areas, or other on-site operations that may be particularly displeasing to residents. Where possible, attempt should be made to orient these activities to the opposite side of the site.

(2) Commercial Development Plan

(a) Neighborhood Service Design Guidelines:

- i. Building architecture should possess a timeless character that signifies the presence of the commercial area and reflects pedestrian-oriented design. The use of high-quality building materials is strongly recommended to create a memorable character.
- ii. All buildings should have exterior facades made of brick, glass, wood, and cut or simulated stone.
- iii. All front facades should have windows and distinguishing architectural features commonly associated with the front of a building, such as awnings, cornice work, edge detailing, or other decorative finishes. Similar treatment is also needed on the side and rear depending on visibility from the roadway and surrounding property.
- iv. Buildings are encouraged to be built closer to the street with most or all of the parking located to the side or rear. This will not only strengthen the streetscape but will ensure a district character of active and pedestrian-oriented areas that promote walking.
- v. Streetscape treatment should be used to signify an entrance and sense of place. This provides a benefit for motorists and pedestrians to more
- vi. easily identify these areas, and it is better for business owners because the streetscape can be used as a form of business recognition.
- vii. The streetscape should include wide sidewalks, street trees, and street lighting. For additional enhancement along the streetscape, storefronts should allow for an area of planted flowers, plants, or benches.
- viii. Parking abutting residential should be screened with a mixture of treatment such as landscaping and a wall or fence. Large canopy trees are also needed in parking lots to create shade, to break up the view of the built environment, and to enhance the overall site.
- ix. Parking should be minimized to the greatest extent because pedestrian-orientation is promoted. The township should employ techniques such as

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

shared parking, banked parking, and setting a maximum amount of parking to ensure the number of spaces is not excessive.

- x. In areas with less neighborhood appeal, at a minimum shared and connected parking is important to improve traffic flow between sites and avoid additional volumes onto the adjoining main road.
- xi. Care should be taken to locate loading and unloading areas so that they are screened from view. Waste receptacle enclosures should also be sited so they are out of view and constructed of quality materials that are found in the building they serve.

(b) Retail/Service Design Guidelines:

- i. Building materials should be durable and have an appearance of permanence and substance consistent with surrounding buildings. For instance, brick, split-faced block or similar materials are encouraged as the primary building material.
- ii. All visible wall elevations from the street must be designed with design details and treatment consistent with the front elevation of the building.
- iii. Building colors should be subtle and consistent with the businesses along the corridor or within the shopping center.
- iv. New building construction and renovations should be consistent in massing with the desired scale and proportion of the business corridor or area.
- v. Building massing should be reduced by incorporating vertical and horizontal breaks, varied rooflines, archways and other treatments.
- vi. Entrances to commercial buildings should use windows, canopies and awnings; provide unity of scale, texture, and color to adjacent buildings; and provide a sense of place.
- vii. Building entrances should be prominent and accessible from the roadway when located near the front of the site and otherwise oriented towards parking areas with a high quality façade.
- viii. Rooftop equipment should be completely screened to protect views from the roadway and adjacent uses.
- ix. Parking lot landscaping is especially important for large parking lots.
- x. Loading facilities and overhead doors should be prohibited along any building side facing a public street or residential area.
- xi. Rear elevations visible from the roadway and/or residential areas should have a finished quality consistent with the other elevations of the building.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

(3) Bluegrass Center Area Plan

- (a) Re-imagine the Bluegrass Road Subarea as a vibrant destination for community business, social and civic activity.
- (b) While currently more auto-centric, (the Bluegrass Center) area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population. ... Working with the Road Commission, Union Township should prioritize right-of-way easements to capture the pedestrian amenity zone in front of street-fronting development. Mixed-use development promoting walkability should be prioritized along Bluegrass Road and connections made to nearby apartment complexes and big box retailers.
- (c) Create specific access management recommendations for Bluegrass Center.
- (d) Bluegrass Road, envisioned to be a town center, should be retrofitted to minimize the number of driveways, include multi-use pathways on both sides of the street, and ensure safe pedestrian crossings at intersections. Cross access between sites should be required and future plans for a road network should be developed.

(E) Plan for Housing

- (1) It is a goal of this plan that any new residential development be placed adjacent to existing residential or commercial development, be served by existing utilities and be located on a paved road.
- (2) Expand affordable housing choices and a balance of owner and renter-occupied units to support multiple options for a wide range of age groups and family types.
- (3) A goal for new housing subdivisions is to promote cluster development in conservations subdivisions. This form of open space development incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection. Conservation subdivisions begin by defining sensitive areas of the property (farmland, ponds, steep slopes, wetlands, wooded areas, etc.) that should be preserved, then clustering building sites on the remaining, more suitable, land. While lot sizes are reduced, the overall permitted density is not increased but the environmentally sensitive areas are protected and preserved.
- (4) Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

Where “aging in place” is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community.

- (5) Because of the township’s proximity to Central Michigan University, it will continue to see a demand for student housing. The Township seeks to strike a careful balance between serving the market and protecting character of the community. The Bluegrass area remains the best location for new housing catered to students.
- (6) Multiple family or attached single-family structures should incorporate architectural design elements that emulate single-family neighborhoods such as pitched roof lines and prominent entries, and minimize appearance of garage doors. Sites should provide pedestrian connections between building entrances, public pathway connections, and parking areas. Important site design features include waste receptacle screening, parking lot landscaping, bike storage.
- (7) Home stewardship should be supported broadly, beyond owner-occupied residences to include rental home and apartment maintenance.
- (8) Evaluate residential and select business districts to allow a wider variety of attached housing types.

(F) Plan for Agricultural and Preservation of Rural Character

- (1) Preserve areas suitable for farming and agriculture-related uses.
- (2) The Township has adopted priority development areas to ensure the preservation of active farmland.
- (3) Ensure that lot sizes in Agricultural zoning districts are large enough (5 or 10 acres) to prevent fragmentation of identified priority agricultural areas.
- (4) Revise Ag district to limit future subdivision for single-family homes.
- (5) Support accessibility to local food.

(G) Plan for Natural Resources and the Environment

- (1) Protect significant, sensitive natural amenities such as water bodies, wetlands, mature trees and natural ecosystems.
- (2) Alteration to natural features should be carefully considered to minimize impacts and insure mitigation where necessary to maintain the natural balance so as to avoid altering the system and contributing to increased erosion and sedimentation, decreased ground water recharge and increased surface runoff to the Township’s various lakes and streams.
- (3) Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

Future development in areas surrounding these wetlands could significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize any potential for impact. Minimization of impacts to these resources should take into account the cost of avoidance and the property rights of the individual. If impact is unavoidable, then mitigation should include an analysis of retaining or enhancing the wetland areas to be lost.

- (4) Low-Impact Design (LID) is encouraged to reduce the level of stormwater runoff, including use of rain gardens, native plant species, street trees (i.e. planter boxes, tree pits), bioswales and pervious pavement.
- (5) Encourage the use of cluster development, vegetated swales, downspout disconnection and other practices that reduce impervious surfaces and increase storm water infiltration.
- (6) Require more frequent septic systems inspections and promote education of proper septic drainfield maintenance to increase system lifespans and preserve water quality.
- (7) Require vegetated buffers from all wetlands, streams, lakes and rivers to protect water quality.

(H) Plan for Energy

(I) Community Facilities and Infrastructure Plan

- (1) Coordinate utility expansion in a way that encourages development along existing arterial roadways and on vacant or underutilized sites first.

(J) Transportation Plan

- A transportation system needs to meet the needs of all types of users – motorists, pedestrians, bicyclists, and transit users.
- Connections between neighborhoods and nearby activity nodes like schools, parks and commercial nodes also contribute to the township’s quality of life. As new development and redevelopment occurs, opportunities to construct sidewalks should be pursued, especially in close proximity to schools, parks and activity nodes and along major thoroughfares.
- Work with the Road Commission to incorporate non-motorized facilities into road improvement projects.
- Require cross access and shared access for driveways in commercial districts.

(1) Plan for Roads and Streets

- (a) Establish recommended future right-of-way widths and design preferences for primary road corridors in the Township.

Policy Statements from the 2018 Master Plan

Edited and sorted by subject under the proposed Master Plan Update Framework

- (b) Allow for variations in road location, based on existing development and natural elements which the Township may wish to preserve.
- (c) Accommodate operational features such as turn lanes at intersections and potential transit facilities.
- (d) Require transportation impact studies during development review to ensure walking, biking, and transit facilities are as safe and convenient as road facilities.

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

- (a) Require bike racks for certain new, non-single family developments and promote installation of bike racks at key locations.
- (b) Require non-motorized connections between sidewalks and business entrances, transit stops, and neighborhoods
- (c) Work with the Road Commission to improve crosswalks.
- (d) Use pavement markings to clearly indicate where pedestrian activity will occur; vehicles must not be allowed to block these areas. Colored or decorative pavement treatments will bring greater visibility to crossings.
- (e) Maintain clear vision zones at intersections to increase visibility.
- (f) Provide adequate lighting at intersections so pedestrians are safe at all hours.
- (g) Consider restricting right turns on red at high volume intersections, as most motorists fail to consider the pedestrian when turning.
- (h) Include medians in the design of intersections, especially where a high volume of pedestrian activity is expected. Medians provide safer crosswalk options and refuges for pedestrians.
- (i) Expand use of mid-block crossings. Include overhead flashers, pavement markings, and signage to indicate non-signalized crossing points.
- (j) Decrease street width at crossing points by installing sidewalk flares and curb extensions, medians or raised islands to create a safe haven for pedestrians.
- (k) Flexibility in road design to allow for bike lanes, sidewalks, buffer strips between the curb and sidewalk, etc.
- (l) Prioritize public sidewalks and pathways in areas where there are connectivity gaps first, and to connect to schools, parks and other public facilities.

(K) Zoning Plan

Charter Township Of Union

SURVEY OF RESIDENTS, 2016

The first questions ask you to rate the quality of various services that Union Township households receive. Please think of the grading system that the schools use—where A is excellent, B is good, C is adequate, D is fair, and E is poor. *(check one response for each row)*

Rate the quality of ...	A	B	C	D	E	Not applicable/ Do not use
Fire services provided to the Township by the City of Mount Pleasant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Union Township's water and sewer services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Curbside recycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Responsiveness of Board of Trustees members to your concerns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services provided to the Township by the Isabella County Sheriff's department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police services provided to the Township by the Michigan State Police	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Customer service from Union Township staff at the Township Hall or over the phone	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The zoning and building permit application process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The rental inspection process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall government services provided by Union Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Union Township relies on the General Fund from taxes to pay for a variety of services. Because resources from the General Fund are limited, the Township wants to know about the priorities of residents. Please indicate whether you think each initiative should be a high, medium, or low priority for use of General Fund dollars. *(check one response for each row)*

Indicate the priority for ...	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY
More sidewalks in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More bike paths in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enhancement of Township parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving roads in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dedicated police officer for the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Program to reduce mosquitoes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning ordinance enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

At times the Township approves special assessments in order to implement specific projects residents want. Please indicate whether you definitely support, probably support, probably oppose, or definitely oppose each of following which would be funded through special assessments. *(check one response for each row)*

Level of support for ...	DEFINITELY SUPPORT	PROBABLY SUPPORT	PROBABLY OPPOSE	DEFINITELY OPPOSE	Don't know
Enhancement of water treatment facility to provide softened water to residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development of a county-wide community swimming pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional sidewalks and pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved lighting on sidewalks and pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snowplowing of sidewalks and pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling for apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please indicate the amount of effort that the Township should direct to the enforcement of each of the following Township ordinances and codes. *(check one response for each row)*

How much effort should go toward ...	MUCH MORE EFFORT	MORE EFFORT	OKAY AS IS	LESS EFFORT	MUCH LESS EFFORT
Limiting advertising signs and enhancing the appearance of buildings and roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reducing noise and controlling parties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Controlling weeds and tall grass	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining appropriate balance between the needs of business owners and the needs of residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Controlling light pollution—that is, light from one property affecting others	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reducing blight of residential properties from poor maintenance and upkeep	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reducing blight of business properties from poor maintenance and upkeep	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cooperating with local governmental units such as the city of Mount Pleasant and Isabella County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establishing appropriate buffers between business and residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

These next questions focus on parks in the Township and elsewhere. The Township parks are McDonald Park near the Township Hall at Lincoln and Pickard and Jameson Park off of Pickard near Isabella.

How well do the existing Union Township parks meet the recreational needs of your household members? Please answer using a 5-point scale where 1 is "not at all" and 5 is "completely." (check one response)

1=NOT AT ALL	2	3	4	5=COMPLETELY
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How many times in the past year have members of your household used each of these parks? (enter one number, including ZERO, in each box)

McDonald Park at Lincoln and Pickard behind Township Hall	Jameson Park off of Pickard near Isabella	Hannah's Bark Park (the dog park)	Parks in City of Mt. Pleasant	Other Parks in Isabella County
___Times used	___Times used	___Times used	___Times used	___Times used

Which park is closest to your home? (check one)

McDonald Park at Lincoln and Pickard behind Township Hall	Jameson Park off of Pickard near Isabella	Hannah's Bark Park (the dog park)	Other Parks in Isabella County
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

A variety of suggestions have been proposed for enhancing Union Township's parks. Please indicate which ONE of the following you favor MOST and which ONE you favor SECOND MOST. (check one box in each column)

Suggestions for park enhancement ...	MOST FAVORED	SECOND MOST FAVORED
Basketball courts	<input type="radio"/>	<input type="radio"/>
Play area with splashing water (splash park)	<input type="radio"/>	<input type="radio"/>
Handicap accessible playground equipment	<input type="radio"/>	<input type="radio"/>
Horseshoe pits	<input type="radio"/>	<input type="radio"/>
Soccer field	<input type="radio"/>	<input type="radio"/>
Adult size playground/fitness equipment	<input type="radio"/>	<input type="radio"/>
Pathways linking residences to parks	<input type="radio"/>	<input type="radio"/>
Ice skating	<input type="radio"/>	<input type="radio"/>

People have different opinions about development and land use in Union Township. Please indicate whether you definitely support, probably support, probably oppose, or definitely oppose each of following. *(check one response for each row)*

Level of support for ...	DEFINITELY SUPPORT	PROBABLY SUPPORT	PROBABLY OPPOSE	DEFINITELY OPPOSE	Don't know
Protecting existing farmland in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth in commercial development in the Township – that is, offices and stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth in industrial development in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing more multi-family housing in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing more single family housing in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting the residential quality of existing neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Township residents differ in terms of how much information they have on specific activities and programs in the Township. Please indicate how much knowledge you have about each of the following. *(Check one response for each row)*

Level of knowledge about ...	GOOD DEAL OF KNOWLEDGE	SOME KNOWLEDGE	LITTLE KNOWLEDGE
Zoning ordinances in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Township Master Plan for land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Actions of the Township Board	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Actions of the Planning Commission	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ability to access Township public meetings on line or on demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The next questions ask your views about the quality of life in Union Township. *(check one response for each row)*

Quality of life...	EXCELLENT	GOOD	FAIR	POOR	No Opinion
How would you describe your quality of life living in Union Township?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How would you describe the growth that has taken place in Union Township over the past 10 years?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How often do you use each of the following methods for gaining information about local issues?
(check one response for each row)

Frequency of use for information about local issues ...	OFTEN	SOMETIMES	RARELY	NEVER
Newspaper	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Radio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to Township meetings on line or on demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township web site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attending Township meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communication with staff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communication with Township officials	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Word of mouth from others	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How likely would you be to read or use each of the following ways of learning about local issues if they were developed IN THE FUTURE? *(check one response for each row)*

Likelihood of use in the future ...	VERY LIKELY	SOMEWHAT LIKELY	NOT TOO LIKELY	Don't Know
Township newsletter provided through U.S. mail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township newsletter provided through email	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Information provided through social media	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee hours with Township officials and staff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

These last questions focus on your household. This information is used for summary purposes only.

How many years have you lived in Isabella County, including your years in the Township? **YEARS** _____

How many years have you lived in Union Township altogether? _____

How old are you? _____

Please Turn to LAST PAGE →

	NUMBER IN HOUSEHOLD, including ZERO
How many children—12 years of age and under—live in your household?	
How many teenagers—13 to 17 years of age—live in your household?	
How many adults—18 to 64 years of age—live in your household?	
How many senior citizens—65 years and over—live in your household?	

Which of the following best describes where your residence is located? (check one response)

- HIGH DENSITY APARTMENT OR CONDO COMPLEX
- SUBDIVISION/URBAN
- RURAL/AGRICULTURAL
- OTHER: _____

Gender of resident completing this questionnaire. (check one response)

- MALE
- FEMALE

Please check the category that best describes your yearly household income. (check one response)

- LESS THAN \$25,000
- \$25,000 UP TO \$50,000
- \$50,000 UP TO \$75,000
- \$75,000 UP TO \$100,000
- \$100,000 OR MORE

What do you believe is the MOST IMPORTANT issue to address for affecting the future of Union Township?

Is there anything you would like to add about issues in the Township?

THANK YOU FOR YOUR TIME! RETURN IN THE ENVELOPE ENCLOSED.