

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on July 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:

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

Excused:

Lapp and Shingles

Others Present

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

Approval of Agenda

Buckley moved Gross supported to approve the agenda as presented. Vote: Ayes: 7. Nays: 0.

Motion Carried

Approval of Minutes

Buckley moved Gross supported to approve the regular meeting minutes from June 20, 2023 as presented. Vote: Ayes: 7. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – gave an update on the installation of the outdoor fitness court and sidewalks at McDonald Park.
- B. ZBA updates by Buckley – gave an update on the July 11th ZBA meeting.
- C. Other Reports – N/A

Public Comment

Open 7:07 p.m.

No comments were offered.

Closed 7:07 p.m.

New Business

- A. **PMINORSPR23-07 Minor Site Plan Application referred by the Zoning Administrator for Approval of Revisions to the Approved Landscape for the Dunkin Donuts/Marathon Gas Station located at 4962 E. Broomfield Rd.**
 - 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 PMINORSPR23-07 Minor Site Plan Approval for Dunkin Donut/Marathon Gas Station amended landscaping plan. During construction, Perrin Construction discovered it was not feasible to install all of the landscaping improvements depicted on the approved site plan. The contractor has provided an amended landscaping plan that satisfies the Zoning Ordinance's minimum landscaping screening requirements. Typically, if an existing business proposes new lighting or landscaping, this type of provision is approved administratively. However, since the reductions from the original approved landscape plan are more than "incidental" in character, the revisions require Planning Commission approval.

Scott Perrin, from Perrin Construction, explained the reason for the revised site plan. Mr. Perrin was available for questions.

Deliberation by the Commission.

Buckley moved **Thering** supported to approve the PMINORSPR23-07 minor site plan's revised "As-Built Landscaping Plan" sheet dated 6-19-2023 for the Dunkin Donuts Marathon Gas Station located at 4962 E. Broomfield Road in the NE ¼ of Section 26 and in the B-5 (Highway Business) District as presented. **Roll Call Vote: Ayes: Albrecht, Buckley, Gross, Labelle, McDonald, Squatrito, and Thering. Nays: 0. Motion Carried.**

B. PFINALSPR23-01 Final Site Plan Application for the Isabella County Road Commission's Salt Storage Facility at 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)

Nanney introduced the PFINALSPR23-01 Final Site Plan Application for the Isabella County Road Commission's Salt Storage Facilities at 2100 E. Transportation Dr. finding that the application is ready for final site plan approval, subject to the Planning Commission's determination if the combination of new and existing plant materials is sufficient to meet the Zoning Ordinance's screening standards and approval of the proposed land division/combination split by the Township Assessor.

Pete Lorenz from Lorenz Surveying & Engineering, Inc. updated the commissioners on the details to the updated final site plan and provided additional information regarding the screening on the east property line near the Mt Pleasant Public School. Mr. Lorenz was available for questions.

Deliberation by the Board.

Gross moved **LaBelle** supported to approve the updated PFINALSPR23-01 final site plan dated July 11, 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 final site plan approval, including Sections 14.2.P (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval, subject to the following findings and conditions:

1. The Planning Commission determines that the proposed use of a mix of existing vegetation

and new plantings for screening purposes is acceptable and consistent with Section 10.7 (Modifications to Landscape Requirements).

2. Approval of an application for the proposed land division and combination of by the Township Assessor shall be required prior to issuance of a building permit for the project.

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

Other Business

A. Master Plan Update

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

The Planning Commission continued their June 20th discussion to identify key priorities and focus areas to develop a framework to guide the Master Plan Update. Commissioners continued with the Policy Statements from the 2018 Master Plan document item (E) Plan for Housing through item (I) Community Facilities & Infrastructure Plan.

The commissioners will continue their discussion at the August 15 regular meeting starting with the Policy Statements from the 2018 Master Plan document (J) Transportation.

Extended Public Comments

Open: 8:58 p.m.

No comments were offered.

Closed 8:58 p.m.

Final Board Comment

Squattrito – Inquired on a property that appears to have an abandoned house on Lincoln Rd.

Adjournment – Chair Squattrito adjourned the meeting at 9:00 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary