



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

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

-June 20, 2023 Regular Meeting

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PMINORSR23-07 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)
 - 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)

9. OTHER BUSINESS

A. **Master Plan Updates – 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

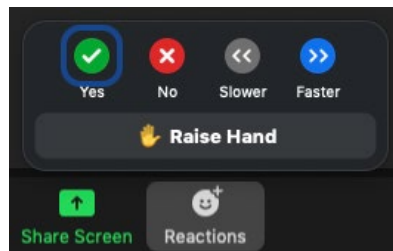
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 June 20, 2023, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present:

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

Excused:

McDonald and Thering

Others Present

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

Approval of Agenda

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

Approval of Minutes

Buckley moved **Lapp** supported to approve the regular meeting minutes from May 16, 2023 with an amendment to Commissioner LaBelle's Final Board Comment. **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 June. There will be an agenda item for a July 11th Special Meeting.

Public Comment

Open 7:08 p.m.

No comments were offered.

Closed 7:08 p.m.

Other Business

A. Master Plan Update

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

Nanney presented the previous memo dated May 10th intended as a starting point to guide the development of the updated Master Plan. Staff provided three (3) documents included in the Planning Commission packet that was recommended for review prior to the June 20th meeting:

1) Framework for updating the Master Plan 2) Policy Statements from the 2018 Master Plan and (3) 2016 Survey of Residents for the commissioners to reference.

The Planning Commission continued their May 16th discussion to identify key priorities and focus areas to develop a framework to guide the Master Plan Update. Commissioners discussed each subject heading under the Framework for Updating the Master Plan document and through subject heading (D) Plan for Economic Development of the Policy Statements from the 2018 Master Plan document. Commissioners expressed a desire to use more actionable statements that activate strategies, transitions, and sensible sustainability and to simplify the Master Plan policies for Commercial and Industrial plans.

The commissioners will continue their discussion at the July regular meeting starting with the Policy Statements from the 2018 Master Plan document (E) Plan For Housing and continue through the 2016 Survey of Residents.

Extended Public Comments

Open: 9:09 p.m.

No comments were offered.

Closed 9:09 p.m.

Final Board Comment

Adjournment – Chairman Squattrito adjourned the meeting at 9:10 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary

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	Dunkin Donuts/Marathon Filling Station		
Common Description of Property & Address (if issued)	4962 E. Broomfield Road		
**Proposed Amendment to original approved site plan PSPR 20-14			
Applicant's Name(s)	Perrin Construction Co., Inc.		
Phone/Fax numbers	989-288-6046 / 989-288-2731	Email	jwright@perrinconstructionco.com
Address	8888 E. Lansing Road	City:	Durand, MI Zip: 48429

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-026-20-001-06	
Existing Zoning:	B-5	Land Acreage:	6.94	Existing Use(s):	Convenience store/Gas station
<input type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: Practical Engineers/Perrin Construction Phone: 231-275-5066 Email	
	2. Address: 9091 Helen White Drive	
	City: Lake Ann	State: Zip: 49650
	Contact Person: Sarah Ross / Scott Perrin	Phone 989-239-1723
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: Mt Pleasant Investors LLC- Chad Hamina Phone: 989-348-7647	
	Address: 2373 S I-75 Business Loop	
	City: Grayling	State: MI Zip: 49738
	Signature:	Interest in Property: owner/Member
	2. Name: Phone:	
	Address: City: State: Zip:	
	Signature: Interest in Property:	

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



Signature of Applicant

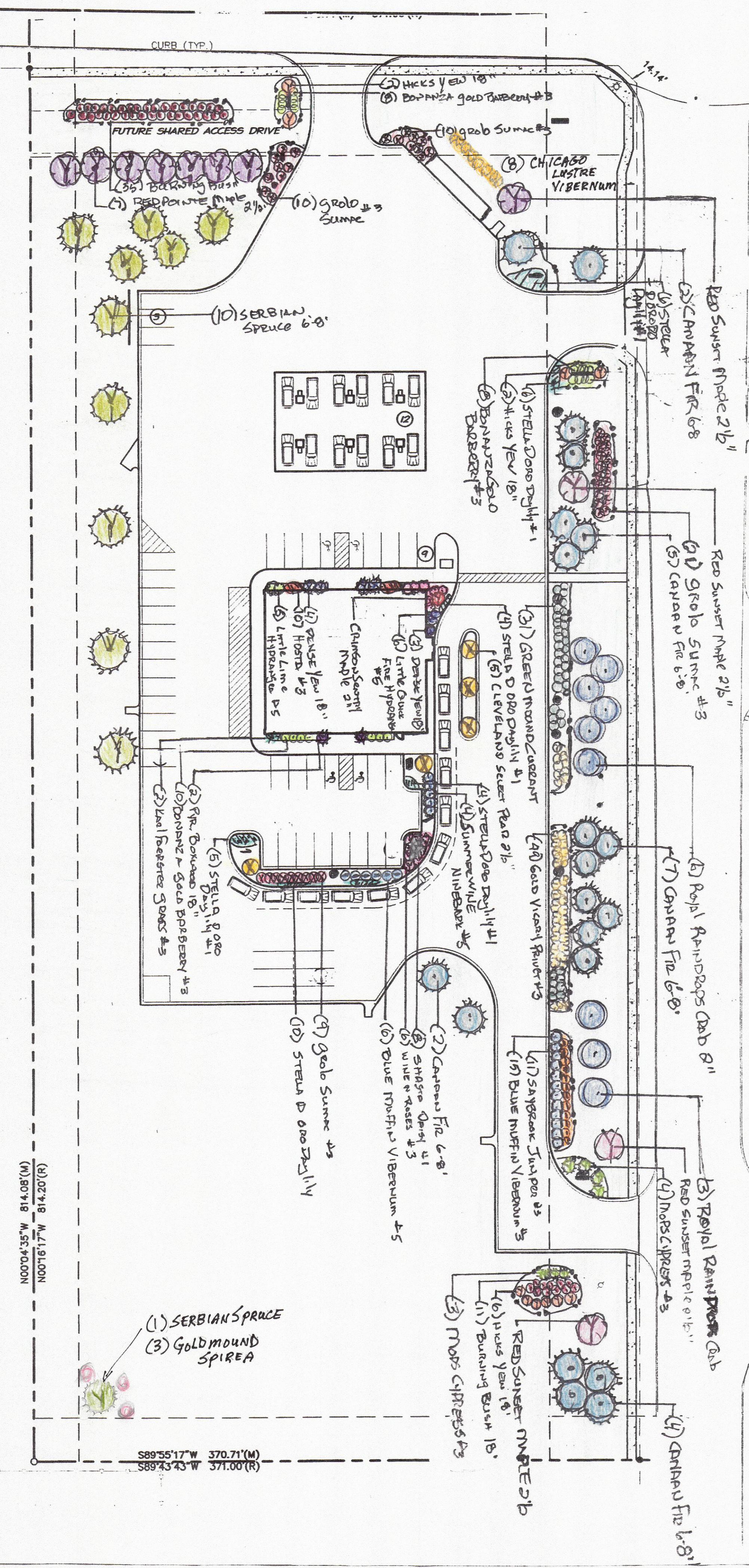
5-17-23

Date

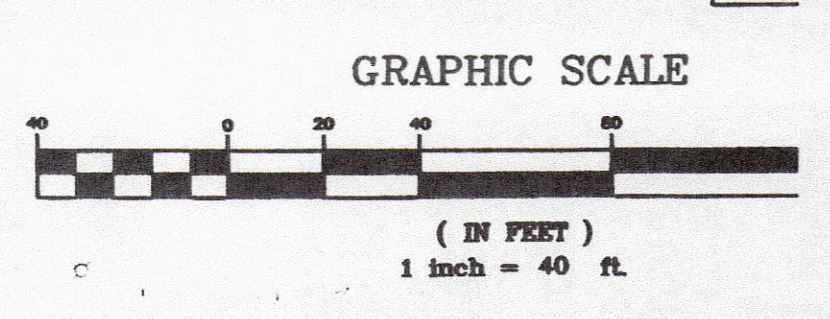
Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____



- TREES**
- 10 SERBIAN SPRUCE 6-8' BB
 - 20 CANADIAN FIR 6-8' BB
 - 2 RED SUNSET MAPLE 2 1/2" BA
 - 8 RED POINT MAPLE 2 1/2" BB
 - 5 CLEVELAND STREET PEAR 2 1/2" BB
 - 9 ROYAL RAINDROPS CRAB 2" BB
 - 1 CRIMSON SENTINEL MAPLE 2" BB
 - 6 WINE N ROSES Wiegela #3
 - 26 BONANZA GOLD BARBERY #3
 - 5 SUMMER WINE NINEBARK #5
 - 48 GOLD SUMMER #3
 - 31 GREENMOUND CURRANT #3
 - 49 GOLD VICKY PRIVET #3
 - 46 COMPACT BURNING BUSH 18"
 - 21 BLUE MUFFIN VIBERNUM 18"
 - 5 LITTLE LIME HYDRANGEA #3
 - 6 LITTLE GUCKER HYDRANGEA #3
 - 7 MOSS FALSE CYPRUS #3
 - 11 SAYBROOK GOLD JUNIPER #4
 - 2 PPR. BOXWOOD 18-24"
 - 10 HICKS YEW 18-24"
 - 7 DENSE YEW 18"
 - 35 STELLA D'ORO Daylily #1
- SHRUBS**
- 10 SUM N SUBSTANCE HOSTA #1
 - 8 SHAGGY DAISY #1
 - 2 KARL FOERSTER GRASS #3
- PER.**
- 10 SUM N SUBSTANCE HOSTA #1
 - 8 SHAGGY DAISY #1
 - 2 KARL FOERSTER GRASS #3



REQUIRED PLANTINGS

	REQU.	PROVIDED
NORTH P.L.		
TREES	8	12
ORN. TREES	4	0
SHRUBS	63	65 + 8
PERENNIALS	0	0
EAST. P.L.		
TREES	19	22
ORN. TREES	8	9
SHRUBS	145	161
PERENNIALS	0	12
PARKING LOT		
TREES	7	5
ORN. TREES	0	1
SHRUBS	0	55
PERENNIALS	0	27
W. GREEN BELT		
TREES	0	5
SHRUBS	0	0
ORN. TREES	0	0
PERENNIALS	0	0

NOTES: ① PROVIDE BLACK DIAMOND EDGING FOR ALL LAWN BEDS
② PROVIDE DOWNT PPS-5 WOOD BARRIERS AND 2" WASHED STONE FOR PLANT BEDS ③ TREES TO RECEIVE 5' DIA. BARK MULCH ④ IRRIGATE LAWN AND BEDS - BLDG AREA BEDS ⑤ DRIP SYSTEM

SOUTHWEST CORNER TREES 1
SHRUBS 3

MINOR SITE PLAN APPROVAL

TO:	Planning Commission	DATE:	July 10, 2023
FROM:	Peter Gallinat Zoning Administrator	ZONING:	B-5, Highway Business District
PROJECT:	PMINORSPR23-07 Minor Site Plan approval– Dunkin Donut / Marathon Gas Station amended landscaping plan.		
PARCEL(S):	PID 14-026-20-001-06		
OWNER(S):	MT PLEASANT INVESTORS LLC		
LOCATION:	Approximately 6.94 acres located at 4962 E. Broomfield Rd. in the NE 1/4 of Section 26.		
EXISTING USE:	Dunkin Donut/Marathon Gas Station	ADJACENT ZONING:	B-4, B-5, R-3A, MP city.
FUTURE LAND USE DESIGNATION: <i>Retail Service:</i> This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well managed access.			
ACTION: To review and take action on 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 NE¼ of Section 26 and in the B-5 (Highway Business) District.			

Background Information

If an existing business is proposing new lighting or new landscaping, this type of development can be administratively reviewed and approved under the “Minor Site Plan” provisions of the Zoning Ordinance. This normally would include incidental changes to landscaping improvements that are part of an approved final site plan for a development project.

In this case, the contractor, Perrin Construction, discovered during construction of the project that it was not feasible to install all of the landscaping improvements depicted on the approved landscaping plan. This is a concern that was raised with the applicant by Township staff at the time the final site plan was submitted for review, but the applicant insisted that they wanted to proceed with the plan as they had presented it at the time.

Perrin Construction has provided an amended landscaping plan that continues to satisfy the Zoning Ordinance’s minimum landscaping screening requirements. However, since the

reductions from the original approved landscape plan are more than “incidental” in character, the revisions require Planning Commission approval.

Please note that the requested action is only for Planning Commission approval of the revised landscaping plan element of this Minor Site Plan application. The applicant has also submitted minor revisions to their exterior lighting plan. If the revised landscaping is approved by the Planning Commission, the overall Minor Site Plan application will then be subject to final approval by the Zoning Administrator.

Minor Site Plan Review Comments

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

1. **Section 10 (Landscaping and Screening).** The revised plan meets the requirements for total planting required, plant species, and maintenance of plants.

Objective

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

Key Findings

- The applicant’s request revisions to the landscaping improvements are a reduction from what was originally approved but still meet the requirements of Section 10.2.
- The minor site plan meets the requirements of Section 14.2.P (Required Site Plan Information) and Section 14.2.S (Standards for Site Plan Approval).

Recommendations

Based on the above findings, I recommend that the Planning Commission take action by **motion 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 NE¼ of Section 26 and in the B-5 (Highway Business) District, as presented.**

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

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:	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: Lorenz Surveying & Engineering, Inc. Phone: 989-644-5953 Email: pete@lorenzse.com
	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.

 Signature of Applicant
 Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

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:

X *Ray J. Casali*
6-19-2023

Information compiled by:

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

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

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

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:

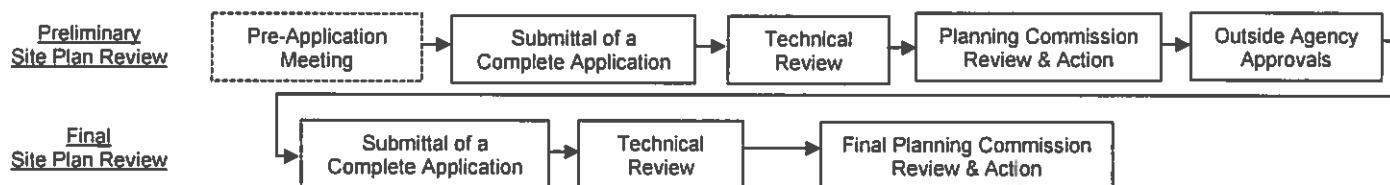
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All 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 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	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, 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	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, 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 Doecker
804 E. High St.
Mt. Pleasant, MI 48858
Office: 989-779-5122
Cell Phone: 989-506-1442.
Email: bdoecker@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

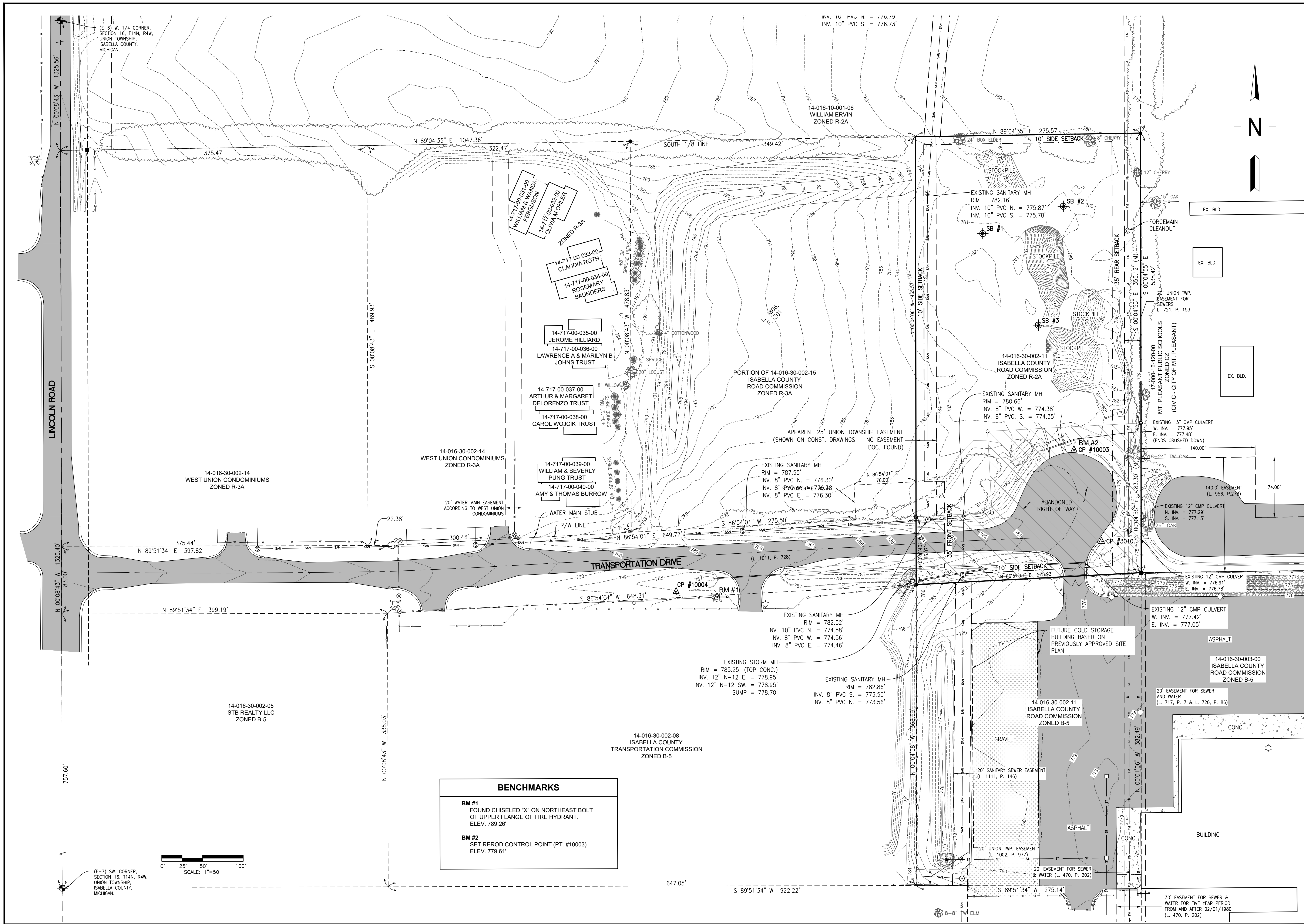
2012 E. Preston
Mt. Pleasant, MI 48858
989-773-5921

DTE

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

Miss Dig

1-800-482-7171



PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/19/23	REV. BASED ON TWP COMMENTS, REV. WATERMAIN DESIGN, REV. DUE TO FM CONFLICTS
2	06/05/23	REV. BASED ON STORM WATER REVIEW BY GEP
3	06/20/23	NO CHANGES - FINAL S.P. SUBMITTAL
4	07/10/23	ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW

TOPOGRAPHIC SURVEY

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) 644-9659
pate@lorenzse.com

JOB NO.

210016

SCALE:

1" = 50'

DRAWN BY:

TPL

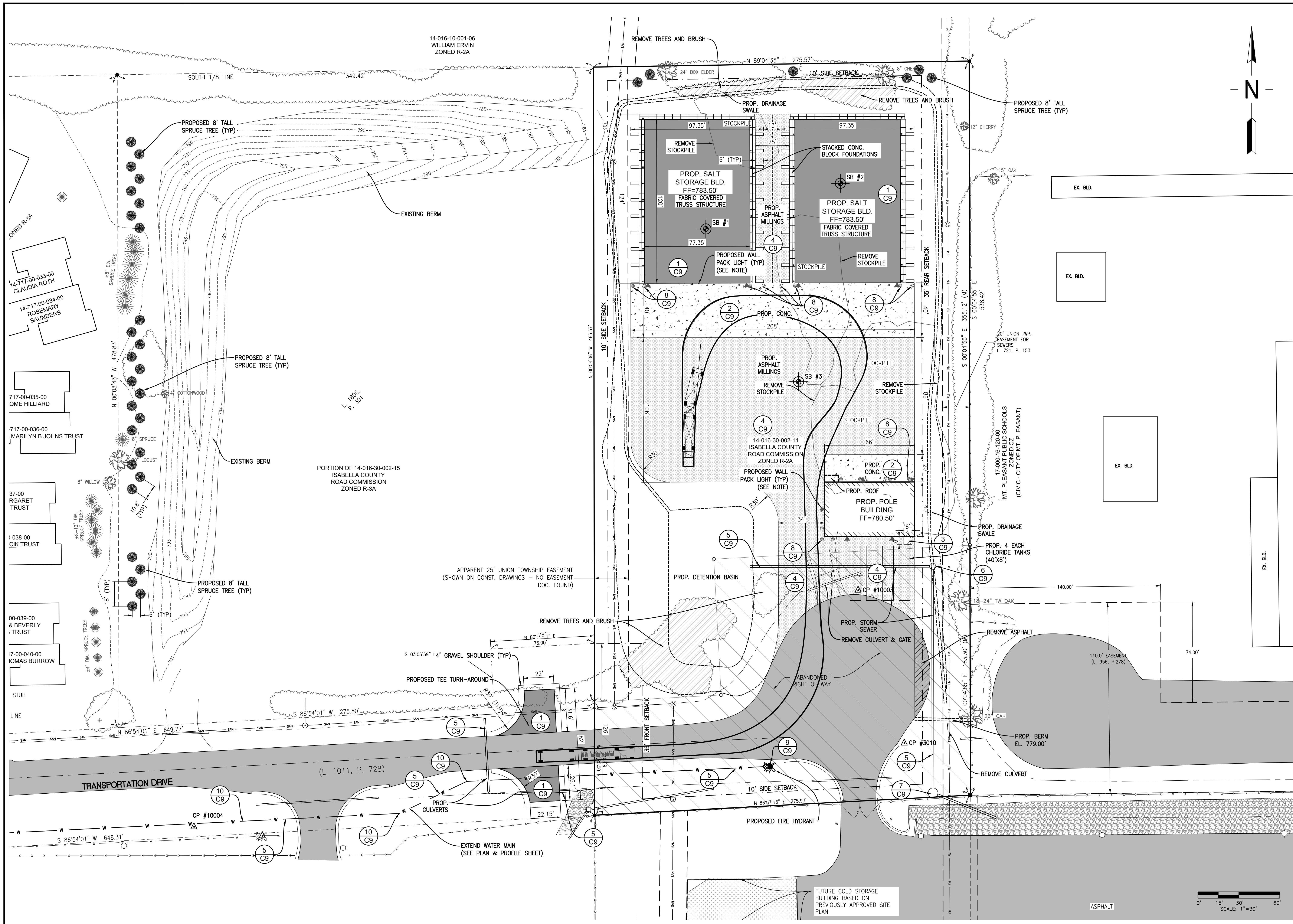
DATE:

March 21, 2023

SHEET NO.

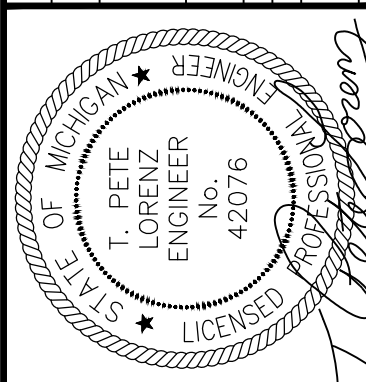
C2

028



PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/19/23	REV. BASED ON TWP COMMENTS. REV. WATERMAN DESIGN. REV. DUE TO FM CONFLICTS
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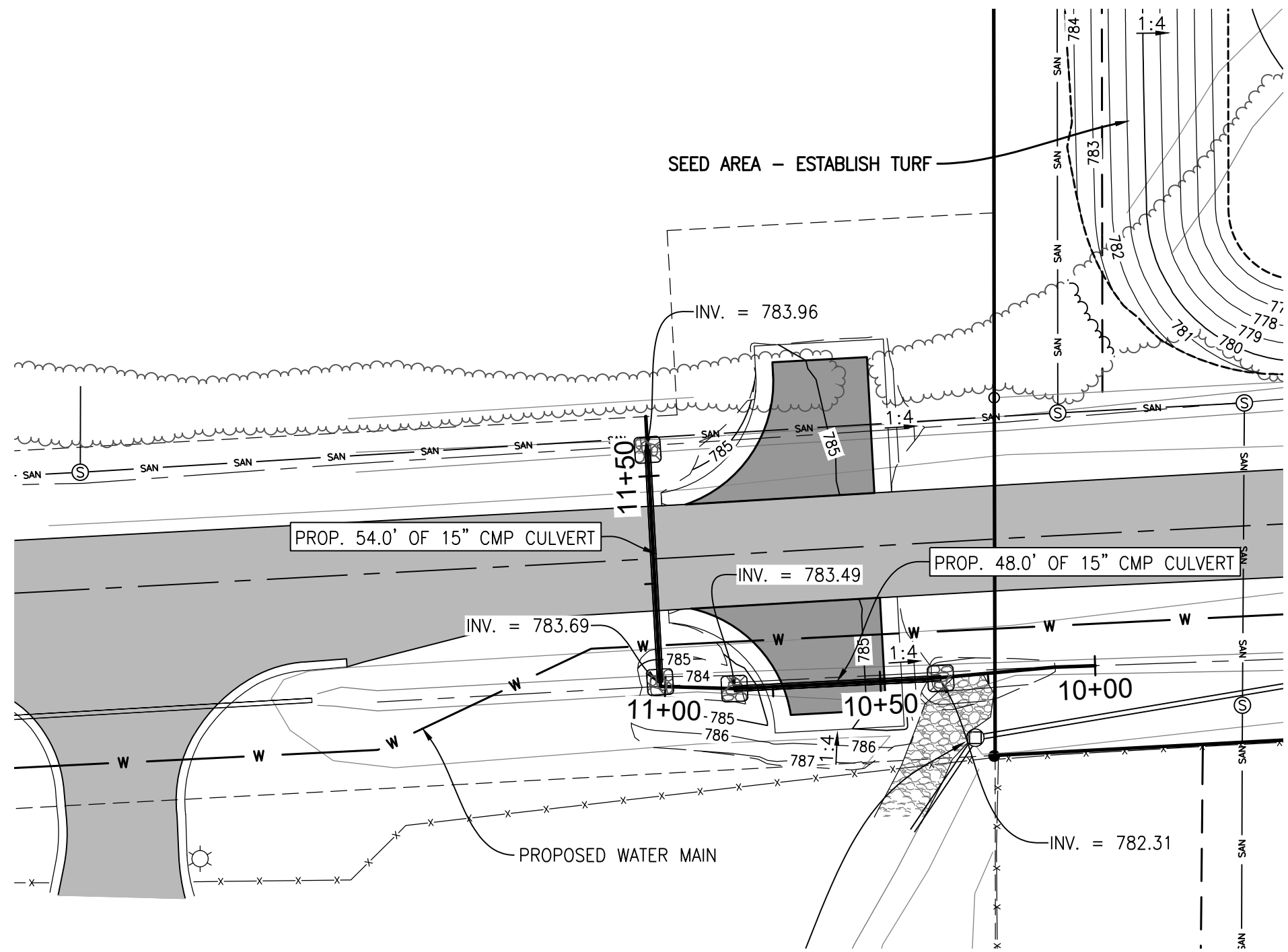
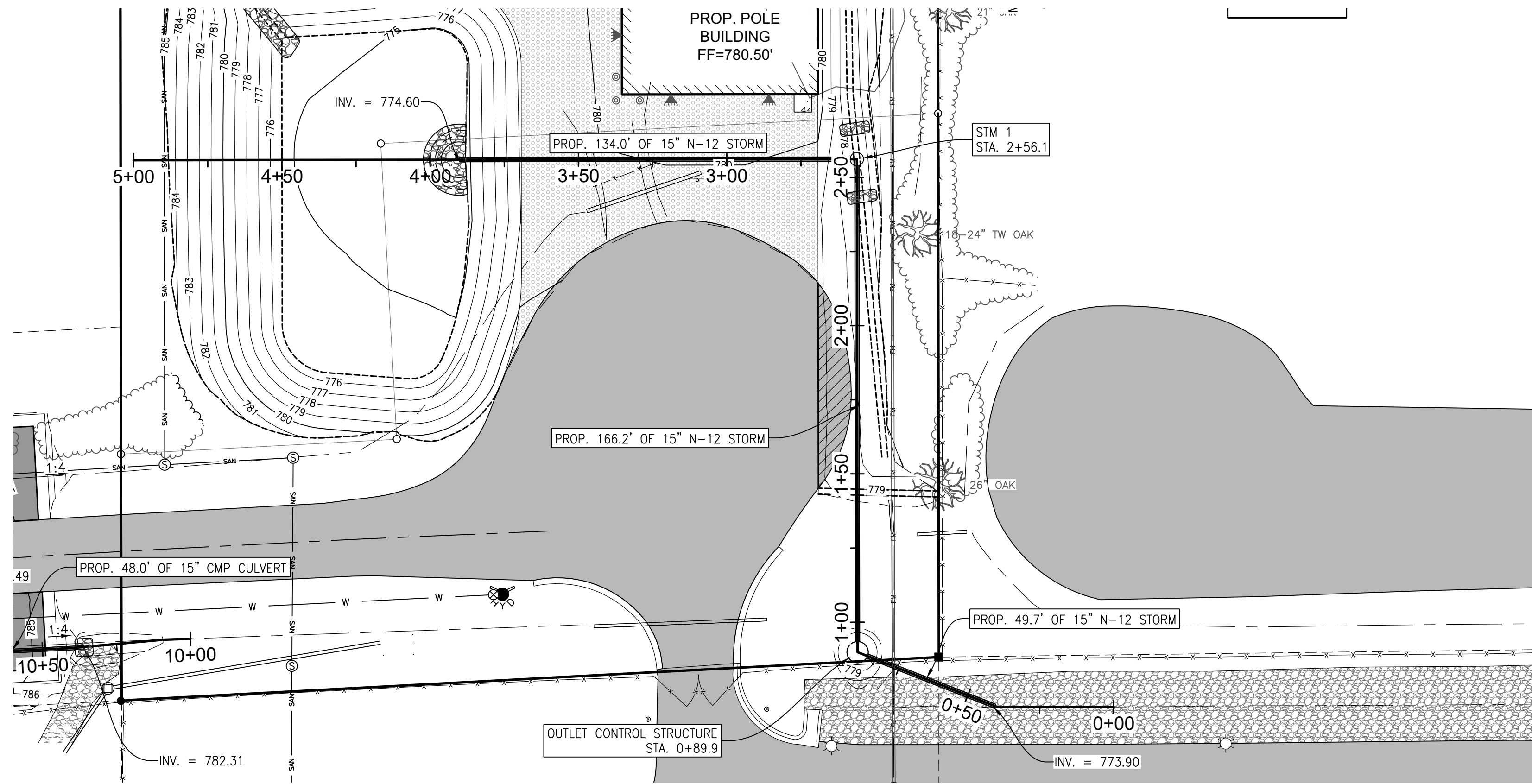
SITE PLAN

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

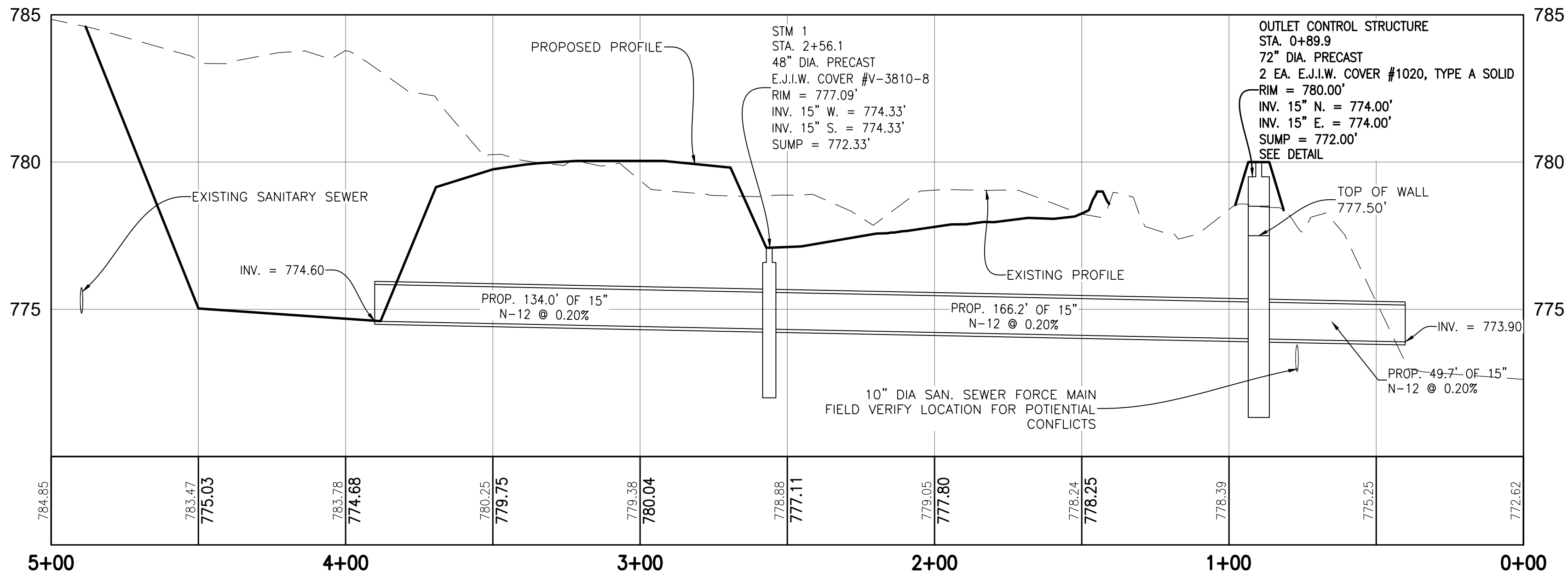
PROJECT NAME:

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5953
Fax: (989) 644-9659
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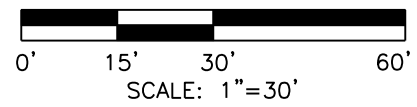
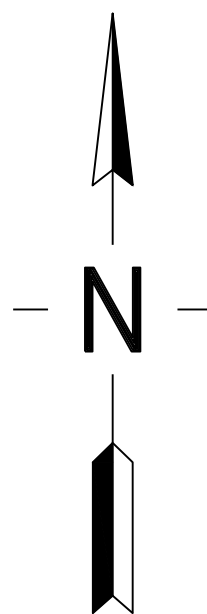
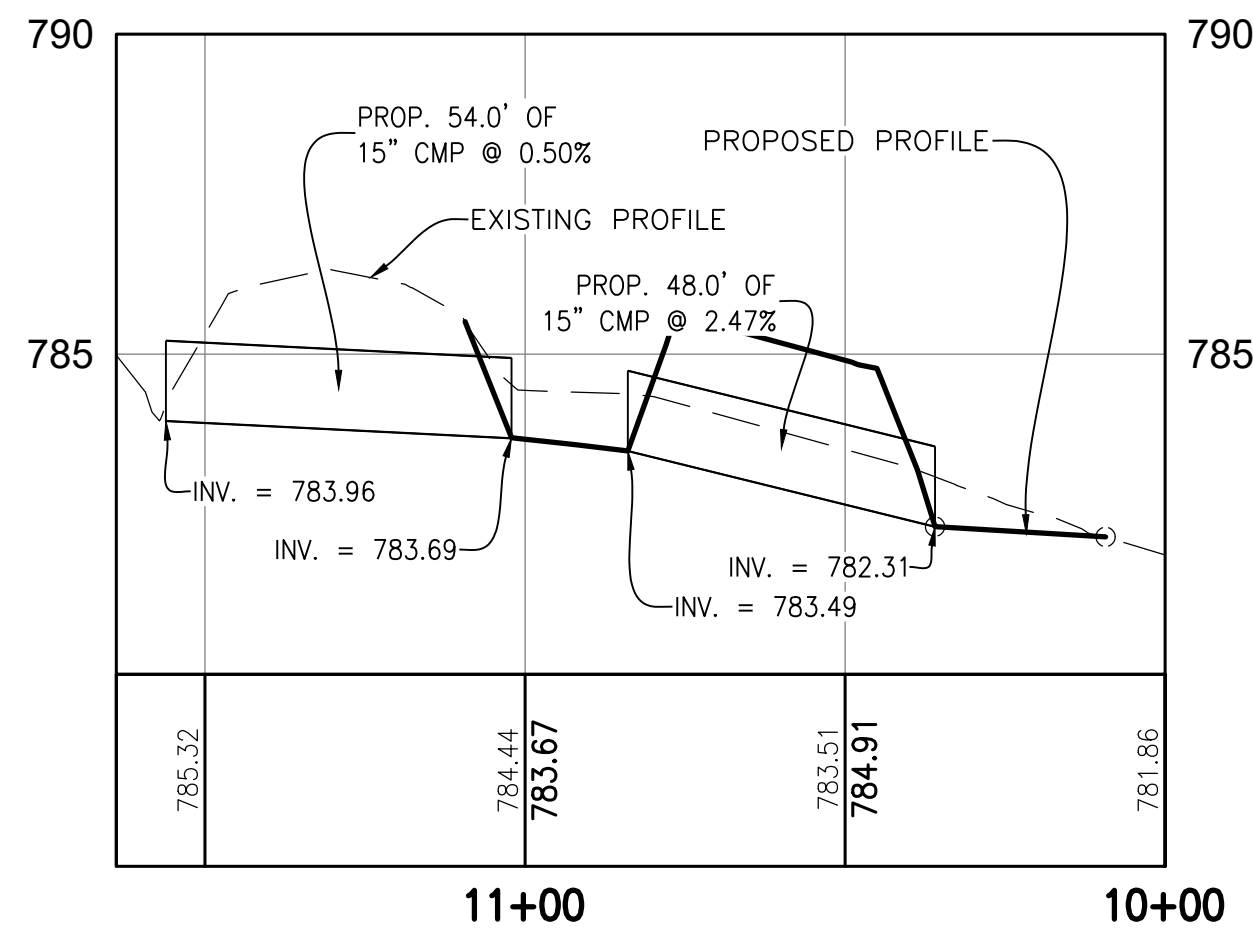
JOB NO. 210016
SCALE: 1"=30'
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C3**



PROPOSED STORM SEWER

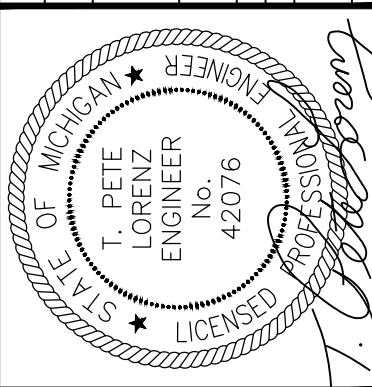


CULVERT PROFILE



PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
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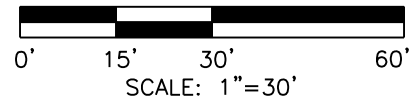
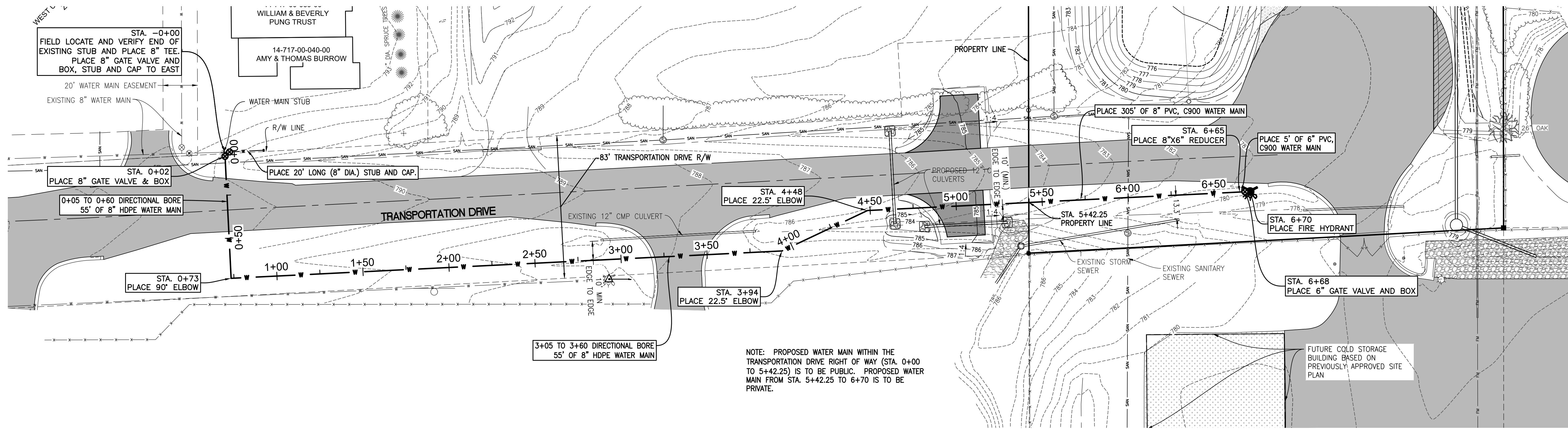


SHEET TITLE:
STORM SEWER PLAN & PROFILE

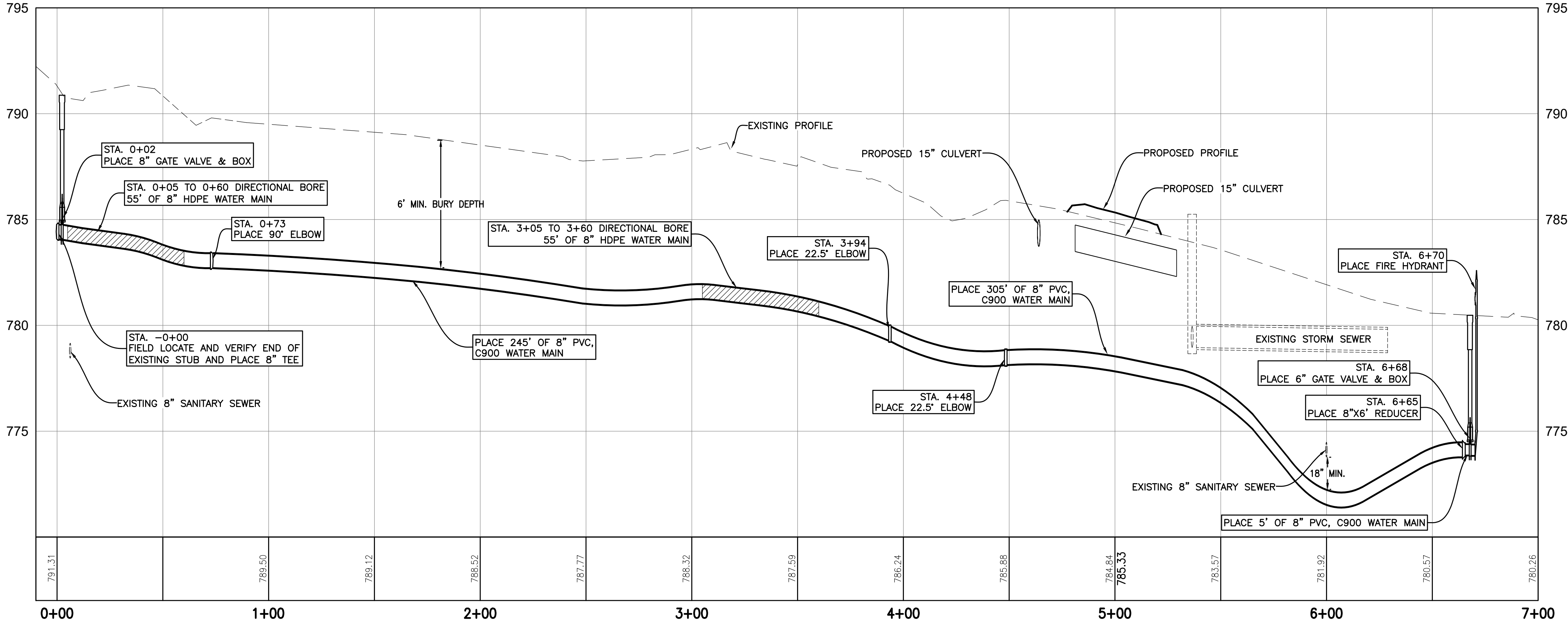
PROJECT NAME:
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

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"=30'
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C5**



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

PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

REVISIONS		NO.	DATE	DESCRIPTION
1	04/19/23	1		REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO FM CONFLICTS
2	06/09/23	2		REV. BASED ON STORM WATER REVIEW BY GEP
3	08/02/23	3		NO CHANGES - FINAL S.P. SUBMITTAL
4	07/11/23	4		ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	5		REVISE LANDSCAPE PLAN BASED ON TWP REVIEW



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. **C6**

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	2865	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	12.46	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	12985
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	19712
2.83	170	1.02	2.63	0.71	1.92	0.45	19629
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	15994
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.)
774.7	283.2			
774.8	1129.9	0.1	71	71
774.9	2528.2	0.1	183	254
775.0	4305.6	0.1	342	595
775.1	5873.3	0.1	509	1104
775.2	6858.2	0.1	637	1741
775.3	7316.4	0.1	709	2450
775.4	7453.2	0.1	738	3188
775.5	7591.2	0.1	752	3940
775.6	7730.3	0.1	766	4706
775.7	7870.5	0.1	780	5486
775.8	8011.9	0.1	794	6280
775.9	8154.4	0.1	808	7089
776.0	8298.1	0.1	823	7911
776.1	8442.9	0.1	837	8748
776.2	8588.8	0.1	852	9600
776.3	8735.9	0.1	866	10466
776.4	8884.2	0.1	881	11347
776.5	9033.6	0.1	895	12243
776.6	9184.1	0.1	911	13154
776.7	9335.8	0.1	926	14080
776.8	9488.6	0.1	941	15021
776.9	9642.5	0.1	957	15978
777.0	9797.6	0.1	972	16950
777.1	9953.9	0.1	988	17937
777.2	10111.3	0.1	1003	18941
777.3	10269.8	0.1	1019	19960
777.4	10429.5	0.1	1035	20995
777.5	10590.3	0.1	1051	22046
777.6	10752.3	0.1	1067	23113
777.7	10915.4	0.1	1083	24196
777.8	11079.6	0.1	1100	25296
777.9	11245.0	0.1	1116	26412
778.0	11411.5	0.1	1133	27545
778.1	11579.2	0.1	1150	28694
778.2	11748.1	0.1	1166	29861
778.3	11918.0	0.1	1183	31044
778.4	12089.1	0.1	1200	32245
778.5	12261.4	0.1	1218	33462
778.6	12434.8	0.1	1235	34697
778.7	12609.3	0.1	1252	35949
778.8	12785.0	0.1	1270	37219
778.9	12961.8	0.1	1287	38506
779.0	13139.8	0.1	1305	39811

SWALE DITCH STAGE STORAGE VOLUME				
ELEV	AREA	DEPTH	INC. VOL.	TOTAL VOL.
(FT.)	(SQ. FT.)	(FT)	(CFT.)	(CFT.)
777.1	9.2			
777.2	122.1	0.1	7	7
777.3	272.0	0.1	20	26
777.4	462.5	0.1	37	63
777.5	781.7	0.1	62	125
777.6	1052.9	0.1	92	217
777.7	1338.4	0.1	120	337
777.8	1644.9	0.1	149	486
777.9	1973.0	0.1	181	667
778.0	2324.9	0.1	215	881
778.1	2651.7	0.1	249	1130
778.2	2999.2	0.1	283	1413
778.3	3364.0	0.1	318	1731
778.4	3744.9	0.1	355	2086
778.5	4141.6	0.1	394	2481
778.6	4554.2	0.1	435	2916
778.7	5034.1	0.1	479	3395
778.8	5495.3	0.1	526	3921
778.9	5986.5	0.1	724	4646
779.0	11444.2	0.1	1022	5667

PROVIDED DETENTION VOLUME	
ELEV	TOTAL VOL.
(FT.)	(CFT.)
774.7	0
774.8	71
774.9	254
775.0	595
775.1	1104
775.2	1741
775.3	2450
775.4	3188
775.5	3940
775.6	4706
775.7	5486
775.8	6280
775.9	7089
776.0	7911
776.1	8748
776.2	9600
776.3	10466
776.4	11347
776.5	12243
776.6	13154
776.7	14080
776.8	15021
776.9	15978
777.0	16950
777.1	17937
777.2	18941
777.3	19986
777.4	21058
777.5	22171
777.6	23330
777.7	24533
777.8	25782
777.9	27079
778.0	28426
778.1	29825
778.2	31274
778.3	32775
778.4	34331
778.5	35943
778.6	37612
778.7	39344
778.8	41140
778.9	43152
779.0	45478

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

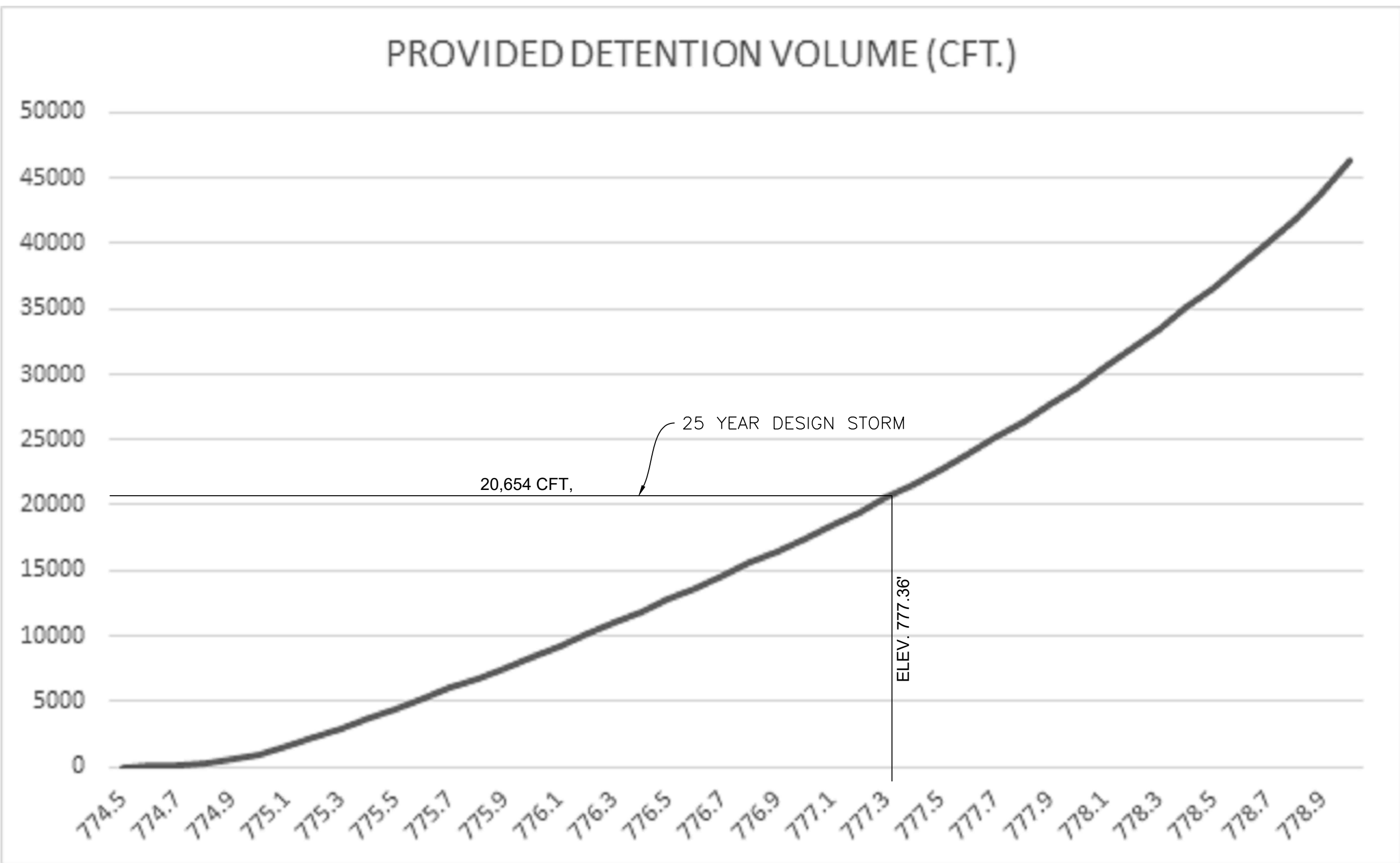
DESIGN STORM STORAGE VOLUME 20,654 CFT. (ELEV. 777.36')

OVERFLOW CALCULATIONS

RECTANGULAR WEIR CALCULATION

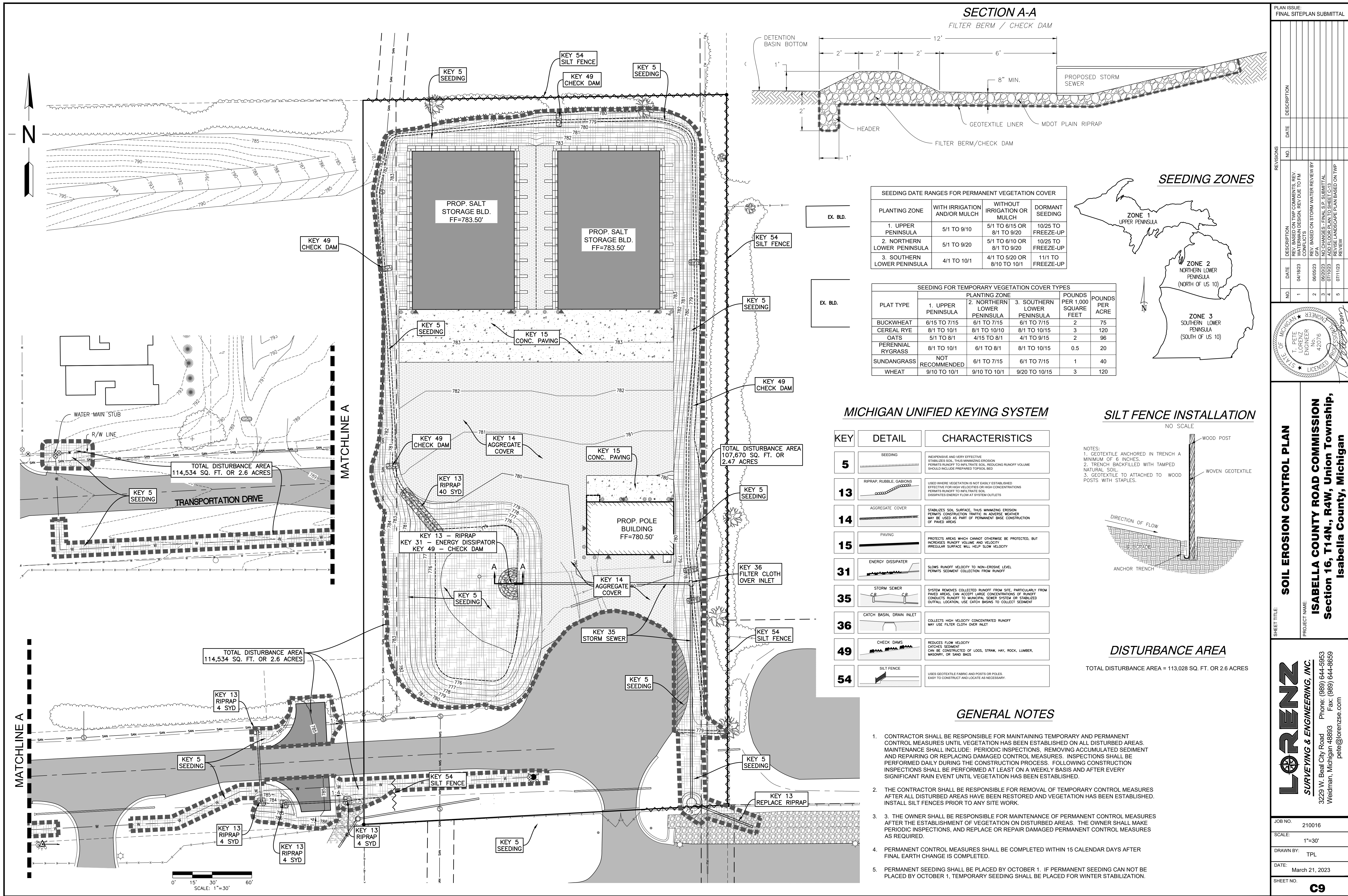
GIVEN
DEPTH OF FLOW 12.00 IN
COEFFICIENT 0.65
WIDTH 72.00 IN

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



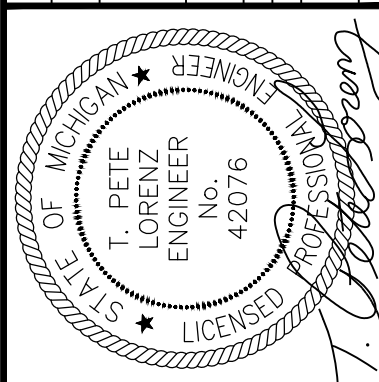
PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	04/19/23	WATERMAN TWP COMMENTS, REV WATERMAN DESIGN REV DUE TO FIN CONFLICTS			
2	06/05/23	REV. BASED ON STORM WATER REVIEW BY GFA			
3	08/23/23	NO CHANGES - FINAL S.P. SUBMITTAL			
4	07/17/23	NO CHANGES - FINAL S.P. SUBMITTAL			
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW			



PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

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5	07/11/23	



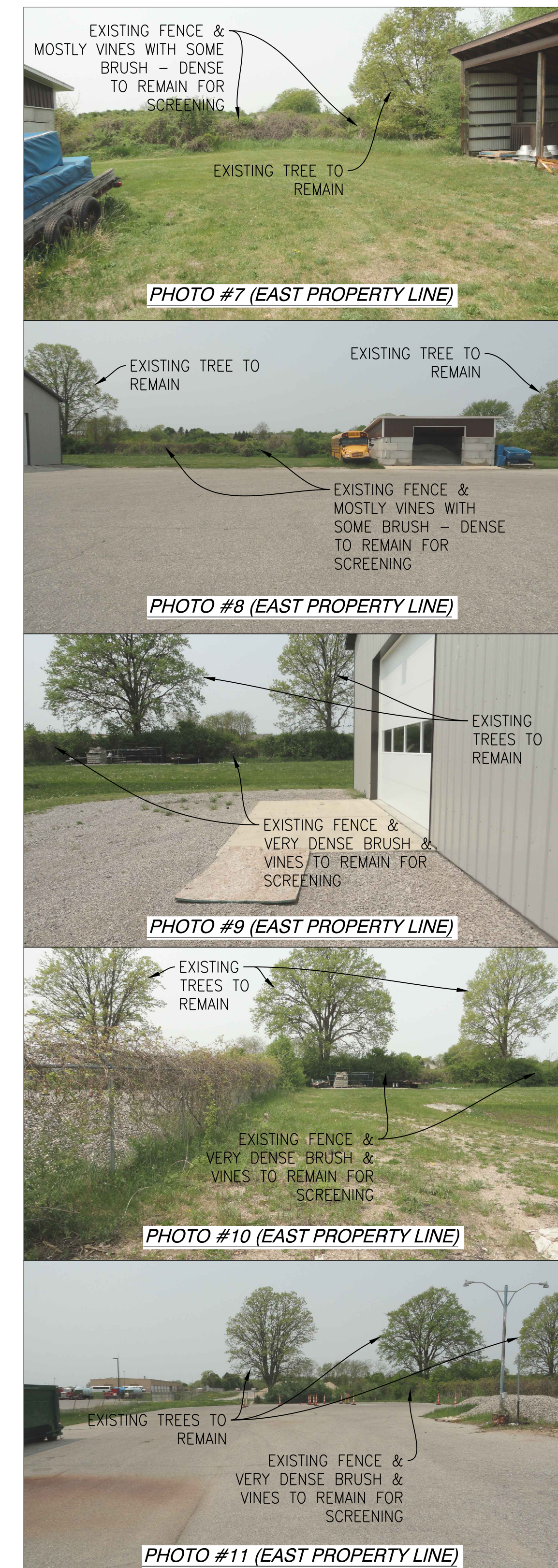
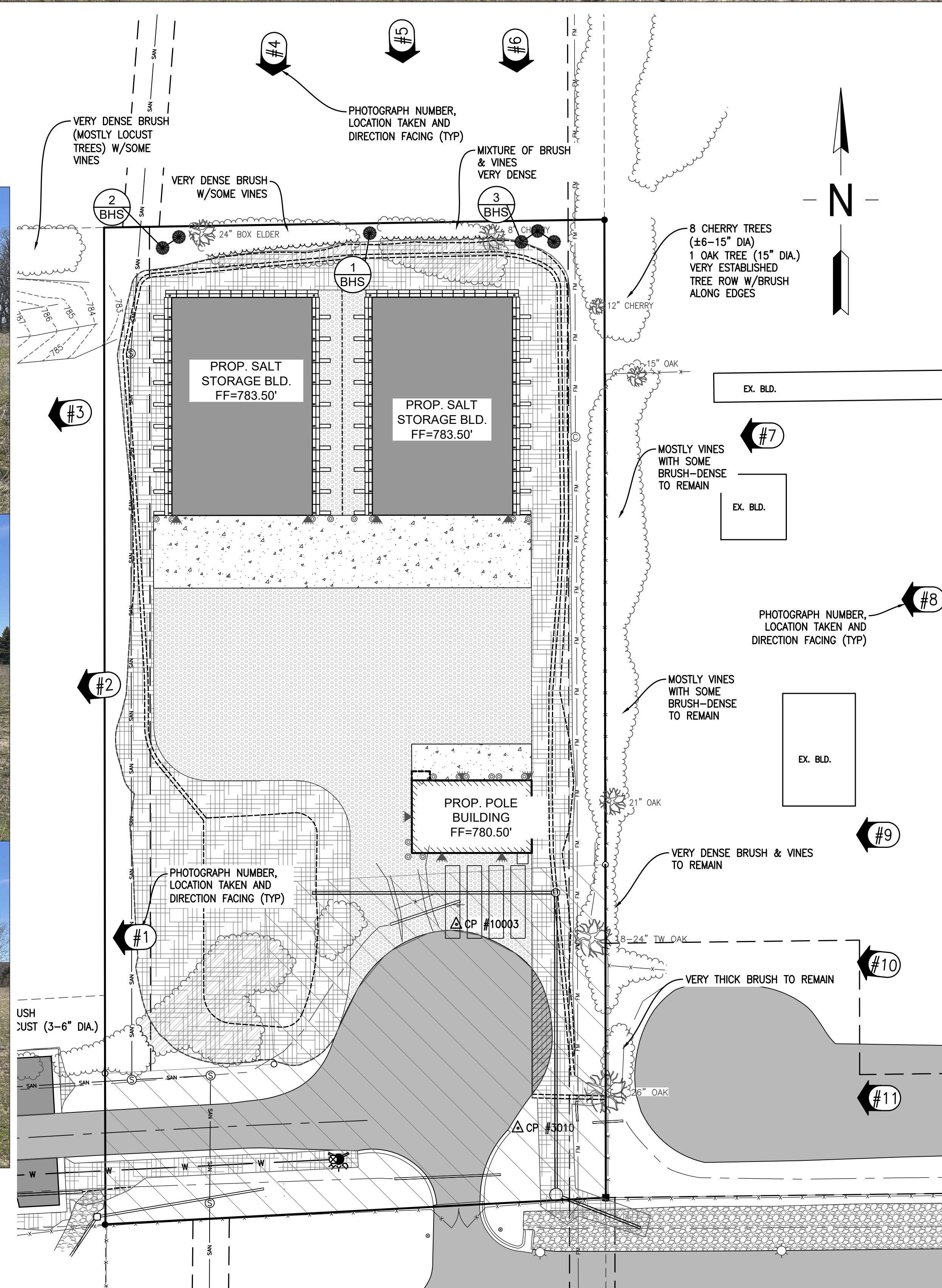
SOIL EROSION CONTROL PLAN

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

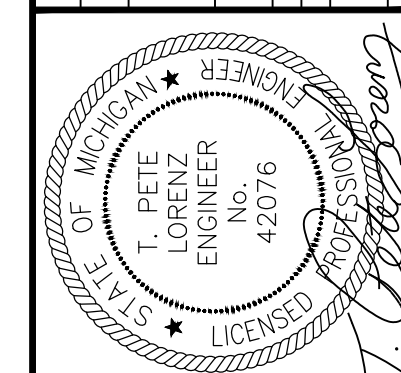
SHEET TITLE:
PROJECT NAME:

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5963
Fax: (989) 644-9659
pete@lorenzse.com

JOB NO. 210016
SCALE: 1"=30'
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C9**



PLAN ISSUE: FINAL SITEPLAN SUBMITTAL			
REVISIONS			
NO.	DATE	DESCRIPTION	NO. DATE
1	04/18/23	REV. BASED ON TWP COMMENTS, REV. WATERMAIN DESIGN, REV DUE TO FM	
2	06/06/23	REV. BASED ON STORM WATER REVIEW BY GFA	
3	07/07/23	NO CHANGES, FINAL SITE SUBMITTAL	
4	07/20/23	NO CHANGES, PLANTING SUBMITTAL	
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW	



LANDSCAPE PLAN

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

SHEET TITLE:

PROJECT NAME:

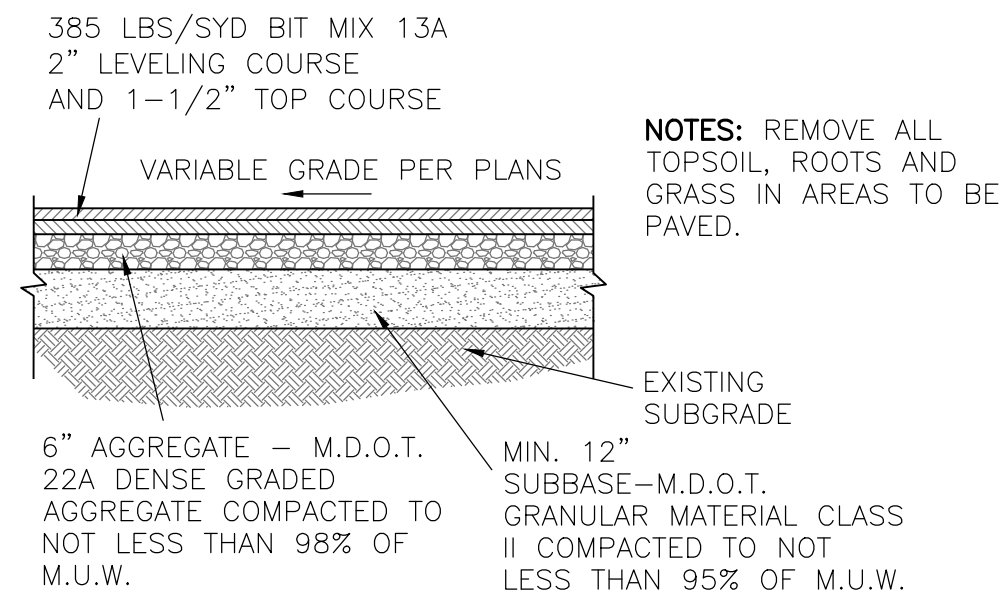
LORENZ
SURVEYING & ENGINEERING, INC.

2229 W. Beal City Road
Veldman, Michigan 48983

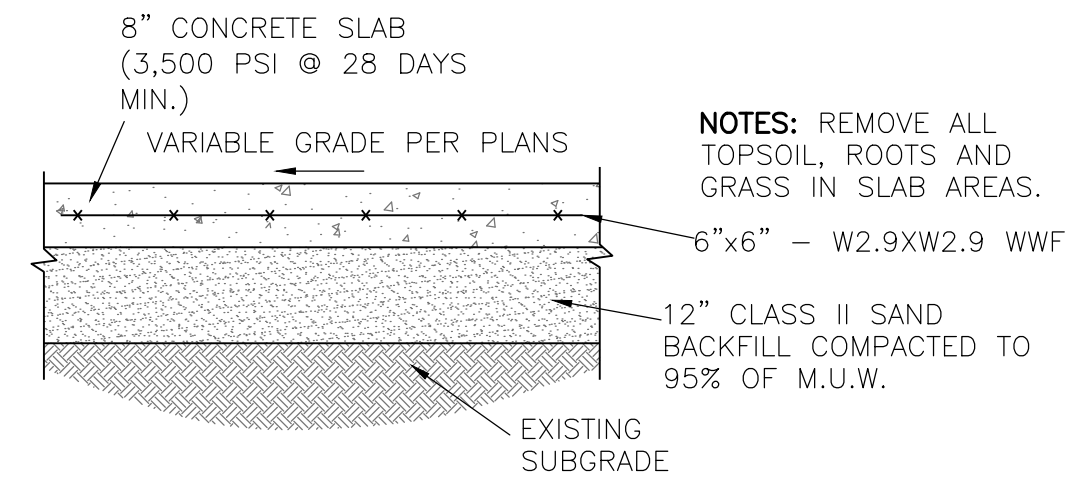
Phone: (989) 644-5953
Fax: (989) 644-8659

pete@lorenzse.com

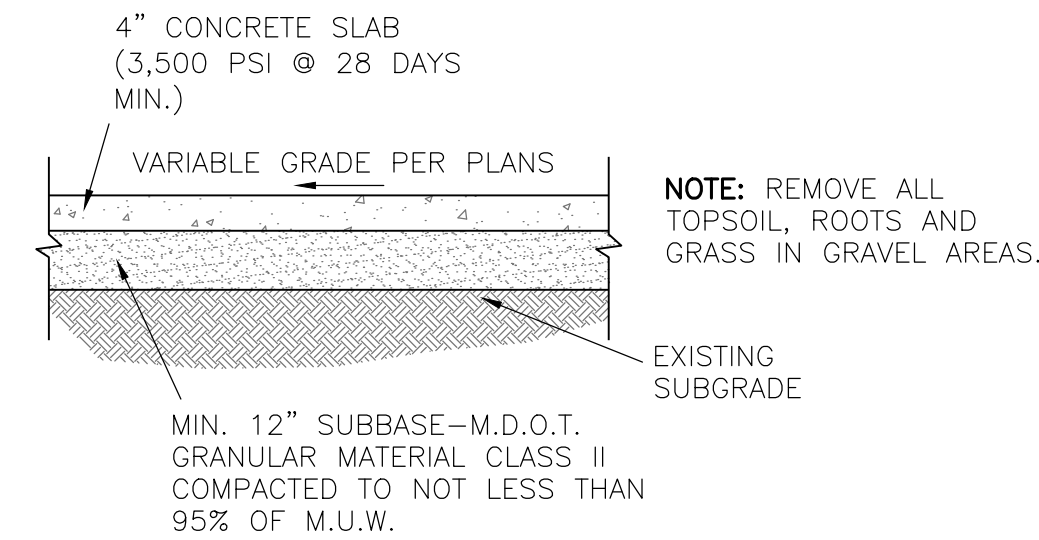
JOB NO.	210016
SCALE:	1"=40'
DRAWN BY:	TPL
DATE:	March 21, 2023
SHEET NO.	



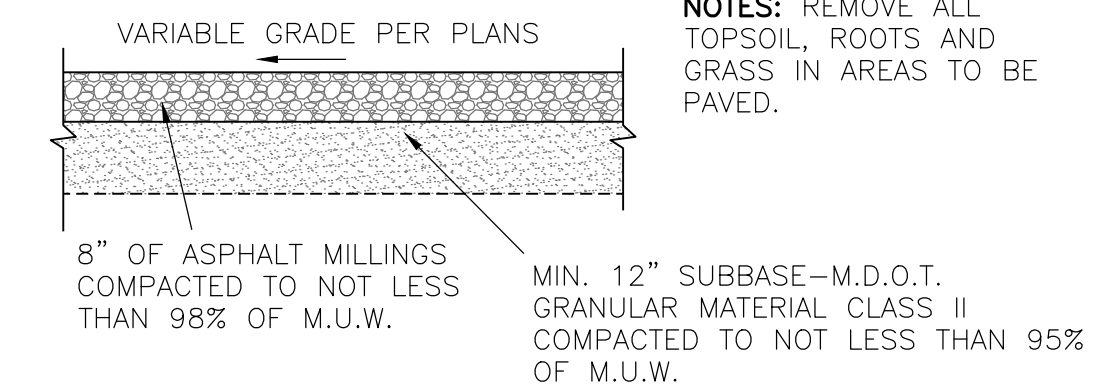
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C9 **TYP. PAVEMENT SECTION**
NO SCALE



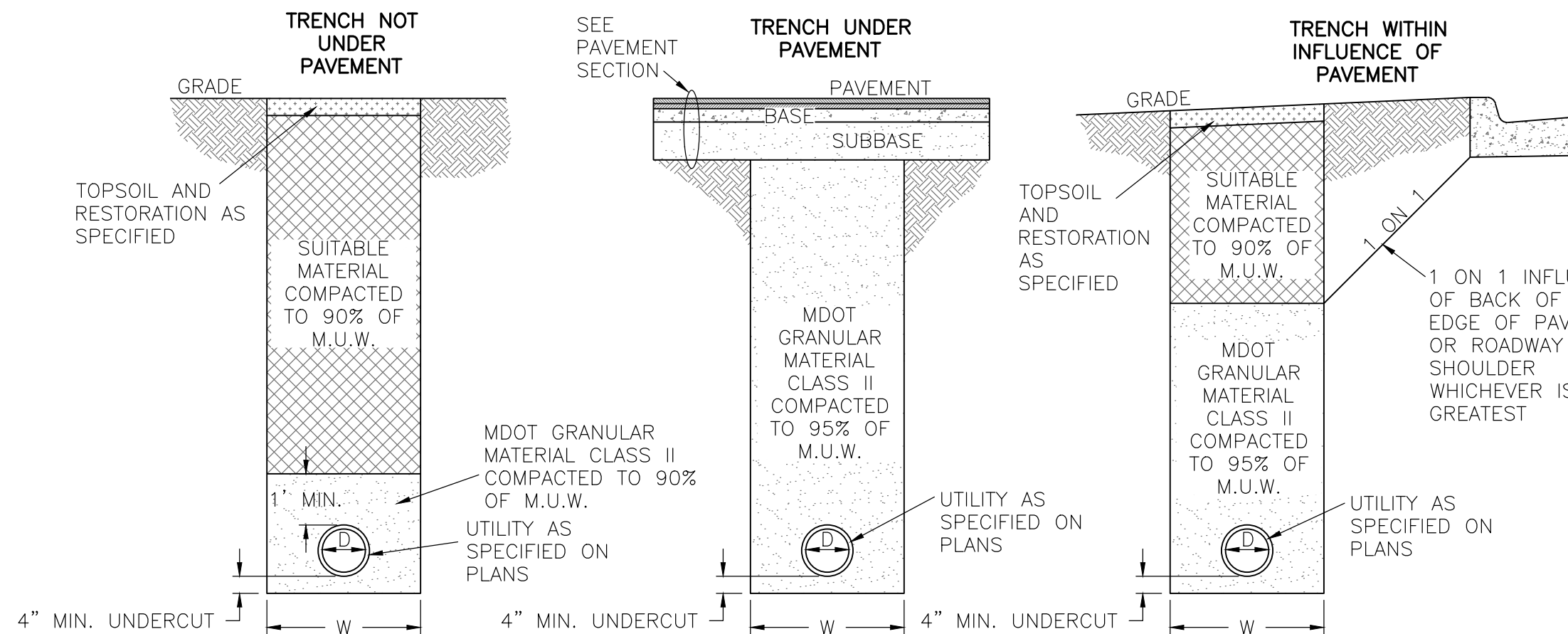
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C9 **HEAVY DUTY CONCRETE SLAB**
NO SCALE



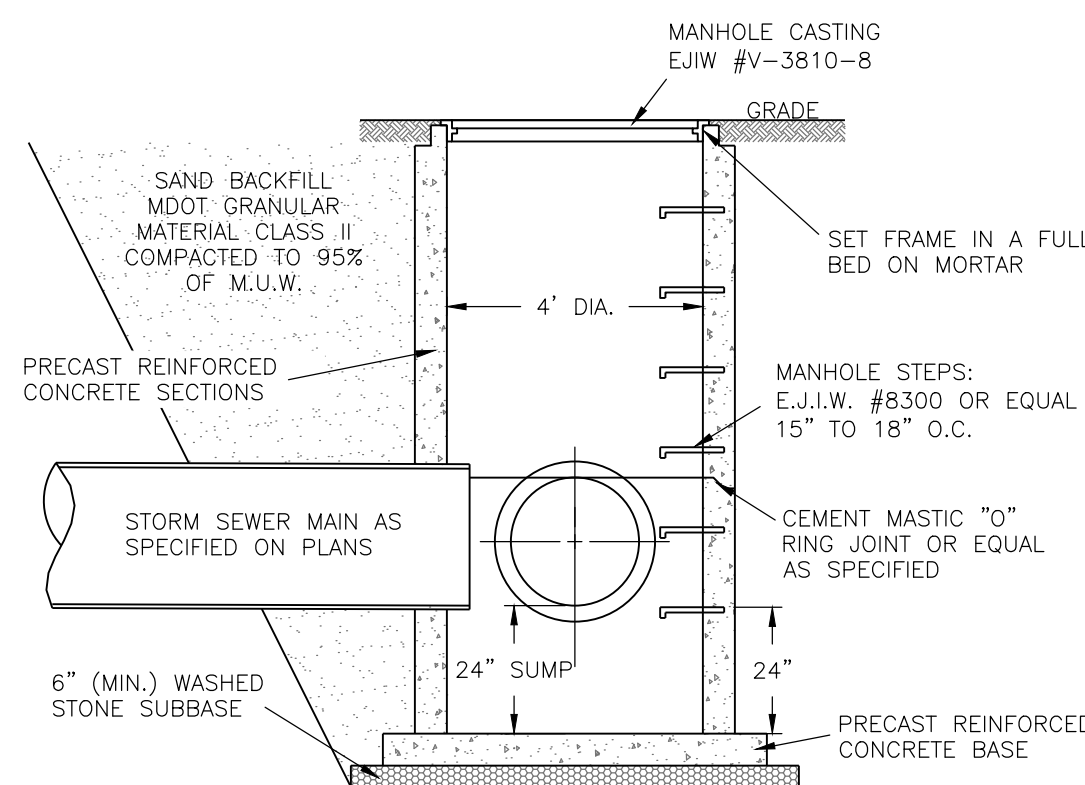
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C9 **UN-REINFORCED CONCRETE SLAB**
NO SCALE



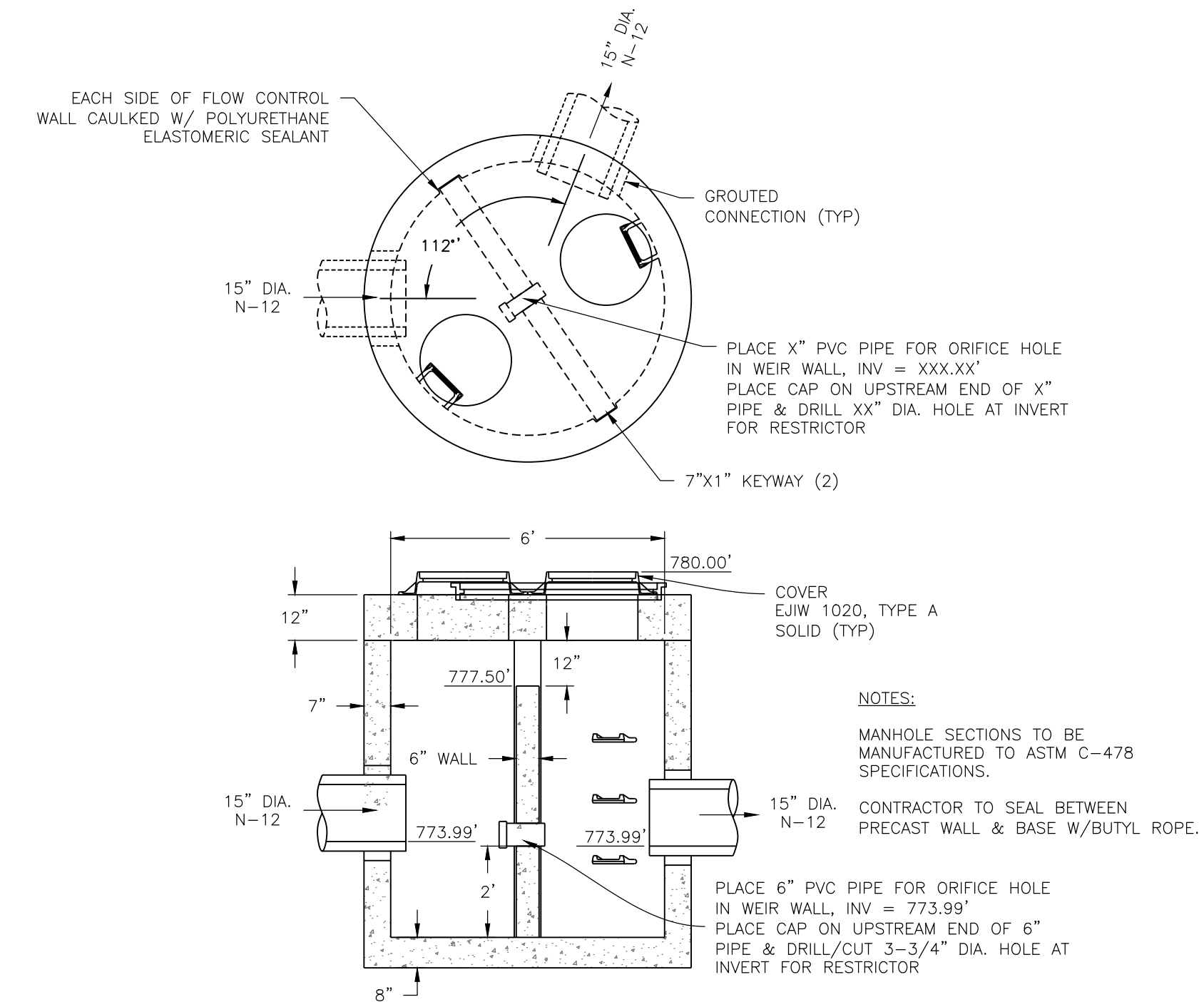
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C9 **ASPHALT MILLINGS SECTION**
NO SCALE



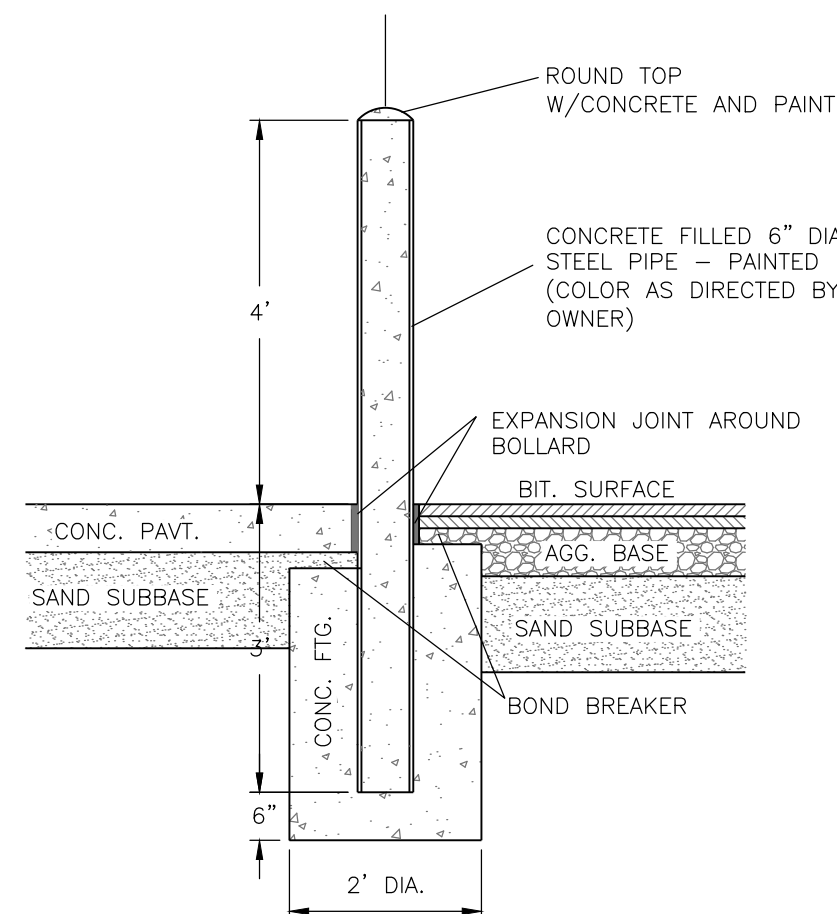
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C9 **UTILITY TRENCHES**
NO SCALE



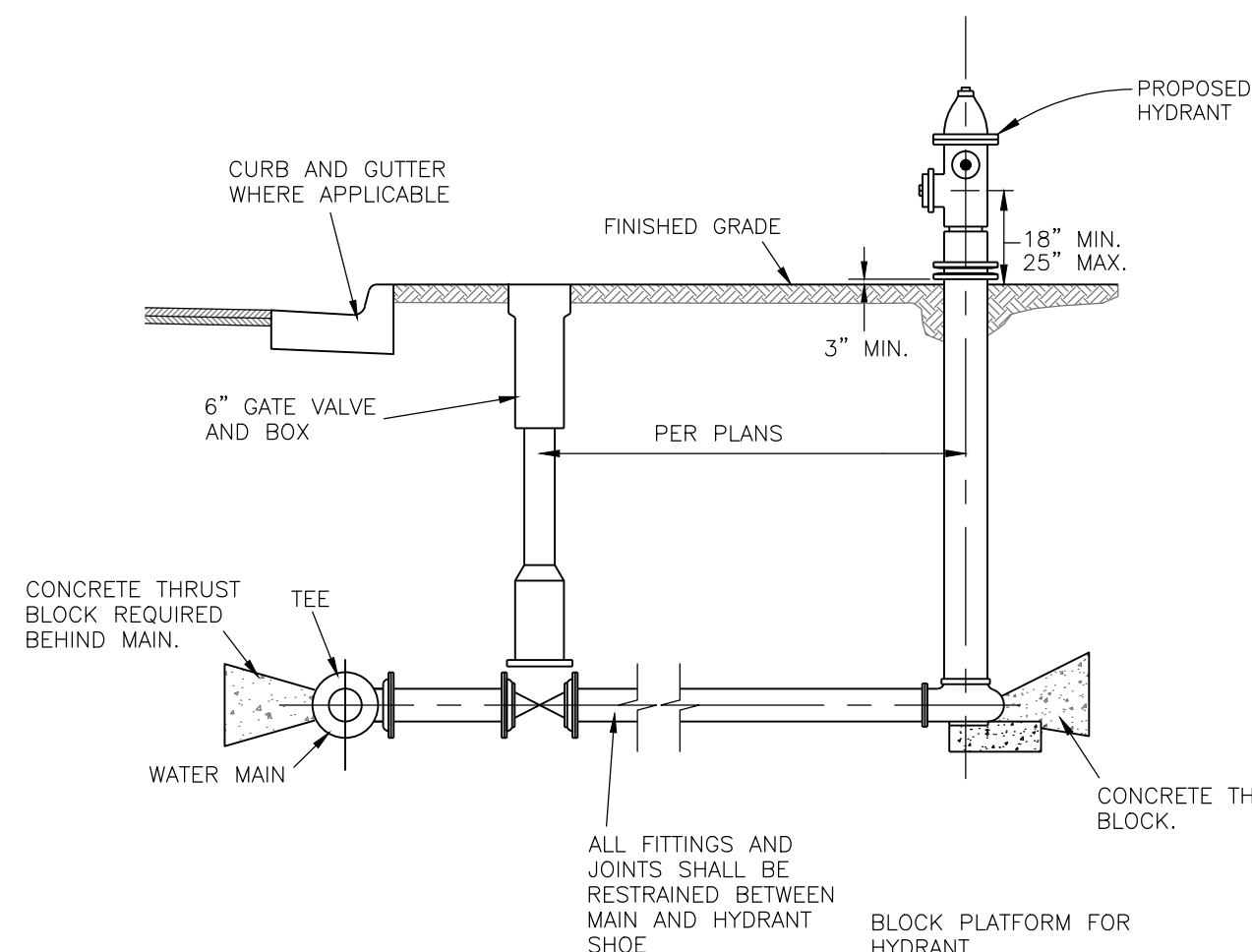
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C9 **4' DIA. CATCH BASIN**
NO SCALE



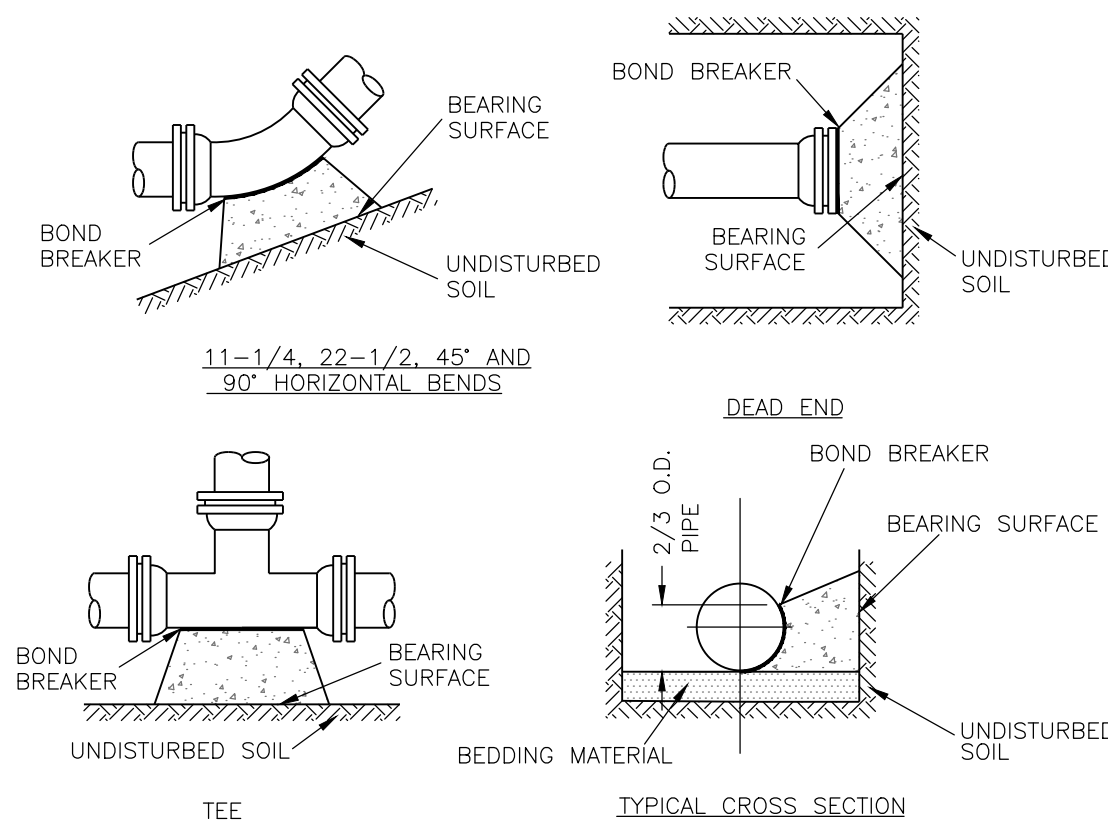
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C9 **OUTLET CONTROL STRUCTURE**
NO SCALE



8
C9 **6" BOLLARD**
NO SCALE



9
C9 **HYDRANT ASSEMBLY**
NO SCALE



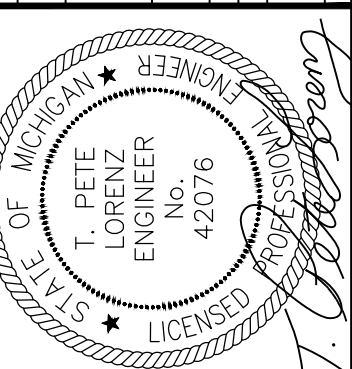
10
C9 **THRUST BLOCKING**
NO SCALE

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

SIZE OF MAIN	HORIZONTAL BENDS				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

PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/19/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO FM CONFLICTS
2	06/09/23	REV. BASED ON STORM WATER REVIEW BY GSF
3	08/20/23	NO CHANGES. FINAL S.P. SUBMITTAL
4	07/11/23	ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW



DETAILS

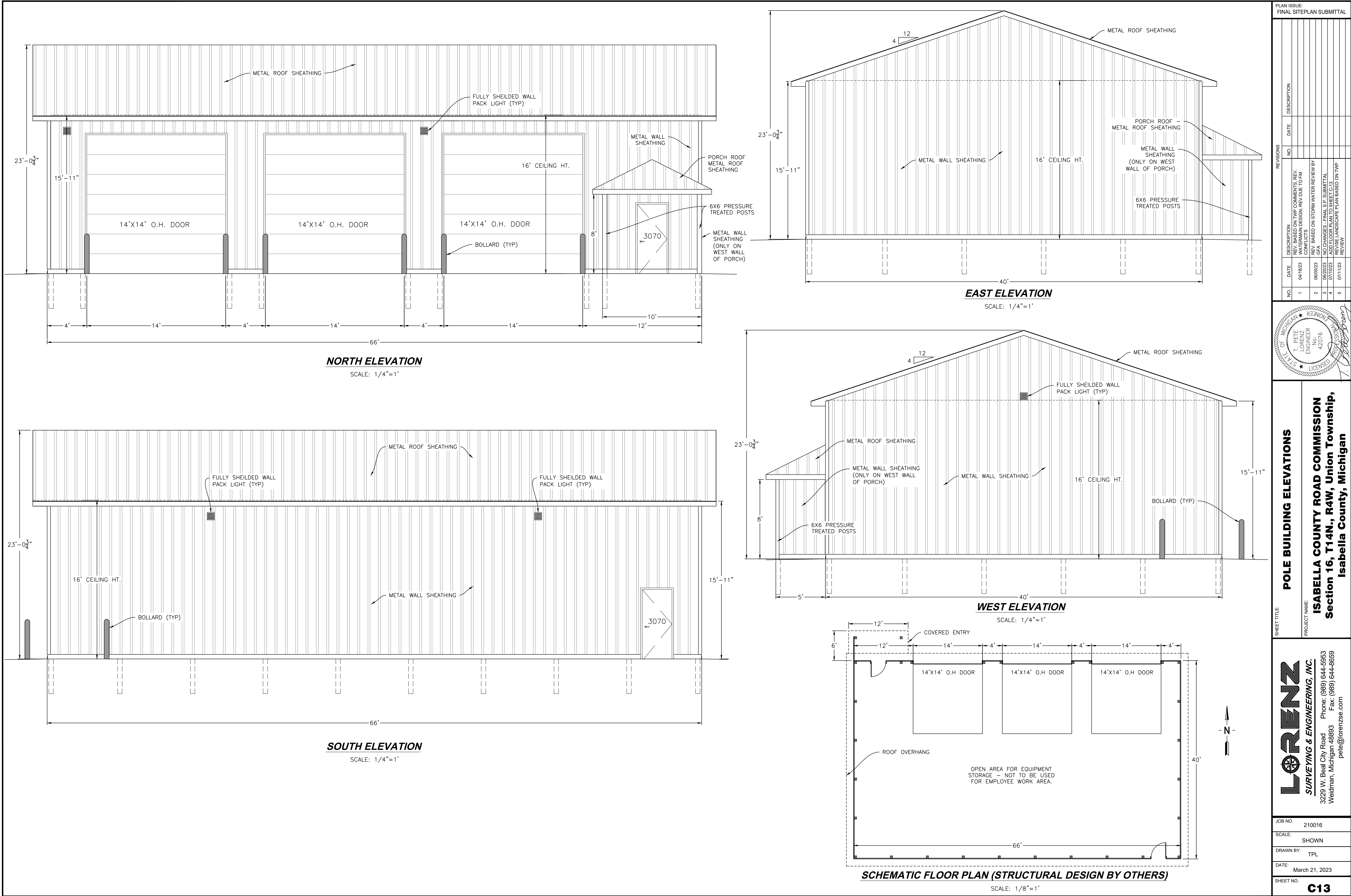
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

SHEET TITLE:

PROJECT NAME:

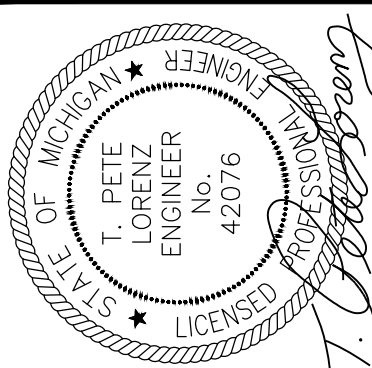
LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weidman, Michigan 48893
Phone: (989) 644-5963
Fax: (989) 644-9659
pete@lorenzse.com

JOB NO. 210016
SCALE: SHOWN
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C12**



PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/19/23	REV. BASED ON TWP COMMENTS. REV. WATERMAN DESIGN. REV. DUE TO FM CONFLICT'S
2	06/05/23	REV. BASED ON STORM WATER REVIEW BY GEP
3	06/20/23	NO CHANGES - FINAL S.P. SUBMITTAL
4	07/10/23	ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW



POLE BUILDING ELEVATIONS

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

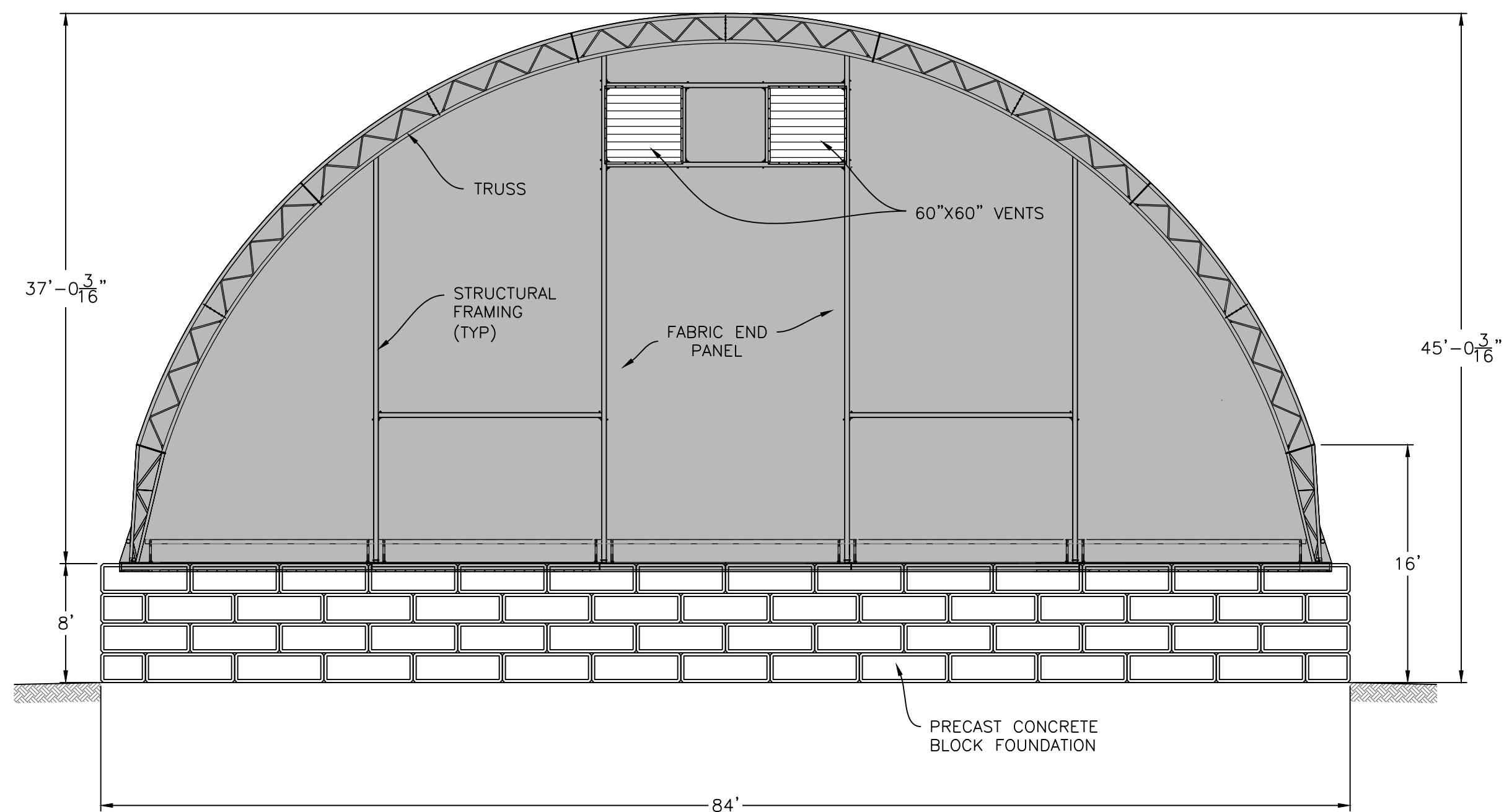
PROJECT NAME:

LORENZ
SURVEYING & ENGINEERING, INC.

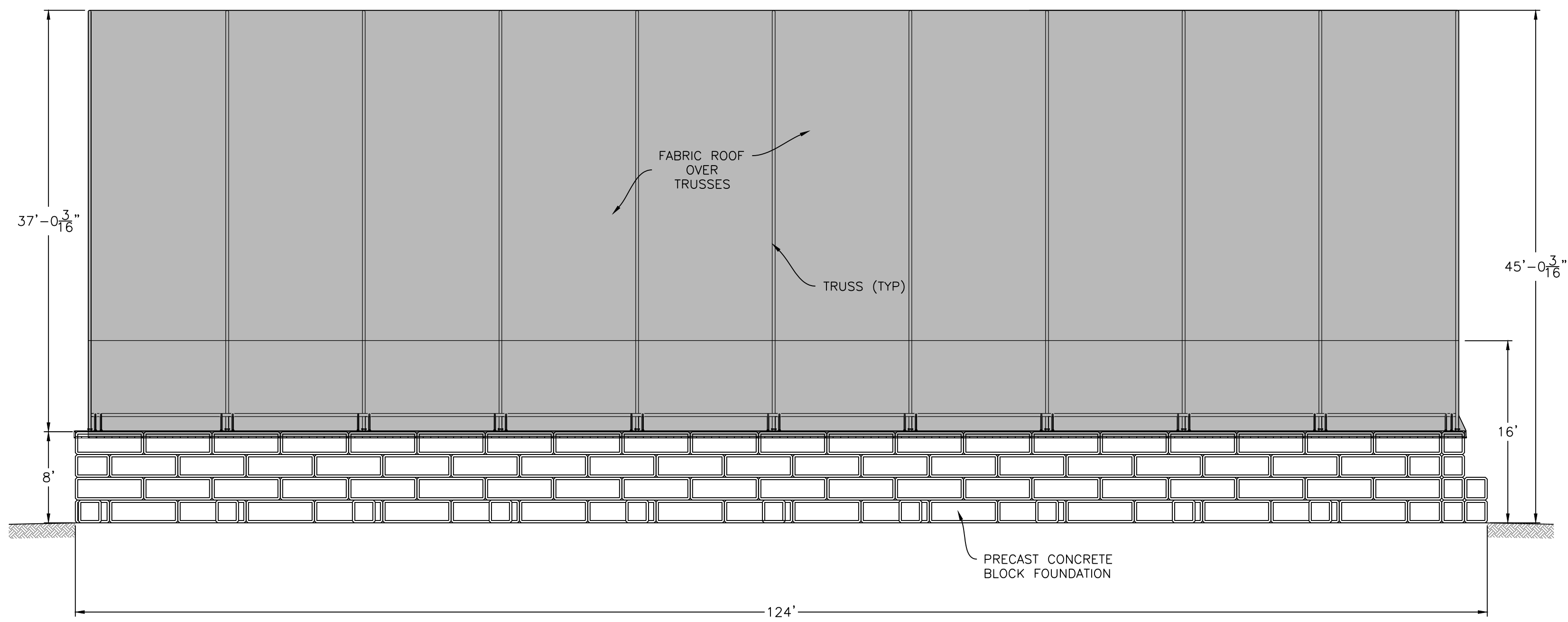
3229 W. Beal City Road
Weidman, Michigan 48893

Phone: (989) 644-5953
Fax: (989) 644-9659
pate@lorenzse.com

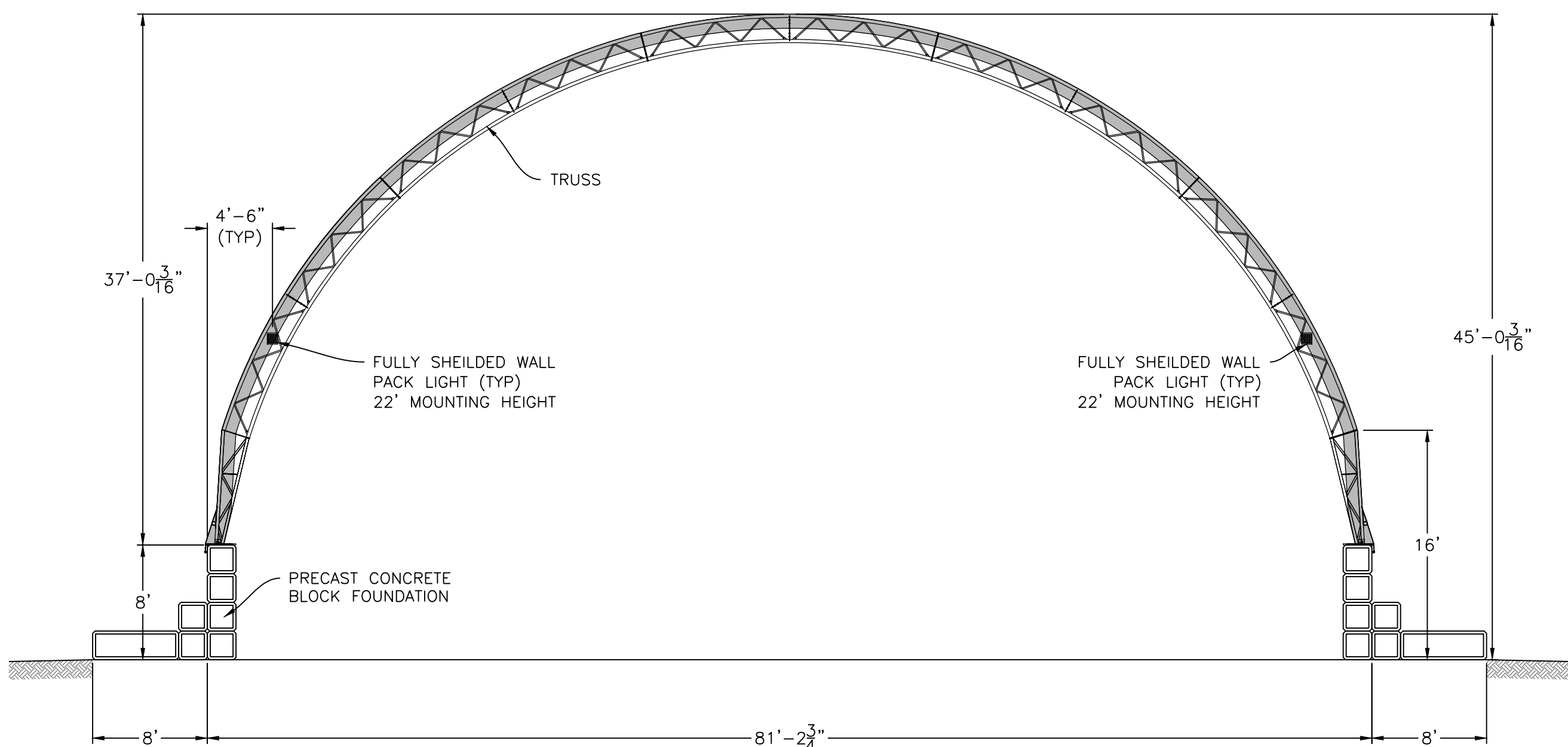
JOB NO. 210016
SCALE: SHOWN
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C13**



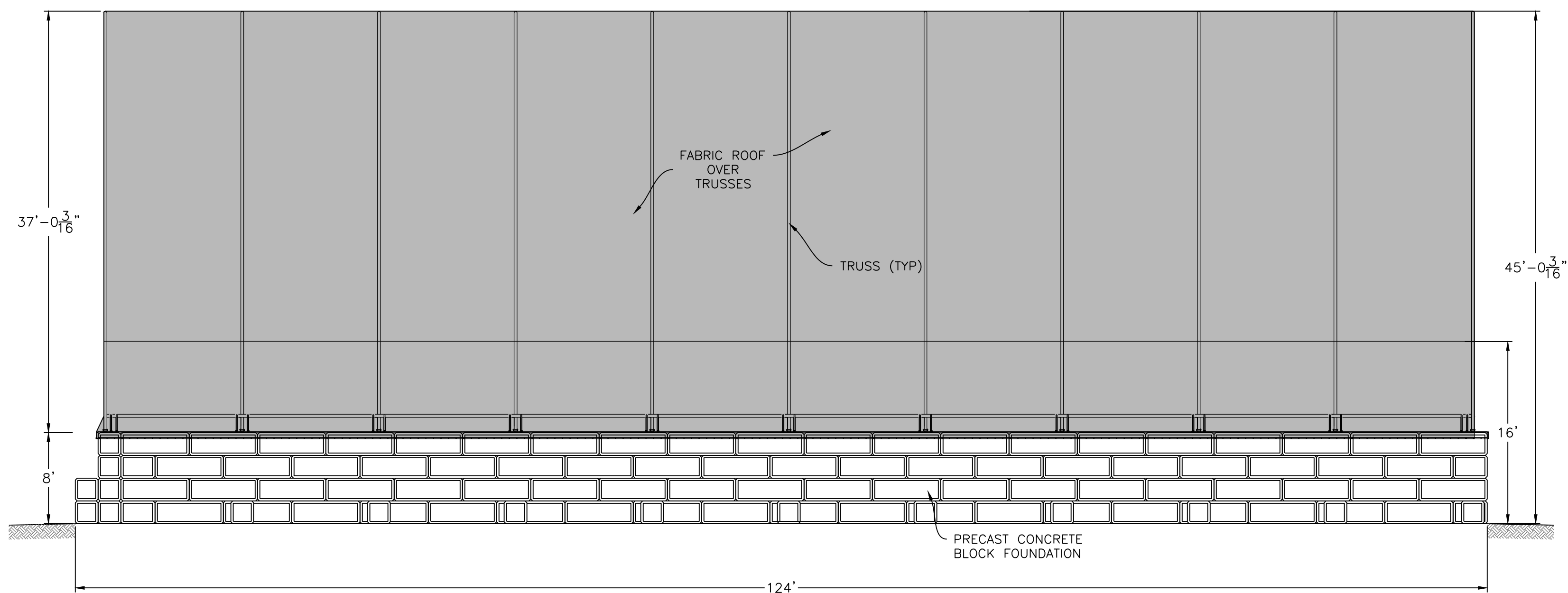
NORTH ELEVATION
SCALE: 1/8"=1'



EAST ELEVATION
SCALE: 1/8"=1'



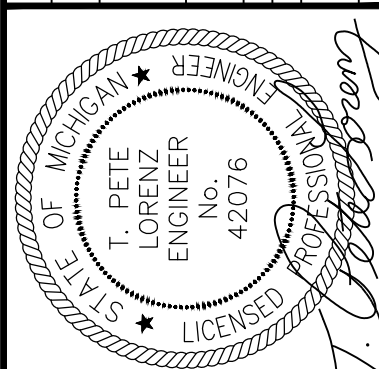
SOUTH ELEVATION
SCALE: 1/8"=1'



WEST ELEVATION
SCALE: 1/8"=1'

PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV DUE TO FM CONFLICT'S
2	06/05/23	REV. BASED ON STORM WATER REVIEW BY DEP.
3	06/20/23	NO CHANGES. FINAL S.P. SUBMITTAL
4	07/10/23	ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW



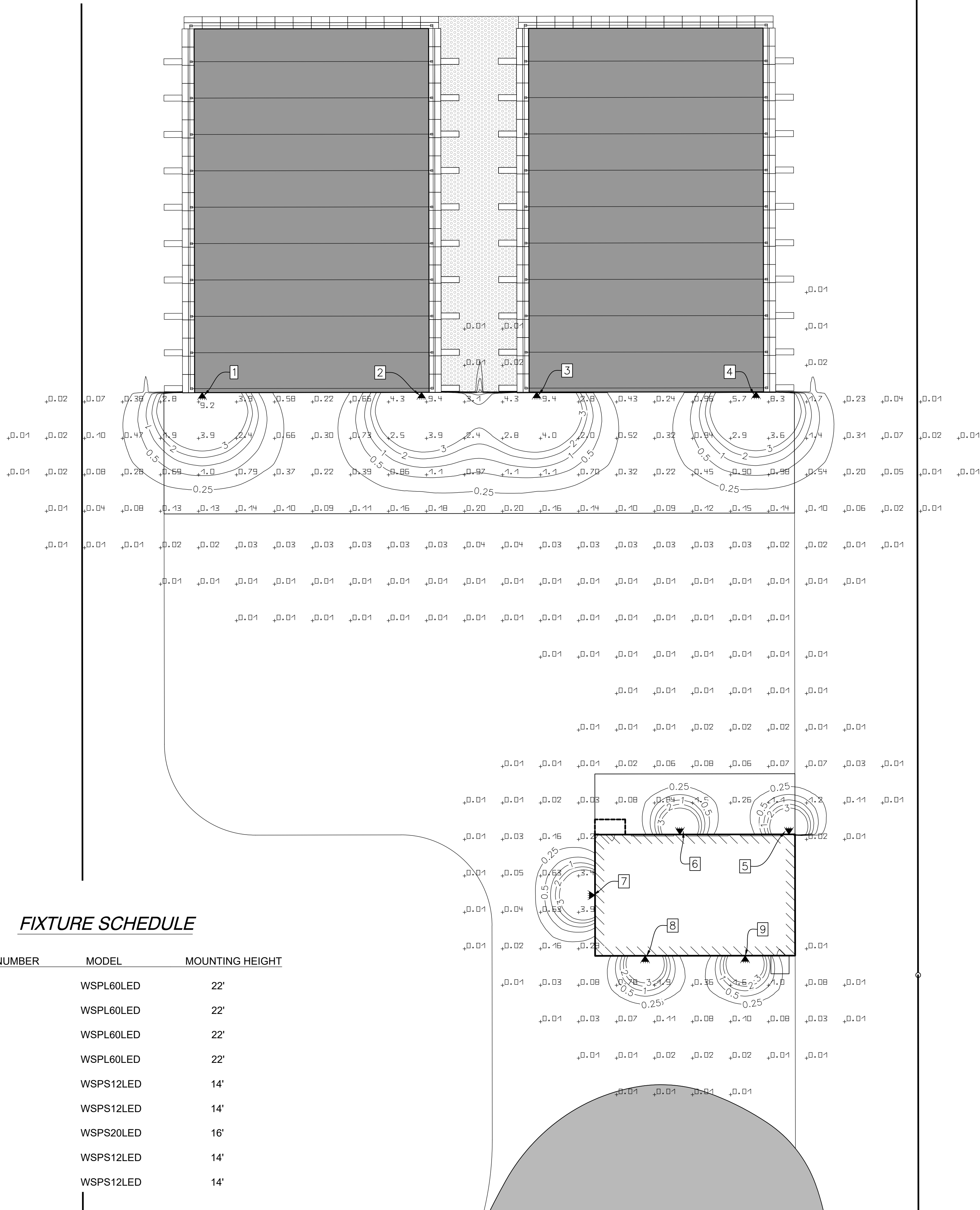
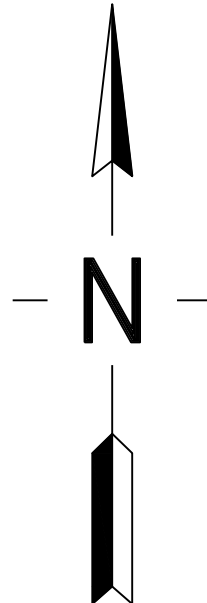
SALT STORAGE BUILDING ELEVATIONS
ISABELLA COUNTY ROAD COMMISSION
Section 16, T14N., R4W, Union Township,
Isabella County, Michigan

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road Weidman, Michigan 48893
Phone: (989) 644-5953 Fax: (989) 644-5659
pete@lorenzse.com

JOB NO. 210016
SCALE: 1/8"=1'
DRAWN BY: TPL
DATE: March 21, 2023
SHEET NO. **C14**

NOTES

1. 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'



SlimPak Pro
Wall Lights

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(3W), 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%

Off-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.

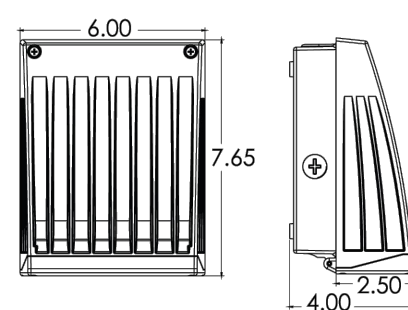
Warranty: Five-year limited warranty

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



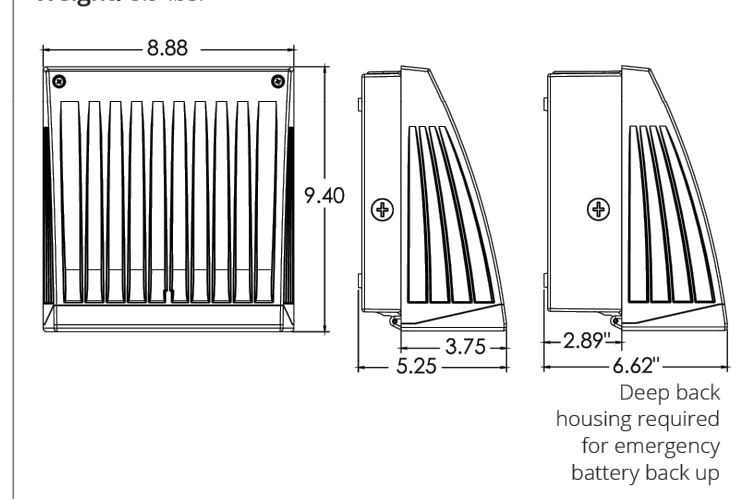
DIMENSIONS

Weight: 4.4 lbs.



WSPL

Weight: 8.9 lbs.



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 ARA.



SlimPak Pro
Small Wall Light

ORDERING INFORMATION

WSPS	S	1-4L					
PRODUCT SERIES	SELECTABLE	LUMEN PACKAGE	COLOR TEMP.	CONTROLS	VOLTAGE	FIXTURE COLOR	OPTIONS
WSPS = Small SlimPak Pro WSPS = Large 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 ⁴ optional with adder	EB = Emergency Back-up ⁵ SP = Surge Protection ⁴ 40W & 60W only (Not available on Selectable)
	5 = 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

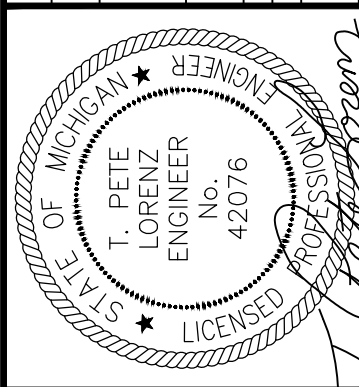
UNIT	CRI	Selectable 4000K CCT		Selectable 4500K CCT		Selectable 5000K CCT		WATTS	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
WSPS1-4L	80	911	105	966	111	921	106	9	175W MH
		2,312	118	2,451	125	2,337	119	20	
		3,473	115	3,683	122	3,510	117	30	
		4,047	112	4,291	124	4,090	113	36	
		2,238	112	2,350	123	2,134	107	20	
WSPLS2-8L	80	4,640	116	4,872	127	4,424	111	40	400W MH
		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 ARA.

PLAN ISSUE:
FINAL SITEPLAN SUBMITTAL

NO.	DATE	DESCRIPTION
1	04/18/23	REV. BASED ON TWP COMMENTS. REV. WATERMAIN DESIGN. REV. DUE TO FM CONFLICTS
2	06/05/23	REV. BASED ON STORM WATER REVIEW BY GF
3	08/20/23	NO CHANGES- FINAL S.P. SUBMITTAL
4	07/10/23	ADD FLOOR PLAN TO SHEET C-13
5	07/11/23	REVISE LANDSCAPE PLAN BASED ON TWP REVIEW



PHOTOMETRIC 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
pate@lorenzse.com

JOB NO. 210016

SCALE: 1"=20'

DRAWN BY: TPL

DATE: March 21, 2023

SHEET NO.

C15

FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	July 11, 2023
FROM:	Peter Gallinat Zoning Administrator	ZONING:	R-2A, Low Density Residential District
PROJECT:	PFINALSPR23-01 Final 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 PRESR23-01 final site plan dated 07/11/2023 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 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., 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.

Final Site Plan Review Comments

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

1. **Section 14.2.P. (Required Site Plan Information).** The site plan conforms to the minimum Section 14.2.P. information requirements for a final site plan. **CONFORMS**
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).** No parking spaces are required. A floor plan is provided on sheet C-13 showing no space inside the 2,400 SF pole building dedicated to employees. All 3 buildings planned for construction are for storage only. **CONFORMS**
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 Planning Commission determined on May 16, 2023 that the height of the proposed dome buildings conformed to the R-2A zoning districts mean average height requirement for a gable or gambrel roof. **CONFORMS.**

7. **Section 10 (Landscaping and Screening).** The applicant has provided a landscaping plan on sheet C-10 and C-11. On sheet C-10, the applicant has included a request under Section 10.7 (Modifications to Landscaping Requirements) for Planning Commission acceptance of a modification to allow existing vegetation as depicted on the site plan to be included as part of meeting the screening and landscaping requirements that apply to the project. The following is a summary of the improvements:
- a. 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.
 - b. On the north side of the development site is proposed six (6) new evergreen trees (8-feet in height) to close gaps created by the removal of existing vegetation. Due to the limited space on the western side of the development site for landscaping, the plan places 27 new evergreen trees on the western berm of the adjacent ICRC-owned lot zoned R-3A. Placing the landscaping on the neighboring property will suffice in providing a further buffer from ICRC operations for the residents of West Union Condominiums.
 - c. 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.
 - d. The plan illustrates the combination of existing vegetation and proposed landscaping elements in part through pictures of existing vegetation around the perimeter shown on sheet C-11 along with identification of existing large trees on the plan.

If the Planning Commission approves the final site plan as presented, this approval would include acceptance of the proposed modification per Section 10.7 as depicted on sheets C-10 and C-11 as satisfying the intent of the Zoning Ordinance screening standards. Otherwise, additional trees and shrub plantings would be required. **CAN CONFORM**

8. **Section 8.2 (Exterior Lighting).** The plan provides a photometric plan on sheet C-15. The proposed wall pack lights are down-shielded as required. Specifications for the lights are also printed on sheet C-15. 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. All required outside agency approvals have been obtained. These include, the Isabella County Transportation Commission, Mt. Pleasant Fire Department, Township Public Services Department for water and sewer utilities, and the Township Engineer (Gourdie-Fraser) for Stormwater Management. **CONFORMS**

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 was determined by the Planning Commission to conform with R-2A height limits.
- The updated final site plan is complete and ready for Planning Commission review and action.
- The Planning Commission will need to make a determination if the combination of new and existing plant materials around the perimeter of the site are sufficient to meet the intent of the Zoning Ordinance's screening standards.
- 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 PFINALSPR23-01 final site plan application, subject to Planning Commission determination regarding screening and approval of a land division/combination application before a building permit is issued.

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: PFINALSPR 23-01 Final 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 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 fully complies 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).

MOTION TO APPROVE THE PRELIMINARY SITE PLAN WITH CONDITIONS:

Motion by _____, supported by _____, 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 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 updated PFINALSPR23-01 final site plan dated July 11, 2023 for expansion of the essential service facilities of the Isabella County Road Commission at 2100 E. Transportation Drive until _____, 2023 for the following reasons:

**Draft Motions: PFINALSPR 23-01 Final 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 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 does not 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), for the following reasons:

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.

YEARS

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

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.