

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on September 19, 2023, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present:

Albrecht, Buckley, Gross, Lapp, McDonald, Shingles, Squattrito, and Thering

Excused:

LaBelle

Others Present

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

Approval of Agenda

Shingles moved Gross supported to approve the agenda as presented. **Vote: Ayes: 8. Nays: 0. Motion Carried**

Approval of Minutes

Gross moved McDonald supported to approve the regular meeting minutes from August 15, 2023 as presented. **Vote: Ayes: 8. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates from the regular September 13th and special September 18th Board of Trustees meetings.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports – N/A

Public Comment

Open 7:09 p.m.

No comments were offered.

Closed 7:10 p.m.

New Business

- A. **PRESPR23-02 Preliminary Site Plan Application from Hal Banks for a Proposed Building Addition at 2160 E. Remus Rd. For Indoor Golf, Archery, Office Space and Related Storage**
 - a. Introduction by Staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PRESPR23-02 Preliminary Site Plan Application located at 2160 E. Remus Rd. for a 4,000 square-foot building addition for an indoor golf, archery range, office and related storage. With

the exception of some details that can be addressed on the final site plan, staff finds that the site plan is in good order and recommends approval as presented.

Tim Beebe, Central Michigan Surveying & Development, was available for questions. Deliberation by the Commissioners.

Lapp moved **Buckley** supported to approve the PRESR23-02 preliminary site plan dated August 29, 2023 for a 4,000 square-foot building addition for indoor golf, archery range, office, and related storage located at 2160 East Remus Road in the northwest quarter of Section 21 and in the B-5 (Highway Business District) zoning district, finding that it fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 12.5 (Nonconforming Sites), 14.2.P. (Required Site Plan information), and 14.2.S. (Standards for Site Plan Approval). **Roll Call Vote: Ayes: Albrecht, Buckley, Gross, Lapp, McDonald, Shingles, Squatrito, and Thering. Nays: 0. Motion carried.**

Other Business

B. Continuation of a Process to Update the Master Plan

- a. Introduction by staff
- b. Discussion by Commissioners

Nanney presented the revised draft Framework to Guide the Master Plan Update document that incorporates the Commission's direction that's been provided over the past several meetings.

Commissioners reviewed the document and found that it was accurate. No changes were made. Nanney explained the next steps in the Master Plan updates.

Extended Public Comments

Open: 7:54 p.m.

No comments were offered.

Closed 7:54 p.m.

Final Board Comment

Thering – Reminded Commissioners of the Clean-up Day on September 30th.

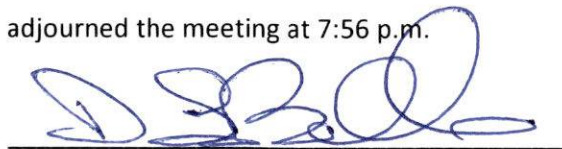
Squatrito – Asked about the October Agenda

Buckley – Requested that the air purifier be placed back in the boardroom during cold and flu season.

Adjournment – Chair Squatrito adjourned the meeting at 7:56 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary