



**Planning Commission
Regular Meeting
September 19, 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
 - August 15, 2023 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Community and Economic Development Monthly Report
 - D. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PRES23-02 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)
9. OTHER BUSINESS
 - A. Continuation of a Process to Update the Master Plan**
 - a. Introduction by staff
 - b. Discussion by the Commissioners
10. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

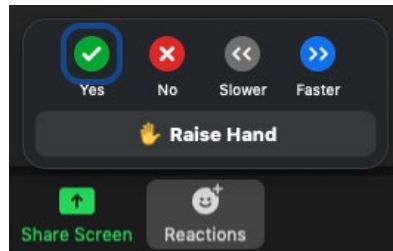
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 August 15, 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, Gross, Lapp, McDonald, Shingles, Squatrito, and Thering

Excused:

Buckley and LaBelle

Others Present

Mark Stuhldreher, Township Manager; Peter Gallinat, Zoning Administrator; Tera Green, Administrative Assistant

Approval of Agenda

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

Approval of Minutes

Thering moved **Gross** supported to approve the regular meeting minutes from July 18, 2023 as presented. **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 – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports – N/A
- E. Link to video of the Mount Pleasant Tiny Homes Project for the Homeless – introductory Presentation to the Board of Trustees on 7/26/23

Public Comment

Open 7:11 p.m.

No comments were offered.

Closed 7:11 p.m.

Other Business

A. Master Plan Update

- a. Continuation of Planning Commission evaluation of the remaining Policy Statements from the 2018 Master Plan document, starting with (J) Transportation Plan
- b. Planning Commission Discussion of Township Survey questions, with any recommendations for changes or additions

The Planning Commission continued their discussion of the Policy Statements from the 2018 Master Plan document starting with (J) Transportation Plan. It was the general consensus of the Commission to address what category electric scooters will fall in when updating the Master Plan and to add another category under “Transportation Plan” to address wheelchair accessibility. There was discussion if the word “require” is the appropriate word in the statement (J)(1)(d) “Require transportation impact studies during development review to ensure walking, biking, and transit facilities are as safe and convenient as road facilities.”

The Planning Commission finished reviewing the Policy Statements from the 2018 Master Plan documents and began reviewing the 2016 Residents Survey. The Commissioners identified questions that they would like added to the upcoming survey. It was the general consensus of the Commission that a section on Renewable Energy should be added to the Survey.

Extended Public Comments

Open: 8:31 p.m.

No comments were offered.

Closed 8:32 p.m.

Final Board Comment

N/A

Adjournment – Chair Squatrito adjourned the meeting at 8:32 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary

Board Expiration Dates

| Planning Commission Board Members (9 Members) 3 year term | | | |
|-------------------------------------------------------------------------|---------|-------------|-----------------|
| # | F Name | L Name | Expiration Date |
| 1-BOT Representative | James | Thering | 11/20/2024 |
| 2-Chair | Phil | Squatrito | 2/15/2026 |
| 3-Vice Chair | Ryan | Buckley | 2/15/2025 |
| 4-Secretary | Doug | LaBelle II | 2/15/2025 |
| 5 - Vice Secretary | Tera | Albrecht | 2/15/2024 |
| 6 | Stan | Shingles | 2/15/2024 |
| 7 | Paul | Gross | 2/15/2025 |
| 8 | Nivia | McDonald | 2/15/2026 |
| 9 | Jessica | Lapp | 2/15/2026 |
| Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1-Chair | Liz | Presnell | 12/31/2025 |
| 2 -Vice Chair | Richard | Barz | 12/31/2025 |
| 3- PC Rep | Ryan | Buckley | 2/15/2025 |
| 4 - | Vacant | | 12/31/2023 |
| 5 - | Eric | Loose | 12/31/2024 |
| Alt. #1 | David | Coyne | 12/31/2024 |
| Alt #2 (BOT Repesantive) | Jeff | Brown | 11/20/2024 |
| Board of Review (3 Members) 2 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Doug | LaBelle II | 12/31/2024 |
| 2 | Sarvjit | Chowdhary | 12/31/2024 |
| 3 | Bryan | Neyer | 12/31/2024 |
| Alt #1 | Randy | Golden | 12/31/2024 |
| Construction Board of Appeals (3 Members) 2 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Colin | Herren | 12/31/2023 |
| 2 | Joseph | Schafer | 12/31/2023 |
| 3 | Andy | Theisen | 12/31/2023 |
| Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term | | | |
| 1 | Mark | Stuhldreher | 12/31/2024 |
| 2 | John | Dinse | 12/31/2023 |
| Chippewa River District Library Board 4 year term | | | |
| 1 | Ruth | Helwig | 12/31/2023 |
| 2 | Lynn | Laskowsky | 12/31/2025 |



Board Expiration Dates

| EDA Board Members (9 Members) 4 year term | | | |
|--------------------------------------------------------------------------------|-------------|-------------|-----------------|
| # | F Name | L Name | Expiration Date |
| 1-Chair | Thomas | Kequom | 4/14/2027 |
| 2-VC/BOT Rep | Bryan | Mielke | 11/20/2024 |
| 3 | James | Zalud | 4/14/2027 |
| 4 | Richard | Barz | 2/13/2025 |
| 5 | Robert | Bacon | 1/13/2027 |
| 6 | Marty | Figg | 6/22/2026 |
| 7 | Sarvjit | Chowdhary | 6/22/2027 |
| 8 | Jeff | Sweet | 2/13/2025 |
| 9 | David | Coyne | 3/26/2026 |
| Mid Michigan Area Cable Consortium (2 Members) | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Kim | Smith | 12/31/2025 |
| 2 | vacant seat | | |
| Cultural and Recreational Commission (1 seat from Township) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Robert | Sommerville | 12/31/2025 |
| Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments) | | | |
| # | F Name | L Name | Expiration Date |
| 1 - BOT Representative | Kimberly | Rice | 11/20/2024 |
| 2 - PC Representative | Stan | Shingles | 2/15/2024 |
| 3 - Township Resident | Jeff | Siler | 8/15/2023 |
| 4 - Township Resident | vacant seat | | 10/17/2022 |
| 5 - Member at large | Phil | Hertzler | 8/15/2023 |
| Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1-City of Mt. Pleasant | John | Zang | 12/31/2023 |
| 2-City of Mt. Pleasant | Judith | Wagley | 12/31/2022 |
| 1-Union Township | Stan | Shingles | 12/31/2023 |
| 2-Union Township | Allison | Chiodini | 12/31/2025 |
| 1-Mt. Pleasant Schools | Lisa | Diaz | 12/31/2022 |
| 1-Member at Large | Mark | Stansberry | 2/14/2025 |
| 2- Member at Large | Michael | Huenemann | 2/14/2025 |



Department Monthly Report

Department: Community and Economic Development

Month/Year: August 2023

Global Ends

- 1.1 Community well-being and the common good
- 1.2 Prosperity through economic diversity, cultural diversity, and social diversity
- 1.3 Safety
- 1.4 Health
- 1.5 Natural environment
- 1.6 Commerce

Prior Month Activities

Economic Development Activities (1.1, 1.2, 1.3, 1.6):

- The Community and Economic Development Director attended the Michigan Economic Developers Association (MEDA) Annual Meeting in Marquette.
- The Community and Economic Development Director attended the Michigan Economic Development Corporation's (MEDC) Road Show training event on industrial development site selection priorities hosted by the Saginaw Chippewa Indian Tribe at Soaring Eagle.
- The Community and Economic Development Director and the Township Assessor are working with Bandit Industries representatives to help them prepare a complete application for Board of Trustees approval to transfer the existing Industrial facilities tax abatement originally issued to Burch Tank & Trailer in 2017 to the new Bandit manufacturing facility on Enterprise Drive.
- The Community and Economic Development Director served as the Chair for the August meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- For the 2023 M-20/E. Pickard Rd. reconstruction project in the East DDA District, the Community and Economic Development Director has continued to meet with and communicate with MDOT representatives and project contractors to address issues of concern.
- The M-20 electrical contractor, J Ranck Electric, has completed the reinstallation of East DDA District streetlighting on the south side of E. Pickard Rd. within the M-20 reconstruction zone.
- The Building Services Clerk supported the Community and Economic Development Director and EDA Board, and served as contact person for East DDA District service contractors.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.4, 1.5, 1.6):

- On August 15, 2023, the EDA Board held the second of two (2) required special informational meetings to answer any questions from the public or representatives from taxing jurisdictions subject to capture in the DDA Districts about the EDA Board's 2022 Annual Report.
- During their regular August 15, 2023 meeting, the EDA Board:
 - Received a presentation and annual report by the Director of the Mt. Pleasant Area Convention and Visitors Bureau on the organization's activities on behalf of DDA District hotels and other businesses.

Building Services (1.1, 1.2, 1.3, 1.4, 1.6):

- The Building Official provided the following services during the month:
 - 62 Building Inspections (1.3)
 - 25 Permits issued (1.3)
 - 6 Certificate of Occupancy (1.3, 1.4, 1.5)
 - Follow up phone calls
- The Building Official participated in the monthly professional development activities (1.1, 1.3, 1.6)
- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk provided the following services during the month:
 - Served as a second Township Hall contact person for the public and helped process payments at counter and through mail.
 - Assisted homeowners and contractors with building permit applications and coordinated with the Building Official, Zoning Administrator, Assessor, and Public Services Department as needed to facilitate timely reviews of permit applications.
 - Administrative support for Rental Inspector
 - Prepared monthly Census and HBA reports for building permits
- The Building Services Clerk attended Administrative Support Professional Development. (1.2)
- The Building Services Clerk attended BS&A Building Department.net Advanced training. (1.1, 1.3)
- The Building Services Clerk continued to coordinate with the State of Michigan and Graphic Sciences for the project to scan archived documents. (1.1, 1.3, 1.4, 1.6)

Rental Inspection Services (1.1, 1.2, 1.3, 1.4):

- Site visits with inspections or re-inspections at residential complexes, hotels, various single-family units, and other regulated premises (approx. 594 units).
- Inspections on apartment complexes & hotels (fire alarm and sprinkle report reviews).
- Expired certificate scheduling.
- Fielding questions about the rental program in the Township from the community, potential/current landlords, and tenants.
- Informing various departments of items that may be of concern or of note that have been observed throughout the Township (tall grass, construction without permits, site plan verifications, etc.).
- Contacts with local inspectors, enforcement, and fire personnel.
- Working through tenant complaints, working with both parties to get relief.
- Sharing with contacts about our updated Rental Housing Information webpage, as well as sharing the need to contact the office for items that may need other department insight or approvals.
- The Rental Inspector assisted the Building Official by verifying structural elements in a stair and doorway at 981 Craig Hill Rd. (1.3, 1.6)
- During an apartment inspection, the Rental Inspector found stair conditions between the second and third floor of the Village at Bluegrass building had become potentially unsafe. The Building Official and Rental Inspector subsequently reinspected eight staircases in four buildings. The Rental Inspector determined that six of the eight staircase between the second and third floors must be condemned due to unsafe conditions. The Building Official and Rental Inspector met with the Village of Bluegrass about this determination. As of 8/7/2023 these stairways were closed and barricaded by the apartment management and tagged off-limits by the Rental Inspector except for emergencies or to correct the safety issues. Apartment management took action to remove/relocate all tenants in the four buildings and is working with an engineering firm to develop plans for necessary repairs. The Building Services Clerk assisted with the preparation of the violation letters. (1.1, 1.3)

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5, 1.6):

- The Zoning Administrator provided the following services:
 - (5) Zoning review approval letters for building permit applications.
 - (2) Yard sale permits.
 - (4) Miss Dig notifications for various projects. Owners contacted for permits on projects.
 - (1) temporary use permit for Hunter's Ale House Tent event.
 - (2) Sign permits for Sam's Club filling station and Starbucks on Pickard Road.
- The Zoning Administrator performed a final zoning inspection of the expanded Michael Engineering site for site plan compliance in connection with a request for a certificate of occupancy. Informed owner of outstanding zoning compliance issues. A performance guarantee has been submitted to allow for zoning authorization of a temporary certificate of occupancy, which will be held until the remaining site work is completed.
- The Zoning Administrator reviewed a Minor Site plan application for site improvements and a 360 square-foot addition to Merchandise Outlet on the NW corner of E. Remus Rd. (M-20) and Bradley St. Some required outside agency approvals are pending, prior to site plan approval.
- The Zoning Administrator reviewed a Minor Site plan application for site improvements to the Extreme Garage vehicle repair business at 898 S. Mission Road., which was submitted in response to an earlier ordinance enforcement action related to vehicles parked in the front yard lawn areas and an unlawful change of use. A few details remain to be addressed by the applicant.
- The Building Services Clerk met with Zoning Administrator to come up with a plan to streamline more Zoning workflows (1.1, 16)
- The Community and Economic Development Director and Zoning Administrator met with Jerel Konwinski about potential addition to Liquor Central on S. Isabella Road.
- The Community and Economic Development Director and Zoning Administrator met with Cindy Kilmer about a potential museum project at 981 Craig Hill Road.

Ordinance Enforcement Activities (1.1, 1.3):

- 4591 S. Crawford Rd. Unlawful keeping of chickens on a residential lot without the required zoning permit approval for educational purposes, and complaints of chickens wandering neighbors' lots. During a follow up site visit, the Zoning Administrator found that all violations had been fully corrected. This matter is closed.
- 4989 E. Broadway Rd. - Excessively tall grass. Mowed by owner after notice. This matter is closed.
- Rosewood Dr. north of E. Broadway Rd. (vacant) - Excessively tall grass/weeds. The required distance back from the roads mowed by the owner after notice. This matter is closed.
- 5057 Bertshire Dr. - Excessively tall grass. Mowed by owner after notice. This matter is closed.
- 2025 S. Lincoln Rd. (vacant). - Excessively tall grass/weeds. Mowed by the owner after notice. This matter is closed.
- 5401 S. Lincoln Rd. – Pole barn accessory building constructed without permits and in violation of maximum allowable height and floor area limitations. The ZBA approved a variance for the height violation with a plan to correct the total floor area violation. A building permit has been issued and the owner's contractor has planned to complete the required modifications by the end of August. A follow up site inspection is planned.
- 5281 Jonathon Ln. - Complaint about garbage bags piled up in rear yard and a dilapidated privacy fence falling down in the rear yard. The foreclosure agent, Guardian Asset Management from Pennsylvania, has removed all junk and debris from the site, and has hired a vendor to have the fence removed by mid-September.

Planning Commission Activities (1.1, 1.2, 1.4, 1.5, 1.6):

- During their regular August 15, 2023 meeting, the Planning Commission:

- Continuation of a process to update the Master Plan.
- Discussion of Township survey questions.

Zoning Board of Appeals Activities (1.1):

- The regular August 2, 2023 meeting was canceled due to a lack of a quorum.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- The Township Manager and Community and Economic Development Director are continuing to work with Central Michigan University engineering and construction staff and with the City Engineer and Road Commission officials to resolve remaining details for the planned construction of a new lighted and paved pathway from Deerfield Rd. north to Denison Drive to better connect the Township's student and workforce housing south of Deerfield Rd. into the CMU Campus and to nearby businesses along S. Mission Rd. and E. Bluegrass Rd.
- No Sidewalks and Pathways Prioritization Committee activity in August.
- The Township Manager and Community and Economic Development Director met again with a representative from Central Michigan University to discuss details for facilitation by CMU of a new survey of Township residents. The planned recreation facilities survey will be incorporated into the larger survey of Township residents anticipated to be sent out in October.

Other Activities:

- The Community and Economic Development Director participated in a Regional Housing Partnership planning meeting hosted by the East Michigan Council of Governments (EMCOG) in Saginaw County to support efforts to identify and prioritize efforts to expand housing opportunities in mid-Michigan. (1.1, 1.2).
- The Building Services Clerk continued progress on creating a new land split/combination/boundary adjustment application. (1.1, 1.5)
- Under the Community and Economic Development Director's direction, the Building Services Clerk is working with representatives from the Michigan Department of Technology, Management & Budget Analyst and Graphic Sciences to coordinate labeling of test documents and to discuss other necessary details for the project to scan historical documents and files in basement. (1.1, 1.3, 1.5)
- The Director meets weekly with the Community and Economic Development Department staff as a group and regularly on an individual basis to provide guidance, coordinate provision of services, ensure good intra- and inter-departmental communication, and identify and resolve issues. (1.1)
- The Community and Economic Development Department received and responded to seven (7) Freedom of Information Act (FOIA) requests during the month. (1.2)

Current Month Anticipated Activities

Economic Development Activities (1.1, 1.6):

- The Community and Economic Development Director plans to follow up with Jim Holton at Mountain Town Brewery and Summit Smokehouse regarding some business-related concerns.
- The Community and Economic Development Director plans to attend the quarterly meeting of the regional economic development (RED) team hosted by the East Michigan Council of Governments.
- The Community and Economic Development Director will serve as Chair for the September meeting of the Airport Joint Operations and Management Board.
- The Community and Economic Development Director will continue business retention contacts.
- The Community and Economic Development Director will complete and distribute a request for qualifications from sign contractors with the capability to design and install a new gateway sign for

the East DDA District to be located at the corner of M-20 and S. Summerton Rd. in cooperation with Mid-Michigan College and Consumers Energy, and to design and install new Enterprise Industrial Park signage at the corner of M-20 and Enterprise Dr. The EDA Board will evaluate responding contractors, with the selected finalist(s) to be invited to submit bids for planned projects.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.4, 1.5, 1.6):

- The regular September 19, 2023 EDA Board meeting is anticipated to include:
 - Discussion of options for disposition of the restored and now vacant lot at 2120 Yats Drive.
 - Discussion of proposed FY2024 project priorities, including underground irrigation reconstruction along E. Pickard Rd.

Building Services (1.1, 1.3, 1.4, 1.6):

- Issuance of permit for 2200 S. Lincoln Rd Commission on Aging project. (1.3, 1.4, 1.5, 1.6)
- Inspections and follow up as needed for the new Isabella County Jail project. (1.1, 1.3)
- Follow up phone calls.
- Continue to do site visits, inspections, issue permits, plan reviews.
- Continued work on expired permit list.

Rental Inspection Services (1.1, 1.2, 1.3, 1.4):

- The Rental Inspector will:
 - Investigate and follow up on any rental complaints as needed.
 - Continue to collaborate with the Fire Department on hotel rental inspections.
 - Schedule complexes, hotels, as well as duplex and single-family units for inspections.
 - Conduct follow-up inspections to verify correction of violations.
 - Work on expired certificate scheduling as needed.
 - Arrange for site visits as needed for compliance or informational.

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5, 1.6):

- Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- Zoning Administrator review of site plan applications eligible for administrative approval.
- Zoning Administrator review of building permits for zoning compliance.
- Zoning compliance letters
- Sign permits
- Continued use of MissDig notifications to catch activity in the Township needing zoning approval.
- Enforcement follow ups
- Yard sales
- Tall weeds and grass enforcement
- The Community and Economic Development Director and Zoning Administrator regularly hold informal pre-application development meetings with developers and business/property owners.

Ordinance Enforcement Activities (1.1, 1.3):

- The Community and Economic Development Director will follow up again with representatives from the Saginaw Chippewa Indian Tribe about building code and local ordinance enforcement questions related to the property at 5805 and 5935 E. Pickard Rd. recently acquired by the Tribe to become the new home of the Tribal College.

- Northeast corner of S. Lincoln Rd. and E. Broomfield Rd. – unlawful contractor’s storage yard and unlawful grading/fill activities without a grading permit. The owner claimed a “grandfathered” status as a legal nonconforming use. This matter is under review by the Township Attorney.
- 4941 E Valley Rd. – Dilapidated and potentially unsafe dwelling. The owner confirmed that he wants the roof completed but does not have the funds. The Building Official spoke with a contractor who is looking into options to help the owner resolve the violations, including follow up with a supplier that is working on a possible donation of materials.
- Ordinance enforcement follow up on current matters and investigation of any new complaints.

Planning Commission Activities (1.1, 1.2, 1.4, 1.5, 1.6):

- The regular September 19, 2023 Planning Commission meeting is anticipated to include:
 - PRES23-02 Preliminary site plan application for Hal Banks proposed building addition for indoor golf, archery, office space and related storage located at 2160 E. Remus Road.
 - Continuation of a process to update the Master Plan.

Zoning Board of Appeals Activities (1.1):

- The regular September 5, 2023 meeting was canceled due to a lack of agenda items.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- With the assistance of the Chamber of Commerce, a ribbon cutting was held on 9/7/2023 for the new McDonald Park Outdoor Fitness Court. The Community and Economic Development Director served as the emcee, and Supervisor Bryan Mielke, mural artist Andrea Croft, and Chamber of Commerce President Liz Conway spoke during the event. Trustee Connie Bills wielded the scissors for the ribbon-cutting ceremony to officially open the fitness court. Over 30 people attended the event, including representatives from the City and County governments. Following the ribbon cutting, the Building Services Clerk served as one of several fitness court “ambassadors” who answered questions about the fitness court app and demonstrated exercise options at the various fitness stations. The Building Services Clerk was also instrumental in recruiting and working with local fitness ambassadors to prepare for the launch day event. (1.1, 1.2, 1.4)
- The Isabella Corporation completed the new sidewalk across the Township-owned lot at 5243 Jonathan Lane in early September to provide a new pedestrian link between the Country Squire Estates neighborhood and Kay St./3rd St. and the E. Pickard Rd. business district to the north.
- No Sidewalks and Pathways Prioritization Committee activity anticipated in September.
- The Community and Economic Development Director is working with the Township’s engineering consultant at Gourdie-Fraser to begin preliminary engineering work on new sidewalk projects along the north side of Pickard Rd. east from S. Lincoln Rd. to connect to the existing sidewalk near Ashland Dr., and along Bud St. north from E. Pickard Rd. to connect to Jameson Park.
- The Community and Economic Development Director is working with the Township’s engineering consultant at Gourdie-Fraser to prepare a Community Planning grant application through the USDOT Reconnecting Communities & Neighborhoods Pilot Program to help fund the cost of developing plans for sidewalk/pathway construction along S. Isabella Rd., E. Broadway Rd., and over US-127 to improve pedestrian access to area schools, Mid Michigan College, and the East DDA businesses.

Other Activities:

- The Community and Economic Development Director met with the Mt. Pleasant City Planner, Manuela Powidayko, to discuss topics of mutual interest and opportunities for collaboration on land use planning and development issues. (1.1, 1.2).

- The Rental Inspector is using his photography skills to capture scenes from around the Township for the purpose of updating the Township website's photo gallery.

Future Board of Trustee Meeting Agenda Items

- Hearing and consideration for adoption of a resolution approving the transfer of an Industrial Facilities Tax Abatement (IFT) granted to Burch Tank & Trailer in 2017 for a manufacturing building addition to Bandit Industries, the new owners of the facility.
- Consideration for adoption of a resolution of support for an application by D Clare Services (north side of River Rd. west of US-127) to correct the Federal Emergency Management Agency (FEMA) flood hazard maps to match the accurate 100-year floodplain boundary on the subject lot.
- Consideration of an updated Sidewalk and Pathway Ordinance for adoption. (1.1, 1.3)
- Consideration of an updated Private Road Ordinance for adoption. (1.1, 1.3)
- Consideration of options for an updated Township logo and letterhead graphic. (1.1)

Significant Items of Interest Longer Term

- The Community and Economic Development Director plans to follow up with Middle Michigan Development Corporation representatives for further discussion and evaluation of a potential opportunity to apply for future grant funding from the U.S. Economic Development Administration to help support implementation of expanded industrial/business park development along the US-127 corridor. Depending on eligibility, this grant opportunity would require collaboration with the City of Mt. Pleasant and the Saginaw Chippewa Indian Tribe.
- Zoning Administration - The Community and Economic Development Director and Zoning Administrator will review the current Zoning Board of Appeals bylaws to coordinate with recent updates to relevant sections of Zoning Ordinance 20-06. (1.1)
- Economic Development – The Community and Economic Development Director will prepare an updated summary document for the website outlining economic development programs and incentives available from the State of Michigan and our DDA Districts for various types of projects.
- Economic Development – The Community and Economic Development Director will expand information on the Township's website related to development approval processes and pre-application meeting options to further assist the development community.
- Consideration of new International Fire Code Ordinance for adoption, which would replace Ordinance No. 2014-05 and would reference the updated fire code to be enforced by the Mt. Pleasant Fire Department in both the City and the Township. (1.1, 1.3)
- Consideration of a new 2023 - 2027 Parks and Recreation Master Plan for adoption, following a recommendation from the Planning Commission and a public hearing. (1.1, 1.2, 1.3, 1.4, 1.5)
- Building Services - The Community and Economic Development Director is working with the county Community Development Dept. Director to develop a draft reciprocal intergovernmental agreement proposal for Isabella County to provide for residential and commercial building inspection services during vacations and other periods when the Township's Building Official is temporarily absent, which would be subject to approval by the Township Board of Trustees and the county Board of Commissioners. (1.1, 1.2, 1.3, 1.6)
- Economic Development - Possible future airport-related Zoning Ordinance changes to create a separate zoning district for the Mt. Pleasant Airport to expand options for airport-related business activities beyond the scope allowed under the current the AG (Agricultural) district. (1.1, 1.6)
- Economic Development – Follow up again with the county Road Commission about the East DDA District development plan priorities and conceptual economic development proposal for road improvements in the Township's industrial area north of Corporate Drive. (1.1, 1.6)

- Economic Development - Possible request to consider selling 3.55 acres of vacant Township-owned land (PID 14-011-20-008-02 & -03) at the west end of the Ric Rach Dr. private road in the I-1 (Light Industrial) zoning district for private development, after necessary water and sewer system easements have been recorded on the parcels by the Public Services Department. (1.1, 1.6)
- Economic Development - The Community and Economic Development Director will work with MDOT project team members and contractors during the planned 2023 project to reconstruct E. Pickard Rd. (M-20) from the US-127 interchange area west to Packard St. to coordinate storage and re-installation of streetlights, park benches, etc. removed by the contractor. (1.1, 1.2, 1.3, 1.6)
- Building Services - Continuing open lines of communication to build relationships between Township and County inspectors (1.1, 1.3, 1.4, 1.6)
- Building Services – Moving old, scanned prints to proper location within BS&A. (1.1, 1.3)
- Rental Housing – Community and Economic Development staff have begun a process to evaluate options for potentially holding a series of educational opportunities for local landlords on topics related to inspections, safety, applicable codes, and other landlord/tenant topics. (1.2, 1.3, 1.6)
- Rental Housing – Consider an evaluation of possible regulatory and other options to address inequities for tenants associated with a relatively recent but still escalating trend among landlords in college towns to pressure tenants to renew leases many months before the term ends (1.2, 1.6)
- PILOT Housing Projects - The Community and Economic Development Director will continue to oversee the administration of the Tax Exemption Ordinance and adopted PILOT resolutions in coordination with the Finance Director and Twp. Assessor to verify continuing compliance by the sponsors of the eligible housing projects. (1.1, 1.6)
- Other Activities - The Community and Economic Development Director will work with the City staff to develop a proposal for a viable, City DDA-funded cross-access between the Target property in the Township and the shopping center property to the north in the City’s Downtown Development Authority District. (1.1, 1.6)
- Other Activities - Repeal of the outdated and unenforceable Ordinance 2011-4 for marijuana dispensaries and growing operations (1.1)
- Other Activities - Expanded use of BS&A Building Module capabilities for hosting of digitized plans and permit documents, and for building services and zoning administration functions. (1.1, 1.3)
- Other Activities - Develop soil erosion control process to integrate with site plan review process more seamlessly. (1.5)
- Other Activities – Consider updates to the Township’s ordinance on open burning. (1.1, 1.3, 1.4)
- Other Activities - Consider updates to the Noxious Weeds Ordinance No. 1998-5 to improve consistency in applicable regulations of tall grass and weeds. (1.1, 1.3, 1.5)
- Other Activities - Consider updates to the Subdivision of Land Ordinance No. 1994-6 for consistency with updates to the state’s subdivision plat approval requirements. (1.1, 1.4, 1.6)
- Other Activities – Consider partnering with the City of Mt. Pleasant and the Saginaw-Chippewa Indian Tribe to conduct a joint transportation planning project that would include evaluation of options for improvements to the north and south Mission St. interchanges with US-127, routing of heavy truck traffic, public transit improvements, and updated planning for a regional network of interconnected pedestrian/bicycle pathways. (1.1, 1.2, 1.3, 1.6)
- Other Activities – Consider ways to maximize the usefulness, readability, and functionality of the Township website’s Announcements, Public Notices, and News features. (1.1, 1.2)
- Other Activities - Consider updates to the Land Division Ordinance No. 1997-8 to clarify application requirements and the division, combination, and boundary adjustment approval process. (1.1, 1.6)
- Other Activities – The Community and Economic Development Director will continue to work with the County Community Development Director and the City Planner to create a unified “regional planning/zoning” theme on the County’s FetchGIS website where County, City, and Township zoning district and future land use maps could be displayed together with other relevant data.

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 | | HAL BANKS PROPOSED BUILDING ADDITION | |
| Common Description of Property & Address (if issued) | | 2160 EAST REMUS ROAD, MT. PLEASANT MI | |
| Applicant's Name(s) | | HAL BANKS | |
| Phone/Fax numbers | 989-506-1472 | Email | hbanksbboilfield@gmail.com |
| Address | 4836 OLSON COURT | City: | MT. PLEASANT Zip: 48858 |

| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------|--------------------------|-------------------------------------------------|
| Legal Description: | <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Included on Site Plan | Tax Parcel ID Number(s): | 14-021-10-007-01 |
| Existing Zoning: | B-5 | Land Acreage: | +/- 0.96 | Existing Use(s): FORMERLY GUN SMITH SHOP |
| <input checked="" 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: <u>Central MI Surveying & Dev. Co. Inc.</u> Phone: <u>989-77-0756</u> Email: <u>tbebee@cms-d.com</u> 2. Address: <u>2257 EAST BROOMFIELD ROAD</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Contact Person: <u>TIMOTHY BEBEE</u> Phone: <u>9895061001</u> |
| 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: <u>HAL BANKS</u> Phone: _____ Address: <u>4836 OLSON COURT</u> City: <u>MT. PLEASANT</u> State: <u>MI</u> Zip: <u>48858</u> Signature: _____ Interest in Property: <u>owner</u> 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.

 5-31-23
 Signature of Applicant Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____
 Date Received: _____ Escrow Deposit Paid: \$ _____

HAL BANKS

PRELIMINARY SITE PLAN REVIEW LETTER

Project Description

The project consists a proposed 50' x 80' addition to an existing 1,228 sq. ft. building. The building will house a indoor virtual golf and an archery range business with an storage area and office area.

Standards for Preliminary Site Plan Approval (Section 14.2.S)

- 1.) The applicant is legally authorized to apply for site plan approval, and all required information has been provided.
The applicant is the legal owner for the property.
- 2.) The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.
Yes, the proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.
- 3.) 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 is consistent with the zoned uses for the property which is B-5, so it is harmonious with and not harmful, injurious, or objectionable to the environment or land uses in the surrounding area which is also B-5 properties.
- 4.) The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting or filling.
The proposed development respects natural topography. No floodways and floodplains exist on this site.
- 5.) 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 development will disturb only what is necessary to create the proper foundation for the overall site.
- 6.) The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will safe and convenient.
The proposed development is designed to accommodate traffic flow and parking in accordance with the Township ordinances.

- 7.) The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.

Yes, the proposed development is adequately coordinated with improvements serving the area. The area is already developed for B-5 businesses.

- 8.) 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.

The proposed development is surrounded by similarly zoned properties and its nature will be harmonious with the contiguous lands and the surrounding area. The project is improving and adding to an already developed site.

- 9.) 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 proposed development has will be completed as one phase.


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: TBD - INDOOR ARCHERY BUSINESS
Name of business owner(s): VIRTUAL GOLF.
HAL BANKS
Street and mailing address: 2160 EAST REMUS ROAD, MT. PLEASANT MI
Telephone: _____
Fax: _____
Email: _____

I affirm that the information submitted is accurate.

Owner(s) signature and date: 

Information compiled by: _____
SHANEE THAYER, OFFICE MANAGER
CENTRAL MI SURVEYING & DEV. CO. INC.

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 type="checkbox"/> | N <input checked="" 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 type="checkbox"/> | N <input checked="" 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 | | |
| 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 | | |
| 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

HAL BANKS

PROPOSED BUILDING ADDITION

2160 EAST REMUS ROAD, MT. PLEASANT, MICHIGAN

CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



COVER SHEET
 HAL & ERIN BANKS
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 21, T14N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

SECTION 12.5 NONCONFORMING SITES.

ITEM C. THE PROPOSED SITE IMPROVEMENTS SHALL INCLUDE AT LEAST THREE (3) OF THE FOLLOWING, AS ACCEPTED BY THE PLANNING COMMISSION:

1. PRESERVATION OF NATURAL RESOURCES OF HISTORICAL SITE FEATURES.
2. PEDESTRIAN ACCESS IMPROVEMENTS.
3. VEHICULAR ACCESS AND CIRCULATION IMPROVEMENTS.
4. BUILDING DESIGN OR EXTERIOR FACADE IMPROVEMENTS.
5. OFF-STREET PARKING OR LOADING IMPROVEMENTS.
6. LANDSCAPING IMPROVEMENTS.
7. SCREENING AND BUFFERING IMPROVEMENTS.
8. EXTERIOR LIGHTING IMPROVEMENTS.
9. DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS.
10. CLEAN UP OR RESTORATION OF BLIGHTED SITE, REMOVAL OF CONTAMINATED SOIL, OR SIMILAR ENVIRONMENTAL IMPROVEMENTS.

ITEMS OF IMPROVEMENT FOR CONSIDERATION:

2. THE CURRENT PROJECT HAS EXISTING PUBLIC SIDEWALKS WHICH HAVE BEEN PREVIOUSLY INSTALLED. WE WILL BE INSTALLING A CONNECTION BETWEEN THE PUBLIC SIDEWALKS AND THE EXISTING PUBLIC ACCESS OF THE EXISTING BUILDING.
3. CURRENTLY THE SITE HAS A GRAVEL PARKING LOT THAT DOES NOT HAVE MARKINGS FOR PARKING SPACES AND THUS DOES NOT HAVE ESTABLISHED DRIVE ISLES. THE PROPOSED PLAN WILL PROVIDE THE REQUIRED PARKING FOR THE PROPOSED MULTIPLE USES AT THE REQUIRED PARKING STALL SIZE AND PROVIDE ACCESS ISLES WITH A TURN-AROUND THAT ALLOWS FOR TWO-WAY TRAFFIC ON A HARD ASPHALT SURFACE THAT MEETS THE TOWNSHIP REQUIREMENTS.
4. THE EXISTING BUILDING IS HAVING UPGRADES AND IMPROVEMENTS ALONG WITH A NEW BUILDING BEING PROPOSED. PHOTOS OF THE PROPOSED TYPE OF BUILDING HAVE BEEN ADDED TO THIS SITE PLAN SET.
5. THE CURRENT SITE HAS AN UNMARKED GRAVEL PARKING LOT AT THE FRONT OF THE EXISTING BUILDING. THE PROPOSED OFF-STREET PARKING COUNT IS IN EXCESS OF THE MINIMUM REQUIREMENTS OF THE ORDINANCE. THE EXISTING SITE HAS NO LOADING/UNLOADING AREAS. LOADING AND UNLOADING AREAS HAVE BEEN ADDED ALONG THE EAST SIDE OF THE PROPOSED BUILDING.
8. EXTERIOR LIGHTING IS BEING BROUGHT INTO COMPLIANCE WITH THE TOWNSHIP CODE.
9. THE CURRENT SITE HAS NO STORM WATER MANAGEMENT. THE PROPOSED SITE MEETS THE ORDINANCE FOR STORM WATER MANAGEMENT.

| ZONED B-5 HIGHWAY BUSINESS DISTRICT | |
|-------------------------------------|----------------|
| MINIMUM LOT AREA | 16,000 SQ. FT. |
| MINIMUM LOT WIDTH | 100 FT |
| MAXIMUM STRUCTURE HEIGHT | 45 FT |
| MINIMUM FRONT YARD SETBACK | 20 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT (J) |
| MINIMUM REAR YARD SETBACK | 20 FT (J) |
| MAXIMUM LOT COVERAGE | 50% |

(J) A FORTY (40) FOOT SIDE AND REAR YARD SETBACK SHALL BE PROVIDED WHEN ABUTTING A RESIDENTIAL DISTRICT.

MISS DIG:
 FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

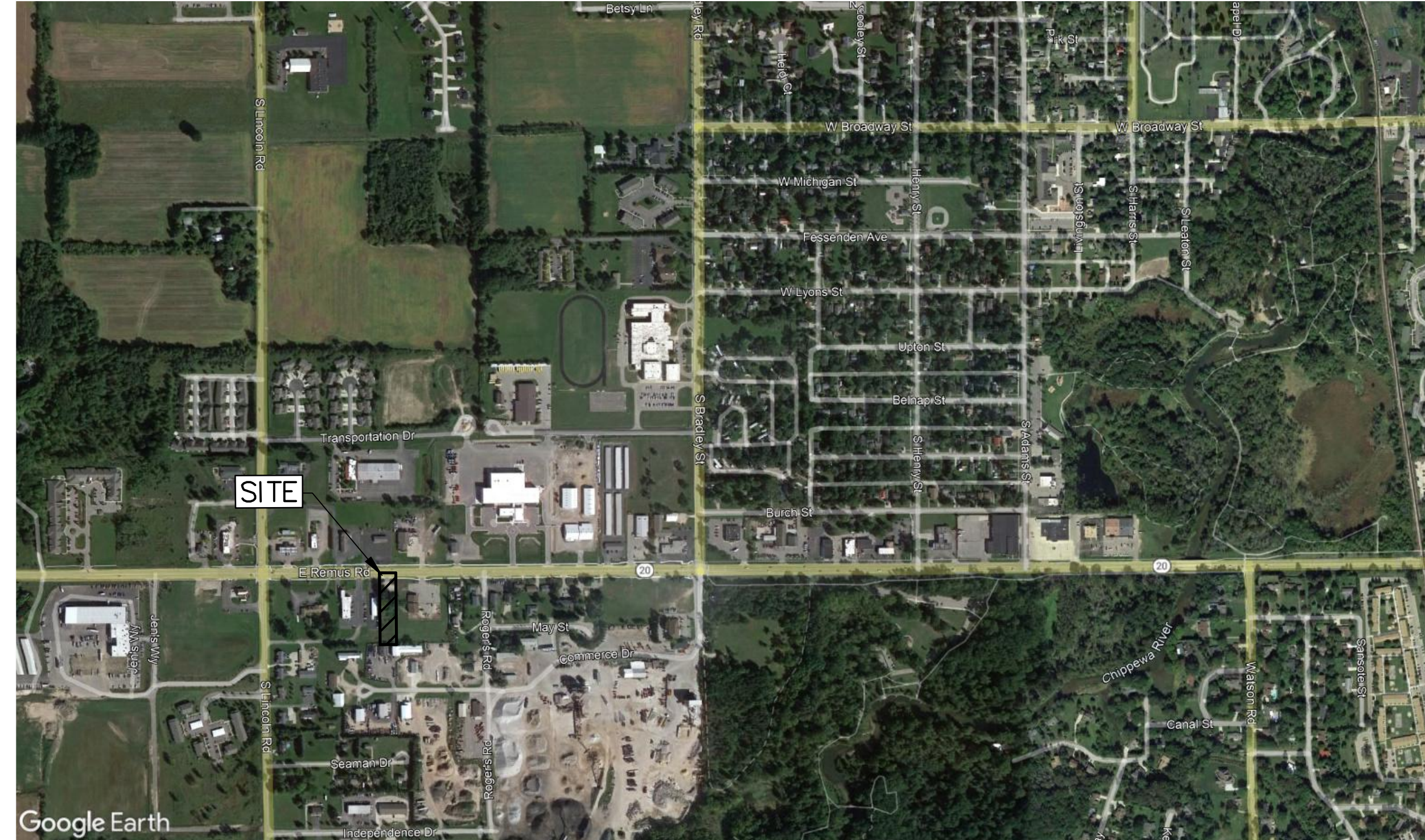
UTILITY NOTE:
 THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

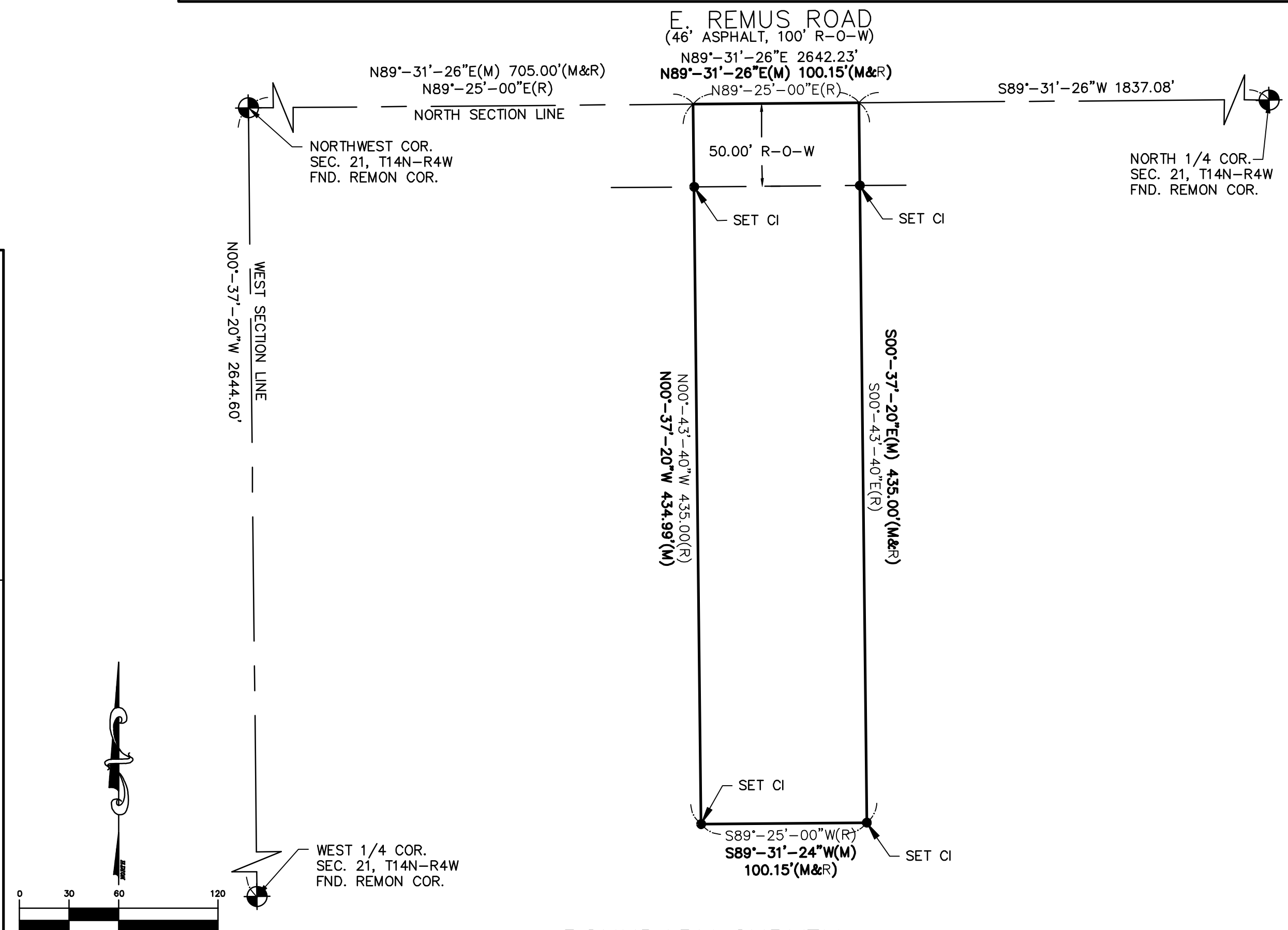
| | | | | | |
|--|--------------------------|--|------------------------|--|---------------------|
| | BOLLARD | | GAS RISER | | SOIL BORING |
| | CATCH BASIN (CURB INLET) | | GUY ANCHOR | | STORM SEWER MANHOLE |
| | CATCH BASIN (ROUND) | | HYDRANT - EXISTING | | TELEPHONE RISER |
| | CATCH BASIN (SQUARE) | | HYDRANT - PROPOSED | | TREE - CONIFEROUS |
| | CLEAN OUT | | LIGHT POLE | | TREE - DECIDUOUS |
| | DRAINAGE FLOW | | MAILBOX | | UTILITY POLE |
| | ELECTRICAL BOX | | MONITORING WELL | | WATER MAIN VALVE |
| | FOUND CONC. MONUMENT | | SANITARY SEWER MANHOLE | | WATER SHUT-OFF |
| | FOUND IRON | | SET IRON | | WATER WELL |
| | GAS MAIN VALVE | | SIGN | | WOOD STAKE |

| LINETYPES | | HATCH PATTERNS | |
|-----------|-------------------------|----------------|--------------------|
| | BURIED ELECTRICAL CABLE | | ASPHALT - EXISTING |
| | BURIED TELEPHONE CABLE | | ASPHALT - PROPOSED |
| | CENTERLINE OF DITCH | | CONCRETE |
| | FORCE MAIN | | GRAVEL |
| | GAS MAIN | | LANDSCAPING |
| | ROAD CENTERLINE | | RIP-RAP |
| | SANITARY SEWER | | |
| | STORM SEWER | | |
| | TOE OF SLOPE | | |
| | TOP OF BANK | | |
| | UTILITIES - OVERHEAD | | |
| | UTILITIES - UNDERGROUND | | |
| | WATER MAIN | | |



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION PROVIDED: (WARRANTY DEED, LIBER 1898, PAGE 4502)
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T14N-R04W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS BEGINNING N89°-25'-00"E, ALONG THE NORTH SECTION LINE, 705.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21, THENCE CONTINUING N89°-25'-00"E, ALONG SAID NORTH SECTION LINE, 100.15 FEET, THENCE S00°-43'-40"E, 435.00 FEET, THENCE S89°-25'-00"W, 100.15 FEET, THENCE N00°-43'-40"W, 435.00 FEET BACK TO THE PLACE OF BEGINNING.



1 Inch = 60 ft.

BOUNDARY SURVEY

| SHEET INDEX | |
|-------------|------------------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING TOPOGRAPHY |
| 3 | HORIZONTAL LAYOUT |
| 4 | GRADING PLAN |
| 5 | LIGHTING & LANDSCAPING PLAN |
| 6 | STORM WATER CALCULATIONS & DETAILS |
| 7 | DETAILS |

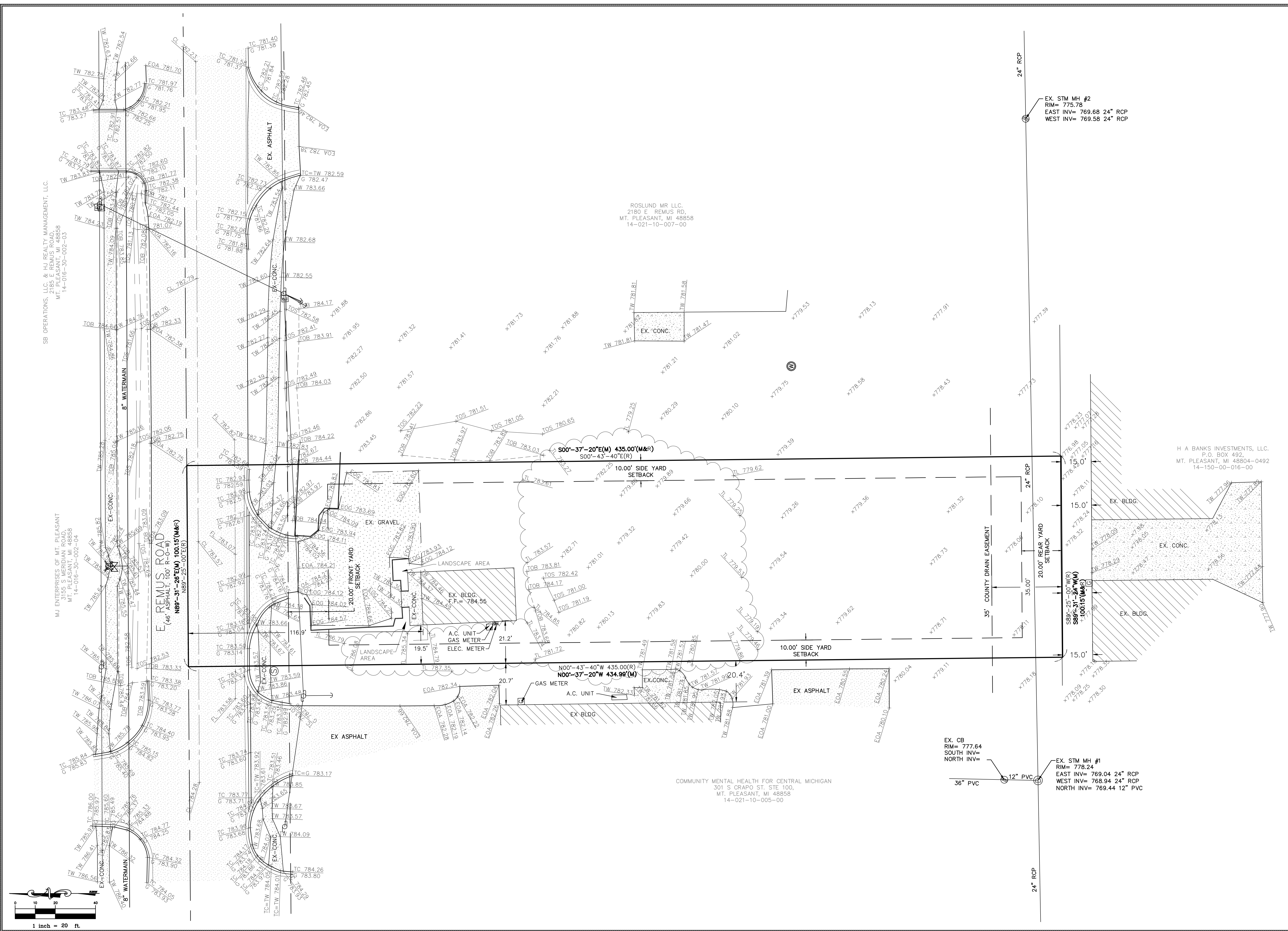
BEARING BASIS:
 PER GEODETIC OBSERVATION MICHIGAN STATE PLAN SOUTH, THE BEARING OF THE NORTH SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER WAS DETERMINED TO BE S89°-31'-26"E.

BENCHMARK:
 TOP CORNER LANDSCAPE/RETAINING WALL, N: 764455.17 E: 13007301.89 Z: 784.79

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE: | 2160 E. REMUS ROAD MT. PLEASANT, MI 48858 |
| OWNER/CLIENT: | HAL & ERIN BANKS 4836 OLSON COURT MT. PLEASANT, MI 48858 PHONE: (989) 772-9823 |
| CONSULTANT: | CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 345 PINE AVENUE ALMA, MI 48801 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHARTER COMMUNICATIONS 915 E. BROOMFIELD STREET MT. PLEASANT, MI 48858 (989) 621-4932 (989) 772-4600 rbunker@chartercom.com | CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 S. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com |
| CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDDT kimberly.studdt@cmsenergy.com | CHARTER TOWNSHIP OF UNION PLANNING & ZONING 2010 S. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com |
| FRONTIER 345 PINE AVENUE ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com | DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 N. MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 317-4072 ROBERT WILLOUGHBY drain@isabellacounty.org |
| DTE ENERGY 4420 44TH STREET S.E., SUITE B KENTWOOD, MI 49512 (616) 954-4623 MARY JO MCKERSE mckersem@dteenergy.com | ISABELLA COUNTY ROAD COMMISSION 2261 E. REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaffney@isabellacounty.com |
| MT. PLEASANT FIRE DEPARTMENT 804 E. HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 LT. BRAD DOEPKER bdoepker@mt-pleasant.org | |

| | |
|----------------------------------------------|----------|
| REVISIONS: | |
| SUBMITTAL TO UNION TOWNSHIP PLANNING 6-26-23 | |
| SUBMITTAL TO UNION TOWNSHIP PLANNING 8-29-23 | |
| JOB NUMBER: | 2301-011 |
| DRAWN BY: | BTM |
| DESIGNED BY: | N/A |
| CHECKED BY: | TELB |
| SCALE: | N/A |
| SHEET NUMBER: | 1 OF 7 |



REVISIONS:

| | | |
|-----|---------|--------------------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 6-26-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |
| 2 | 8-29-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |

SUBMITTALS:

| | | |
|-----|---------|--------------------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 6-26-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |
| 2 | 8-29-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |

| | |
|--------------|----------|
| SCALE | 1" = 20' |
| JOB NUMBER: | 2301-011 |
| DRAWN BY: | BTM |
| DESIGNED BY: | N/A |
| CHECKED BY: | TELB |
| SHEET NUMBER | 2 OF 7 |

SB OPERATIONS, LLC. & HJ REALTY MANAGEMENT, LLC.
 2185 E REMUS ROAD,
 MT. PLEASANT, MI 48858
 14-016-30-002-03

MJ ENTERPRISES OF MT. PLEASANT
 3155 S MERIDIAN ROAD,
 MT. PLEASANT, MI 48858
 14-016-30-002-04

SELLING/LEASING NOTE: THE OWNER DOES NOT INTEND TO SELL THE PARCEL. THE PROPOSED BUSINESS SPACE MAY BE LEASED.

USE STATEMENT: THE PREVIOUS USE OF THE EXISTING STRUCTURE WAS FOR A GUNSMITH THE PROPOSED USES HAVE BEEN LABELED ON THIS PLAN.

EXISTING NATURAL FEATURES: THE AREA OF THE PROPOSED EXPANSION IS CURRENTLY LAWN AND SPORADIC TREES. IN THE DEVELOPMENT AREA, EXISTING FOLIAGE IS TO BE REMOVED.

EXISTING AND PROPOSED UTILITIES: BASED ON INFORMATION FROM THE GENERAL CONTRACTOR THE EXISTING ON-SITE SERVICES CURRENTLY IN USE WILL BE UTILIZED FOR UTILITY SERVICES.

HOURS OF OPERATION: THE PROPOSED BUSINESS'S HAVE NOT ESTABLISHED FORMAL BUSINESS HOURS, HOWEVER THEY SHOULD BE NO EARLIER THAN 6:00 AM AND NO LATER THAN 9:00 PM.

DEVELOPMENT SCHEDULE: PROPOSED DEVELOPMENT TO COMMENCE CONSTRUCTION DURING THE 2023 CONSTRUCTION SEASON AND COMPLETED IN 2024

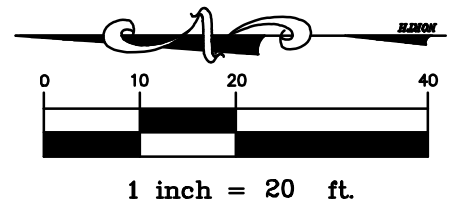
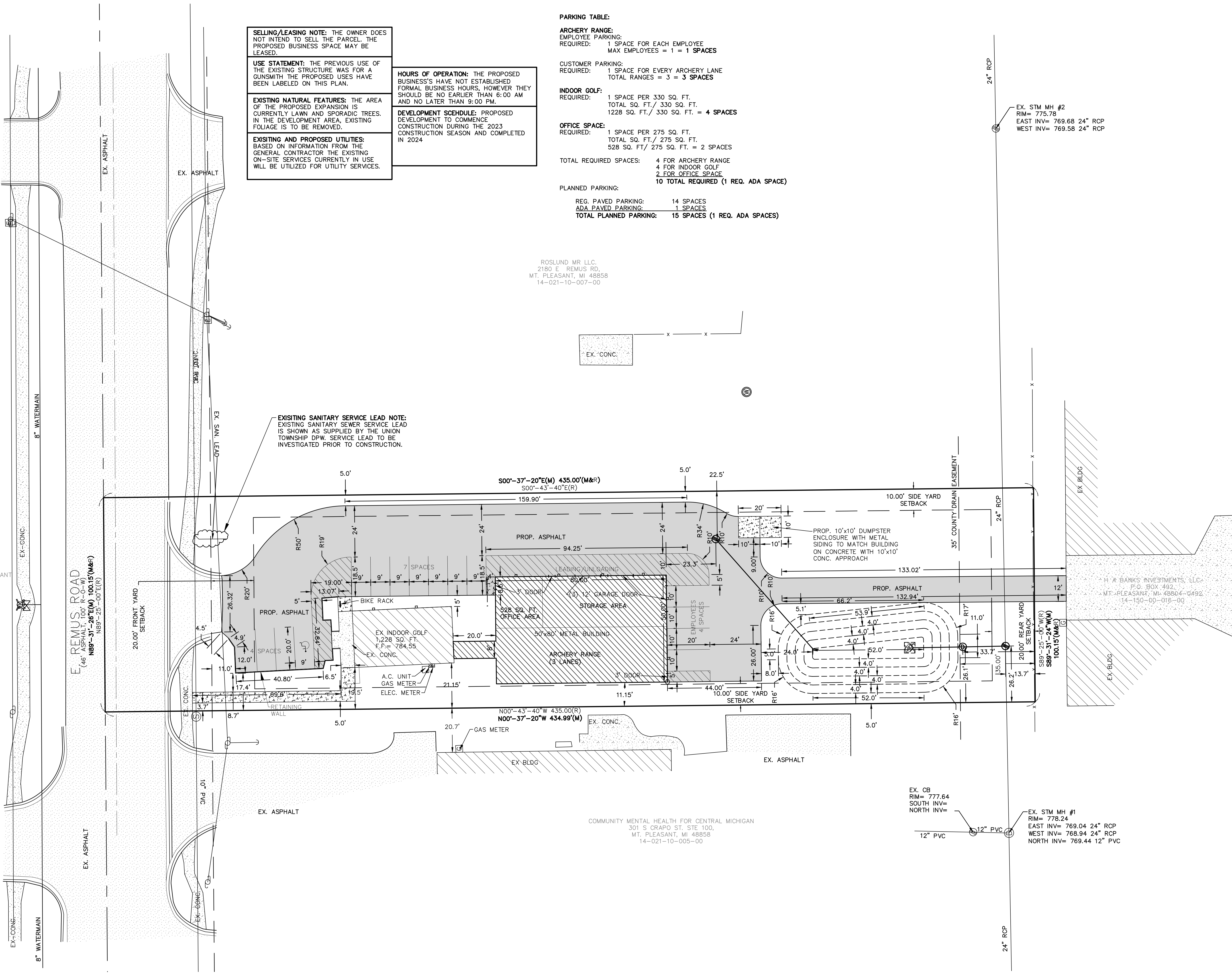
PARKING TABLE:

| | |
|-------------------------------|---------------------------------------|
| ARCHERY RANGE: | 1 SPACE PER 330 SQ. FT. |
| EMPLOYEE PARKING: | 1 SPACE FOR EVERY EMPLOYEE |
| REQUIRED: | MAX EMPLOYEES = 1 = 1 SPACES |
| CUSTOMER PARKING: | 1 SPACE FOR EVERY ARCHERY LANE |
| REQUIRED: | TOTAL RANGES = 3 = 3 SPACES |
| INDOOR GOLF: | 1 SPACE PER 330 SQ. FT. |
| REQUIRED: | TOTAL SQ. FT./ 330 SQ. FT. = 4 SPACES |
| OFFICE SPACE: | 1 SPACE PER 275 SQ. FT. |
| REQUIRED: | TOTAL SQ. FT./ 275 SQ. FT. = 2 SPACES |
| TOTAL REQUIRED SPACES: | 4 FOR ARCHERY RANGE |
| | 4 FOR INDOOR GOLF |
| | 2 FOR OFFICE SPACE |
| | 10 TOTAL REQUIRED (1 REQ. ADA SPACE) |
| PLANNED PARKING: | |
| REG. PAVED PARKING: | 14 SPACES |
| ADA PAVED PARKING: | 1 SPACES |
| TOTAL PLANNED PARKING: | 15 SPACES (1 REQ. ADA SPACES) |

ROSLUND MR LLC,
 2180 E REMUS RD,
 MT. PLEASANT, MI 48858
 14-021-10-007-00

EX. CONC.

EXISTING SANITARY SERVICE LEAD NOTE: EXISTING SANITARY SEWER SERVICE LEAD IS SHOWN AS SUPPLIED BY THE UNION TOWNSHIP DPW. SERVICE LEAD TO BE INVESTIGATED PRIOR TO CONSTRUCTION.



CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



HORIZONTAL LAYOUT
 HAL & ERIN BANKS
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 21, T14N-R04W,
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:

| | |
|---------|--------------------------------------|
| 6-26-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |
| 8-29-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |

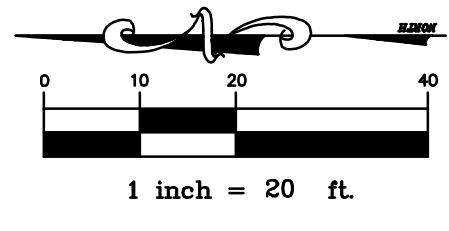
SUBMITTALS:

| | |
|---------|--------------------------------------|
| 6-26-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |
| 8-29-23 | SUBMITTAL TO UNION TOWNSHIP PLANNING |

| | |
|--------------|----------|
| SCALE | 1" = 20' |
| JOB NUMBER: | 2301-011 |
| DRAWN BY: | BTM |
| DESIGNED BY: | TELB |
| CHECKED BY: | TELB |
| SHEET NUMBER | 3 OF 7 |

EX. CB
 RIM= 777.64
 SOUTH INV=
 NORTH INV=
 EX. STM MH #1
 RIM= 778.24
 EAST INV= 769.04 24" RCP
 WEST INV= 768.94 24" RCP
 NORTH INV= 769.44 12" PVC

H.A. BANKS INVESTMENTS, LLC.
 P.O. BOX 492,
 MT. PLEASANT, MI 48804-0492
 14-150-00-016-00



MJ ENTERPRISES OF MT. PLEASANT
3155 S MERIDIAN ROAD,
MT. PLEASANT, MI 48858
14-016-30-002-04

SB OPERATIONS, LLC. & HJ REALTY MANAGEMENT, LLC.
2185 E REMUS ROAD,
MT. PLEASANT, MI 48858
14-016-30-002-03

ROSLUND MR LLC.
2180 E REMUS RD.
MT. PLEASANT, MI 48858
14-021-10-007-00

COMMUNITY MENTAL HEALTH FOR CENTRAL MICHIGAN
301 S CRAPO ST. STE 100,
MT. PLEASANT, MI 48858
14-021-10-005-00

EX. STM MH #2
RIM= 775.78
EAST INV= 769.68 24" RCP
WEST INV= 769.58 24" RCP

P-STM #3
4' DIA. CONC. STR.
E.J.W. 1040 W/TYP 01 LID
RIM = 777.5
NORTH INV = 775.2
E-W FLOWLINE = 769.18

P-STM #2
SEE DETAIL
RIM = 781.5
NORTH INV = 775.4
SOUTH INV = 775.3

PROP. 10'x10' DUMPSTER
ENCLOSURE WITH METAL
SIDING TO MATCH BUILDING
ON CONCRETE WITH 10'x10'
CONC. APPROACH

P-STM #1
2' DIA. CONC. STR.
E.J.W. 1040 W/M-1 LID
RIM = 781.0
SW INV = 776.84

EXISTING SANITARY SERVICE LEAD NOTE:
EXISTING SANITARY SEWER SERVICE LEAD
IS SHOWN AS SUPPLIED BY THE CHARTER
TOWNSHIP OF UNION. SERVICE LEAD TO BE
INVESTIGATED PRIOR TO CONSTRUCTION.

= GRADE EVENLY

CMS & D
SURVEYING / ENGINEERING
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

GRADING PLAN
HAL & ERIN BANKS
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 21, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

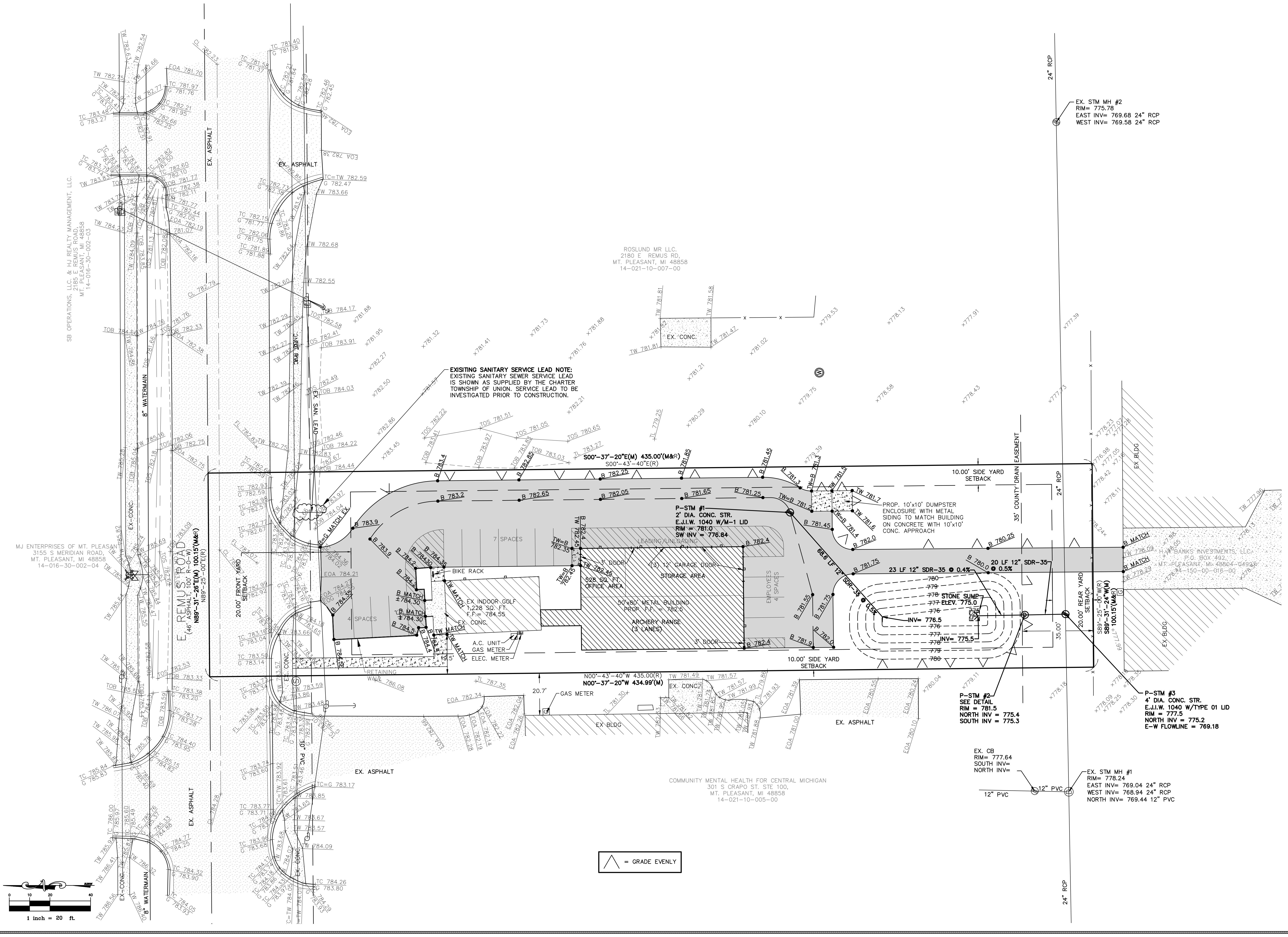
REVISIONS:

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| | |

SUBMITTALS:

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| | |
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| | |

| | |
|-------------------------|---------------------|
| JOB NUMBER: 2301-011 | DESIGNED BY: BTM |
| DRAWN BY: BTM | CHECKED BY: TELB |
| SHEET NUMBER: 4 OF 7 | SCALE: 1" = 20' |





TREE PLANTING GENERAL NOTES:

1. STAKE TREES UNDER 4" CALIPER
2. GUY TREES 4" CALIPER & OVER
3. PRUNE TO THIN & SHAPE CANOPY
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
5. SET TOP OF BALL TO CORRESPOND WITH FINISH GRADE
6. SET STAKES VERTICAL AND EVENLY
7. STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH
8. SCARIFY SOIL TO 4" DEPTH & RECOMPACT
9. STAKES TO EXTEND 18" BELOW PIT IN UNDISTURBED SOIL

REQUIRED PROJECT LANDSCAPING:

IN ACCORDANCE WITH SECTION 10, LANDSCAPING AND SCREENING OF THE UNION CHARTER TOWNSHIP ORDINANCE, THE FOLLOWING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.2 SUMMARY OF MINIMUM PLANTING REQUIREMENTS AND SUMMARY OF PLANT MATERIAL SPECIFICATIONS OF PLANTING AND SECTION 10.4, STANDARDS FOR LANDSCAPING MATERIALS.

LANDSCAPING ADJACENT TO E. REMUS ROAD.

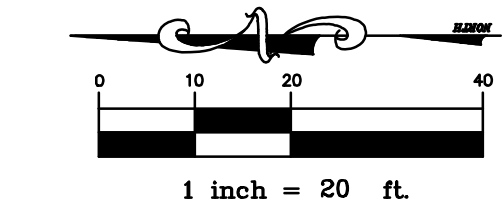
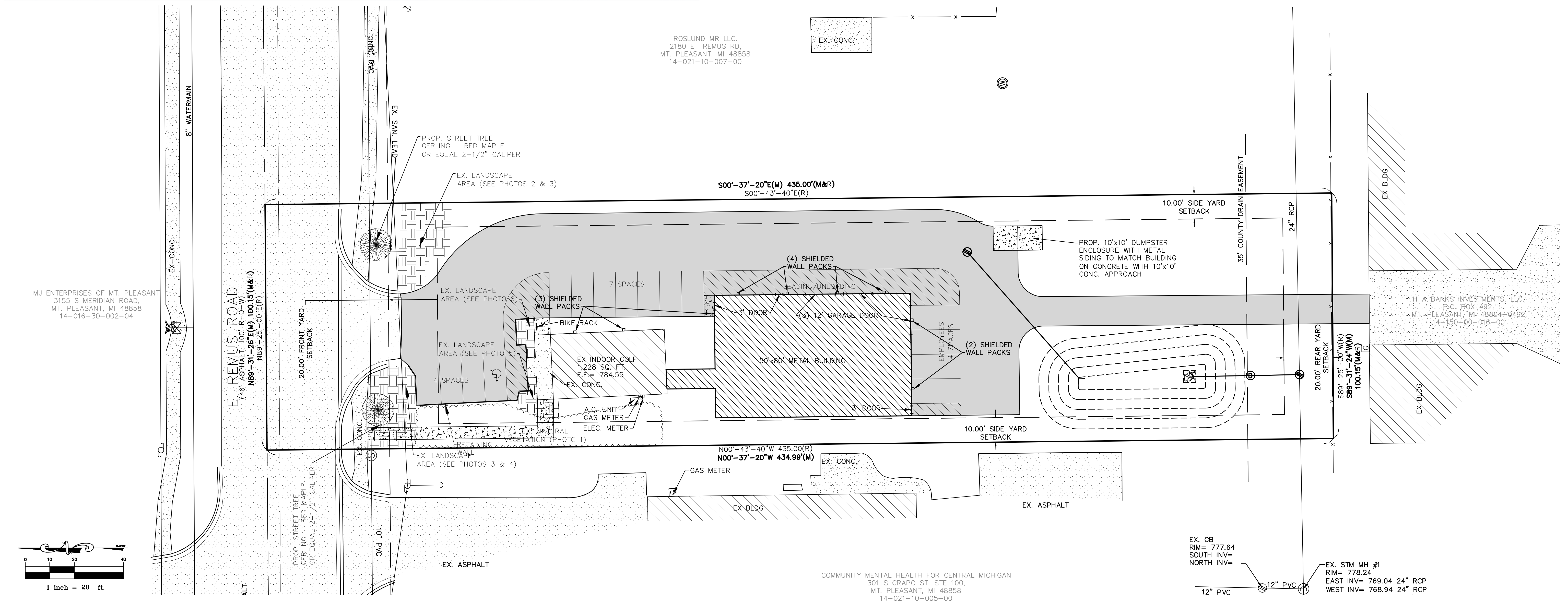
- 1) THERE ARE SHOWN (2) "STREET" TREES REQUIRED FOR THE 100.15 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON E. REMUS ROAD. 1 TREE FOR EVERY 40 FRONT FEET.
- 2) THERE IS (1) REQUIRED ORNAMENTAL STREET TREES FOR THE 100.15 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON E. REMUS ROAD. 1 TREE FOR EVERY 100 FRONT FEET.
- 3) THERE ARE (16) SHRUBS REQUIRED FOR THE 100.15 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON E. REMUS ROAD. 8 SHRUBS FOR EVERY 40 FRONT FEET.

PARKING LOT LANDSCAPING SHALL BE 1 TREE FOR EVERY 5 PARKING SPACES, AND 30 SQ. FT. OF LANDSCAPE SPACE PER PARKING SPACE. THERE ARE 3 SHADE TREES AND 360 SQ. FT. OF LANDSCAPE SPACE FOR THE 12 PARKING SPACES INCLUDED IN THE PROJECT.

LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 10.5, INSTALLATION AND MAINTENANCE. LANDSCAPING WILL HAVE ONE YEAR GUARANTEE FROM THE INSTALLER. PRIOR TO THE ONE YEAR ANNIVERSARY, THE INSTALLER WILL REPLACE ANY DAMAGED, DYING OR DEAD PLANTINGS. FOLLOWING THIS GUARANTEE PERIOD, EACH SPRING, THE PLANTINGS SHALL BE INSPECTED AND ANY DAMAGED, DYING OR DEAD PLANTINGS WILL BE REPLACED. GENERAL LAWN AREAS WILL BE MAINTAINED AND MOWED REGULARLY.

PROPOSED LANDSCAPING (REFER TO ABOVE PHOTOS)

THE REQUIRED SQUARE FOOTAGE OF LANDSCAPING THAT MUST BE PROVIDED UNDER THE ORDINANCE IS 360 SF. THERE IS A TOTAL 1452 SF PROVIDED IN THE EXISTING LANDSCAPE AREAS. THESE EXISTING AREAS HAVE EVERGREEN GROUND COVER AND OTHER PLANTING THAT WE WISH TO PROPOSE AS GREATER THAN OR EQUAL TO THE REQUIREMENTS OF THE ORDINANCE. THERE ARE (3) FLOWERING CRAB TREES, (1) 4 FT SPRUCE, (1) 4 FT CEDAR AND (1) MATURE CEDAR, AS WELL AS 8-10 MATURE EVERGREENS WHICH RESIDE ALONG THE WEST PROPERTY LINE. WE ARE PROPOSING TO INSTALL (2) STREET TREES (MAPLES) TO FULFILL THE EAST REMUS ROAD LANDSCAPING REQUIREMENTS. THE EXISTING LANDSCAPE AREAS TO BE TRIMMED, PRUNED, AND FRESHENED WITH MULCH AS NEEDED.



CMS & D
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MT. PLEASANT, MICHIGAN 48858
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EMAIL: info@cms-d.com



LIGHTING & LANDSCAPING PLAN
HAL & ERIN BANKS
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 21, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

| | | |
|---------------|----------|----------------------------------------------|
| REVISIONS: | | |
| SUBMITTALS: | | |
| JOB NUMBER: | 2301-011 | SUBMITTAL TO UNION TOWNSHIP PLANNING 6-26-23 |
| DRAWN BY: | BTM | SUBMITTAL TO UNION TOWNSHIP PLANNING 8-29-23 |
| DESIGNED BY: | TELB | |
| CHECKED BY: | TELB | |
| SCALE: | 1" = 20' | |
| SHEET NUMBER: | 5 OF 7 | |

POND VOLUMES
 775.0 CONTOUR = 25
 776.0 CONTOUR = 388 SF
 777.0 CONTOUR = 916 SF
 778.0 CONTOUR = 1,543 SF
 779.0 CONTOUR = 2,271 SF
 780.0 CONTOUR = 3,099 SF

VOL 776.0 = (25 + 388) / 2 * 1/2 = 206.5 CF
 VOL 777.0 = (388 + 916) / 2 * 1/2 = 652 CF
 VOL 778.0 = (916 + 1,543) / 2 * 1/2 = 1,229.5 CF
 VOL 779.0 = (1,543 + 2,271) / 2 * 1/2 = 1,907 CF
 VOL 780.0 = (2,271 + 3,099) / 2 * 1/2 = 2,685 CF

T-VOL = 858.5 CF
 T-VOL = 2,088 CF
 T-VOL = 3,995 CF
 T-VOL = 6,680 CF

Total Drainage Area: 43,564 sq. ft. = 1.00 acres
 Total Impervious Area: 12,834 sq. ft. = 0.29 acres
 Total Pervious Area: 30,730 sq. ft. = 0.71 acres

STORM WATER CALCULATIONS:

Allowable Discharge (0.10 cfs/acre) - 15.49 acres * 0.10 cfs/acre = 1.55 cfs
 Design Ponding Elevation = 763.05
 Invert of Restrictor Elevation = 758.7

Restrictor Calculation

Formula: $Q = Q_a / [0.62 \cdot (64.4 \cdot h)^{1/2}]$
 $Q_a = \text{Area of orifice in sq. ft.}$
 $Q_a = \text{Allowable outflow}$
 $h = \text{elevation difference from maximum ponding elevation to centerline of orifice}$
 $Q = 0.10 \text{ cfs} / 0.62 \cdot [(64.4) \cdot (779.3 - 775.35)]^{1/2}$
 $Q = 0.10 \text{ cfs}$
 $A = \pi(D^2) / 4 = D = 0.114 \text{ ft} = 1.36 \text{ inches}$

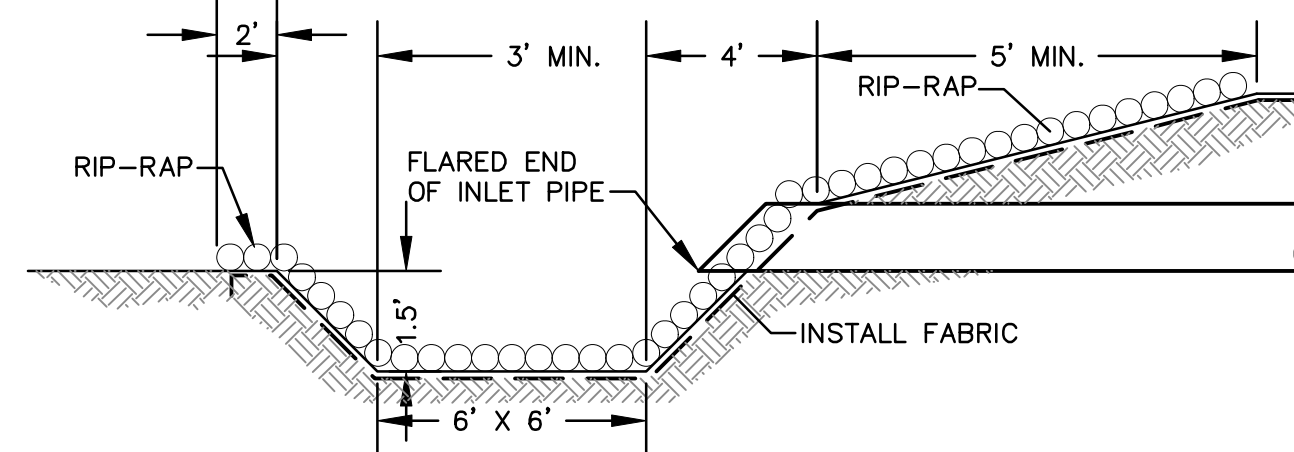
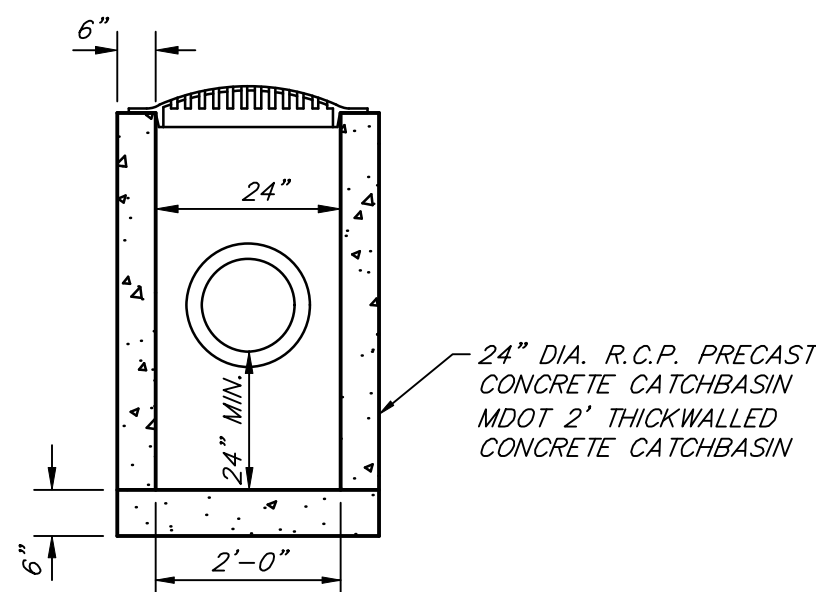
FOR MAINTENANCE AND FUNCTIONALITY A 2.00 INCH MINIMUM ORIFICE AREA IS USED.

RESTRICTOR CALCULATION

FORMULA: $A = \pi(D^2) / 4$
 $A = \pi(2.12^2) / 4 = 0.022 \text{ SQ. FT.}$
 $Q_A = 0.62A(64.4(H))^{1/2}$
 $Q_A = [0.62(0.022)] \cdot [(64.4)(3.95)]^{1/2}$
 $Q_A = 0.218 \text{ CFS}$

Therefore the required on site detention for a 25 Year/24 Hour Storm Event is 3,868 cft. The system as proposed provides the required detention at 778.9 elevation. Therefore, there is 1.1 feet of freeboard for the 25 Year/24 Hour Storm.

The required on site detention for a 100 Year/24 Hour Storm Event is 4,969 cft. The system as proposed provides 5,089 cft at the 779.4 ponding elevation. Therefore the 100 Year Storage Elevation would occur at 779.4 contour and have 0.6 feet of freeboard. The maximum storage volume at overflow = 6,680 cft.



DETENTION POND DESIGN CALCULATION

Site Location Hal Banks - Remus Road - Union Twp
 Proposed Storm Water Management Plan With 2" Orifice

| Area (Acres) | C | Proposed Runoff "C" Value | (I) |
|-----------------------------|----------|---------------------------------|----------|
| Hard Surface/Imperv. Area | 0.47 | 0.95 | |
| Gravel | 0.00 | 0.75 | |
| Green Space/Lawn | 0.53 | 0.30 | |
| Cont. Drainage Area (Acres) | 1.00 (J) | | |
| | | Maximum Allowable Outflow (CFS) | 0.20 (F) |
| | | Storm Recurrence Interval (Yrs) | 25 |

| A | B | C | D | E | F | G | H |
|--------------------|------------------|---------------------------------|--------------------------------------|---------------------------------|------------------------------|---------------------------------|----------------------------------|
| Duration (Minutes) | Duration (Hours) | 25-Year Total Rainfall (Inches) | 25-Year Rainfall Intensity (Inch/Hr) | Proposed Runoff Flow Rate (CFS) | Proposed Runoff Volume (CFT) | Maximum Allowable Outflow (CFS) | Required Detention Storage (CFT) |
| 5 | 0.08 | 0.50 | 6.00 | 3.63 | 1,090 | 0.20 | 1,030 |
| 10 | 0.17 | 0.87 | 5.22 | 3.16 | 1,896 | 0.20 | 1,776 |
| 15 | 0.25 | 1.12 | 4.48 | 2.71 | 2,441 | 0.20 | 2,261 |
| 20 | 0.33 | 1.30 | 3.90 | 2.36 | 2,834 | 0.20 | 2,594 |
| 30 | 0.50 | 1.54 | 3.08 | 1.86 | 3,357 | 0.20 | 2,997 |
| 40 | 0.67 | 1.75 | 2.63 | 1.59 | 3,815 | 0.20 | 3,335 |
| 50 | 0.83 | 1.89 | 2.27 | 1.37 | 4,120 | 0.20 | 3,520 |
| 60 | 1.00 | 1.95 | 1.95 | 1.18 | 4,251 | 0.20 | 3,531 |
| 90 | 1.50 | 2.27 | 1.51 | 0.92 | 4,948 | 0.20 | 3,868 |
| 120 | 2.00 | 2.41 | 1.21 | 0.73 | 5,253 | 0.20 | 3,813 |
| 180 | 3.00 | 2.66 | 0.89 | 0.54 | 5,798 | 0.20 | 3,638 |
| 360 | 6.00 | 3.11 | 0.52 | 0.31 | 6,779 | 0.20 | 2,459 |
| 720 | 12.00 | 3.61 | 0.30 | 0.18 | 7,869 | 0.20 | -771 |
| 1080 | 18.00 | 3.90 | 0.22 | 0.13 | 8,501 | 0.20 | -4,459 |
| 1440 | 24.00 | 4.15 | 0.17 | 0.10 | 9,046 | 0.20 | -8,234 |

Maximum: 3,868

RETENTION POND DESIGN CALCULATION

Retain back to back 25-Year 24 Hour Design Storm from the Entire Contributing Area (4.15 Inches of Rainfall) 18,243 CFT

- A) Duration of the storm event in minutes.
- B) Duration of the storm event in hours.
- C) Total amount of rainfall during a 25-year recurrence storm event for the given duration in Column A & B (ref. midwestern climatological center rainfall Atlas-Bulletin 71).
- D) Average rainfall intensity during the 25-year recurrence storm event. Calculated by dividing Column C by Column B.
- E) The unrestricted 25-year recurrence discharge flow rate from the proposed site under fully developed conditions. Calculated by multiplying intensity (D) and Drainage Area (I).
- F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flow Rate (E) by the Storm Duration (A) and by 60 seconds/minute.
- G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 CFS per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
- H) The required retention storage is determined by multiplying the difference flow rate (Inflow (E) - Outflow (G)), by the corresponding duration (A) and by 60 seconds/minute. The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume.
- I) Proposed weighted runoff coefficient.
- J) Contributing Drainage to the proposed detention or retention system.

Calculation By: Timothy Bebee, P.S.

Date: August 20th, 2023

Central Michigan Surveying and Development Co., Inc
 November 2022

DETENTION POND DESIGN CALCULATION

Site Location Hal Banks - Remus Road - Union Twp
 Proposed Storm Water Management Plan With 2" Orifice

| Area (Acres) | C | Proposed Runoff "C" Value | (H) |
|-----------------------------|----------|---------------------------------|----------|
| Hard Surface/Imperv. Area | 0.47 | 0.95 | |
| Gravel | 0.00 | 0.75 | |
| Green Space/Lawn | 0.53 | 0.30 | |
| Cont. Drainage Area (Acres) | 1.00 (J) | | |
| | | Maximum Allowable Outflow (CFS) | 0.20 (F) |
| | | Storm Recurrence Interval (Yrs) | 100 |

| A | B | C | D | E | F | G | H |
|--------------------|------------------|---------------------------------------|---------------------------------|------------------------------|---------------------------------|----------------------------------|---|
| Duration (Minutes) | Duration (Hours) | 100-Year Rainfall Intensity (Inch/Hr) | Proposed Runoff Flow Rate (CFS) | Proposed Runoff Volume (CFT) | Maximum Allowable Outflow (CFS) | Required Detention Storage (CFT) | |
| 10 | 0.17 | 7.19 | 4.35 | 2,612 | 0.20 | 2,492 | |
| 20 | 0.33 | 5.06 | 3.06 | 3,677 | 0.20 | 3,437 | |
| 30 | 0.50 | 3.94 | 2.39 | 4,294 | 0.20 | 3,934 | |
| 40 | 0.67 | 3.26 | 1.97 | 4,737 | 0.20 | 4,257 | |
| 50 | 0.83 | 2.80 | 1.70 | 5,086 | 0.20 | 4,486 | |
| 60 | 1.00 | 2.46 | 1.49 | 5,362 | 0.20 | 4,642 | |
| 120 | 2.00 | 1.47 | 0.89 | 6,409 | 0.20 | 4,969 | |
| 180 | 3.00 | 1.08 | 0.65 | 7,063 | 0.20 | 4,903 | |
| 240 | 4.00 | 0.86 | 0.52 | 7,499 | 0.20 | 4,619 | |
| 300 | 5.00 | 0.72 | 0.44 | 7,847 | 0.20 | 4,247 | |
| 360 | 6.00 | 0.62 | 0.38 | 8,109 | 0.20 | 3,789 | |
| 480 | 8.00 | 0.49 | 0.30 | 8,545 | 0.20 | 2,785 | |
| 600 | 10.00 | 0.41 | 0.25 | 8,937 | 0.20 | 1,737 | |
| 720 | 12.00 | 0.35 | 0.21 | 9,155 | 0.20 | 515 | |
| 1080 | 18.00 | 0.25 | 0.15 | 9,809 | 0.20 | -3,151 | |
| 1440 | 24.00 | 0.20 | 0.12 | 10,463 | 0.20 | -6,817 | |

Maximum: 4,969

RETENTION POND DESIGN CALCULATION

- A) Duration of the storm event in minutes.
- B) Duration of the storm event in hours.
- C) Average rainfall intensity during the 25-year recurrence storm event. Calculated by dividing Column C by Column B.
- D) The unrestricted 25-year recurrence discharge flow rate from the proposed site under fully developed conditions. Calculated by multiplying intensity (D) and Drainage Area (I).
- E) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flow Rate (E) by the Storm Duration (A) and by 60 seconds/minute.
- F) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 CFS per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
- G) The required retention storage is determined by multiplying the difference flow rate (Inflow (D) - Outflow (F)), by the corresponding duration (A) and by 60 seconds/minute. The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume.
- H) Proposed weighted runoff coefficient.
- J) Contributing Drainage to the proposed detention or retention system.

Calculation By: Timothy Bebee, P.S.

Date: 8/20/2023

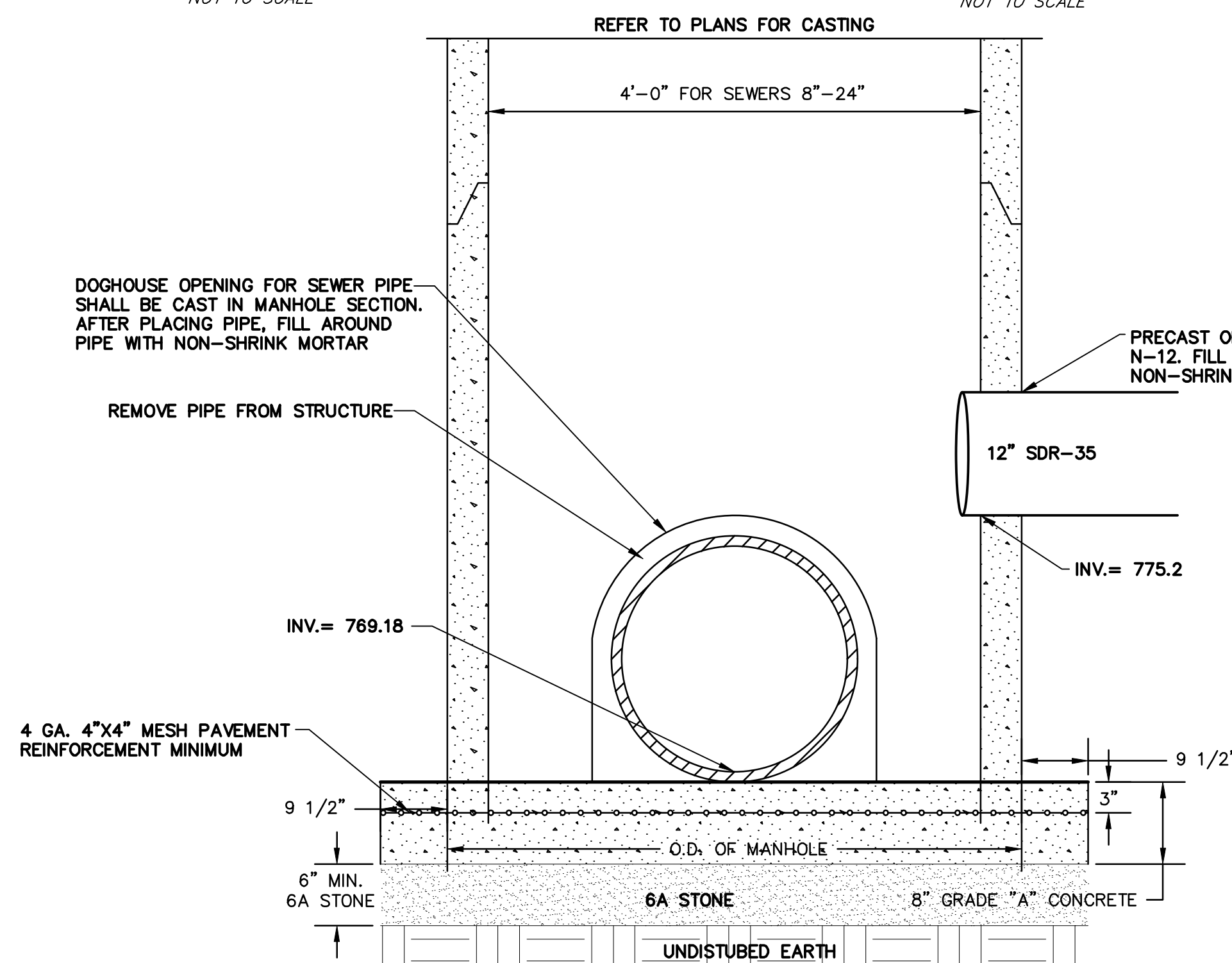
Central Michigan Surveying and Development Co., Inc
 November 2022

2' DIA. CATCH BASIN DETAIL

NOT TO SCALE

RIP-RAP SEDIMENT TRAP DETAIL

NOT TO SCALE

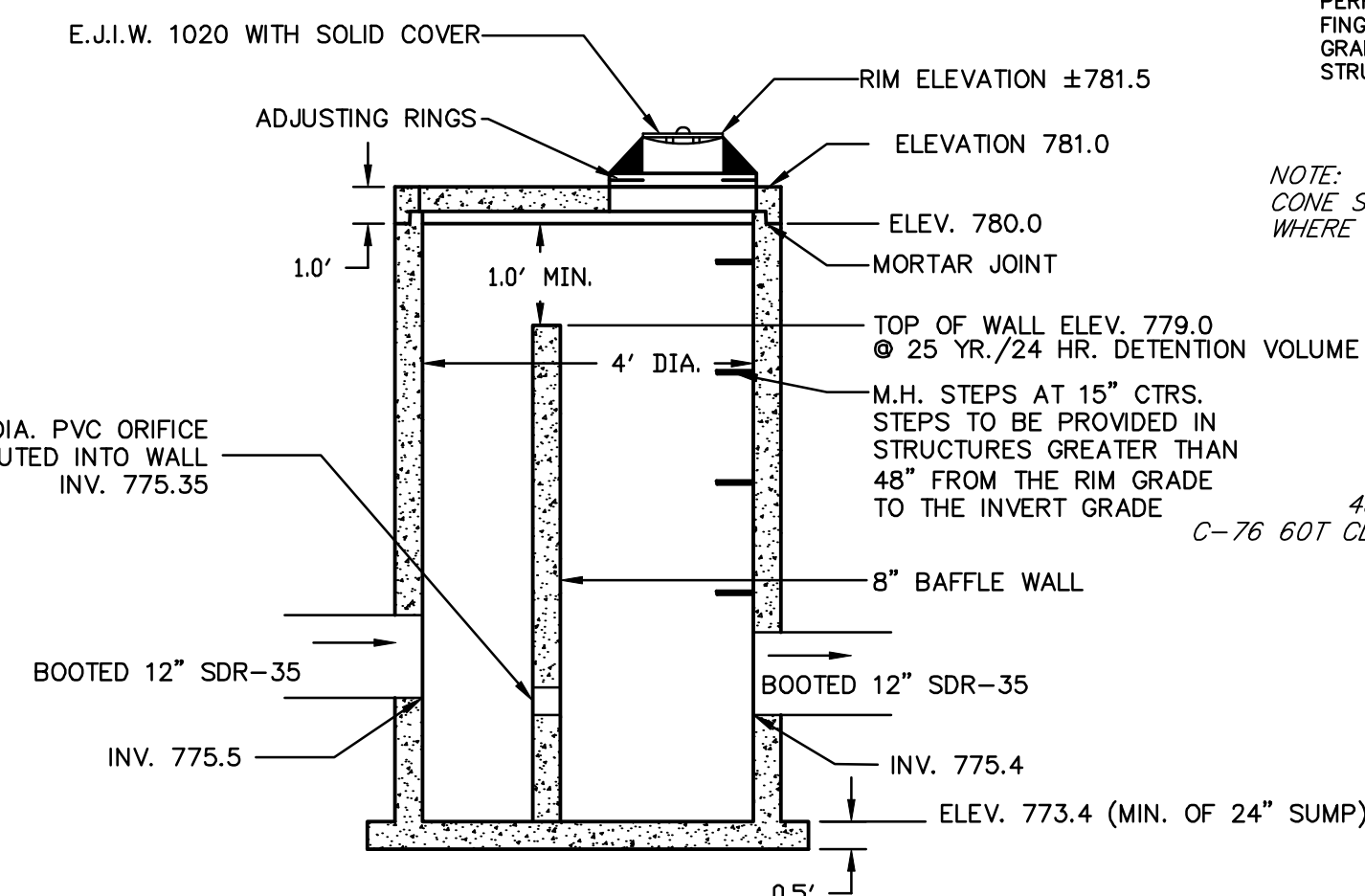


STANDARD MANHOLE BUILT OVER EXISTING SEWER N.T.S.

NOTE: MANHOLE RISERS AND CONES SHALL MEET THE REQUIREMENT OF A.S.T.M. SPEC.-C-478. LENGTH OF EACH RISER SHALL BE A MULTIPLE OF 16" LENGTH OF CONE SHALL BE 2'-8" MIN. TWO LIFT HOLES WILL BE PERMITTED IN EACH UNIT, AND MUST BE FILLED WITH NON-SHRINK MORTAR AFTER SETTING MANHOLE.

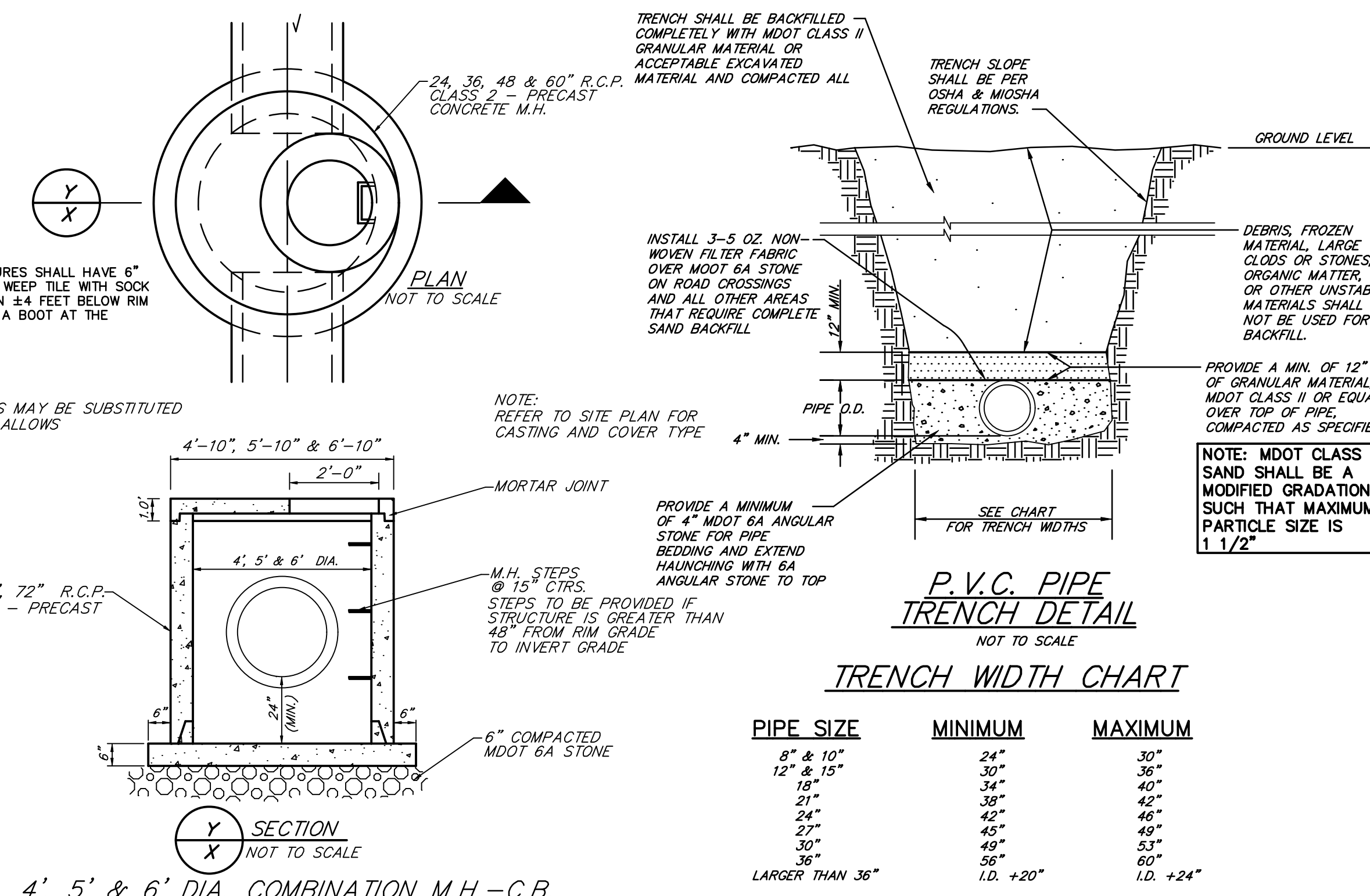
BAFFLE WALL CONSTRUCTION NOTES

1. BAFFLE WALL TO BE CONSTRUCTED OF 8" CONCRETE BLOCK WITH SMOOTH-RAKED JOINTS.
2. EPOXY #4 REINFORCING BARS INTO THE SIDEWALLS AND BASE OF THE PRECAST STRUCTURE AT 8" SPACING. BARS ARE TO EXTEND ACROSS THE ENTIRE WIDTH OF THE STRUCTURE.
3. PLACE #4 REINFORCING BARS IN THE BAFFLE WALL VERTICALLY AT 12" SPACINGS. THE VERTICAL BARS TO HORIZONTAL BARS.
4. GROUT-FILL ALL CONCRETE BLOCK
5. COAT ENTIRE BAFFLE WALL WITH XYPEX WATERPROOFING OR APPROVED EQUAL.



P-STMH#2 STORM WATER OVERFLOW STRUCTURE

NOT TO SCALE

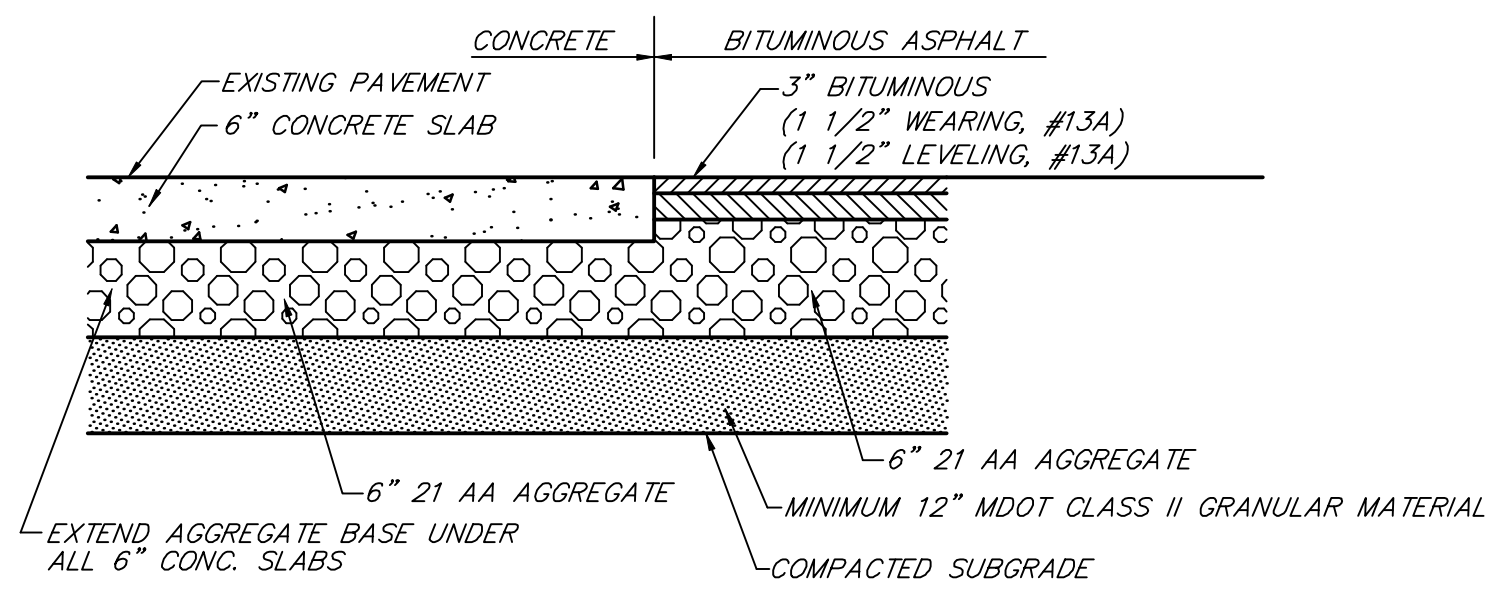


| PIPE SIZE | MINIMUM | MAXIMUM |
|-----------------|------------|------------|
| 8" & 10" | 24" | 30" |
| 12" & 15" | 30" | 36" |
| 18" | 34" | 40" |
| 21" | 38" | 42" |
| 24" | 42" | 46" |
| 27" | 45" | 49" |
| 30" | 49" | 53" |
| 36" | 56" | 60" |
| LARGER THAN 36" | I.D. + 20" | I.D. + 24" |

4', 5' & 6' DIA. COMBINATION M.H.-C.B.

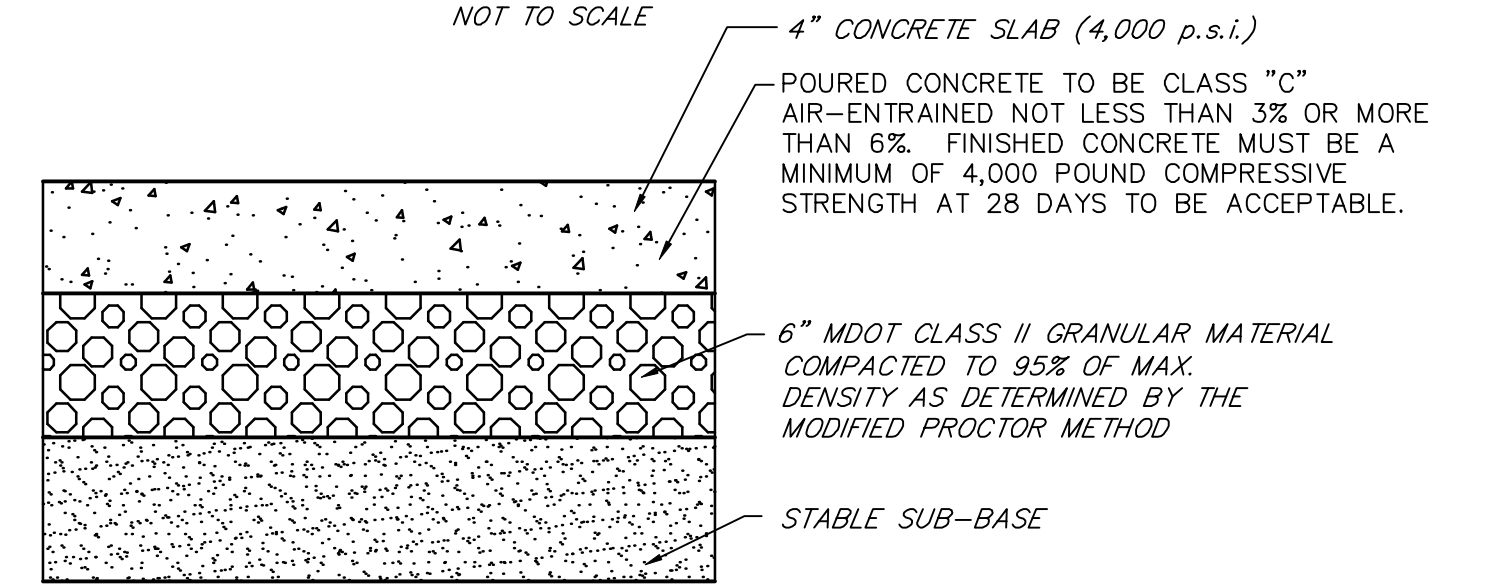


| REVISIONS: | JOB NUMBER: | SCALE: |
|------------|----------------------------------------------|--------|
| | 2301-011 | N/A |
| | SUBMITTAL TO UNION TOWNSHIP PLANNING 6-26-23 | |
| | SUBMITTAL TO UNION TOWNSHIP PLANNING 8-29-23 | |
| | DRAWN BY: BTM | |
| | DESIGNED BY: TELB | |
| | CHECKED BY: TELB | |
| | SHEET NUMBER: 6 OF 7 | |

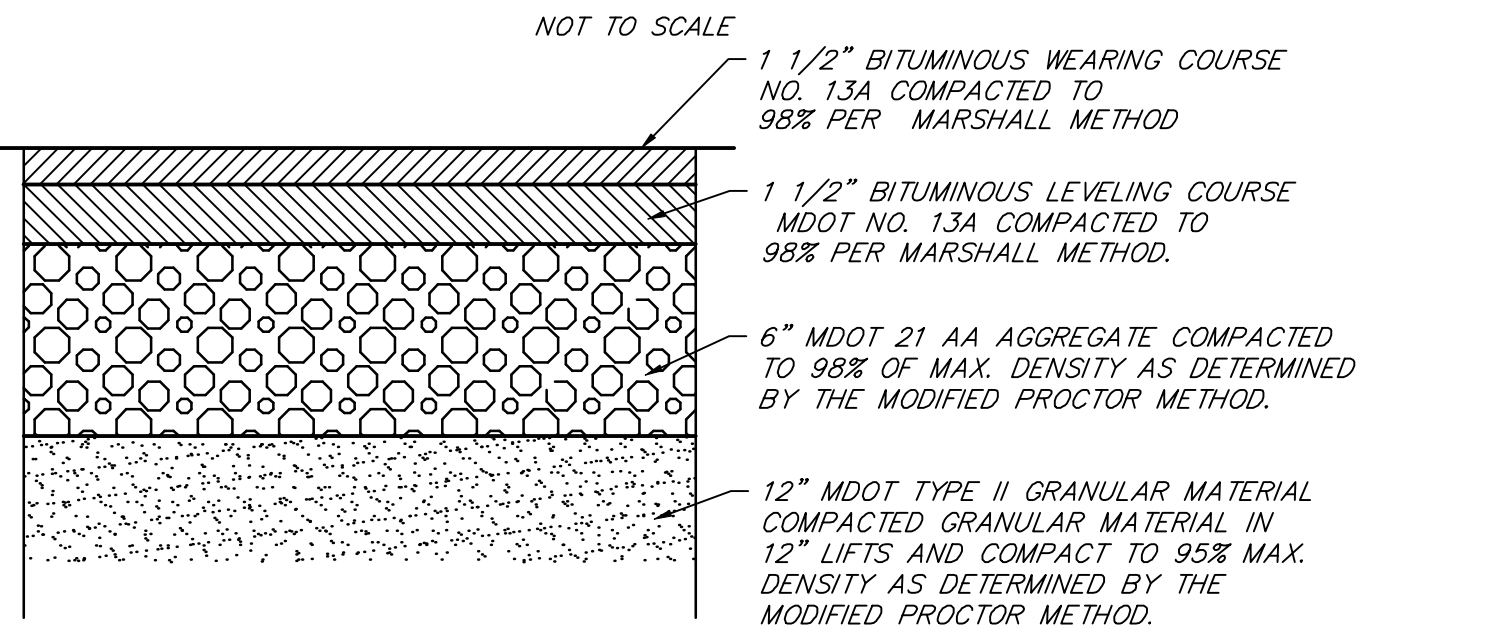


NOTE: ALL 6" CONC. SLABS TO BE REINFORCED W/ 6x6 W5.5 x W5.5 WWF

TYPICAL 6" CONCRETE SLAB CROSS-SECTION

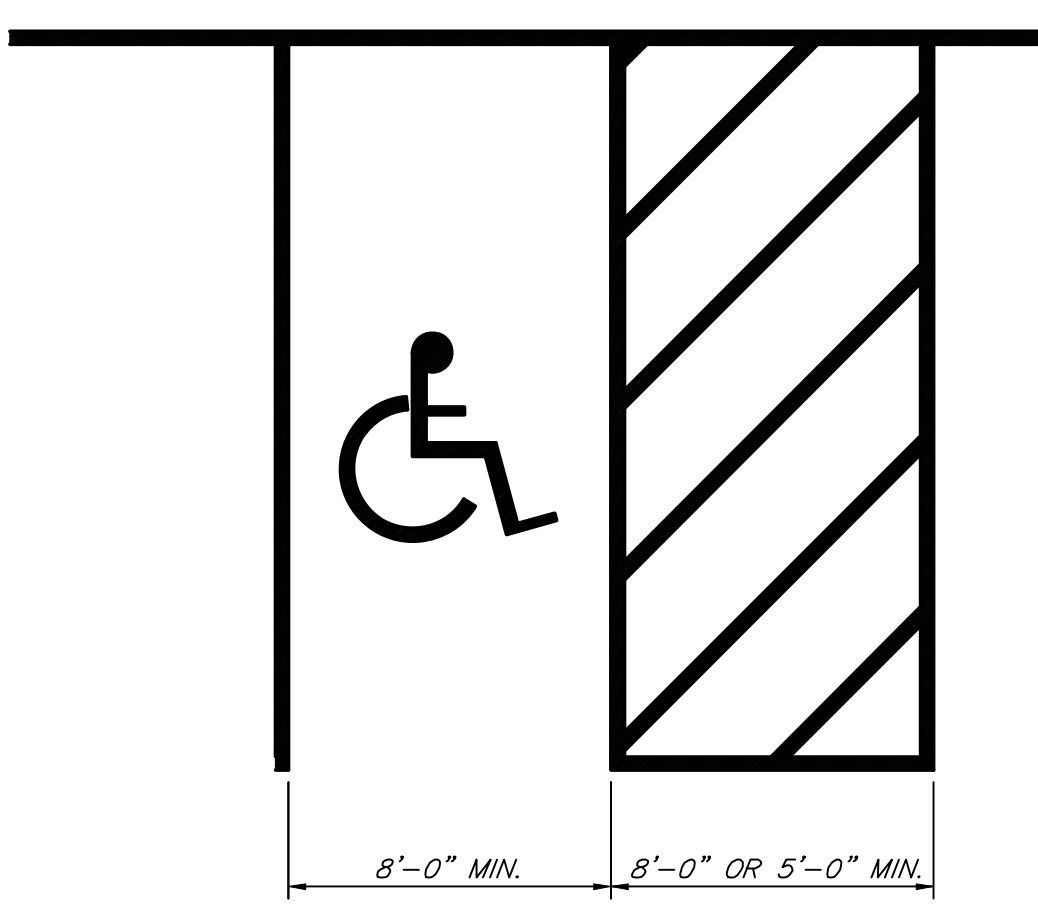


CONCRETE SIDEWALK CROSS-SECTION

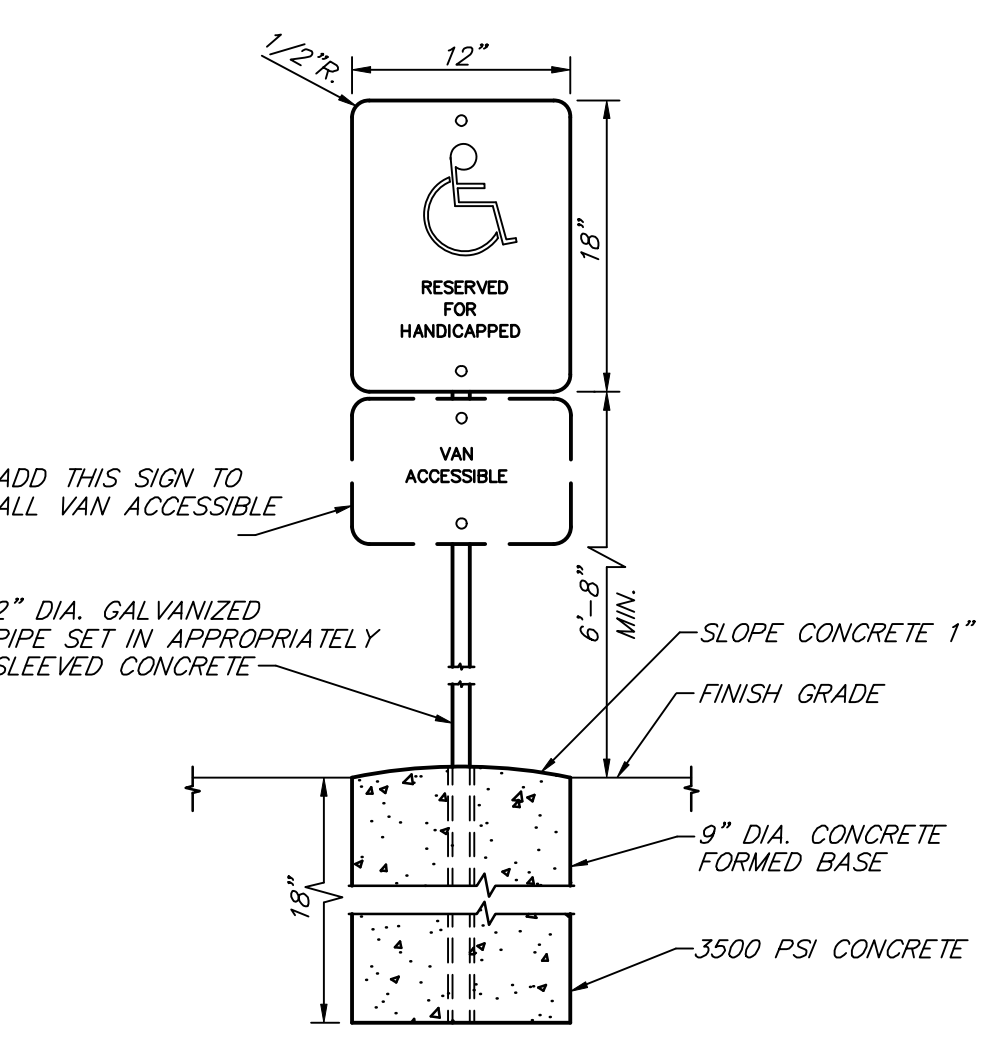


NOTE: COMPACTION TESTS ARE REQUIRED. RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

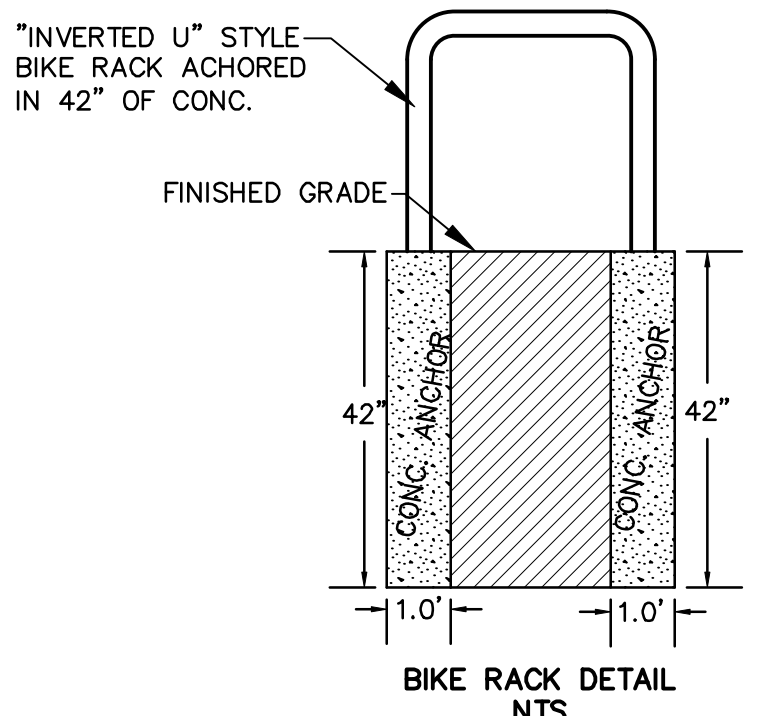
PARKING LOT ASPHALT PAVEMENT CROSS-SECTION



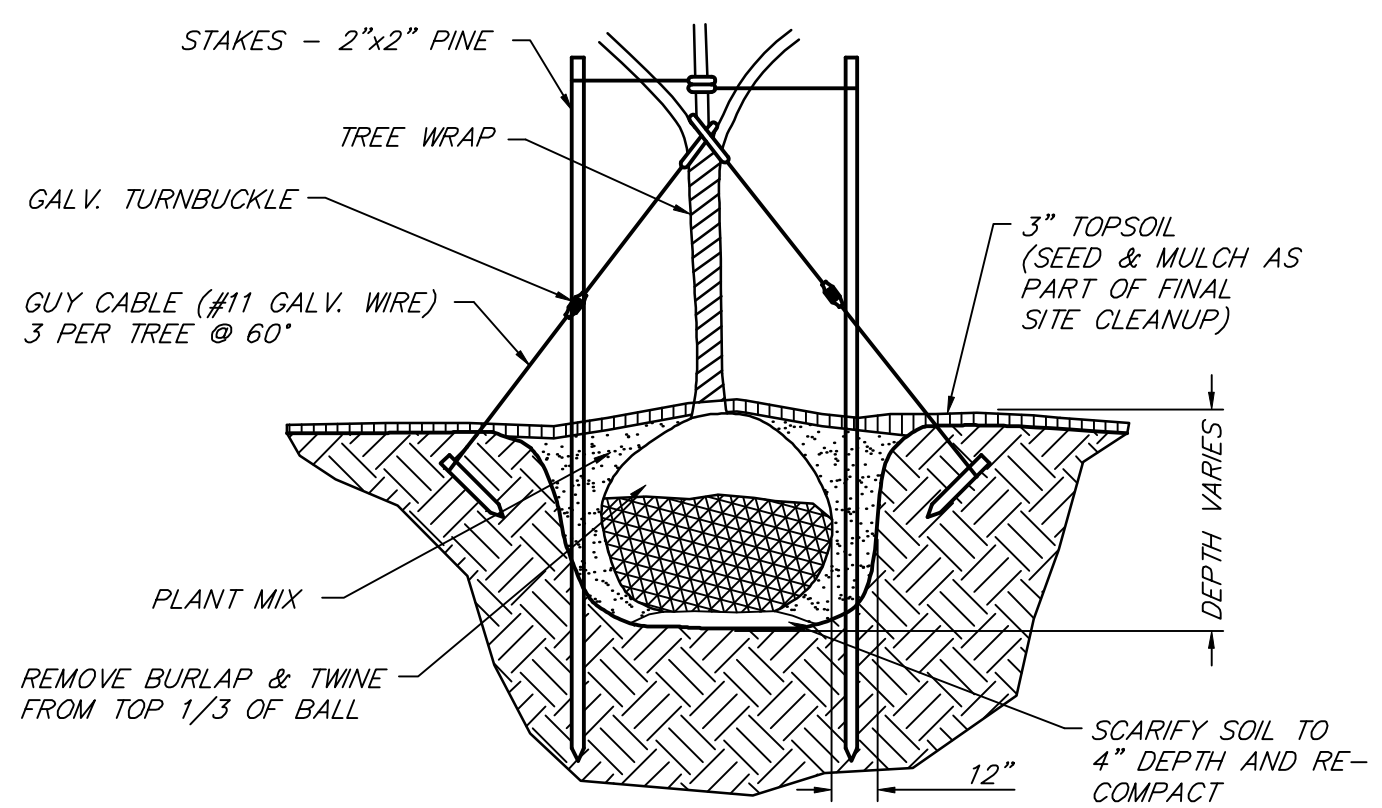
BARRIER FREE PARKING SPACES



TYP. BARRIER FREE PARKING SIGN



BIKE RACK DETAIL NTS



TYP. TREE PLANTING DETAIL

CLASSIC SERIES
DCST
 CUT-OFF LED WALLPACK LUMINAIRE

PARAFLEX
 Fast Flexible Focused Lighting

AVAILABLE IN QUICKSHIP

WET LOCATION, IP-65 RATED
 EASY TO INSTALL MOUNTING
 120-277V STANDARD TYPE V DISTRIBUTION
 OPERATING TEMPERATURE -20C TO 40C

PRODUCT APPLICATIONS
 Building Entrances
 Walkways
 Tunnels
 Loading Docks

| MODEL | WATTAGE | COLOR TEMPERATURE (CCT) | HOUSING COLOR | OPTIONS & ACCESSORIES |
|-------|---------------|-------------------------|----------------------|----------------------------------------------|
| DCST | 12W 14 WATTES | 27K 5000K WARM WHITE | BZ BRONZE (STANDARD) | MS MOTION SENSOR |
| | 24W 24 WATTES | 30K 5000K WARM WHITE | WH WHITE | MS-D2 MOTION SENSOR WITH BLUE LEVEL DIMMING |
| | 36W 36 WATTES | 35K 5000K NEUTRAL WHITE | BL BLACK | D1 1 FOR DIMMING |
| | 48W 48 WATTES | 40K 5000K NEUTRAL WHITE | SL SILVER | D2 2 FOR DIMMING (200V ONLY) |
| | 60W 60 WATTES | 50K 5000K COOL WHITE | CC CUSTOM COLOR | EM EMERGENCY BATTERY PACK |
| | 72W 72 WATTES | 57K 5000K DAYLIGHT | | V1* 1800mAh RECHARGEABLE (230-277V STANDARD) |

PRODUCT SPECIFICATIONS

| NOMINAL WATTAGE | SYSTEM WATTAGE | CCT | LUMENS | EFFICACY | DLF VLS 0 LISTING |
|-----------------|----------------|-------|----------|----------|-------------------|
| 12W | 12.65 | 3000K | 1,591.03 | 120.95 | PREQUALIFIED |
| 12W | 12.65 | 4000K | 1,640.50 | 127.80 | PREQUALIFIED |
| 12W | 12.65 | 5000K | 1,686.83 | 133.35 | PREQUALIFIED |
| 24W | 25.68 | 3000K | 3,095.00 | 120.52 | PREQUALIFIED |
| 24W | 25.68 | 4000K | 3,219.00 | 125.68 | PREQUALIFIED |
| 24W | 25.68 | 5000K | 3,373.85 | 142.47 | PREQUALIFIED |
| 36W | 38.27 | 3000K | 4,757.00 | 124.81 | PREQUALIFIED |
| 36W | 38.27 | 4000K | 4,944.33 | 127.06 | PREQUALIFIED |
| 36W | 38.27 | 5000K | 5,207.00 | 136.31 | PREQUALIFIED |
| 48W | 48.90 | 3000K | 5,525.33 | 130.79 | PREQUALIFIED |
| 48W | 48.90 | 4000K | 5,695.83 | 136.70 | PREQUALIFIED |
| 48W | 48.90 | 5000K | 6,006.00 | 143.10 | PREQUALIFIED |
| 60W | 58.80 | 3000K | 6,511.67 | 122.52 | PREQUALIFIED |
| 60W | 58.80 | 4000K | 6,721.25 | 127.27 | PREQUALIFIED |
| 60W | 58.80 | 5000K | 7,205.11 | 141.09 | PREQUALIFIED |
| 72W | 67.65 | 3000K | 8,264.00 | 122.86 | PREQUALIFIED |
| 72W | 67.65 | 4000K | 8,798.70 | 128.73 | PREQUALIFIED |
| 72W | 67.65 | 5000K | 9,144.14 | 133.17 | PREQUALIFIED |

PRODUCT DIMENSIONS

POWER FACTOR >0.90 • THD <20



CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



DETAILS
HAL & ERIN BANKS
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, T14N-R04W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:

SUBMITTALS:
 SUBMITTAL TO UNION TOWNSHIP PLANNING 6-26-23
 SUBMITTAL TO UNION TOWNSHIP PLANNING 8-29-23

JOB NUMBER:
 2301-011
 DRAWN BY:
 BTM
 DESIGNED BY:
 TELB
 CHECKED BY:
 TELB

SCALE:
 N/A
 SHEET NUMBER:
 7 OF 7

PRELIMINARY SITE PLAN REPORT

| | | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------|
| TO: | Planning Commission | DATE: | September 11, 2023 |
| FROM: | Peter Gallinat Zoning Administrator | ZONING: | B-5, Highway Business District |
| PROJECT: | PRESPR23-02 Preliminary Site Plan approval– Proposed building addition and site improvements for indoor golf, archery range, office, and related storage | | |
| PARCEL(S): | PID 14-021-10-007-01 | | |
| OWNER(S): | Hal Banks | | |
| LOCATION: | Approx. 0.96 acres located at 2160 E. Remus Road. in the NW 1/4 of Section 21. | | |
| EXISTING USE: | Vacant building, former gunsmith shop. | ADJACENT ZONING: | B-5, I-1 |
| FUTURE LAND USE DESIGNATION: | <i>Commercial/Light Industrial:</i> This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park. | | |
| ACTION: | To review and act on the PRESPR23-02 preliminary site plan dated 8/29/2023 for a 4,000 square-foot building addition for indoor golf, archery range, office, and related storage Located at 2160 E. Remus Road in the NW 1/4 of Section 21 and in the B-5(Highway Business) 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., 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.*” 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 site is an existing, legal nonconforming site developed prior to the current Zoning Ordinance. There is an existing structure that was previously used for a gunsmith shop. This project is for indoor recreation uses such as indoor golf, archery range, and office space with related storage.

Standards for Alterations to a Nonconforming Site (Section 12.5)

The purpose of Section 12.5 is to encourage improvements to existing sites in the Township that were developed before the site design requirements of this Ordinance were established. This Section prioritizes required improvements to existing nonconforming sites, which may be improved or modified without a complete upgrade of all site elements subject to compliance the following conditions (listed below in bold with staff comments following):

- A. A nonconforming site shall not be improved or modified in a manner that increases its nonconformity.** The proposed improvements conform to this standard.
- B. The proposed site improvements shall address public health, safety, and welfare by resolving public safety deficiencies and pedestrian/vehicle conflicts and improving emergency access.** The site plan includes new barrier-free parking and pedestrian access, and improved access to the site for fire trucks in the event of an emergency.
- C. The site plan shall also include improvements in at least three (3) of the ten (10) broad categories listed in Section 12.5.C..** The proposed site plan more than satisfies this standard, with improvements in six (6) of the categories as noted below:
 - 2. Pedestrian access improvements.** The site is served by an existing public sidewalk and the project includes a 5-foot-wide sidewalk connector for pedestrian access.
 - 3. Vehicular access and circulation improvements.** The current gravel parking lot will be replaced with a hard-surface lot and internal two-way access drive.
 - 4. Building design or exterior facade improvements.** The existing building will be upgraded along with the newer building addition.
 - 5. Off-street parking or loading improvements.** The current site has no designated loading area or striped parking stalls. The plan adds both.
 - 8. Exterior lighting improvements.** The site plan adds nine (9) new down-shielded wall-pack fixtures to both the existing building and the building addition. A photometric plan will be required on the final site plan to verify compliance with Section 8.2.
 - 9. Drainage and stormwater management improvements.** There is no existing stormwater management for the site. This plan provides for these improvements, with details to be provided on the final site plan subject to Twp. Engineer review.

Preliminary Site Plan Review Comments

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

- 1. Section 14.2.P. (Required Site Plan Information).** With the exception of details noted elsewhere in this report that could be addressed by the applicant on the final site plan for this project, the site plan can conform to the minimum Section 14.2.P. information requirements for a preliminary site plan. **CAN CONFORM**

- An example is the building elevations. Conceptual building elevations are required as part of a preliminary site plan. Instead, the plan shows a model picture of what the building addition may look like from a similar structure built elsewhere. Detailed building elevations will be required as part of the final site plan.
- 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).** The plan provides for a total of 15 parking spaces where only 10 spaces are required at a minimum. A loading area is provided on the east side of the building meeting the required 50-feet in length, 10 feet in width and 15 feet in clearance. The plan also provides for a bike rack on the north side of the building. The following details will need to be provided on the final site plan:
 - Correct the space width information on the barrier-free (ADA) parking detail to match the nine (9) foot space width on the site plan.
 - Correct the formula for professional office parking to one (1) space per 300 square-feet of floor area (currently noted as one (1) per 275 square-feet on the plan).
 - Revise the plan to clearly show that the required bicycle parking facilities are located at least three (3) feet from adjacent walls, poles, landscaping, street furniture, drive aisles, and primary pedestrian routes, and at least six (6) feet from vehicle parking.
- 4. **Section 7.10 (Sidewalks and Pathways).** The plan provides for a 5-foot-wide sidewalk connection from the existing sidewalk along E. Remus Road. There is a proposed 6.5-foot interior sidewalk along the northern front of the building as well. **CONFORMS**
- 5. **Section 7.14 (Trash Removal and Collection).** The plan provides a 10-foot by 10-foot dumpster located in the rear yard on a 10-foot by 20-foot concrete pad and approach, which will be enclosed with a fence consisting of metal siding to match the building addition. The following detail will need to be added to the final site plan:
 - Details of the dumpster need to be added to the detail page to verify the height of the enclosure and type of gate on the opening of the enclosure.

Additional Comments - Looking Ahead to the Final Site Plan

- 6. **Section 10 (Landscaping and Screening).** Detailed landscape plans are not required at the preliminary site plan stage, but the current plan appears to indicate that much of the existing vegetation on-site is intended to be used to either meet or exceed applicable landscaping requirements. This can be an acceptable option, which also would be consistent with the provisions of Section 12.5 (Nonconforming Sites) as noted earlier in our report. There are six (6) existing trees on-site, which will satisfy the required parking lot tree and ornamental road tree requirements. The following details will need to be added to the final site plan:

- ❑ Add a note referencing Section 10.7 (Modifications) to request Planning Commission approval to use existing vegetation to satisfy applicable landscaping requirements.
 - ❑ The plan notes “street trees.” This should be changed to reference “deciduous” or “evergreen trees.” The two (2) proposed red maple trees satisfy this requirement.
 - ❑ 16 shrubs are required per Section 10 standards. Photos of existing shrubs are included, but the number of existing shrubs will need to be added to the plan.
 - ❑ The plan notes 360 square-feet of required parking lot landscape space for 12 parking spaces. The actual required amount is 450 square-feet for the proposed 15 parking spaces. In addition, the plan should identify which area(s) of the existing 1,452 square-foot landscaped area will count towards the minimum requirement.
7. **Outside agency approvals.** The applicant is responsible for obtaining all necessary outside agencies permits or approvals prior to submittal of a final site plan application, including from Gourdie Fraser for Storm Water Management, Isabella County Transportation Commission, Township Public Services, and MDOT for the sidewalk connection. The Township has received approval from the Mt. Pleasant Fire Department.

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 plan and proposed scope of site and building improvements meet or exceed the requirements of Section 12.5 that apply to alterations to a nonconforming site.
- With the exception of some details that can be addressed on the final site plan, the plan conforms to Section 14.2.P. (Required Site Plan Information) and Section 14.2.S. (Standards for Site Plan Approval) for a preliminary site plan.

Recommendations

Based on the above findings, I recommend approval of the PRESR23-02 preliminary site plan application 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

Draft Motions: PRESPR 23-02 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.

MOTION TO APPROVE THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to approve the PRESPR23-02 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).

MOTION TO APPROVE THE PRELIMINARY SITE PLAN WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PRESPR23-02 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 can comply 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), subject to the following conditions:

MOTION TO POSTPONE ACTION ON THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to postpone action on the PRESPR23-02 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 until _____, 20__ for the following reasons:

MOTION TO DENY THE PRELIMINARY SITE PLAN:

Motion by _____, supported by _____, to deny the PRESPR23-02 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 does not comply 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), for the following reasons:



TO: Planning Commission **DATE:** September 12, 2023
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director
ACTION REQUESTED: Planning Commission review of the revised draft framework to guide the Master Plan update.

Revised Draft Framework for Updating the Master Plan

For the Master Plan update discussion, staff has included a revised draft of the proposed Framework for Updating the Master Plan for Planning Commission review and comment. This document has been updated to incorporate the Commission’s direction provided over the past several meetings.

It is the intent of staff to use the final agreed-upon framework as a guide to preparation of the draft Master Plan elements. It is also intended to provide a starting point for seeking public input into our master planning process. For these reasons, it is important that the document clearly reflects the Planning Commission’s identified policy priorities.

This is a good time for any final “weeding” of the document: If there are specific policy statements in this draft document that you, as a Commission, do not find to be important or essential to the Master Plan update, it will be important to identify them to be removed. Similarly, if there is anything that you find has been overlooked, this is a good time to make sure that it is included.

Please review the revised draft Framework document prior to our upcoming meeting.

Next Steps

Staff will be assembling an updated “data book” of existing conditions information and demographics (population, housing, etc.) for the Township, which we anticipate will be available for your October meeting.

We anticipate that the Township’s survey of residents will be sent out in October, with preliminary results being made available in November or December depending on the specific timing of the survey mailings. Once the survey results are available, we will also be moving forward with preparation and review of an updated Parks and Recreation Master Plan document.

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

Revised Draft Framework for Updating the Master Plan

Draft Date: September 12, 2023

(A) Introduction

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

- (1) General Goal 1: Preserve and protect key natural and agricultural resources.
- (2) General Goal 2: Create a safe, balanced and coordinated multi-modal transportation system adequate to accommodate the planned future growth of the Township.
- (3) General Goal 3: Provide for balanced and efficient use of land in the Township.
- (4) General Goal 4: Promote the region as a destination for industry and tourism.
- (5) The updated Master Plan and the process undertaken by the Township to adopt the Plan both fully conform to all applicable requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).
 - (a) The process undertaken by the Township to develop the updated Master Plan included a variety of opportunities and methods for inviting public participation.
 - (b) The policy recommendations in the as-adopted Master Plan accurately reflect the agreed-upon priorities and preferences as identified by the Planning Commission.

(C) Future Land Use and Growth Management Strategies

- (1) Encourage sensible, sustainable, diverse, high-quality residential, office-service, commercial, industrial, and public facility development in designated areas consistent with the available capacity of transportation, utility, and other infrastructure.
- (2) Promote compatibility between existing and future uses along Union Township's boundaries with other communities.
- (3) 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.
- (4) Priority growth areas are adjacent to existing development, are served by municipal utilities, and are located along paved roads.
- (5) Provide an attractive business environment and opportunities for businesses to expand the economic diversity of the Township and contribute to the overall economic strength of the mid-Michigan region.
- (6) Foster the revitalization and redevelopment of existing uses or areas which have deteriorated or have become obsolete.

(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

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deficiencies in the local road network, small lot sizes, topography, or other limiting conditions.

- (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) To expand opportunities for new employment centers along the Township's established commercial corridors, the B-5 and B-7 zoning districts should be adjusted to allow for development of warehouse, distribution, and light manufacturing facilities under specific conditions without a special use permit.
- (d) Industrial development and outdoor storage areas should be effectively screened where they abut or are across the road from residential and other lower intensity land uses to minimize potential adverse visual and other impacts.

(2) Commercial Development Plan

- (a) Due to evolving market conditions, 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 Rd., S. Isabella Rd., and E. Bluegrass Rd.
- (d) Building design for new commercial, office-service, multiple-family, and public facilities should have a clean and attractive visual character:
 - i. Building materials should be durable and have an appearance of permanence and substance.
 - ii. Building entrances for the general public should be prominent and accessible from the roadway and public sidewalks, and oriented towards the road frontage.
 - iii. Rooftop equipment should be completely screened to protect views from the roadway and adjacent uses.
 - iv. Rear elevations visible from the roadway and/or residential areas should have a finished quality consistent with other elevations of the building.
- (e) Development and expansion of off-street parking facilities should be minimized to the extent possible, and use of shared parking facilities should be encouraged.

(3) Bluegrass Center Area Plan

- (a) Plan for the Bluegrass Center Area to become a more walkable and vibrant destination for community business, social, and civic activity that includes a more intensive mix of land uses and multi-story, mixed-use buildings.
- (b) Establish flexible Bluegrass Center land use and design principles that would:

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- i. incentivize and expand mixed-use residential-commercial development opportunities;
 - ii. potentially allow for more intensive development (increased building height, number of residential units, more employment center operations, etc.) under certain conditions; and
 - iii. 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.
- (c) Consider establishment of a Bluegrass Center zoning district to implement the Bluegrass Center Area Plan priorities.

(4) East/West Downtown Development Authority (DDA) Districts (reference to adopted DDA Development Plans in the updated Master Plan)

(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) 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) Consideration should be given to proactive, regionally-coordinated action to provide more adequate supportive housing options for the homeless in the community.
- (4) New residential development should be placed adjacent to existing residential or commercial development, and be served by existing utilities and a paved road.
- (5) For new housing subdivisions in proximity to sensitive areas of the property (the Chippewa River, steep slopes, wetlands, woodlands, etc.), use of the rural open space development option available under the state Zoning Act and the Township’s Zoning Ordinance is encouraged to cluster new development on smaller lot sizes to maximize protection of these resources without increasing the overall permitted density.
- (6) 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. 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.
- (7) The Township seeks to strike a careful balance between serving the student housing market and protecting character of the community. The Bluegrass area remains the best location for new housing catered to students.
- (8) Multiple family or attached single-family buildings and developments should incorporate design elements that maximize a pedestrian and community-orientation, including pitched roof lines, prominent entries, minimization of the appearance of garage doors, pedestrian connections between building entrances and internal and

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public sidewalks and paved pathways, indoor and outdoor community recreation facilities and gathering spaces, and secured and sheltered bike storage.

- (9) Evaluate residential and business districts to consider potential expansion of additional development options for a variety of housing in the Township, including the potential for expanded options for accessory dwellings in single-family areas.

(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 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) Designated agricultural preservation areas are suitable for farming and agriculture-related uses and are intended to preserve farmland and ensure that active commercial agricultural operations remain an important part of life in the Township.
- (4) Ensure that the minimum lot size standard and provisions for land division in the agricultural zoning district are adequate to limit future subdivision for non-farm single-family dwellings and to prevent fragmentation of large parcels in designated agricultural preservation areas.
- (5) Support accessibility to local food sources and agricultural tourism opportunities.

(G) Plan for Natural Resources and the Environment

- (1) Maximize protection and preservation of significant, sensitive natural amenities, such as water bodies, wetlands, mature trees, and natural ecosystems, as part of any new development activity or public infrastructure improvements.
 - (a) Provide for evaluation and consideration of alternative designs for new development near regulated wetlands to minimize impacts and to enhance the wetland's health and functionality.
 - (b) Low-Impact Design (LID) is encouraged as part of new development to minimize impacts and avoid contributing to increased erosion and sedimentation, decreased ground water recharge, and increased surfacewater runoff.
 - (c) Provisions for wide vegetated buffers from wetlands and rivers should be required as part of new development to protect water quality.
- (2) Consider establishing standards for more frequent well and septic system inspections and expansion of educational opportunities related to proper well and septic drainfield maintenance to increase system lifespans and preserve water quality.

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(H) Plan for Energy

- (1) Explore renewable energy structures in residential areas.
- (2) Consider establishment of policies related to future development of commercial solar energy production facilities (“solar farms”) in the Township, including:
 - (a) to designate specific areas of the Township determined to be suitable for these facilities based on factors identified in the Plan; and
 - (b) to prohibit these facilities from being located on prime farmland, consistent with preservation of agricultural land and rural character in the Township.

(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.
 - (c) Prohibit municipal sewer system extensions into agricultural preservation areas.
- (2) Coordinate utility expansion in a way that encourages development along existing arterial roadways and on underutilized sites first.
- (3) Add a statement indicating that the current Isabella County Hazard Mitigation Plan is adopted by reference as part of the updated Master Plan.

(J) Transportation Plan

- (1) Add a Future Streets Plan to the Master Plan document.
- (2) Improvements to public roads, especially county primary roads and state highways, should include right-of-way and infrastructure provisions for safe and convenient public sidewalks, pathways, paved shoulders, and transit facilities to meet the needs of all types of users – motorists, pedestrians, bicyclists, and transit users. .
- (3) Establish recommended future right-of-way widths and design preferences for public road corridors in the Township to ensure adequate space outside of the roadway for paved shoulders, roadside drainage facilities, installation of underground utilities, and construction of public sidewalks and pathways.
- (4) Encourage road agencies with jurisdiction to expand use of safe and convenient mid-block crossings (potentially including overhead flashers, pavement markings, and signage to indicate a non-signalized crossing point) on certain county primary roads and state highways where an intersection crossing is located more than 660 feet away from a common pedestrian crossing or a high density residential development.
- (5) Encourage road agencies with jurisdiction to decrease street width at crossing points by installing sidewalk flares and curb extensions, medians or raised islands to create a safe haven for pedestrians.

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- (6) Establish planning principles to guide development and extension of future roads and public sidewalks/pathways to prioritize robust requirements for connectivity between neighborhoods and also to nearby schools, parks, and commercial nodes.
- (7) Establish planning principles to guide development and extension of future sidewalks and paved pathways, including:
 - (a) robust requirements for seamless barrier-free pedestrian connections, including sidewalk connectors, ramps, and safe and convenient striped crosswalks where needed, between public sidewalks and business entrances as part of new development and improvements to existing sites, and at all Township parks and other facilities;
 - (b) wider, well-lit, accessible, and connected pathways;
 - (c) making completion of gaps in public sidewalks and pathways a high priority;
 - (d) incorporating an updated version of the current policy for temporary relief from sidewalk construction under certain specified circumstances into the Plan.
- (8) Provide for internal cross access easements and pedestrian/vehicular connections between adjacent sites, and use of shared vehicular access for commercial sites wherever possible, to maximize connectivity and minimize traffic congestion on the public roads.
- (9) Provisions for expanded bicycle parking facilities, both sheltered and simple bike racks, should be required as part of new development and improvements to existing sites, and should be maintained at all Township parks and other facilities.
- (10) Provide for expanded “last mile” connectivity through authorizations for operation of electric scooter rentals in the Township for short-distance trips.
- (11) Prioritize barrier-free accessibility on public streets, sidewalks and pathways, and as part of new development and improvements to existing sites.
- (12) Encourage more practicable public transportation options, such as fixed route buses.

(K) Zoning Plan