

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on October 17, 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, LaBelle, Lapp, McDonald, Shingles, and Squattrito

Excused:

Buckley and Thering

Others Present

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

Approval of Agenda

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

Approval of Minutes

Gross moved McDonald supported to approve the regular meeting minutes from September 19, 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

Public Comment

Open 7:05 p.m.

No comments were offered.

Closed 7:05 p.m.

New Business

A. MINORS PR23-11 Minor Site Plan for Michael Engineering 5625 Venture Way – Revised “As-Built Landscaping Plan” sheet dated 8/15/2023

- a. Introduction by Staff
- b. Updates from the applicant
- c. Commission review of the revised landscape plan sheet
- d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PMINORS PR23-11 Minor site plan for Michael Engineering at 5625 Venture Way. During construction of the approved project, the owner of Michael Engineering discovered that the landscaping design was not consistent with their needs and in conflict with previously unidentified

underground communications cables, and so proposed a revised landscaping plan with a request for approval of modifications per Section 10.7 (Modifications). Staff found that the revisions to the landscaping plan are in accordance with the criteria for modifications in Section 10.7 and that the minor site plan meets the requirements of Section 14.2.P (Required Site Plan Information and Section 14.2.S (Standards for Site Plan Approval).

Eric Pruitt, owner of Michael Engineering, was available for questions. Deliberation by the commissioners.

Shingles moved **Gross** supported to approve the PMINORSR23-11 minor site plan's revised "As Built Landscaping Plan" sheet dated August 15, 2023 for Michael Engineering located at 5625 Venture Way in the northeast quarter of Section 13 and in the I-2 (General Business) District, finding that the proposed modifications are consistent with Section 10.7 and appropriate given the new information about conflicts with previously unidentified underground infrastructure. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, McDonald, Shingles, and Squattrito. Nays: 0. Motion carried.**

B. PB230227 Grading Permit (Garber), 2160 E. Remus Rd. – Request to authorize incidental site clearing and grading per the approved PRESR23-02 preliminary site plan dated 8/29/2023 from Hal Banks for a 4,000 square-foot building addition for indoor golf, archery, range, office, and related storage

- a. Updates by staff and applicant
- b. Commission deliberation and action (authorize subject to Section 14.2.J conditions, reject the request, or postpone action)

Nanney introduced the PB230227 Grading Permit for site grading at 2160 E. Remus Rd. This is related to the approved PRESR23-02 Preliminary Site Plan for proposed addition and site improvements for indoor golf, archery range, office, and storage. An application for final site plan approval has not yet been submitted, but Garber Contracting recently submitted a grading permit for tree stump removal and site grading. The applicant did not specifically request authorization for limited work during the preliminary site plan approval. Staff has no objection from a planning and project implementation perspective for the Planning Commission to authorize the incidental site clearing and grading consistent with the approved PRESR23-02 preliminary site plan, subject to compliance with the 4 conditions in Section 14.2.J. of the Zoning Ordinance.

Deliberation by the commissioners.

McDonald moved **Lapp** supported to authorize incidental site clearing and grading as proposed by the PB230227. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, McDonald, Shingles, and Squattrito. Nays: 0. Motion carried.**

C. Adoption of the 2024 Planning Commission meeting calendar

Shingles moved **Albrecht** supported to adopt the Planning Commission's Meeting Schedule for 2024. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, McDonald, Shingles, and Squattrito. Nays: 0. Motion carried.**

Other Business

A. Continuation of a Process to Update the Master Plan

- a. Introduction by staff

b. Discussion by Commissioners

Nanney announced that Union Township was one of 21 communities to receive a \$45,000 reimbursable grant fund award from the Rural Readiness Grant Program to improve development along the US-127 Corridor. Staff is compiling up-to-date data book of population, housing, maps of existing conditions and other demographics to present at a later meeting.

Discussion by the commissioners.

Extended Public Comments

Open: 7:39 p.m.

Lori Rogers, 2248 Cornerstone Dr., introduced herself and would like to get more involved.

Closed 7:39 p.m.

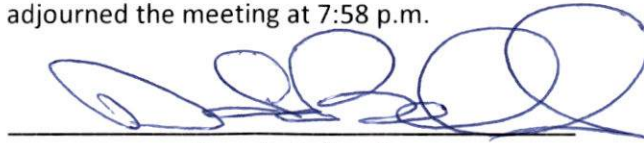
Final Board Comment

Commissioner LaBelle complimented the staff on the work to receive the Rural Readiness Grant. He also had questions about why the landscaping for Michael Engineering had to come before the Planning Commission and why some information regarding projects brought to the Township is considered confidential and other information is shared in the monthly report, which were answered by Mr. Nanney.

Adjournment – Chair Squattrito adjourned the meeting at 7:58 p.m.

APPROVED BY:

(Recorded by Tera Green)



Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary