

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on November 21, 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, Shingles, Squattrito, and Thering

Excused: Buckley, McDonald

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Amy Peak, Building Services Clerk

Approval of Agenda

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

Approval of Minutes

Gross moved Labelle supported to approve the regular meeting minutes from October 17, 2023, as presented. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates from the regular September 27th, October 11th, and October 25th Board of Trustees meetings.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports – N/A

Public Comment

Open 7:12 p.m.

No comments were offered.

Closed 7:12 p.m.

New Business

- A. **PFINALSPR23-02 Final site plan application for Hal Banks proposed building addition for indoor golf, archery, office space and related storage located at 2160 E. Remus Rd.**
 - 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 PFINALSPR23-02 Final sit plan application for a proposed building addition and site improvements for an indoor golf, archery range, office and related storage finding that the plan conforms to Section 14.2.P (Required Site Plan Information) and Section 14.2.S. (Standards for Site plan

Approval) for a final site plan. Staff recommends approval.

Mark Garber from Garber Contracting was available for questions. Deliberation by the commissioners.

Lapp moved **Gross** supported to approve the PFINALSPR23-02 final site plan dated October 13, 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 final site plan approval, including Sections 12.5 (Nonconforming Sites), 14.2.P. (Required Site Plan information), and 14.2.S. (Standards for Site Plan Approval). **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Shingles, Squattrito, and Thering. Nays: 0. Motion carried.**

B. PRES23-04 Preliminary site plan application for a proposed 6,000 square-foot building addition and associated site improvements for the Wal-Mart retail store located at 4730 Encore Blvd.

- a. Introduction by staff
- b. Updates from the application
- c. Commission review of the site plan
- d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PRES23-04 Preliminary site plan for a proposed 6,672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site. Nanney noted that hazardous substance reporting form from EGLE permit checklist was not included in the application materials and would need to be completed for final site plan approval along with some outside agency approvals and additional details noted in the report. With exception to those 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. Staff recommends approval as presented.

LaBelle moved **Lapp** supported approve the PRES23-04 preliminary site plan dated October 10, 2023 for a 6.672 square-foot expansion of the Walmart building to add a new pick-up service area along with associated parking lot and ingress/egress improvements to the site located at 4730 Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan fully complies with the applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval). **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Shingles, Squattrito, and Thering. Nays: 0. Motion carried.**

C. PSPR22-04 Request for approval of a 365-calendar day extension to October 15, 2024 for the approved PSPR22-04 final site plan for the new Krist Oil Filling Station at 4972 E. Pickard Rd. (PID 14-014-20-041-01).

Nanney introduced the PSPR22-04 Krist Oil Filling Station extension of final site plan approval for property 4972 E. Pickard Rd. (M-20). The applicant provided a letter dated November 2, 2023, requesting an extension. Nanney pointed out that the date 7/12/2024 listed in the letter is incorrect and if granted the 365-day extension the correct date would be 10/15/2024. Although the letter doesn't list any reasons for the extension, staff would recommend that the Planning Commission consider the M-20 reconstruction project when determining if there is or is not good cause for the extension.

Albrecht moved **Shingles** supported to approve a 365-calendar day extension to October 15, 2024, for the approved PSPR22-04 final site plan for the new Krist Oil Filling station at 4972 East Pickard Road (PID 14-014-20-041-01), finding that the provisions of Section 14.02.Q.3 for an extension have been satisfied. **Roll Call Vote: Ayes: Albrecht, Gross, LaBelle, Lapp, Shingles, Squattrito and Thering. Nays: 0. Motion carried.**

Other Business

A. Continuation of a Process to Update the Master Plan - Will pursue for the next meeting.

Community and Economic Development Director – Rodney Nanney gave updates on the Michigan Department of Agriculture Rural Development grant, Township Survey and Data book.

Extended Public Comments

Open: 7:43 p.m.

No comments were offered.

Closed 7:43 p.m.

Final Board Comment

Commissioner LaBelle inquired on the vacancies and expired terms of the Sidewalks and Pathways Committee.

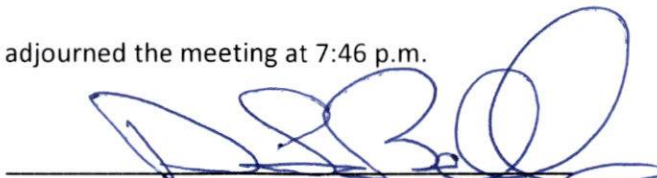
Commissioner Lapp asked that the members of the Sidewalks and Pathways Committee be informed on the status of that committee.

Chair Squattrito wished all a Happy Thanksgiving.

Adjournment – Chair Squattrito adjourned the meeting at 7:46 p.m.

APPROVED BY:

(Recorded by Amy Peak)



Doug LaBelle – Secretary
Tera Albrecht – Vice Secretary