



**Planning Commission
Regular Meeting
October 15, 2024
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES -September 17, 2024 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. McDonald 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. PREZ24-01 Township initiated rezoning request for the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District**
 - a. Introduction by staff
 - b. Public Hearing
 - c. Commission deliberation and action (recommendation to the Board of Trustees for approval, or rejection: or postpone action for further discussion)
 - B. Adoption of the 2025 Schedule of Planning Commission meetings**
 - C. Master Plan updated – review of draft plan materials**
 - a. Introduction by staff
 - b. Commission discussion
9. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
10. FINAL BOARD COMMENT
11. ADJOURNMENT

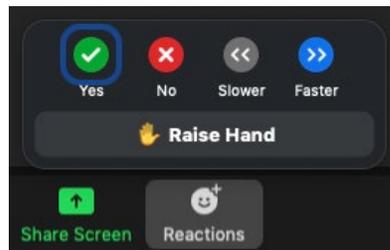
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 September 17, 2024, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present: Browne, Gross, Lapp, McDonald, Shingles, Squattrito, and Thering
Excused: Olver (arrived at 7:07 p.m.)

Others Present

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

Approval of Agenda

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

Approval of Minutes

Gross moved Lapp supported to approve the August 20, 2024 regular meeting minutes with one minor correction. Vote: Ayes: 7. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

A. Board of Trustees updates by Thering – Gave updates on the Board of Trustees August 14, 28, and September 11th meetings.

***7:07 p.m. Commissioner Olver arrived**

- B. Community and Economic Development Monthly Report
- C. Other Reports

Public Comment

Open 7:12 p.m.

Allison Bjerke, 975 S. Isabella Rd. spoke in favor of Union Township initiating a rezoning of lots on the east side of S. Isabella Rd. north of E. River Rd. from I-1 to R-1.

Closed 7:14 p.m.

New Business

A. Appointment of Vice Chair

Olver moved Thering supported to appoint Commissioner Shingles as Vice Chair per Planning Commission bylaws. Roll Call Vote: Ayes: Browne, Gross, Lapp, McDonald, Olver, Squattrito, and Thering. Nays: 0 Abstained: Shingles. Motion Carried.

B. Appointment of new Planning Commission Representative to the Zoning Board of Appeals

Gross moved Olver supported to appoint Commissioner McDonald as the Zoning Board of Appeals Liaison per Planning Commission bylaws. Roll Call Vote: Ayes: Browne, Gross, Lapp, Olver, Shingles, Squattrito, and Thering. Nays: 0 Abstained: McDonald. Motion Carried.

C. PTXT24-02 Proposed Zoning Ordinance amendments for administrative approval of final

site plans that fully conform to applicable ordinance standards, and expansion of nonconforming site provisions to apply fully to minor site plans subject to administrative approval.

- a. Introduction by staff
- b. Public Hearing
- c. Commission deliberation and action (recommendation to the Board of Trustees for approval, approval with additional recommend changes, or rejection; or postpone action for further discussion or request additional revisions)

Nanney introduced the PTXT24-02 Proposed Zoning Ordinance amendments requesting to change the approval process on final site plans that are in full compliance with all applicable standards allowing for administrative approval. And to allow the Zoning Administrator to apply Section 12.5 (Nonconforming Sites) provisions to minor site plan applications. This change would streamline the Township's development review process and free up items on the Planning Commission agenda.

Public hearing

Open: 7:26 p.m.

No comments were offered.

Closed: 7:27 p.m.

Commission deliberation.

Olver moved **Gross** supported to recommend to the Board of Trustees that the proposed Zoning amendments to Section 14.2 (Site Plan Review) and Section 12.5 (Nonconforming Sites) of the Zoning Ordinance No. 20-06 be adopted as presented. **Roll Call Vote: Ayes: Gross, Lapp, McDonald, Olver, Shingles, Squattrito and Thering. Nays: 0. Abstained: Browne. Motion carried.**

D. PRES24-01 Preliminary Site Plan for Isabella County Materials Recovery Facility Additions (4208 E. River Rd.)

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

Nanney introduced the PRES24-01 Preliminary Site Plan for and expansion of the Isabella County Materials Recovery Facility Additions at 4208 E. River Rd. Nanney gave the background of the facility and reasoning for the expansion. Staff found that the plans more than met the provision of Section 12.5 in terms of the scope of improvements being proposed. Based on the findings, the staff is comfortable with recommending preliminary site plan approval.

Pete Lorenz, P.E. P.S. from Lorenz Surveying and Engineering, Inc., and Jake Borton, Facility Director, gave details of the preliminary site plan and the scope and intent of the proposed conversion of the facility to single-stream recycling for a multi-county region. Both were available for questions.

Commission deliberation.

Lapp moved **McDonald** supported to approve the PRES24-01 preliminary site plan dated August 22, 2024 for 11,220-square-foot additions to the Isabella County Material Recovery Facility at 4208 E. River Road in the northwest quarter of Section 11 and in the I-2 (General Industrial) zoning district, finding that the site plan can comply with the applicable Zoning Ordinance requirements for preliminary site

plan approval, including Section 14.2.S. (Standards for Site Plan Approval), subject to the following conditions.

1. Temporary relief from sidewalk construction is granted based on consistency with section B.2. of the Sidewalk and Pathways Construction Policy Resolution adopted by the Board of Trustees on August 28, 2024, provided that the request and reasons for granting temporary relief are added to the final site plan.
2. Resolve the remaining parking, sidewalk, exterior lighting, debris cleanup, and nonconforming site details on the final site plan.
3. Resolve the land combination or boundary adjustment application to bring all activities within the boundaries of one parcel prior to issuance of a building permit for this project.

Roll Call Vote: Ayes: Browne, Gross, Lapp, McDonald, Olver, Shingles, Squatrito and Thering. Nays: 0. Motion carried.

E. Discussion of the R-1 and I-1 Zoning District boundaries on the east side of S. Isabella Rd. North of E. River Rd.; consideration of initiating a proposed rezoning of one or more lots from I-1 to R-1

- a. Introduction by staff
- b. Commission discussion and action

Nanney introduced the proposed rezone discussion based on the public comments made at the August 20th meeting. This item is being brought to the Planning Commission for consideration of initiating rezoning of one or more lots in the I-1 (light Industrial) District. To help facilitate the discussion, Nanney provided copies of the notes prepared from the family's public comment at the August meeting, a copy of the Planning Commission meeting minutes from 2015 where a rezoning application for the immediate lot to the north of 931 S. Isabella Rd. was considered and acted on by the Commission, and excerpts from the 1991 and current zoning maps showing the lots and I-1/R-1 zoning district boundaries.

The commission held a discussion regarding the proposed rezoning of one or more properties on the east side of S. Isabella Rd., North of E. River Rd. The commissioners emphasized the importance of consideration of the neighboring property owners. After further discussion and based on the current zoning map and the master plan's future land use designation for the lot at 943 S. Isabella Rd. as "Rural Buffer," the Planning Commission agreed it is appropriate to initiate a rezoning process for the lot at 943 S. Isabella Rd. (PID14-001-30-004-01).

Olver moved Browne supported to initiate a rezone of property 943 S. Isabella Rd. from I-1 to R-1. Roll Call Vote: Ayes: Browne, Gross, Lapp, McDonald, Olver, Shingles, Squatrito and Thering. Nays: 0. Motion carried.

F. Discussion of accessory dwelling regulations in Zoning Ordinance No 20-06

- a. Introduction by staff
- b. Commission discussion and action

Nanney provided accessory dwelling-related materials for the Commission to review in response to the Commission's request during the August 20th Regular Meeting to include this as a discussion item in September.

Nanney proposed if the commission wanted to make a change to the Zoning Ordinance, they could consider eliminating the special use requirement for accessory dwelling units in the R-2A and R-2B zoning districts where two-family dwellings are already allowed as a principal permitted use.

It was the consensus of the Commission to defer further discussion of Zoning Ordinance standards

for Accessory Dwellings to a future meeting.

Nanney also encouraged the commissioners to look at a specific link to the Planning Commissioners Journal, an online publication, which is specifically written for Planning Commissioners.

Discussion by the Commission.

Extended Public Comments

Open: 9:02 p.m.

Allison Bjerke, 975 S. Isabella Rd. commented on the complaints made against her property and assured that she is working to remedy the violations she received. Ms. Bjerke requested that the Township to consider initiating a rezone of her property that is also zoned I-1.

Closed 9:06 p.m.

Final Board Comment

Squatrito – Informed newly appointed Commissioner Browne of the training opportunities that are available to the Commissioners.

Olver – Apologize for being late to the meeting.

Adjournment – Chair Squatrito adjourned the meeting at 9:08 p.m.

APPROVED BY:

Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)

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	Vacant		2/15/2025
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	Stan	Shingles	2/15/2027
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2025
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	Vacant		2/15/2025
4 -	Lori	Rogers	12/31/2026
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2	Brian	Clark	12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Vacant		12/31/2024
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
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		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Vacant		12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026



Department Monthly Report

Department: Community and Economic Development

Month/Year: October 2024

Global Ends

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

Prior Month Activities

Economic Development Activities (1.1, 1.2, 1.3, 1.5):

- The Community and Economic Development Director served as Chair for the September meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director and Township Assessor met with the new owners of the Cranbrook Senior Village and Springbrook Townhomes low income housing developments to discuss how the Township may be able to help the owners resolve a problem they are having with the Michigan State Housing Development Authority (MSHDA).
- The Community and Economic Development Director and Township Engineer at Gourdie-Fraser Associates are continuing work on evaluation and prioritization of infrastructure improvements for potential new industrial/research/business park development along the US-127 corridor per the state Rural Readiness Grant awarded to the Township for our Master Plan update project.
- 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, 1.3, 1.4, 1.5):

- During their regular September 17, 2024 the EDA Board:
 - Approved a Participation Agreement with the Board of Trustees to provide gap funding for the EGLE Drinking Water State Revolving Fund (DWSRF) ARPA Grant Division B Water Main Transmission and Extensions Project in the amount of \$500,000.00.
 - Received a presentation and written report from Geoff Graber at Graber & Associates, the EDDA District irrigation design consultant. After further deliberation, a motion was adopted to request a proposal for design and construction administration assistance for reconstruction of the M-20 irrigation system.

Building Services (1.1, 1.2, 1.3, 1.5):

- The Building Official provided the following services during the month:
 - 47 Building Inspections (1.3)
 - 12 Permits issued (1.3)
 - 3 Certificate of Occupancy's Issued (1.3, 1.4, 1.5)
 - 1 FOIA Requests (1.1, 1.4, 1.6)

- Follow up phone calls
- 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 Official attended the annual COCM conference and also the regular NMCOA training session for professional development. (1.1, 1.3)
- Building Services Clerk supported Administrative Assistant with any help she may have needed in preparation for annual cleanup day and worked cleanup day. (1.1, 1.2, 1.4, 1.5)
- Building Services Clerk served as our fearless team leader for the Township staff's second annual participation in the Chamber of Commerce Corporate Cup Challenge as a team building event with several coworkers. Our team "kicked major butt" (to quote our fearless leader), coming in fourth overall out of 16 teams and winning the highly coveted Team Spirit Award. (1.5)

Rental Inspection Services (1.1, 1.2, 1.3):

- The Community and Economic Development Director would like to acknowledge and express deep appreciation for the work of the Building Official and Building Services Clerk in planning and preparation of on-boarding-related training for our new Rental Inspector.
- The first day for the Township's new Rental Inspector, Tim Muller, was September 27, 2024.
- The Building Official worked alongside our new Rental Inspector for his first 60 rental inspections to help him get off to a good start. (1.1, 1.3, 1.5)

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

- The Zoning Administrator provided the following services:
 - (3) Zoning approvals related to building permits.
 - (3) Miss Dig notifications for various projects. Owners contacted for permits on projects.
 - Site plan enforcement temporary C/O for 2160E. Remus Road.
- The Community and Economic Development Director and Zoning Administrator met with the Building Official and Fire Lieutenant about a potential ordinance and code enforcement matter on Whiteville Road.
- The Community and Economic Development Director and Zoning Administrator met with a local builder about a proposed office building project on S. Lincoln Rd.
- The Community and Economic Development Director, Zoning Administrator, Building Official, and Fire Lieutenant held a pre-application meeting with representatives of the Thrive Church development team for their proposed project on Bud Street.
- The Community and Economic Development Director and Zoning Administrator met with young entrepreneurs about a proposed agri-tourism use on S. Crawford Road.
- The Community and Economic Development Director and Zoning Administrator met with Pete Lorenz to discuss lot lines and setbacks for corner lots for a building project.
- The Community and Economic Development Director and Zoning Administrator met remotely via Zoom with a representative from Old Hickory Buildings about an open-air business proposed for a lot on E. Pickard Road in the East DDA District.

- The Community and Economic Development Director and Zoning Administrator held a follow up meeting with Dr. Mohan regarding ground sign options.
- The Zoning Administrator attended the 2024 Michigan Association of Planning Conference in Grand Rapids, MI for professional development.

Ordinance Enforcement Activities (1.1, 1.3):

- 4935 E. Valley Road. - Complaint about accessory buildings, junk and people living in camper. There was a similar complaint years ago that Township staff worked with the owner to resolve. No current violation found during a site visit. This matter has been closed.
- 943/975 S. Isabella Rd. – Complaint about chickens at two adjacent legal non-conforming residences on lots in an Industrial zoning district. Notices have been sent to both owners. A rezoning proposal for 943 S. Isabella Rd. is on the October Planning Commission agenda. The owner of 975 S. Isabella Rd. is working to reduce the number of farm animals on the premises.
- 5105 E. Kay Street. – junk. The owner of the property is deceased. A family relative responded to notice of the violation. The site clean-up is substantially complete, except for a few items. Follow up communication and a final site visit are planned to verify completion.
- 1651 Airway Dr. – Complaint about chickens at a legal non-conforming residence on a small lot in an Industrial zoning district. The owner has responded to the notice of violation to confirm they are moving and chickens will be removed.
- Indian Hills Shopping Center - Owner and contractor were notified of a possible violation related to the approved minor site plan for sidewalk, pedestrian access, and parking lot improvements to the Indian Hills Shopping Center property. The applicant’s agreed-upon timeline for completion of site improvements per the approved site plan has concluded with several key elements left incomplete. Failure to conform to an approved site plan is an ordinance violation. The owners have not responded to multiple notices. The next step will be issuance of civil infraction tickets.
- 386 Bluegrass Road. - Junk in the yard. Owner has continued to have junk removed when able to due to age. The owner has continued to have the lawn maintained. Township staff conduct site visits to discuss remaining items with the owner and continue to assist the owner in finding companies and organizations that can help. Owner to report back to Zoning Administrator with any progress made.
- 5401 S. Lincoln Rd. – An 1,800 square-foot detached accessory building constructed without a building permit and in violation of applicable maximum height and maximum 1,500 square-foot floor area requirements. The owner applied for and was granted a height variance in May 2023 contingent upon completion of alterations to reduce the building floor area by 300 square-feet. The owner’s contractor subsequently secured a building permit for the work, which expired on 1/17/2024 with no activity. Despite months to complete corrective actions, the owner has failed to do so. There has also been no activity on a potential purchase of additional land from the neighbor, which if done correctly to increase the total lot area to at least 2.5 acres would resolve the remaining violations. Following a new final notice of violation, civil infraction tickets will be issued for violation of the conditions of the approved height variance and failure to correct the Zoning Ordinance violation related to maximum floor area for this accessory building.
- 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 and a contractor are continuing to look into options to help the owner resolve the violations.
- 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 remains under review by the Township Attorney with additional follow up anticipated.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- During their regular September 17, 2024 the Planning Commission:
 - Appointed Stan Shingles to serve as the new Vice-Chair
 - Appointed Nivia McDonald to serve as the new Planning Commission representative on the Zoning Board of Appeals
 - Held a public hearing, deliberated, and adopted a motion to recommend the proposed PTXT24-02 – Proposed Zoning Ordinance amendments for administrative approval of final site plans that fully conform to applicable ordinance standards and expansion of nonconforming site provisions to apply fully to minor site plans subject to administrative approval to the Board of Trustees for adoption.
 - Approved the PRESR24-01 preliminary site plan for the Isabella County Materials Recovery Facility Additions (4208 E. River Rd.) subject to several conditions.
 - Discussed the R-1 and I-1 zoning district boundaries on the east side of S. Isabella Rd. north of E. River Rd. and adopted a motion to initiate a proposed rezoning of the lot at 943 S. Isabella Rd. from I-1 to R-1.

Zoning Board of Appeals Activities (1.1):

- The regular September meeting was cancelled due to a lack of agenda items.

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

- The Community and Economic Development Director is working with the Township’s engineering consultants to resolve final issues related to securing a county Road Commission permit for the sidewalk construction project along the east side of Bud St. from E. Pickard Rd. (M-20) north to Jameson Park. (1.1, 1.3, 1.4)
- The Community and Economic Development Director participated in an outdoor fitness court webinar hosted by the National Fitness Campaign for professional development.

Other Activities:

- 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)

Current Month Anticipated Activities

Economic Development Activities (1.1, 1.5):

- The Community and Economic Development Director will continue business retention contacts.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular October 15, 2024 EDA Board meeting agenda is anticipated to include:
 - RFBA – Request to allow the owners of Mister Car Wash on E. Pickard Rd. to remove several trees within the road right-of-way that block visibility of the business sign.
 - RFBA - Adoption of the FY2025 East and West DDA Fund budgets and recommendations to the Board of Trustees for final action.
 - RFBA - Adoption of the 2025 Schedule of Planning Commission meetings.

Building Services (1.1, 1.3, 1.5):

- Continued progress on Isabella County Jail (1.1, 1.3)
- Continued progress on Krist Mini Mart Project (1.1, 1.3)
- Continued progress on Walmart Project (1.1, 1.3)

- Start of Valvoline (1.1, 1.3)
- Progress on My Michigan Health MRI Room (1.1, 1.3)
- Building Services Clerk to continue to provide support to the Clerk's office for upcoming elections. (1.1, 1.2)
- 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):

- Following on-boarding and training, the new Rental Inspector (Tim Muller) 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):

- The Community and Economic Development 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.
- Community and Economic Development 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 for activity in the Township needing zoning approval.
- Enforcement follow ups
- Yard sales
- 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):

- Ordinance enforcement follow up on current matters and investigation of any new complaints.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular October 15, 2024 Planning Commission meeting is anticipated to include:
 - PREZ24-01 – Township Initiated rezoning request of the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District; public hearing and Planning Commission deliberation and recommendation to the Board of Trustees for final action.
 - Adoption of the 2025 Schedule of Planning Commission meetings.
 - Master Plan update – review of draft plan materials

Zoning Board of Appeals Activities (1.1):

- The regular October meeting was cancelled due to a lack of agenda items.

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

- The Community and Economic Development Director is working on preparation of updated draft Parks & Recreation Plan elements for Planning Commission review. (1.1, 1.4)
- The Community and Economic Development Director and the Township's engineering consultant at Gourdie-Fraser are proceeding with attempting to secure easements needed for new sidewalk projects along the north side of Pickard Rd. east from S. Lincoln Rd. to the existing sidewalk near Ashland Dr.; the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd.; and the west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary.
- The Township's engineering consultant at Gourdie-Fraser has begun work for planning construction of a new sidewalk along the south side of E. Bluegrass Rd. from S. Mission Rd. east across the frontage of the Red Lobster parcel to complete a connection to the Indian Pines Shopping Center.
- The Community and Economic Development Director will participate in the quarterly meeting of the Convention and Visitors Bureau Sports Commission to coordinate needs and facilities for planned sports tournaments and related events.

Other Activities:

- The Community and Economic Development Director and Mt. Pleasant City Planner periodically meet remotely via the Teams app to discuss coordination of City/Township projects of mutual interest.
- Under the Community and Economic Development Director's direction, the Building Services Clerk will continue to coordinate with the file scanning contractor Graphic Sciences to transfer historical documents and files from the basement for scanning. (1.1)

Future Board of Trustee Meeting Agenda Items

- PTXT24-02 proposed Zoning Ordinance amendments for administrative approval of final site plans that fully conform to applicable ordinance standards and expansion of nonconforming site provisions to apply fully to minor site plans subject to administrative approval.
- PREZ24-01 – Township Initiated rezoning request of the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District.

Significant Items of Interest Longer Term

- Economic Development – 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.
- Other Activities – The Community and Economic Development Director will begin work to prepare a proposed scope of work and request for proposals from qualified consulting firms to prepare a detailed evaluation of housing needs and priorities in accordance with the approved MSHDA Housing Readiness Incentive Grant to expand the Township's Master Plan update project.
- 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)
- Other Activities - The Community and Economic Development Director and the Township Assessor will be working on developing policy proposals for Board of Trustees consideration to establish updated guidelines for consideration of requests for new or amended Industrial Development Districts and Industrial Facility Tax Exemption (IFTE) applications under Michigan Public Act 198 of 1973, as amended. (1.5)

- 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. (1.2, 1.5)
- 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. (1.2, 1.5)
- Other Activities - 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)
- Building Services - When the county's office situation stabilizes, the Community and Economic Development Director will resume 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. (1.3, 1.5)
- 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, 1.5)
- Building Services – The Building Official continues to work in close coordination with the County's plumbing, mechanical, and electrical inspectors on building projects to minimize delays and to ensure that construction meets the applicable health and safety standards. (1.1, 1.3, 1.5)
- 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, 1.2)
- Other Activities – 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)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney to prepare an updated Noxious Weeds Ordinance for Board of Trustees consideration that improves consistency in applicable regulations of tall grass and weeds. (1.1, 1.3, 1.4)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney and Township Assessor to prepare an updated Land Division Ordinance for Board of Trustees consideration that clarifies application requirements and the division, combination, and boundary adjustment approval process. (1.1, 1.5)
- Other Activities – The Community and Economic Development Director will work with the Township Attorney and Public Services Director to prepare updates to the Township's ordinance establishing rules for our parks. (1.1, 1.3)
- Other Activities – Consider updates to the Township's ordinance on open burning. (1.1, 1.3)
- 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, 1.3, 1.5)
- 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 – When the county's office situation stabilizes, the Community and Economic Development Director, the County's Community Development Director, and the City Planner will resume work on creating 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.

Kurt E. Feight
Feight Management, LLC
3213 Brittan Drive
Mt. Pleasant, MI 48858

October 15, 2024

Charter Township of Union
2010 S. Lincoln Road
Mt. Pleasant, MI 48858

Regarding: Public Hearing for Zoning Map Amendment Request
943 S. Isabella Road, Mt. Pleasant, MI 48858

To Whom It May Concern,

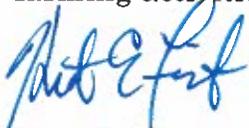
We own the property located at 947 S. Isabella Road and share the north property line of 943 S. Isabella Road. **We strongly oppose the amendment request from I-1 to R-1.**

The said property is currently non-conforming and is being used as a farm raising livestock that are uncaged and run free around the property including but not limited to chickens, ducks, turkeys, and other animals. Also, the owners of 943 S. Isabella have blight throughout the property. Physical deterioration of the buildings, piles of rubbish, tall weeds, uncut grass, and abandoned equipment and lawnmowers throughout the property.

We have filed several complaints with the Township over these unresolved matters. It came to the point where their birds and livestock were encroaching and running free all around our property (see attached photos). We have complained to the owners and the township. To address the matter, we had to install a six-foot fence to keep the animals off and to screen the blight from the property. The neighbors north of 943 S. Isabella Road had to do the same thing.

Along with the birds and animals, 943 S. Isabella Road has encroached on our land, leaving broken equipment and lawnmowers on our property for months. After several requests and complaints, they finally moved the mower just enough off our property to their property line and left it there. A few months later, we found them using our driveway and placed a utility trailer on our property.

This property has blight, raises livestock, and is non-conforming to use with farming activities. The property should remain I-1 and Zoning Enforced.



Kurt E. Feight
Feight Management, LLC

943 S. Isabella Road and 947 S. Isabella Road
Photos





TOWNSHIP-INITIATED REZONING REPORT

TO:	Planning Commission	DATE:	October 3, 2024
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	I-1, Light Industrial
PROJECT:	PREZ24-01 Request to rezone 943 S. Isabella Road from I-1 (Light Industrial District) to the R-1 (Rural Residential District) per Section 14.5 (Amendments).		
PARCEL(S):	PID 14-001-30-004-01		
OWNER(S):	Kandaris Kenneth A & Jean M		
LOCATION:	943 S. Isabella Road in the SW 1/4 of Section 1.		
EXISTING USE:	Single-family dwelling	ADJACENT ZONING:	I-1, R-1
FUTURE LAND USE DESIGNATION:	<i>Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically, this buffer is located on the fringe between rural and more urbanized areas. Rezoning requests for more intensive uses should be limited, especially those requiring extended utility service.</i>		
ACTIONS REQUESTED:	To hold a public hearing and to recommend that the Board of Trustees [APPROVE] [DENY] a rezoning of the 0.53-acre lot at 943 S. Isabella Road (PID 14-001-30-004-01) from I-1 (Light Industrial District) to R-1 (Rural Residential District).		

Background Information

Initiating a Rezoning (Section 14.5 – Amendments).

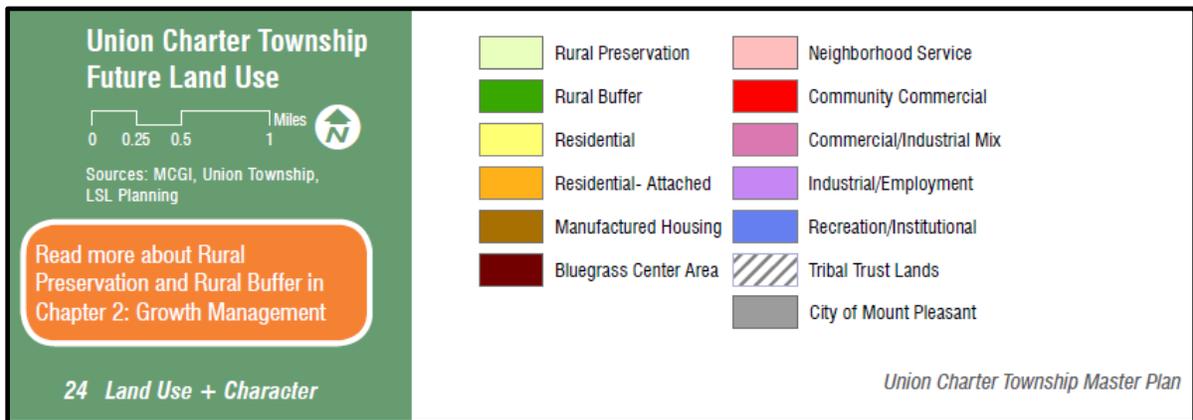
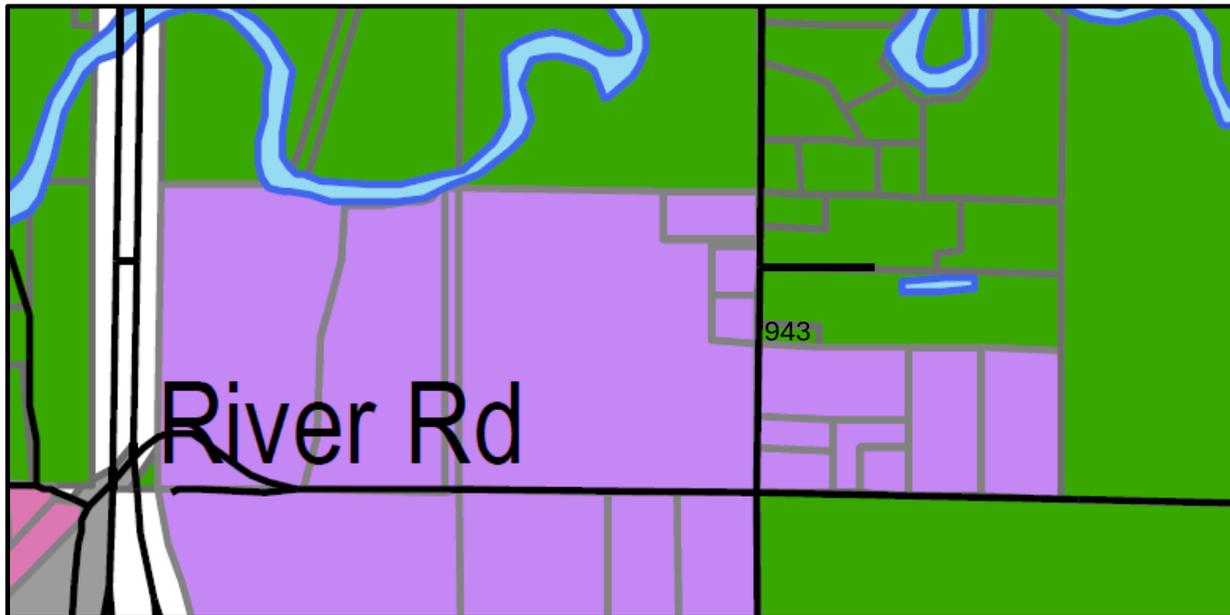
During the regular August Planning Commission meeting, the family living at 943 S. Isabella Rd. spoke during public comment about their interest in being able to continue to raise chickens and other fowl on their lot, which is located in the I-1 (Light Industrial) zoning district and is occupied by a legal nonconforming single-family dwelling. This property is currently part of an active ordinance enforcement action because the non-farm raising of chickens, ducks, etc., is not an allowable land use in the I-1 District. The use of the existing dwelling as a residence is protected as a legal nonconforming use per Section 12.6 (Nonconforming Single-Family Dwellings), but this protection does not extend to the keeping of farm animals.

The family asked the Planning Commission to consider initiating a rezoning action for their lot from the I-1 District to the R-1 ((Rural Residential) District where “customary agricultural operations” (including the keeping of chickens, ducks, and other farm animals) are allowed as a principal permitted use. Per Section 14.5.A. (Initiating Amendments) of the Zoning Ordinance, “Amendments to the Official Zoning Map may be initiated by the Township Board, Planning Commission, Township Planner or by application of one (1) or more Township property owners or persons acting on behalf of and with authorization from the property owner(s).”

Before this proposed rezoning, the most recent rezoning amendments initiated by the Planning Commission were the changes to the various business districts adopted in 2021 in response to corresponding updates included in the new Zoning Ordinance No. 20-06, which eliminated the former B-6 District entirely. In addition, The Planning Commission discussed a potential Township initiated rezoning of land south of E. Broomfield Road and east of S. Lincoln Road in November of 2022, but chose not to take any action.

Existing Zoning and the 2018 Master Plan – Future Land Use Map.

Below is an excerpt from the future land use map included in the adopted 2018 Township Master Plan, which shows the subject lot at 943 S. Isabella Rd. as being just north of the planned boundary of the area designated for “Industrial/Employment” land uses. The subject lot itself is within the area designated as “Rural Buffer” but is currently zoned I-1, Light Industrial. The proposed R-1 (Rural Residential) zoning district classification would be more consistent with this “Rural Buffer” future land use designation and would better align the I-1 and R-1 zoning districts boundary in this area with the intended designations on the future land use map:



Review Comments

In reviewing any proposed amendment to the Official Zoning Map, the Planning Commission is required by Section 14.5.G. of the Zoning Ordinance to “identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board.” This Section includes a set of factors to consider, which are summarized below in the bold headings. Staff comments follow under each heading:

Findings of Fact (Section 14.5.G)

1. **Evaluation of existing and proposed zoning districts.**
 - a. The size and width of the subject lot is legally nonconforming with both the current zoning of I-1 and the proposed zoning of R-1.
 - b. The size of the subject lot and its proximity to surrounding residential zoned land to the north would impede potential future industrial development as currently zoned.
 - c. The proposed R-1 District is compatible with existing rural residential uses on the site.
2. **Apparent demand.**
 - a. There is a demand in the market for more industrial property, provided that the lot area is large enough to accommodate move-in ready warehouse/industrial buildings. Because of the small size of the subject parcel, the proposed rezoning would have no impact on this market condition.
 - b. There is readily available land zoned R-1 in the Township and surrounding communities. Both the AG and R-1 districts allow single family dwellings and customary agricultural operations. The current demand for such uses is being met.
3. **Availability of public services and infrastructure.** *Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public service and infrastructure to serve all of the allowable land uses in the proposed district.*
 - a. The rezoning of the of the parcel from I-1 to R-1 would not compromise the health, safety and welfare of Township residents or burden public entities.
 - b. The available capacity of public services serving the subject lot would be able to serve all potential uses allowed in the proposed R-1 District.
4. **Consistency with the Master Plan.** The proposed rezoning to the R-1 District is cully consistent with the future land use designation for this parcel as Rural Buffer. Based on trends in the area, availability of public infrastructure, the timing of this rezoning proposal is appropriate for consideration.
5. **Additional factors.**
 - a. No adverse impacts on physical, geological, hydrological, historical, or archeological features are anticipated by the proposed rezoning or development of the parcels consistent with Zoning Ordinance requirements.

- b. In 1991, the Township Zoning Map showed the subject lot and the two lots north of it zoned I-1. Since that time, neither of the three parcels were ever developed for an industrial use and the two to the north have been rezoned to R-1. The Township Master Plan Future Land Use Map shows all three parcels as being in the Rural Buffer. This amendment would fix this zoning inconsistency for the subject lot.
- c. The amendment will not result in unlawful exclusionary zoning and will not create an inappropriate precedent.

Objective

Following the public hearing the Planning Commission shall review the rezoning application and then make a recommendation to the Board of Trustees. The Planning Commission may recommend approval of the zoning change as proposed from I-1 (Light industrial District) to R-1 (Rural Residential District) or may recommend that the proposed rezoning be rejected (to retain the existing I-1 zoning of 943 S. Isabella Road).

Key Findings

1. This rezoning is fully consistent with the Master Plan's goals, objectives, and policies for the Rural Buffer area as designated on the Future Land Use map.
2. The size of the subject lot and its proximity to surrounding residential zoned property to the north would impede potential future industrial development as currently zoned.
3. The amendment will fix an inconsistency between the current zoning and the future land use designation for the subject lot.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action by **motion to recommend that the Board of Trustees approve a rezoning of the 0.53-acre lot at 943 S. Isabella Road (PID 14-001-30-004-01) from I-1 (Light Industrial District) to R-1 (Rural Residential District).**

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

Community and Economic Development Department

**CHARTER TOWNSHIP OF UNION
PUBLIC HEARING NOTICE – ZONING MAP AMENDMENT REQUEST**

NOTICE is hereby given that a public hearing will be held at 2010 S. Lincoln Road by the Planning Commission on Tuesday, October 15, 2024, at 7:00 p.m. for the purpose of receiving public comments on the PREZ24-01 request to rezone land located at 943 S. Isabella Road PID 14-001-30-004-01 from I-1 (Light Industrial District) to R-1 (Rural Residential District) as allowed per Section 14.5 Amendments in the Zoning Ordinance. The owner of the record of the land is KANDARIS KENNETH A & JEAN M. However, this rezoning request has been initiated by the Township Planning Commission.

Legal Description: T14N R4W, SEC 1, COM AT SW COR OF S 10 A OF N 1/2 OF SW 1/4 OF SW 1/4 TH N 84 FT, TH E 272.2 FT, TH S 84 FT, TH W 272.2 FT TO POB

The application may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are also available for viewing on the Township's website at: <http://www.uniontownshipmi.com/Departments/ZoningandPlanningServices.aspx/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Zoning Board of Appeals, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772-4600 extension 241.



REQUEST FOR PLANNING COMMISSION ACTION

To: Planning Commission **DATE:** October 8, 2024
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director **DATE FOR CONSIDERATION:** 10/15/2024
ACTION REQUESTED: To approve the schedule of regular meetings of the Planning Commission for the 2025 calendar year in accordance with the requirements of the Open Meetings Act.

BACKGROUND INFORMATION

The Open Meetings Act requires that the Planning Commission schedule and post the annual meeting schedule prior to the start of the calendar year. The Planning Commission meeting schedule for 2025 is recommended as follows:

Planning Commission: *(Third Tuesday of each Month)* All meetings begin at 7:00 p.m.

January 21	April 16 <i>(Joint Meeting)</i>	August 19	December 16
February 18	May 20	September 16	
March 18	June 17	October 21	
April 15	July 15	November 18	

JUSTIFICATION

Adopting and posting an annual meeting schedule alerts the citizens when the Planning Commission meetings will be held. Additionally, adopting and posting the meeting schedule is required as part of the Open Meetings Act.

RESOLUTION

To approve the schedule of regular meetings of the Planning Commission for the 2025 calendar year to take place at 7:00 p.m. on the third Tuesday of each month at the Township Hall, 2010 South Lincoln Road, in accordance with the requirements of the Open Meetings Act.

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

Philip Squattrito, Planning Commission Chair

Industrial and Employment Center Plan

The purpose of this plan is to position our community as a premier economic destination for industry, innovation, and growth, fueling regional prosperity and opportunity by strategically establishing an expanded inventory of available small and large-scale industrial sites along the US-127 corridor to attract world-class companies that are an economic asset to the community and help area residents to thrive.

This plan is intended to address the following challenges related to development of new industrial facilities while positioning the Township for sustainable, long-term growth and economic vitality that enhances the quality of life for area residents:

- The Township has no tracts of land available and ready for larger industrial development projects (30 to 100+ acres in size, based on common industrial site selector criteria).
- Existing sites planned or zoned for industrial development tend to have significant development limitations, including limited lot area, irregular lot configuration, or lack of access to Class A all season roads.
- Access to and visibility from US-127 are key characteristics for any new industrial sites in the Township, based on common industrial site selector criteria.

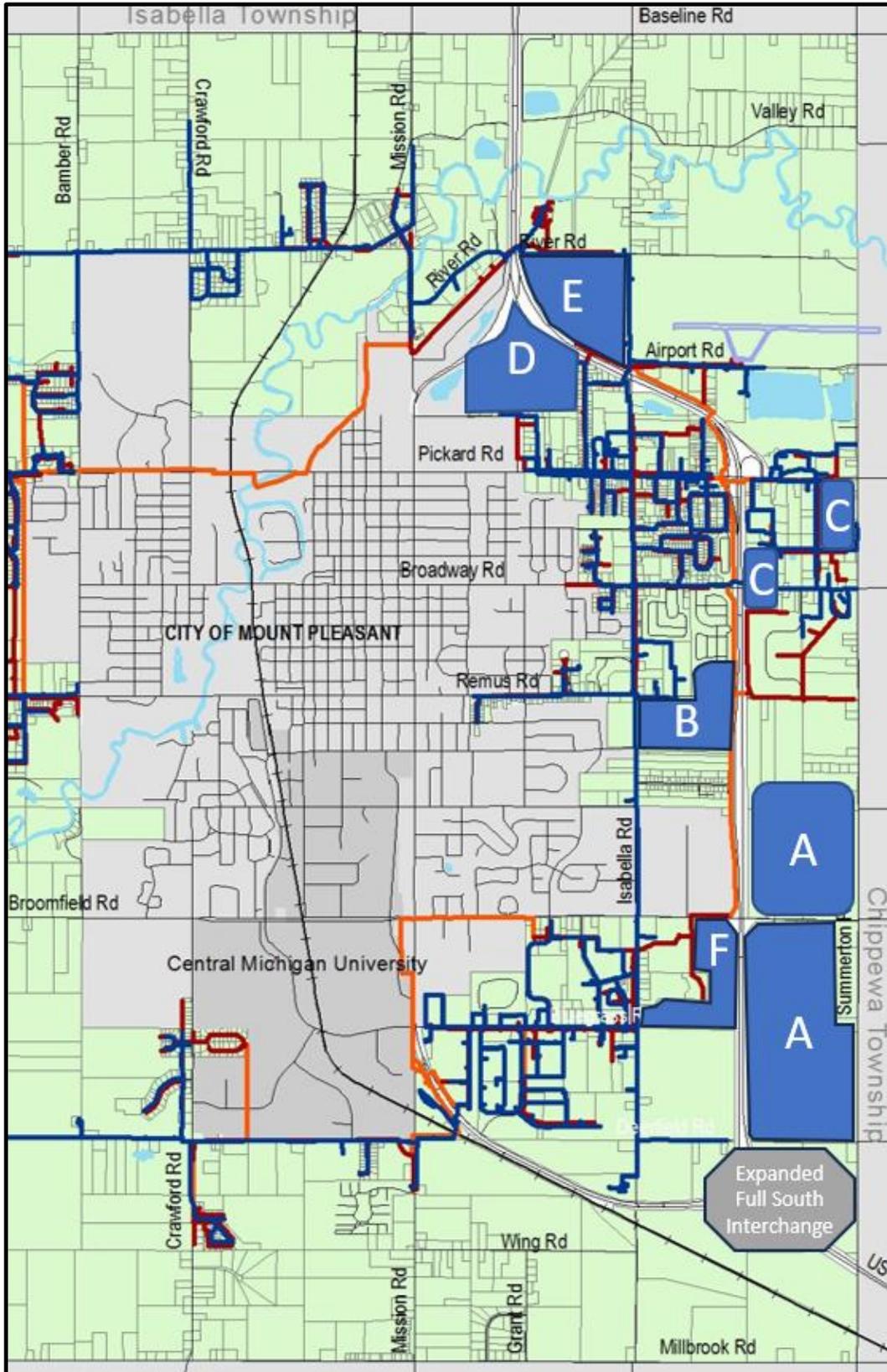
US-127 Corridor Industrial Development Potential

The goal of this plan is to identify and designate additional land areas along the US-127 corridor for new employment hubs in reasonable proximity to our existing commercial corridors and existing neighborhoods and multiple-family housing in the Township and the adjacent City of Mt. Pleasant. Through implementation of this plan, there is an opportunity to support our existing business community through new growth, to support individuals to work close to home, to help our region to attract top talent and to be more resilient, and to help our residents enjoy a higher quality of life through expanded career opportunities and community prosperity.

The map on the following page shows the US-127 corridor along the east side of the Township and identifies six (6) areas along this corridor for evaluation related to potential development for more intensive industrial development. The character, features, and limiting factors for each area are described on the following pages, along with a summary of anticipated infrastructure improvements needed to support more intensive development.

The areas are listed in order of priority based on the evaluation completed by Township staff, with Area A as the highest priority for future industrial development and Area F as the lowest priority:

US-127 Corridor Map of Industrial Development Potential



Area A

Description: Very large tract of land east of US-127 and to the north and south of E. Broomfield Rd. Land is generally open and flat, with much of the site currently in agricultural production. Wetlands and a drain crossing the northern edge of the site would affect development potential but only within this limited area. Close proximity to a major electrical substation and high voltage electrical infrastructure. Prominent US-127 visibility.

Improvements needed: Extension of municipal water and sanitary sewer lines from just west of US-127 under the freeway to serve the site would be required. It is also anticipated that a new sanitary sewage pumping station and potentially a new water tower would be needed to serve more intensive industrial development. Establishment of a regional stormwater management system for the overall site would allow future development to make the most efficient use of available land while ensuring robust protection of water quality and natural resources in the area.

Improvement of S. Summerton Rd. (where needed) to a Class A all-season road from the site north to M-20 would eliminate seasonal restrictions that could otherwise restrict more intensive industrial development that requires truck traffic. The functionality and attractiveness of this site for industrial development would also benefit from expansion of the current partial interchange (northbound only Exit #139 west to US-127BR) into a full interchange with US-127BR crossover access to connect to S. Summerton Rd.

Conclusion: With necessary municipal utility, stormwater management, and road improvements, Area A would be very attractive to site selectors for large-scale (100+ acre) industrial development projects.

Area B

Description: A tract of land, partially owned by Isabella County and occupied by the new County Jail and Sheriff's Office, which includes areas of vacant land with US-127 visibility as well as an area adjacent to S. Isabella Road suitable for a larger (30+ acre) project. S. Isabella Rd. is a Class A all-season road from the site north to M-20.

Improvements needed: Municipal water and sanitary sewer lines have been extended into the site but may require upgrades to improve capacity for more intensive development. Improvement of S. Isabella Rd. (where needed) south of the site to a Class A all-season road would eliminate any seasonal restrictions for northbound truck traffic from the freeway to the site. Unification of the vacant land under single control for development purposes would facilitate the most efficient use of land. Future development of the site would also benefit from the abandonment of the section of E. Remus Rd. east of the County Jail access.

Conclusion: Accessibility to the site from both the M-20/E. Pickard Rd. interchange and the existing south interchange to US-127BR make this site a good candidate for expanded industrial or business park development.

Area C

Description: Two (2) separate tracts of land adjacent to the Enterprise Industrial Park in the East Downtown Development Authority (DDA) District, both of which are potentially suitable for development of smaller-scale (10,000 – 60,000 square-foot) industrial, warehouse, or distribution facilities. Class A all-season roads provide access to the sites from M-20. Municipal water service is available to serve both tracts. Although a portion of the land is adjacent to US-127, there is minimal visibility of the site from the freeway.

Improvements needed: Sanitary sewer service is available on or near both tracts but may require some extension of lines to serve more intensive industrial development. Demolition of a few existing houses and an older commercial building would be necessary to ready the tracts for new industrial development. Additional screening would be required where new industrial development would be in proximity to existing residences.

Conclusion: Both tracts of land have good potential to be suitable for development as part of an expanded Enterprise Industrial Park.

Area D

Description: This tract of land in the East Downtown Development Authority (DDA) District includes existing industrial development on Park Place and Corporate Way along with vacant or underutilized land with frontage on parts of Corporate Dr., N. Packard Rd., and E. Airport Rd. The northern portion of the site has frontage on and visibility from southbound US-127 and from the Exit #144 ramp to US-127BR/S. Mission Rd. The area is near retail, restaurant, and other commercial businesses and is accessible from both the M-20/E. Pickard Rd. interchange and the southbound Exit #144 to US-127BR. Land in this area is potentially suitable for the development of smaller-scale (20,000 – 100,000 square-foot) industrial, warehouse, or distribution facilities.

Improvements needed: The land is currently subdivided into multiple, irregularly shaped lots, which would require consolidation to make the most efficient use of this land for new development. Municipal water and sanitary sewer services are available in this area, but improvements may be needed to expand capacity for more intensive industrial development. All the internal roads would need to be reconstructed to Class A all season roads to support more intensive industrial development.

Some demolition or site clearing may be necessary to ready the land for new industrial development. There is potential for some older oil industry or junkyard sites to require brownfield remediation prior to redevelopment. Additional screening would be required where new industrial development would be in proximity to existing residences.

Conclusion: With East DDA District funding support for necessary road improvements and land assembly, this area would be suitable for expanded industrial development.

Area E

Description: A tract of land adjacent to the Mt. Pleasant Municipal Airport, Delfield Industries, and the Township's Sanitary Sewage Treatment Plant that includes an area of land partially

occupied by the Mt. Pleasant Speedway with some visibility from northbound US-127. The area is near retail, restaurants, and other commercial businesses and close to the M-20/E. Pickard Rd. interchange to US-127. The portion of the tract owned by the City of Mt. Pleasant directly west of the Airport is part of a restricted landing/take-off zone where no development can take place. The remainder of the area is under Airport-related height restrictions but would be suitable for the most common types of single-story industrial buildings with a clear span interior height of 30 to 45 feet. Land in this area is potentially suitable for development of smaller-scale (10,000 – 40,000 square-foot) industrial, warehouse, or distribution facilities.

Improvements needed: Municipal water and sanitary sewer services are available to the area, but some extension of service lines or other improvements may be needed to serve more intensive development. Road improvements may be required for access to certain sites within this area, including land along the private Ric Rach Drive. Unification of vacant land under single control where possible would facilitate the most efficient use of land.

Conclusion: Accessibility to the site from the M-20/E. Pickard Rd. interchange makes this site a good candidate for expanded industrial development consistent with Airport-related height restrictions.

Area F

Description: This is an irregularly shaped tract of land with prominent US-127 visibility and near existing multiple-family residential housing. Land in this area is potentially suitable for the development of smaller-scale (20,000 – 60,000 square-foot) industrial, warehouse, or distribution facilities.

Improvements needed: Municipal water and sanitary sewer systems are available nearby and can be extended to serve the site. To include the E. Broomfield Rd. frontage of the tract in any new development would require consolidation of the land under single control and demolition of several existing houses. Additional screening would be required where new industrial development would be in proximity to existing residences. Establishment of a regional stormwater management system for the overall site would allow future development to make the most efficient use of available land.

Conclusion: With necessary municipal utility, stormwater management, and screening improvements, this tract could be suitable for some industrial development.