

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on November 19, 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, Hayes, Lapp, McDonald, Olver, Squattrito, and Thering

Excused: Shingles

Chairman Squattrito acknowledged the appointment of John Hayes and welcomed him to the Planning Commission.

Others Present

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

Approval of Agenda

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

Approval of Minutes

Olver moved Gross supported to approve the October 15, 2024 regular meeting minutes as presented. **Vote: Ayes: 8. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the October 23rd and November 13th Board of Trustees Meetings.
- B. ZBA Update by McDonald – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports

Public Comment

Open: 7:12 p.m.

No comments were offered.

Closed: 7:12 p.m.

New Business

- A. **PRESR24-02 – Preliminary site plan application for new Leo's Coney Island and Big Chicken Restaurants with drive-through windows plus two retail spaces on the south side of E. Bluegrass Rd. west of Encore Blvd. in the B-5 (Highway Business) Zone District**
 - 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 PRESR24-02 Preliminary Site Plan for the proposed Leo's Coney Island and Big Chicken Plaza, to be developed on a vacant lot located at 4813 Encore Blvd., in the SW ¼ of Section 26,

west of the Members First Credit Union and the approved Valvoline store. Nanney highlighted several housekeeping details that need to be addressed in the Final Site Plan. These include easement requirements that must be completed before the issuance of a building permit, such as obtaining a sidewalk easement, cross-access easement, stormwater easement, and a land combination boundary adjustment with the Township Assessor. These issues can be resolved in the Final Site Plan. Staff recommends approval, subject to the outlined conditions.

David McDade, representative of Roark Galt Architect, stated they have no issues complying with the required changes. McDade mentioned that the applicants will be reaching out to Walmart to inquire about the possibility of connecting to their stormwater system. There was a landscaping discussion of changing three (3) of the deciduous trees to ornamental trees. A question was raised about possibly changing the location of the bike racks with pedestrian safety in mind.

The architect and applicant were available for questions. The Commissioners deliberated.

Lapp moved **Olver** supported to approve the PRESR24-04 preliminary site plan dated October 28, 2024 for a Leo's Coney Island restaurant with a drive-through lane, two retail areas, and a Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Bld. In the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan can comply with the applicable Zoning Ordinance requirements for preliminary site plan approval, including Section 14.2.P (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following conditions:

1. A land combination/boundary adjustment application must be submitted to and approved by the Township Assessor prior to issuance of a building permit for the project.
2. Copies of the final easement document for each cross-access ingress/egress easement and for the new sidewalk along E. Bluegrass Road as recorded at the Isabella County Register of Deeds Office must be submitted to and accepted by the Township Zoning Administrator prior to issuance of a building permit for the project.
3. The modification of landscape plan as proposed on the preliminary site plan is accepted per section 10.7 standards.

Roll Call Vote: Ayes: Browne, Gross, Hayes, Lapp, McDonald, Olver, Squattrito, and Thering. Nays: 0. Motion Carried.

B. Adoption of the Planning Commission's Annual Report to the Board of Trustees

- a. Introduction by staff
- b. Commission discussion
- c. Planning Commission action (adopt the report as presented or with changes or postpone action)

Nanney gave an overview of the various projects that came before the Planning Commission recorded in an Annual Report for 2024. A typographical error in item #11 on the document was noted for correction. Discussion by the Commissioners.

McDonald moved **Hayes** supported to adopt the annual report to the Board of Trustees as required by the Michigan Zoning Enabling Act and the Planning Commission Bylaws with the correction to item #11. **Roll Call Vote: Ayes: Browne, Gross, Hayes, McDonald, Lapp, Olver, Squattrito, and Thering. Nays: 0. Motion Carried.**

Extended Public Comments

Open: 7:59 p.m.

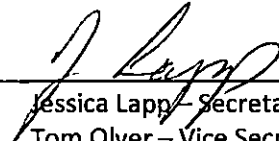
No comments were offered.
Closed: 8:00 p.m.

Final Board Comment

Commissioner Olver and others welcomed Commissioner Hayes to the Planning Commission.

Adjournment – Chair Squattrito adjourned the meeting at 8:03 p.m.

APPROVED BY:



Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)