

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on December 17, 2024, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:01 p.m.

Roll Call

Present: Hayes, Lapp, McDonald, Olver, Shingles (arrived at 7:43 p.m.), Squattrito, and Thering

Excused: Browne and Gross

Absent: McDonald

Others Present

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

Approval of Agenda

Thering moved Hayes supported to approve the agenda as presented. **Vote: Ayes: 5. Nays: 0. Motion Carried**

Approval of Minutes

Olver moved Thering supported to approve the November 19, 2024 regular meeting minutes with two clerical corrections. **Vote: Ayes: 5. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the November 26th Board of Trustees Meeting.
- B. ZBA Update by McDonald – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports

Public Comment

Open: 7:30 p.m.

No comments were offered.

Closed: 7:31 p.m.

New Business

- A. **PFINALSPR24-03 Combined Preliminary and Final Site Plan Approval application for upgrades to the Township's Water Treatment Plant at 5228 S. Isabella Rd. (PID 14-035-20-001-02)**
 - 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 PFINALSPR24-03 Preliminary and Final site plan for the Water Systems Upgrades – Division C Water Treatment Plant located at 5228 S. Isabella Road. Based on the findings, the plans are in good order with the condition that a sidewalk connector from S. Isabella Road to the building be shown on a revised plan for administrative approval before a building permit is issued.

Kim Smith, Public Services Director and Jennifer Graham, Gourdie Frasier Engineer, via Zoom, provided an overview of the project and explained that the requested sidewalk connector to be put on the final site plans for the purpose of applying for relief would not be advisable. She pointed out if the relief were called in a later time, the sidewalk could create safety and security issues that violate State and Federal regulations. The Commissioners deliberated.

***7:43 p.m. Commissioner Shingles arrived.**

Lapp moved **Olver** supported to approve the PSPR24-03 combined preliminary and finals site plan dated October 1 and December 6, 2024 for upgrades to the Township's Water Treatment Plant on approximately 13.5 acres of land at 5228 S. Isabella Rd. (PID 14-035-20-001-02) in the northeast quarter of Section 35, finding that the site plan can comply with the applicable Zoning Ordinance requirements for preliminary and final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S (Standards for Site Plan Approval), subject to the following findings:

1. That a sidewalk connector from S. Isabella Road to the building is not appropriate in the plan due to safety and security restrictions required by the State and Federal regulations.

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

Extended Public Comments

Open: 7:58 p.m.

Jennifer Graham, Gourdie Frasier, thanked the Planning Commissioners and staff. Expressed excitement to get started on the project.

Closed: 7:59 p.m.


Final Board Comment

Commissioner Olver - Noticed the Valvoline project has begun construction.

Chair Squattrito – Mentioned the Michigan Association of Planning will have upcoming trainings in 2025. See Peter to sign up to sign up.

Adjournment – Chair Squattrito adjourned the meeting at 8:02 p.m.

APPROVED BY:



Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)