

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on February 18, 2025, at 7:00 p.m. at the Union Township Hall.

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

Chair Squattrito welcomed Everett Bradshaw to the Planning Commission.

Roll Call

Present: Bradshaw, Browne, Hayes, Lapp, Oliver, Shingles, Squattrito, and Thering

Excused: McDonald

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator

Approval of Agenda

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

Approval of Minutes

Bradshaw moved Browne supported to approve the January 21, 2025 regular meeting minutes as amended. Vote: Ayes: 7. Nays: 0. Motion carried.

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the February 12th 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: 7:14 p.m.

No comments were offered.

Closed: 7:14 p.m.

New Business

- A. PSUP25-01 Special Use Permit and PRES25-02 Preliminary Site Plan applications from OHB Properties LLC (Old Hickory Buildings) for a proposed open air accessory structure dealership business at 4694 E. Pickard Road (PID 14-014-20-030-00) in the B-7 (Retail and Service Highway Business) zoning district**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission questions and discussion

Nanney introduced the PSUP25-01 Special Use Permit and PRES25-02 Preliminary Site Plan application submitted by OHB Properties LLC, proposing an open-air business for storage and sales of sheds and other accessory structures. The lot, previously occupied by a used car dealership, did not have any record of a Special Use Permit issued to the previous owner.

Staff noted some deficiencies in the submitted site plan, which the applicants are actively addressing. The purpose for this informal presentation was to introduce and gather feedback from the commissioners. The applicant intends to submit a revised application and preliminary site plan soon, potentially in time for a public hearing on the special use permit during the March Planning Commission meeting.

Shanee Thayer from CMS&D Surveying and Engineering, spoke on behalf of the applicants, outlining plans for the site and emphasizing the potential for the business to enhance the area's visual appeal for the township. Shanee was available for questions.

Discussion by the commissioners.

B. Presentation/Discussion of the PRES25-01 Preliminary Site Plan application for Mid-Michigan College's proposed 39,161 square-foot Events Center located on their campus at 2600 S. Summerton Road (PID 14-013-40-001-05) in the B-4 (General Business) zoning district.

Nanney presented the PRES25-01 Preliminary site plan application for the proposed Event Center at Mid-Michigan College's. In 2022, Mid-Michigan College was given final site plan approval for a new accessory storage facility and sports complex. However, due to funding limitations, only the storage facility was completed. In 2024, township staff met with ROWE Engineering and Mid-Michigan College to discuss its master plan vision and proposed Events Center.

Upon submission of the preliminary site plan, staff identified a height issue regarding the Event Center. The B-4 Zoning District permits a maximum height of 35 feet, while the proposed height is at least 40 feet. The applicant had incorrectly based the proposed Event Center height on the standards that apply to a Public and Institutional Use under the zoning ordinance. However, this defined term in Section 2 of the Zoning Ordinance specifically excludes colleges from the definition. Staff provided several options to resolve the maximum building height violation.

Martin Ruiter, Hobbs & Black Architects and Matt Miller, VP of Student Services of Mid-Michigan College provided key information on the buildings and were available to answer questions.

During deliberations, the Commission reached a consensus that the most favorable solution would be to implement a text amendment to add a height exception for business schools, colleges, universities and publicly owned recreational facility buildings.

Browne moved **Hayes** supported to direct staff to prepare a draft amendment to allow business schools, colleges, universities, and publicly owned recreational facility buildings to exceed the maximum allowed height in the zoning district subject to a corresponding increase in minimum required yard setbacks, and to schedule a public hearing for the proposed change. **Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion Carried.**

Extended Public Comments

Open: 8:15 p.m.

No comments were offered.

Closed: 8:15 p.m.

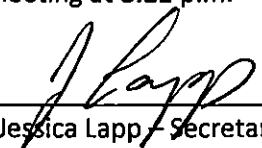
Final Board Comment

Chair Squatrito – reminded the board and the new commissioner of the Michigan Association of Planning and Michigan Township Association training opportunities.

Adjournment – Chair Squatrito adjourned the meeting at 8:21 p.m.

APPROVED BY:

(Recorded by Tera Green)



Jessica Lapp – Secretary
Tom Olver – Vice Secretary