



Planning Commission
Regular Meeting
April 15, 2025
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

-March 18, 2025 Regular Meeting

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Presentation by Amanda Brake – Proposal for Maslow’s Village Tiny Homes as Transitional Housing Support for the Homeless
 - B. Thering updates from Board of Trustees
 - C. McDonald updates from ZBA
 - D. Community and Economic Development Monthly Report
 - E. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **PSUP25-02 Special Use Permit application for short-term rental housing located at 1220 S. Eli’s Way**
 - a. Introduction by staff and the applicant
 - b. Public hearing
 - c. Commission review of the application
 - d. Commission deliberation and action (approve, deny, approve with conditions, or postpone action)
 - B. **Discussion of special use permit and public notice requirements for federally regulated gunsmiths.**
 - a. Introduction by staff
 - b. Commission questions and discussion
9. OTHER BUSINESS
 - A. **Master Plan Update**
 - a. Introduction by staff

b. Questions and discussions

B. Reminder about the Annual Joint Boards and Commissions meeting scheduled for tomorrow evening (4/16/2025), 6:00 p.m. at Jameson Hall (5142 Bud St.)

10. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

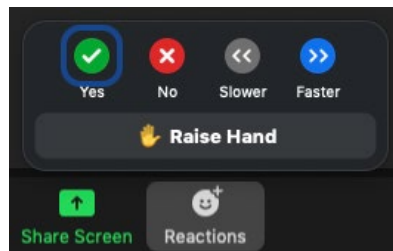
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 March 18, 2025, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present: Bradshaw, Browne, Hayes, Lapp, Olver, Squattrito, and Thering

Absent: McDonald

Others Present

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

Approval of Agenda

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

Approval of Minutes

Olver moved **Browne** supported to approve the February 18, 2025, regular meeting minutes as amended. **Vote: Ayes: 8. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the February 26th and March 12th Board of Trustees Meetings.
- B. ZBA Update – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports – Mr. Nanney answered questions about the documentation included in the packet about introduction of new state legislation related to “the freedom to raise and keep backyard chickens.”

Public Comment

Open: 7:21 p.m.

No comments were offered.

Closed: 7:21 p.m.

New Business

- A. **Annual Election of Officers**
 - a. Chair

Shingles moved **Hayes** supported to appoint Commissioner Squattrito as Chair per the Planning Commission bylaws. No other nominations were made for this position. **Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, and Thering. Nays: 0. Abstain: Shingles and Squattrito. Motion Carried.**

- b. Vice-Chair

Browne moved **Bradshaw** supported to appoint Commissioner Shingles as Vice-Chair per the Planning Commission bylaws. No other nominations were made for this position. **Roll Call Vote: Ayes: Squatrito, Bradshaw, Browne, Hayes, Lapp, Olver, and Thering. Nays: 0. Abstain: Shingles. Motion Carried.**

c. Secretary

Olver moved **Thering** supported to appoint Commissioner Lapp as Secretary per the Planning Commission bylaws. No other nominations were made for this position. **Roll Call Vote: Ayes: Squatrito, Bradshaw, Browne, Hayes, Olver, Shingles, and Thering. Nays: 0. Abstain: Lapp. Motion Carried.**

d. Vice-Secretary

Lapp moved **Hayes** supported to appoint Commissioner Olver as Vice-Secretary per the Planning Commission bylaws. No other nominations were made for this position. **Roll Call Vote: Ayes: Squatrito, Bradshaw, Browne, Hayes, Lapp, Shingles, and Thering. Nays: 0. Abstain: Olver. Motion Carried.**

B. PTXT25-01 Planning Commission-initiated Zoning Ordinance Text Amendment to revise and extend limited allowance for additional building height for Business Schools, Colleges, Universities, and Indoor Publicly Owned, Recreation Facilities

- a. Introduction by staff
- b. Public hearing
- c. Commission deliberation and action (recommend approval or denial to the Board of Trustees, or postpone action)

Nanney introduced the PTXT25-01 Planning Commission-initiated Zoning Ordinance Text Amendment to expand the types of buildings/land uses that would be eligible under Section 6.34 for approval of a limited exception from the maximum height standards of the zoning district for Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities.

This amendment follows a discussion at the February 18th Planning Commission meeting regarding the Mid-Michigan Event Center, which exceeds the maximum height limit. Based on direction from the Planning Commission, staff initiated a proposed text amendment.

The text amendment would include clarifying language to Section 6.34 on how the exception would apply, including adding a provision to ensure adequate light and air by means of an expanded minimum setback, inserting a requirement for prior written confirmation from the Fire Department that available emergency response equipment is sufficient, and expanding requirements for conformity with the character of the adjacent neighborhood.

Public Hearing

Open: 7:33 p.m.

Tim Bebee, 2257 E Broomfield Rd., concerned that the language in the text amendment, which includes publicly owned recreational facility buildings, may cause issues for private or parochial schools that could potentially move into the Township.

Closed: 7:44 p.m.

Following the public hearing, Mr. Nanney confirmed that “Public and Institutional Buildings,” as defined in the Zoning Ordinance, includes all types of “K-12 schools,” and that the type of parochial school described by Mr. Bebee during the hearing may also be linked with the term “religious institution” as defined in the ordinance.

Commission deliberation.

Olvers moved **Browne** supported to recommend to the Board of Trustees that the proposed amendments to Section 3.4 (Permitted Uses by District) and Section 6.34 (Public and Institutional Uses) of the Zoning Ordinance No 20-06 be adopted as presented. **Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, Shingles, Squattrito, and Thering. Nays: 0. Motion Carried.**

C. PSUP25-01 Special Use Permit Application by OHB Old Hickory Buildings for an open-air business to sell accessory buildings located at 4694 E Pickard Road.

- a. Introduction by staff and the applicant
- b. Public hearing
- c. Commission review of the application
- d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PSUP25-01 Special Use Permit application for OHB, Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road.

This lot was previously the site of a used car dealership. After reviewing available Township records, no documentation was found indicating any prior special use permit approvals for the former dealership. As a result, the change of use requires a public hearing and approval of a special use permit for the proposed open air business.

Staff finds the proposal to be in good order and meets requirements for a Special Use Permit. Staff identified a few minor details they would like to see addressed on the final site plan, including hours of operation, parking, and setbacks. Based on these findings, staff recommends approval contingent upon these details being incorporated into the Final Site Plan.

Tim Bebee, CMD&S, asked for clarification on setbacks, which was provided by Mr. Nanney to Mr. Bebee’s satisfaction. Mr. Bebee was available for questions.

Public Hearing

Open: 7:54 p.m.

No comments were offered.

Closed: 7:55 p.m.

Commission deliberation.

Lapp moved **Olver** supported to approve the PSUP25-01 Special Use Permit for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service

Business) District, finding that their application can comply with Section 14.3.J. (Standards for Special Use Approval, subject to the following condition:

1. Add notes for hours of operation and justification of the alternative parking standard on the final site plan.

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

D. PRES25-02 Preliminary Site Plan Approval Application for OHB Old Hickory Buildings for the open-air business use to sell accessory buildings located at 4694 E. Pickard Road

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

Nanney presented the PRES25-02 preliminary site plan for the proposed OHB, Old Hickory Buildings open-air business selling accessory buildings at 4694 E. Pickard Road. Nanney highlighted that the property is in a dilapidated condition and is considered under the Zoning Ordinance to be a “nonconforming site” subject to the provisions of Section 12.5 (Nonconforming Sites). Under Section 12.5, improvements can be proposed to a nonconforming site without the need to bring all elements of the site up to satisfying current site development standards. Section 12.5 sets standards for site improvements, including any public safety deficiencies, which the proposal meets. Additionally, the ordinance requires that the scope of site improvements meet a minimum of three of the ten listed categories, and the applicant has more than satisfied these requirements.

Several details were identified that need to be addressed, but these can be handled on the final site plan. Staff recommends approval of the preliminary site plan and is comfortable with recommending approval as presented, as the outstanding details are already required by the Zoning Ordinance to be included in the final site plan.

Tim Bebee, CMS&D, described the change to the display area due to the setbacks.

Commission deliberation.

Olver moved **Hayes** supported to approve the PRES25-02 preliminary site plan for the proposed OHB Old Hickory Buildings open-air business selling accessory building at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that the site plan dated February 28, 2025 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2P. (Required Site Plan information) and 14.2.S (Standards for Site Plan Approval). **Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, Shingles, Squattrito, and Thering. Nays: 0. Motion Carried.**

Extended Public Comments

Open: 8:19 p.m.

No comments were offered.

Closed: 8:19 p.m.

Final Board Comment

Chair Squattrito – commented that this is the last meeting before the official start of Spring, reminded Commissioners of training opportunities and that the Annual Boards and Commissions Joint meeting will be held at 6:00pm on April 16th at Jameson Hall.

Adjournment – Chair Squattrito adjourned the meeting at 8:20 p.m.

APPROVED BY:

Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)

DRAFT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
2-Chair	Phil	Squattrito	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	John	Hayes	2/15/2028
7	Everette	Bradshaw	2/15/2028
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2028
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	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
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	12/31/2026
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	11/20/2028
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2029
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	Miranda	Ley	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
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Lori	Rogers	11/20/2028
3	Jeff	Brown	11/20/2028



Department Monthly Report

Department: Community and Economic Development

Month/Year: April 2025

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 met again with the ownership team for the Indian Hills Shopping Center remotely via Zoom to discuss development options for underutilized land, vehicular and pedestrian access improvement options, including access to the US-127 Business Loop, and potential for application of economic development-related state laws to support a future major rehabilitation/new construction project.
- The Community and Economic Development Director served as Chair for the March meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director has been added as an official member of the East Michigan Council of Governments' (EMCOG) Regional Economic Development (RED) team. He also served as the recognized Isabella County alternate representative for the purpose of consideration and voting on EMCOG Council (board of directors) agenda items in the absence of both the City of Mt. Pleasant (Aaron Desentz) and Isabella County (Tim Nieporte), which the EMCOG bylaws designate as the Isabella County representatives on the Council.
- The Community and Economic Development Director continued to work with the team developing the new Township website to expand information related to development approval processes and pre-application meeting options to further assist the development community. (1.1, 1.2, 1.5)
- The Community and Economic Development Director met with the new President of the Middle Michigan Development Corporation (MMDC), Kati Mora, to discuss economic development priorities. (1.5)
- The Community and Economic Development Director participated in the Chamber of Commerce Daybreak Mt. Pleasant event. (1.5)
- The Community and Economic Development Director participated in a Michigan Downtowns Association event highlighting business support for military veterans. (1.2, 1.5)
- The Community and Economic Development Director and Executive Director of the Mt. Pleasant Area Convention and Visitors Bureau wrapped up work to replace the permanent gateway banners at the US-127 interchange. Installation of the new banners will be completed in early April.
- 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):

- The regular March meeting of the EDA Board was canceled due to the lack of a quorum.

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

- The Building Official provided the following services during the month:
 - 36 Building Inspections (1.3)
 - 22 Permits issued (1.3)
 - 2 Final Certificate of Occupancy Issued (1.3, 1.4, 1.5)
 - Follow up phone calls
- The Building Official attending NMCOA training event for professional development
- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk provided the following services during the month:
 - Updated Building Department forms for new website
 - Worked on building services page for new website
 - 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
- Building Services Clerk & Building Official working on the expired permit list.

Rental Inspection Services (1.1, 1.2, 1.3, 1.5):

- Site visits with inspections, re-inspections, issue investigation, etc. for apartment complexes, hotels, as well as duplex and single-family units (**343 units inspected**-15 apartments, 5 single-family units, 318 hotel rooms and 10 duplex units).
- Educated licensed builder on egress requirements on replacement windows at an apartment complex in Union Township.
- Complaint by tenant led to getting the rental into the system, paying the rental fee by landlord and getting list of corrections to bring up to rental code.
- Follow up with tenant about HVAC system in apartment having loud blower motor; stopped by and spoke to property management to confirm that they had issued a work order to repair system. Repair work was completed.
- Initial inspection of VRBO property and cleared it for the special use permit application.
- Guided Quality Inn on receiving the annual elevator certification from the State of Michigan.
- Expired and re-inspection certificate scheduling.
- For professional development - textbook training of the 2015 International Property Maintenance Code book and hands-on and textbook training with the Building Official on various codes.
- Continuing to distribute copies of a flyer designed to answer questions about common issues that can become rental violations, which has been well-received and appreciated by managers of the various apartment complexes.
- Now scheduling both the initial and follow up inspections at the same time for units in large apartment complexes to improve response time and increase efficiencies for all concerned related to completion of any corrective actions. Multiple apartment complex managers have responded that this change has been helpful for them.

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

- The Zoning Administrator provided the following services during the month:

- Three (3) Zoning approvals related to building permits.
- Published in newspaper annual noxious weeds and tall grass ordinance enforcement notice to residents of the Township.
- Zoning Compliance letter and FOIA request for 5760 E. Pickard Road.
- Met with Joe Schafer with Township Assessor about boundary adjustment for 1857 and 1853 Airway Drive.
- Met with owners of 1220 S. Eli's Way about short-term rental use and application process. Met again for pre-application meeting ahead of submittal.
- Met with a development team about residential solar onsite use.
- The Community and Economic Development Director, Zoning Administrator, and Township Manager met with development team representatives for a proposed private school project to answer questions about the development approval process, site development-related ordinance standards, and other project-related details.
- The Community and Economic Development Director and Zoning Administrator met with John Sommerville and Pete Lorenz regarding a proposed private road project off of St. Andrews Dr.
- The Community and Economic Development Director and Zoning Administrator met with a residential builder to help resolve grading and drainage challenges on the site for a new residential construction project.
- The Community and Economic Development Director and Zoning Administrator met with the new owner of an E. Pickard Rd. business to help resolve an immediate concern and to help with answers related to the owner's longer-term improvement plans.
- Zoning Administrator approval of the PFINAL25-01 Final Site Plan for the County Materials Recovery Facility (MRF) Expansion located at 4208 E. River Road, following a determination of full compliance with all applicable ordinance standards and Planning Commission conditions of approval for the preliminary site plan as confirmed by the Community and Economic Development Director. This administrative action is authorized by the amendments to Section 14.2 (Site Plan Review) of the Zoning Ordinance as adopted by the Board of Trustees on 11/13/2024.

Ordinance Enforcement Activities (1.1, 1.3):

- 2946 S. Meadowlark Dr. - complaint about multiple cars parked on grass and in road, along with a toilet left outside in the yard near an existing deck. The owner responded to an initial notice of the violations by removing all cars from the road and lawn area. The owner responded to a follow up notice by relocating the toilet next to their deck, where they were observed by staff to use it as a place to sit. More recently, the ordinance enforcement official observed that the toilet has been removed from the premises. This matter is now closed.
- 5500 E. Pickard Rd. (Quality Inn). – Unlawful storage of a shipping container on the site in violation of the approved site plan and zoning district standards. A notice of violation is in process.
- Zalud Extraction Operation Site NE corner of S. Lincoln Rd. & E. Millbrook Rd.) — The Community and Economic Development Director met remotely with James and Jeremy Zalud to go over details of the consent agreement and approved Extraction Permit plans that need to be addressed prior to start-up of any extraction of sand and gravel on the site in the Spring. The Director noted that the required berms and screening by the adjacent residences had been installed per the approved plans, but that other required elements (including setback markers, active cell perimeter berms, and security gates) remain to be completed. The Director also noted a typographical error in the as-submitted performance bond that would need to be corrected. The owners confirmed that all details will be satisfied prior to start of activities on the site in 2025.
- Indian Hills Shopping Center - Owner and contractor were notified of violations 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. After multiple notices, a civil infraction ticket was issued, for which the owners have confirmed receipt. At the owners' request, additional details of the site plan violations were forwarded by the Zoning Administrator. Staff also met with the owner about this and other topics related to the shopping center, which is currently challenged by the loss of several long-term tenants (Big Lots, JoAnn Fabrics, Five Below). The owner cited these challenges in partial justification for their failure to follow the approved minor site plan they prepared and submitted to the Township for approval. During a recent follow up meeting, the owner confirmed that the remaining parking lot repairs and restriping will be completed "this Spring." Sidewalk/pedestrian access-related improvements remain uncompleted.

- 386 Bluegrass Road. - Junk in the yard. Owner has continued to have junk removed when able to due to age. 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.
- 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 property is currently in tax foreclosure.
- 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 March 18, 2025 meeting, the Planning Commission:
 - Held their annual election of officers. All current officers were re-elected for a new one-year term.
 - Held a public hearing for the PTXT25-01 Planning Commission-initiated Zoning Ordinance Text Amendment to revise and extend limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional, Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned, Recreation Facilities, subject to expanded setback area requirements and other specific conditions and limitations. Following the hearing, the Commission took action to recommend the proposed amendment to the Board of Trustees for adoption as presented.
 - Held a public hearing for the PSUP25-01 special use permit application by OHB Old Hickory Buildings for an open-air business to sell accessory buildings at 4694 E. Pickard Road. Following the hearing, the Commission took action to approve the special use permit subject to conditions related to hours of operation and parking.
 - Approved the PRESR25-01 Preliminary Site Plan as presented for the OHB Old Hickory Buildings open-air business to sell accessory buildings at 4694 E. Pickard Road.

Zoning Board of Appeals Activities (1.1):

- Regular March ZBA meeting was canceled 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 and the Township Attorney 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)
- Building Services Clerk updated the parks calendar to include all Mt. Pleasant Softball League and Union Township Little League practices and games. (1.1, 1.2 1.4)

- The Community and Economic Development Director met with National Fitness Campaign (NFC) representatives to receive an update on usage of our Outdoor Fitness Court (based on NFC smartphone app data) and to learn more about the NFC Healthy Site Scoring and potential grant funding for other potential fitness court sites in the area. (1.1, 1.2, 1.4)
- The Community and Economic Development Director and Building Services Clerk worked with the Little League and Public Services Department staff to coordinate seasonal preparation of McDonald Park fields and facilities. (1.1, 1.2, 1.4)

Other Activities:

- The Community and Economic Development Director met with the Mt. Pleasant City Planner to discuss planning and development related topics of mutual interest. (1.1, 1.2)
- Building Services Clerk assisted clerk's office with absentee ballots ready for mail. (1.1, 1.3)
- The Building Services Clerk responded to a total of four (4) Freedom of Information Act (FOIA) requests for departmental records during the month. (1.2)
- 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 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.
- 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 April meeting of the EDA Board is anticipated to include the normal business items.

Building Services (1.1, 1.3, 1.5):

- Continued progress on Krist Mini Mart Project (1.1, 1.3)
- 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):

- The Rental Inspector 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.
- 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
- 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 April 15, 2025 Planning Commission meeting is anticipated to include:
 - Presentation -Maslow's Village Tiny Homes as Transitional Housing Support for the Homeless – by Amanda Brake
 - Public hearing, deliberation, and action for the PSUP25-02 special use permit application for short-term rental housing located at 1220 S. Eli's Way.
- Joint Boards and Commissions meeting set for Wednesday, April 16, 2025.

Zoning Board of Appeals Activities (1.1):

- No meeting scheduled in April.

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

- The Community and Economic Development Director the Township's engineering consultant at Gourdie-Fraser expect that the remaining details needed to be ready to send the proposed construction plans for a new sidewalk along the south side of E. Bluegrass Rd. from S. Mission Rd. east across the frontage of the Red Lobster parcel and to complete a connection to the east lot line of the Indian Pines Shopping Center will be wrapped up by the end of April.
- 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 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:

- The Community and Economic Development Director is working with the Township's engineering consultant to compile a proposed scope of work for a housing-related feasibility study to evaluate water/sewer infrastructure needs to support expanded higher-density residential or mixed residential-commercial development within the Bluegrass Center Area as defined in the Township's Master Plan. This proposed scope of work will be provided to the Michigan State Housing Development Authority (MSHDA) as part of a request to repurpose a previously-approved MSHDA Housing Readiness Incentive Grant as part of the Township's Master Plan update project.

- The Community and Economic Development Director is participating in the Rollie Denison Leadership Institute's Capstone sponsored by the Chamber of Commerce, which will focus on planning for and implementing a community improvement project in 2025.
- The Community and Economic Development Director and Mt. Pleasant City Planner periodically meet 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

- RFBA to consider a proposed amendment to the Private Road Ordinance No. 24-01 to expand turnaround area design options for smaller private roads serving up to eight (8) lots. (1.1, 1.3, 1.5)
- RFBA to consider a proposed amendment to the Zoning Ordinance No. 20-06 to revise and extend a limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional Uses and Religious Institutions to also include Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities, subject to expanded setback area requirements and other specific conditions and limitations. (1.1, 1.2, 1.5)
- RFBA to select the successful bidder for the proposed 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 and to complete a connection to the east lot line of the Indian Pines Shopping Center. (1.1, 1.3, 1.5)

Significant Items of Interest Longer Term

- Other Activities – 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.
- 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)
- Other Activities - Consideration of a new 2025 - 2029 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)
- 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)
- Building Services - 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)

- 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 – 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 – 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.

Charter Township of Union



To: Township Board of Trustees
From: Mark Stuhldreher, Township Manager
Subject: Policy Governance Review
Date: March 19, 2025

Policy Review: 1.1-1.5 Global Ends – 2024 Accomplishments
Type of Review: Internal
Review Interval: Annual
Review Month: March 2025

Policy Wording

The specific policies are listed in the data report

Manager Interpretation

Township Manager interprets this policy to be the primary driver that directs all activities of the Township administration. The goal of the administration is to focus efforts on advancing the various Ends articulated in the policy.

Justification of Reasonability of Interpretation

The Township Manager's interpretation utilizes the subsections of the policy which are clearly written and approved by the Board of Trustees.

Data

See attached report

Compliance

Based on the data presented, the Township Management Team is in compliance with the policy as stated.

Global Ends 2024 Accomplishment and Data Report

Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.

Ends

The highest quality of life encompasses sustained or enhanced:

1. Community well-being and the common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Health and Safety
4. Natural environment
6. Commerce

1. Community well-being and the common good

- Community and Economic Development Department staff participated in various professional training events throughout the year to stay up-to-date related to specific areas of expertise.
- The appointed members of the Planning Commission and Zoning Board of Appeals are regularly notified of and encouraged by staff to participate in training opportunities related to their responsibilities.
- The Community and Economic Development Director led a brief weekly departmental staff gathering to coordinate activities, ask questions, address issues of concern, and plan ahead. The Director also meets regularly in a one-on-one format with departmental staff members.
- The Township Hall administrative staff organized several special events for staff, including a holiday gathering, to help make the Township an even more cohesive workplace, which benefits all who interact with any staff member.
- Sealcoating of parking lots at WWTP, River Road Booster Pump Station, Meridian Treatment Plant, Broadway Tower, Township Hall Upper Parking Lot.
- FY 2023 Annual Audit received the highest opinion by the auditors and provided financial information free from material misstatements.
- FY 2024 annual budgets were amended as needed with the general fund ending the year \$703,000 under budget
- Completed FY2025 Public Service Department Budget Request, FY2025 Fees, and FY2025 Capital Improvements for water, sewer, parks, roads, and building maintenance.
- Completed Township Hall Feasibility Study

1. 1 Residents engage in a vibrant community life.

- The Community and Economic Development Director met periodically with the Mt. Pleasant City Planner to discuss community planning-related issues of mutual interest.
- 1.1.1 All demographics within the township can feel welcomed, feel belonging, and engage with the community.

- The Community and Economic Development Department staff are continually focused on the desired outcome of creating the best possible customer service experience for our residents, building contractors, landlords, tenants, and all others who interact with any member of our departmental team.
- The Economic Development Authority (EDA) Board continued to provide annual financial support for the Mt. Pleasant Municipal Airport's crew car courtesy vehicle that is available for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which was initiated in June of 2022 with EDA Board support and has proven to be very popular

1.1.1.1 A welcoming atmosphere, promoting tolerance and inclusion of all cultures, orientations, and economic status.

- The Community and Economic Development Department does not discriminate based on race, wealth, knowledge, or ability, and we strive to work through language and cultural barriers. Everyone is treated with respect and professionalism.
- Township staff coordinators Tera Green and Amy Peak initiated, organized, and managed the second annual Union Township donation drive to support The Care Store located in the William & Janet Strickler Nonprofit Center (1114 W. High St. in Mt. Pleasant), which provides personal and hygiene items and household cleaning products that are not eligible for retail purchase through Bridge Cards to anyone in Isabella County that has a referral from one of their partnering agencies. With the generous support of many community members and Township staff, a truckload of donated deodorant, feminine hygiene products, hairbrushes/combs/nail clippers, lotion, shaving supplies, shampoo/conditioner, toothbrushes, toothpaste, bathroom cleaners, brooms/mops/dustpans, laundry detergent, fabric softener, paper towels, toilet paper, trash bags and much more was delivered to The Care Store.

1.1.1.2 Fair and nondiscriminatory code enforcement

- The Community and Economic Development Department staff provides for consistent building, property maintenance, and rental housing code enforcement by utilizing inspection checklists, with documentation of inspection results recorded in the BS&A Building Module application to allow for quick reference.
- When a resident or property owner is found in violation of a Zoning Ordinance requirement, the Zoning Administrator sends a letter to

inform them of the violation and potential penalties, provide direction for corrective action, and establish a reasonable time period for completion. In the event of a failure to make necessary corrections, follow up enforcement actions are taken until the violation is resolved.

- The Community and Economic Development Director worked closely with the Township Attorney to prepare an ordinance to repeal several outdated and unenforceable ordinances that were still in the Code of Ordinances. The repeal ordinance was subsequently adopted by the Board of Trustees.

1.1.1.3 Residents take pride in their community, understand its past and engage in its future.

- The Community and Economic Development Director oversees the work of department staff and contractors to implement and maintain the East Downtown Development Authority Board-funded displays of banners, flowers, and holiday decorations along the E. Pickard Rd. corridor, along with grass-cutting, weed control, tree-trimming, and irrigation services that together establish a distinct visual character for this business district which is attractive for residents, welcoming to visitors, and supportive of local business investment and growth.

1.1.2 Residents look to the township as a key information source for community activities, services, and resources in the region.

- Community and Economic Development Department staff promptly responds to all questions from residents, business owners, landlords, tenants, and others about the building code, Zoning Ordinance, rental inspection program, and ordinance enforcement issues in the Township.
- Community and Economic Development Department staff responded to 28 Freedom of Information Act (FOIA) requests for building and zoning-related parcel and permit information.
- The Community and Economic Development Department staff and Tera Green, Administrative Assistant, regularly update the Township's website to keep the planning, zoning, building, community information, and economic development content current. The Rental Inspector used his photography skills to capture scenes from around the Township to update the website's photo galleries. The website is also regularly updated with announcements and hearing notices. The schedules and meeting packets for all regular Economic Development Authority (EDA) Board, Planning Commission, and Zoning Board of Appeals meetings are posted online to allow for public notice and review of meeting agendas and application materials well ahead of their meetings.
- The Finance Director and Community and Economic Development Director prepared and posted the Economic Development Authority (EDA) Board's annual report on the updated EDA page of the Township's website, filed the required

financial reports with the Michigan Department of Treasury, and participated with the EDA Board in two (2) special EDA informational meetings required by Public Act 57 of 2018 to inform the public of accomplishments, current contracts, and planned improvement projects in the DDA Districts.

- Community and Economic Development Department staff continued to expand the scope of digitized files in the BS&A Building Module software to improve accessibility and availability of the information for staff and the public.
- Public Services staff processed
 - 233 Transfers of Service/Final Bills/ACH Request.
 - 3,008 miscellaneous service request/work orders/phone calls/general inquiry /billing inquiries/emails/REU letter inquiries/cross connection program inquiries
 - Prepared 29 cost estimates/permits for new residential/commercial water and sewer services.
 - 514 yearly REU evaluations for all commercial water customer accounts
 - Completed 103 inspection/replacement of meter reading equipment and or meter replacements.
 - Quarterly meter reads/rereads/billing:
 - \$4,877,276.43 billed.
 - Applied penalties to customer water and sewer accounts in the amount of \$48,826.58 and prepared/mailed quarterly Shut-off/past-due reminders in the amount of \$289,381.47.
 - Completed 1,791 MISDIG marking request for water and sewer and Completed 17 MISDIG design ticket request for water and sewer.
- Preparation and distribution of 2023 Consumer Confidence Report – completed and submitted Certification of Delivery to EGLE via MIEDWHIS.
- GIS services provided:
 - Community and Economic Development - The GIS specialist provided water, sewer, parcels, planning, zoning, and other data to Gourdie-Fraser, for a project to help the Township identify infrastructure improvements needed for "potential new industrial/research/business park development along the US-127 corridor" (to quote the Community and Economic Development Director).
 - Streetlight Project - Completed a streetlight project to develop an East DDA streetlight mapping workspace by creating GIS data layers for streetlight electric distribution lines and poles owned by Union Township's Economic Development Authority. Uploaded a new electric station-code Area of Interest (AOI) layer file to the MISS DIG 811 Damage Prevention Portal.
 - Gravel Road Map Update - As part of the ongoing road maintenance program, the GIS specialist created a map using the Isabella County Road Commission's certified road maps as a basemap source. Updated the gravel road rehabilitation map to show completions in 2023 and previously

(roads graveled and grader ditched). The map also included the 2024 gravel roads recommendations.

- GIS: Parcels and Land Divisions - Worked with the Assessor's surveys and legal descriptions to do a two-acre parcel split for a new duplex on Crawford.
- GIS: Road Paving Special Assessment Districts - Created a map for a Paving Special Assessment District for the Stone Ridge and Meadowbrook subdivisions.
- GIS: Plans and Drawings Data Management: PDF to TIFF (Conversion) - PDF maps and drawings contain no spatial information. Succeeded in applying a method to convert PDFs to TIFFs to create higher quality images for mapping and archiving.
- Assisted Clerk with elections setup.
- Attended Administrative Support Professional Training August 12-14 Comfort Inn Mt. Pleasant – Jennifer Loveberry
- Worked with Civic Clarity Website Service for Public Service Department new website page.
- Completed Spectrum Franchise Agreement Renewal

1.1.2.1 Create more frequent opportunities for citizen/Board dialogue

- The Township received the final Report of Findings for the most recent (late 2023) Township survey of residents, which included several parks and recreation, planning, and economic development-related questions, from Dr. Senter and her team from CMU

2. Prosperity through economic diversity, cultural diversity, and social diversity

- The Township collected \$16.3 million in taxes and special assessments on behalf other entities in 2024 which creates efficiencies in tax collection for those entities.
- The Planning Commission considered and acted on seven (7) site plan and special use permit applications during 2024. For smaller development projects that no longer require a Planning Commission action, the Zoning Administrator reviewed and acted on thirteen (13) minor site plan approval applications.
- Community and Economic Development Department staff and the Planning Commission continued work on updates to the Township Master Plan and Parks and Recreation Plan

1.2 All residents can thrive and achieve more than their basic needs.

- The Community and Economic Development Director worked in conjunction with the Finance Director and Township Assessor to provide oversight of the Township's payment in lieu of taxes (PILOT) program to support affordable housing options for low-income residents

1.2.1 Diverse and special communities are attracted by the community's creative and innovative spirit and high quality of life.

- Community and Economic Development Director served as a member and the elected Chair of the Mt. Pleasant Airport's Joint Operations and Management Board, with a focus on working together with the City of Mt. Pleasant, the Saginaw Chippewa Indian Tribe, Isabella County, and the Middle Michigan Development Corporation representatives to identify and implement innovative ideas to increase corporate aircraft traffic and to promote airport growth as a regional resource to attract new airport-oriented businesses, business owners, and residents.

3. Health and Safety

- Successfully applied for fire protection reimbursement from the State of Michigan receiving \$10,200 for fire protection on State owned buildings in the Township
- Checked fire hydrants in remote areas and shoveled snow away from hydrants as needed.
- Respirator safety and fit test training held for appropriate staff at Public Services.
- Arranged CPR Training for all township employees
- Held forklift safety training and certification for Public Service Department employees.
- Submitted application for AED Grant through the Saginaw Chippewa Indian Tribe and Emergency Operations.
- Public Services Director completed MISDIG training modules required for maintaining streetlight MISDIG marking option available. Marking of streetlights is still pending in the MISDIG system.
- OSHA Safety Compliance Training completed
- Replacement of cameras at WWTP, Isabella Treatment Plant, Water Towers, and Mission Road Treatment Plant. Township hall camera replacements scheduled for 2024
- Sonic wall replacement for township computer network to address network security
- Following a determination in August of 2023 by the Rental Inspector and Building Official that six (6) staircases between the second and third floors of four (4) apartment buildings in the Village of Bluegrass development (4300 Collegiate Way) had deteriorated and were unsafe, the stairways were ordered closed and the apartment management company ultimately moved all affected tenants out these buildings. All necessary repairs and safety improvements were completed by the owner in 2024 and the buildings were reopened for occupancy.
- WWTP – Annual Stormwater Operator Training and inspections completed.

1.3 All residents may enjoy a safe and healthy environment and resources that are essential for their well-being and quality of life

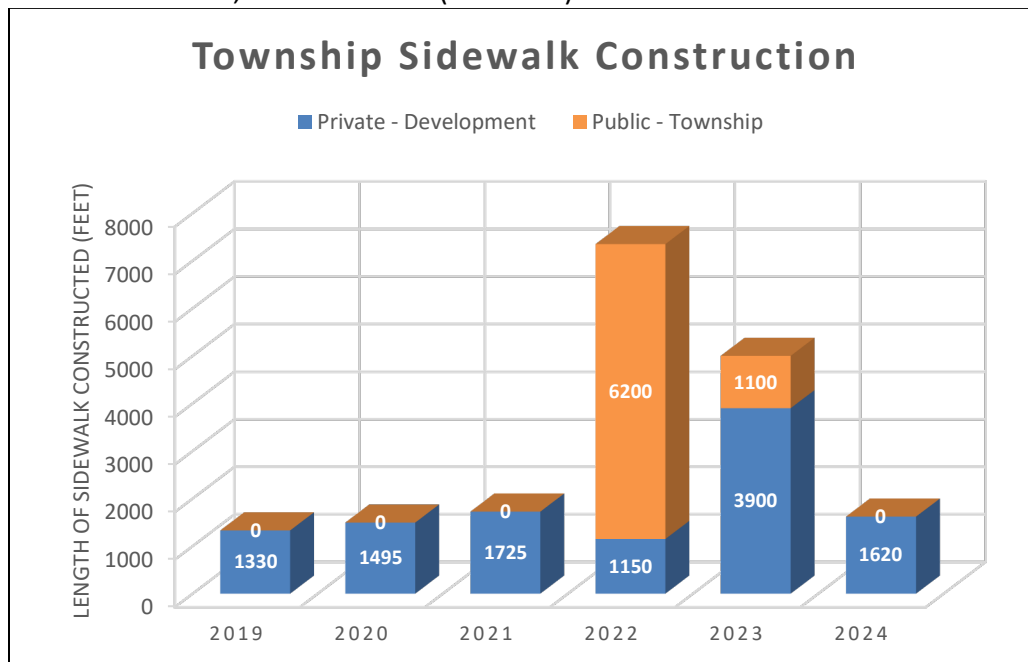
- Daily water plant reads, and tri-weekly backwashing completed.
- MOR-DEQ-22 Monthly water samples conducted timely
- Completed various fire protection flow test throughout water system.

- Investigated customer complaints throughout water system, low water pressure complaints, brown water complaints, and chlorine smell complaints
- Completed Spring and Fall Fire Hydrant Flushing and maintenance
- Renewal of Hydro Corp Cross Connection & Lead Service Line Identification Contract.
- Yearly maintenance test performed on wells by Peerless Midwest per EGLE requirements.
- Meridian Treatment Plant filter media replacement and air wash scour installation project completed
- Twenty percent (20%) Lead service line exterior identification completed and required reporting sent to EGLE

1.3.1 Safe, accessible routes for pedestrians, bicyclists, and motorized vehicles.

- Adopted new Private Road Ordinance No. 24-01 designed to eliminate regulatory conflicts and ambiguities in the previous, outdated private road ordinance, to establish minimum maintenance and safety standards for existing private roads and shared driveways, and to establish reasonable standards for construction and maintenance of new private roads in the Township. The updated standards reflect current engineering and design specifications for these types of roads.
- Winter maintenance (snowplowing) of the Economic Development Authority Board's network of public sidewalks along E. Pickard Rd. and S. Isabella Rd. in the East DDA District and along portions of E. Remus Rd. and S. Lincoln Rd. in the West DDA District ensures year-round accessibility for pedestrians and bicyclists seeking to access businesses in these areas. Winter snowplowing is also provided for sidewalks around the Township Hall and into McDonald Park to the outdoor fitness court.
- The Township's new Sidewalk and Pathway Ordinance No. 24-01 is designed to resolve some regulatory ambiguities in the ordinance it replaced, to update basic standards for sidewalks and pathway design and construction consistent with current practices, and to clearly state the authority and scope for sidewalk and pathway construction policy preparation and implementation within the ordinance. The new ordinance provides requirements for sidewalk easements where needed and clarifies requirements for connector sidewalks from building entrances to the public sidewalk, which will help to improve barrier-free access and pedestrian connectivity across the Township as new projects are constructed.
- Updated and expanded policies for temporary relief from construction of sidewalk and pathways as part of new development were approved by the Board of Trustees following review and recommendation by the Planning Commission. The Community and Economic Development Department staff continue to work to implement these adopted policies as new developments are proposed in the Township.

- Approximately 1,620 linear feet of new sidewalks were constructed as part of private development projects in the Township during 2024. Since 2019, a total of 18,520 linear feet (3.5 miles) of new sidewalk have been added in the Township.



- Ongoing maintenance and repair of the Economic Development Authority Board's streetlighting system, benches, and other streetscape improvements ensure that the Township's investments into these public improvements are protected and functional for residents and visitors.
- Completed Fox Meadows Paving Special Assessment District.
- Provided petitions and support to citizens for the Stoneridge and Meadowbrook Paving Special Assessment District.

1.3.2 Safe drinking water and wastewater systems that meet or exceed Michigan standards.

- Managed the four Divisions of the ARPA Grant Project- Division A – Well #12, Division B – Watermain Installation, Division C – Water Treatment Plant Upgrades Division D – Lead Service Line Project
 - Approval of Engineering Contract
 - Design, Permitting, Bidding, Bid Award, Well Drilling, and Well Report to EGLE completed.
 - Design, Permitting, Bidding, Bid Award, commencement of water main installation
 - Design, Permitting, Bidding, Bid Award, completed on water treatment plant upgrades and lead service line components
- GIS: Water and Sewer Infrastructure - Continued updating water mains, service lines, and curb stop valves in the GIS system to help manage and visualize the data associated with the service line verification project.

- GIS: Water and Sewer Plans and Drawings - Continued working on migrating scanned plans and drawings from MapInfo to ArcGIS, the GIS system that the Township's asset management software uses for its GIS Map Viewer. Both MapInfo and ArcGIS support hyperlinks using a field in a database table.
- GIS: PubWorks Asset Management - Synchronized 1,087 water laterals and continued developing and maintaining GIS data for asset management. Continued using MapInfo and ArcGIS to edit and update parcels and utilities for the GIS Map Viewer in PubWorks asset management.
- Solicited bids and completed water tower cleaning project in the amount of
- Pump station, manhole, and sanitary sewer main maintenance and cleaning completed throughout collection system
 - Manhole Rehabilitation Project completed nineteen (19) manholes completed
- Prepared and submitted annual EPA and State of Michigan Sanitary Sewer Asset Management Report
- Completed Annual EGLE Required Total Coliform Testing for Drinking Water Lab Certification Renewal.
- Submitted annual Pollutant Minimization Progress Report to EGLE.
- Attended SRF FY2025 Overburdened and Significantly Overburdened Seminar. Completed report and submitted to EGLE for resubmission of CWSRF Project Plan.
- GIS: Sanitary Sewer Map – Created a map from a list of manholes and their estimated depths for sanitary sewer manhole relining project.
- GIS: Wastewater surveillance for tracking COVID-19 2024 – Worked on a geospatial data request from Rebecca Uzarski, CMU's Director of Environmental Health, and Safety, for sewer shed boundary polygons for sample sites for the CDC.
- Reviewed and submitted CWSRF Project Plan for next funding cycle.
- Perform WS-331 Study for Drinking Water QA/QC
- WWTP –
 - Completed flow study for station #14.
 - Completed 2024 Biosolids Land Application.
 - Drained and cleaned Digester #1 along with repairs and cleaning to air header and diffusers
 - Completed collection system mercury sampling.
 - Power washed and crack sealed sludge storage tank repaired digester roof.
 - Installed new motor bearings and new belt guard and mounting hardware Screw Pump #2 and changed gear box screw grease pump gearbox
 - Rebuilt screw pumps 1-3 grease pumps
 - Completed NPDES required additional monitoring requirements effluent sampling

- Completed NPDES required Whole Effluent Toxicity Testing
- Replaced screw pump #1 electric motor
- Replaced dissolved oxygen meter on oxidation ditch #1
- Repair broken backwash pump shoe on tertiary filter #1
- WWTP - Updated lab SOP manual for 2025.

**Treated Water -
Monthly**

Month	Total Monthly Treated Water
January	28.041
February	25.555
March	26.330
April	26.866
May	33.298
June	38.756
July	40.830
August	40.953
September	38.506
October	31.620
November	26.592
December	26.933
Total	384.28

Waste Water Treatment Plant Monthly Flow

Month	Total Monthly Wastewater Influent
January	42.33
February	39.97
March	42.42
April	40.79
May	37.53
June	36.34
July	37.53
August	36.58
September	35.97
October	36.29
November	35.04
December	35.70
Total	456.49

above numbers in million gallons

1.3.3 Ensure safe township spaces with resources for a healthy and active lifestyle

- The Community and Economic Development Department verifies that accessibility rules are followed to make sure all people can enjoy and access the community regardless of mobility or disability issues. We also ensure that

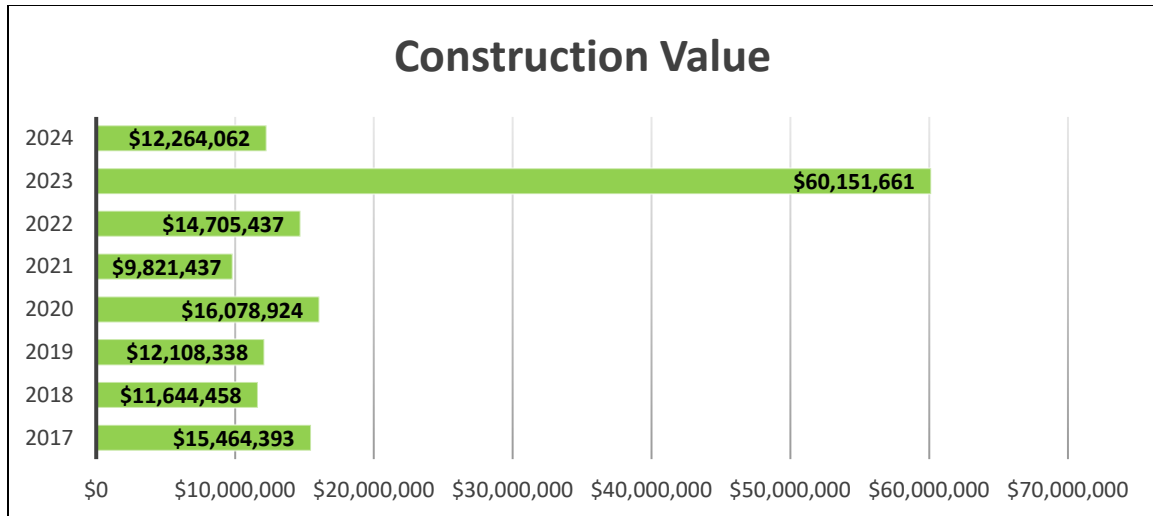
construction of new structures or alterations to existing structures are barrier free accessible.

- The Public Services Department and Community and Economic Development Department staff worked together to support the use of McDonald Park ballfields for the 2024 seasons of the area Little League, Softball League, and Pony League practices and games between April and July, and to support the Little League’s tournament games held in June.
- The Township Hall’s exit and emergency lights, and smoke/carbon monoxide detectors were regularly tested for function and repaired or replaced as needed to maintain full operation.
- The Economic Development Authority (EDA) Board utilized services provided by local Mid-Michigan Industries (MMI) to remove trash and clean-up the public sidewalks and seating areas along the E. Pickard Rd. corridor in the East DDA District.
- The Township maintains the outdoor fitness court facility within McDonald Park in collaboration with the National Fitness Campaign.

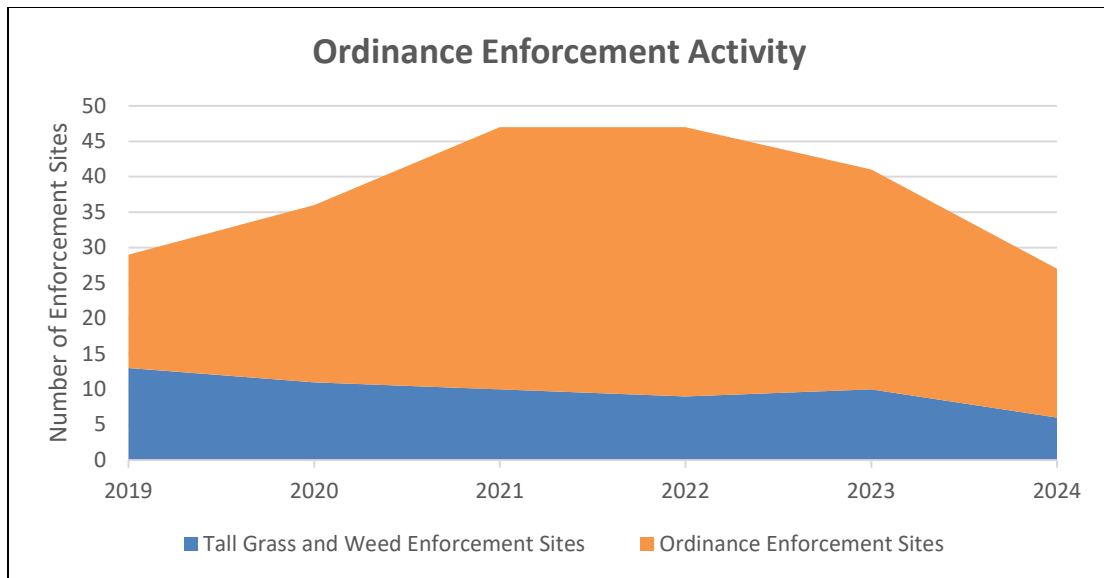
1.3.4 Code enforcement to original specifications for all properties

- The Community and Economic Development Department’s enforcement efforts help to ensure that all applicable code and ordinance requirements are satisfied, and public safety is protected.
- The Building Official issued 199 building permits and 55 certificates of occupancy and conducted 464 inspections during 2023, for a total construction value of \$12,264,062.





- The Rental Inspector conducted site visits with inspections and follow up as needed for 3,856 rental housing units in the Township, including hotels, apartment buildings, townhouses, duplexes, single-family rentals, and bed & breakfast/short-term rental housing units.
 - The Rental Inspector engaged the landlord/tenant community in a cooperative effort to successfully complete the annual inspection cycle with limited issues.
 - With some units requiring more than one inspection (to verify corrections to violations noted in the initial inspection, the Rental Inspector conducted a total of 4,431 inspections in 2024.
 - During the course of his work, the Rental Inspector observed multiple issues of concern (high weeds, construction without permits, and other potential ordinance violations), which were referred to the appropriate Township departments for further review and action as needed.
- The Community and Economic Development Department was able to successfully on-board and integrate a new Rental Inspector (Tim Muller) into the code enforcement team with minimal disruption in rental inspection services after the departure of Eric Miller from this position in early August.
- The Zoning Administrator issued a total of 54 zoning approval actions, including sign permits, yard sale permits, and zoning approval letters for building permits.
- The Zoning Administrator investigated complaints and responded to violations of Township ordinances on 21 separate sites in the Township, and also issued 6 notices of excessively tall grass in violation of the Noxious Weeds Ordinance. It is the opinion of the Township Administration that the downward trend in both tall grass/weed enforcement and general ordinance enforcement is due in part to the Township's consistency in the areas of code and ordinance enforcement, including building, rental housing, zoning, noxious weeds, and other blight-related ordinances – and the expanded general awareness of these activities as Township enforcement personnel continue to work daily to educate the public on code and ordinance compliance.



- The Zoning Administrator typically is able to work with residents and/or property owners to successfully resolve most ordinance violations within 30 to 90 calendar days. The Rental Inspector has a similar success rate related to resolving rental housing-related code violations.
- The Community and Economic Development Department staff worked together in collaboration with outside agencies with jurisdiction to provide effective code and ordinance enforcement. These other agencies include the Mt. Pleasant Fire Department, the Isabella County Drain Commissioner's Office, and the County's plumbing, mechanical, and electrical inspectors.

4. Natural Environment

- For the 2024 tax year, 317 online tax payments were received for \$748,380 while 301 tax payments for \$736,510 were received during the 2023 tax year. This was an increase of 5.3%, saving paper and resources
- In 2024, 1,420 Utility bills were paid online, that is an increase of 6.6% over the prior year, saving paper and resources
- The Township's Zoning Ordinance No. 20-06 includes robust protections for natural features, agricultural area, and the environment as new development takes place in areas of the Township that are planned for development in the Master Plan.
- The Township's new Stormwater Management Ordinance, adopted in 2023, is designed to reduce hazards to public health and safety and the potential for economic losses to individuals and the community at large caused by excessive stormwater runoff, to enhance broader social and economic objectives, and to protect, conserve, and promote the orderly development of land and water resources.

1.4 Residents can enjoy the natural resources and green space of the township.

1.4.1 Air, water and soil meet or exceed Michigan's quality standards.

- The Community and Economic Development Department monitors new and existing building construction and verifies prior to the commencement of construction work that soil erosion protection measures (subject to county permit approval) have been properly employed to stop dirt and sediment from leaving the job site. This helps to protect our natural waterways from contaminants and sedimentation.

1.4.2 People have optimum access to and enjoy a clean Chippewa River through intergovernmental efforts.

- The Community and Economic Development Director monitored the work of an intergovernmental committee developing a plan for improving water quality in the Chippewa River watershed.

1.4.3 Natural corridors optimized for enhanced commercial and residential districts.

1.4.4 increased use of alternative forms of energy within Township facilities and operations

5. Commerce

- Successfully applied to the State of Michigan for tax increment finance reimbursement for lost personal property tax revenue for the East and West DDA. In 2024, the Township received \$73,000 for the East DDA and \$3,000 for the West DDA.
- The Community and Economic Development Director was appointed to the Board of Directors of the Michigan Downtowns Association, a statewide organization focused on supporting strong downtowns and Downtown Development Authorities (DDA) across the state. From this role and his associated position as a member of the organization's legislative advocacy committee, the Director was able to help educate legislators on the benefits of downtowns, business districts, brownfield redevelopment, and tax increment financing; and to help influence DDA- and brownfield-related legislation moving through the state legislature during their 2024 lame duck session for the benefit of local governments like the Township.
- The Community and Economic Development Director and Township Assessor worked in partnership with Jim McBryde, President of the Middle Michigan Development Corporation, to help guide the owners of Michael Engineering, an advanced manufacturing and research facility in our East DDA District and Enterprise Industrial Park, about the requirements and details for preparation of a complete application for an industrial facilities tax abatement related to their recent building expansion. The tax abatement application received final acceptance from the State Tax Commission for the abatement as approved by the Board of Trustees.
- The Community and Economic Development Director worked with the Mister Car Wash management team to help them prepare a complete request to the EDA Board for removal of street trees that had grown to the point of partially obscuring visibility of their freestanding sign. The EDA Board approved the request to authorize removal of two of the trees.

1.5 New and innovative commercial establishments and advance manufacturing, distribution, engineering, and research facilities are drawn to Union Township through commerce-friendly economic development policies consistent with MEDC Redevelopment Ready Communities program best practices

- The Community and Economic Development Department staff performs building plan reviews and process permit applications in a timely manner to ensure compliance with state building codes and Township ordinances, to review and address any deficiencies or issues, and to minimize re-design during the construction process.
- Township-initiated Zoning Ordinance No. 20-06 amendments were adopted to:
 - Further streamline site plan approval procedures by allowing for administrative approval only of final site plans determined to fully conform to applicable Township ordinances;
 - Expand the applicability of the nonconforming sites provisions that limit the scope of site plan review for improvements planned for older developed sites in the Township to include minor site plans subject only to administrative approval; and
 - Revise the Township's sign regulations to expand options for temporary signs, increase the size range for new freestanding signs, and make it easier to modernize older freestanding signs in the Business Districts.
- The Economic Development Authority (EDA) Board continued to implement the East and West DDA District's grant programs for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses and approval of their first grant award for a monument-style sign update at Mid Valley Structures.
- Ongoing maintenance and repair of the Economic Development Authority's streetlight decorations, irrigation systems, flowers, banners, mowing of the lawn areas within the E. Pickard Rd. (M-20) right-of-way, and other public improvements within the DDA districts ensure that the Township's investments are protected and offer the maximum economic benefit for local businesses and potential investors.
- Township staff held numerous in-person and electronic meetings via telephone and Zoom with local business representatives, developers, and prospective investors to discuss potential development projects in the Township.

1.5.1 Controlled establishment of potentially undesirable businesses

- The Community and Economic Development Department monitors and controls what type of construction takes place in full compliance with all applicable state building codes and Township ordinance requirements for the site.

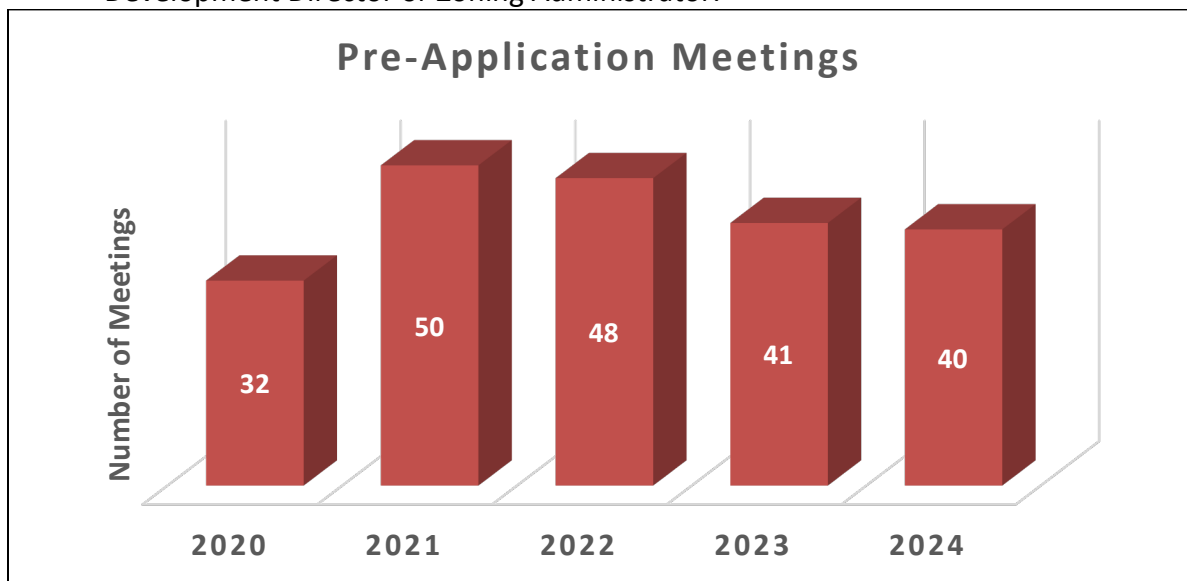
1.5.2 Create a purchasing policy that includes mechanism to encourage local purchase of goods and services within reasonable cost limits

- Economic Development Authority (EDA) Board members have emphasized the importance of encouraging local purchase of services in their review of bids as

part of their decision-making criteria for projects and services in the DDA Districts.

1.5.3 Create mechanism to increase dialogue with business community to ensure quality services are provided

- The Community and Economic Development Director met with and maintained communication throughout the year with leadership and staff from the Middle Michigan Development Corporation, Convention and Visitors Bureau, and Chamber of Commerce to expand the Township’s influence in the area of local economic development.
- The Community and Economic Development Director met or communicated with the owners or management of various businesses in the Township, with a focus on businesses in the DDA Districts.
- The Community and Economic Development Director and Zoning Administrator regularly host and participate in informal “pre-application” meetings with business owners, developers, and contractors seeking more information or answers to questions about options for potential development projects in the Township. These meetings are held both in-person and remotely via Zoom as needed for the convenience of the participants. The following is a summary of the pre-scheduled meetings attended by Community and Economic Development Director or Zoning Administrator:



Charter Township of Union

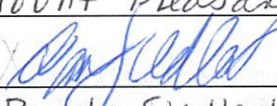
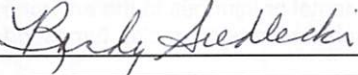
APPLICATION FOR SPECIAL USE PERMIT APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.3 (Special Use Permits); and be accompanied by a separate minor site plan or preliminary site plan application per Section 14.02.C. (Site Plan Approval Required).

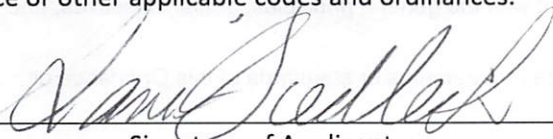
☒ Minor Site Plan
☐ Preliminary Site Plan

Name of Proposed Development/Project	PINE LODGE AIRBNB		
Common Description of Property & Address (if issued)			
Applicant's Name(s)	Dan & Randy Siedlecki		
Phone/Fax numbers	(d) 989-560-1363 (R) 989-560-8100	Email	dansiedlecki@frontier.com
Address	1220 Eli's Way	City	Mt Pleasant Zip: 48858

Legal Description:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	140071000205
Existing Zoning:	A0	Land Acreage:	3
Existing Use(s):	Single Family Dwelling		
<input type="checkbox"/> ATTACHED: Letter describing the proposed use and how it conforms to Section 14.3.J. (Standards for Special Use Approval)			

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name:	Dan and Randy Siedlecki	Phone:	989-560-1363	Email:	dansiedlecki@frontier.com
	2. Address:	1220 Eli's Way	City:	Mt. Pleasant	State:	MI Zip: 48858
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	Contact Person:	Randy Siedlecki	Phone	989-560-8100		
	1. Name:	Dan Siedlecki	Phone:	989-560-1363		
	Address:	1220 Eli's Way	City:	Mount Pleasant	State:	MI Zip: 48858
	Signature:		Interest in Property:	owner/lessee/other		
	2. Name:	Randy Siedlecki	Phone:	989-560-8100		
	Address:	1220 Eli's Way	City:	Mt. Pleasant	State:	MI Zip: 48858
	Signature:		Interest in Property:	owner/lessee/other		

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for revocation of the special use permit approval. Approval of the requested special use shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.


Signature of Applicant


Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

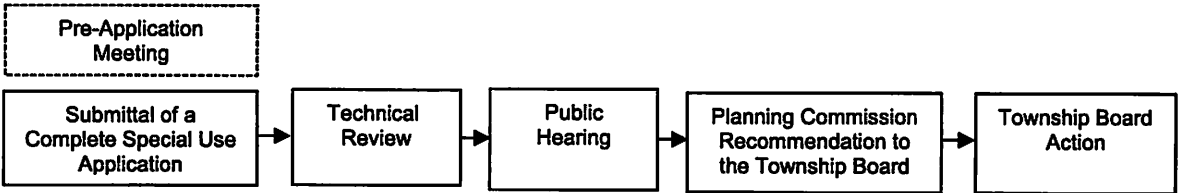
Date Received: _____ Escrow Deposit Paid: \$ _____

Section 14.3 Special Use Permits (excerpts)

E. Application Information.

The following minimum information shall be required with any application for special use permit approval:

1. The name, address, and contact information for the applicant, and the applicant's legal interest in the property. If the applicant is not the owner, the name, address, and contact information for the owner(s) and the signed consent of the owner(s) shall also be required.
2. Signature(s) of the applicant(s) and owner(s), certifying the accuracy of the information.
3. A legal description of the property, including street address(es) and tax code number(s).
4. A detailed description of the proposed use.
5. Supporting statements, evidence, data, information, and exhibits that address the standards and requirements of this Section and Ordinance that apply to the proposed use, applicable requirements and standards of this Ordinance or other Township ordinances, including standards for special use approval in Subsection 14.3(J).
6. A survey drawing or plan view of the subject property drawn to a standard engineer's scale and correlated with the legal description and clearly showing the property's location, lot boundaries, road rights-of-way, easements, existing structures, fences, and other improvements. Where required per Section 14.2, a site plan shall satisfy this requirement.
7. Any other information determined necessary by the Township Planner, Planning Commission or Township Board to verify compliance with this Ordinance or other Township ordinances.



Special Use Review Process

- J. Standards for Special Use Approval.** No special use permit shall be granted unless the Township Board makes affirmative findings of fact and records adequate data, information, and evidence showing that:
1. The proposed land use is identified in Section 3 as a special use in the zoning district.
 2. The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
 3. The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.
 4. The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
 5. The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.
 6. Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.
 7. The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.

Standards for Special Use Approval.

Owner/ Property Information:

Dan and Randy Siedlecki (Owner and Agent)
1220 Eli's Way, Mt. Pleasant, MI 48858
Dan (989) 560-1363 - Randy (989) 560-8100
dansiedlecki@frontier.com

- 1.** The proposed land use is identified in Section 3 as a special use in the zoning district.
- 2.** The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts. *We comply to these standards because 1220 Eli's Way is our residence and home. Fulfilling the dictates would only add to our family's safety, health and well being.*
- 3.** The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission or Township Board, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts. *We comply to these standards because the closet house of our neighbors is at lease 300 feet from our dwelling. The surrounding woods acts as a noise buffer.*
- 4.** The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan. *We comply to these standards because agreement with the Union Township Master Plan benefits all residents of the said township. Our Airbnb would be in compliance with the adopted Master Plan.*
- 5.** The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances. *We comply to these standards because we have had numerous meetings with the different township officials. We are thankful for their help in moving this process toward completion.*
- 6.** Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses. *We comply to these standards because this special use permit complies with the zoning ordinance of Union Township's Master Plan.*
- 7.** The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community. *We comply to these standards because our house is a single family dwelling, asking for a short term rental special use permit. It will not create additional requirements at public cost.*

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW



Minor Site Plan



Preliminary Site Plan



Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	PINE LODGE AIR BNB		
Common Description of Property & Address (if issued)			
Applicant's Name(s)	Dan and Randy Siedlecki		
Phone/Fax numbers	(R) 989-560-8100	(D) 989-560-1363	Email dansiedlecki@frontier.com
Address	1220 Eli's Way	City:	Mt. Pleasant Zip: MI

Legal Description:	1	Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	140074000205
Existing Zoning:	AG	Land Acreage:	3	Existing Use(s):	Single Family Dwelling
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.5. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: Dan & Randy Siedlecki	Phone: 989-560-8100	Email: dansiedlecki@frontier.com
	2. Address: 1220 Eli's Way		
	City: Mt. Pleasant	State: MI	Zip: 48858
	Contact Person: Dan Siedlecki	Phone 989-560-1363	
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: Dan & Randy Siedlecki	Phone: 989-560-1800	
	Address: 1220 Eli's Way		
	City: Mt. Pleasant	State: MI	Zip: 48858
	Signature: Randy Siedlecki	Interest in Property: owner/lessee/other	
	2. Name: Dan Siedlecki	Phone: 989-560-1363	
	Address: 1220 Eli's Way		
	City: Mt. Pleasant	State: MI	Zip: 48858
	Signature: Dan Siedlecki	Interest in Property: owner/lessee/other	

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

Signature of Applicant: [Signature] Date: 7/18/25

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

SHORT TERM RENTAL
1220 Eli's Way, Mt. Pleasant, MI 48858

Owner/ Property Information:

Dan and Randy Siedlecki (Owner and Agent)
1220 Eli's Way, Mt. Pleasant, MI 48858
Dan (989) 560-1363 - Randy (989) 560-8100
dansiedlecki@frontier.com

Purpose:

To utilize our in-law suite at 1220 Eli's Way, Mt. Pleasant, MI as a short term rental through the Airbnb platform for a maximum of 6 guests. The period of (1) night to thirty (30) nights. A maximum of one (1) short-term rental event shall occur in any four (4) night period.

Listing Description for Airbnb site:

The Airbnb is a log home nestled in a lovely wooded area. A great quiet get-a-way. The main area displays a cozy living area. Two skylights flood the room with light. Large windows show off the outdoors where you may see wildlife, such as turkey and deer. There is a full kitchen. The spacious master bedroom with a queen bed is on the main floor and looks out into the woods. The downstairs bath has a washer/dryer. The upstairs loft has 2 bedroom areas, one with a queen bed and sitting area and one with 2 twin beds. It also has a full bath.

House Location/Parking Instructions for Airbnb site:

Our address is 1220 S. Eli's Way, Mount Pleasant, MI 48858. Once you are on Eli's Way the road takes you back into the woods. Eventually you will veer to the right and you will see our log home. If you drive to the right side of the double garage it will take you around the back to a circle drive and there's a large deck with your entrance. *Parking is on the circle drive between the parking signs.*

House Rules/ for Airbnb site:

• No Smoking/Vaping indoors • No Drugs • No Pets • No children under 2 years of age • The pool on the property is locked off and only for homeowners use • No parties or events • No unregistered guests • The Airbnb sets on 3 acres. If you choose to walk some of the acreage, please message us first for boundary lines. • Please follow rules for noise ordinance • Upon departure put any garbage in the outside bin on the deck.

Emergency Information:

Address: 1220 S. Eli's Way, Mt. Pleasant, MI 48858
Hosts Phone #: Dan 989-560-8100 Randy 989-560-8100.

Noise Ordinance:

The township supports a Nuisance Ordinance: Occupants during a rental period shall not encroach on neighboring lots and shall not create a nuisance. For purposes of this subsection, a nuisance includes but shall not be limited to outside noise that is clearly audible at a road right-of-way or lot boundary of the premises, and that unreasonably interferes with the comfort, quiet and repose of others in the area between 10:00 p.m. and 7:00 a.m. on Sunday, Monday, Tuesday, Wednesday or Thursday nights; and between 11:00 p.m. and 7:00 a.m. on Friday or Saturday nights.

Notification for citation:

Occupant may be cited or fined by the Township, in addition to any other legal remedies available to the township, for violation of this ordinance.

Taxes:

The person who rent shall pay any application sales tax and /or required Michigan Use Tax. These taxes are all taken care of thru the Airbnb platform.

Information Updates:

Notification Information for the property owner/local agent shall be kept current and up to date. The Zoning Administrator shall be notified in writing within 2 hours of any changes to ownership/local agent in writing within 24 hours of any changes.

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business:

Short Term Rental

Name of business owner(s):

Daniel & Randy Siedlecki

Street and mailing address:

1220 Eli's Way
Mt. Pleasant MI 48858

Telephone:

Fax:

989 560 1363

Email:

dansiedlecki@frontier.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Daniel Siedlecki 3/16/25
Randy Siedlecki 3/17/25

Information compiled by:

Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

COMMON NAME	CHEMICAL NAME (components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
_____ NONE	KEY: LIQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders OW = wooden or composition container TP = portable tank

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), <u>Permit Section</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the <u>Permitting at the Land and Water Interface Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567: a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area? b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area? c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area? d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Union Township and Isabella County	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system system? Union Township Public Services Department and <u>Drinking Water & Environmental Health Division (DWEHD)</u> , 517-284-6524	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and <u>WRD, Part 41 Construction Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program , 517-284-6541, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD, Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), <u>Solid Waste</u> , 517-284-6588, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local Health Department</u> , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) <u>Community Water Supply</u> , <u>DWEHD District Office Community Water Supply Program</u> , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day</u> from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Wastewater Discharge System?		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, <u>EGLE District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, <u>Permits Section</u> , or <u>EGLE District Office</u> , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	<input checked="" type="checkbox"/>	N <input type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? <u>Oil, Gas and Minerals Division (OGMD)</u> , 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, <u>Permit Section</u> , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, <u>Acid Rain Permit Program</u> , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? <u>MMD</u> , 517-284-6588 or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Hazardous Waste Program Forms & License Applications</u>) MMD, <u>EGLE District Office</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, <u>Medical Waste Regulatory Program</u> , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, <u>Water Hauler Information</u> , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, <u>Septage Program</u> , 517-284-6535	<input checked="" type="checkbox"/>	N <input type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, <u>Scrap Tire Program</u> , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming Pools Program</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, <u>Campgrounds</u> , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, <u>Aquatic Nuisance Control</u> , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, <u>Surface Water Assessment Section</u> , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, <u>Petroleum Geology and Production Unit</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u> , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, <u>Radioactive Protection Programs</u> , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<u>Petroleum & Mining</u> , OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
44) Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Contact **Union Township** and EGLE Permits & Bonding, OGMD, 517-284-6841

EXTERIOR PHOTOS



ELI'S WAY OFF
OF RIVER ROAD



FRONT OF MAIN HOUSE



FRONT OF AIRBNB



WOODED AREA



CIRCLE DRIVE IN BACK



CIRCLE DRIVE FOR PARKING



DRIVE WITH ENTRANCE

INTERIOR PHOTOS



LIVING ROOM



KITCHEN



MAIN FLOOR
BEDROOM #1



MAIN FLOOR
BATH



UPPER FLOOR
BATH



UPPER FLOOR
BEDROOM #2



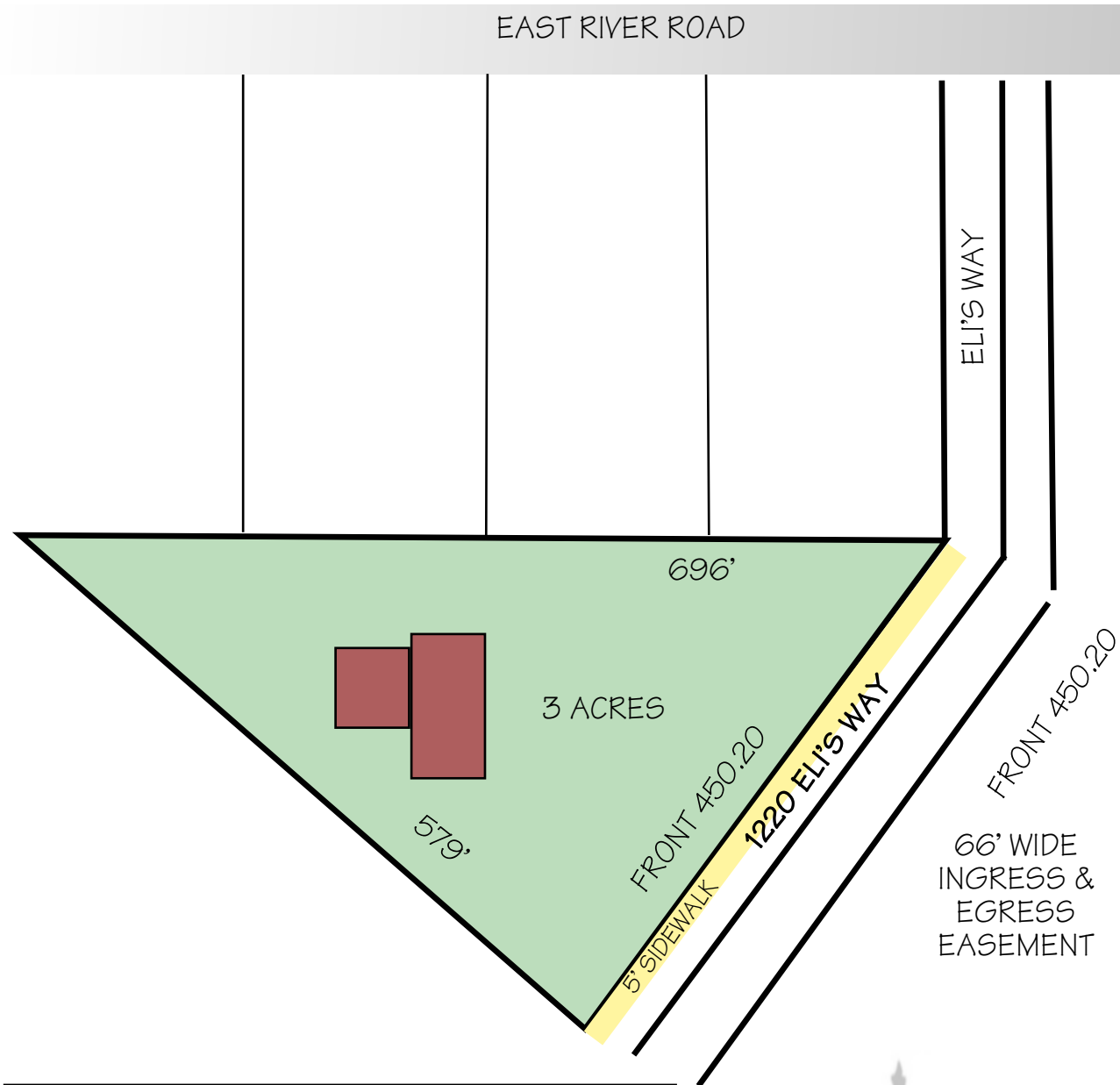
UPPER FLOOR
BEDROOM #3



PINE LODGE AIRBNB - 1220 Eli's Way, Mt. Pleasant MI - Parcel ID # 14-007-10-002-05

Dan/Randy Siedlecki (owner/agent) dansiedlecki@frontier.com

T14N R4W, SEC 7, COM W, 201FT; TH S, 990 FT FROM N 1/4 COR ; TH S, 10.36 FT; TH S 34D 51M 24S W, 439.84 FT; TH N 50D 9M 11S W, 579.47 FT; TH E, 696.27 FT TO POB 3 A M/L 06/14/00 SPLIT 002-00 NOW 002-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 01/12/96 SPLIT OFF NW CORNER 002-04

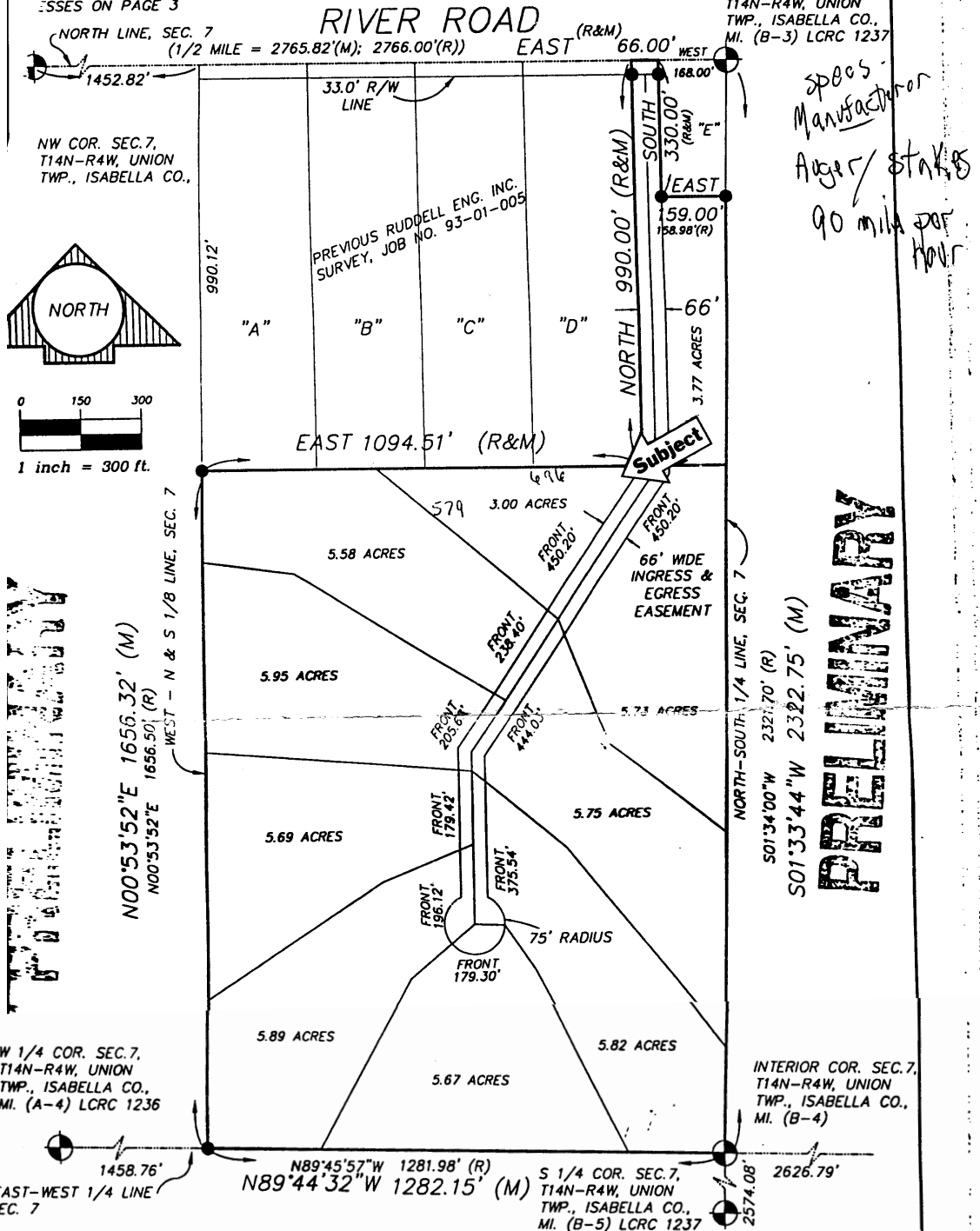


Note: We are requesting relief from installing a sidewalk for the following reason: The property is located on a private road serving rural single-family dwellings in an AG (Agricultural) or R-1 (Rural Residential) zoning district and outside of the boundaries of any subdivision plat or condominium development.



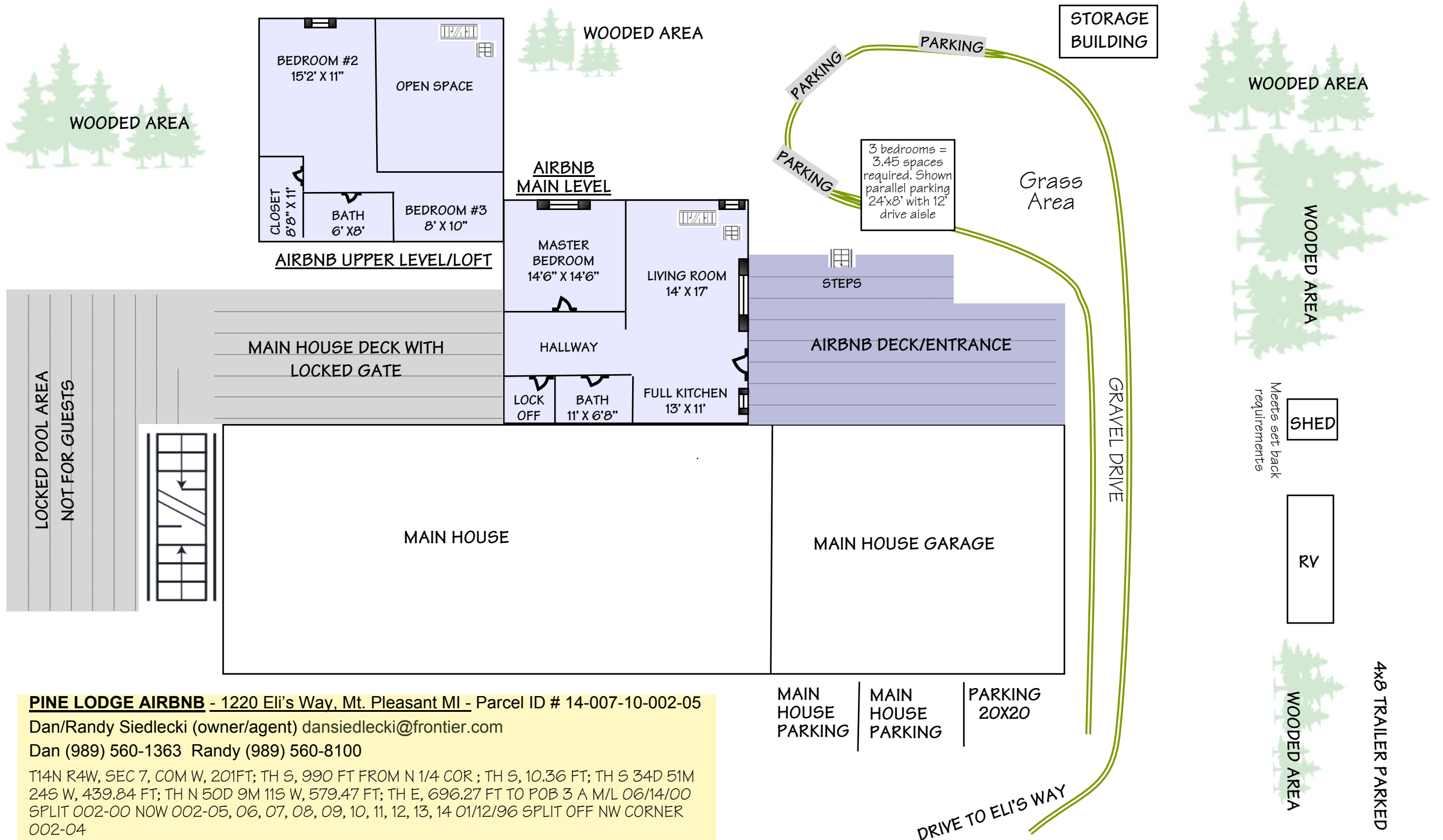
ERTIFIED SURVEY

E:
CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED
THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES IS 1 in 10,000 or 0.15", WHICHEVER IS GREATER.
REVISION ON PAGE 2
SSES ON PAGE 3



JOHN MERCER SEC. 7 T14 N-R4 W UNION TOWNSHIP ISABELLA COUNTY, MICHIGAN	
ROWE INCORPORATED CORPORATE 6211 Taylor 810-341-7500 GRAND RAPIDS 6207 Brewer 616-863-9300 LAPEER 128 N. SAGINAW 810-664-9411 MI. PLEASANT 127 S. Main 517-772-2138	
DATE: 4-24-00 SCALE: 1" = 300' 	DRAWN: TJB FIELD: JD/PH CHECKED: JHR
REVISIONS SHEET NO. 2 OF 3	JOHN H. RAUSER, P.S. No. 39096 JOB NO. 00M0036





4x8 TRAILER PARKED

SPECIAL USE PERMIT APPLICATION

TO:	Planning Commission	DATE:	April 4, 2025
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	AG (Agricultural) District
PROJECT:	PSUP25-02 Special Use Permit Application, Short Term Rental.		
PARCEL(S):	PID 14-007-10-002-05		
OWNER(S):	Siedlecki Daniel & Randy.		
LOCATION:	Approximately 2.67 acres located at 1220 S. Eli's Way in the NW 1/4 of Section 07.		
EXISTING USE:	Existing single-family dwelling	ADJACENT ZONING:	AG
FUTURE LAND USE DESIGNATION: <i>Rural Preservation:</i> Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.			
ACTION REQUESTED: To hold a public hearing, review the application and any public comments, and take action on the PSUP25-02 special use permit application for a proposed short-term rental located at 1220 S. Eli's Way in the NW¼ of Section 7 and in the AG (Agricultural) district.			

Background Information

It came to the attention of Township staff late last year that an AirBNB-style short-term rental use was being conducted at 1220 S. Eli's Way. Promptly upon notification that this type of use needed approval under Township ordinances to continue, the owners began taking proactive action to resolve this deficiency. The Township's Rental inspector inspected the site and confirmed that the home could meet the Housing Licensing Code Ordinance requirements to be certified as a short-term rental. The owners then met with Zoning Administrator to discuss the process and standards for special use permit and site plan approvals under the Zoning Ordinance. Some form of site plan is required for all special use permit applications. In this case, the Zoning Administrator previously determined that a minor site plan is sufficient for review of short-term rental housing applications under the Zoning Ordinance.

The minor site plan application is subject to an administrative review and action by the Zoning Administrator, following any approval of the special use permit by the Planning Commission. The plan is included with the special use permit application for the Planning Commission's reference.

Review Comments

Section 14.3.J. of the Zoning Ordinance establishes the standards for special use permit approval. No special use permit shall be granted unless the Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

Section 14.3.J. (Standards for Special Use Approval)		Status
1	<p>The proposed land use is identified in Section 3 as a special use in the zoning district.</p> <p>Short-Term Rental Housing is listed in Section 3.6 as a special use in the AG (Agricultural District).</p>	Conforms
2	<p>The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.</p> <p>The proposed use conforms to this standard.</p>	Conforms
3	<p>The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.</p> <p>The plan indicates the expected frequency that the unit will be rented. The plan also indicates the Township Noise Ordinance hours for quiet times.</p>	Conforms
4	<p>The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p> <p>The special use for the short-term rental does not change the residential character of the property. The use provides for new housing options for visitors of Union Township.</p>	Conforms
5	<p>The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances. For this use, the following standards of Section 6.58 (Short-Term Rental Housing) apply:</p> <p>A.1. General Standards.</p> <ul style="list-style-type: none"> a. The dwelling is an allowable land use in the zoning district and there are no unresolved Township ordinance violations associated with the lot, structure or other improvements. Conforms b. The dwelling and premises shall be maintained in good repair at all times. There shall be no change in the appearance of the dwelling or premises, or other visible evidence of the rental. External and internal alterations not customary for a single-family dwelling are prohibited. Can Conform <p>A.2. Zoning Permit Required. In addition to the required Special Use Permit approval, an annual zoning permit must be obtained from the Zoning Administrator prior to establishing a short-term rental. Annual zoning permits must be renewed each year prior to the date of permit expiration. To be completed in conjunction with the annual rental re-certification.</p> <p>A.3. Period of Time. The short-term rental may be for any period from one (1) night to 30 nights. A maximum of one (1) short-term rental event shall occur in any four (4) night period.</p> <p>A.4. Occupancy. The maximum occupancy for the short-term rental shall be no more than two (2) persons per bedroom lawfully established within the principal dwelling consistent with applicable Building Code requirements.</p>	<p>Conforms</p> <p>Can Conform</p> <p>Conforms</p> <p>Conforms</p>

Section 14.3.J. (Standards for Special Use Approval)		Status
A.5. Designation of a Local Agent. If the property owner does not qualify as, or does not desire to be, a local agent, then the property owner shall designate a local agent and authorize in writing the local agent to act as the property owner's agent for acts required of the property owner under these regulations. The local agent must reside or maintain a physical place of business within 25.0 miles of the short-term rental premises.		Conforms
A.6. Information Updates. Notification information for the property owner and local agent shall be kept current and up to date. The Zoning Administrator shall be notified in writing within 24 hours of any changes to ownership, local agent or their contact information. To be completed in conjunction with the annual rental re-certification.		Can Conform
<p>A.7. Parking. The number of vehicles on any premises subject to this Ordinance shall not exceed one (1) motor vehicle per lawfully established bedroom, in addition to the owner's personal vehicle(s). The owner shall provide off-street parking facilities for all owner and occupant motor vehicles, recreational vehicles, and trailers on the premises in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Parked vehicles shall be located outside of any road right-of-way and shall not block or impede the use of sidewalks, pedestrian pathways, fire lanes or emergency access to the premises. b. Parking shall be limited to an accessory garage or carport, private driveway or improved off-street parking pad adjacent to the driveway. c. Parking and associated improvements shall also conform to the requirements of Section 9 of this Ordinance and other applicable Township ordinances. <p>Section 9.2.F Short Term Rental Housing: 1.15 spaces per occupiable bedroom, plus required spaces for the dwelling.</p>		Conforms
A.8. Waste Disposal. Documentation shall be submitted that occupants of the short-term rental will be notified prior to occupancy that they are not allowed to leave, and others are not allowed to leave, trash, rubbish, refuse, or garbage within public view, except in proper waste or recycling containers for the purposes of collection and disposal. No commercial dumpsters shall be allowed on the premises of a short-term rental.		Conforms
<p>A.9. Safety Requirements.</p> <ul style="list-style-type: none"> a. Prior to any rental occupancy, the owner shall be responsible for compliance with all Building Code and Township Housing Code Ordinance requirements that apply to use of the dwelling for rental purposes. b. The street address of the premises and emergency contact phone numbers shall be clearly displayed in the short-term rental for the benefit of occupants. c. Each sleeping room shall have two (2) legal means of egress to the exterior (for example, a door and a legal egress window). d. The street address for the short-term rental shall be a minimum of four (4) inch numbers, which shall be posted both on the mailbox and on the building in a location that is clearly visible from the street. <p>The site was pre- inspected by the Rental Inspector and found to be in good order. A final inspection prior to rental certification would be scheduled following any Planning Commission approval of the special use permit application.</p>		Can conform

Section 14.3.J. (Standards for Special Use Approval)		Status
	<p>A.10. Encroachments and Nuisance Conditions Prohibited. Occupants during a rental period shall not encroach on neighboring lots and shall not create a nuisance. For purposes of this subsection, a nuisance includes but shall not be limited to outside noise that is clearly audible at a road right-of-way or lot boundary of the premises, and that unreasonably interferes with the comfort, quiet and repose of others in the area between 10:00 p.m. and 7:00 a.m. on Sunday, Monday, Tuesday, Wednesday or Thursday nights; and between 11:00 p.m. and 7:00 a.m. on Friday or Saturday nights.</p>	Conforms
	<p>A.11. Wastewater Disposal. For short-term rentals not connected to a public sewer system, the wastewater disposal system shall be properly functioning, be maintained in properly functioning condition, and examined by a commercial septic hauler a minimum of once every three (3) years to determine if the septic tank needs to be pumped out. Parcel is served by Township water and sewer.</p>	Conforms
	<p>A.12. Required Occupant Notifications. Occupants of short-terms rentals shall be provided with the following information in writing by the property owner or local agent prior to occupancy:</p> <ul style="list-style-type: none"> a. The name of the property owner or any local agent responsible to perform obligations related to the short-term rental, their telephone number(s), and an email address at which that individual may be reached on a 24-hour basis. Conforms. b. The maximum number of occupants allowed at any time in the short-term rental, based on the requirements of this Section. Conforms. c. Instructions as to parking, operation of mechanical equipment and appliances, restrictions on use of the premises, and all other rules for the premises. Conforms. d. Notification that an occupant may be cited or fined by the Township, in addition to any other legal remedies available to the Township, for violation of this Ordinance. Applicant has added to their AirBNB website a statement that all Township ordinances are to be followed, and that occupants can be cited and fined if found in violation. e. The requirement that all pets shall be secured on the premises or on a leash at all times. Applicant indicates that no pets are allowed. Conforms. f. The requirement that the person who rents a short-term rental shall pay any applicable sales tax and/or required Michigan Use Tax. Can Conform. g. A copy of this Section and written record of the approved Special Use Permit. Can Conform. 	Can Conform

Section 14.3.J. (Standards for Special Use Approval)		Status
	<p>B. Application Information.</p> <ol style="list-style-type: none"> 1. The name, address, telephone numbers (home, work, and cell phone), and email address of the owner of the proposed short-term rental. 2. If the property owner of the proposed short-term rental does not qualify as, or does not desire to be, the local agent, then the property owner shall designate in writing a local agent. 3. The name, address, telephone numbers (home, work, and cell phone), and email address of the local agent, if different from the property owner. 4. The address of the proposed short-term rental. 5. Parcel identification number for the proposed short-term rental. Conforms. 6. Proof of property ownership. 7. Copies of any deed restrictions or use limitations in the subdivision covenants or condominium master deed and/or bylaws applicable to the short-term rental premises. Parcel not part of a subdivision or condominium. 8. A floor plan of the proposed short-term rental with all bedroom and bathroom locations, dimensions, and floor areas labeled. Bathroom and bedroom locations are shown on the plan. 9. The proposed frequency for rental use and maximum occupancy of the short-term rental. 10. A survey drawing of the parcel on which the short-term rental building is located that includes all buildings and structures on the premises and the locations where motor vehicles, recreational vehicles, and trailers will be parked in accordance with this Section. 	Conforms
6	<p>Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p> <p>The approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p>	Conforms
7	<p>The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.</p> <p>The use of the room as a short-term rental does not create any new or exceed the planned use of the dwelling in terms of public services or infrastructure.</p>	Conforms

Objectives

To hold a public hearing on the special use permit application, followed by Planning Commission review of the application and any public comments, deliberation, and final action on the application. Following action by the Planning Commission, the Zoning Administrator would then take an administrative action on the associated minor site plan.

Key Findings

- The special use permit application meets the requirements of Section 14.3.E. (Application Information) and is consistent with all applicable standards for short-term rental housing and special use permit approval found in Sections 6.58 and 14.3.J. of the Zoning Ordinance.
- The associated minor site plan meets the requirements of Section 14.2.P (Required Site Plan Information) and Section 14.2.S (Standards for Site Plan Approval).
- The applicant has completed a pre-inspection with the Rental Inspector, who found the site to be in good order in terms of compliance with the Township's Housing Licensing Code Ordinance.
- Following any special use permit approval by the Planning Commission and minor site plan approval by the Zoning Administrator, the site and land use will remain subject to ongoing compliance with the Township's Housing Licensing Code Ordinance for annual rental inspections and re-certification, and with the standards of Section 6.58 (Short-Term Rental Housing) of the Zoning Ordinance.

Recommendations

Based on the above findings, I recommend that the Planning Commission take action by motion to approve the PSUP25-02 special use permit application for a proposed short-term rental located at 1220 S. Eli's Way, as presented.

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

Draft Motions: PSUP 25-02 Siedlecki Short-Term Rental
1220 S. Eli's Way Special Use Permit Application

MOTION TO APPROVE AS PRESENTED:

Motion by _____, supported by _____, to approve the PSUP25-02 special use permit application for a short-term rental located at 1220 S. Eli's Way (parcel number 14-007-10-002-05) in the northwest quarter of Section 7 and in the AG (Agricultural) zoning district, finding that it fully complies with Section 6.58 (Short-Term Rental Housing) and Section 14.3.J. (Standards for Special Use Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSUP25-02 special use permit application for a short-term rental located at 1220 S. Eli's Way (parcel number 14-007-10-002-05) in the northwest quarter of Section 7 and in the AG (Agricultural) zoning district, finding that it can comply with Section 6.58 (Short-Term Rental Housing) and Section 14.3.J. (Standards for Special Use Approval), subject to the following conditions:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSUP25-02 special use permit application for a short-term rental located at 1220 S. Eli's Way (parcel number 14-007-10-002-05) in the AG (Agricultural) zoning district until _____, 2025 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSUP25-02 special use permit application for a short-term rental located at 1220 S. Eli's Way (parcel number 14-007-10-002-05) in the northwest quarter of Section 7 and in the AG (Agricultural) zoning district, for the following reasons:



February 18, 2016

BY ELECTRONIC DELIVERY

Krissy Carlson
Division Chief
Firearms and Explosives Industry Division
Bureau of Alcohol, Tobacco, Firearms and Explosives
U.S. Department of Justice
244 Needy Road
Martinsburg, WV 25405

Re: Request for Advisory Opinion on Licensing for Certain Gun Show Sellers

Dear Ms. Carlson:

On behalf of my client the National Associations of Arms Shows ("NAAS"), we would like to request an advisory opinion on licensing for persons who wish to sell firearms at gun shows. Specifically, we respectfully request guidance on licensing for persons engaged in a limited practice of selling firearms only at in-state firearms shows. As you may remember, we discussed this matter with representatives of the Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") during a meeting at the January 2016 SHOT Show.

At that meeting, ATF noted that ATF E-Form 7, *Application for Federal Firearms License*, will soon be amended by removing the hitherto confusing Question 18a: "Do You Intend to Sell Firearms **Only** at Gun Shows?" In light of recent Executive actions and this change to ATF Form 7, ATF also promised to provide a formal, written advisory opinion on a specific scenario should we so request. In furtherance of that promise, what follows is the scenario we envisioned during our previous discussions, and on which we would like to obtain ATF's written opinion.

As you know, 18 U.S.C. § 923(d)(1)(E) requires a license applicant to have a physical business premises and 18 U.S.C. § 923(d)(1)(F) requires the applicant to certify that his business is permitted by state and local law and will be run in compliance with state and local law. As you are aware, many jurisdictions limit the ability of persons to run businesses out of their homes, whether under zoning restrictions or by other means. However, some such jurisdictions do not object to in-home businesses where no members of the public are received at the home business location. The licensing scenario for which we would like written guidance involves an individual

who lives in one of these jurisdictions where the applicable state and local law would allow him to obtain a business license and run the business out of his home, provided the home business was not open to the reception of members of the public. While a Form 7 applicant must of course include business hours on the application, these business hours would only be included for purposes of ATF inspections, not for receiving members of the public.

While this potential FFL would not receive members of the public at its licensed premises, it would conduct its limited business at gun shows pursuant to 18 U.S.C. § 923(j), selling to buyers from a temporary in-state location in accordance with federal and state law. This would enable the FFL to further the President's stated goal of capturing additional transactions in the FBI's NICS background check process and lawfully conduct firearms sales at the federal level, while remaining in compliance with state and local law. All recordkeeping will of course be maintained at the licensed premises, available for inspection as required by the Gun Control Act and its promulgating regulations.

Based on this scenario, we respectfully request clarification from ATF regarding whether this proposed FFL business model is acceptable and whether ATF would indeed grant a dealer license for such a business. If you have any questions regarding this request, or if you require more information to respond to this request, please do not hesitate to contact me at [REDACTED]

Sincerely,



Mark Barnes
Outside Counsel to
National Association of Arms Shows

CC: Mr. Andy Graham
Mr. Marvin Richardson
[REDACTED]

MB:mab



U.S. Department of Justice

Bureau of Alcohol, Tobacco,
Firearms and Explosives

EPS - Firearms Industry Programs Branch

Washington, DC 20226

www.atf.gov

February 17, 2017

903010:DLH
802637
5300

Mark Barnes, Esq.
Outside Counsel to National Association of Arms Shows



Re: Request for Advisory Opinion on Licensing for Certain Gun Show Sellers

Dear Mr. Barnes:

This responds to your February 18, 2016 letter sent electronically to the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and our recent discussions at this year's 2017 SHOT Show. In your letter and during our discussion, you requested additional guidance on licensing for persons engaged in selling firearms at in-state gun shows.

In January 2016, ATF published written guidance entitled "Do I Need A License To Buy And Sell Firearms?" The intent was to describe, generally, the facts and circumstances that ATF considers in determining whether someone is sufficiently engaged in the business of dealing in firearms to require a Federal firearms license. Among other key points, the guidance made clear that the buying and selling of firearms can rise to a level requiring a license even if the transactions are consummated only at gun shows or over the internet.

Since publication of the guidance, ATF has fielded a variety of questions seeking further clarification, especially about the extent to which persons who regularly buy and sell firearms at gun shows – but not from a fixed commercial location – are allowed and/or required to obtain a Federal firearms license. This letter is intended to provide you with additional clarification.

Anyone who is engaged in the business of buying and selling firearms, regardless of the location(s) at which those transactions occur is required to have a Federal firearms license. ATF will issue a license to persons who intend to conduct their business primarily at gun shows, over the internet, or by mail order, so long as they otherwise meet the eligibility criteria established by law. This includes the requirement that they maintain a business premises at which ATF can inspect their records and inventory, and that otherwise complies with local zoning restrictions.

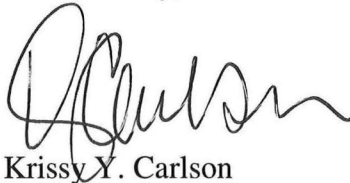
Mark Barnes, Esq.

License issuance decisions will continue to be made at the Field Division that geographically encompasses the prospective licensee's premises.

To avoid future confusion, ATF has recently been engaged in revising ATF form 7, Application for Federal Firearms License (ATF Form 5310.12) to amend language concerning when applicants who intend to sell firearms at gun shows are required to obtain a license. ATF anticipates that the revision process will be done soon, and that the revised form 7 will be available in the Spring of 2017. However, persons who intend to conduct their business primarily at gun shows, over the internet, or by mail order are free to submit the current form 7 in the interim, and it will be processed in accordance with the above-stated criteria.

We trust the foregoing is responsive to your request. If you should have any further questions, please contact the Firearms Industry Programs Branch (FIPB) at (202) 648-7190 or fipb@atf.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Krissy Y. Carlson', with a stylized, cursive script.

Krissy Y. Carlson
Chief, Firearms and Explosives Industry Division



US-127 Industrial Corridor Study

Tract A – Broomfield Road and Summerton Road - South

April 2025

Overall Summary

Tract A requires significant capital improvements from the Township in preparation for development. Length utility extensions need to be completed. However, the open agricultural fields and flat topography make for easy development and large area of the tract will promote an expansive industrial project that can support numerous businesses. The surrounding agricultural land uses support heavy industrial development and if developed would promote further development of agricultural tracts along S Summerton Road. For these reasons it is recommended that Tract B be considered a high priority for future industrial development.

Tract Overview

Tract A consists of approximately 10 parcels totaling approximately 315 acres of land. The current parcels are primarily residential homes and vacant land used for agriculture based on aerial imagery. The vast tract is adjacent to surrounding agricultural uses and the tract fronts US-127, S Summerton Road, and E Broomfield Road offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles per day alone. The large expanse of vacant flat land provides ample opportunity for development.

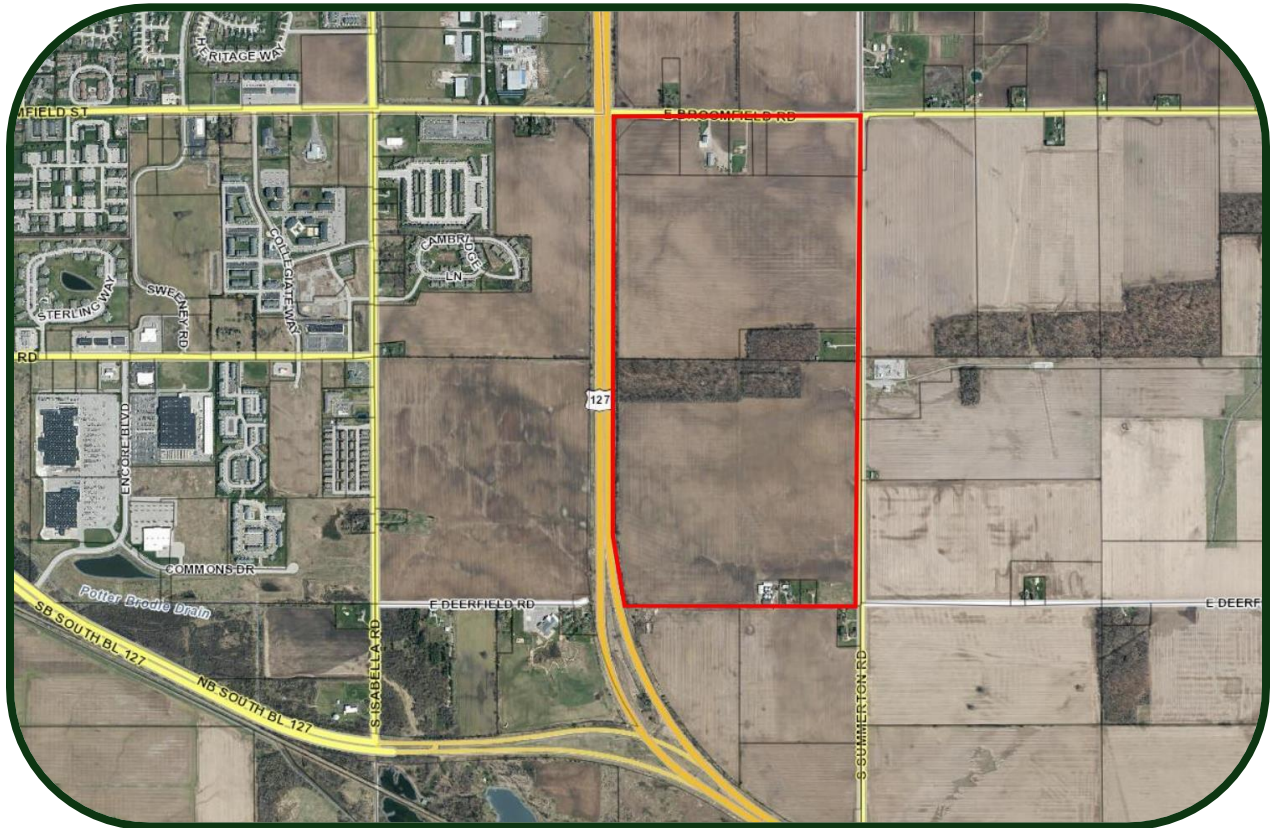


Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract A currently does not have immediate frontage to either public water nor sewer systems, however those systems are nearby. As shown in Figure 2 and Figure 3, water and sewer infrastructure connections are accessible on the west side of US-127. Public water would need to be extended along S Summerton Road from Broadway Road (approximately 1.5 miles) or along E Broomfield Road from S Isabella Road and across US-127 (approximately 1 mile). Implementation of water and sewer extensions would prepare the tract for heavy industrial development and promote future development on the adjacent agricultural parcels and optimize density. Connection to the existing 12" water main on the west side of US-127 on Deerfield Road would be recommended as it is in close proximity to the primary Township Water Treatment Facility. This main would easily accommodate domestic and fire flow

demands in excess of 60 psi and 2,000 gallons per minute respectively for most build out configurations. With respect to sanitary sewer service, since the site is primarily flat, site grading and the specific development's layout would determine if forcemain or gravity sewer existing are required. Overall, this area falls within Lift Station #3 service area and a proposed gravity sewer along Broomfield Road that would connect directly into this station is plausible. The station and 12" discharge forcemain discharges flow north and outlets into an existing 24" gravity sewer that goes to the existing Township Waste Water Plant (WWTP). This downstream infrastructure has an available capacity of approximately 900 gallons per minute however some is allocated. Therefore additional engineering review and evaluations would be needed to determine actual impacts and if additional infrastructure is needed to transfer flows to WWTP.

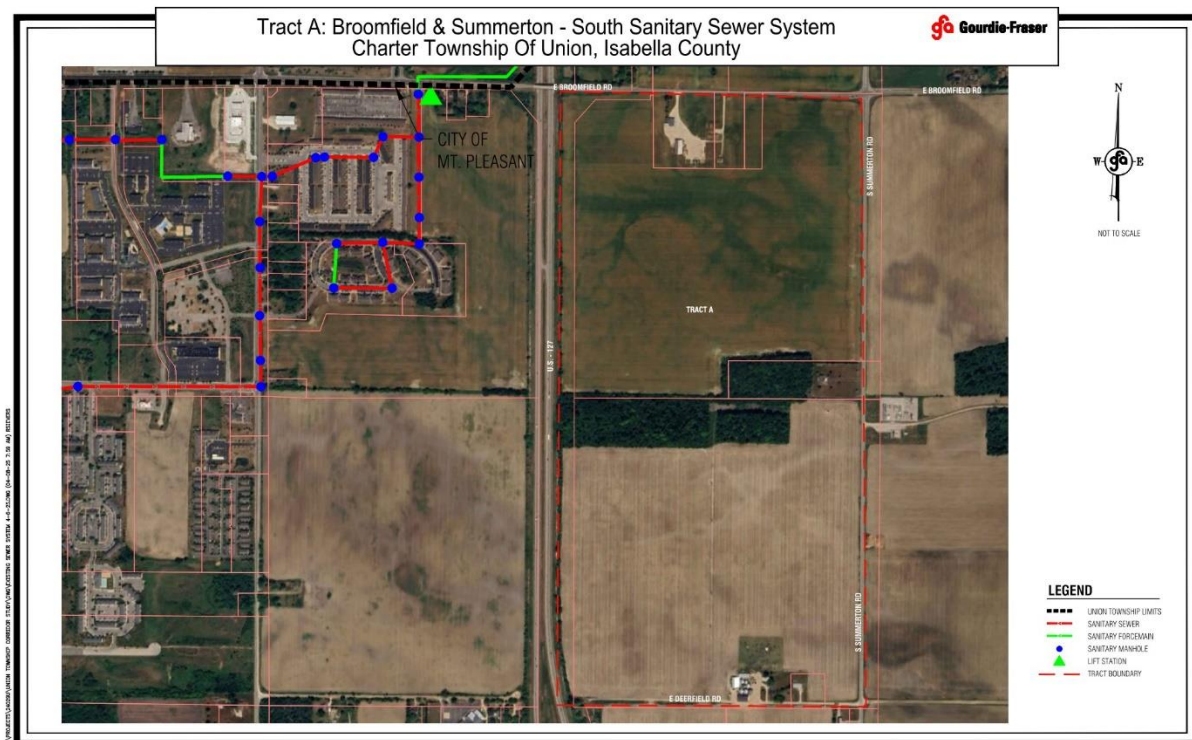


Figure 2 – Existing Sewer System

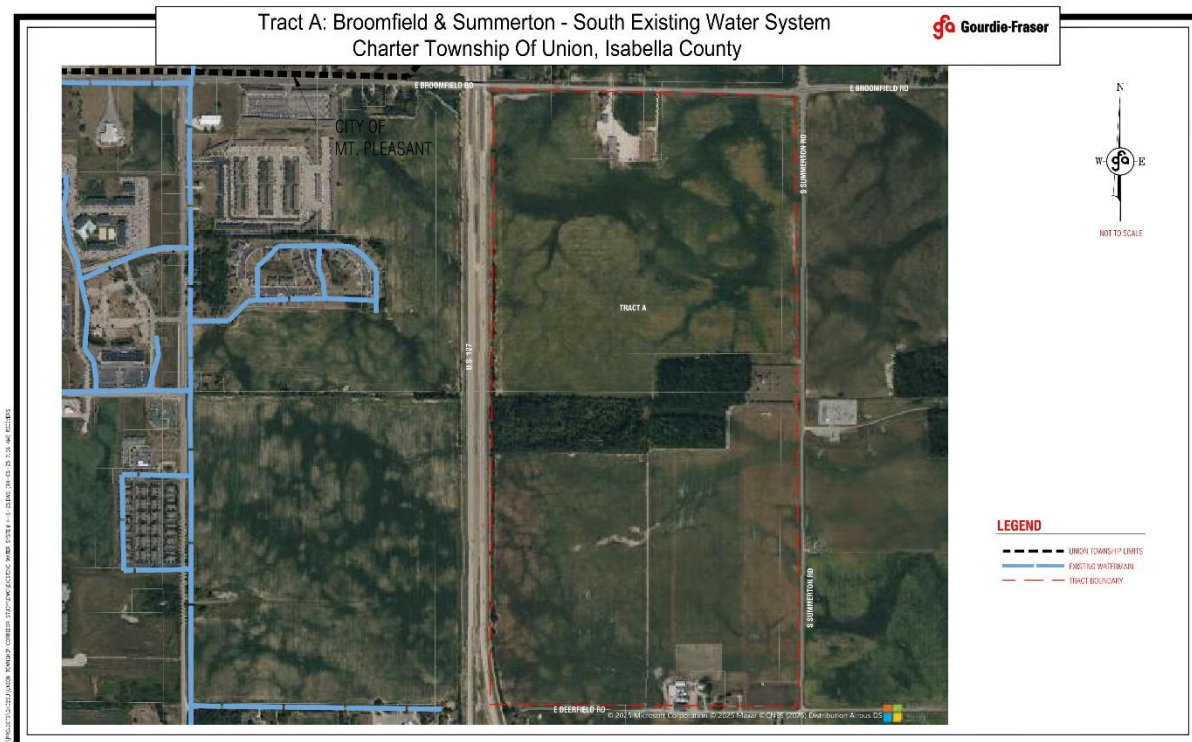


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract A is further currently served by numerous private utilities, such as natural gas along E Broomfield Road and S Summerton Road, and both overhead and underground electric. Fiber Optic is located near the intersection of S Summerton Road and E Bloomfield Road. See Figure 4 for details. These existing private utilities present prospective developers and businesses with a lower upfront construction cost and minimize the need for utility extensions except within the proposed development.



Figure 4 – Existing Private Utilities

Storm Water

Isabella County Drain Commissioner's maps do not identify any existing county drains on the subject tract. According to the USGS Web Soil Survey (summarized in Figure 5) the site is primarily loamy soil, which may require advanced storm water management methods. It should be noted that these maps and soil conditions will need to be verified in the field. However, due to the large area of the tract, adequate space exists to manage storm water given the anticipated underlying soil conditions.

Environmental

Soils

The tract offers primarily loamy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 5), the site is primarily "Conover loam", identified as Map Unit CvrabA and "Parkhill loam", identified as Map Unit 40. Loamy conditions can require additional expenses for road building, storm water management, and building foundation design.

Environmentally Sensitive Areas

Tract A does not face many environmental challenges for development. No identified wetlands exist on Tract A.

A few existing residential and agricultural irrigation water wells exist on the tract.

No EGLE Part 201 Environmental Contamination Sites or Part 213 Leaking Underground Storage Tank Sites exist on the tract (See Figure 5). It is recommended that Phase I and/or Phase II Environmental Assessments be completed to evaluate to confirm this information.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26A	Metamora fine sandy loam, 0 to 3 percent slopes	2.7	0.5%
40	Parkhill loam, 0 to 1 percent slopes	217.0	38.2%
53	Udipsamments, nearly level	6.4	1.1%
60B	Guelph loam, 2 to 6 percent slopes	1.3	0.2%
102A	Selfridge loamy sand, 0 to 3 percent slopes	15.9	2.8%
CvrabA	Conover loam, 0 to 3 percent slopes	324.4	57.1%
Totals for Area of Interest		567.8	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract A is less than 2.5 miles from the US-127 exit/entrance ramps, 2 miles from the nearest railroad, and is fronted on one Class A road (E Broomfield Road). E Broomfield Road is 1 mile from S Isabella Road, another Class A road that provides connection to the US-127 exit and entrance ramps. S Summerton Road is a local paved road. The location of Tract B and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website. The improvement of Summerton Road from E Broomfield Road to Deerfield Road to meet Class A requirements should be considered as a capital improvement by the Township to increase the marketability of the tract to a greater range of industrial businesses.

Tract A is not within the Mt Pleasant Municipal Airport Fly Zone map boundary and does not require any FAA overview or restrictions.



US-127 Industrial Corridor Study

Tract B – S Isabella Road and E Remus Road

April 2025

Overall Summary

Tract B requires minimal capital improvements from the Township in preparation for development. Utility extensions and road improvements could be considered to increase marketability to a wider array of business types, but these would not be required. The open agricultural fields and flat topography make for easy development. However, the construction of the new jail on the tract and surrounding residential land uses do not support heavy industrial development and sewer capacity restraints will require addressing. For these reasons it is recommended that Tract B be considered a medium priority for future industrial development.

Tract Overview

Tract B consists of approximately 3 parcels totaling approximately 90 acres of land. The current parcels are vacant and currently used for agriculture based on aerial imagery, except for the Isabella County Jail that was recently built on parcel 10-001-02. The tract is in a primarily residential area and adjacent to a community and education center. The tract fronts on US-127, S Isabella Road and E Remus Road offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles per day alone. The large expanse of vacant flat land provides ample opportunity for development creativity.



Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract B is served by both public water and sewer systems. As shown in Figure 2 and Figure 3, the site has access to gravity sewer along E Remus Road Public and water main extends along S Isabella Road and E Remus Road. As part of the recent Isabella County Jail Facility relocation, a portion of the existing sanitary sewer and water main along Remus Road was extended east to provide water and sewer access to the new development and surrounding parcels. These extensions provide frontage and the ability to connect to further extend infrastructure into and throughout the parcels to accommodate future development.

Connection to the existing 12" water main along both Remus and Isabella Roads would easily accommodate domestic and fire flow demands providing pressures of around 70 psi and at least 3,000 gallons per minute respectively for most build out configurations. With respect to the sanitary sewer, this area has existing infrastructure with limited capacity. The area is serviced by an 8" sanitary sewer along Remus that discharges into a 10" sewer running north along Isabella Road and into Pump Station #2. Accounting for recent growth and customers, the existing infrastructure has finite capacity of around 150 gallons per minute. Depending on the type use and sewer volumes generated, significant upgrades to the downstream infrastructure may be needed to provide sanitary sewer service to a development in this area and should be taken into consideration and may not be as desirable location as other tracts.

In addition, accounting for the flat topography of the parcels, site grading and the developments layout would determine if onsite pump stations / forcemain or gravity sewer existing are required. The jail did require an onsite pump station.

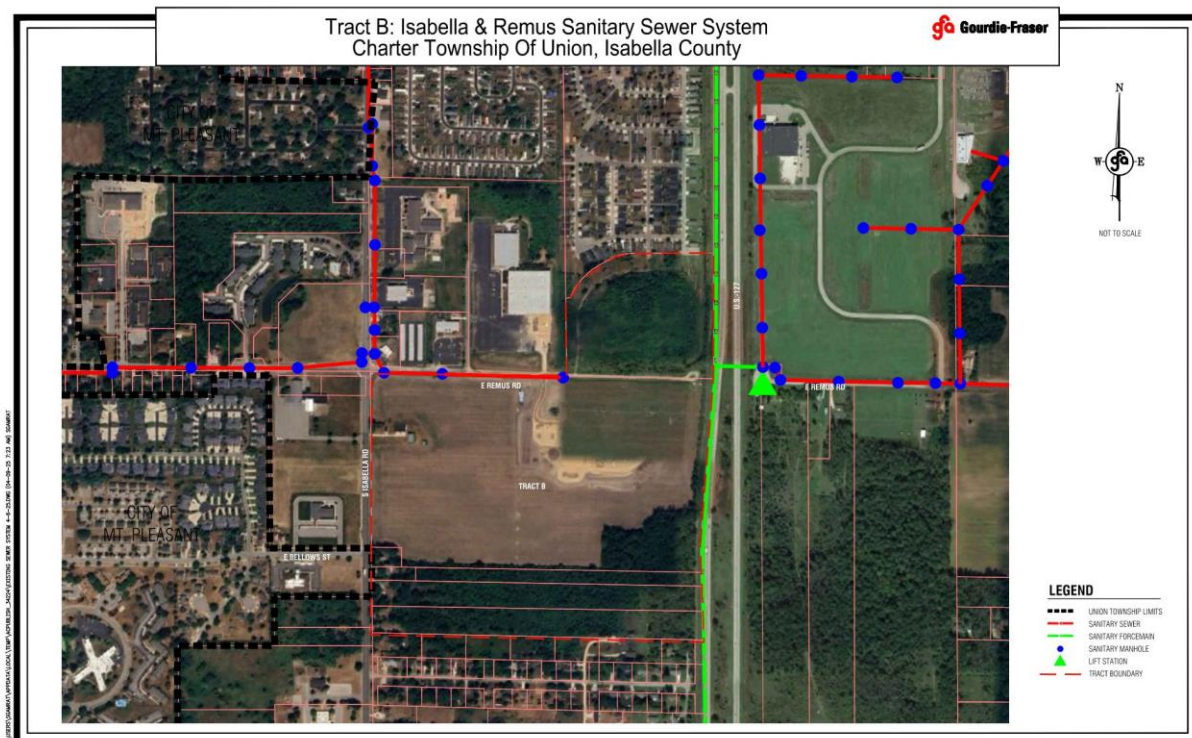


Figure 2 – Existing Sewer System

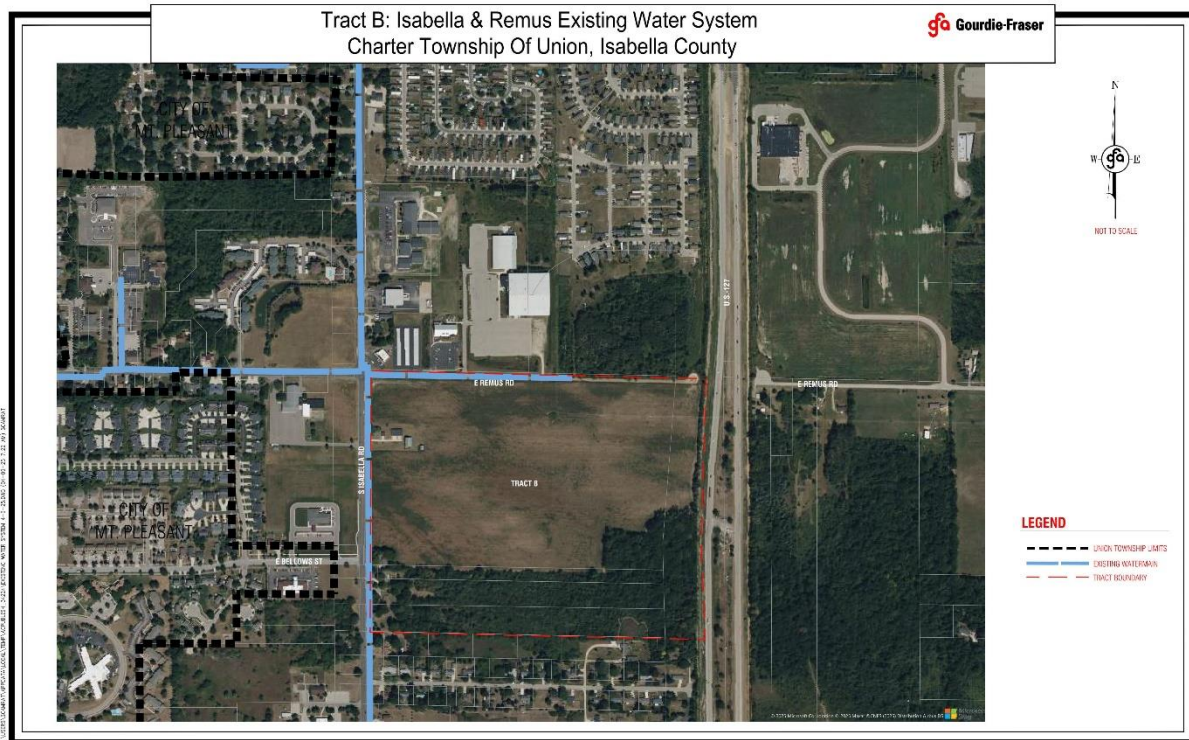


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract B is further currently served by numerous private utilities, such as natural gas along S Isabella Road and E Remus Road, and both overhead and underground electric. Fiber Optic appears to service the tract along S Issabella Road. See Figure 4 for details. These existing private utilities present prospective developers and businesses with a lower upfront construction cost and minimize the need for utility extensions except within the proposed development.

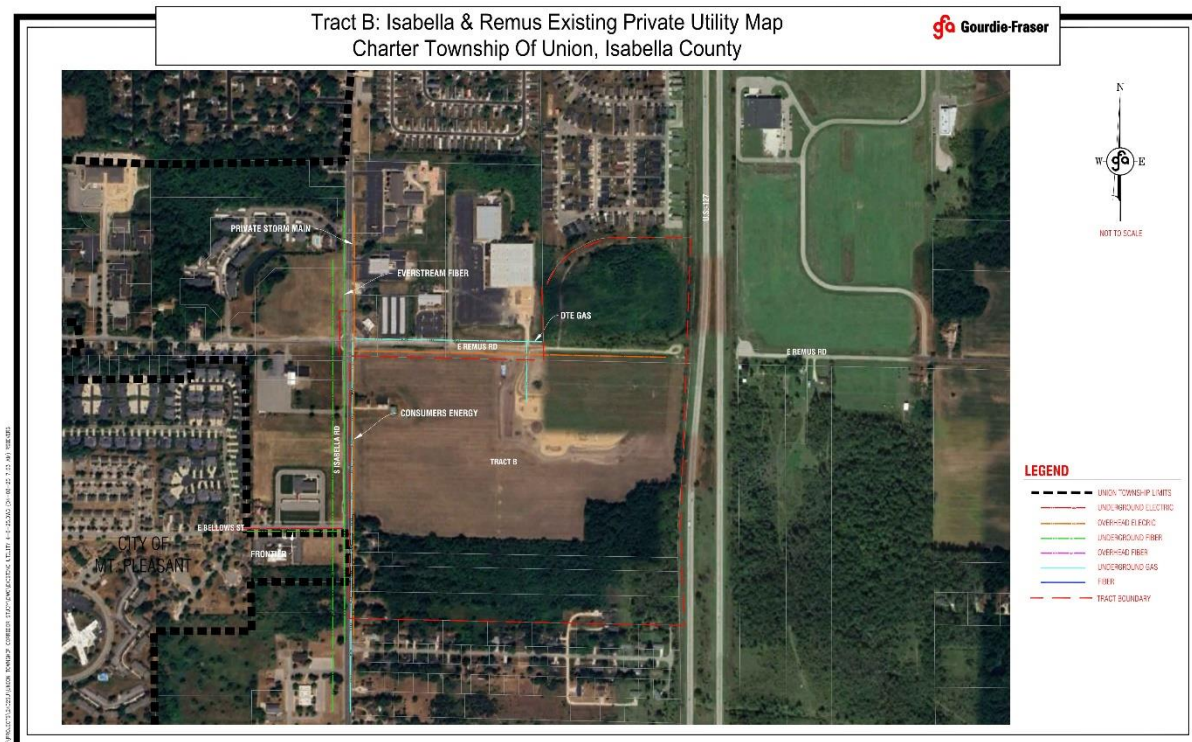


Figure 4 – Existing Private Utilities

Storm Water

Isabella County Drain Commissioner's maps do not identify any existing county drains on the subject tract. According to the USGS Web Soil Survey (summarized in Figure 5) the site is primarily sandy soil, which may promote infiltration practices of storm water via a community storm water system. It should be noted that these maps and soil conditions will need to be verified in the field.

Environmental

Soils

The tract offers primarily sandy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 5), the site is primarily "Gilford fine sandy loam", identified as Map Unit 19 and "Thetford loam sand", identified as Map Unit 33. Sandy soil conditions promote ideal development conditions for storm water management, building foundations, and general construction practices.

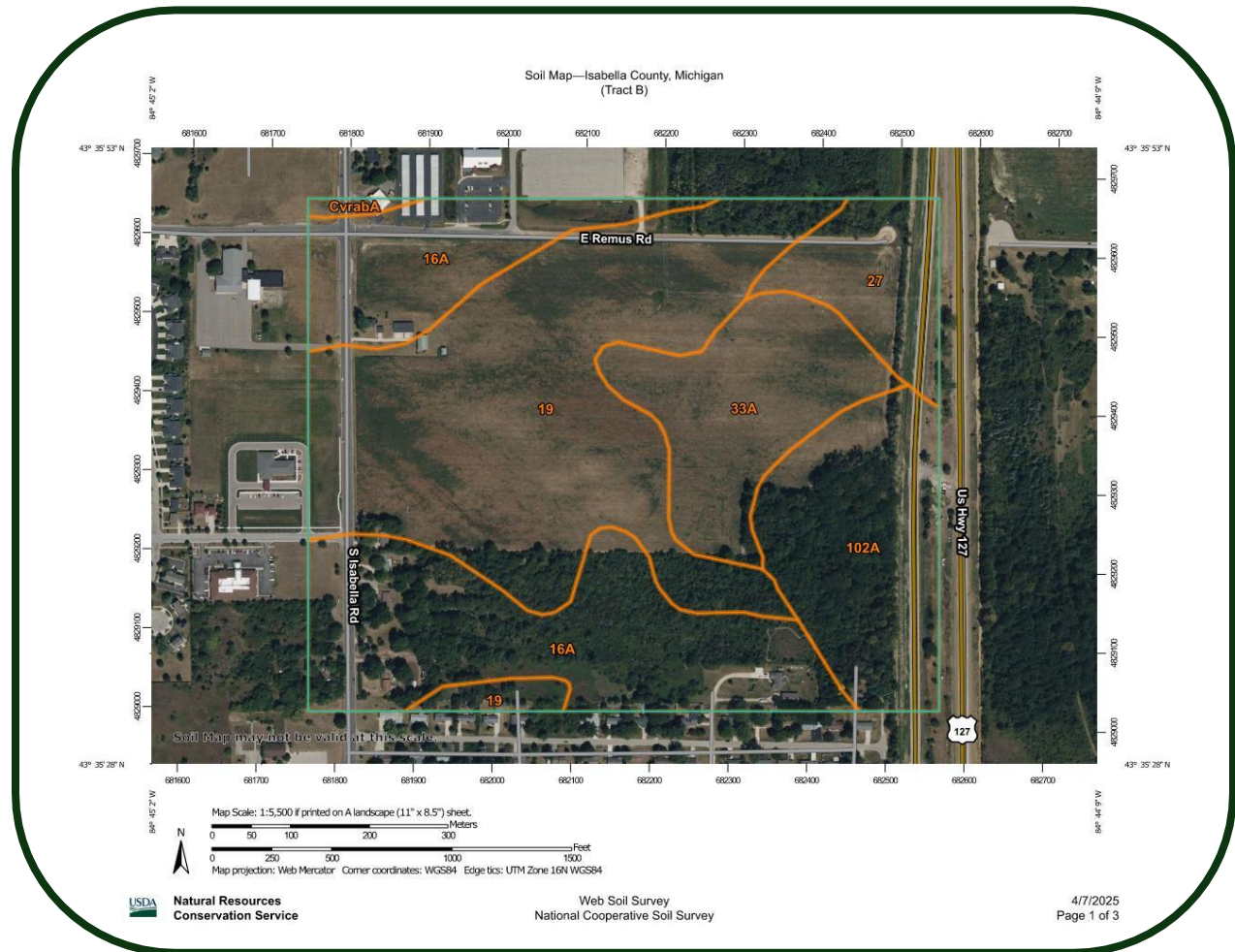
Environmentally Sensitive Areas

Tract B does not face many environmental challenges for development. No identified wetlands exist on Tract B.

Two existing water wells exist on the tract: one for the existing farmhouse and one providing agricultural water. No oil or gas well exist on the tract.

No EGLE Part 201 Environmental Contamination Sites or Part 213 Leaking Underground Storage Tank Sites exist on the tract (See Figure 5). It is recommended that Phase I and/or Phase II Environmental Assessments be completed to evaluate to confirm this information.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16A	Wasepi loamy sand, 0 to 3 percent slopes	38.0	29.5%
19	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	48.1	37.2%
27	Corunna sandy loam	8.5	6.6%
33A	Thetford loamy sand, 0 to 3 percent slopes	15.7	12.1%
102A	Selfridge loamy sand, 0 to 3 percent slopes	18.2	14.1%
CvrabA	Conover loam, 0 to 3 percent slopes	0.6	0.5%
Totals for Area of Interest		129.2	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract B is less than 2 miles from the US-127 exit/entrance ramps, 3 miles from the nearest railroad, and is fronted on one primary Class A road (S Isabella Road). E Remus Road is a local paved road. The location of Tract B and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website.

While not required for development, improving E Remus Road to meet Class A requirements increases the marketability of future industrial uses to a wider range of business types. This cost should be considered as part of the Township's Capital Improvement Plan associated with an industrial park project.

Although within the influence of the Mt. Pleasant Municipal Airport Fly Zone, the restrictions set forth by the FAA for building heights would not hinder any buildings under 45 feet tall on Tract B (See Figure 6). Buildings can be constructed up to 904' above sea level, well above the zoning restrictions set forth by the Township.

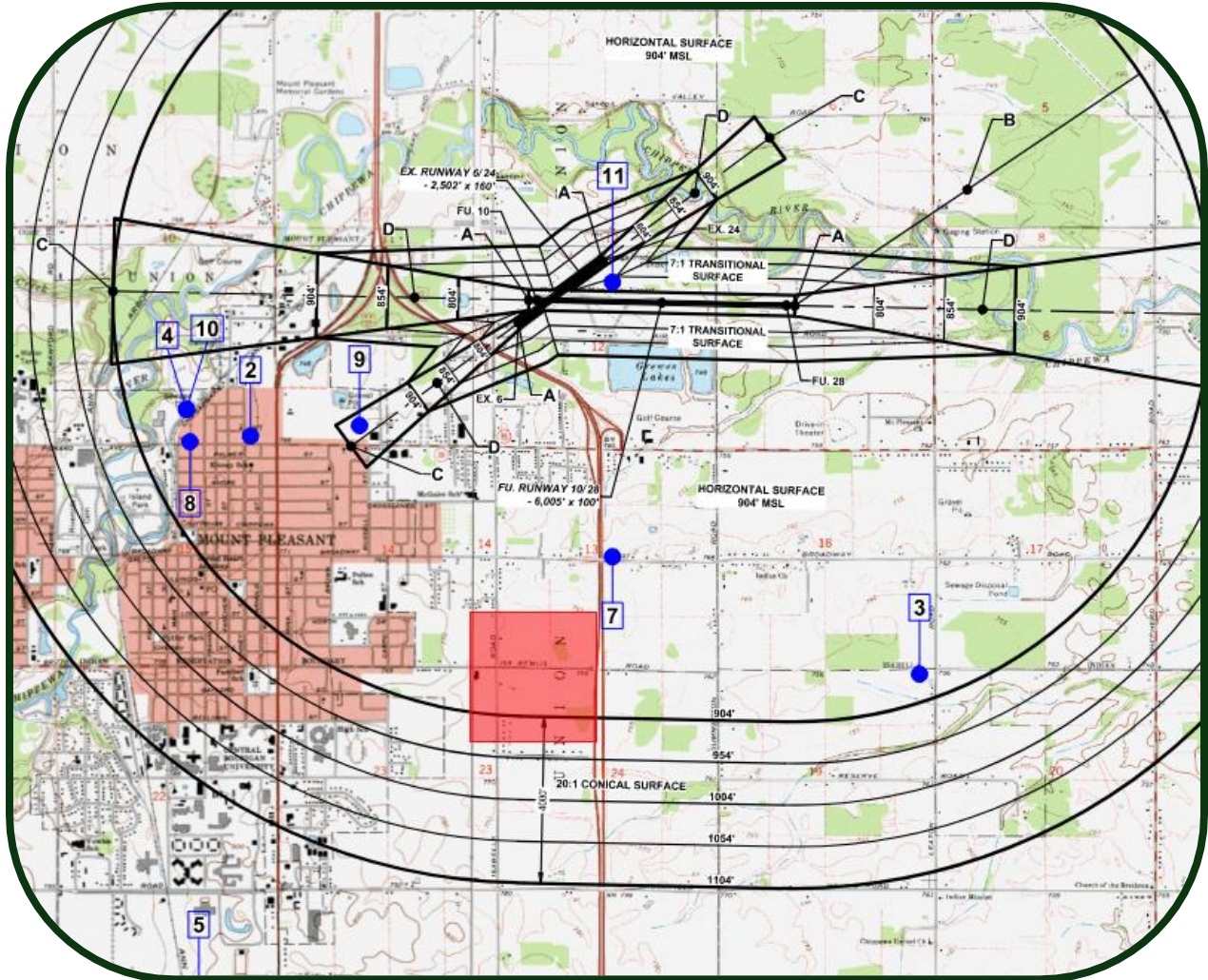


Figure 6 – Mt. Pleasant Municipal Airport Fly Zone Map



US-127 Industrial Corridor Study

Tract C – Broomfield Road and Summerton Road - North

April 2025

Overall Summary

Tract C requires significant water and sewer capital improvements from the Township in preparation for development. Length utility extensions and pumping infrastructure most likely are needed. However, the open agricultural fields and flat topography make for easy development and large area of the tract will promote an expansive industrial project that can support numerous businesses. The surrounding agricultural land uses support heavy industrial development and if developed would promote further development of agricultural tracts along S Summerton Road and a county drain through the property provides an adequate storm water management outlet. For these reasons it is recommended that Tract C be considered a high priority for future industrial development.

Tract Overview

Tract C consists of approximately 2 parcels totaling approximately 155 acres of land. The current parcels are vacant land used for agriculture based on aerial imagery. The vast tract is adjacent to surrounding agricultural uses and the tract fronts on US-127, S Summerton Road, and E Broomfield Road offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles per day alone. The large expanse of vacant flat land provides ample opportunity for development.

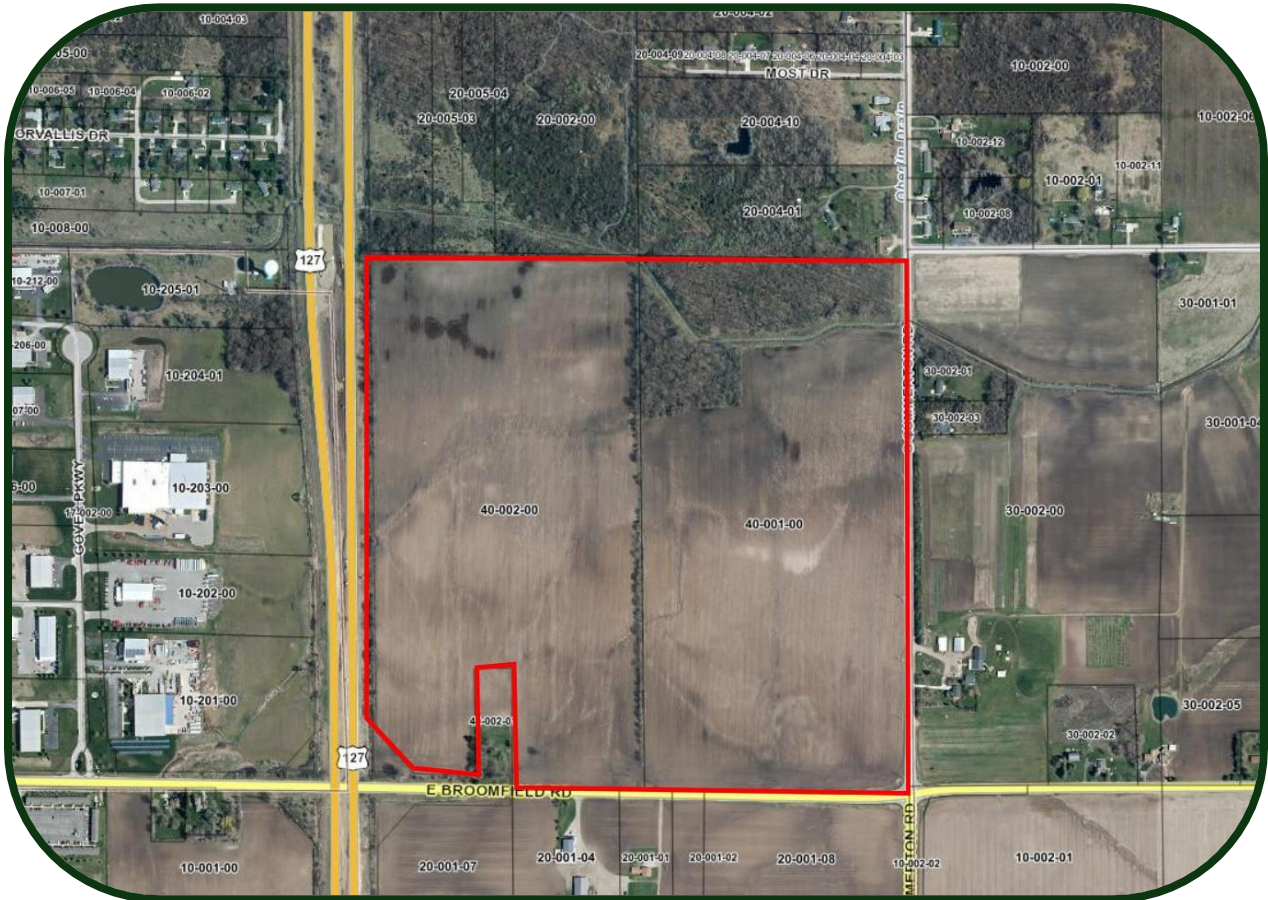


Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract C currently does not have access nor is served by either public water or sewer. As shown in Figure 2 and Figure 3, water and sewer infrastructure are in the vicinity and located on the west side of US-127. Public water would need to be extended along E Broomfield Road across US-127 and connect to the existing 12" water main that runs north and south along Isabella Road (approximately 1 mile). The improvement, although a significant capital expense, would be a long term investment that would provide this tract and surrounding area immediate access to domestic and fire flow demands in excess of 60 psi and 2,000 gallons per minute respectively for most build out configurations. Sanitary sewer infrastructure is also not

available within the immediate area nor is a viable gravity connection. An existing 12" forcemain runs north and south along US-127 that is adjacent to this tract and connection is plausible. However construction of an onsite pump station would be required to capture flows and discharge into the existing main which often times can be more costly than the construction of gravity sewer. The existing force main does have available capacity to accommodate and a capital improvement project of this nature would not only benefit the tract but surrounding area. It is recommended additional engineering review, analysis and coordination with Township DPW be performed. Overall, these water and sewer extensions would be extensive and costly, it would prepare the tract for heavy industrial development and promote future development on the adjacent agricultural parcels that the new infrastructure extensions could also service.

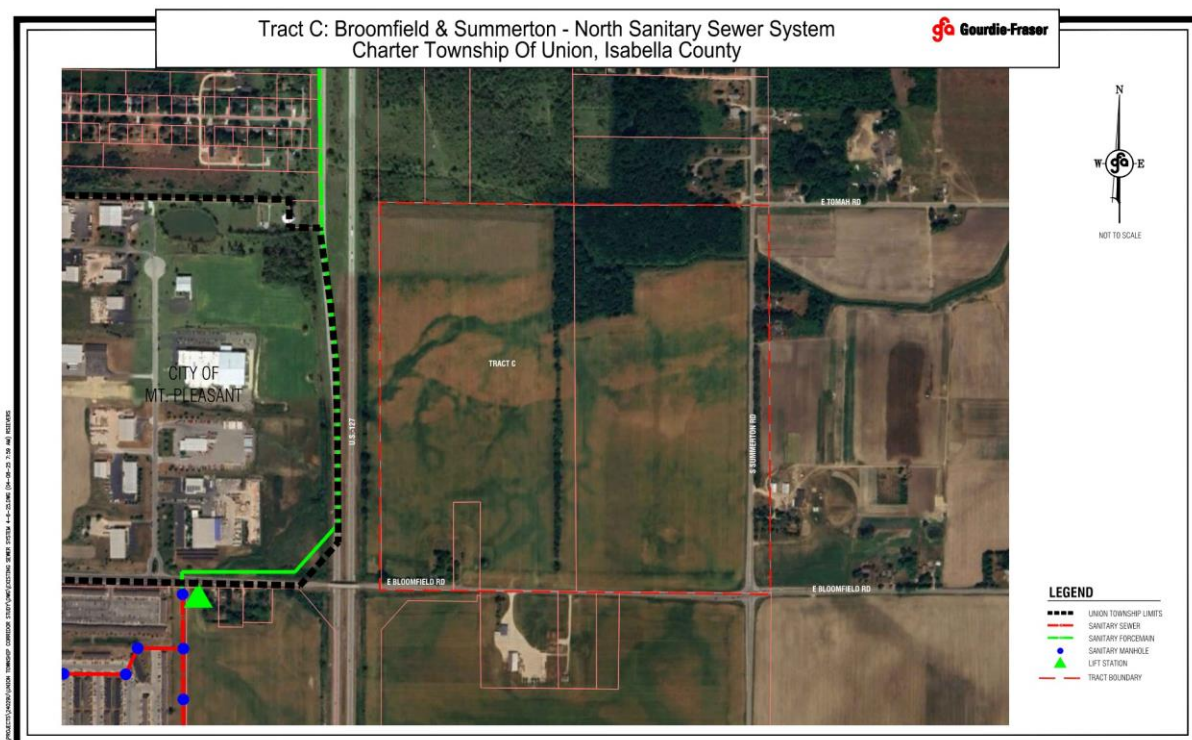


Figure 2 – Existing Sewer System

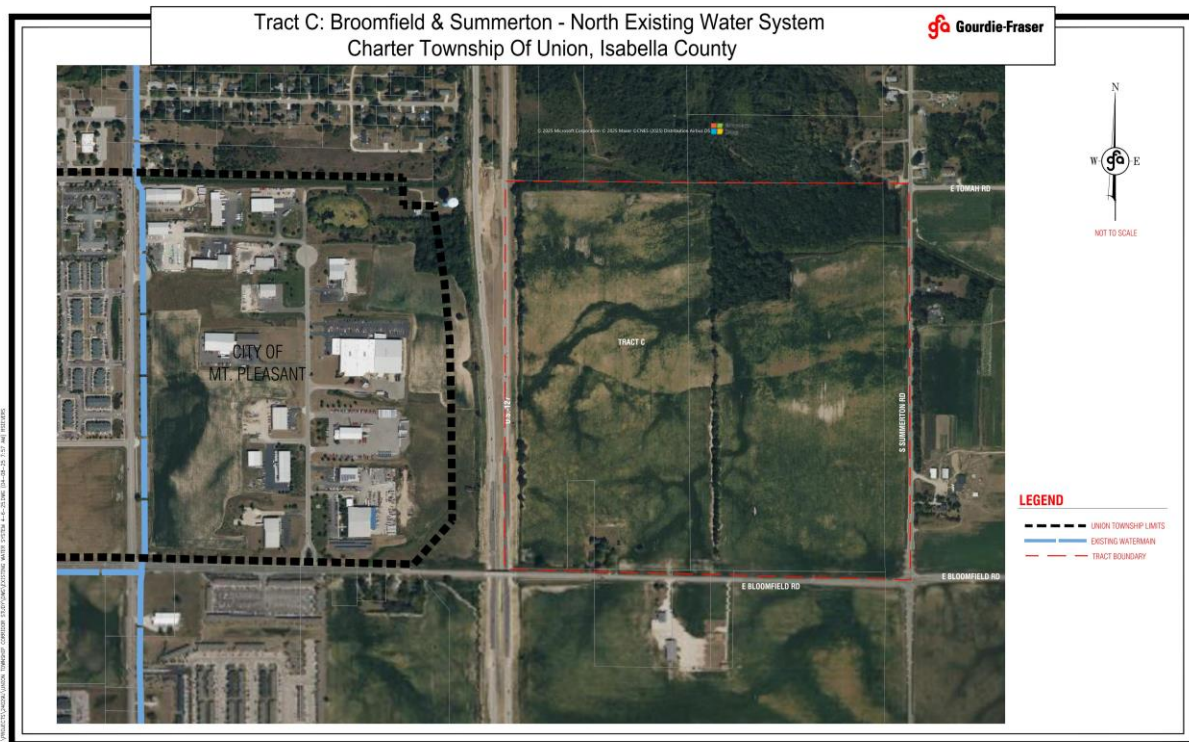


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract C is further currently served by numerous private utilities, such as natural gas along E Broomfield Road and S Summerton Road, and both overhead and underground electric. Fiber Optic is located near the intersection of S Summerton Road and E Bloomfield Road. See Figure 4 for details. These existing private utilities present prospective developers and businesses with a lower upfront construction cost and minimize the need for utility extensions except within the proposed development.



Figure 4 – Existing Private Utilities

Storm Water

A county drain maintained by the Isabella County Drain Commissioner runs east and west across the northerly boundary of the tract. According to the USGS Web Soil Survey (summarized in Figure 5) the site is a mix of sandy and loamy soil, which may require advanced storm water management methods. It should be noted that these maps and soil conditions will need to be verified in the field. However, due to the large area of the tract and access to a county drain, adequate space and options exist to manage storm water given the anticipated underlying soil conditions.

Environmental

Soils

The tract offers primarily sandy and loamy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 5), the site is primarily “Conover loam”, identified as Map Unit CvrabA and “Parkhill loam”, identified as Map Unit 40, “Corunna sandy loam”, identified as Map Unit 27, and Wasepi loamy sand, identified by map unit 16A. Loamy conditions can require additional expenses for road building, storm water management, and building foundation design. Based on aerial imagery and overlaid soil maps, it is clear that the loamy soil may be a result of historic agricultural operations, and that sandy soil may exist underneath.

Environmentally Sensitive Areas

Tract C does not face many environmental challenges for development. No identified wetlands exist on Tract C. The primary environmental consideration will be the county drain. All work will need to be approved by the Isabella County Drain Commission.

No water wells exist on the tract.

No EGLE Part 201 Environmental Contamination Sites or Part 213 Leaking Underground Storage Tank Sites exist on the tract (See Figure 5). It is recommended that Phase I and/or Phase II Environmental Assessments be completed to evaluate and to confirm this information.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16A	Wasepi loamy sand, 0 to 3 percent slopes	35.0	15.7%
20A	Pipestone sand, Erie-Huron Lake Plain, 0 to 3 percent slopes	5.6	2.5%
26A	Metamora fine sandy loam, 0 to 3 percent slopes	0.9	0.4%
27	Corunna sandy loam	56.4	25.3%
40	Parkhill loam, 0 to 1 percent slopes	46.1	20.7%
102A	Selfridge loamy sand, 0 to 3 percent slopes	5.9	2.7%
CvrabA	Conover loam, 0 to 3 percent slopes	72.7	32.7%
Totals for Area of Interest		222.6	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract C is less than 2 miles from the US-127 exit/entrance ramps, 2.5 miles from the nearest railroad, and is fronted on one Class A roads (E Broomfield Road). E Broomfield Road is 1 mile from S Isabella Road, another Class A road that provides connection to the US-127 exit and entrance ramps. S Summerton Road is a local paved road. The location of Tract C and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website. The improvement of Summerton Road from E Broomfield Road to Deerfield Road to meet Class A requirements should be considered as a capital improvement by the Township to increase the marketability of the tract to a greater range of industrial businesses.

Tract C is not withing the Mt Pleasant Municipal Airport Fly Zone map boundary and does not require any FAA overview or restrictions.



US-127 Industria; Corridor Study

Tract D – Corporate Drive and Packard Road Area

April 2025

Overall Summary

Tract D presents the opportunity to finalize the development and build-out of an existing industrial area. Infrastructure improvements such as roadway improvements and modest utility extensions should be considered to promote the development of the few remaining vacant parcels. Conversations should be held with existing property owners in the Tract to determine their future plans and to explore the opportunity for future re-development. It is recommended that Tract D be considered a low priority for future industrial development due to few developable areas providing a potentially minimal return on capital improvement investment required, as well as numerous hinderances on vacant parcels such as private utility easements and water features.

Tract Overview

Tract E consists of approximately 28 parcels totaling approximately 120 acres of land. The current parcels are heavily developed with industrial businesses and few vacant parcels remain. The businesses include a mix of storage facilities, contractor businesses, and similar industrial uses. The tract fronts on US-127, Corporate Drive, and N Mission Street, offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles day alone. Few parcels are currently vacant, which will need to be considered during the development phase to ensure and property splits still meet Township zoning requirements for existing structures. Most of the vacant parcels that do exist appear to be hindered by wet soil conditions or bodies of water.

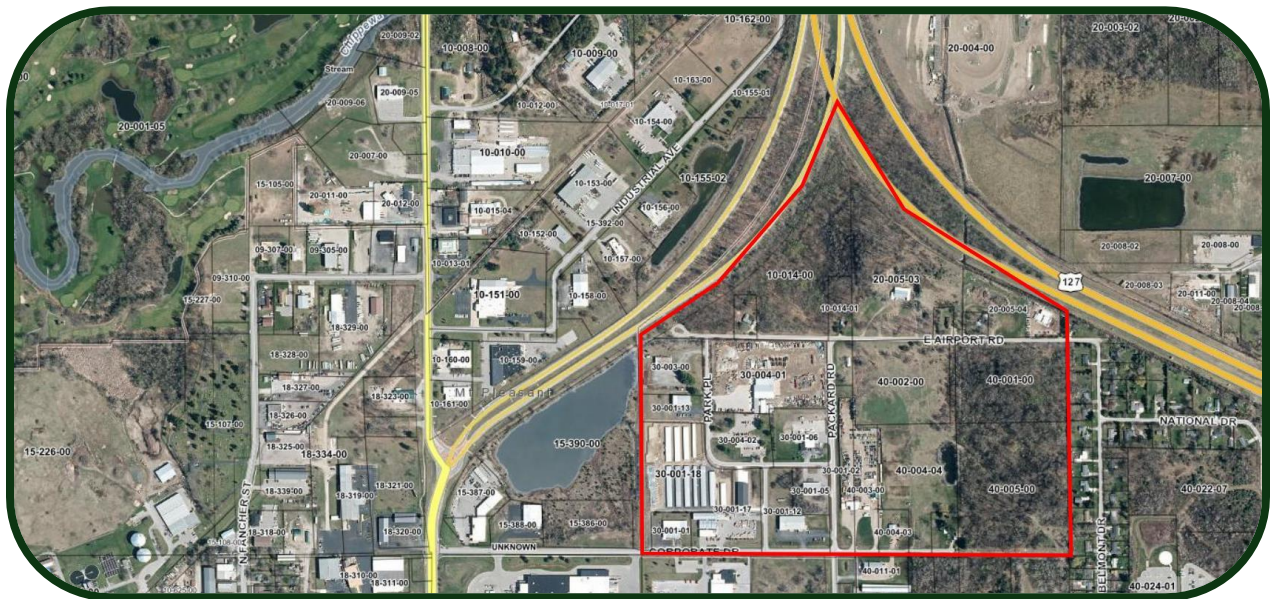


Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract D is served and/or has frontage access to both public water and sewer systems. As shown in Figure 2, the site has access to an existing gravity sewer along Packard Road and E Airport Road. Public water main extends along Park Drive and along E Airport Road. Based upon available aerial and lidar, both water and sewer could easily be extended to accommodate future development onsite. Besides onsite infrastructure to support the development of the tract, it would be recommended to extend water west along E Airport Road and south along Park Place to loop water to improve supply, quality and reliability of supply and an additional extension east along Corporate Drive to provide access to the vacant parcels. The Township recently implemented improvements to provide an additional booster station at River Road to provide improved supply to the surrounding area, including this area. Currently the water system is capable to accommodate both domestic and fire flow demand supplies of 50 psi and 2,000 gallons per minute.

Similar for sanitary sewer service, additional sewer extensions should also be considered to promote development aside from what would be needed internally for the development. These include extensions west along Corporate Drive and west along E Airport Road. Overall, the existing sewer infrastructure discharges into a 24" gravity sewer that outlets to the Township Wastewater Treatment Plant and the infrastructure has available capacity to accommodate growth. These capital improvements would increase the marketability and development ready potential of the remaining vacant parcels. Having these public utilities available at the tract minimizes upfront development costs as the only extensions required would be those extension required to service individual buildings or smaller cluster developments. Public utilities further reduce the risk of groundwater contamination and allow for greater development density on the site, as well as provide adequate fire protection. As the site is primarily flat, site grading and the developments layout would determine if forcemain or gravity sewer are required.

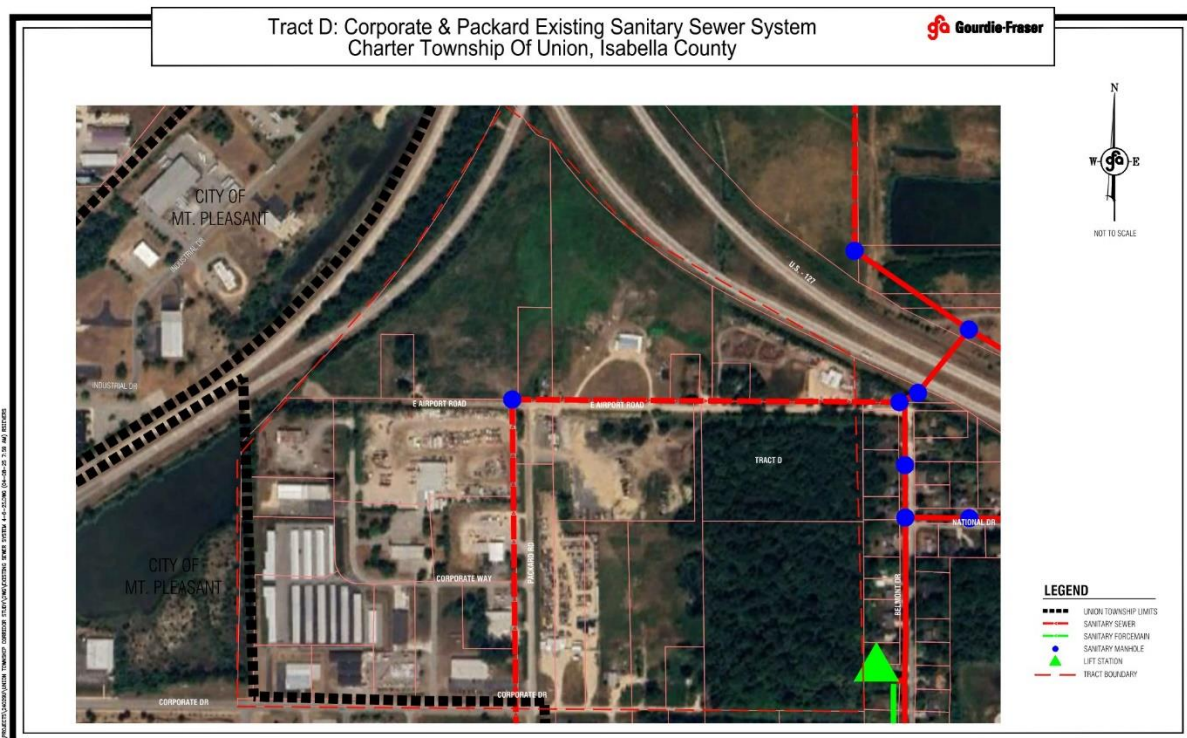


Figure 2 – Existing Sewer System

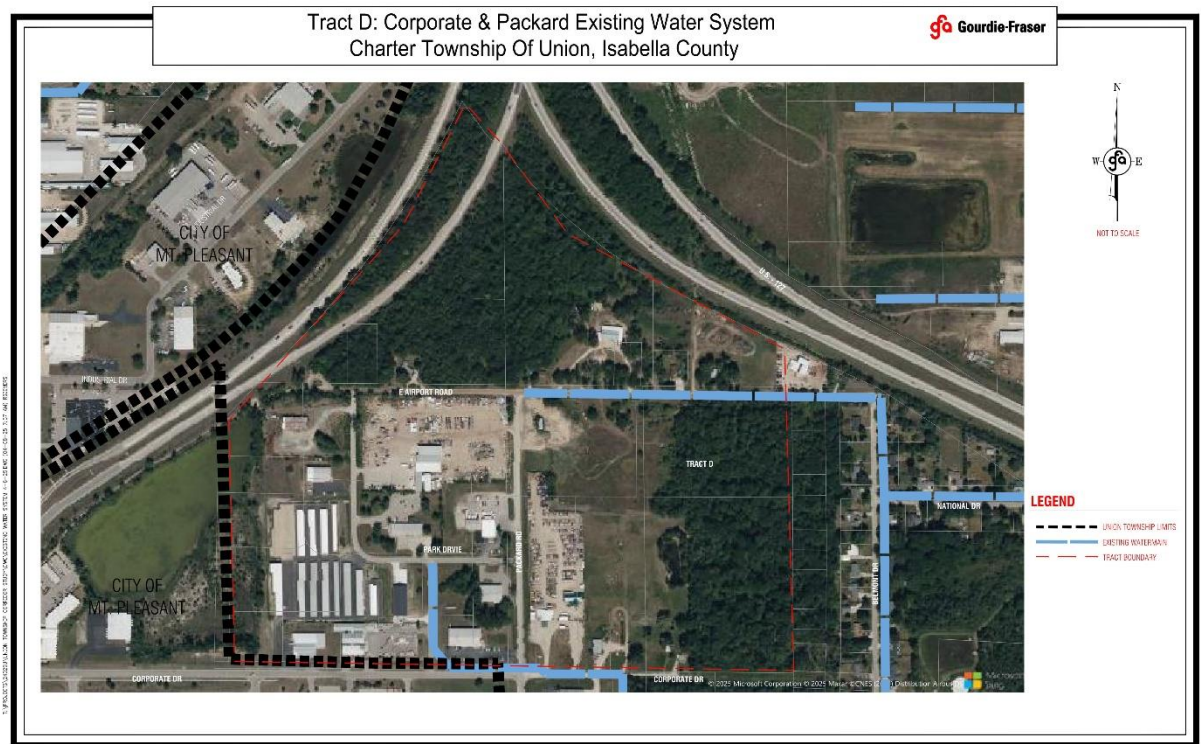


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract D is further currently served by numerous private utilities, such as natural gas along Park Place, Corporate Drive, and E Airport Road, and both overhead and underground electric. Fiber Optic does not appear to service Tract D per the MissDig utility maps received. See Figure 4 for details. A Consumers Energy gas line appears to encumber two of the few vacant parcels in Tract D (40-005-00 and 40-002-00). This gas line cuts through the middle of the parcels and will hinder development opportunities without significant cost implications for relocation.

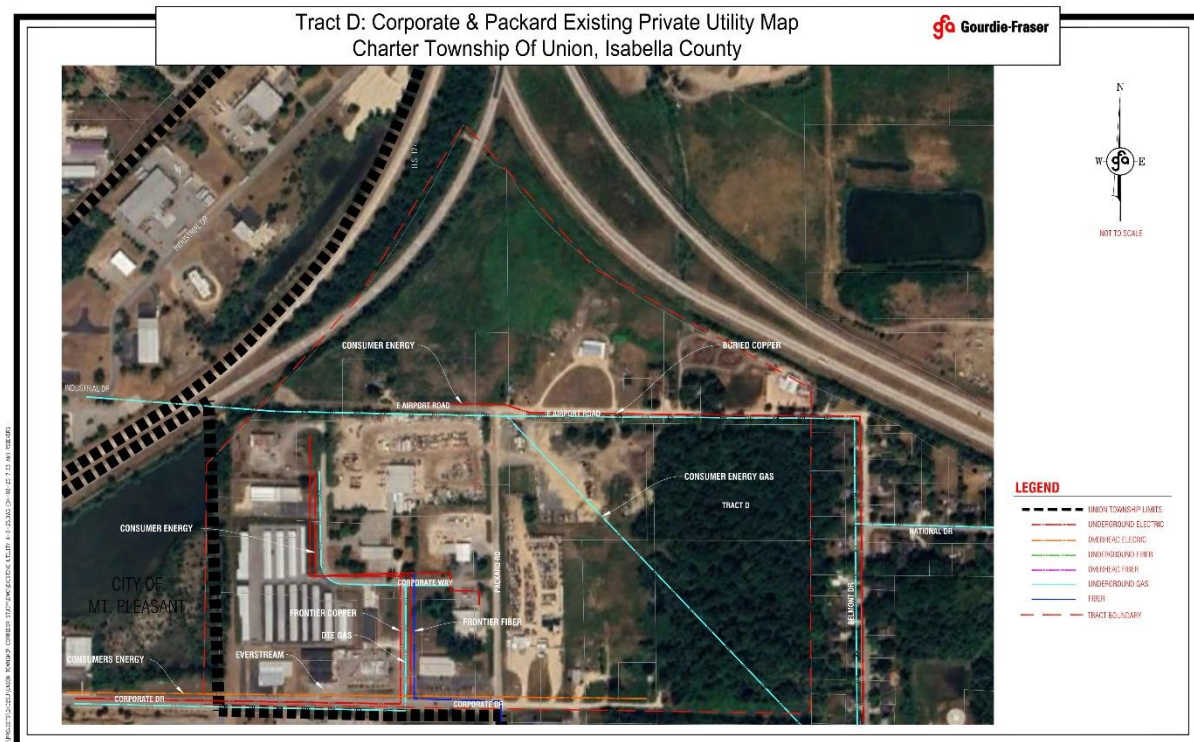


Figure 4 – Existing Private Utilities

Storm Water

Isabella County Drain Commissioner's maps do not identify any existing county drains on the subject tract. An existing pond located on parcel 40-004-04 further encumbers the development layout and creativity, but may be able to be utilized or expanded for storm water management. According to the USGS Web Soil Survey (See Figure 5) the site is primarily sandy soils, which may lend to promote infiltration practices of storm water via a community storm water system. It should be noted that these maps and soil conditions will need to be verified in the field.

Environmental

Soils

The tract offers primarily sandy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 5), the site is primarily "Kn", identified as Map Unit 20A, "Covert Sand", identified as Map Unit 18B, and "Kingsville Loamy Sand", identified as Map Unit 21. Sandy soil conditions promote ideal development conditions for storm water management, building foundations, and general construction practices.

Environmentally Sensitive Areas

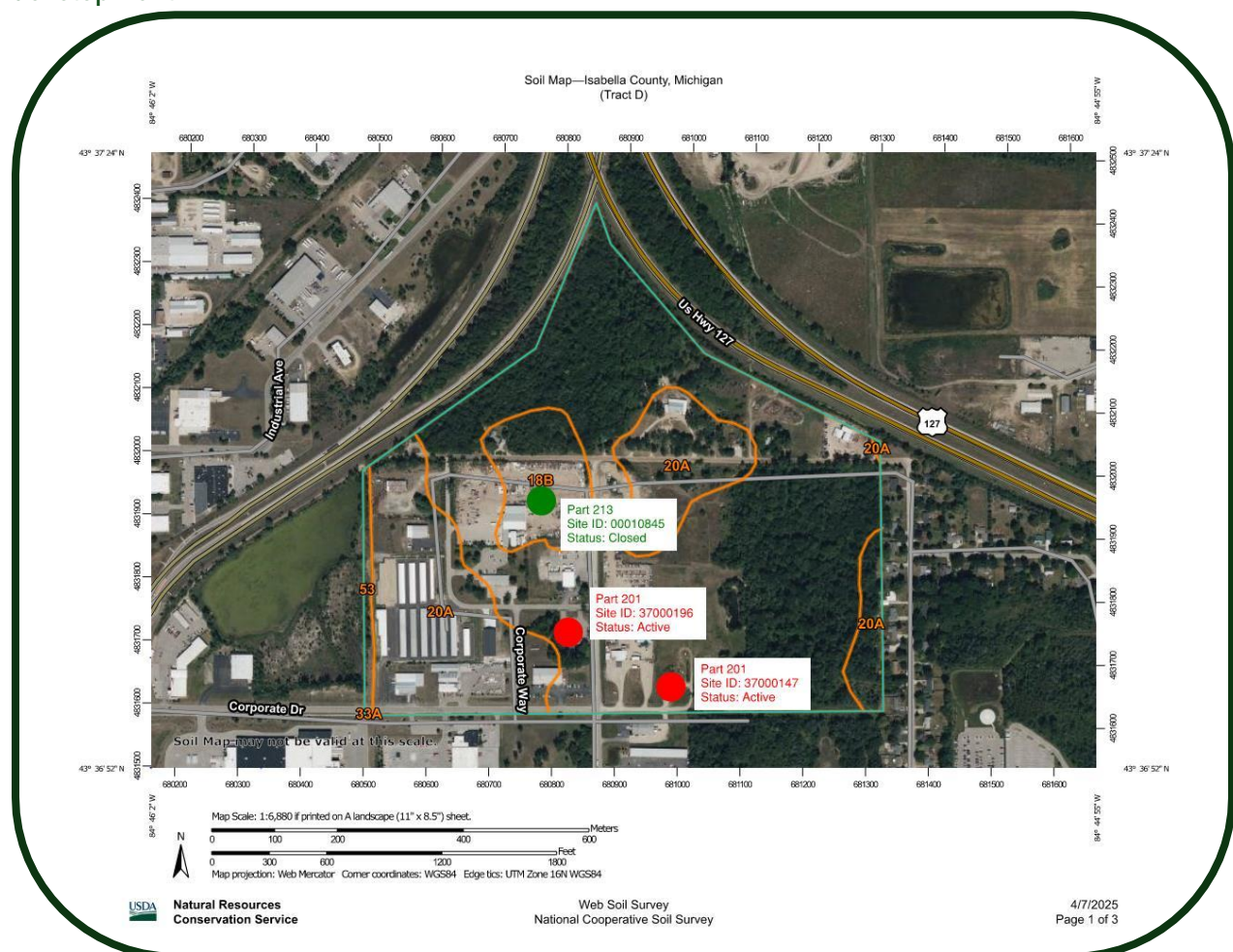
Tract D is hindered by two environmentally sensitive aspects: contaminated sites and natural drainage ways. Although not classified as wetlands on the EGLE Wetland Mapper, aerial imagery appears to show a historic drainage way on parcel 10-014-00 that would need to be

evaluated prior to development. This is likely caused by the construction of the US-127 and N Mission Street.

Five existing water wells exist on the tract. Most wells service existing structures, but parcel 40-004-04 appears to contain two wells that would need to be abandoned if redeveloped. No oil or gas well exist on the tract.

Two EGLE Part 201 Environmental Contamination Sites and one closed Part 213 Leaking Underground Storage Tank Site exist on the tract (See Figure 5). The storage tank (Site ID: 00010845) is a closed site while the Part 201 sites (Site ID's: 37000196 and 37000147) are active contaminated sites. These sites are 2026 Packard Road and 4525 Corporate Drive. Contaminated sites will need to be remediated prior to re-development, adding upfront costs and potentially long-term monitoring burdens or development limitations. It is recommended that Phase I and/or Phase II Environmental Assessments be completed to evaluate these sites if not already completed.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18B	Covert sand, 0 to 4 percent slopes	7.4	6.5%
20A	Pipestone sand, Erie-Huron Lake Plain, 0 to 3 percent slopes	30.9	27.3%
21	Kingsville loamy sand	73.5	65.0%
33A	Thetford loamy sand, 0 to 3 percent slopes	0.0	0.0%
53	Udipsamments, nearly level	1.3	1.1%
Totals for Area of Interest		113.1	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract D is less than 1.5 miles from the US-127 exit/entrance ramps, 1 mile from the nearest railroad, and is fronted on one primary Class A road (Pickard Road). The location of Tract E and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website.

All other roads in Tract D (Corporate Drive, E Airport Road, and Park Drive) are not maintained by the Isabella County Road Commission, nor are Class A. While not required for development, improving these roads to meet Class A requirements increases the marketability of future industrial uses to a wider range of business types. This cost should be considered as part of the Township's Capital Improvement Plan associated with an industrial park project.

Part of Tract D (as highlighted in red in Figure 6) falls directly in the airports approach fly zone or has strict FAA requirements. Parcels north of E Airport Road have maximum building height restrictions of 804' or 854' above sea level. However, even with these restrictions buildings up to 40 feet tall can still be constructed. It should be noted that structures proposed for Tract D that are within one of the fly zones would need to undergo evaluation by the FAA for approval.

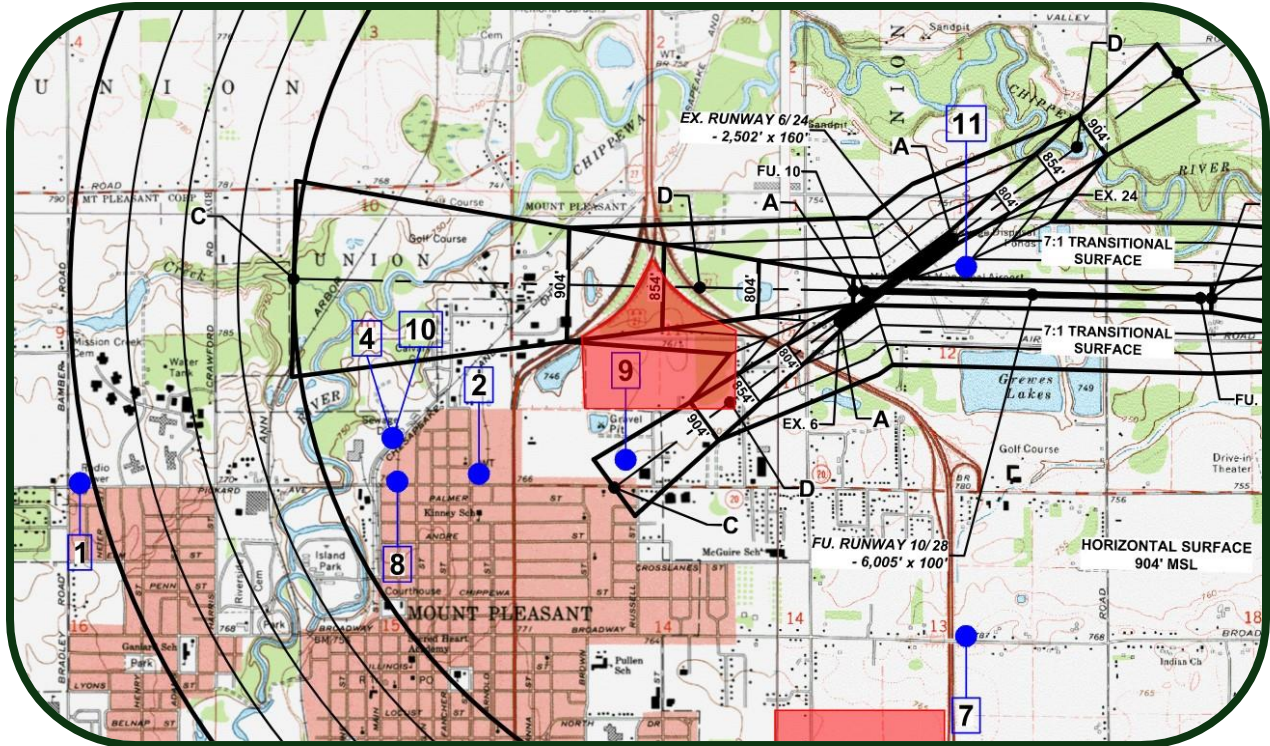


Figure 6 – Mt. Pleasant Municipal Airport Fly Zone Map



Union Township Corridor Study

Tract E – Airport Area

April 2025

Overall Summary

Tract E represents a ready-to-develop opportunity when it comes to location and infrastructure, but building height restrictions from the airport and contaminated sites may prohibit building construction. Existing utilities, road infrastructure, and adjacent land uses provide a ready-to-go development parcel. However, it is recommended that Tract E be considered a medium priority for future industrial development due to the flexibility the site presents for multiple development options.

Tract Overview

Tract E consists of 11 parcels totaling approximately 109 acres of land. The current parcels are lightly developed and include the Mt. Pleasant Speedway, a private parking lot, a few industrial businesses, and the Mt. Pleasant Eagles. Included in the tract is Rich Rach Drive, a dead-end private roadway. The tract fronts on US-127, East River Road and S Isabella Road, offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles day alone. Parcel 008-02 is currently already owned by the Township and is retained for utilities (water and sewer). Few parcels are currently vacant, which will need to be considered during the development phase to ensure and property splits still meet Township zoning requirements for existing structures.

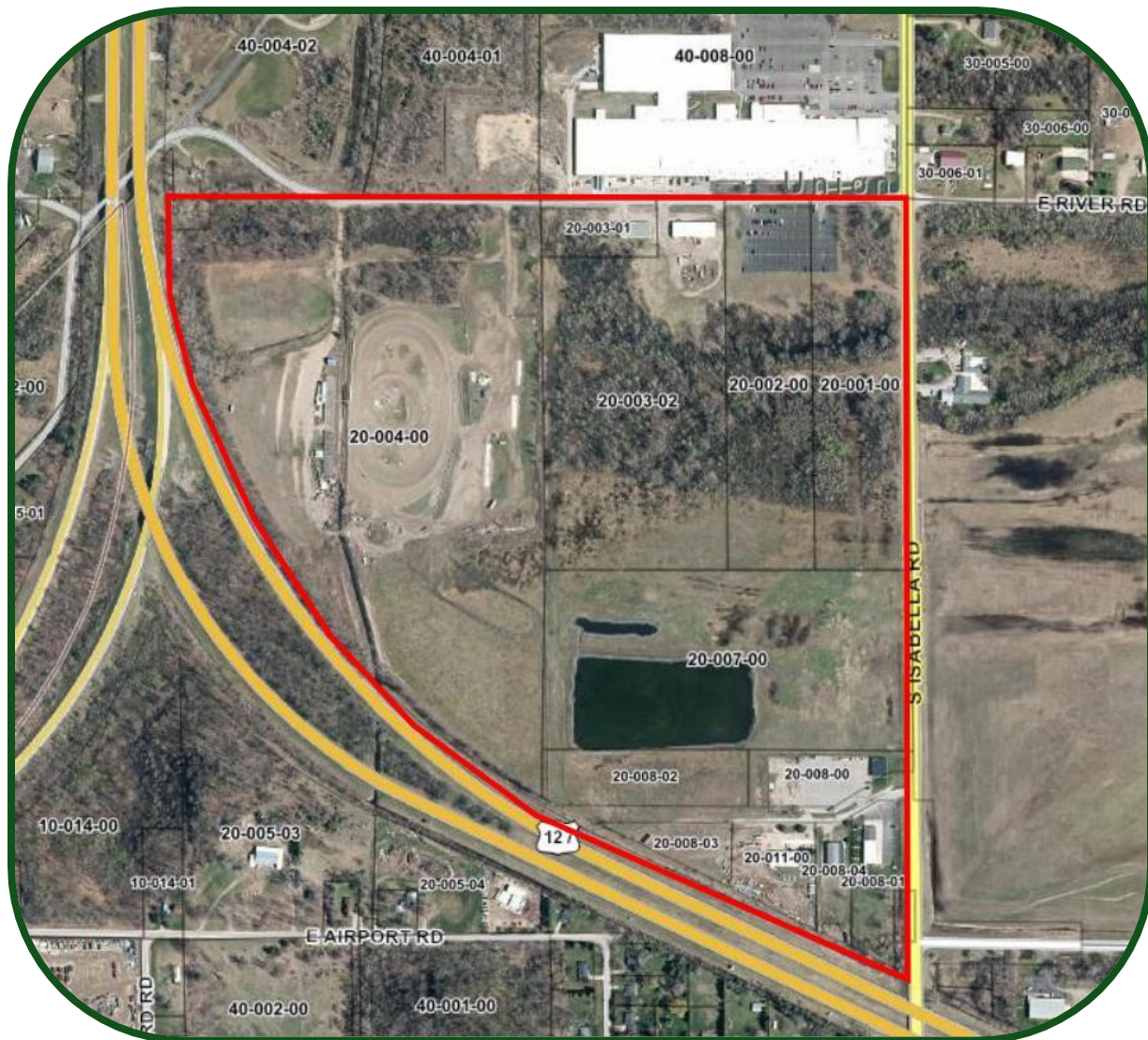


Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract E is served by both public water and sewer systems. As shown in Figure 2, the site has access to both gravity sewer along E River Road and forcemain sanitary sewer along S. Isabella Road, as well as a gravity main that extend directly through the middle of the tract in a north-south direction. Public water main fronts on River Road and S. Isabella Road and two existing stubs extend into the tract, one being along Rich Rach Drive offering immediate access to both domestic and fire suppression that could easily be extended to accommodate future development onsite. The Township recently invested in the construction of a water booster station on River Road to improve both reliability and water supply to the overall system. The tract has frontage and access to both a 12" transmission and 8" distribution watermain with a minimum pressure of 50 psi. The Township has been implementing upgrades to the overall water system to accommodate future growth which could include this area. With respect to the gravity sanitary, connection either to the large diameter 24" sewer or tributary would convey sewage directly to the Wastewater Treatment Plant. Based upon recent flow monitoring in this area, there is available capacity and there are no concerns of ability to provide sanitary sewer service to this area. Having these public utilities available at the tract minimizes upfront development costs as the only extensions required would be that interior to the tract as needed to serve the proposed industrial park layout. Public utilities further reduce the risk of groundwater contamination and allow for greater development density on the site, as well as provide adequate fire protection. It should be noted that the existing location of the sanitary sewer through the middle of the tract will minimize development creativity due to the easements associated with it. As the site is primarily flat, site grading and the developments layout would determine if forcemain or gravity sewer existing are required.

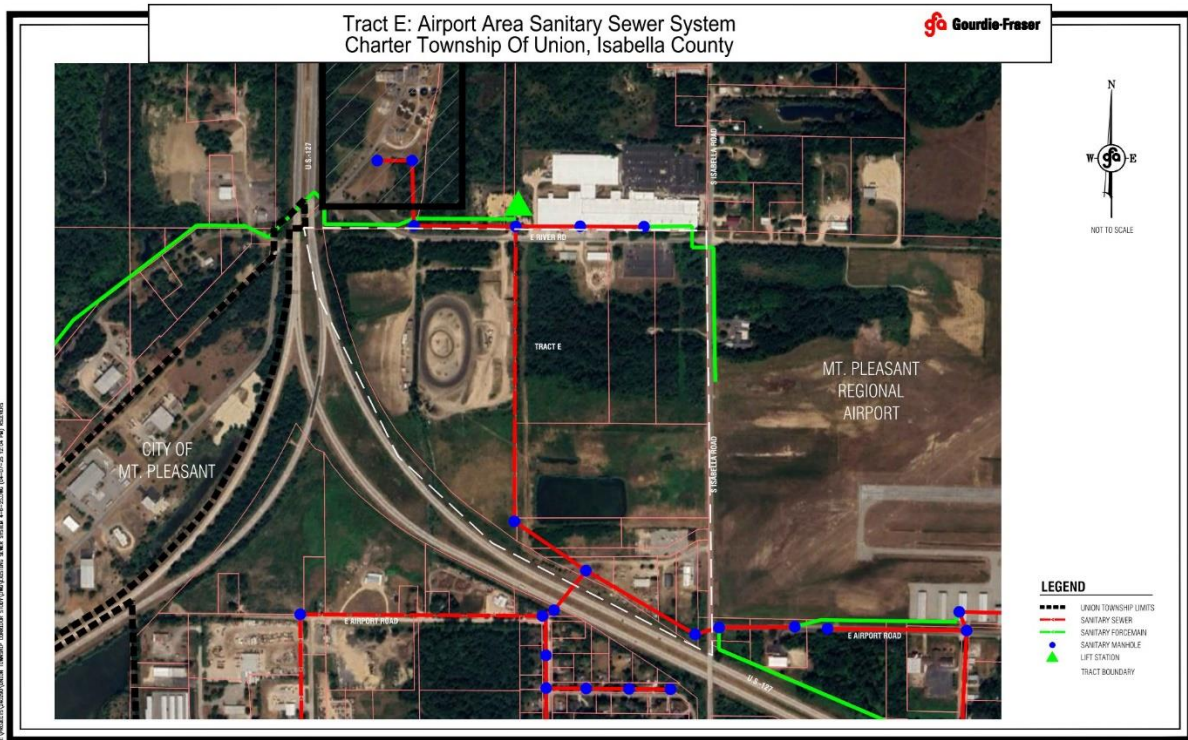


Figure 2 – Existing Sewer System

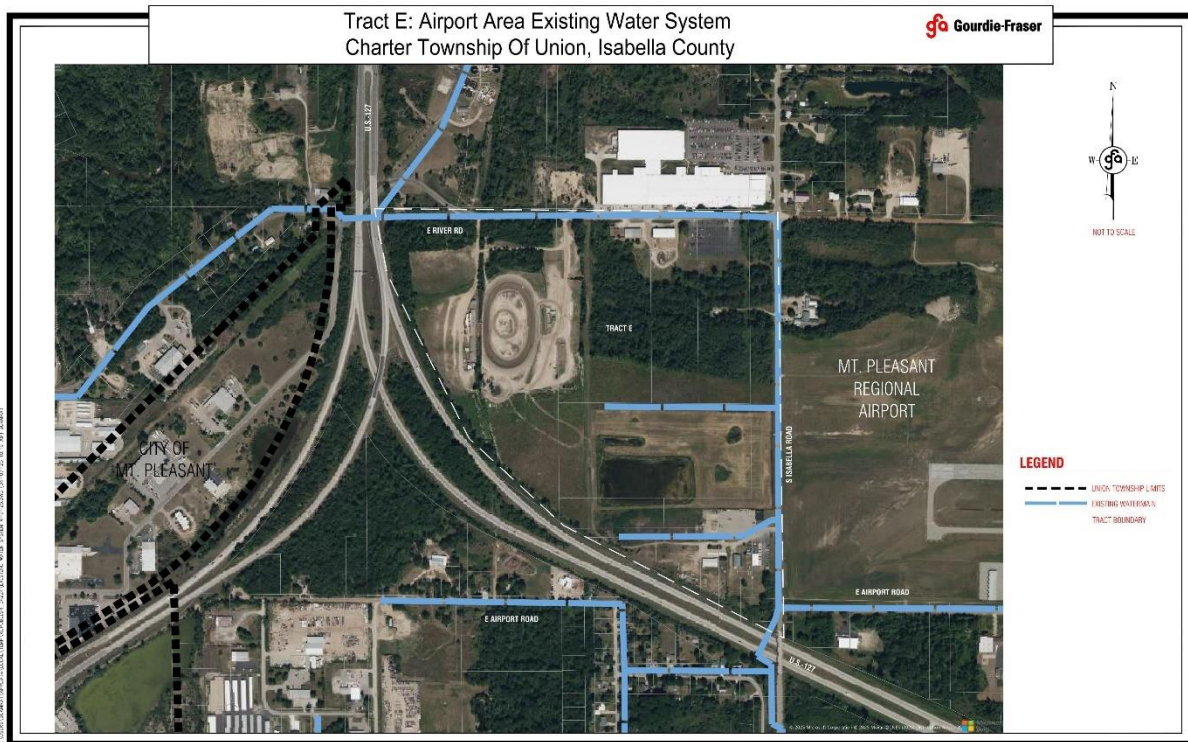


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract E is further currently served by numerous private utilities, such as natural gas along S Isabella Road and River Road, and electric via Consumers Energy along both fronting roads (both overhead and underground). See Figure 4 for details. Fiber optic is also available along the adjacent roadways. The Township would have minimal costs, dependent only on the final layout of the interior industrial park roads, to provide utility services to a potential development.

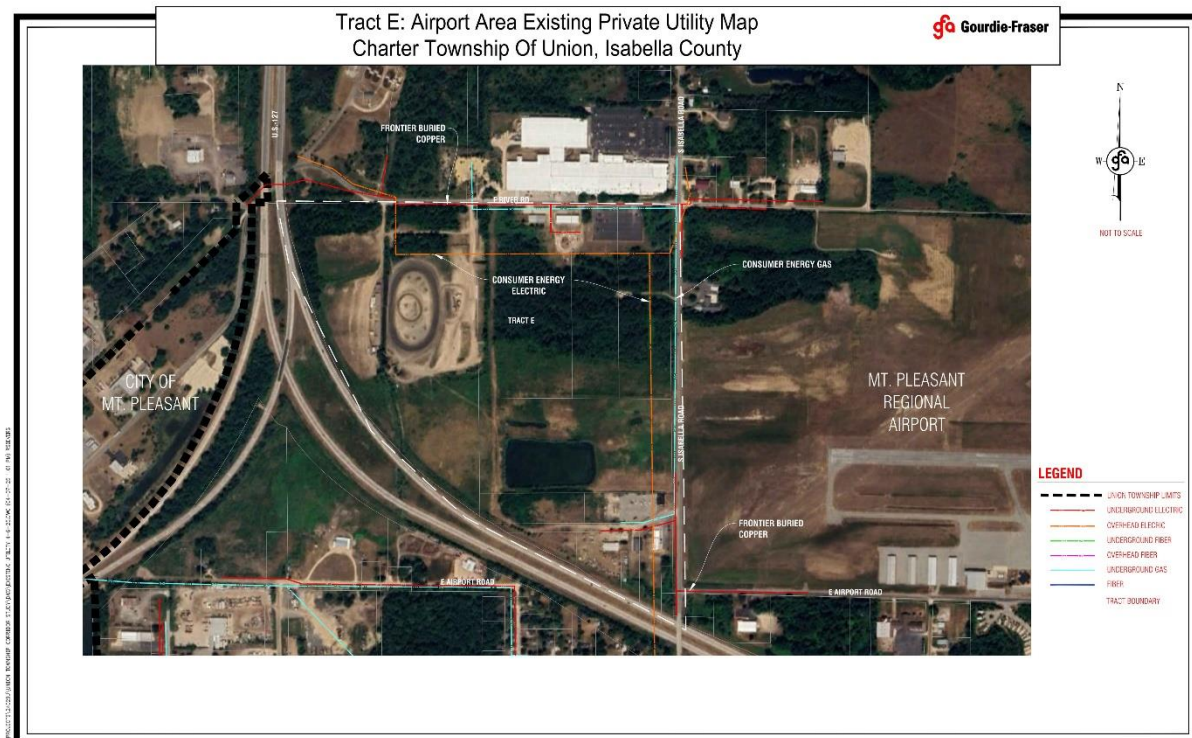


Figure 4 – Existing Private Utilities

Storm Water

Isabella County Drain Commission maps do not identify any existing county drains on the subject tract. An existing pond located north of Rich Rach Drive further encumbers the development layout and creativity of a proposed industrial park but may be able to be utilized or expanded for storm water management. According to the USGS Web Soil Survey (summarized in Figure 5) the site is primarily sandy soils, which may lend to promote infiltration practices of storm water via a community storm water system. It should be noted that these maps and soil conditions will need to be verified in the field. Although not identified on any Isabella County Drain Commission Maps, there appears to be a drain adjacent to the existing racetrack that may provide additional storm water outlets.

Environmental

Soils

The tract offers primarily sandy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 4), the site is primarily “Pipestone Sand, Erie-Huron Lake Plain”, identified as Map Unit 20A, “Covert Sand”, identified as Map Unit 18B, and “Kingsville Loamy Sand”, identified as Map Unit 21. Sandy soil conditions promote ideal development conditions for storm water management, building foundations, and general construction practices.

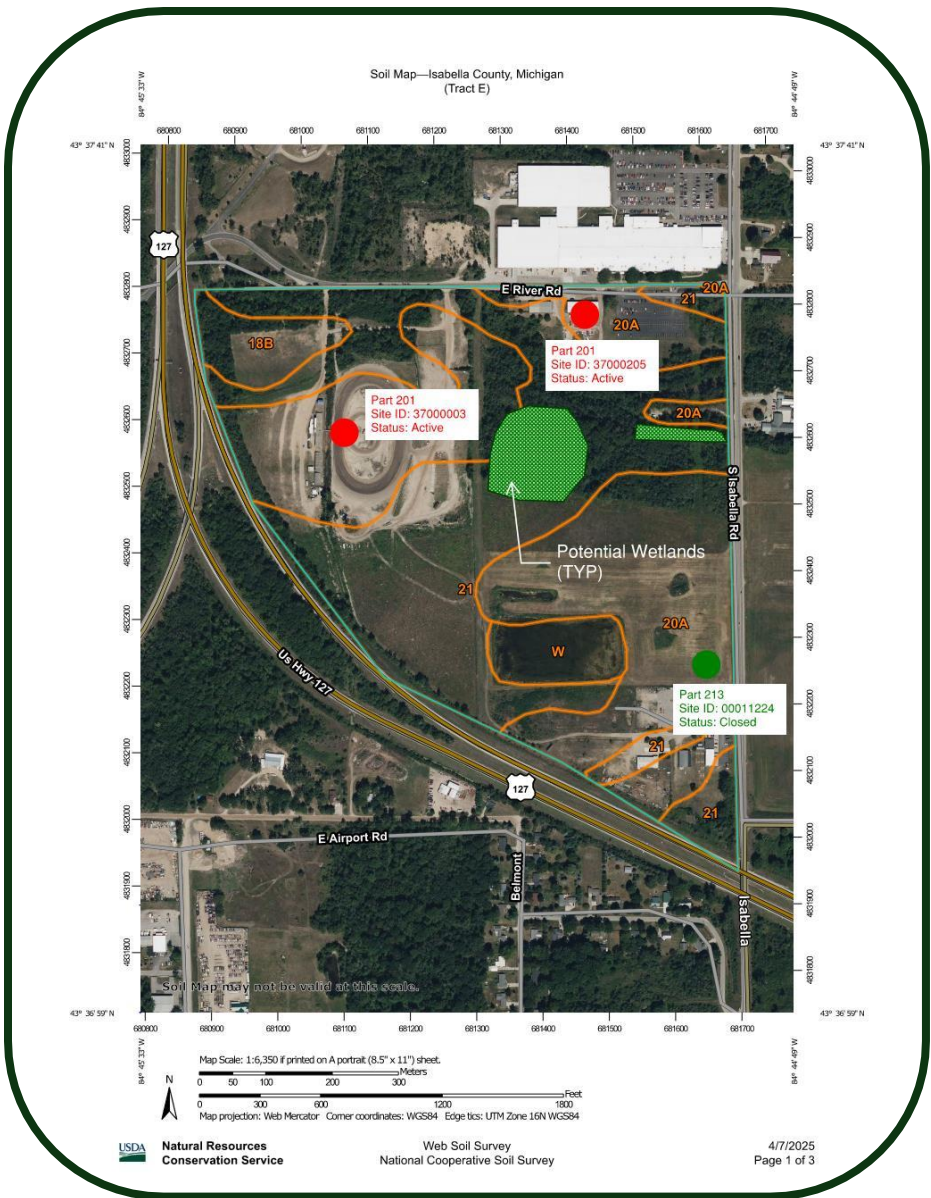
Environmentally Sensitive Areas

Tract E is hindered by two environmentally sensitive aspects: contaminated sites and wetlands. As is shown in Figure 5, an approximately 5-10 acre area of wetlands is identified by Michigan EGLE on the tract. Wetlands are identified by the green and orange striped area. These wetlands cannot be classified without a formal wetland delineation by a certified wetland biologist. These wetlands hinder development potential as they must be protected from disturbance from development or mitigated elsewhere, which is a costly and time-consuming process. Additional wetland areas may be encountered but per the EGLE mapper these are the only registered regulated wetlands.

Two existing water wells (Wellogic ID: 37000000896 and 37000000898) exist on the tract. These wells are over 50 years old and would likely need to be abandoned. No oil or gas well exist on the tract.

Two EGLE Part 201 Environmental Contamination Sites and one closed Part 213 Leaking Underground Storage Tank Site exist on the tract (See Figure 5). The storage tank (Site ID: 00011224) is a closed site while the Part 201 sites (Site ID's: 37000205 and 37000003) are active contaminated sites. These sites are the Fussman Race Track and 4830/4854 E River Road. 4830/4854 was historically rented by oil and gas related companies and is contaminated with compounds such as arsenic and mercury. Contaminated sites will need to be remediated prior to development, adding upfront costs and potentially long-term monitoring burdens or development limitations. It is recommended that Phase I and/or Phase II Environmental Assessments be completed to evaluate these sites.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18B	Covert sand, 0 to 4 percent slopes	4.8	4.0%
20A	Pipestone sand, Erie-Huron Lake Plain, 0 to 3 percent slopes	56.4	46.9%
21	Kingsville loamy sand	54.4	45.2%
W	Water	4.7	3.9%
Totals for Area of Interest		120.3	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract E is less than 1.5 miles from the US-127 exit/entrance ramps, 1 mile from the nearest railroad, and is fronted on one primary Class A road (Pickard Road). The location of Tract E and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website.

Rich Rach Drive can be upgraded to a Class A public road through a road reconstruction project. The estimated cost for this work is approximately \$362,000 (June 2024).

The greatest hinderance to the development of Tract E is the proximity to the Mt. Pleasant Municipal Airport. Per Figure 5, three-quarters of Tract E (as highlighted in red in Figure 6) falls directly in the airports approach fly zone or has strict FAA requirements. Per conversations with airport authorities and the map, land to the east of the existing pond is not buildable due to height restrictions. Land west of the pond may see buildings up to an elevation of 804' above sea level. Per available online mapping tools, the existing topography of Trace E ranges from 750' above sea level to 800' above sea level. There is no guarantee of these elevations without field verification. Most of the Mt. Pleasant Speedway parcel and Rich Rach Drive properties are suitable for development and industrial buildings up to 40 feet tall due to their existing topography. Areas in the wooded area north of the existing pond may not be suitable for building. It should be noted that all structures proposed for Tract E would need to undergo evaluation by the FAA for approval.

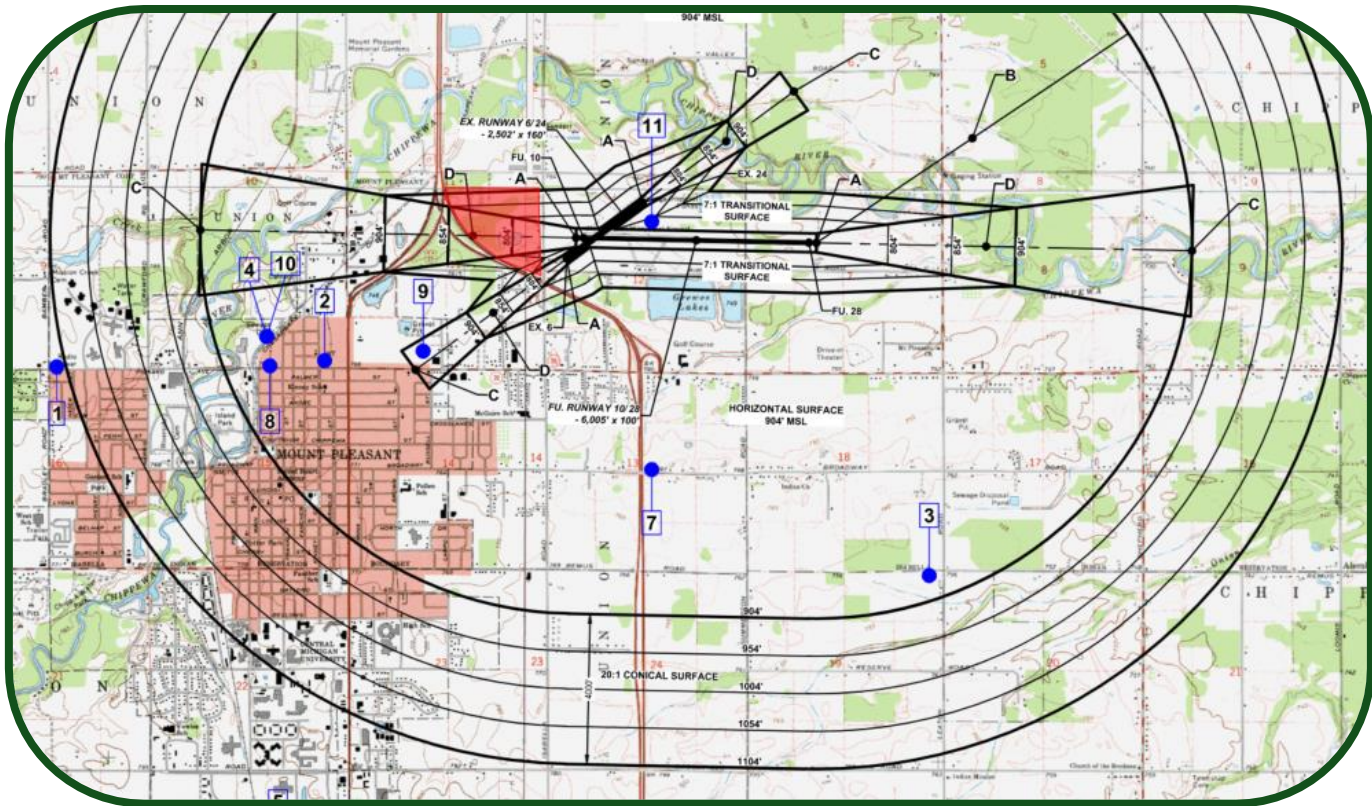


Figure 6 – Mt. Pleasant Municipal Airport Fly Zone Map



US-127 Industrial Corridor Study

Tract F – Broomfield Road and Jamestown Apartments

April 2025

Overall Summary

Tract F requires minimal capital improvements from the Township in preparation for development. Utility extensions and road improvements could be considered to increase marketability to a wider array of business types, but these would not be required. The open agricultural fields and flat topography make for easy development. However, the tract shape and boundary dimensions may limit development potential, and the surrounding multi-family residential land uses do not support heavy industrial development. For these reasons it is recommended that Tract F be considered a low priority for future industrial development.

Tract Overview

Tract F consists of 1 parcel totaling approximately 72 acres of land. The current parcel is vacant and currently used for agriculture based on aerial imagery. The tract is in a primarily multi-family residential area and adjacent to multiple apartment and condominium complexes. The tract fronts on US-127, S Isabella Road and E Broomfield Road offering ample opportunities to maximize marketing opportunities toward vehicular travelers for businesses in the potential industrial park. US-127 sees approximately 12,000 vehicles per day alone. The large expanse of vacant flat land provides ample opportunity for development, but the narrow property dimensions may limit creativity.

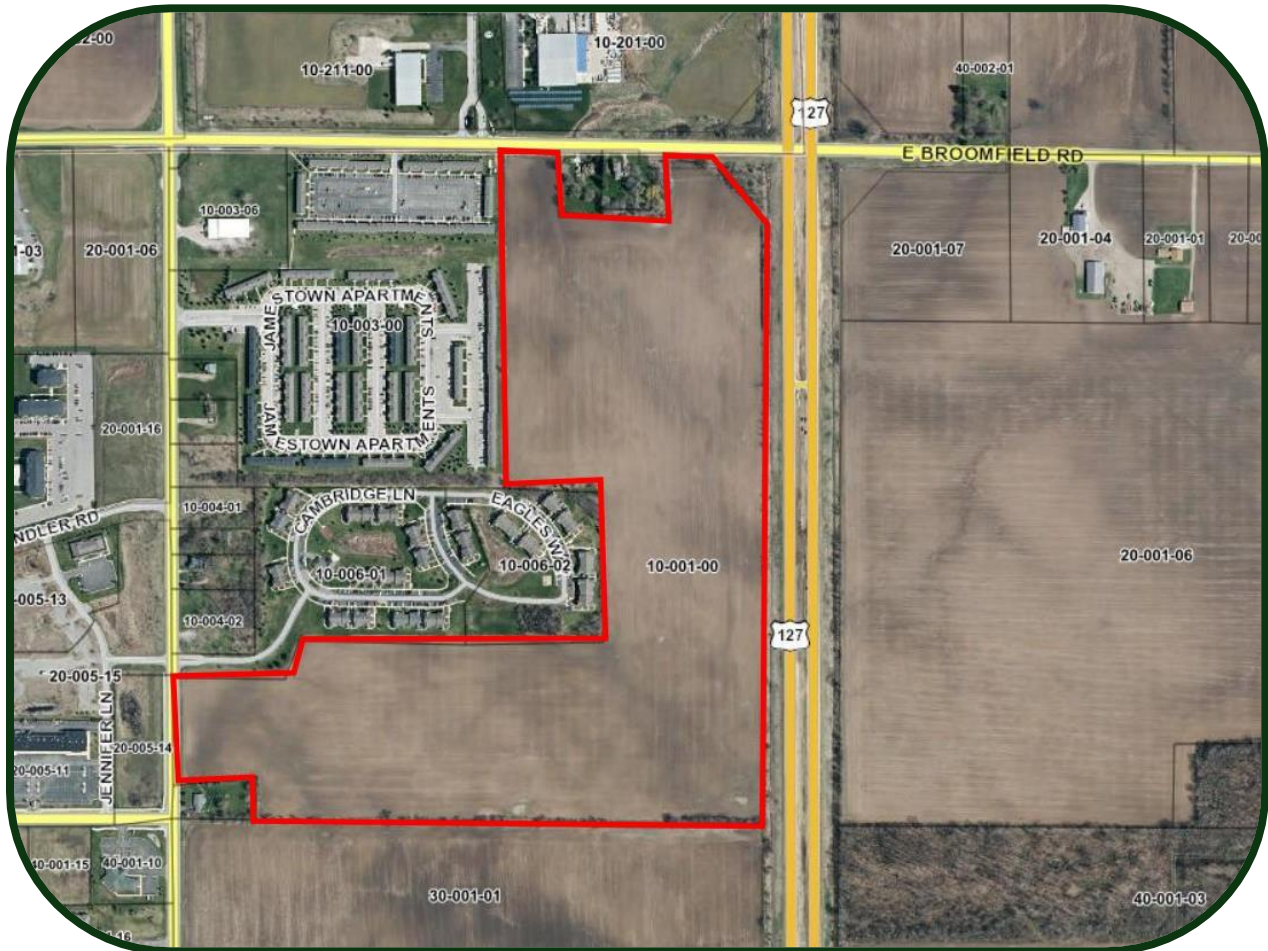


Figure 1 – Tract Boundary

Utilities

Water and Sewer

Tract F has access and frontage to both public water and sewer. As shown in Figure 2 and Figure 3, the site has access to public water along S Isabella Road and forcemain sewer along E Broomfield Road and gravity sewer along S Isabella Road. To promote further development water extensions along Broomfield Road as part of the Townships capital improvement plan would provide for easy looping once an industrial park is developed. Looping in the system

increases the reliability of the water. Connection to the existing water main in the adjacent residential development is easily accessible but may present challenges as the infrastructure is only 8" and would provide reduced fire flow volumes. Similar for the sanitary sewer, albeit gravity is readily available, the immediate infrastructure is limited in capacity due to size and may not accommodate the proposed flow volumes for the development. Overall, this area falls within Lift Station #3 and respective 12" forcemain discharges flow north and outlets into an existing 24" gravity sewer that goes to the existing Township Waste Water Plant (WWTP). This downstream infrastructure has an available capacity of approximately 900 gallons per minute however some is allocated. Therefore additional engineering review and evaluations would be needed to determine actual impacts and if sewer and/or water main upsizing would be needed.

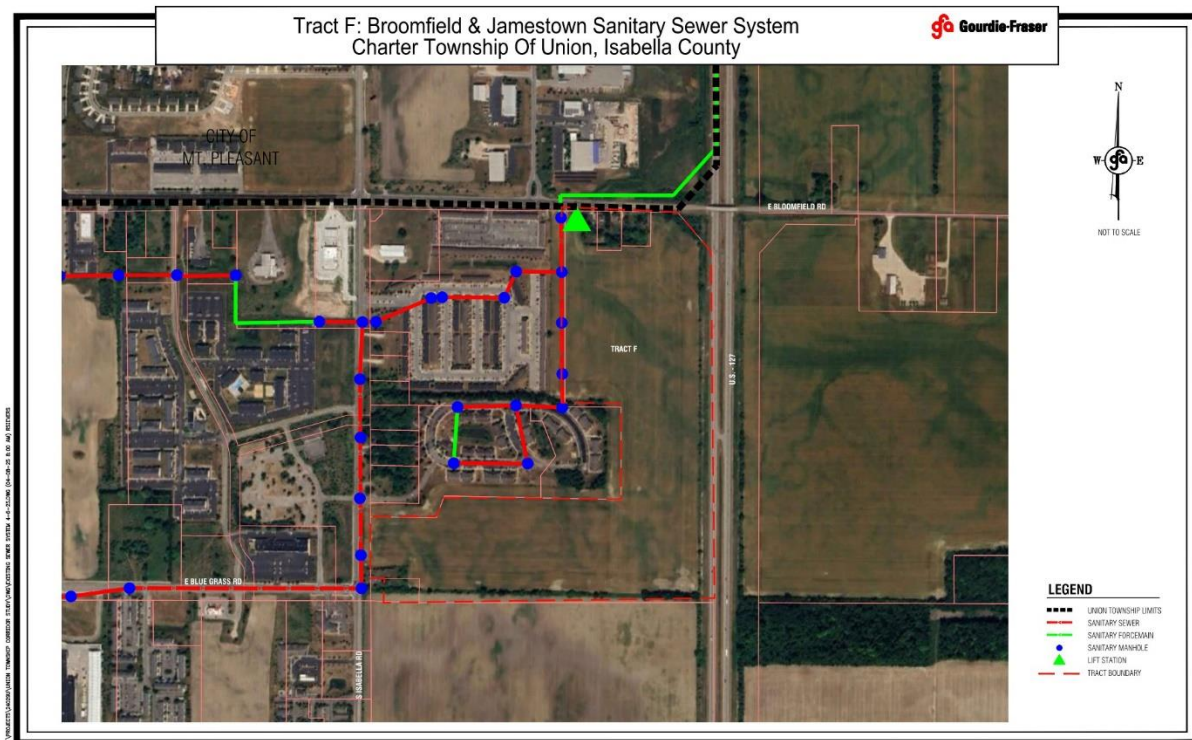


Figure 2 – Existing Sewer System

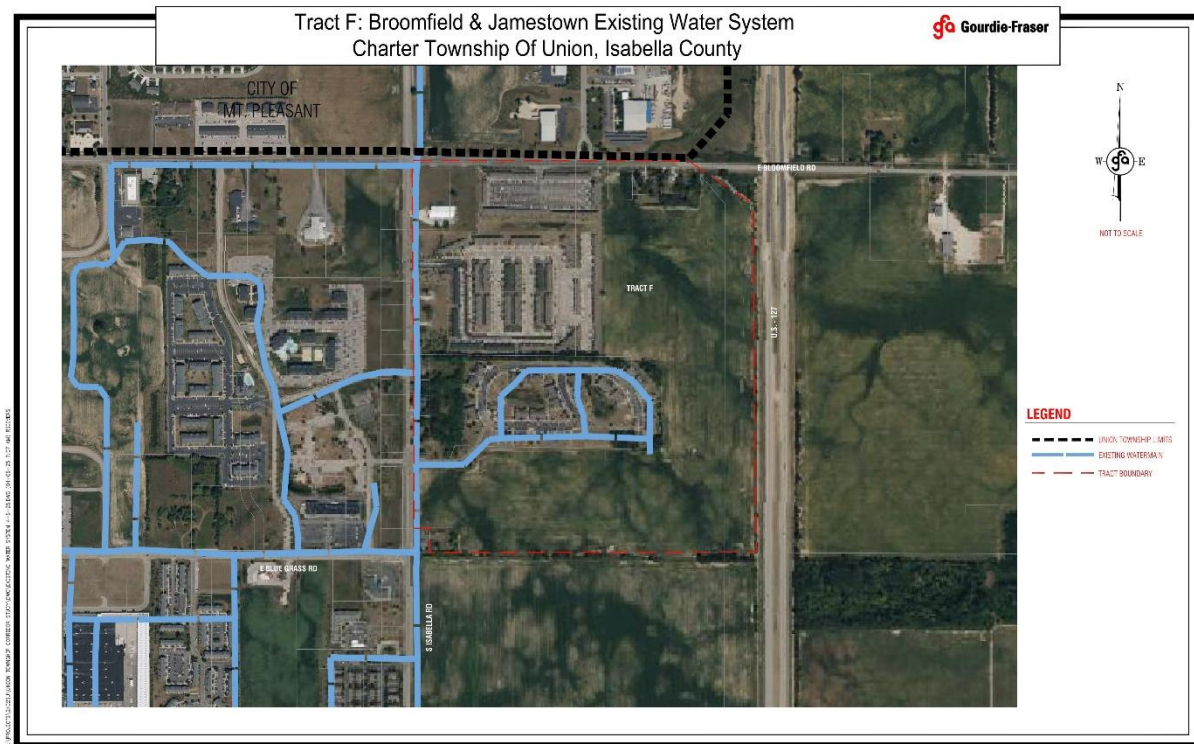


Figure 3 – Existing Water System

Gas, Electric and Fiber

Tract F is further currently served by numerous private utilities, such as natural gas along E Broomfield Road, and both overhead and underground electric. Fiber Optic does not appear to service the parcel based on the MissDig utility maps received at the time of this report. See Figure 4 for details. These existing private utilities present prospective developers and businesses with a lower upfront construction cost that minimize the need for utility extensions, except within the proposed development.



Figure 4 – Existing Private Utilities

Storm Water

Isabella County Drain Commissioner's maps do not identify any existing county drains on the subject tract. According to the USGS Web Soil Survey (summarized in Figure 5) the site is primarily loamy soil, which may require advanced storm water management methods. It should be noted that these maps and soil conditions will need to be verified in the field.

Environmental

Soils

The tract offers primarily loamy soil conditions. Per the USGS Web Soil Survey Map (summarized in Figure 5), the site is primarily "Conover loam", identified as Map Unit CvrabA and "Parkhill loam", identified as Map Unit 40. Loamy conditions can require additional expenses for road building, storm water management, and building foundation design.

Environmentally Sensitive Areas

Tract F does not impose many environmental challenges for development. No identified wetlands exist on Tract F.

No existing water wells exist on the tract.

No EGLE Part 201 Environmental Contamination Sites or Part 213 Leaking Underground Storage Tank Sites exist on the tract (See Figure 5). It is recommended that Phase I and/or Phase II

Environmental Assessments be completed to evaluate to confirm this information. Adjacent contaminated sites are present and should be reviewed with EGLE.

No identified FEMA flood zones exist on the tract. The site is primarily flat, promoting easy development.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
40	Parkhill loam, 0 to 1 percent slopes	19.8	26.9%
CvrabA	Conover loam, 0 to 3 percent slopes	54.0	73.1%
Totals for Area of Interest		73.9	100.0%

Figure 5 – Environmental Considerations

Endangered Species

Potential endangered species per the United States Fish and Wildlife Service include Eastern Massasauga and Monarch Butterfly. These species will need to be considered in the design and construction of any development on the tract. It should be noted that no direct identification of these species exist on the parcel, however NEPA or other environmental review agencies may flag these species as a concern during review processes.

Transportation

Tract F is less than 3.5 miles from the US-127 exit/entrance ramps, 4 miles from the nearest railroad, and is fronted on two Class A roads (S Isabella Road and E Broomfield Road). The location of Tract F and its proximity to major local roads and State Highways offers industrial or commercial businesses premier advertising and logistical advantages. Class A roads, by definition, can support the weight of Class A vehicles, such as semi's or tractor trailers, which is crucial for an industrial development with shipping operations. This classification is also critical as it is considered all – season and allows for year-round use without concern for weight restriction/frost laws. A full list of Class A roads can be found on the Isabella County Road Commission's website.

Tract F is not within the Mt Pleasant Municipal Airport Fly Zone map boundary and does not require any FAA overview or restrictions.