

**CHARTER TOWNSHIP OF UNION ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Zoning Board of Appeals will hold a public hearing on Tuesday, July 11, 2023, at 7:00 p.m. in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on William Ervin's request for an Administrative Appeal (PZA23-01) and Zoning Ordinance Interpretation (PZBA23-0001). The applicant intends to split approximately 10.10 acres from the northeast corner of their 45.73-acre parcel number 14-016-10-001-06. The new parcel is intended for the construction of a one-family residential home that would access the end of Sandstone Drive. The remaining parcel will remain unchanged. The parcel is located in the SW ¼ of Section 16 and zoned R-2A (One and Two Family, Low Density Residential), B-4 (General Business), and OS (Office Service) zoning districts [Legal Description: T14N R4W SECTION 16 NW 1/4 OF SW ¼]

PZA23-01. The administrative appeal is the applicant appealing the denial of the land division PLD23-0023 from the Zoning Administrator, Peter Gallinat. The land division as proposed did not satisfy the standards of Section 7.17.B. (Streets, Roads, and Other Means of Access/Public Access Required/Minimum Road Frontage) that the front lot line of all lots shall abut onto a publicly dedicated road right-of-way, and that the required frontage on an approved road right-of-way shall be equal to or greater than 100.0 feet in length, which is the minimum lot width for the R-2A zoning district in which the proposed lot would be located.

PZBA 23-0001. The interpretation is to determine if a designated but not constructed right-of-way meets the standards of the "approved road right-of-way" required in Section 7.17.B. The proposed land division is near where Sandstone Drive ends in a "T" Turn-around. Where Sandstone ends there is a designated right-of-way for the extension of E. Broadway. This designated right-of-way for E. Broadway is not constructed and is not planned to be constructed as part of the land division.

The appeal and interpretation only apply to Land Division Application PLD23-0023. This application only applies to approximately 10.10 acres located just south of Sandstone Drive in the northeast corner of the property. The remainder of the 45.73 acres is not affected by the appeal or interpretation.

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

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

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