



**BOARD OF TRUSTEES**  
**Regular Meeting**  
**March 23, 2022**  
**7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda  
*Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)*
8. CLOSED SESSION
9. REPORTS/BOARD COMMENTS
  - A. Current List of Boards and Commissions – Appointments as needed
  - B. March Monthly Activity Report (to be supplied under a separate cover)
  - C. Planning Commission, EDA, Sidewalks, and ZBA updates by Community and Economic Development Director
  - D. Board Member Reports
10. CONSENT AGENDA
  - A. Communications
  - B. Minutes – March 9, 2022 – Regular Meeting
  - C. Accounts Payable
  - D. Payroll
  - E. Meeting Pay
  - F. Fire Reports
  - G. Well # 3 Maintenance & Repair
  - H. 2022 Water Reliability Study Professional Engineering Service Contract

11. NEW BUSINESS

- A. Discussion/Action: (Nanney) Introduction and First Reading of the PTXT21-02 Solar Energy Zoning Ordinance Amendments
- B. Discussion/Action: (Stuhldreher) Resolution of Intent – Mission Creek Park Pathway Project
- C. Discussion/Action: (Board of Trustees) Policy Governance 3.3 Board Member's Code of Conduct

12. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue

*Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)*

13. MANAGER COMMENTS

14. FINAL BOARD MEMBER COMMENT

15. ADJOURNMENT

## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squattrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Paul	Gross	2/15/2025
8	Jack	Williams	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2022
5 -	Brandon	LaBelle	12/31/2022
Alt. #1	vacant seat		12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herren	12/31/2023
2	Joseph	Schafer	12/31/2023
3	Andy	Theisen	12/31/2023
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2023
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2025



## Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/20/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Cheryl	Hunter	6/22/2023
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	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2023
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2023
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1-City of Mt. Pleasant	John	Zang	12/31/2023
2-City of Mt. Pleasant	Judith	Wagley	12/31/2022
1-Union Township	Stan	Shingles	12/31/2023
2-Union Township	Allison	Chiodini	12/31/2022
1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2022

**APPOINTMENT TO BOARDS & COMMISSIONS  
OF CHARTER TOWNSHIP OF UNION  
APPLICATION**

Name: Breanne Moegeberg Date: 3-12-22  
Address: 611 S Bamber Rd Mt Pleasant  
Phone (home) — (cell) 989-309-9118 (work) —  
Email: bmoeggy@yahoo.com  
Occupation: Self-employed childcare business owner

Please State in order of preference, area(s) of interest:

<u>X 2</u>	Zoning Board of Appeals	Must be a Union Township Resident
<u>—</u>	Board of Review	Must be a Union Township Resident
<u>X 1</u>	Planning Commission	Must be a Union Township Resident
<u>—</u>	EDA	Must meet one of the following qualifications: <u>—</u> Property owner in East or West DDA <u>—</u> Property owner in East or West DDA <u>—</u> Resident in Union Township
<u>—</u>	OTHER *Specify Board: <u>—</u>	

Please state reason(s) for interest in above board(s):

As a community activist and a business owner, I have a  
passion and desire to help our County grow in a positive manner.

Other information that you feel would be useful in your application review (i.e., past experience, past board membership, etc. A resume is encouraged with the application):

Please see attached.

Signature:  Date: 3-12-22

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**Breanne Moeggenberg**

611 S Bamber Rd  
Mt Pleasant, MI 48858  
989.309.9118  
bmoeggy@yahoo.com

12th March 2022

**Charter Township of Union**

Zoning Board of Appeals  
2010 S Lincoln Rd  
Mt Pleasant, MI 48858

To Whom It May Concern,

As a community activist and a small business owner here in Union Township, I have a passion and desire to help our area grow in a positive fashion so that the residents are empowered with economic opportunities that safely and effectively lead to county growth. Thus, I am providing an application for an appointment to the Zoning Board of Appeals or Planning Commission.

In the attached Resume you will find that I have past experience working on various Boards including the writing and proposals of bylaws. Beyond this, reading and understanding rules and ordinances has been a necessity as a childcare business owner but has also become useful on many avenues recently as we stretched through the last two years of pandemic promulgations.

While I realize my personal life views may vary from some of those that review this application, it is my belief that diversity in representation and decisions brings the most inclusion to the table. If my past and recent experience would be beneficial to a position on the Zoning Board of Appeals or Planning Commission, I would greatly appreciate an opportunity to meet with you and discuss my applicability.

Sincerely,

Breanne Moeggenberg

# Breanne Moeggenberg

611 S BAMBER RD  
MT PLEASANT, MI 48858  
989.309.9118  
BMOEGGY@YAHOO.COM

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## EDUCATION

### **Alma College, Alma, MI**

— *Exercise and Health Science*

September 1997 - April 2001

## WORK EXPERIENCE

### **Aunt Bree's Day Care**

Midland to Mt Pleasant, MI

— *Owner/SOM Licensed Childcare Provider*

February 2017 - PRESENT

January 2003 - September 2010

Starting as a State of Michigan family sized childcare business, operated from the home, now a group sized childcare business serving and caring for up to twelve children daily and contracting five staff.

## BOARD EXPERIENCE

### **Moms for Liberty - Isabella County, MI**

Mt Pleasant, MI

— *Chapter Chair*

2022 - PRESENT

A recently formed group, to the National Organization Moms for Liberty, that is dedicated to fighting for the survival of America by unifying, educating and empowering parents to defend their parental rights at all levels of government.

### **Amateur Hockey Association of Mt Pleasant**

Mt Pleasant, MI

— *Secretary*

2009 - 2012

An association intended to promote and organize hockey teams while maintaining the programs.

## SKILLS

- Public Speaking
- Organizing fundraising, marketing and rally events
- Creating, organizing and implementing procedures and bylaws

## REFERENCES

### **Jeff Bean**

6675 N Whiteville Rd  
Rosebush, MI  
517.202.9421  
jeff@jeffbean.net

### **Dawn Betha**

407 W Drive  
Mt Pleasant, MI  
760.519.1215  
dawnbetha@yahoo.com

### **Jim Horton**

3089 Hunters Trail  
Mt Pleasant, MI  
989.621.1534  
jim@rxlegalpc.com



**2022 CHARTER TOWNSHIP OF UNION**  
**Board of Trustees**  
**Regular Meeting Minutes**

A regular meeting of the Charter Township of Union Board of Trustees was held on March 9, 2022, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present:

Supervisor Mielke, Clerk Cody, Trustee Bills, Trustee, Trustee Hauck, and Trustee Thering

Excused:

Treasurer Rice and Trustee Brown

**Approval of Agenda**

**Hauck** moved **Bills** supported to approve the agenda as presented. **Vote: Ayes: 5 Nays: 0. Motion carried.**

**Public Hearings**

N/A

**Presentation**

N/A

**Public Comment**

Open: 7:02 p.m.

Ben Gunning, 2270 E. Broomfield Rd., Commented on the relationship between Union Township and the Isabella County Road Commission, the EDA attendance policy, and the use of the Board appointments to unify the community.

Closed: 7:05 p.m.

**Reports/Board Comments**

**A. Current List of Boards and Commissions – Appointments as needed**

**Mielke** moved **Cody** supported to appoint Joe Schafer for a 2-year term to the Construction Board of Appeals with a term ending 12/31/2023. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

**Mielke** moved **Hauck** supported to reappoint Ryan Buckley for a 3-year term to the Planning Commission Board with a term ending 2/15/2025. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

**Mielke** moved **Bills** supported to reappoint Doug LaBelle for a 3-year term to the Planning Commission Board with a term ending 2/15/2025. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

**Mielke** moved **Thering** supported to appoint Paul Gross for a 3-year term to the Planning

Commission Board with a term ending 2/15/2025. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

**Mielke** moved **Cody** supported to appoint Jack Williams to fill the vacant seat on the Planning Commission Board with a term ending 2/15/2023. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

#### **B. Board Member Reports**

Hauck – Gave updates on Isabella County Road Commission meeting on February 25<sup>th</sup>.

Bills – Gave updates on the Isabella County Board of Commissioners meeting.

Mielke – Gave updates on the Board of Review Organizational meeting, 2% Round Table and Intergovernmental Liaison meeting.

#### **Consent Agenda**

- A. Communications
- B. Minutes – February 23, 2022 – Regular Meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports

**Bills** moved **Hauck** supported to approve the consent agenda as presented. **Vote: Ayes: 5 Nays: 0. Motion carried.**

#### **New Business**

##### **A. Discussion/Action: Resolution to reduce the Economic Development Authority (EDA) Board Membership from 11 to 9**

**Cody** moved **Bills** supported to adopt a resolution to reduce the Economic Development Authority Board membership from eleven to nine members. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

##### **B. Discussion/Action: Isabella County Road Commission (ICRC) Participation Contract Lincoln Rd/Broomfield Intersection to Bridge**

**Hauck** moved **Bills** supported to approve the Township Participation Contract with the Isabella County Road Commission (ICRC) for the reconstruction of Lincoln Road from the Chippewa River bridge south to and including the Broomfield Road intersection in the amount of \$466,846.00, including paved shoulders, and authorize the Township Manager to sign said contract. **Roll Call Vote: Ayes: Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

##### **C. Discussion/Action: Appointments to the Economic Development Authority (EDA) Board (if needed)**

- 1. Re-appoint David Coyne to the Economic Development Authority (EDA) Board for a 4-year term**

**Mielke** moved **Bills** supported to reappoint David Coyne for 4-year term to the Economic Development Authority (EDA) Board with a term ending 3/26/2026. **Roll Call Vote: Ayes:**

**Mielke, Cody, Bills, Hauck, and Thering. Nays: 0. Motion carried.**

**EXTENDED PUBLIC COMMENT: RESTRICTED TO 5 MINUTES REGARDING ANY ISSUE**

Open 8:17 p.m.

Frank Engler, 1798 W. River Rd., commented on the extended shoulder for the Lincoln/Broomfield Rd. project; expressed approval on the appointment of Paul Gross to the Planning Commission.

Closed: 8:19 p.m.

**MANAGER COMMENTS**

- Thanked Sherrie Teall, Finance Director, for the good job as Acting Township Manager the week of February 28 through March 4.
- Union Township's 9<sup>th</sup> Annual Clean Up Day will be held October 1, 2022.
- Made Board aware of future joint pathways discussion.

**FINAL BOARD MEMBER COMMENTS**

Bills – Would like to discuss ways to help the Isabella Food Pantry.

Hauck – Commented on working in conjunction with the Isabella County Road Commission on the 2% grant funds; commented on the need for a park on the south side; asked that everyone support Ukraine financially and with prayers.

Mielke – Offered prayers for Eastern Europe; commented on the job the Manager has done with the hiring process.

**ADJOURNMENT**

**Bills moved Hauck supported to adjourn the meeting at 8:37 p.m. Vote: Ayes: 5 Nays: 0. Motion carried.**

**APPROVED BY:**

\_\_\_\_\_  
**Lisa Cody, Clerk**

\_\_\_\_\_  
**Bryan Mielke, Supervisor**

*(Recorded by Tera Green)*

03/16/2022 06:38 PM  
User: SHERRIE  
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
CHECK DATE FROM 03/10/2022 - 03/23/2022

Page: 1/2

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
03/17/2022	101	510 (E)	00146	CONSUMERS ENERGY	5228 S ISABELLA	7,728.53
					48858 LED LIGHT	216.43
					2010 S LINCOLN L4	50.95
					STREET LIGHTS	1,552.72
					5142 BUDD	259.67
					5144 BUDD	33.01
					1600 BELMONT	119.35
					1933 S ISABELLA	782.57
					5537 E BROADWAY	496.76
					5525 E REMUS	84.48
					5240 E BROOMFIELD	1,116.25
					900 MULBERRY	57.20
					4244 E BLUE GRASS	97.98
					4822 ENCORE BLVD	128.63
					4797 S MISSION ST BARN	698.61
					4795 S MISSION	2,770.95
					5076 S MISSION	1,164.49
					3248 S CONCOURSE	265.59
					5369 S CRAWFORD	96.85
					3998 E DEERFIELD	196.16
					2424 W MAY	571.85
					2495 E DEERFIELD	417.78
					1876 E PICKARD	209.35
					2188 E PICKARD	95.46
					1876 S LINCOLN	16.78
					2180 S LINCOLN	30.76
					1776 E PICKARD	41.18
						<hr/>
						19,300.34
03/17/2022	101	511 (E)	00146	VOID		V
Void Reason: Created From Check Run Process						
03/23/2022	101	23536	01358	21ST CENTURY MEDIA-MICHIGAN	PLANNING/BIDS/BOT/CONSUMERS FRANCHISE	1,299.42
03/23/2022	101	23537	01703	AMAZON CAPITAL SERVICES	SAMSUNG GALAXY TABLET	899.99
					FIRST AID KITS	110.40
						<hr/>
						1,010.39
03/23/2022	101	23538	00129	CMS INTERNET, LLC	MANAGED IT, EMAIL, & PHONE-APR 2022	5,440.56
03/23/2022	101	23539	01242	CULLIGAN WATER	WATER COOLER RENT-SHOP	17.00
					WATER COOLER RENT-ISABELLA MAR 2022	9.50
						<hr/>
						26.50
03/23/2022	101	23540	01426	ENVIRONMENTAL RESOURCE ASSOCIATES	LAB DRINKING WATER	344.41
03/23/2022	101	23541	01353	EVOQUA WATER TECHNOLOGIES LLC	BIOXIDE	11,178.24
03/23/2022	101	23542	00231	FOUR SEASON'S EXTERMINATING	TWP HALL INSP/TREATMENT-MAR 2022	40.00
03/23/2022	101	23543	01221	ANDREW FUSSMAN	CLOTHING ALLOWANCE REIMBURSEMENT	100.00
03/23/2022	101	23544	00248	GILBOE'S LOCK & SAFE SERVICE	INSTALL LOCK ON BALLOT BOX	139.75
03/23/2022	101	23545	00257	GOURDIE-FRASER, INC.	BIDDING FOR RIVER RD HIGH SERV PUMP	1,500.00
					SOIL BORING/GEO TECH EVAL-SWR PUMP STN #	4,586.25
					SEWER PUMP STATION #9-MANHOLE UPGRADES	4,300.00
					RIC RACH DR WATERMAIN/SEWER EASEMENT	3,850.00
					PRESTIGE PLACE PLAN REVIEW	992.50
						<hr/>
						15,228.75

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
03/23/2022	101	23546	00328	ISABELLA COUNTY DRAIN COMMISSION	TWP PORTION-DRAIN ASSESSMENT	50,527.01
03/23/2022	101	23547	00422	MICHIGAN PIPE & VALVE-MT. PLEASANT	TEST BALL PLUG	130.00
03/23/2022	101	23548	00907	MID MICHIGAN CABLE CONSORTIUM	FRANCHISE FEES-4TH Q 2021	11,705.92
03/23/2022	101	23549	00463	MT. PLEASANT HEATING & AIR COND	INSTALL WIFI THERMOSTAT-ISABELLA RD	498.00
03/23/2022	101	23550	01663	RODNEY NANNEY	MILEAGE & PARKING REIMBURSEMENT	144.29
03/23/2022	101	23551	00494	NORTH CENTRAL LABORATORIES	NITRATE TEST N TUBE/CITRAJET DETERGENT	673.55
03/23/2022	101	23552	01641	NORTHSTAR MEDICAL EQUIPMENT	ELECTRODE CARTRIDGE	648.00
03/23/2022	101	23553	00131	PERCEPTIVE CONTROLS, INC	WWTP SUPPORT SERVICES	337.50
03/23/2022	101	23554	00597	SHERWIN WILLIAMS	PAINT-JAMESON HALL MECHANICAL ROOM	15.09
03/23/2022	101	23555	01773	STAR OF THE WEST MILLING CO.	PARKING LOT SALT	645.82
03/23/2022	101	23556	01707	TOKIO MARINE HCC-PUBLIC RISK GROUP	REFUND OVERPAYMENT-ZALUD LEGAL FEES	1,449.00
03/23/2022	101	23557	01013	USA BLUE BOOK	METER WITH WALL PAD/SAMPLE TEST DISPENSE	683.18
03/23/2022	101	23558	01723	V&V ASSESSING LLC	ASSESSING SERVICES-2ND Q 2022	22,500.00
03/23/2022	101	23559	00723	WINN TELECOM	PHONE SERVICE 3/1/22-3/31/22	331.99
03/23/2022	101	23560	01246	WOLVERINE POWER SYSTEMS	OIL FILTER & CHANGE-WWTP	565.00
					OIL FILTER & CHANGE-TRAILER UNIT 4	290.00
					OIL CHANGE & FILTER-BROADWAY TOWER	225.00
					OIL CHANGE & FILTER-LIFT STN #2	305.00
					OIL CHANGE & FILTER-TRAILER UNIT 2	393.29
					OIL FILTER & CHANGE-TRAILER UNIT 1	290.00
						<u>2,068.29</u>

## 101 TOTALS:

Total of 27 Checks:

146,466.00

Less 1 Void Checks:

0.00

Total of 26 Disbursements:

146,466.00

<b>Charter Township of Union Payroll</b>
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**CHECK DATE: March 17, 2022**

**PPE: March 12, 2022**

**NOTE: PAYROLL TRANSFER NEEDED**

General Fund	\$ 35,934.12
Fire Fund	
EDDA	
WDDA	
Sewer Fund	36,371.97
Water Fund	25,398.06
<b>Total To Transfer from Pooled Savings</b>	<b><u>\$ 97,704.15</u></b>

**NOTE: CHECK TOTAL FOR TRANSFER**

Gross Payroll	\$ 63,845.26
Employer Share Med	918.31
Employer Share SS	3,926.72
SUI	70.22
Pension-Employer Portion	5,292.31
Workers' Comp	592.66
Life/LTD	-
Dental	1,343.81
Health Care	21,618.51
Vision	-
Vision Contribution	-
Health Care Contribution	-
Flex Administrators	40.00
Cobra/Flex Administration	56.35
PCORI Fee	-
<b>Total Transfer to Payroll Checking</b>	<b><u>\$ 97,704.15</u></b>

TOTAL TRANSFER FROM POOLED SAVINGS TO PAYROLL ACCOUNT

**CONFIRMATION NUMBER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACH NUMBER:** \_\_\_\_\_ **TIME:** \_\_\_\_\_



# Union Township Report-1

Date: Tuesday, March 15, 2022



Alarm Date between 2022-02-21 and 2022-02-27

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000135						
		2/21/2022 6:36:00 PM	311	Medical assist, assist EMS crew	ENG 32	3	1
						<b>Total Responding 3</b>	
Union Township	0000137						
		2/22/2022 4:27:05 PM	311	Medical assist, assist EMS crew	ENG 32	2	1
						<b>Total Responding 2</b>	
Union Township	0000145						
		2/23/2022 8:24:57 PM	611	Dispatched & canceled en route	ENG 32	3	1
						<b>Total Responding 3</b>	

<b>Union Township</b>	<b>0000148</b>						
		2/24/2022 11:12:08 AM	743	Smoke detector activation, no fire - unintentional	ENG 32	3	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000150</b>						
		2/25/2022 10:13:32 AM	741	Sprinkler activation, no fire - unintentional	ENG 32	2	1
		2/25/2022 10:13:32 AM	741	Sprinkler activation, no fire - unintentional	C 31	1	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000151</b>						
		2/26/2022 2:39:25 PM	671	HazMat release investigation w/no HazMat	C 31	2	1
						<b>Total Responding 2</b>	
<b>Union Township</b>	<b>0000152</b>						



		2/26/2022 2:13:19 PM	131	Passenger vehicle fire	ENG 32	2	4
		2/26/2022 2:13:19 PM	131	Passenger vehicle fire	POV	12	4
						<b>Total Responding 14</b>	
<b>Union Township</b>	<b>0000154</b>						
		2/26/2022 11:31:01 PM	322	Motor vehicle accident with injuries	ENG 32	2	1
						<b>Total Responding 2</b>	
	<b>Total Runs 8</b>					<b>Total Responding 32</b>	

**Note: Alarms**

**1=Duty Crew**

**2=Paged Off Duty Full-time**

**3=Paged Paid-on-Call Firefighters**

**4=Paged All**

**Highlighted Yellow Indicates an Emergency Call**



# Union Township Report-1

Date: Tuesday, March 15, 2022



Alarm Date between 2022-02-28 and 2022-03-06

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000157						
		3/3/2022 12:19:05 PM	743	Smoke detector activation, no fire - unintentional	ENG 32	2	1
						Total Responding 2	
Union Township	0000159						
		3/4/2022 6:29:54 PM	400	Hazardous condition, other	ENG 32	2	1
						Total Responding 2	
Union Township	0000161						
		3/4/2022 10:19:53 PM	321	EMS call, excluding vehicle accident with injury	ENG 32	2	1
						Total Responding 2	

<b>Union Township</b>	<b>0000163</b>						
		3/5/2022 5:23:09 PM	522	Water or steam leak	ENG 31	2	1
						<b>Total Responding 2</b>	
	<b>Total Runs 4</b>					<b>Total Responding 8</b>	

**Note: Alarms**

**1=Duty Crew**

**2=Paged Off Duty Full-time**

**3=Paged Paid-on-Call Firefighters**

**4=Paged All**

**Highlighted Yellow Indicates an Emergency Call**



# Union Township Report-1

Date: Tuesday, March 15, 2022



Alarm Date between 2022-03-07 and 2022-03-13

District	NFIRS Number	Alarm Date	Incident Type Code	Incident Type	Apparatus Name	Personnel Count	Alarms
Union Township	0000170						
		3/8/2022 12:17:01 PM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1
		3/8/2022 12:17:01 PM	321	EMS call, excluding vehicle accident with injury	SCH 31	1	1
						Total Responding 3	
Union Township	0000171						
		3/8/2022 7:31:42 PM	311	Medical assist, assist EMS crew	ENG 32	2	1
						Total Responding 2	
Union Township	0000174						
		3/11/2022 1:43:01 AM	321	EMS call, excluding vehicle accident with injury	ENG 33	2	1

						<b>Total Responding 2</b>	
<b>Union Township</b>	<b>0000177</b>						
		3/11/2022 3:47:00 PM	444	Power line down	ENG 31	3	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000178</b>						
		3/11/2022 5:49:10 PM	551	Assist police or other governmental agency	ENG 32	3	1
						<b>Total Responding 3</b>	
<b>Union Township</b>	<b>0000180</b>						
		3/11/2022 11:51:00 PM	622	No incident found on arrival at dispatch address	ENG 32	3	1
						<b>Total Responding 3</b>	
	<b>Total Runs 6</b>					<b>Total Responding 16</b>	

**Note: Alarms**

**1=Duty Crew**

**2=Paged Off Duty Full-time**

**3=Paged Paid-on-Call Firefighters**

**4=Paged All**

**Highlighted Yellow Indicates an Emergency Call**

## REQUEST FOR TOWNSHIP BOARD ACTION

**To:** Mark Stuhldreher - Township Manager

**DATE:** March 15, 2022

**FROM:** Kim Smith – Public Service Director

**DATE FOR BOARD CONSIDERATION:** March 23, 2022

**ACTION REQUESTED:** Approval of the bid from Peerless Midwest for the completion of the maintenance and cleaning of Well #3 located at the Meridian Road Well Site in the amount of \$32,196.09.

Current Action X Emergency \_\_\_\_\_

Funds Budgeted: If yes   x   Account # 591-536-933.100 No        N/A       

Finance Approval \_\_\_\_\_

## **JUSTIFICATION**

It is recommended that Peerless Midwest be awarded the 2022 Well #3 Maintenance Project. This recommendation is based on the long history of successful repair and maintenance work performed by Peerless Midwest to the Township's seven wells, and that their 2022 maintenance proposal is 54.6 percent lower than the next lowest bid.

## **PROJECT IMPROVEMENTS**

Board of Trustees goals addressed by this agreement (From Policy 1.0: Global End).

1. Community well-being and common good
2. Safety
3. Health

## **COSTS**

Cleaning & Maintenance      \$32,196.09

This work was included in the FY2022 Budget account number 591-536-933.100.

## **PROJECT TIME TABLE**

Completed by May 15, 2022

## **RESOLUTION**

Approve the bid from Peerless Midwest for the completion of the 2022 Well #3 Maintenance and Cleaning located at the Meridian Road Well Site in the amount of \$32,196.09.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:





5228 South Isabella Road  
Mt. Pleasant, MI 48858  
989-772-4600 ext. 224 (phone)  
989-773-1988 (fax)  
ksmith@uniontownshipmi.com

## Bid Tabulation Sheet

Project: 2022 Well #3 Maintenance

Due Date: March 2, 2022 @ 10:00 a.m.

Bidder	Amount
Raymer Water Supply	\$ 49,782.00
Peerless Midwest Inc.	\$ 32,196.09

Kimberly Smith

3-2-2022

Shawn McBride

3-2-2022



March 2, 2022

## **PROPOSAL**

### **Charter Township of Union Meridian Road Well Site - Well #3 Well Maintenance**

Charter Township of Union  
Meridian Road Well Site – 2022 Well #3 Well Maintenance  
Attn: Kim Smith – Public Service Director  
5228 South Isabella Road  
Mt. Pleasant, MI 48858

Dear Kim:

Please find our proposal for well and pump services at Well 3 per your request for quotations. Table 1 list the prices of each item you requested and details of materials/services to be provided.

I appreciate this opportunity. Please let me know if you should have any questions, or if I can assist you in any way. I can be reached at 616-690-8139 or [bob.masters@peerlessmidwest.com](mailto:bob.masters@peerlessmidwest.com)

Sincerely,  
PEERLESS-MIDWEST, INC.

Bob Masters, M.S.  
Project Manager

**Table 1.**

<b>Description</b>	<b>Price</b>
<b>Mobilization/Demobilization</b>	<b>\$750.00</b>
<b>Pull Pump (8 hours @ \$200.00/hr)</b>	<b>\$1,600.00</b>
<b>Replace Drop Pipes (100 ft of 4" Certa-Lok, adaptors and pump discharge adaptor)</b>	<b>\$3,439.00</b>
<b>Replace Pump &amp; Motor (Stainless Steel Pump and Motor to match existing)</b>	<b>\$9,669.49</b>
<b>Replace Wire (120' of #8 w/ground flat jacketed heavy duty, not inferior twisted wire) with waterproof splice kit.</b>	<b>\$537.60</b>
<b>Set Pump and Start-Up</b>	<b>\$2,000.00</b>
<b>Chlorinate and Sample</b>	<b>\$1,600.00</b>
<b>Clean and Treat Well per specs</b>	<b>\$12,000.00</b>
<b>Pre-Video Inspection</b>	<b>\$600.00</b>
<b>Site Restoration</b>	<b>None anticipated</b>
<b>Total Bid Price:</b>	<b>\$32,196.09</b>

## **References:**

1. Shawn McBride, Union Charter Township, (989) 621-1361, Well 4, 8" well, 400 gpm, November 2021
2. Chris Kenyon, City of Ionia, 616-527-0370, Well 9A, 12" well, 500 gpm, August 2021
3. Ryan Mosely, Caledonia Township/IAI, 616-292-2913, Well 3 North, 12" well, 400 gpm, August 2017
4. Dale Clark, City of Clare, (989) 424-1225, Well 8, 16" well, 700 gpm, November 2018
5. Rich Simpson, City of Ovid, 989-666-4430, Well 7, 10" Well, 400 gpm, August 2017



water supply contractors

Raymer

1357 Comstock St.

Marne, MI 49435

(616) 677-2751

Fax (616) 677-2909

### Proposal

March 1, 2022

Charter Township of Union  
Attn: Kim Smith – Public Service Director  
5228 S. Isabella Rd  
Mount Pleasant, MI 48858

#### We hereby submit specifications and bid for: 2022 Well #3 Well Maintenance

1 – Mobilization/demobilization of equipment/supplies and crew per diem.....	\$3,000.00
1 – Pull/set/inspect submersible turbine pump & test pump well pre/post treatment.....	\$5,000.00
1 – Pre-Treatment Video inspection.....	\$2,000.00
1 – Chemically and mechanically clean & re-develop well (4 days).....	\$10,000.00
1 – Chemical cost including acid, polymer dispersant and chlorine.....	\$8,000.00
1 – Grundfos 385S300-5BB stainless steel pump & motor.....	\$12,232.00
100' – 4" Certa-Lok riser pipe @ \$55.00/foot.....	\$5,500.00
100' - #8-3 w/ground HD flat jacketed submersible cable @ \$8.00/foot.....	\$800.00
1 – Installation supplies.....	\$250.00
1 – Well disinfection w/sampling.....	\$1,000.00
1 – Site restoration and clean-up.....	\$2,000.00

**Total.....\$49,782.00**

**Note:** This is an estimate. Actual parts necessary for repairs may vary from this estimate and will be quoted after pump has been removed, cleaned and thoroughly inspected.

Submitted By: CS Raymer Co., Inc

Signed:

Eric Neubecker





water supply contractors

Raymer

1357 Comstock St.

Marne, MI 49435

(616) 677-2751

Fax (616) 677-2909

### Well Rehabilitation References

Plainfield Charter Township  
5220 Woodfield Ct NE  
Grand Rapids, MI 49525  
Don Petrovich: 616-813-3967

City of Freemont  
101 East Main St  
Freemont, MI 49412  
Rusty Boeskool: 231-250-5880

Village of Freeport  
PO Box 10  
Freeport, MI 49325  
616-299-3153

City of Dexter  
8140 Main Street  
Dexter, MI 48130  
Tim Stewart: 248-420-1924

Barry Township  
11300 M-43 Hwy.  
Delton, MI 49046  
Rice Liceaga: 269-762-6999

### Personnel for the Project

Keith Kipen(Project Foreman) Keith has 29 years of experience as a well service and rehabilitation technician. Keith came to Raymer Co with a background in the construction industry and is experienced in steel fabrication, carpentry, concrete and electrical.

Joe Carmody(assistant) Joe has been with Raymer Co. his entire adult working life beginning in 2002 after graduating from high school. Joe has been working with Keith approximately 15 years.

## REQUEST FOR TOWNSHIP BOARD ACTION

**To:** Mark Stuhldreher, Township Manager

**DATE:** March 15, 2022

**FROM:** Kim Smith, Public Service Director

**DATE FOR BOARD CONSIDERATION:** March 23, 2022

**ACTION REQUESTED:** Consideration to approve the Contract for Professional Engineering Services between Gourdie Fraser and the Charter Township of Union in the amount of \$12,500.00 to complete the 2022 Water Reliability Study.

Current Action   X        Emergency           

Funds Budgeted: If yes   X   Account #   591-536-801.800   No       

Finance Approval \_\_\_\_\_

## BACKGROUND INFORMATION

In accordance with the Safe Drinking Water Act (SDWA) of 1976 Union Township is required to complete a Water Reliability Study every five years. The Water Reliability Study must contain an analysis of the following information:

- Detail of existing water infrastructure
- Water demands (normal and peak demands)
- System storage capacity
- Fire suppression requirements (5 – 20 years)
- Pumping capacity analysis
- Identify system deficiencies
- Identify system improvements (5 – 20 years)
- Alternatives and cost estimates for required system improvements

The Township's last Water Reliability Study was completed by Gourdie Fraser and submitted to the Michigan Department of Environmental Great Lakes and Energy (EGLE) in 2017. The letter of proposal for the 2022 Water System Reliability Study is in accordance with the Continuing Contract for Professional Engineering Services between Union Township and Gourdie Fraser. The proposal pricing for the 2022 Study is the same as the 2017 Study pricing. Gourdie Fraser has extensive knowledge of the township's water system, has completed the design for the majority of our water extensions, water treatment projects, water system modeling, and past Reliability Studies since the system began in the mid 1980's. Their understanding of the township's water system history, layout, and operations is beneficial in identifying system requirements and future system improvements.

Significant system improvements from the 2017 Study that have been completed or are in the process of being completed are as follows:

- River Road Control Valve Station – Booster Pump Installation (construction 2022)
- Inspection, Testing, and Maintenance of all wells – yearly maintenance and inspection of one well completed

- Inspection of existing ground and elevated storage tanks – 500,000-gallon ground storage tank and three elevated storage tanks inspected within last five years by Dixon Engineering
- Broadway Elevated Storage Tank – tank cleaning, interior and exterior painting, and necessary repairs completed in 2021
- Replacement of Well #1 with Well #11 at the Isabella Treatment Facility completed in 2020

## **SCOPE OF SERVICES**

### **Phase I – Research**

During Phase I, the Engineer shall:

1. Meet with Township staff to review project scope and schedule.
2. Review existing service areas and types.
3. Collect historical (5 year) water usage and pump data from the Township.
4. Update the existing 2021 General Plan and related data to include the existing water system additions and respective operating conditions including type, size, construction, and capacity (record drawing review) including water main inventory.
5. Review the most recent Leak & ISO evaluation of the Township's water system (if
6. applicable).
7. Determine the population projections for a 5-year and 20-year period.
8. Determine present and projected 5-year and 20-year average and maximum, daily and peak hourly demands.
9. Determine present and projected 5-year and 20-year fire flow demands.

### **Phase II – Hydraulic Model**

During Phase II, the Engineer shall:

1. Update the existing 2017 hydraulic model (WaterCAD) to include items from Phase I Task 4.
2. Calibrate the computer modeling program with data obtained from the hydrant testing obtained from the Township.
3. Develop preliminary computer simulations analogous to the existing water distribution system's hydraulic operations including static pressures and flows at select locations with the Township.
4. Perform computer simulations 5-year and 20-year projected system demands, fire flow, and maximum day demands.
5. Identify 5-year and 20-year system deficiencies and provide short- and long-term improvement recommendations.
6. Perform computer simulations that utilize the recommended short- and long-term improvements.

### **Phase III – Final Report**

During the Report Phase, the Engineer shall:

1. Prepare a list of recommended short- and long-term improvements including respective Engineer Opinion of Probable Construction Costs (OPCC).
2. Prepare a draft report that summarizes the results from the study and computer modeling phase.
3. Meet the Union Township's staff to review the draft report and revise per their direction.
4. Submit to the EGLE for Review.



5. Receive comments from the EGLE and finalize the report.
6. Submit final hard and electronic copies to the Township of the final report and hydraulic model (WaterCAD).

### **JUSTIFICATION**

The completion of a Water Reliability Study is a requirement of the Safe Drinking Water Act (SDWA) and must be submitted to EGLE every five years. In addition, the study is used by township staff for capital improvement and future system improvement planning.

### **PROJECT IMPROVEMENTS**

The following Board of Trustees goals are addressed with these appointments (From Policy 1.0: Global End)

- Community well-being and common good
- Safety

### **COSTS**

\$12,500.00

The completion of this study is included in the FY2022 Water Budget account number 591-536-801.800 Water Study.

### **PROJECT TIME TABLE**

Commencing on or after April 1, 2022  
Completion by October 2022

### **RESOLUTION**

It is Resolved to approve the Contract for Professional Engineering Services between Gourdie Fraser and the Charter Township of Union in the amount of \$12,500.00 to complete the 2022 Water Reliability Study.

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:



March 1, 2022

Ms. Kim Smith  
Public Services Director  
Union Township  
2010 Lincoln Road  
Mt. Pleasant, MI 48856

Re: 2022 Water System Reliability Study  
Charter Township of Union  
Job # 22-053

Dear Kim:

In accordance with our continuing contract for professional services, we are pleased to submit this letter of proposal for your review and approval.

## **DESCRIPTION OF THE PROJECT**

The project consists of analysis of the Charter Township of Union Water System including existing infrastructure, water demands, fire suppression demands, pumping capacity analysis, system deficiencies, recommended short and long-term system improvements, respective alternatives, and cost estimates. The final deliverable will be a written report detailing our findings for submittal to the Michigan Department of Environment Great Lakes and Energy (EGLE). The study items shall meet the requirements of Safe Drinking Water Act (SDWA) 1976 Public Act and reflects comments received from the recent EGLE Sanitary Survey.

## **SCOPE OF SERVICES**

### Phase I – Research

During Phase I, the Engineer shall:

1. Meet with Township staff to review project scope and schedule.
2. Review existing service areas and types.
3. Collect historical (5 year) water usage and pump data from the Township.
4. Update the existing 2021 General Plan and related data to include the existing water system additions and respective operating conditions including type, size, construction, and capacity (record drawing review) including water main inventory.
5. Review the most recent Leak & ISO evaluation of the Township's water system (if applicable).
6. Determine the population projections for a 5-year and 20-year period.
7. Determine present and projected 5-year and 20-year average and maximum, daily and peak hourly demands.
8. Determine present and projected 5-year and 20-year fire flow demands.



9. Meet with the Township to discuss review findings from tasks 1-8.
10. Update maps and water system information from any comments received by the Township.

#### Phase II – Hydraulic Model

During Phase II, the Engineer shall:

1. Update the existing 2017 hydraulic model (WaterCAD) to include items from Phase I Task 4.
2. Calibrate the computer modeling program with data obtained from the hydrant testing obtained from the Township.
3. Develop preliminary computer simulations analogous to the existing water distribution system's hydraulic operations including static pressures and flows at select locations with the Township.
4. Perform computer simulations 5-year and 20-year projected system demands, fire flow, and maximum day demands.
5. Identify 5-year and 20-year system deficiencies and provide short and long term improvement recommendations.
6. Perform computer simulations that utilize the recommended short and long term improvements.

#### Phase III – Final Report

During the Report Phase, the Engineer shall:

1. Prepare a list of recommended short and long term improvements including respective Engineer Opinion of Probable Construction Costs (OPCC).
2. Prepare a draft report that summarizes the results from the study and computer modeling phase.
3. Meet the Union Township's staff to review the draft report and revise per their direction.
4. Submit to the EGLE for Review.
5. Receive comments from the EGLE and finalize the report.
6. Submit final hard and electronic copies to the Township of the final report and hydraulic model (WaterCAD).

#### **FEE FOR SERVICES**

Phase I, II and III Lump Sum: \$12,500.

#### **TIME OF COMPLETION**

Phase I, II and III complete by October 2022.

#### **CHANGES/ADDITIONAL WORK**

Any changes, modifications or additions to the description of the Scope of Services will be performed at normal hourly rates for the personnel involved or at a negotiated fee.



## **TERMS AND CONDITIONS**

The terms and conditions of the Basic Service Agreement for Professional Services shall apply.

Sincerely,  
Gourdie-Fraser Inc.

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By: Jennifer Hodges  
Title: Director of Engineering

## **ACCEPTANCE**

In accordance with our Basic Agreement for Professional Services, Gourdie-Fraser is hereby Authorized to proceed with the Professional Services as outlined herein.

The terms and conditions of the above mentioned Basic Agreement and Proposal are included within this Authorization to Proceed.

UNION TOWNSHIP

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By: Kim Smith  
Title: Public Service Director  
Department of Public Service

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Date

<b>TO:</b>	Board of Trustees	<b>DATE:</b>	March 15, 2022
<b>FROM:</b>	Mark Stuhldreher, Township Manager	<b>DATE FOR BOARD CONSIDERATION:</b>	3/23/2022
<b>PROJECT:</b>	PTXT 21-02 - Proposed Zoning Ordinance text amendments		
<b>APPLICANT:</b>	David Coyne, 1368 N. Harris St., Mt. Pleasant, MI 48858		
<b>ACTION REQUESTED:</b> To introduce and conduct a First Reading for the proposed PTXT 21-02 Zoning Ordinance text amendments to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities.			

Current Action   X   Emergency       

Funds Budgeted: If Yes        Account #        No        N/A   X  

### **BACKGROUND INFORMATION**

The current Zoning Ordinance No. 20-06 went into effect on September 21, 2020. A set of “punch list” amendments to the Ordinance were adopted by the Board of Trustees on November 10, 2021 following a Planning Commission public hearing and recommendation. Late in the adoption process for the “punch list” amendments, Mr. Coyne made a presentation to the Planning Commission during their 10/19/2021 regular meeting regarding his interest in potentially amending Section 6.39 (Solar Energy Systems) to raise the maximum height limit for ground-mounted solar energy facilities.

In his letter accompanying the application, Mr. Coyne notes that, *“In working with Quality Solar, we feel a 25% increase (in height) would satisfy any needs for (solar energy) in Union Township for the future.”* In his earlier presentation, it was noted that the increased height would be necessary for him to be able to install the specific *“Sun Action 42-Panel Dual Axis Tracker”* rotating solar array that he has used on sites in other communities, including his Coyne Oil facility in the City of Mt. Pleasant.

For reference, a copy of the 10/19/2021 presentation materials can be found on the Township website under *Minutes and Board Packets*, or at the following link:

<http://www.uniontownshipmi.com/Portals/0/PropertyAgent/459/Files/648/10-19-21%20PC%20packet%20zip.pdf>

### **Purpose and Intent of the Solar Energy System Regulations**

The purpose of Section 6.39 is to allow for establishment of Solar Energy Facilities (SEFs) in the Township in a manner that:

1. *“protects public health, safety and welfare”* (and)
2. *“avoids significant impacts to protected resources”* (such as important agricultural lands, endangered species, and high value biological habitats).

It is further the intent of this Section to *“reduce reliance on petroleum supplies, increase local*

*economic development and job creation, reduce greenhouse gas emissions, (and) promote economic development diversification” (see Section 6.39.A.).*

#### **Amendment as Requested by Mr. Coyne**

Part Two of the proposed amendatory ordinance includes the specific change requested by Mr. Coyne in his application. As proposed, the change would expand options for ground-mounted solar array installations in the Township. It would also specifically eliminate a roadblock in the current Ordinance that prevents Mr. Coyne from making use of his preferred ground-mounted solar array as part of a potential future project on a Township site.

#### **Additional Amendment to Minimum Setbacks**

Under the current Section 6.39 standards, a maximum 20.0-foot high ground-mounted solar array structure could be set as close as 6 - 10 feet to a lot line in certain zoning districts. The request for a 25% increase in allowable height has brought to light a need re-evaluate minimum setback standards for these installations. Part Three of the proposed amendatory ordinance includes an additional setback-related revision designed to minimize potential adverse visual and other impacts to neighboring properties from the taller solar energy facilities.

### **TOWNSHIP PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION**

Following a public hearing and deliberation held during their February 15, 2022 regular meeting, the Planning Commission adopted the following motion to recommend in favor of adoption of the proposed amendments:

***LaBelle moved Buckley supported to recommend to the Township Board of Trustees that the PTXT 21-02 text amendments to Section 6.39 (Solar Energy Systems) of Zoning Ordinance No. 20-06 to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities be adopted as submitted for the public hearing.***

***[Roll Call] Vote: Ayes: 8. Nays: 0. Motion carried.***

### **COUNTY PLANNING COMMISSION REVIEW AND COMMENT**

In accordance with Section 307(1) of the Michigan Zoning Enabling Act, the proposed text amendments and draft Planning Commission meeting minutes were forwarded to the Isabella County Planning Commission with a request for review and comment. Following their March 10, 2022 review, the County Planning Commission chose to offer no comments on the amendments.

### **SCOPE OF SERVICES**

Introduction and First Reading of the proposed Zoning Ordinance text amendments.

### **JUSTIFICATION**

The proposed amendments would allow for installation of taller ground-mounted solar energy systems in the Township while minimizing adverse impacts through increased setbacks, consistent with the purpose and intent of Section 6.39 (Solar Energy Systems).

### **GOALS ADDRESSED**

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

#### **5. Natural environment**

The proposed Zoning Ordinance text amendment to expand options for ground-mounted solar energy systems would potentially support the Board of Trustees' desired outcome to "increase use of alternative forms of energy within Township facilities and operations" (Policy 1.5.4).

### **COSTS**

NA

### **TIMETABLE**

After a Second Reading and adoption by the Board of Trustees, the Zoning Ordinance amendments would take effect on the eighth day following publication of the required notice of adoption under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

### **RESOLUTION**

Introduce and conduct a First Reading for the proposed PTXT 21-02 Zoning Ordinance text amendments to increase the maximum allowable height and to adjust the minimum setback standards for ground-mounted solar energy facilities, as recommended by the Planning Commission.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:

CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend Section 6.39 (Solar Energy Systems) of the Charter Township of Union Zoning Ordinance No. 20-06 to increase the allowable height of ground-mounted solar energy facilities from 20.0 feet to 25.0 feet, to update the minimum required setbacks for all types of solar energy facilities, and to provide for repeal, severability, publication, and an effective date; all by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

Proposed additions to the current text of the Zoning Ordinance are highlighted below in blue underlined text and proposed deletions are shown using ~~red strikethrough text~~.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

**PART ONE – Title**

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number \_\_\_\_\_, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

**PART TWO – Amendment to Section 6.39.D. (Height) Requested by David Coyne**

Section 6.39 (Solar Energy Systems) is hereby amended to delete and replace subsection 6.39.D. (Height) in its entirety to increase the allowable height of ground-mounted solar energy facilities from 20.0 feet to 25.0 feet, as follows:

**D. Height.**

For ground mounted systems, height restrictions shall be measured from finished grade below each module in the event the site has topographic changes.

**Table 2. Maximum Height Limits**

Type	Maximum Height
Ground Mounted	<del>20'</del> <u>25.0 feet</u>
Roof Mounted	<u>Five (5) feet</u> above roof surface not to exceed the roof ridge

**PART THREE – Additional Amendment to Section 6.39.C. (Parcel Line Setbacks) Requested by Staff**

Section 6.39 (Solar Energy Systems) is hereby amended to delete subsection 6.39.C. (Parcel Line Setbacks) in its entirety and to insert a new subsection 6.39.C. entitled “Setbacks” to update the minimum required setbacks for all types of solar energy facilities (SEF), as follows:

**C. ~~Parcel Line~~ Setbacks.**

The ~~minimum setbacks from the Parcel line to the closest part~~ All elements of the SEF ~~structure, such as including but not limited to~~ panels, racking, or inverters, shall ~~be as shown~~ conform to the minimum required



setback distances specified in Table 1. Fencing, roads, landscaping, and utility interconnection infrastructure may occur within the required setback provided that all other applicable requirements of this Ordinance are satisfied.

**Table 1. Minimum Setbacks**

	<b>Direct Use Facility</b>	<b>Primary Use Facility</b>
<b>Minimum Setback from All Property Lines</b>	Shall conform to the setbacks per zoning for that district.	75 feet

Minimum Required Setback	Direct Use Facility		Primary Use Facility	
	Ground-Mounted	Roof-Mounted	Ground-Mounted, Encumbering:	
			Less than two (2) acres	Two (2) acres or more
<b>From all <u>side and rear lot boundaries</u></b>	<u>200% of SEF height</u>	Minimum required for principal building	75.0 feet	<u>200.0 feet</u>
<b><u>From all front lot boundaries and road rights-of-way</u></b>	<u>75.0 feet</u>	<u>Minimum required for principal building</u>	<u>75.0 feet</u>	<u>200.0 feet</u>
<b><u>From other easements</u></b>	<u>SEF shall not be located in any utility right-of-way or other easement.</u>			

#### **PART FOUR – Repeal**

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

#### **PART FIVE – Severability**

If any section, subsection, clause, phrase or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

#### **PART SIX – Publication**

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

#### **PART SEVEN – Effective Date**

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, 2022, after initiation and a public hearing by the Planning Commission on \_\_\_\_\_, 2022 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on \_\_\_\_\_, 2022 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on \_\_\_\_\_, 2022, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

\$ 850 fee  
\$ 500 escrow

## Charter Township of Union

### APPLICATION FOR REZONING APPROVAL



A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:

- ☒ Response to Rezoning Criteria (Section 14.5.G.)  
☐ Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project	Solar Trackers Amendment		
Common Description of Property & Address (if issued)			
Applicant's Name(s)	David D Coyne		
Phone/Fax numbers	989 330 2984	Email	david.d.coyne@gmail.com
Address	1368 N Harris St	City:	Mt. Pleasant Zip: 48858

Legal Description:	Attached	Included on Survey	Tax Parcel ID Number(s):
Existing Zoning:	Land Acreage:	Existing Use(s):	
<input checked="" type="checkbox"/> ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.			

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name:	Phone:	Email:
	2. Address:		
	City:	State:	MI Zip:
	Contact Person:	Phone:	
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:	Phone:	
	Address:		
	City:	State:	MI Zip:
	Signature:	Interest in Property: owner/lessee/other	
	2. Name:	Phone:	
	Address:		
	City:	State:	MI Zip:
	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 rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

  
Signature of Applicant

21/23/21

Date

#### Office Use Only

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_

December 23, 2021

Planning Commission  
Charter Township of Union  
2010 S Lincoln Road  
Mount Pleasant, MI 48858

Rodney, as per our conversation and our Zoom meeting with the Planning Commission: I am requesting a change to the Zoning Ordinance No. 20-06. I propose to change the height requirement of 20' to 25' for solar related panels. In working with Quality Solar, we feel a 25% increase would satisfy any needs for Solar in Union Township for the future.

Thanks,



Dave Coyne

1368 N Harris St  
Mount Pleasant, MI 48858

<b>TO:</b> Board of Trustees	<b>DATE:</b> March 16, 2022
<b>FROM:</b> Mark Stuhldreher, Township Manager	<b>DATE FOR CONSIDERATION:</b> 3/23/2022
<b>ACTION REQUESTED:</b> To adopt a resolution of intent of the Board of Trustees to collaborate with the City of Mount Pleasant to fund the 2023 Mid-Michigan/GKB Pathway North Connection Project.	

Current Action   X   Emergency           

Funds Budgeted: If Yes            Account #            No   X   N/A           

## BACKGROUND INFORMATION

The City of Mount Pleasant is planning to link City parks by adding a one-mile paved pathway connecting the GKB Riverwalk Trail to Mission Creek Park, in part through land within the Township's boundaries along N. Harris Street/Crawford Road north of W. Pickard Road. In collaboration with the City, the Township has further proposed to have this pathway extended north of Mission Creek Park along Crawford Road in the Township to establish a new northerly connection point for the Mid-Michigan regional pathway system at or near the Crawford Road - E. River Road intersection.

For this project, the City will be responsible for hiring of a professional engineering consultant, preliminary pathway design, and pathway engineering, construction and maintenance. The Township Manager had initially made a commitment to the City to provide up to \$9,000.00 to support preparation of the preliminary pathway design. The City plans to apply for a Michigan Department of Natural Resources (MDNR) "Michigan Natural Resources Trust Fund (MNRTF) Grant" to help fund this pathway project. A Township-led application to the Saginaw Chippewa Indian Tribe for Fall 2022 2% grant funding to support this project is also anticipated.

## **Anticipated Project Cost and Allocation**

If this resolution of intent is adopted by the Board of Trustees, it is anticipated that the Township would provide funding to support completion of the portions of this pathway project in the Township, subject to an annual appropriation action in December of this year and subject to a cost allocation plan approved by the Township Manager. The following is a summary of anticipated project funding amounts and sources:

### **Mid-Michigan/GKB Pathway North Connection Project Cost and Allocation**

MDNR Grant Application Funding Request:	\$300,000.00
City of Mount Pleasant Funding Commitment:	\$525,000.00
Charter Township of Union – Proposed Funding Support:	<u>\$375,000.00</u>
Estimated Total Project Cost:	\$1,200,000.00

### **SCOPE OF ACTIVITY**

To review and consider for adoption a proposed resolution of intent to collaborate with the City of Mount Pleasant to fund the 2023 Mid-Michigan/GKB Pathway North Connection Project.

### **JUSTIFICATION**

The scope and location of the pathway is consistent with the Township Master Plan and the Greater Mt. Pleasant Area Non-Motorized Plan for development of a regional pathway system.

### **BOARD OF TRUSTEES GOALS ADDRESSED**

Board of Trustees goals addressed by the current and planned EDA projects and activities under the adopted Development Plans for the East and West DDA District (From Policy 1.0: Global End):

- 1. Community well-being and common good**
- 2. Prosperity through economic diversity, cultural diversity, and social diversity**
- 3. Safety**
- 4. Health**

Construction of the proposed pathway will help residents and visitors to engage in a vibrant community life (1.1) and to take pride in our community (1.1.1.3). Expansion of the Mid-Michigan regional pathway system can further enhance the quality of life in this community that is attractive to a diverse population (1.2.1).

The new pathway will help to provide safe, accessible routes for pedestrians and bicyclists (1.3.1) and enhanced access to park facilities that enable an active, healthy lifestyle (1.4). Support for this project will facilitate a more active and healthier lifestyle for area residents that make use of Mission Creek Park (1.4.4), and will establish a more accessible, walkable, and bikeable community in a manner consistent with the Greater Mt. Pleasant Area Non-Motorized Plan (1.4.1).

### **COSTS**

The Township's anticipated allocation to support completion of the portions of this pathway project in the Township would be \$375,000.00.

### **TIMETABLE**

The City plans to submit an application for MDNR grant funding by the April 1, 2022 deadline. If approved, the grant would be awarded in the Fall of 2022. Construction of the pathway project is planned to take place during 2023. If this resolution of intent is adopted by the Board of Trustees, it is anticipated that the funding request would be included in the Township Manager's recommended budget for the 2023 fiscal year.

**RESOLUTION**

To adopt a resolution of intent of the Board of Trustees to collaborate with the City of Mount Pleasant to fund the 2023 Mid-Michigan/GKB Pathway North Connection Project.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

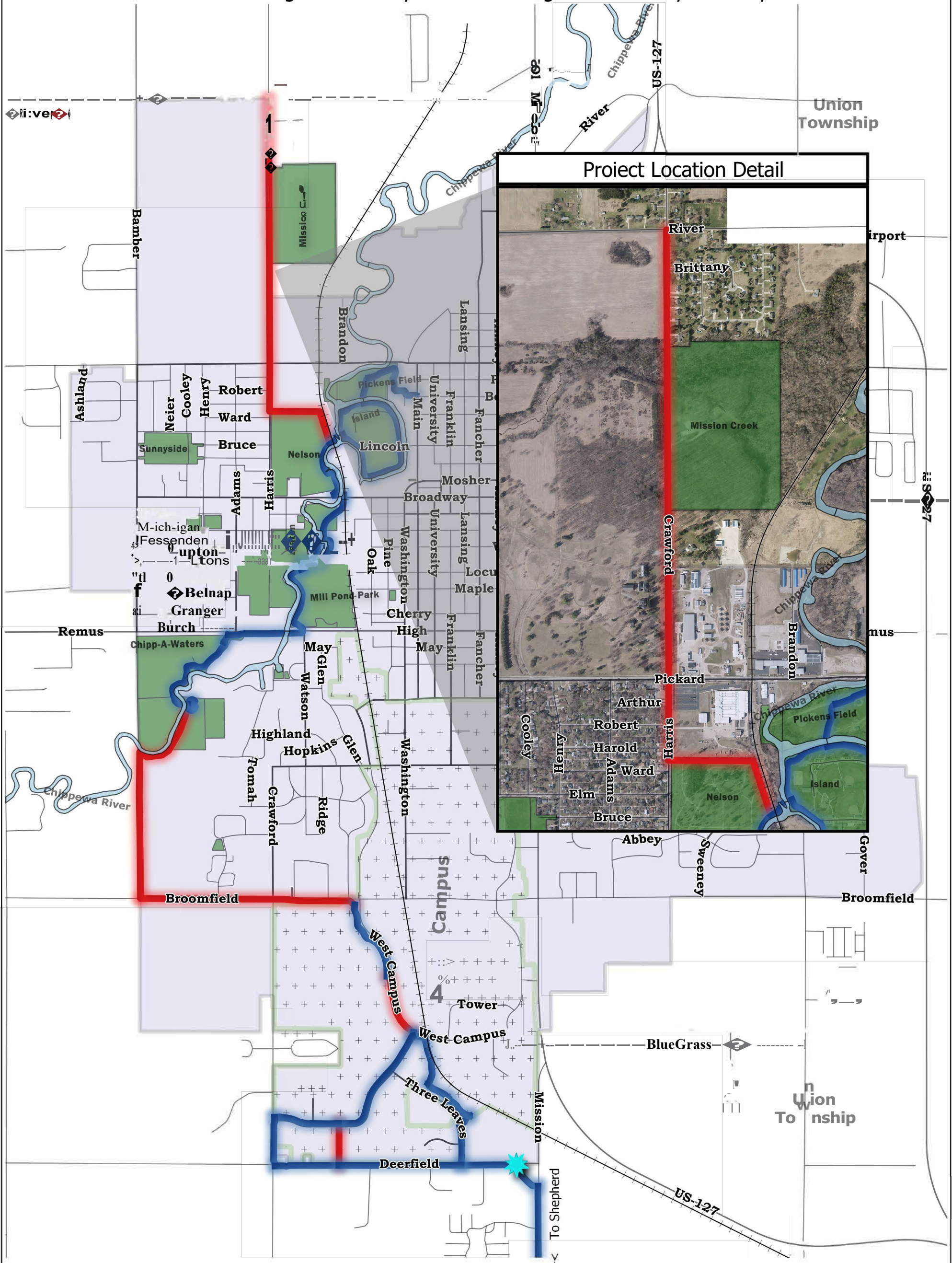
No:

Absent:



# Regional Trail Planning Map

Isabella County, Saginaw Chippewa Indian Tribe, City of Mt. Pleasant, Union Township, Central Michigan University and Mid Michigan Community Pathways



*City of Mt. Pleasant*

DIVISION OF PUBLIC WORKS

ENGINEERING DEPARTMENT

0 0.5 1 Miles



Legend

- Existing Trails
- Proposed Trails
- City Limits

- CMU Campus Bndry
- City Parks
- MMPC Corridor





# FOX MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.



March 29, 2021

City of Mt. Pleasant  
320 W. Broadway  
Mt. Pleasant, MI 48858

Regarding: Sidewalk and Safety Concerns for Mission Creek Park

As President, I represent the Fox Meadow Estates Homeowners Association, Inc. The association is made up of 42 property owners located in Fox Meadows subdivision on the corner of Crawford and River Road just north of Mission Creek Park.

At our annual meeting the topic of safety concerns for pedestrians and bicyclists on Harris Street / Crawford Road between Pickard and River Road came up. Many people walk or bike to and from the park along this road. With the lack of any sidewalk the only way to get to the park is to walk along the side of the road which is very busy and risky. There is also little to no shoulder along the road which requires a person to walk directly on the road. This is a problem for both pedestrians and vehicles. The community enjoys and loves the park including the addition of the Bark Park. We are blessed to have such a park in our community.

What are the future plans for the addition of a sidewalk or a bike path that would run along Harris Street / Crawford Road to River Road?

The Fox Meadows Association supports any efforts or plan that would address this safety concern for our community members and visitors.

We look forward to your reply.

Sincerely,

Kurt E. Feight, President

Email: [kurt@mtpleasantagency.com](mailto:kurt@mtpleasantagency.com)

C (989) 560-1120 W (989) 772-2977

P.S. This letter has also been sent to the Charter Township of Union and the Saginaw Chippewa Indian Tribe. A joint effort of all Three is needed to address this issue.

**CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN**

**RESOLUTION OF INTENT OF THE BOARD OF TRUSTEES TO  
COLLABORATE WITH THE CITY OF MOUNT PLEASANT TO FUND THE  
2023 MID-MICHIGAN/GKB PATHWAY NORTH CONNECTION PROJECT**

At a regular meeting of the Board of Trustees for the Charter Township of Union, Isabella County, Michigan held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022:

**WHEREAS**, in collaboration with the Charter Township of Union (Township), the City of Mount Pleasant, Michigan (City) has initiated a project to link City parks by adding a one-mile paved pathway connecting the GKB Riverwalk Trail to Mission Creek Park that would extend along N. Harris Street/Crawford Road in part through land within the boundaries of the Charter Township of Union (Township); and

**WHEREAS**, in collaboration with the City, the Township has further proposed to extend this paved pathway north of Mission Creek Park along Crawford Road through land in the Township to establish a new northerly connection point for the Mid-Michigan regional pathway system at or near the Crawford. Road - E. River Road intersection; and

**WHEREAS**, the City will be responsible for hiring of a professional engineering consultant, preliminary pathway design, and pathway engineering and construction; and

**WHEREAS**, the City plans to apply for a Michigan Department of Natural Resources (MDNR) "Michigan Natural Resources Trust Fund (MNRTF) Grant" to help fund this pathway project; and

**WHEREAS**, this pathway project is consistent with the Township's Master Plan and the Greater Mt. Pleasant Area Non-Motorized Plan for development of a regional pathway system.

**NOW, THEREFORE, LET IT BE RESOLVED** that the Charter Township of Union Board of Trustees fully supports completion of a paved pathway through land in the Township along N. Harris Street/Crawford Road to Mission Creek Park and further north along Crawford Road to establish a new northerly connection point for the Mid-Michigan regional pathway system at or near the Crawford. Road - E. River Road intersection.

**BE IT FURTHER RESOLVED** that the Board of Trustees fully supports the City's application for a Michigan Department of Natural Resources (MDNR) "Michigan Natural Resources Trust Fund (MNRTF) Grant" to help fund this pathway project.

**BE IT FURTHER RESOLVED** that the Board of Trustees commits to the inclusion of an amount not to exceed \$375,000.00 in the fiscal year 2023 Township budget to support completion of the portions of this pathway project in the Township, subject to an annual appropriation action in December of this year and subject to a cost allocation plan approved by the Township Manager.

The foregoing resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

Upon roll call vote, the following voted:

<b><u>Board of Trustees</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Absent</u></b>	<b><u>Abstain</u></b>
Supervisor Bryan Mielke	_____	_____	_____	_____
Clerk Lisa Cody	_____	_____	_____	_____
Treasurer Kim Rice	_____	_____	_____	_____
Trustee Connie Bills	_____	_____	_____	_____
Trustee Jeff Brown	_____	_____	_____	_____
Trustee Bill Hauck	_____	_____	_____	_____
Trustee James Thering	_____	_____	_____	_____

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Bryan Mielke, Supervisor

\_\_\_\_\_  
Date

### **CERTIFICATION**

I, Lisa Cody, Clerk for the Charter Township of Union, do hereby certify that the foregoing is a true and complete copy of the action taken by the Board of Trustees at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022. I further certify that public notice was given and the meeting was conducted in full compliance with the Open Meetings Act (Public Act 267 of 1976, as amended).

\_\_\_\_\_  
Lisa Cody, Clerk

\_\_\_\_\_  
Certification Date

## REQUEST FOR TOWNSHIP BOARD ACTION

<b>To:</b> Board of Trustees	<b>DATE:</b> March 17, 2022
<b>FROM:</b> Mark Stuhldreher, Township Manager	<b>DATE FOR BOARD CONSIDERATION:</b> 03/23/2022
<b>ACTION REQUESTED:</b> Board of Trustees annual review of Board Governance Policy No. 3.3 – Board Members' Code of Conduct	

Current Action   X   Emergency           

Funds Budgeted: If Yes            Account #                            No            N/A   X  

Finance Approval                   MDS                          

### **BACKGROUND INFORMATION**

The Board Governance Policy was originally adopted in 2010 with subsequent amendments in 2013, 2014, 2018, 2019, 2020 and 2021. The purpose of the Policy is to assist the Board of Trustees in the execution of their duties as a policy making body. Through the articulation of various policies within the totality of the document, the Board of Trustees is encouraged to *focus on long term organizational outputs and the discharge of its fiduciary responsibilities.*

Certain policies, such as Policy 3.3 (Board Members Code of Conduct), are to be reviewed and monitored for compliance on an annual basis.

Attached to this memo is an evaluation form that can be used for the review/discussion of Policy No. 3.3.

### **Board Policy 3.3 - Board Members' Code of Conduct**

At the highest level, the policy states:

*The board commits itself and its members to ethical, businesslike, and lawful conduct, including proper use of authority and appropriate decorum when acting as board members.*

Due to length, the complete policy is attached to this memo. Also attached is an evaluation form that can be used for the review/discussion of Policy No. 3.3.

### **SCOPE OF SERVICES**

Not applicable

### **JUSTIFICATION**

An annual review of Board Policies allows for the Board of Trustees to monitor itself regarding adherence to policies that apply to the Board of Trustees.

### **PROJECT IMPROVEMENTS**

The following Board of Trustees goals are addressed in this review (From Policy 1.0: Global End)

- Community well-being and common good
- Prosperity through economic diversity, cultural diversity, and social diversity
- Safety
- Health
- Natural environment
- Commerce

### **COSTS**

Not applicable

### **PROJECT TIME TABLE**

Not applicable

### **RESOLUTION**

Not applicable

**Policy Name:** 3.3 Board Members' Code of Conduct  
**Type of Review:** Internal by the Board  
**Review Occurrence:** Annual  
**Date:** March 2022

### Policy Wording

#### **3.3 POLICY TITLE: BOARD MEMBERS' CODE OF CONDUCT**

The board commits itself and its members to ethical, businesslike, and lawful conduct, including proper use of authority and appropriate decorum when acting as board members.

- 3.3.1 Members must have loyalty to the ownership, unconflicted by loyalties to staff, other organizations, and any personal interest as a consumer.
- 3.3.2 Members must avoid conflict of interest with respect to their fiduciary responsibility.
  - 3.3.2.1 There will be no self-dealing or business by a member with the organization. Members will annually disclose their involvements with other organizations, with vendors, or any associations that might be or might reasonably be seen as being a conflict.
  - 3.3.2.2 When the board is to decide upon an issue, about which a member has an unavoidable conflict of interest, that member shall abstain herself or himself without comment from not only the vote, but also from the deliberation.
    - A. Exception: Where a board member has special expertise and has a conflict of interest, the board may choose to allow the member with the conflict to participate in the discussion, but not the vote.
  - 3.3.2.3 Board members will not use their board position to obtain employment in the organization for themselves, family members, or close associates.
- 3.3.3 Board members may not attempt to exercise individual authority over the organization.
  - 3.3.3.1 Members' interaction with the Township Manager or with staff must recognize the lack of authority vested in individuals except when explicitly board authorized.
  - 3.3.3.2 Member interaction with public, press or other entities must recognize the same limitation and the inability of any board member to speak for the board except to repeat explicitly stated board decisions.
    - 3.3.3.2.1 When interacting with public, media or other entities, Board members must recognize explicitly stated board decisions.
      - 1. The Township Supervisor is the official spokesperson for the Board and may delegate that role.
      - 2. Board members may discuss CONTENT issues with the media but not personal attacks on other Board member(s).

3. Preceding any comment to the media, board members will make it clear that their comments are personal opinion as an individual member of the board and citizen of the township and not the position of the board.
4. In the case of existing legal proceedings, from the point of suit filed to final disposition or public Board action, board members will direct media questions on the specific lawsuit to the Township Manager.

3.3.3.3 Except for participation in board deliberation about whether reasonable interpretation of board policy has been achieved by the Township Manager, members will not express individual judgments of performance of employees of the Township Manager.

3.3.4 Members will respect the confidentiality appropriate to issues of a sensitive nature.

3.3.5 Members will be properly prepared for board deliberation.

**Use this evaluation form for discussion at the Board of Trustees Meeting on March 23, 2022.**

**Review all sections of the policy listed and evaluate Board compliance with policy.**

1. Indicate item by item if you believe the Board is in strict compliance with the policy as stated.
2. If you indicated that the Board is not in strict compliance with the policy as stated, please indicate what you notice that gives evidence that the Board is not in compliance?
3. How do you think the Board could improve the process to be in full compliance?
4. What does the Board need to learn or discuss in order to live by its' policies more completely?