



**Planning Commission
Regular Meeting
June 21, 2022
7:00 p.m.**

The meeting will take place in-person. To better provide for social distancing during this public meeting, **the location of the Planning Commission meeting has been moved to the Lincoln Reception Center, 2300 S. Lincoln Road, Mt. Pleasant, MI 48858, which is located behind the Lux Funeral Home.** Enter at the Lux Funeral Home driveway and follow the directional signs around to the Lincoln Reception Center entrance and parking area on the south side of the building.

In the interest of creating the safest possible environment, all attendees are invited and encouraged to wear masks while in the building. Extra masks will be available for those that may need one.

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

-May 17, 2022

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Shingles updates from Sidewalk and Pathways
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **PSUP22-01 Special Use Permit Application – Proposed Agri-Tourism/Farm Market, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)**
 - a. Introduction
 - b. Public hearing

- c. Updates from staff and the applicant
- d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

B. PSPR22-02 Preliminary Site Plan Application – Proposed Agri-Tourism/Farm Market, 5297 S. Whiteville Rd. (Michael & Jamie Klumpp)

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

C. PSPR22-06 Combined Preliminary/Final Site Plan Application – Isabella Citizens for Health Expansion, 2790 Healthcare Pkwy.

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

9. OTHER BUSINESS

A. PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan Application - The Den on Broomfield Mixed Use Buildings, E. Broomfield Rd. at Sweeney Rd.

- a. Introduction
- b. Re-open and continue the public hearing
- c. Updates from staff and the applicant
- d. Commission deliberation and action (recommendation to the Board of Trustees for approval, denial, approval with conditions, or postpone action)

B. PSPR21-01 Sam's Club Filling Station, 4850 Encore Blvd. – request for an extension of final site plan approval

- a. Introduction
- b. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

C. Parks and Recreation Master Plan update

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

11. FINAL BOARD COMMENT

12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on May 17, 2022, at 7:00 p.m. at the Lincoln Reception Center, 2300 S. Lincoln Road.

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

Roll Call

Present:

Albrecht, Buckley, Gross, Lapp, Squattrito, Thering and Williams

Excused:

LaBelle and Shingles

Others Present

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

Approval of Agenda

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

Approval of Minutes

Williams moved **Buckley** supported to approve the regular meeting minutes from April 19, 2022 with two amendments to item B under New Business. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Reported that the Board of Trustees is interested in feedback from the Planning Commissioners regarding a new park on the south side between Deerfield Rd. and Old Mission Rd.
- B. ZBA updates by Buckley – There was no meeting in May; There will not be a meeting in June.
- C. Sidewalks and Pathway Prioritization Committee – No updates were given.

Public Comment

Open 7:12 p.m.

No comments were offered

Closed 7:12 p.m.

New Business

- A. **PSUP22-03 Special Use Permit Application – Wireless Communications Facility (cell tower), 5450 S. Mission Rd.**

- a. Introduction
- b. Public hearing
- c. Updates from staff and the applicant
- d. Commission deliberation and action (recommend approval, denial, or approval with conditions or postpone action)

Nanney gave an introduction of the PSUP22-03 Special Use Permit Application from Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower) located at 5450 S. Mission Road adjacent to the property with an existing tower.

Public Hearing

Open: 7:18 p.m.

No comments were offered

Closed: 7:20 p.m.

Tony Phillips of Fullerton Engineering, representing Parallel Infrastructure and AT&T, gave updates on the proposed 195 ft cell tower with equipment cabinet and standby generator. Tony was available for questions. Deliberation by the Commissioners. During deliberation, it was acknowledged that galvanized steel meets the Design Objectives Requirements supporting that the structure will be grey or white.

Buckley moved **Thering** supported to approve the PSUP 22-03 Special Use Permit Application for a new wireless communications facility at 5450 S. Mission Road (PID 14-034-20-005-00) in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can comply with the standards for special use approval of a wireless communications facility found in Section 5.5 of the Zoning Ordinance, subject to the following conditions:

1. Preliminary and final site plan review and approval by the Planning Commission.
2. Add the proposed tower's anticipated fall zone in the event of a catastrophic failure to the final site plan.
3. Replace the proposed wire mesh fabric fence depicted on sheet C-6 with the green or black vinyl coated chain-link fence required per Section 5.5.E.10, without barbed-wire, at a maximum height of six (6) feet; or with an opaque metal privacy fence design without barbed-wire for harmony with surroundings and to provide adequate screening of the equipment enclosure at a minimum of six (6) feet.
4. Update the roofed platform for the equipment cabinet on the final site plan to conform to the brick exterior equipment building standards of Section 5.5.C.9.

Vote: Ayes: 7. Nays: 0. Motion carried.

B. PSUP22-07 Preliminary Site Plan Application – Wireless Communications Facility (cell tower), 5450 Mission Rd.

- a. Introduction by Staff
- b. Updates from the applicant

- c. Commission deliberation and action (approval, denial, approval with conditions, postpone action)

Nanney introduced the Preliminary Site Plan Application from Fullerton Engineering with Parallel/AT&T for a new wireless communications facility (cell tower) located at 5450 S. Mission Road. Nanney noted details for the applicant to be provide on the final site plan if approved.

Tony Phillips of Fullerton Engineering, representing Parallel Infrastructure and AT&T, was available for questions. Deliberation by the Commissioners.

Williams moved **Buckley** supported to approve the PSPR22-07 Preliminary Site Plan Application for a new wireless communications facility at 5450 S. Mission Road (PID 14-034-20-005-00) in the northeast quarter of Section 34 and in the B-4 (General Business) zoning district, finding that it can comply with the requirements for a wireless communications facility found in Section 5.5 of the Zoning Ordinance, subject to the following conditions:

1. Add the existing zoning classifications for the subject parcel and surrounding parcel and surrounding parcels to the updated Survey sheets for the final site plan.
2. Add the setback dimensions from the proposed tower to the west and south lot boundaries and to the nearest residential-zoned district to sheet C-1 for the final site plan.
3. Add the proposed tower color and a note confirming that no tower lighting is required or proposed to sheet C-3 for the final site plan.
4. Add an elevation detail with dimensions for the unroofed generator structure to the final site plan.
5. Provide the documentation required by Sections 5.5.E.3 (Structural Specifications) and 5.5.E.4 (Security) for review as part of the final site plan application.

Vote: Ayes: 7. Nays: 0. Motion carried.

C. PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan Application – The Den on Broomfield Mixed Use Buildings, E Broomfield Rd. at Sweeney Rd.

- a. Introduction
- b. Public hearing
- c. Updates from staff and the applicant
- d. Commission deliberation and action (recommend approval, denial or approval with conditions to the Board of Trustees, or postpone action)

Nanney introduced the PREZ22-01 Planned Unit Development (PUD) Rezoning and Concept Plan (PUD) Application for The Den on East Broomfield Rd and Sweeney Rd for a four (4) story tall, mixed-use (commercial and residential) building. The Planned Unit Development (PUD) review requires a public hearing subject to minimum requirements of publications of the public hearing notice. The required posting of the notice at the Township Hall was inadvertently overlooked.

Public Hearing

Open: 9:08 p.m.

No comments were offered.

Gross moved **Williams** supported to adjourn the public hearing on the PREZ22-01 request to rezone approximately 2.28 acres of land (PID 14-103-00-001-00 & -002-00) on the southwest corner of E. Broomfield Road and Sweeney Road from B-5 (Highway Business) District to PUD (Planned Unit Development) until the June regular Planning Commission meeting, and to request that staff post the required notice at the Township Hall of the June, 21, 2022 date when the hearing will be re-opened and continued. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Tim Beebe from CMS&D gave an update of the project and was available for questions from the Commissioners.

D. PSPR22-05 Final Site Plan Application – Self-Storage Facilities (Mini-warehouse, Mini-Storage), 5252 S. Mission Rd.

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

Nanney introduced the PSPR22-05 Final Site Plan Application for the Self-Storage Facilities at 5252 S. Mission Rd., stating that the project meets the requirements and complies with all of the standards of the final site plan approval.

Tim Beebe from CMS&D was available for questions. Deliberation by the Commissioners.

Buckley moved **Lapp** supported to approve the PSPR 22-05 final site plan for a proposed self-storage facility at 5252 South Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) District, finding that the site plan dated April 25, 2022 fully complies with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval). **Vote: Ayes: 7. Nays: 0. Motion carried.**

Other Business

A. Lincoln Reception Center Discussion

Commissioners had a follow-up discussion on whether to continue meeting at Lincoln Reception Center after June or relocate to the Township Hall Board Room. In response to a question about potentially providing an air purifier for operation in the Board Room during public meetings, Mr. Nanney indicated that he would look into possible options.

Albrecht moved **Gross** supported to relocate the Planning Commission meetings to the Township Hall Board Room starting in July, under the condition that the Commissioners can make accommodations if cases rise again. **Vote: Ayes: 6. Nays: 1. Motion carried.**

Extended Public Comments

Open: 9:57 p.m.

No comments were offered.

Closed 9:57 p.m.

Final Board Comment

Squattrito – Suggested adding a discussion item to next month’s agenda on a proposed park to the south part of the Township.

Buckley – Echoed the support of the proposed park conversation. Commented on the cell tower and 5G expansion.

Adjournment – Chairman Squattrito adjourned the meeting at 9:58 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary

Tera Albrecht – Vice Secretary



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	Tera	Albrecht	2/15/2024
6	Stan	Shingles	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	2/15/2025
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	6/22/2026
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	Stan	Shingles	2/15/2024
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

Charter Township of Union

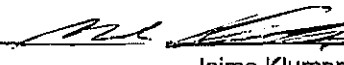
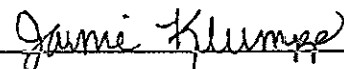
APPLICATION FOR SPECIAL USE PERMIT APPROVAL

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		Heirloom Grove	
Common Description of Property & Address (if issued)		5297 S. Whiteville Rd., Mt. Pleasant MI 48858	
Applicant's Name(s)		Michael & Jaime Klumpp	
Phone/Fax numbers	989-621-3577/ 989-828-4304	Email	contact@heirloom-grove.com
Address		1955 E. Walton Rd.	City: Shepherd Zip: 48883

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s): 14-032-10-006-02
Existing Zoning:	Ag	Land Acreage:	80.1 Existing Use(s): Agriculture
<input checked="" 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: Central Michigan Surveying and Devel. Phone: 989-775-0756 Email: tbebee@cms-d.com		
	2. Address: 2257 E. BROOMFIELD ROAD City: Mt. Pleasant State: MI Zip: 48858 Contact Person: Tim Beebe Phone: 989-775-0756		
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: Michael Klumpp Phone: 989-621-3577		
	Address: 1955 E. Walton Rd.		
	City: Shepherd State: MI Zip: 48883		
	Signature:  Interest in Property: owner		
	2. Name: Jaime Klumpp Phone: 989-621-3579		
	Address: 1955 E. Walton Rd.		
City: Shepherd State: MI Zip: 48883			
Signature:  Interest in Property: owner			

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

2/5/22
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

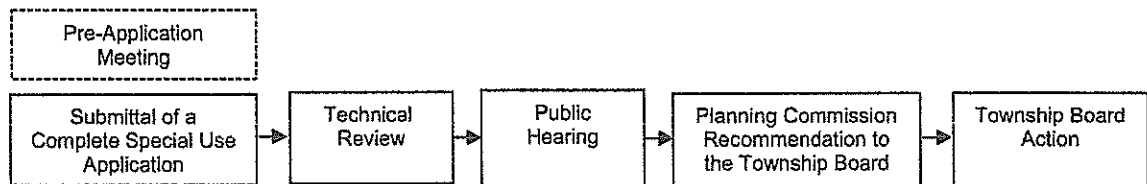
Date Received: _____ Escrow Deposit Paid: \$ _____

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.

Heirloom Grove

Michael + Jaime Klumpp

5297 S. Whiteville Rd, Mt. Pleasant, MI 48858

Parcel ID: 14-032-10-006-02

Legal Description:

T14N R4W SEC 32 S 1/2 OF NW 1/4.AG EXEMPT TRANSFER FOR AFFID L1510 P363
REGISTERED03-04-10 FOR SALE PR L1492 P386 DATED 08-07-09WITH 2010 CAPPED TV =
44501 & AV = 142100(FROM #14-032-10-006-00).COMBINATION FOR 2013 FROM 10-006-00 &
10-006-01 TO 10-006-02.AG EXEMPT TRANSFER FOR AFFID L1659 P638 REGISTERED02-10-14
FOR SALE ML L1638 P952 DATED 06-25-13WITH 2014 CAPPED TV = 80814 & AV = 212400

Standards for Special Use Approval (Section 14.3.J.)

- 1.) The proposed land use is identified in Section 3 as a special use in the zoning district.
The special land use requested is for Agri-tourism, Agricultural Service Establishments, Conservation Areas (public or private), and Campgrounds or Recreational Grounds. In an attached letter is a more detailed explanation of an example of what activities would happen on the property.
- 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.
The proposed activities for the property will not be hazardous, detrimental or injurious to the area. They are what would be consider within normal practices for an agricultural area.
- 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.
The proposed special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses as the surrounding area is zoned agricultural and all proposed activities are within normal activities that would happen on an operating farm. Should the Planning Commission require that applicant adjust to their plans to ensure land use compatibility and minimize adverse impacts, the applicant will work with the Township and their representatives to reach a solution that is agreeable to both parties.
- 4.) The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
The applicate believes that the proposed special use is consistent with the adopted Master Plan as it is agricultural actives and the proposed future land use for the area is rural preservation that the operations would support.
- 5.) The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.
The proposed special use does conform to all applicable requirements and standards.

- 6.) *Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.*

An approval of the proposed special use is a 15-acre portion of the overall 80 acres and the surrounding properties are agricultural and no property would be surrounded by this special use property.

- 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.

Based on the proposed special use and activities planned the applicant does not see them impacting the capacity of public or municipal services or infrastructure. It is believed that the proposed special use will enhance the economic welfare of the community and not be detrimental.

Union Township Planning Commission,

Today we respectfully present an application for a Special Use Permit for our property located at 5297 South Whiteville Road, Mt. Pleasant, MI in Union Township.

Currently, this 80 acre property, just south of Mt. Pleasant, is zoned Agricultural, and is how we have utilized the property for many years, growing organic corn, soybeans, wheat, and industrial hemp. In 2021, we dedicated approximately 15 acres of this property, to Heirloom Grove, Jaime's woman-owned specialty farm. In the last year, Heirloom Grove planted 120 fruit trees, 220 blueberry bushes, 6 acres of sunflowers, and renovated the working barn. We utilized the year's harvest, by selling wholesale sunflowers to local shops and farm markets, created our line of Heirloom Grove Sunflower Seeds, and extracted hemp oils for Heirloom Grove's line of seed-to-skin CBD bath and wellness products.

In 2022, Heirloom Grove plans to expand our specialty farm further, by adding additional fruit trees and blueberry bushes, more varieties of sunflowers, tulip and lavender fields, specialty herbs and summer flowers, and potential grape vineyards, and honey cultivation.

Heirloom Grove would also like to expand the farm by having the opportunity to welcome the public onto the farm for Agri-tourism and educational opportunities, and to shop our market retail space, thus our request for this Special Use Permit.

With our current AG zoning, principal uses permitted include Customary Agricultural Operations, Road-side farm stands, Nursery/ plant material, and Greenhouses, however we do not feel this fully encompasses all we would like to do on the property. Under Special Uses in Ag zoning, the following is permitted: Agri-tourism, Agricultural Service Establishments, Conservation Areas (public or private), and Campgrounds or Recreational Grounds; which we believe would permit us the opportunity for the following types of activities we aspire to do on the property:

- You Pick Days - You Pick Apples, Blueberries, Sunflowers, Lavender.
- Photo Opportunity Events - Photos in the Tulips (Spring) and Sunflowers (Summer/Fall.)
- Agri-tourism - Public welcome for educational and enjoyment purposes.
- Open Market Retail space - located inside an area of the barn for event passes ("you pick days") and shop Heirloom Grove farm-made products, other Michigan farm-produced products, and other boutique specialty items such as gifts, home decor, garden seeds, bulbs, and seasonal items.
- Seasonal Events - Tulip Days (visit the tulip fields), Fall Harvest days (vendors, pumpkin-picking, corn maze), Christmas on the farm (Christmas trees & wreaths, Santa visits.)

Thank you for considering our Special Use Permit application and the opportunity to welcome guests onto our quaint, country, specialty farm at certain opportune times when the farm is in bloom and/or the market is open. We look forward to offering a positive, peaceful, and relaxing agricultural experience for local families and patrons here in the heart of Central Michigan.

Thank you,


Jaime & Michael Klumpp

USE STATEMENT PROVIDED BY THE CLIENT AND SUBMITTED TO THE TOWNSHIP:

CURRENTLY, THIS 80 ACRE PROPERTY, JUST SOUTH OF MT. PLEASANT, IS ZONED AGRICULTURAL, AND IS HOW WE HAVE UTILIZED THE PROPERTY FOR MANY YEARS. GROWING ORGANIC CORN, SOYBEANS, WHEAT, AND INDUSTRIAL HEMP. IN 2021, WE DEDICATED APPROXIMATELY 15 ACRES OF THIS PROPERTY, TO HEIRLOOM GROVE, JAIME KLUMPP'S WOMAN-OWNED SPECIALTY FARM. IN THE LAST YEAR, HEIRLOOM GROVE PLANTED 120 FRUIT TREES, 220 BLUEBERRY BUSHES, 6 ACRES OF SUNFLOWERS, AND RENOVATED THE WORKING BARN. WE UTILIZED THE YEAR'S HARVEST, BY SELLING WHOLESALE SUNFLOWERS TO LOCAL SHOPS AND FARM MARKETS, CREATED OUR LINE OF HEIRLOOM GROVE SUNFLOWER SEEDS, AND EXTRACTED HEMP OILS FOR HEIRLOOM GROVE'S LINE OF SEED-TO-SKIN CBD BATH AND WELLNESS PRODUCTS. IN 2022, HEIRLOOM GROVE PLANS TO EXPAND OUR SPECIALTY FARM FURTHER, BY ADDING ADDITIONAL FRUIT TREES AND BLUEBERRY BUSHES, MORE VARIETIES OF SUNFLOWERS, TULIP AND LAVENDER FIELDS, SPECIALTY HERBS AND SUMMER FLOWERS, AND POTENTIAL GRAPE VINEYARDS, AND HONEY CULTIVATION. HEIRLOOM GROVE WOULD ALSO LIKE TO EXPAND THE FARM BY HAVING THE OPPORTUNITY TO WELCOME THE PUBLIC ONTO THE FARM FOR AGRI-TOURISM AND EDUCATIONAL OPPORTUNITIES, AND TO SHOP OUR MARKET RETAIL SPACE, THUS OUR REQUEST FOR THIS SPECIAL USE PERMIT. WITH OUR CURRENT AG ZONING, PRINCIPAL USES PERMITTED INCLUDE CUSTOMARY AGRICULTURAL OPERATIONS, ROAD-SIDE FARM STANDS, NURSERY/PLANT MATERIAL, AND GREENHOUSES, HOWEVER WE DO NOT FEEL THIS FULLY ENCOMPASSES ALL WE WOULD LIKE TO DO ON THE PROPERTY. UNDER SPECIAL USES IN AG ZONING, THE FOLLOWING IS PERMITTED: AGRI-TOURISM, AGRICULTURAL SERVICE ESTABLISHMENTS, CONSERVATION AREAS (PUBLIC OR PRIVATE), AND CAMPGROUNDS OR RECREATIONAL GROUNDS; WHICH WE BELIEVE WOULD PERMIT US THE OPPORTUNITY FOR THE FOLLOWING TYPES OF ACTIVITIES WE ASPIRE TO DO ON THE PROPERTY: YOU PICK DAYS - YOU PICK APPLES, BLUEBERRIES, SUNFLOWERS, LAVENDER; PHOTO OPPORTUNITY EVENTS - PHOTOS IN THE TULIPS (SPRING) AND SUNFLOWERS (SUMMER/FALL); AGRI-TOURISM - PUBLIC WELCOME FOR EDUCATIONAL AND ENJOYMENT PURPOSES; OPEN MARKET RETAIL SPACE - LOCATED INSIDE AN AREA OF THE BARN FOR EVENT PASSES (YOU PICK DAYS) AND SHOP HEIRLOOM GROVE FARM-MADE PRODUCTS, OTHER MICHIGAN FARM-PRODUCED PRODUCTS, AND OTHER BOUTIQUE SPECIALTY ITEMS SUCH AS GIFTS, HOME DECOR, GARDEN SEEDS, BULBS, AND SEASONAL ITEMS; SEASONAL EVENTS - TULIP DAYS (VISIT THE TULIP FIELDS), FALL HARVEST DAYS (VENDORS, PUMPKIN-PICKING, CORN MAZE), CHRISTMAS ON THE FARM (CHRISTMAS TREES AND WREATHS, SANTA VISITS).

AG - AGRICULTURAL DISTRICT	
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	16.5 FEET (C)(D)
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM LOT WIDTH	165 FT
MINIMUM LOT AREA	43,560 SQ FT
MINIMUM LOT DEPTH	165 FT
MAXIMUM LOT DEPTH	(A)
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FT (B)

- (A) THE DEPTH OF THE LOT SHALL NOT EXCEED FOUR (4) TIMES THE LOT WIDTH, MEASURED AT THE FRONT BUILDING LINE.
- (B) NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET, EXCEPT THAT SILOS, ELEVATORS, BARNs AND OTHER STRUCTURES CUSTOMARILY NECESSARY TO FARMING SHALL HAVE A MAXIMUM HEIGHT OF NINETY-NINE (99) FEET, PROVIDED THAT ANY REQUIRED SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT THAT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.
- (C) SIDE YARDS FACING A STREET SHALL COMPLY WITH FRONT YARD SETBACK REQUIREMENTS
- (D) FOR ONE-FAMILY DWELLINGS, NO SIDE YARD SHALL BE LESS THAN TEN (10) PERCENT OF THE REQUIRED LOT WIDTH FOR ALL OTHER USES. NO SIDE YARD SHALL BE LESS THAN THIRTY (30) FEET.

MISS DIG.

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND
SYMBOLS

○ BOLLARD	☐ GAS RISER	⊗ SOIL BORING
☐ CATCH BASIN (CURB INLET)	⚓ GUY ANCHOR	⊕ STORM SEWER MANHOLE
⊗ CATCH BASIN (ROUND)	⚡ HYDRANT - EXISTING	☐ TELEPHONE RISER
☐ CATCH BASIN (SQUARE)	⚡ HYDRANT - PROPOSED	☐ TREE - CONIFEROUS
⊕ CLEAN OUT	☆ LIGHT POLE	☐ TREE - DECIDUOUS
→ DRAINAGE FLOW	☐ MAILBOX	⚡ UTILITY POLE
☐ ELECTRICAL BOX	⊕ MONITORING WELL	⚡ WATER MAIN VALVE
● FOUND CONC. MONUMENT	⊕ SANITARY SEWER MANHOLE	⚡ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	⚡ WATER WELL
⚡ GAS MAIN VALVE	→ SIGN	☐ WOOD STAKE

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

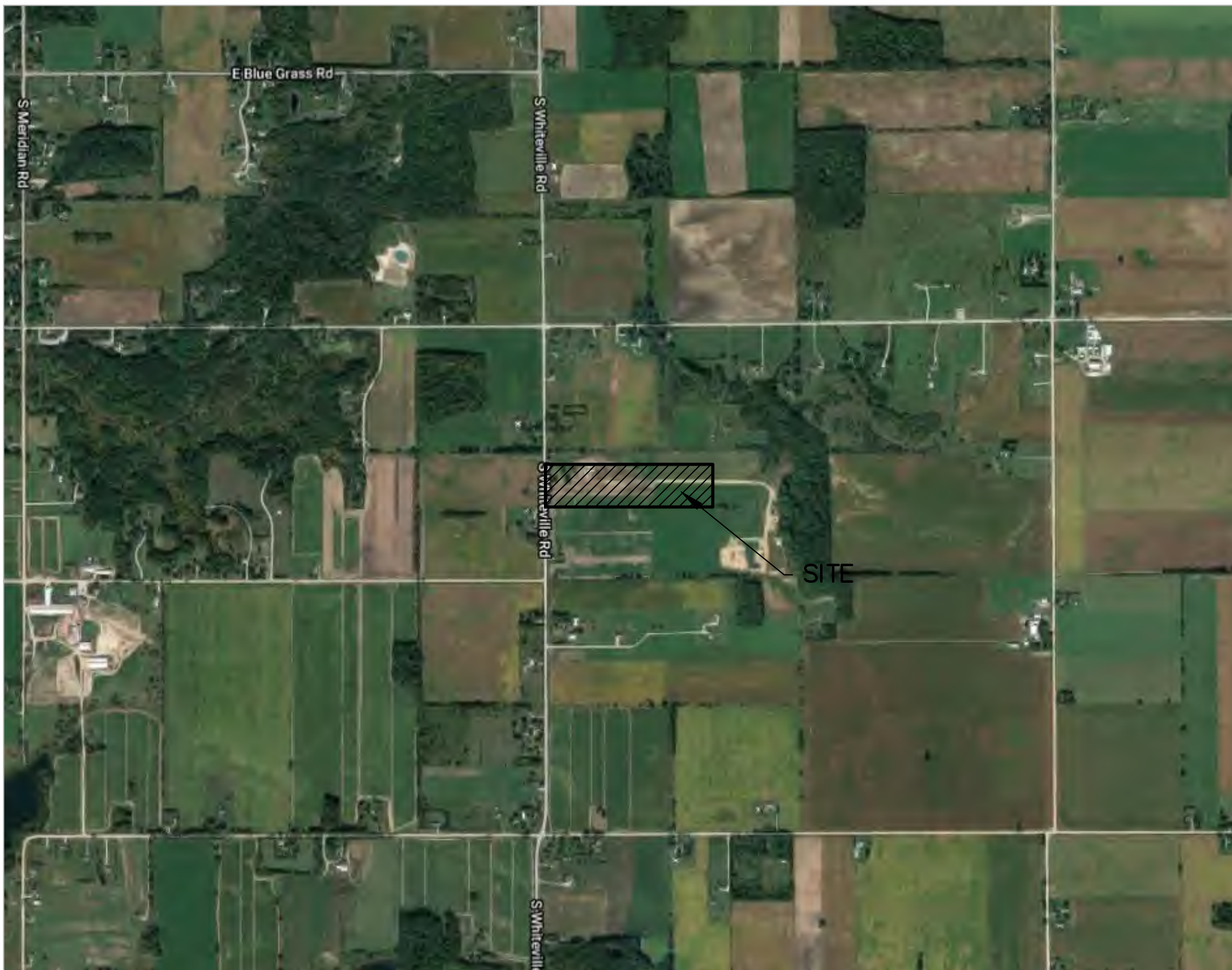
HATCH PATTERNS

ASPHALT - EXISTING
ASPHALT - PROPOSED
CONCRETE
GRAVEL
LANDSCAPING
RIP-RAP

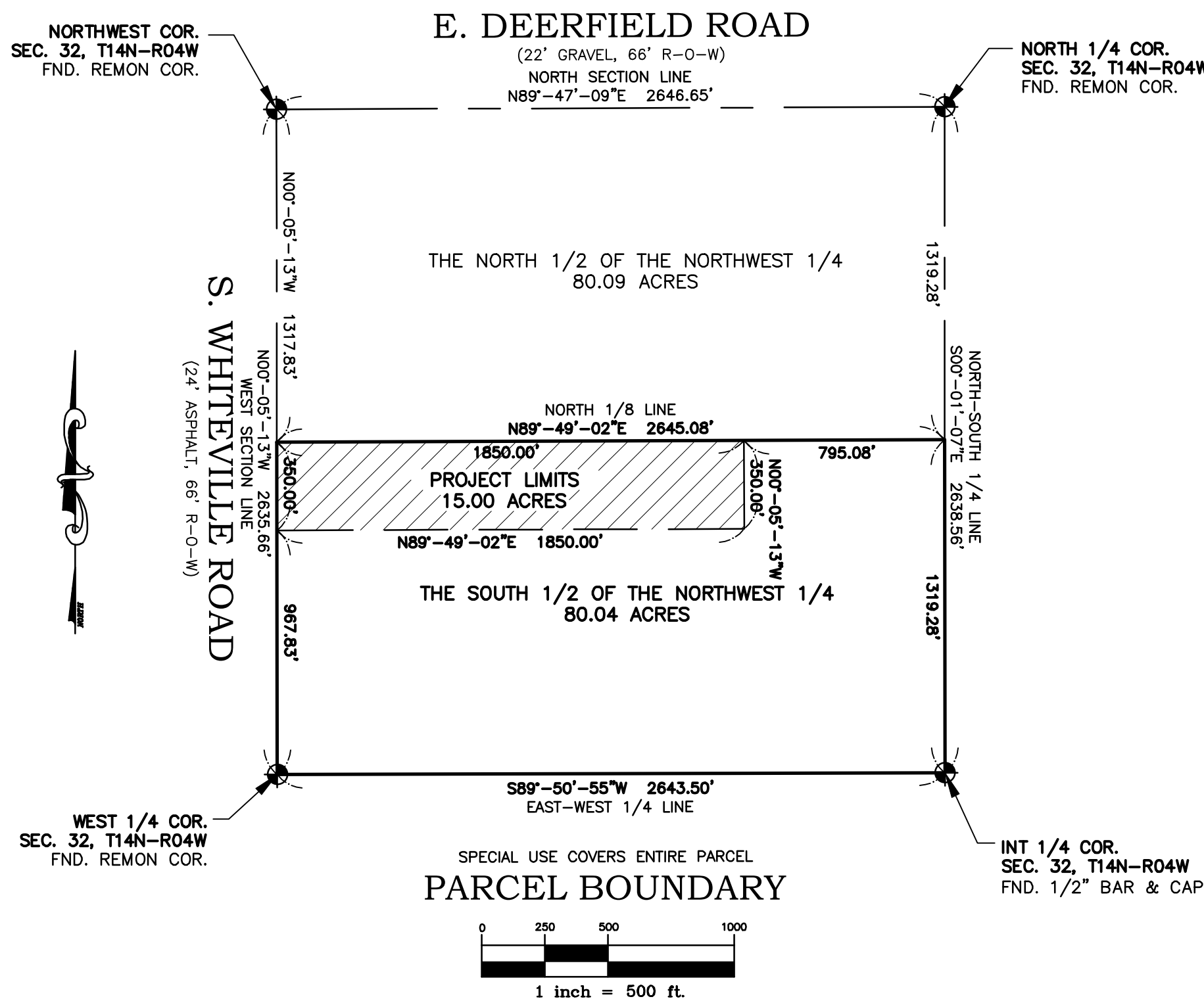
HEIRLOOM GROVE

PROPOSED SITE PLAN & SPECIAL USE

5297 S. WHITEVILLE ROAD, MT. PLEASANT, MI



LOCATION MAP
NOT TO SCALE



OVERALL PARCEL DESCRIPTION: (WARRANTY DEED, LIBER 1659, PAGE 631)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, T14N-R04W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

WITNESSES:

INTERIOR 1/4 COR.

FND. 1/2" BAR & CAP, PER LCRC L. 6, P. 55
AZ.157° 30.63' FND N&T IN 4" MAPLE
AZ.82° 14.15' FND N&T IN 16" MAPLE
AZ.269° 9.02' FND N&T IN 8" ELM
AZ.81° 7.05' CENTER OF 6" CORNER POST

NORTH 1/4 COR.

FND. REMON COR., PER LCRC L. 3, P. 1
N10°E 26.22' FND PK N&T IN CORNER POST
N30°E 35.03' FND SCAFF NAIL IN POWER POLE
S50°W 45.99' FND N&T IN TELEPHONE POLE
S20°E 20.01' FND NAIL IN POST

WEST 1/4 COR.

FND. REMON COR., PER LCRC L. 6, P. 317-318
S43°W 52.38' N&T IN NW FACE OF CUT OFF POWER POLE
N50°E 47.42' FND N&T IN SW FACE OF POWER POLE
S60°E 31.33' DOUBLE HEADED NAIL W/ ROWE TAG S SIDE 4" FENCE POST
EAST 29.82' WEST FACE 6" METAL POST

NORTHWEST COR.

FND. REMON COR., PER LCRC L. 6, P. 319-320
N28°W 48.07' CENTERLINE OF TELEPHONE PEDESTAL
N58°E 49.15' CENTERLINE OF TELEPHONE PEDESTAL
S12°E 107.55' N&T WEST SIDE OF ELM TREE
S78°W 39.30' TOP BACK OF CURB CONCRETE JOINT

SHEET INDEX

- COVER SHEET
- EXISTING TOPOGRAPHY SURVEY
- SITE HORIZONTAL PLAN
- BUILDING ELEVATION & ISOLATION DETAIL
- SITE GRADING PLAN
- SOIL EROSION PLAN
- DETAIL SHEET

BEARING BASIS:

PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 32, T14N-R04W WAS DETERMINED TO BE N00°-05'-13"W.

SITE:

5279 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858

CLIENT:

MIKE & JAIME KLUMPP
1955 E. WALTON ROAD
SHEPHERD, MI 48883
CONTACT: MIKE KLUMPP
PHONE: (989) 621-3577 & (989) 828-4307
EMAIL: contact@heirloom-grove.com

CONSULTANT:

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS
915 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@chartercom.com

CONSUMERS ENERGY
345 PINE AVENUE
ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@ctr.com

FRONTIER
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(231) 347-1653
TINA MORENO
ernestina.moreno@frontierenergy.com

MT. PLEASANT FIRE DEPARTMENT
804 E. HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5122
LT. BRAD DOEPKER
bdoepker@mt-pleasant.org

UNION CHARTER TOWNSHIP
PUBLIC WATER/PUBLIC SEWER
2010 S. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT. 24
KIM SMITH
ksmith@uniontownshipmi.com

UNION CHARTER TOWNSHIP
PLANNING & ZONING
2010 S. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT. 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE
ISABELLA COUNTY BUILDING
200 N. MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
ROBERT WILLOUGHBY
drain@isabellacounty.org

ISABELLA COUNTY ROAD COMMISSION
2261 E. REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
pgaffney@isabellaroads.com

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SURVEYING/ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
SUBMITTAL TO UNION TOWNSHIP 4-29-22
SUBMITTAL TO UNION TOWNSHIP 6-1-22

JOB NUMBER:
2202-021

DRAWN BY:
CDS

DESIGNED BY:
CDS

CHECKED BY:
TELB

SCALE
N/A

SHEET NUMBER
1 of 7

MOSS JEAN M REV LIVING TRUST
5212 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858
14-031-20-001-00
ZONED: AG

SHENOSKEY PHILLIP E & DELLA
5207 S. WHITEVILLE ROAD
MT. PLEASANT, MI 48858
14-032-10-002-07
ZONED: AG

HERMES JAMES & JUDY
1086 E. DEERFIELD ROAD
MT. PLEASANT, MI 48858
14-032-10-002-12
ZONED: AG

CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY SURVEY
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
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JOB NUMBER:
2202-021

DRAWN BY:
CDS

DESIGNED BY:
CDS

CHECKED BY:
TELB

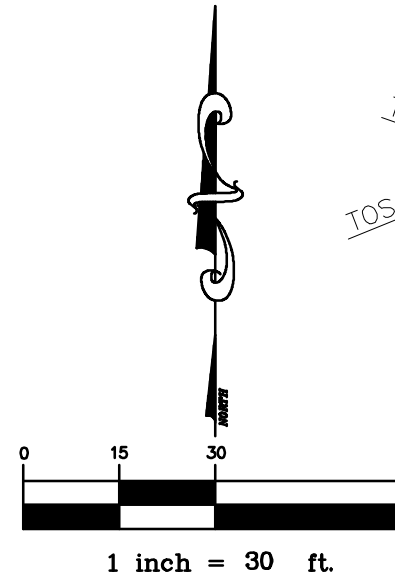
SCALE
1" = 30'

SHEET NUMBER
2 OF 7

CUTHEBERT NICHOLAS & MABEL
2215 W. 49TH STREET
MINNEAPOLIS, MN 55409
14-031-20-008-00
ZONED: AG

16" CONC. CULVERT
INV. 820.20

16" CONC. CULVERT
INV. 819.90



NORTHWEST COR.
SEC. 32, T14N-R04W
FND. REMON. COR.

WEST 1/4 COR.
SEC. 32, T14N-R04W
FND. REMON. COR.

NORTH 1/8 LINE
PROTECT AND FILL IN EXISTING TREELINE WHERE NECESSARY
16.5' SIDE YARD SETBACK

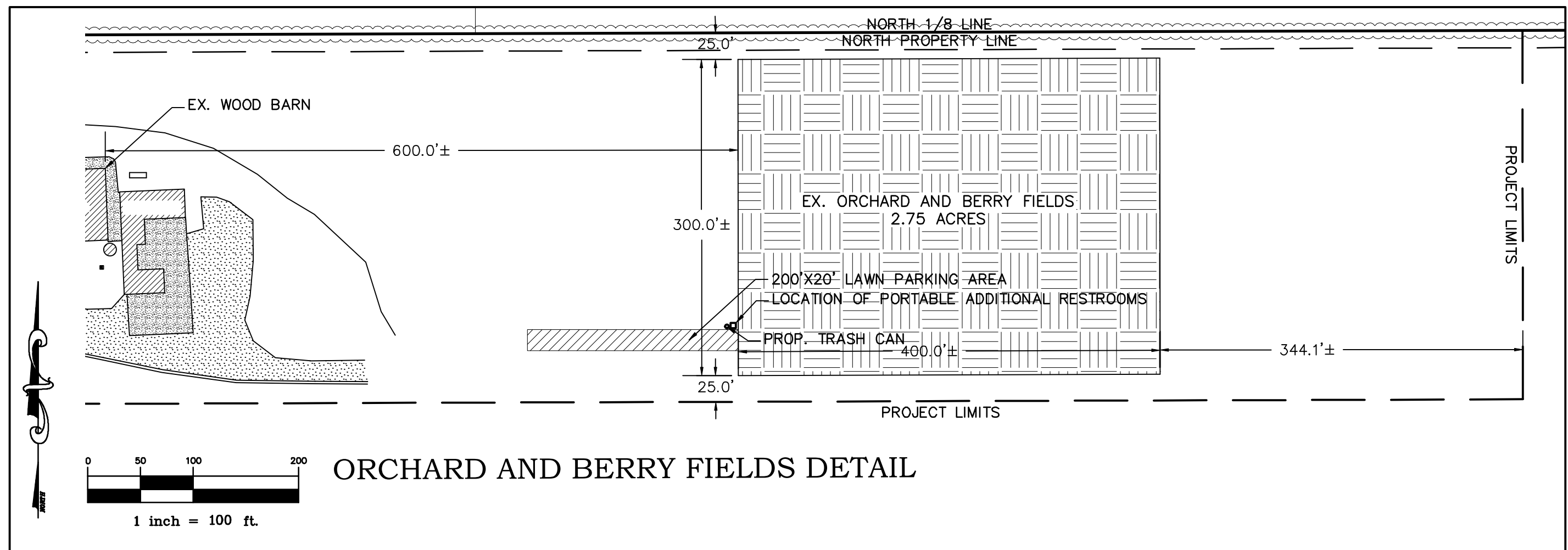
PROJECT LIMITS

KLUMPP MICHAEL
1955 E. WALTON ROAD
SHEPHERD, MI 48883
14-032-10-006-02
ZONED: AG

NOTE: THE PARCEL EXTENDS
967.83 FEET SOUTH OF THE
PROJECT LIMITS TO THE
EAST-WEST 1/4 LINE. PARCEL
NO. 14-032-30-001-01
BORDERS SITE ALONG SAID 1/4
LINE AND IS ZONED AG -
AGRICULTURAL ZONE.

NOTE: THE PARCEL EXTENDS
795.08 FEET EAST OF THE
PROJECT LIMITS TO THE
NORTH-SOUTH 1/4 LINE. PARCEL
NO. 14-032-20-002-00
BORDERS SITE ALONG SAID 1/4
LINE AND IS ZONED AG -
AGRICULTURAL ZONE.

NOTE: A 12" STORM RISER FOR
THE PETERSON DRAIN, A
COUNTY DRAIN, SITS 366 FEET,
MORE OR LESS, SOUTH AND
331.5 FEET, MORE OR LESS,
EAST OF THE SOUTHEASTERLY
MOST CORNER OF CONCRETE.
ALL DRAINAGE ON PROPERTY
FLOWS TO THIS POINT. THE
RISER RIM IS AT AN ELEVATION
820.11 FEET, AND THE INVERT
OF THE DRAIN ITSELF IS 816.19
FEET.



ORCHARD AND BERRY FIELDS DETAIL

NORTHWEST COR.
SEC. 32, T14N-R04W
FND. REMON. COR.

NOTE: PROPOSED SIGNAGE NOT SHOWN. A SIGN PERMIT WILL BE SUBMITTED TO THE TOWNSHIP BY THE OWNER, AND ANY SIGNAGE WILL CONFORM WITH THE REQUIREMENTS FOR WALL MOUNTED AND FREESTANDING SIGNS AS SET FORTH IN SECTION 11.11 OF THE TOWNSHIP ORDINANCE.

NOTE: A WAIVER FOR PARKING LOT LANDSCAPING IS BEING REQUESTED PER SECTION 5.F.5. OF SPECIAL USE PERMIT REPORT. A ±100'X120' FLOWER GARDEN IS PROPOSED DIRECTLY ADJACENT TO THE PARKING LOT, AND WILD FLOWERS ARE PROPOSED ALONG THE ROAD FRONTAGE. ADDITIONALLY, NATURAL VEGETATION IS TO BE RETAINED THROUGHOUT THE PROPOSED SITE, AS WELL AS AN ORCHARD AND BERRY FIELD TO THE REAR OF THE PROPERTY. SEE SHEET 4 OF 7 FOR DISTANCE TO STRUCTURES ON ADJOINING PROPERTIES.

NOTE: WEIGHTED AND COVERED TRASH CONTAINERS WILL BE UTILIZED TO MINIMIZE THE POTENTIAL OF BLOWING TRASH OR TIPPING OF CONTAINERS IN HIGH WINDS. TRASH CONTAINERS WILL BE APPROPRIATELY LOCATED THROUGHOUT THE SITE, AND THEY WILL BE EMPTIED INTO THE DUMPSTER AS SHOWN. ANTICIPATED LOCATIONS HAVE BEEN SHOWN ON THE PLAN SET. LOCATION AND NUMBER OF CONTAINERS MAY BE ADJUSTED BASED ON NEED ONCE THE FACILITY IS OPENED AND RUNNING.

PUBLIC SERVICES NOTE: PROPOSED RESTROOMS UTILIZE ON-SITE SEWAGE DISPOSAL, APPROVED BY THE CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT, AND A DOMESTIC WATER WELL IS PRESENT. NO MUNICIPAL WATER OR SEWER ARE AVAILABLE ON PROPOSED SITE. THE SITE PLAN HAS BEEN REVIEWED BY THE ISABELLA COUNTY ROAD COMMISSION AND THE MT. PLEASANT FIRE DEPARTMENT AND THEIR COMMENTS ARE INCLUDED.

NOTE: PER SECTION 6.51, SUBSECTION F3 OF THE UNION TOWNSHIP ORDINANCE, PARKING LOT PAVING REQUIREMENTS MAY BE WAIVED BY THE PLANNING COMMISSION UPON MAKING THE DETERMINATION THAT A GRASS OR GRAVEL SURFACE WILL BE ADEQUATE TO HANDLE THE ANTICIPATED LEVEL OF TRAFFIC. THE ENTRANCE AT S. WHITEVILLE ROAD HAS BEEN SHOWN IN COMPLIANCE WITH ISABELLA COUNTY ROAD COMMISSION REQUIREMENTS. THE ACCESS DRIVE AND PARKING LOT HAVE BEEN SHOWN IN GRAVEL. THE MAXIMUM EXPECTED LOAD WILL BE AGRICULTURAL/FARM EQUIPMENT. FARM EQUIPMENT AND FIRE RESPONSE ARE OF SIMILAR WEIGHT AND SCALE. THEREFORE, THE DRIVE AND PARKING LOT CONFORMS TO THE EXPECTED LOAD REQUIREMENTS. DUST CONTROL SHALL BE CARRIED OUT BY THE OWNER ON AN AS-NEEDED BASIS USING A COMBINATION OF BRINE AND WATER.

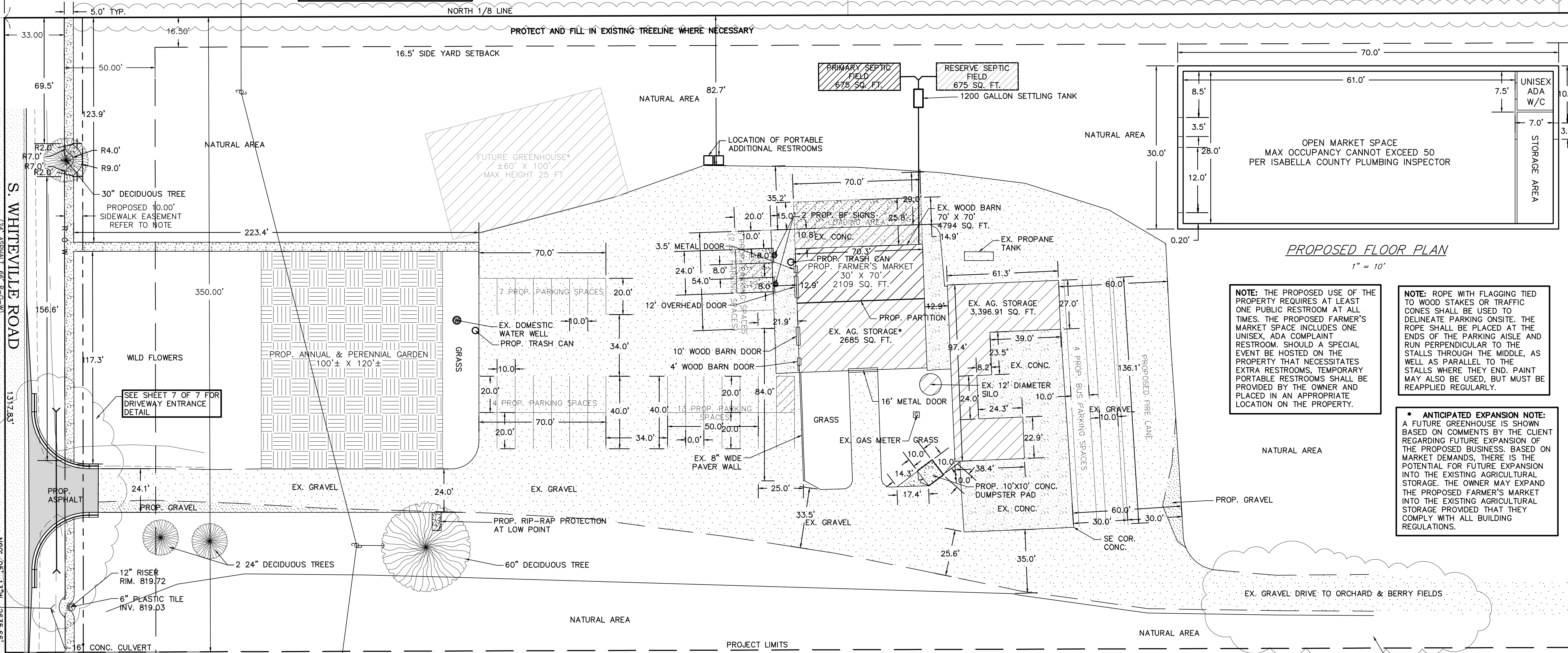
NOTE: THE PROPOSED HOURS OF OPERATION ARE DAYLIGHT ONLY. AS SUCH, NO EXTERIOR LIGHTING IS PROPOSED FOR THE SITE, EXCEPT THAT WHICH IS REQUIRED PER BUILDING CODE. ALL LIGHTING REQUIRED PER CODE WILL BE DOWNSHIELDED PER UNION TOWNSHIP ORDINANCE. IF A SPECIAL EVENT IS HOSTED ON SITE THAT EXTENDS PAST SUNSET, THE CLIENT SHALL ERECT TEMPORARY EXTERIOR LIGHTING FOR THE OCCASION, PROVIDED THAT A ZONING PERMIT IS SUBMITTED TO THE TOWNSHIP DEMONSTRATING THAT THE TEMPORARY LIGHTING COMPLIES WITH TOWNSHIP ZONING.

NOTE: THE PROPOSED HOURS OF OPERATION WILL BE SEASONAL, OPERATING FROM APPROXIMATELY MAY 1 TO DECEMBER 31, AND CLOSED ALL OTHER TIMES. DURING THE OPERATING SEASON, THE PROPOSED BUSINESS SHALL BE OPEN SEVEN DAYS A WEEK, FROM 10:00AM TO 6:00PM OR DUSK, WHICHEVER IS EARLIER.

CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



SITE HORIZONTAL PLAN
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE: THE PROPOSED USE OF THE PROPERTY REQUIRES AT LEAST ONE PUBLIC RESTROOM AT ALL TIMES. THE PROPOSED FARMER'S MARKET SPACE INCLUDES ONE UNISEX, ADA COMPLAINT RESTROOM. SHOULD A SPECIAL EVENT BE HOSTED ON THE PROPERTY THAT NECESSITATES EXTRA RESTROOMS, TEMPORARY PORTABLE RESTROOMS SHALL BE PROVIDED BY THE OWNER AND PLACED IN AN APPROPRIATE LOCATION ON THE PROPERTY.

NOTE: ROPE WITH FLAGGING TIED TO WOOD STAKES OR TRAFFIC CONES SHALL BE USED TO DELINEATE PARKING ON-SITE. THE ROPE SHALL BE PLACED AT THE ENDS OF THE PARKING AISLE AND RUN PERPENDICULAR TO THE STALLS THROUGH THE MIDDLE, AS WELL AS PARALLEL TO THE STALLS WHERE THEY END. PAINT MAY ALSO BE USED, BUT MUST BE REAPPLIED REGULARLY.

* ANTICIPATED EXPANSION NOTE: A FUTURE GREENHOUSE IS SHOWN BASED ON COMMENTS BY THE CLIENT REGARDING FUTURE EXPANSION OF THE PROPOSED BUSINESS. BASED ON MARKET DEMANDS, THERE IS THE POTENTIAL FOR FUTURE EXPANSION INTO THE EXISTING AGRICULTURAL STORAGE. THE OWNER MAY EXPAND THE PROPOSED FARMER'S MARKET INTO THE EXISTING AGRICULTURAL STORAGE PROVIDED THAT THEY COMPLY WITH ALL BUILDING REGULATIONS.

PARKING TABLE:

AGRI-TOURISM:
EMPLOYEE PARKING:
REQUIRED: 1 SPACE FOR EACH EMPLOYEE

MAX EMPLOYEES = 3 = 3 SPACES

CUSTOMER PARKING:
REQUIRED: 1 SPACE FOR EVERY 2 CUSTOMERS

MAX OCCUPANCY = 50 = 25 SPACES
8 SPACES RESERVED FOR OUTSIDE ONLY CUSTOMERS
LAWN SPACES PROVIDED FOR ORCHARD PATRONS

TOTAL REQUIRED SPACES: 3 FOR EMPLOYEES
8 FOR OUTDOOR ONLY
25 FOR CUSTOMERS
36 TOTAL REQUIRED (2 REQ. ADA SPACE)

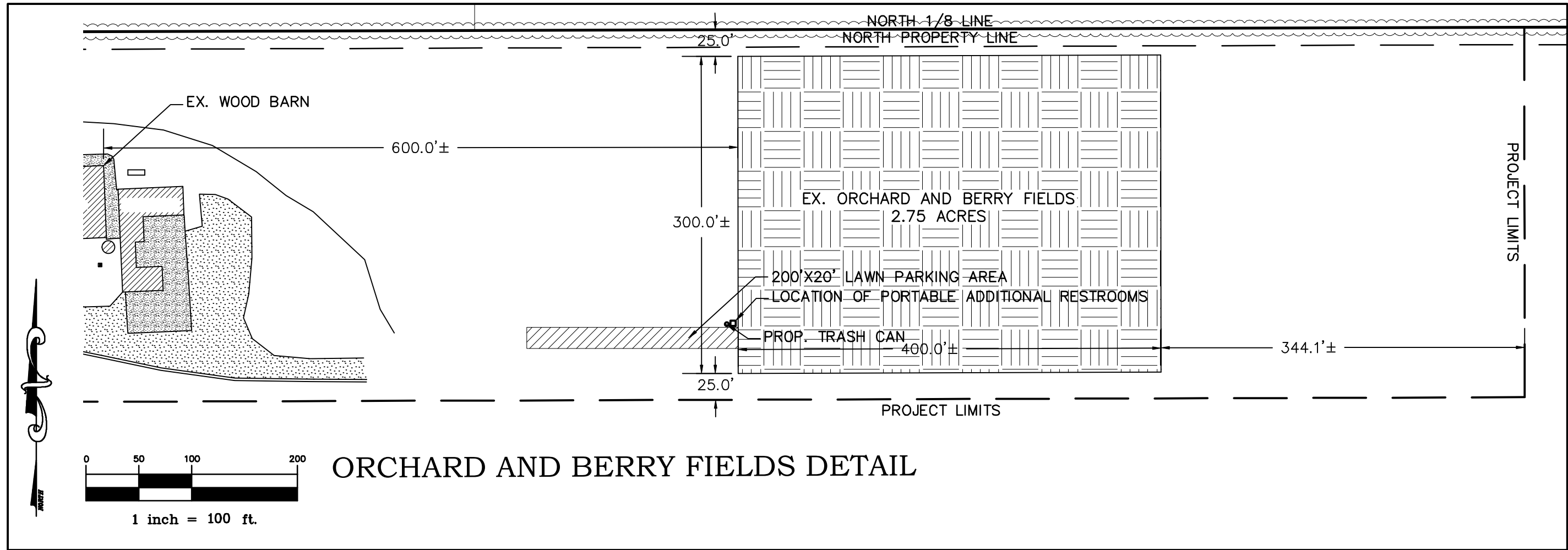
PLANNED PARKING:

GRAVEL PARKING: 37 SPACES
REG. PAVED PARKING: 0 SPACES
LAWN PARKING (ORCHARD): 12 SPACES
ADA PAVED PARKING: 2 SPACES
TOTAL PLANNED PARKING: 51 SPACES (2 REQ. ADA SPACES)

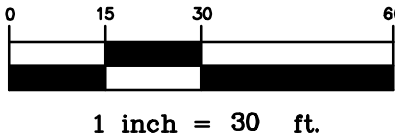
NOTE: A 12" STORM RISER FOR THE PETERSON DRAIN, A COUNTY DRAIN, SITS 366 FEET, MORE OR LESS, SOUTH AND 331.5 FEET, MORE OR LESS, EAST OF THE SOUTHEASTERLY MOST CORNER OF CONCRETE. ALL DRAINAGE ON PROPERTY FLOWS TO THIS POINT. THE RISER RIM IS AT AN ELEVATION 820.11 FEET, AND THE INVERT OF THE DRAIN ITSELF IS 816.19 FEET.

SIDEWALK NOTE: CONCRETE SIDEWALK IS INCLUDED PER TOWNSHIP REQUIREMENTS. A TEMPORARY RELIEF IS BEING REQUESTED FOR THE PUBLIC SIDEWALK AND ANY ADDITIONAL CONNECTING SIDEWALKS TO THE SITE, WITH THE REASONING THAT LESS THAN 50% OF THE SURVEYED SECTIONS OF THE TOWNSHIP ALONG THE ROAD FRONTING THE PROPOSED DEVELOPMENT HAS SIDEWALKS. WHITEVILLE ROAD, RUNNING ALONG SECTIONS 5, 6, 29, 30, 31, AND 32 OF UNION TOWNSHIP HAS NO SIDEWALKS. SECTION 32 OF UNION TOWNSHIP IS BOUNDED BY WHITEVILLE ROAD, DEERFIELD ROAD, MILLBROOK ROAD, AND LINCOLN ROAD, WITH NO INTERIOR ROADS. NO ROAD ALONG OR WITHIN SECTION 32 HAS SIDEWALKS. DEERFIELD, MILLBROOK, AND LINCOLN ROADS ARE GRAVEL. WHITEVILLE ROAD IS ASPHALT.

WEST 1/4 COR.
SEC. 32, T14N-R04W
FND. REMON. COR.



ORCHARD AND BERRY FIELDS DETAIL



1 inch = 30 ft.



1 inch = 100 ft.

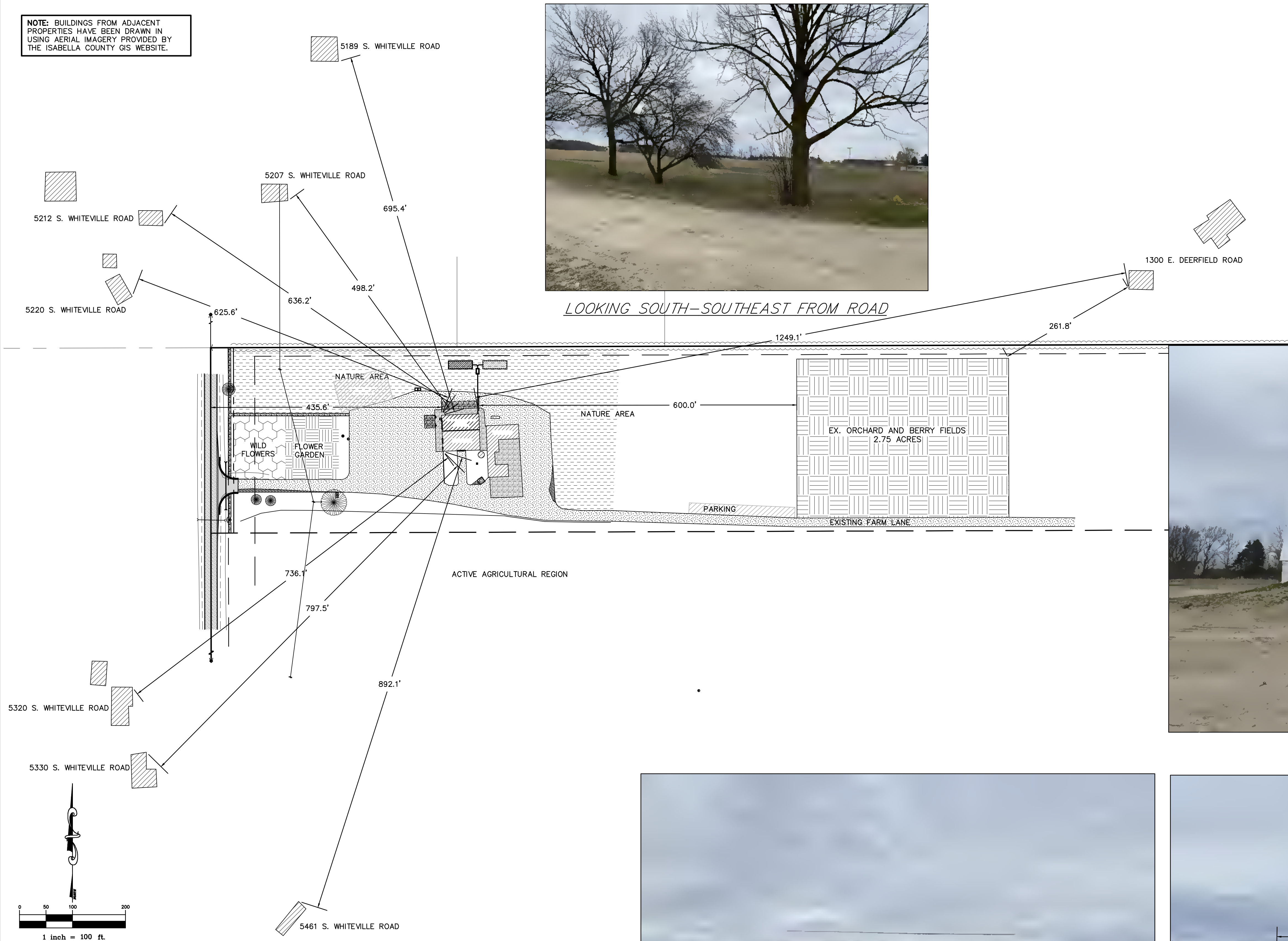
REVISIONS:

SUBMITTALS:
PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
SUBMITTAL TO UNION TOWNSHIP 4-29-22
SUBMITTAL TO UNION TOWNSHIP 6-1-22

JOB NUMBER: 2202-021
DRAWN BY: CDS
DESIGNED BY: CDS
CHECKED BY: TELB

SCALE: 1" = 30'
SHEET NUMBER: 3 OF 7

NOTE: BUILDINGS FROM ADJACENT PROPERTIES HAVE BEEN DRAWN IN USING AERIAL IMAGERY PROVIDED BY THE ISABELLA COUNTY GIS WEBSITE.



CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



BUILDING ELEVATION & ISOLATION DETAIL
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SUBMITTALS:		REVISIONS:	
JOB NUMBER: 2202-021	PRELIMINARY SUBMITTAL TO CLIENT 2-15-22	DRAWN BY: CDS	
	SUBMITTAL TO UNION TOWNSHIP 4-29-22		
	SUBMITTAL TO UNION TOWNSHIP 6-1-22		
DESIGNED BY: CDS	CHECKED BY: TELB	SHEET NUMBER 4 OF 7	

SCALE
1" = 30'



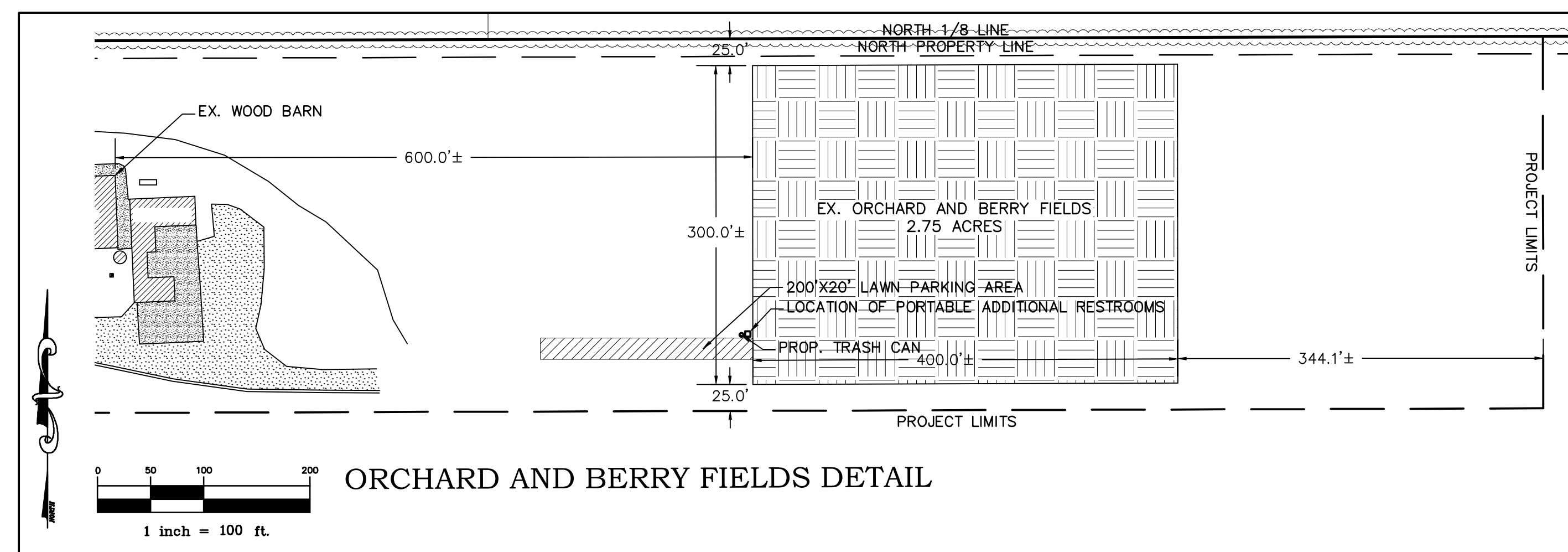
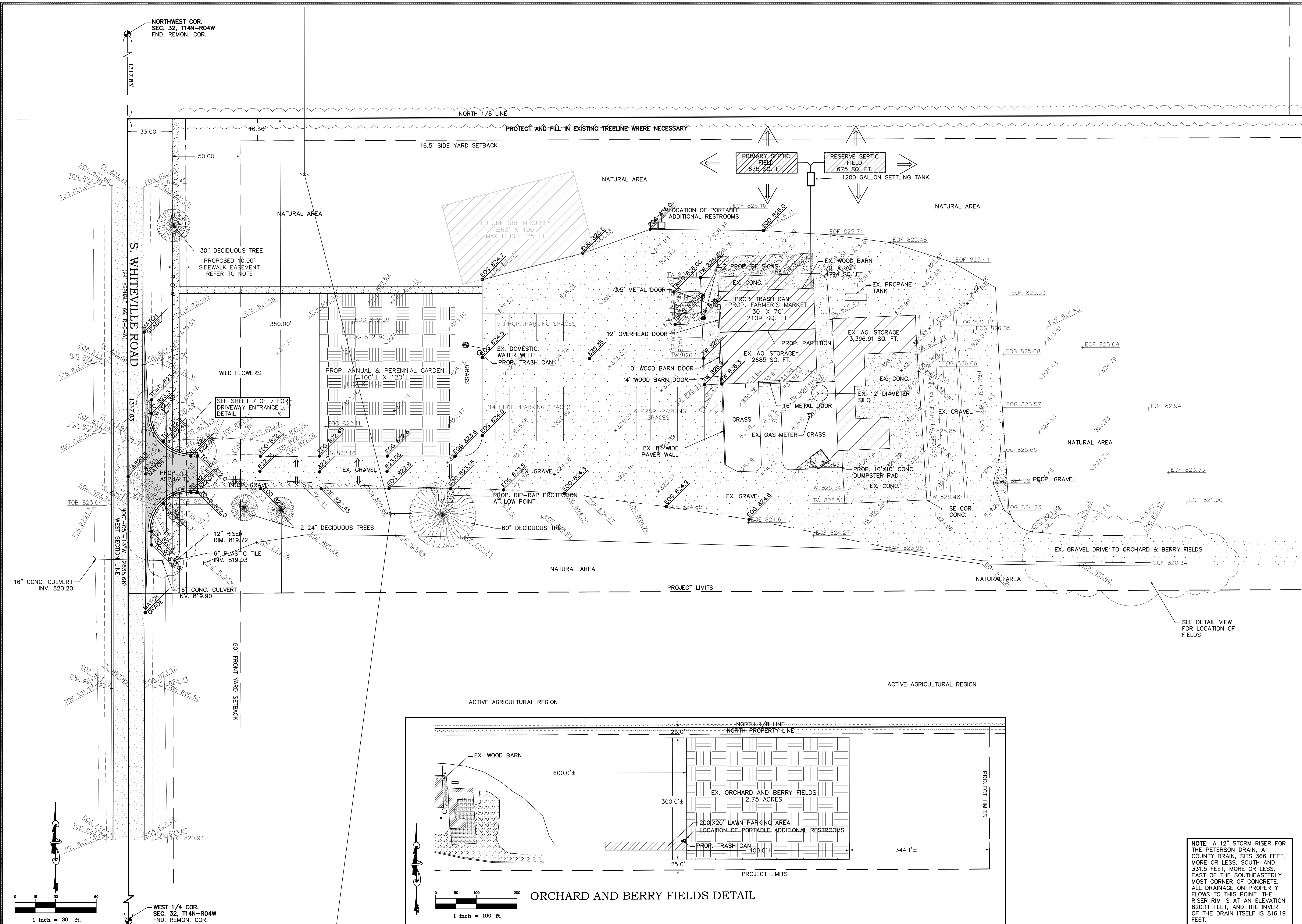
SITE GRADING PLAN
HEIRLOOM GROVE
THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

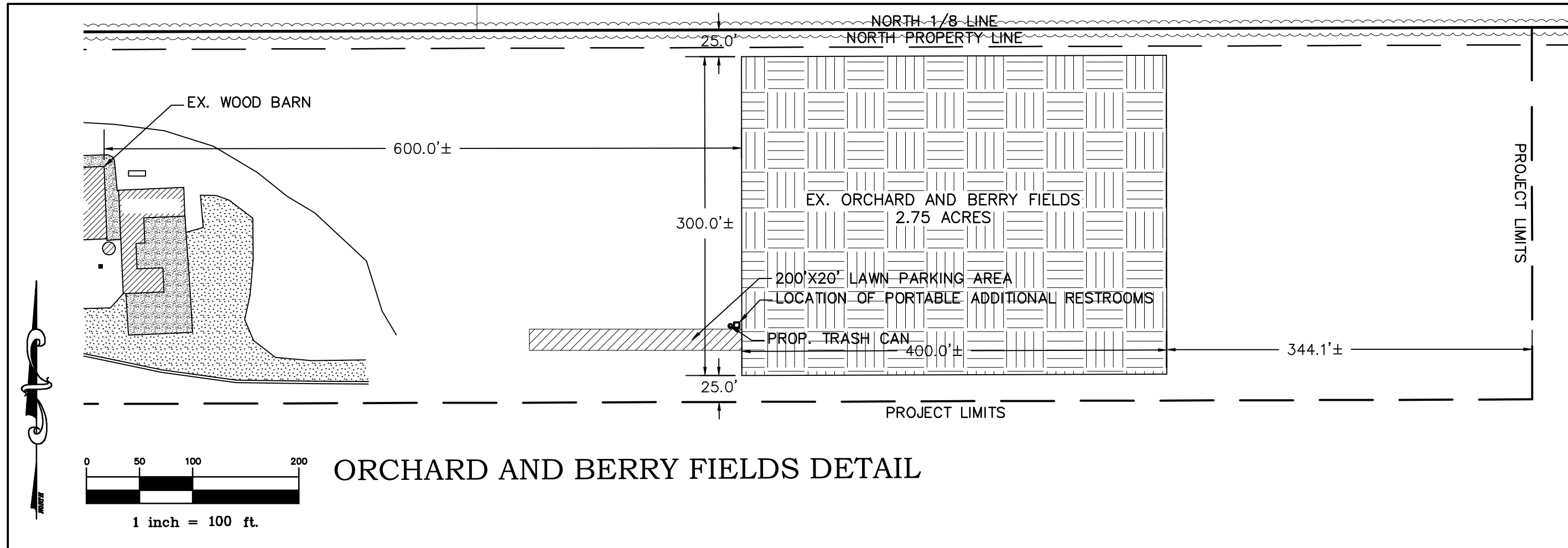
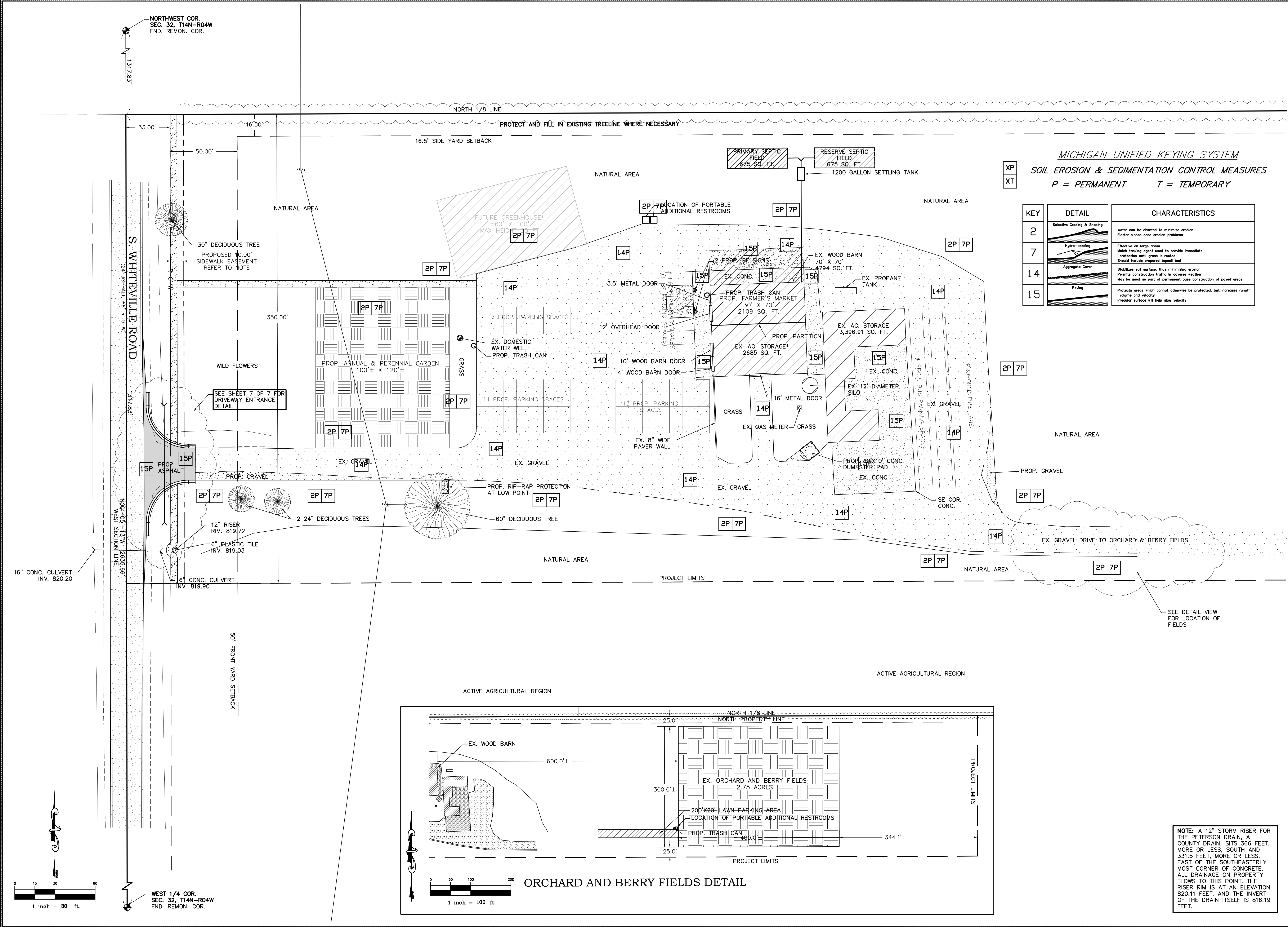
REVISIONS:

SUBMITTALS:
PRELIMINARY SUBMITTAL TO CLIENT 2-15-22
SUBMITTAL TO UNION TOWNSHIP 4-29-22
SUBMITTAL TO UNION TOWNSHIP 6-1-22

JOB NUMBER:
2202-021
DRAWN BY:
CDS
DESIGNED BY:
CDS
CHECKED BY:
TELB

SCALE
1" = 30'
SHEET NUMBER
5 OF 7





MICHIGAN UNIFIED KEYING SYSTEM

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

P = PERMANENT T = TEMPORARY

KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
7	Hydro-seeding	Effective on large areas. Mulch loading agent used to provide immediate protection until grass is rooted. Should include prepared topsoil bed.
14	Aggregate Cover	Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.

NOTE: A 12" STORM RISER FOR THE PETERSON DRAIN, A COUNTY DRAIN, SITS 366 FEET, MORE OR LESS, SOUTH AND 331.5 FEET, MORE OR LESS, EAST OF THE SOUTHEASTERLY MOST CORNER OF CONCRETE. ALL DRAINAGE ON PROPERTY FLOWS TO THIS POINT. THE RISER RIM IS AT AN ELEVATION 820.11 FEET, AND THE INVERT OF THE DRAIN ITSELF IS 816.19 FEET.

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EMAIL: info@cms-d.com

SOIL EROSION PLAN
HEIRLOOM GROVE

THE SOUTH 1/2 OF THE NORTHWEST 1/4,
SECTION 32, T14N-R04W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	2-15-22	PRELIMINARY SUBMITTAL TO CLIENT
2	4-29-22	SUBMITTAL TO UNION TOWNSHIP
3	6-1-22	SUBMITTAL TO UNION TOWNSHIP

JOB NUMBER:
2202-021

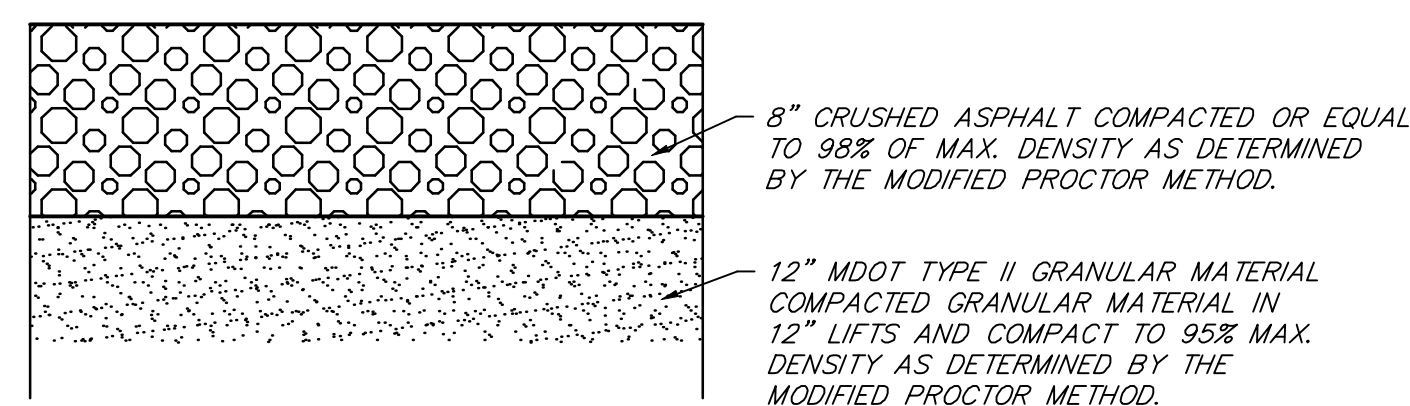
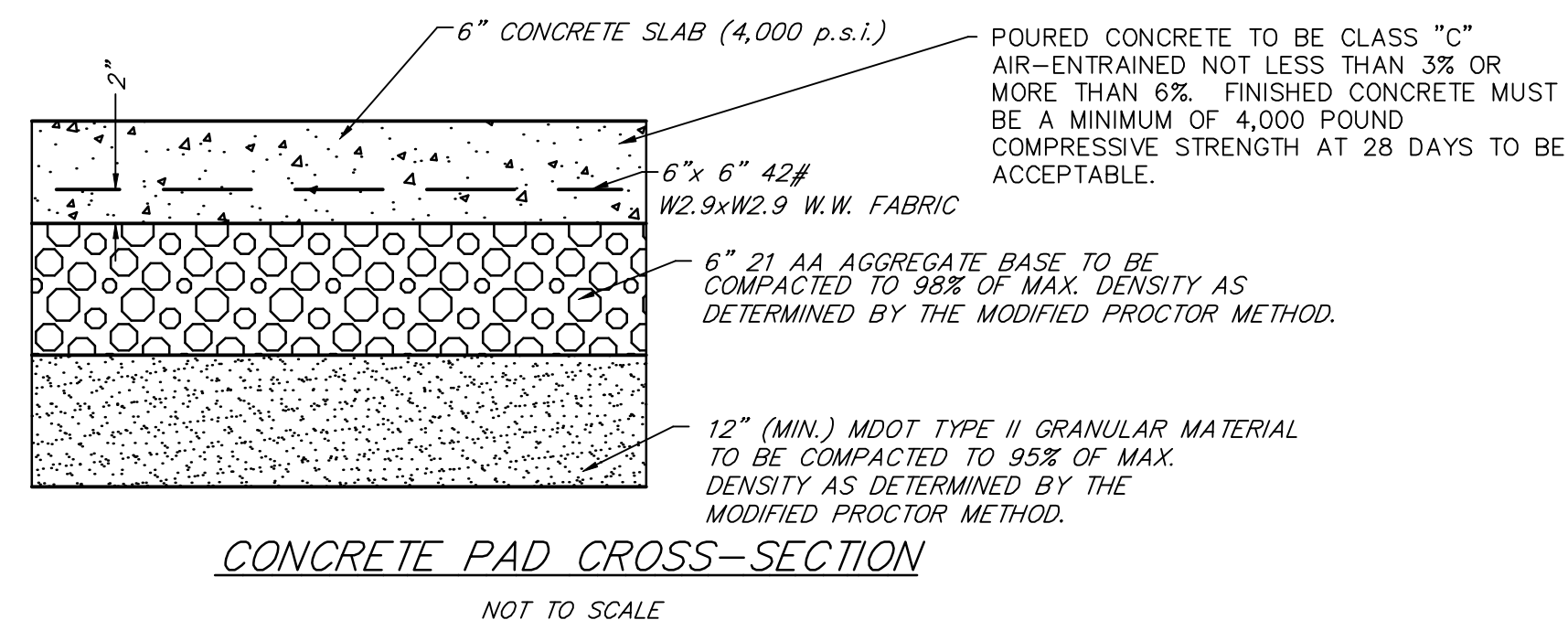
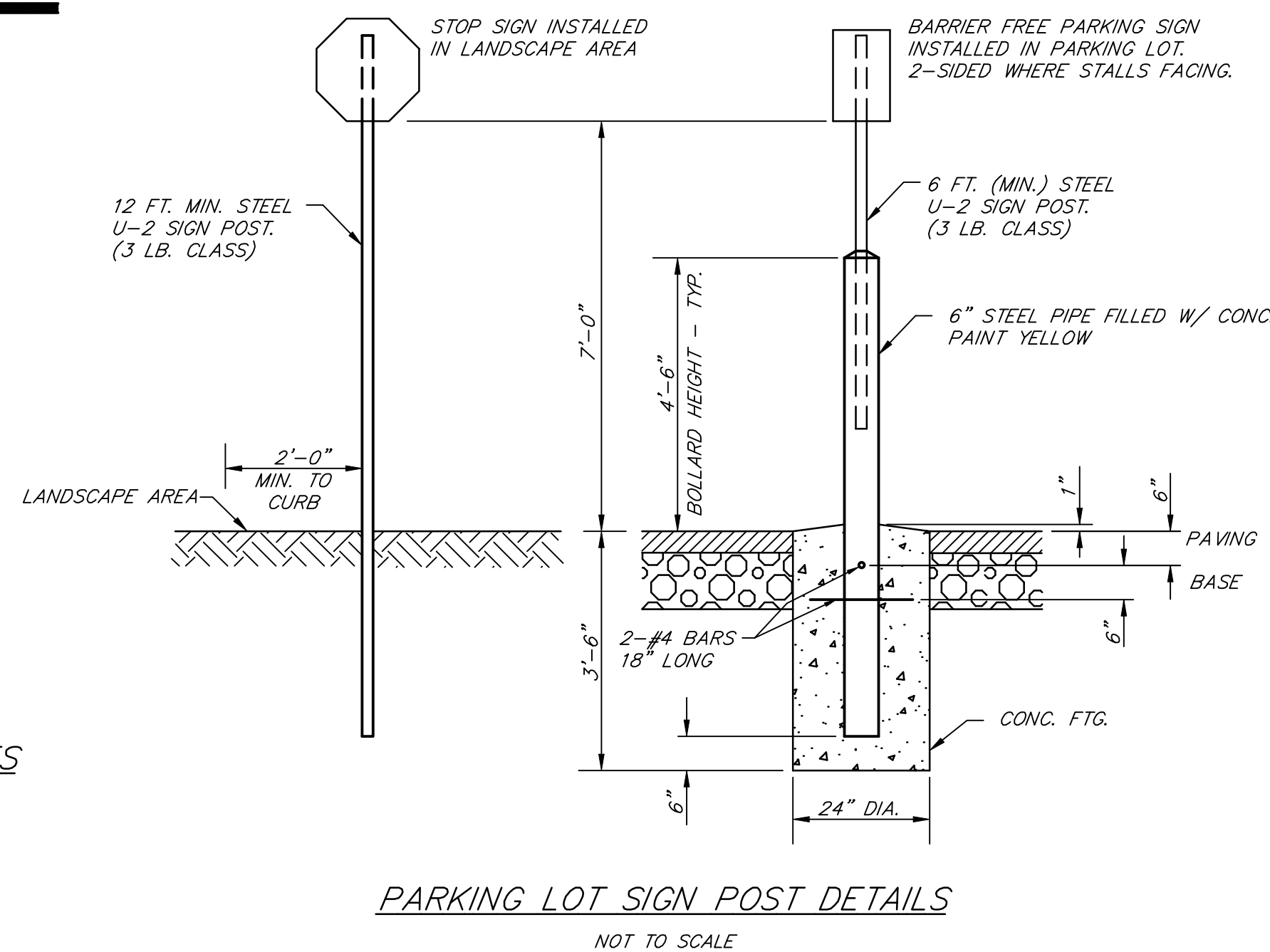
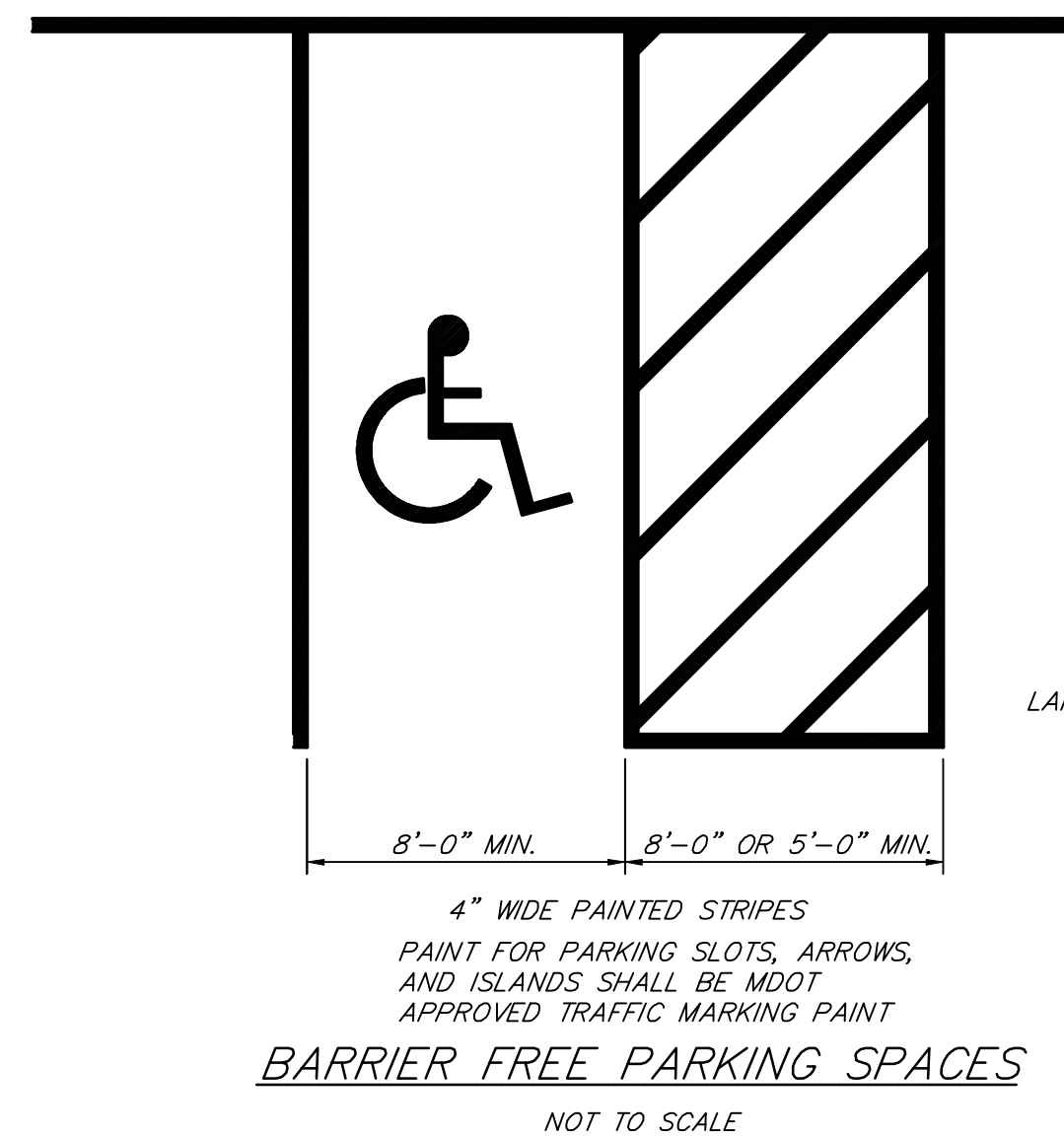
DRAWN BY:
CDS

DESIGNED BY:
CDS

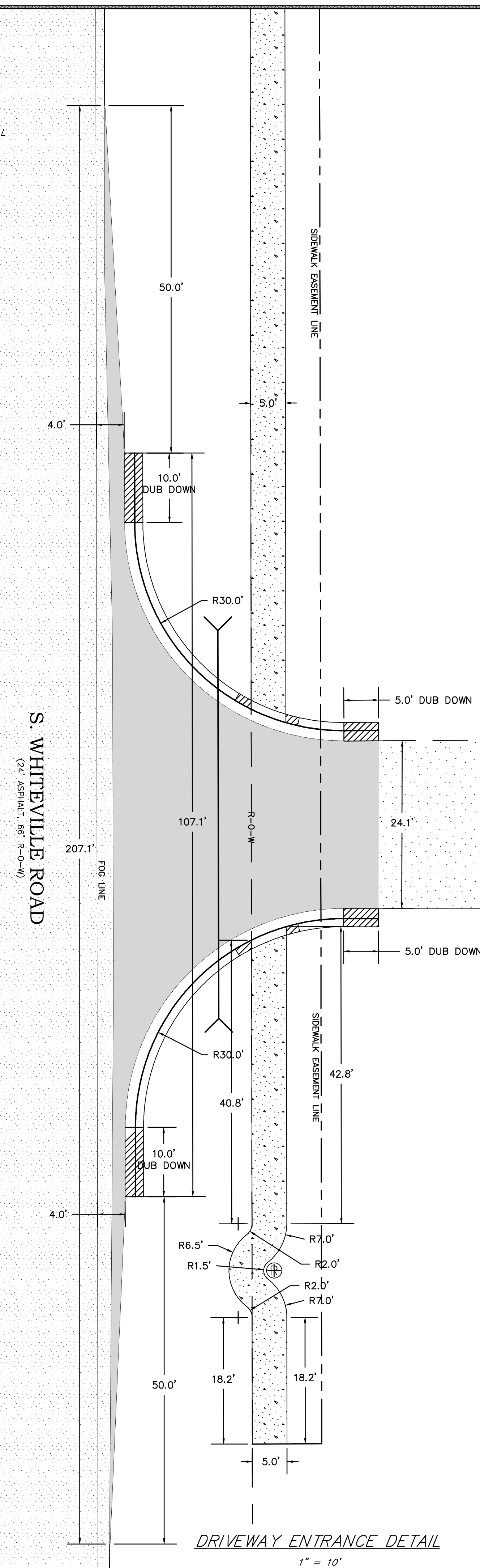
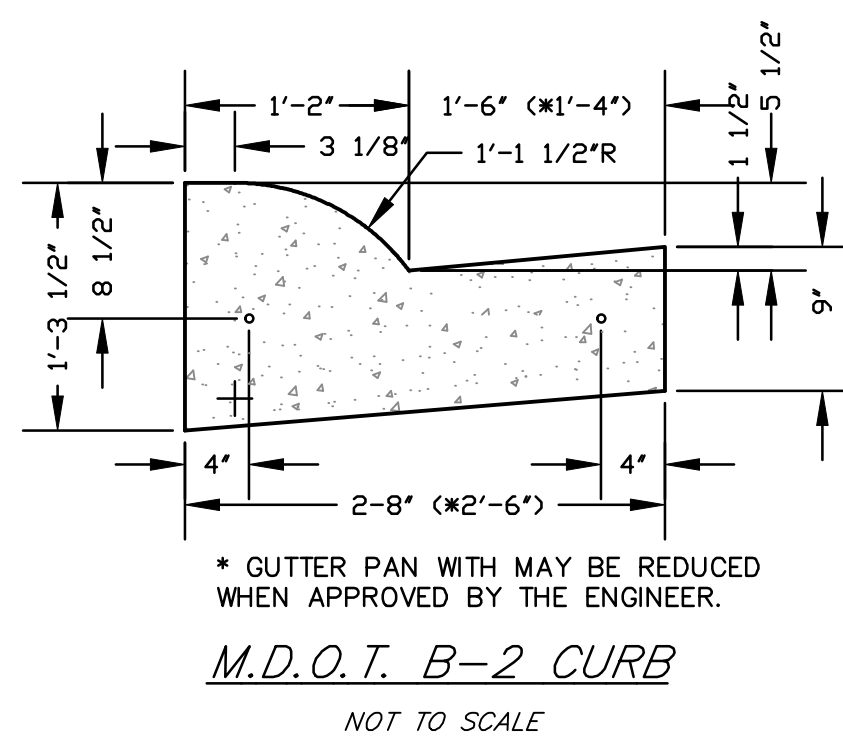
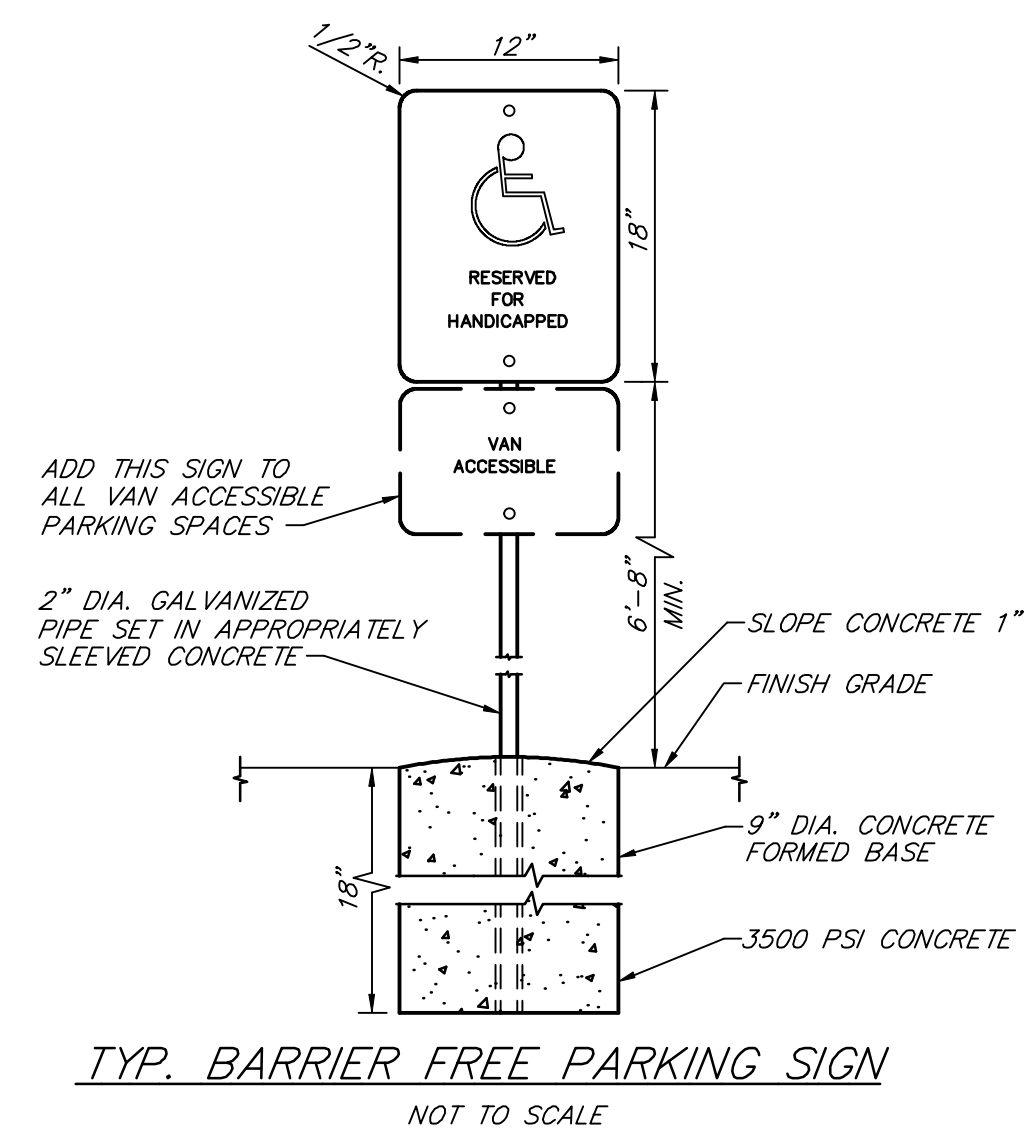
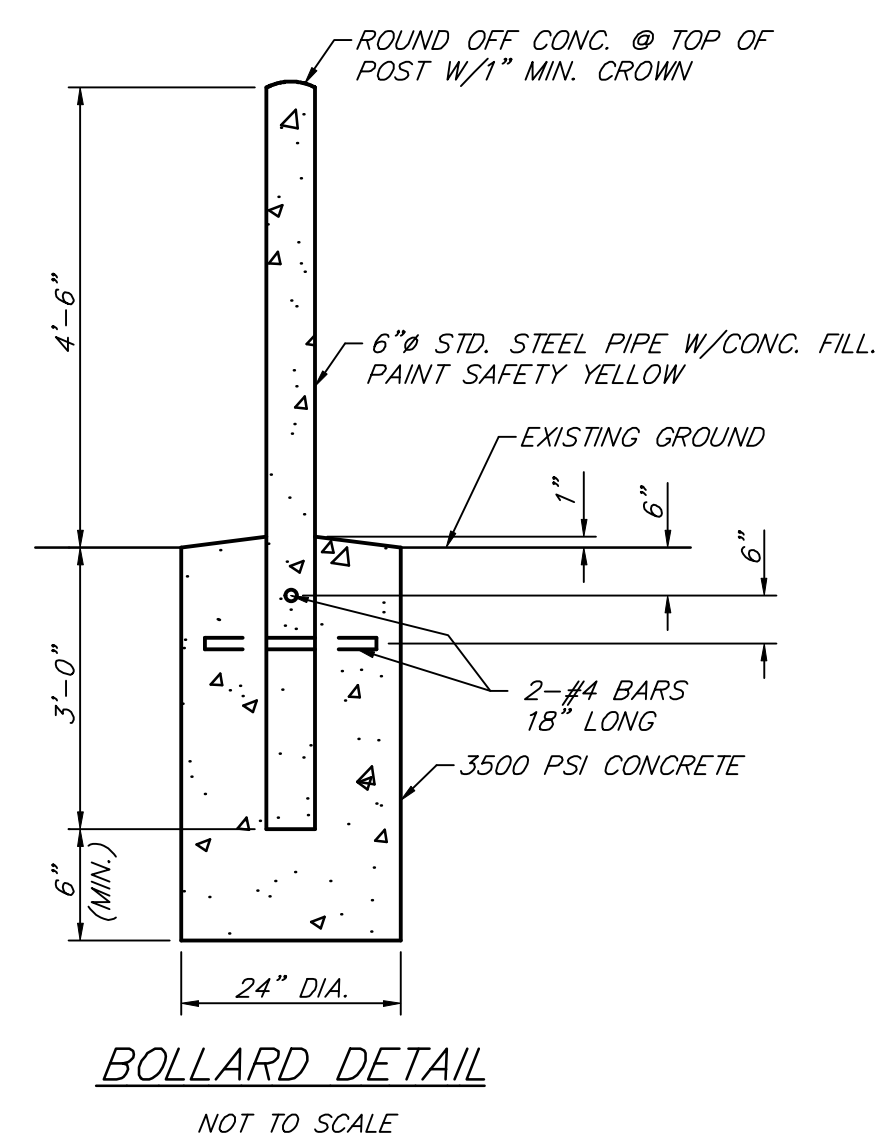
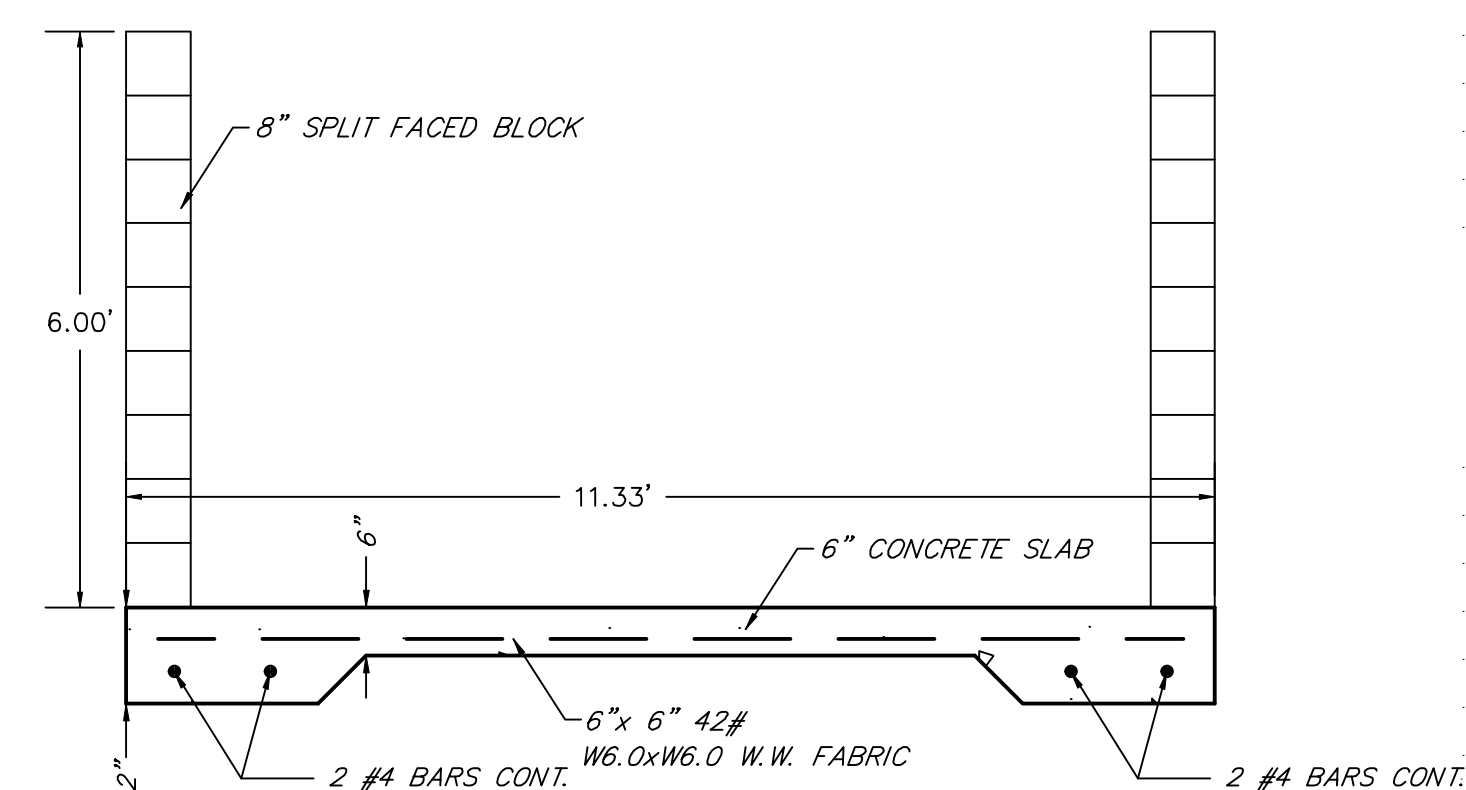
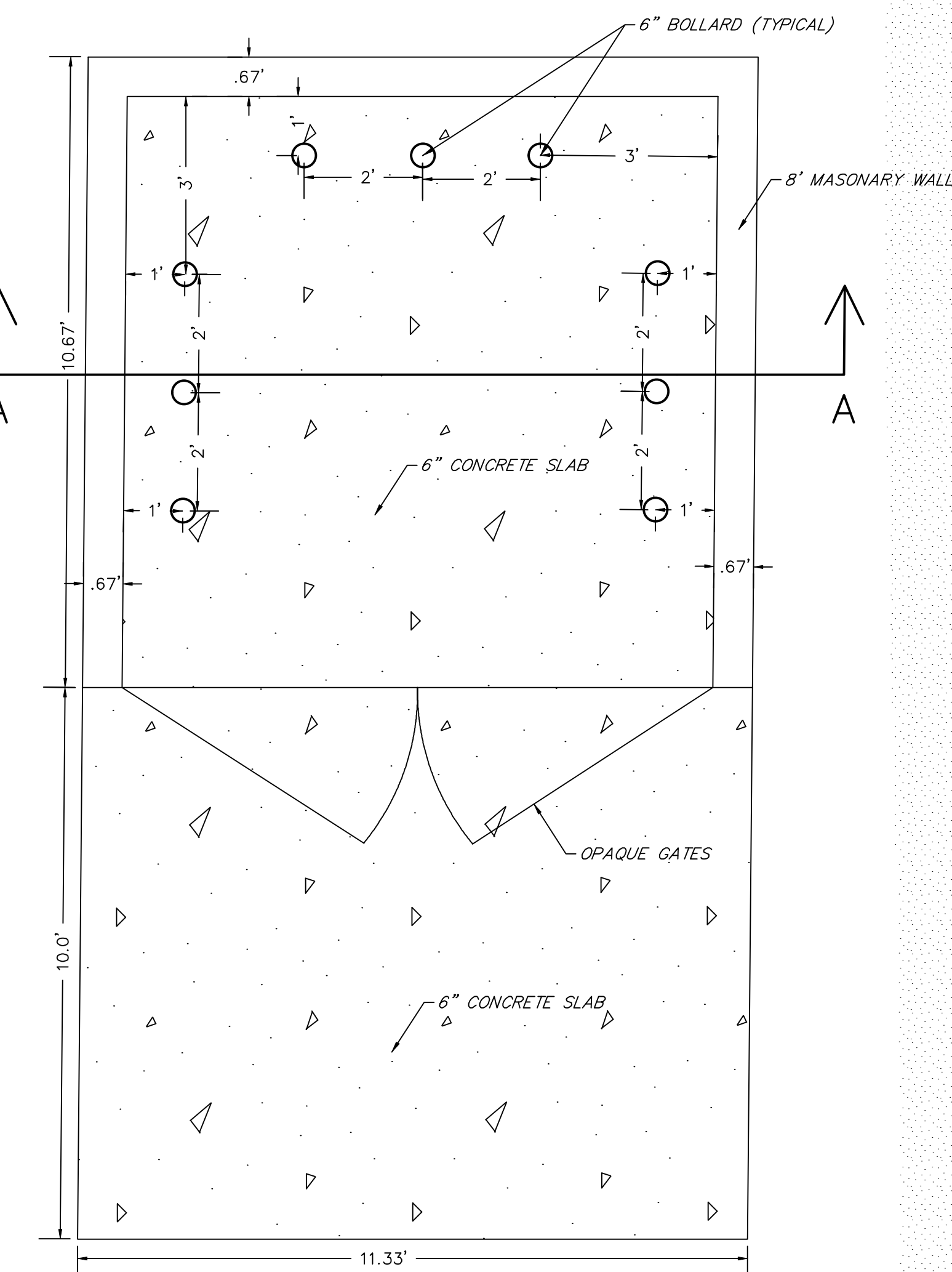
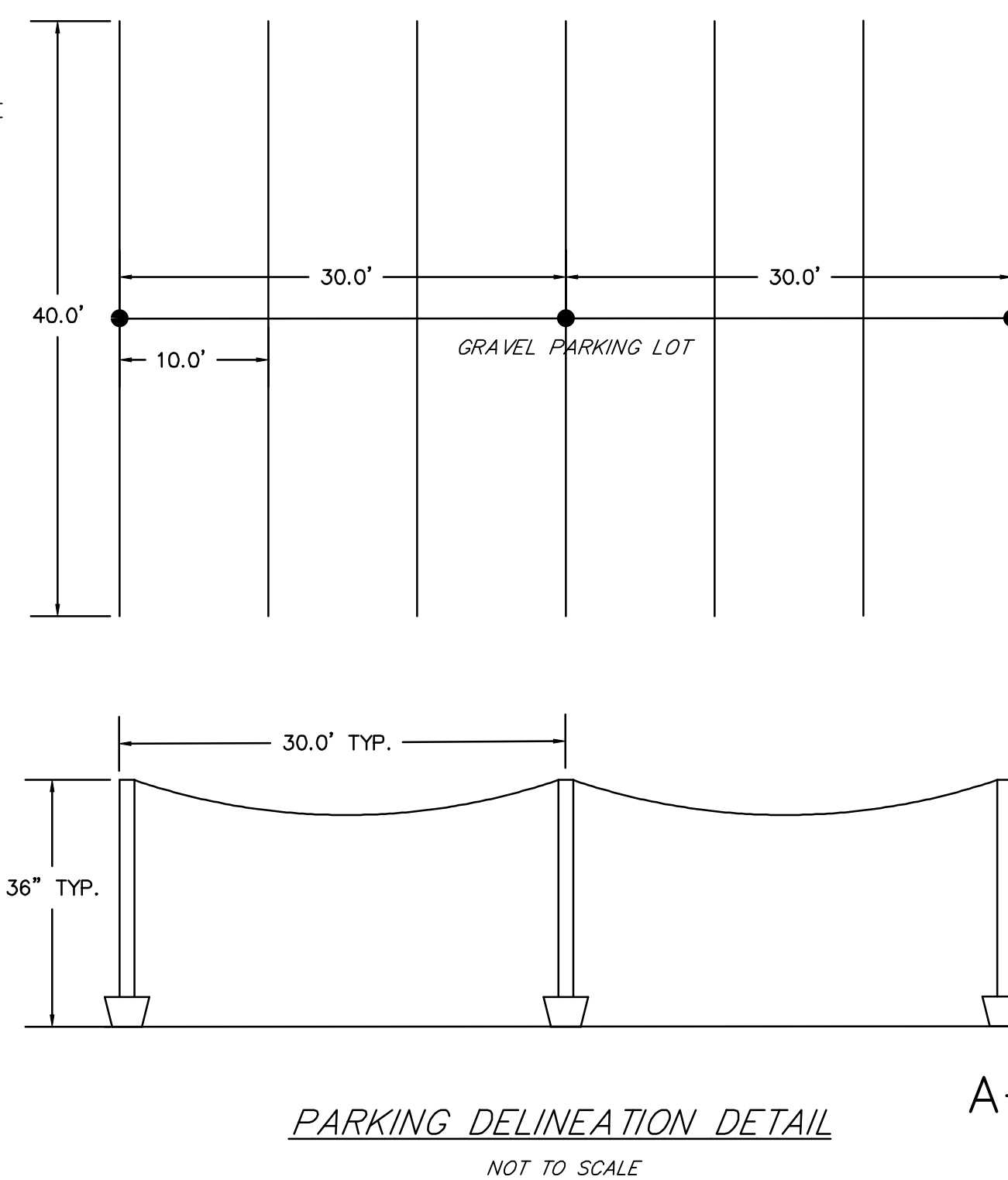
CHECKED BY:
TELB

SCALE
1" = 30'

SHEET NUMBER
6 OF 7



NOTE: COMPACTION TESTS ARE REQUIRED.
RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL
ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.



SCALE	JOB NUMBER: 2202-021	SUBMITTALS: PRELIMINARY SUBMITTAL TO CLIENT 2-15-22	REVIEWS:
N/A	DRAWN BY:	SUBMITTAL TO UNION TOWNSHIP 4-29-22	
	CDS	SUBMITTAL TO UNION TOWNSHIP 6-1-22	
	DESIGNED BY:		
SHEET NUMBER	CDS		
7 OF 7	CHECKED BY:		
	TELB		



SPECIAL USE PERMIT REPORT

TO:	Planning Commission	DATE:	June 13, 2022
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	AG Agricultural District
PROJECT:	PSUP 22-01 Special Use Permit Application, Heirloom Grove Agri-Tourism.		
PARCEL(S):	PID 14-032-10-006-02		
OWNER(S):	Michael Klumpp		
LOCATION:	Approximately 80.01 acres located at 5297 S. Whiteville Road in the NW 1/4 of Section 32.		
EXISTING USE:	Farmland with buildings.	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 and review the PSUP 22-01 Special Use Application for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the NW ¼ Section 32 and in the AG (Agricultural) zoning district.			

Background Information

The applicant and landowner Michael Klumpp contacted the Township with the idea of a possible agritourism business similar to “Papa’s Pumpkin Patch” in neighboring Chippewa Township. Mr. Klumpp was advised that the idea would require special use permit. Heirloom Grove as presented would permit visitors the opportunity to pick flowers and crops from a field as well as purchase goods inside a proposed farmers’ market facility. Mr. Klumpp has submitted a revised application and updated preliminary site plan for Planning Commission review and a hearing.

Review Comments

Section 14.03J. of the Zoning Ordinance establishes the standards for special use approval. Special use permit approval is subject to a Planning Commission public hearing and recommendation to the Board of Trustees. The Board of Trustees retains final authority to approve or deny any special use permit. The Planning Commission’s decision should include “*affirmative findings of fact and records adequate data, information, and evidence*” to support a conclusion that the proposed special use conforms to the standards of Section 14.03J. Each of the seven (7) standards from this Section are listed in the following table in bold printed text. Staff review comments follow under each standard. Please note that, for clarity and readability purposes, staff has divided standards #2 and #7 into several subsections:

Section 14.3.J. (Standards for Special Use Approval)		Status
1	The proposed land use is identified in Section 3 as a special use in the zoning district.	Conforms
	Agri-Tourism is listed in Section 3.6 as a special use in the AG (Agricultural District).	
2(a)	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 <u>traffic</u>	Conforms
	The proposed use conforms to this standard. The use would generate more traffic but not at a rate that would be detrimental to safety.	
2(b)	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...<u>noise, vibration, ...dust, glare (or) light....</u>	Conforms
	<p>The operation hours are only during daylight as noted on the site plan sheet 3 of 7. No outdoor lighting is proposed or required for daylight hours of operation. A note on the site plan states any lighting required by the building code will meet the Township Zoning Ordinance's exterior lighting standards.</p> <p>Applicant notes on plan that lighting associated with a special event in the evening when temporary light is required a zoning permit demonstrating lighting meets zoning standards will be provided.</p>	
2(c)	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...<u>odors, dust, drainage, pollution or other adverse impacts.</u>	Can Conform
	<p>Site plan notes on sheet 3 of 7 that the owner will keep dust issues under control as needed with brine and water. Plan shows gravel access and gravel parking. It is up to the Planning Commission to decide if gravel parking will be adequate. Anticipated types of vehicles include cars, trucks, SUV's, vans, farm equipment, buses, and if needed fire trucks.</p> <p>Based on the scope of activity, and provided that the Fire Department review finds gravel to be sufficient and the owner uses water/brine on busy dry days, then Township staff would have no objection to Planning Commission approval of the proposed gravel parking and access.</p>	
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.	Conforms
	Notes on sheet 3 of 7 that hours will be from 10am-6pm from 5/1 to 12/31 of each year. Since the planned end time period of 6:00pm would be well after dark by late October, the note also adds or until dusk, whichever is greater.	

Section 14.3.J. (Standards for Special Use Approval)		Status
4	The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.	Conforms
	Although Agri-Tourism is perhaps better suited on AG land located within the Rural Buffer as designated in the Master Plan, the proposed scope of activities includes continued use of land for farming. Given the small portion of land proposed for Agri-Tourism, this use is consistent with the Master Plan.	
5	The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.	Can Conform
	Section 6.51.B. Agri-Tourism: A. Buildings. Existing 3,397 SF building dedicated to AG storage. Existing 70-foot by 70-foot wood barn, of which a 30-foot by 70-foot area would be used for an open floor farmers market and the remaining for AG storage. A proposed future 60-foot by 100 foot greenhouse is proposed as well, which would have a maximum height of no more than 25-feet. More than one (1) building may be permitted per parcel. Unless a building is exempt because it is an agricultural structure, all buildings shall be subject to inspection under the Building Code. <input type="checkbox"/> The change-of-use for the existing agricultural building to a commercial use open to the general public will require compliance with the applicable Michigan Building Code requirements, including a new certificate of occupancy. It appears that there could be a conflict between the Farm Market and agricultural product storage activities proposed to take place in the same building. The applicant is strongly recommended to contact the Township's Building Official to get this issue resolved prior to final site plan submittal. The plan makes note that the farmers market portion could expand into the remaining AG storage area of the building. If so, this portion will need to be updated per building code.	
	B. Trash Containers. A sufficient number of trash containers shall be placed on the premises for public use based on evaluation of the following features: type of event, anticipated number of attendees, duration of event, geographic size of the event, and use of disposable beverage or food containers.	
	C. Restrooms. A sufficient number of restrooms shall be available for public use, based on evaluation of the following features: type of event, number of attendees, duration of event, availability of food and beverages, and special needs of attendees (e.g., families with children, people with disability needs, etc.). In addition to the one restroom in the Farm Market space, the updated plan shows two additional outdoor portable restrooms: One just to the NW of the farmers market and the other near the orchard and berry fields.	
	D. Building Setbacks. Buildings shall comply with the setbacks for the district in which they are located.	
	E. Building Height. Buildings related to agri-tourism shall not exceed thirty-five (35) feet in height.	Conforms

Section 14.3.J. (Standards for Special Use Approval)	Status
<p>F. Parking. All parking shall be provided in off-street parking lots, designed in accordance with the regulations in Section 9, except as follows:</p> <ol style="list-style-type: none"> 1. Off-street parking shall be set back a minimum of forty (40) feet from any property that is zoned or used for residential purposes. Conforms 2. The number of parking spaces shall be determined on a case-by-case basis, upon consideration of the character of the specific agri-tourism use being proposed. Conforms 3. The Planning Commission may waive the requirement for parking lot paving, upon making the determination that a grass or gravel surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control. Can Conform. <i>Barrier free parking and access to and from building to barrier free parking is paved. The type of vehicles that are expected to use the 200 foot by 20 foot lawn parking area to the rear should be limited to smaller vehicles.</i> 4. The Planning Commission may waive parking lot lighting requirements upon making the determination that the facility will be used only during daylight hours. Conforms 5. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on the site satisfies the objectives of the Ordinance and maintains the rural, non-commercial character of the site. Can Conform. <i>Applicant has proposed a 100 foot by 120 foot annual and perennial garden in the front yard while preserving 4 existing deciduous trees. 2.75 acres are dedicated to the rear of the property for orchard and berry fields. If the Planning Commission agrees then Township Staff has no objection to accepting this in lieu of parking lot landscaping.</i> 	Can Conform
<p>G. Signs. Agri-tourism uses shall comply with the requirements for Wall Signs and Freestanding Signs in Section 11.11. <i>Site plan notes on sheet 3 of 7 confirm that any signage for the building or freestanding will comply with Section 11.11 and a permit will be obtained for the sign(s).</i></p>	Can Conform
<p>H. Exterior Lighting. Parking lot and pedestrian route lighting shall be required for any Agri-tourism use that operates after dusk or before dawn, subject to Section 8.2. Adequate lighting shall be provided to assure the safety of pedestrians and drivers.</p>	Conforms
<p>I. Overnight Accommodations. Overnight accommodations related to an agricultural tourism operation shall comply with the regulations for bed-and-breakfast establishments in Section 6.9.</p>	Not Applicable
<p>J. Hours of Operation. The Planning Commission shall establish the hours of operation for Agri-tourism uses to assure compatibility with nearby uses as a condition of special use approval. <i>10am – 6pm or dusk, whichever is greater from May 1st – December 31st of each year.</i></p>	Conforms

Section 14.3.J. (Standards for Special Use Approval)		Status
	K. Examples. In combination with a conventional farm, the following activities may constitute an Agri-tourism event: bakery, bonfires, carnival rides, cider mill, cooking demonstrations, corn mazes, fishing pond, food service, haunted barn/trails, petting farms, and playscapes. This list is not intended to be all inclusive of activities that may be considered Agri-tourism.	Conforms
	L. Impact on Surrounding Properties. The location, layout, design and operation of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties.	Conforms
6	Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses. The approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.	Conforms
7(a)	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...<u>fire protection services (and) municipal water and sewerage systems....</u> The proposed scope of activity requires the use of restrooms. One (1) unisex and ADA compliant bathroom has been shown on the plan located within the Farm Market building. Plan shows additional outdoor portable restrooms on the site.	Conforms
7(b)	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 <u>roads, police...protection services, (and) refuse disposal, other utilities, drainage facilities, and public or private wells....</u> The use will create more traffic than what is typical in the area with farmland and residential one family homes on AG parcels. It should not, however, exceed the planned use of the road. The area is serviced by the County Sheriff and Mt. Pleasant Fire Department.	Conforms
7(c)	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. The proposed use conforms to this standard.	Conforms

Objective

Following the hearing, the Planning Commission shall review the application materials, together with any reports and recommendations, and any public comments. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve, approve with conditions, or deny the special use permit application; or to postpone further consideration of the application to a date certain in accordance with the provisions of Section 14.3.F.4.

Key Findings

- As presented, the third version of plans submitted for special use permit application is improved from the previous submittals and is ready for a public hearing and Planning Commission review and action.
- Waivers of parking lot paving and landscaping are proposed, which are subject to Planning Commission approval, which should be addressed as part of the special use permit action.
- The applicant has also requested temporary relief from construction of sidewalks as otherwise required by the Sidewalk and Pathway Ordinance, which should be addressed as part of the preliminary site plan action.
- There is sufficient land area on the site to allow for the proposed agri-tourism activities, subject to compliance with the applicable Zoning Ordinance standards.

Recommendations

Based on the above findings, I would ask that the Planning Commission hold a public hearing for PSUP 22-01. Following the public hearing the Planning Commission should review the application and consider approval with the following conditions:

1. The lawn parking to the rear shall be reserved for smaller vehicles, with a prohibition on bus or large vehicle parking in this area.
2. Parking lot paving requirements are waived per Section 6.51.3., subject to Mt. Pleasant Fire Department acceptance of the gravel lot configuration as adequate for emergency vehicle accessibility, and asphalt or concrete paving of the barrier-free parking spaces and access to the public building entrance(s) with paving details added to the final site plan.
3. Parking lot landscaping requirements are waived per Section 6.51.F.5., provided that the applicant shall maintain for seasonal screening purposes an active 100-foot by 120-foot annual and perennial garden in the front yard, shall preserve four (4) existing deciduous trees, and shall actively maintain at least 2.75 acres to the rear of the property for orchard and berry fields; all as depicted on the approved site plan.
4. The change-of-use for and necessary modifications to the existing agricultural building to establish a commercial Farm Market shall be subject to a building permit, compliance with Building Code requirements for a non-agricultural building with access by the general public, and issuance of a new certificate of occupancy by the Township's Building Official.

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 22-01 Heirloom Grove Agri-Tourism, 5297 S. Whiteville Road
Special Use Permit Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSUP 22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that it fully complies with Section 14.3.J. (Standards for Special Use Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSUP 22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following condition(s):

1. The lawn parking to the rear shall be reserved for smaller vehicles, with a prohibition on bus or large vehicle parking in this area.
2. Parking lot paving requirements are waived per Section 6.51.3., subject to Mt. Pleasant Fire Department acceptance of the gravel lot configuration as adequate for emergency vehicle accessibility, and asphalt or concrete paving of the barrier-free parking spaces and access to the public building entrance(s) with paving details added to the final site plan.
3. Parking lot landscaping requirements are waived per Section 6.51.F.5., provided that the applicant shall maintain for seasonal screening purposes an active 100-foot by 120-foot annual and perennial garden in the front yard, shall preserve four (4) existing deciduous trees, and shall actively maintain at least 2.75 acres to the rear of the property for orchard and berry fields; all as depicted on the approved site plan.
4. The change-of-use for and necessary modifications to the existing agricultural building to establish a commercial Farm Market shall be subject to a building permit, compliance with Building Code requirements for a non-agricultural building with access by the general public, and issuance of a new certificate of occupancy by the Township's Building Official.

**Draft Motions: PSUP 22-01 Heirloom Grove Agri-Tourism, 5297 S. Whiteville Road
Special Use Permit Application**

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSUP 22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that it does not comply with Section 14.3.J. (Standards for Special Use Approval), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSUP 22-01 special use permit application for the proposed Heirloom Grove Agri-Tourism business located at 5297 South Whiteville Road until _____, 2022 for the following reasons:

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

☐

Minor Site Plan

☒

Preliminary Site Plan

☐

Final Site Plan

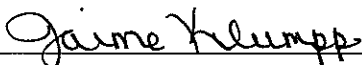
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	HEIRLOOM GROVE		
Common Description of Property & Address (if issued)	5297 S. WHITEVILLE ROAD		
	MT. PLEASANT, MI 48858		
Applicant's Name(s)	MICHAEL AND JAIME KLUMPP		
Phone/Fax numbers	989-621-3577 / 989-828-4304	Email	contact@heirloom-grove.com
Address	1955 E. WALTON ROAD	City:	SHEPHERD Zip: 48883

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-032-10-006-02	
Existing Zoning:	AG	Land Acreage:	+/- 80.01	Existing Use(s):	AGRICULTURE
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: CENTRAL MI SURVEYING & DEVELOPMENT CO. INC. Phone: 989-775-0756 Email: tbebee@cms-d.com	
	2. Address: 2257 E. BROOMFIELD ROAD City: MT. PLEASANT State: MI MI Zip: 48858 Contact Person: TIMOTHY BEBEE Phone: 989-775-0756	
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: MICHAEL KLUMPP Phone: 989-621-3577 Address: 1955 E. WALTON ROAD City: SHEPHERD State: MI MI Zip: 48883 Signature: _____ Interest in Property: OWNER	
	2. Name: JAIME KLUMPP Phone: 989-621-3579 Address: 1955 E. WALTON ROAD City: SHEPHERD State: MI MI Zip: 48883 Signature: <i>Jaime Klumpp</i> Interest in Property: OWNER	

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

2/16/22

Date

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.

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:

Name of business owner(s):

Street and mailing address:

Telephone:

Fax:

Email:

I affirm that the information submitted is accurate.

* NO hazardous substances *

Owner(s) signature and date:

Jaime Klumpp 2/16/22

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
✓ <u> </u> NONE	KEY: LQ. = 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 CW = 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 checked="" 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), Permit Section	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, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree 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) - Joint Permit Application , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
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?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
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 checked="" 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 Drinking Water & Environmental Health Division (DWEHD), 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 WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office	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 EGLE District Office	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), Solid Waste , 517-284-6588, or EGLE District Office	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, Treatment, Storage and Disposal , 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) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day 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, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 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, Permits Section , or EGLE District Office , 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, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 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, Permit Section , 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, Acid Rain Permit Program , 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? MMD , 517-284-6588 or EGLE District Office	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, Hazardous and Liquid Waste , 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)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 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, Radioactive Material and Standards Unit , 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 Radioactive Material and Standards Unit , 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, Medical Waste Regulatory Program , 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, Transporter Program , 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, Transporter Program , 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, Water Hauler Information , 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, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 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, Dry Cleaning Program , 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? Laboratory Services Certifications , 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, Public Swimming Pools Program , 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, Campgrounds , 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, Aquatic Nuisance Control , 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, Surface Water Assessment Section , 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, Petroleum Geology and Production Unit , 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, Sand Dune Mining Program , 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, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Petroleum & Mining , 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

Union Township Planning Commission,

Currently, this 80 acre property, just south of Mt. Pleasant, is zoned Agricultural, and is how we have utilized the property for many years, growing organic corn, soybeans, wheat, and industrial hemp. In 2021, we dedicated approximately 15 acres of this property, to Heirloom Grove, Jaime's woman-owned specialty farm. In the last year, Heirloom Grove planted 120 fruit trees, 220 blueberry bushes, 6 acres of sunflowers, and renovated the working barn. We utilized the year's harvest, by selling wholesale sunflowers to local shops and farm markets, created our line of Heirloom Grove Sunflower Seeds, and extracted hemp oils for Heirloom Grove's line of seed-to-skin CBD bath and wellness products.

In 2022, Heirloom Grove plans to expand our specialty farm further, by adding additional fruit trees and blueberry bushes, more varieties of sunflowers, tulip and lavender fields, specialty herbs and summer flowers, and potential grape vineyards, and honey cultivation.


Heirloom Grove would also like to expand the farm by having the opportunity to welcome the public onto the farm for Agri-tourism and educational opportunities, and to shop our market retail space.

The following types of activities are what we aspire to do on the property:

- You Pick Days - You Pick Apples, Blueberries, Sunflowers, Lavender.
- Photo Opportunity Events - Photos in the Tulips (Spring) and Sunflowers (Summer/Fall.)
- Agri-tourism - Public welcome for educational and enjoyment purposes.
- Open Market Retail space - located inside an area of the barn for event passes ("you pick days") and shop Heirloom Grove farm-made products, other Michigan farm-produced products, and other boutique specialty items such as gifts, home decor, garden seeds, bulbs, and seasonal items.
- Seasonal Events - Tulip Days (visit the tulip fields), Fall Harvest days (vendors, pumpkin-picking, corn maze), Christmas on the farm (Christmas trees & wreaths, Santa visits.)

Thank you for the opportunity to welcome guests onto our quaint, country, specialty farm at certain opportune times when the farm is in bloom and/or the market is open. We look forward to offering a positive, peaceful, and relaxing agricultural experience for local families and patrons here in the heart of Central Michigan.

Thank you,


Jaime & Michael Klumpp

Standards for Preliminary Site Plan Approval (Section 14.2.S)

- 1.) The applicant is legally authorized to apply for site plan approval, and all required information has been provided.

The applicant is the legal owner for the property.

- 2.) The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.

Yes, the proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.

- 3.) The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.

The proposed development is agricultural in nature, so it is harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area that is also agriculture.

- 4.) The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting or filling.

The proposed development respects all-natural topography as the planting of the different crops will have minimum impact for leveling the ground, the proposed parking and farmers market are being placed on existing gravel area and an existing wood barn. No floodways and floodplains exist on this site.

- 5.) Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.

Soils that are not suitable for this development will be left undisturbed.

- 6.) The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will safe and convenient.

The proposed development is designed to accommodate traffic flow and parking

- 7.) The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.

Yes, the proposed development is adequately coordinated with improvements serving the area and at this time the applicant is not aware of any planned development in the vicinity at this time.

- 8.) Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.

The proposed development is surrounded by agricultural land and its nature will be harmonious with the contiguous lands and the surrounding area.

- 9.) Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.

The proposed development only has one phase for the site plan review.



PRELIMINARY SITE PLAN REPORT

TO:	Planning Commission	DATE:	June 13, 2022
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	AG, Agricultural District
PROJECT:	PSPR 22-02 Preliminary Site Plan Application Heirloom Grove, Agri-Tourism		
PARCELS:	PID 14-032-10-006-02		
OWNER(S):	Michael Klumpp		
LOCATION:	Approximately 80.01 acres located at 5297 S. Whiteville Road in the NW 1/4 of Section 32.		
EXISTING USE:	Farmland with buildings.	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 review the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the NW ¼ of Section 32 and in the AG (Agricultural) District.			

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary and final site plan approvals are required for this project. Per Section 14.2.J., preliminary site plan approval by the Planning Commission “*shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.*” Planning Commission approval of a final site plan “*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*” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Preliminary Site Plan Review Comments

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The site plan substantially conforms to the minimum Section 14.2.P. information requirements for a preliminary site plan. The following details and corrections will need to be addressed on the final site plan:

Preliminary Site Plan Information – Corrections Needed	
Correct the boundary references on the cover sheet to depict the entire subject parcel.	<input type="checkbox"/>
Correct the parcel boundary sketch below the aerial photo to eliminate potential misunderstanding, as it incorrectly appears that the site has frontage on Deerfield Road.	<input type="checkbox"/>

2. **Section 8 (Environmental Performance Standards).** The applicant has submitted a completed Hazardous Substances Reporting form EGLE Permit checklist form.
3. **Section 7.14 (Trash Removal and Collection)** A dumpster with enclosure has been provided in the southern side yard as shown on sheet 3 of 7 on the site plan. Enclosure is detailed on sheet 7 of 7. Sheet 3 of 7 shows a general location of trash cans throughout the site patrons will use that will then be emptied into the one enclosed dumpster. A note on sheet 3 of 7 also confirms that the trash cans will be weighted covered containers that will not blow over on a windy day.

4. **Section 7.10 (Sidewalks and Pathways).** On sheet 7 of 7, the applicant has depicted a proposed five (5) foot wide sidewalk along the “project limits” portion of the S. Whiteville Rd. frontage and has added a connector sidewalk that stops at the gravel driveway and does not continue to the building. The applicant has also requested a temporary sidewalk construction relief due to the fact that less than 50% of the surveyed sections of the Township along the road fronting the proposed development have sidewalks.

Township staff has no objection to a Planning Commission action to approve the preliminary site plan with the requested temporary relief of sidewalk construction for the reason stated in the “Sidewalk Note” on sheet 3 of 7, which is fully consistent with the Township’s adopted sidewalk construction policy. The following detail will need to be addressed by the applicant on the final site plan:

- ☐ Show the proposed sidewalk connector on the final site plan as extending from the proposed public sidewalk all the way to the building entrance.

5. **Section 9 (Parking, Loading, and Access Management).** Barrier free parking is shown as paved, as well as the access to and from the building to these spaces. Gravel parking is shown on the plan with dimensions that meet size requirements, and the spaces will be delineated with rope as shown on sheet 7 of 7. The plan anticipates the need of 36 spaces plus two (2) barrier free spaces. This was based on 3 for employees, 25 for max occupancy, and 8 for strictly outdoor patrons. A total of 51 spaces are proposed: 37 spaces are gravel, 12 are lawn for Orchard parking, and 2 are barrier free.

A 15-foot by 70-foot gravel loading space has been provided to the north of the building in a side yard. Staff has no objection to this arrangement, as it can meet the requirement “that it is screened from view from adjoining roads.” (Section 9.5.B.1.) However, the loading area is also required to “be located to the rear of the building being served.” To satisfy this requirement, at a minimum this loading area will need to be relocated further to the east a sufficient distance to be considered “to the rear of the building.” The proposed loading area is sufficient in size, but is required to be hard-surfaced per the

standards of Section 9.5.B.3. The following parking and loading details will need to be addressed by the applicant on the final site plan:

- ☐ Parking for employees is given but will need to be labeled on the plan as reserved employee parking. If 8 spaces are thought to be needed for outdoor-only patrons, these should be reserved as outdoor as well.
 - ☐ Unless the Planning Commission waived the requirement for parking lot paving and landscaping as part of any special use permit approval action, the parking lot will need to be shown as paved and required landscaping details provided on the final site plan.
 - ☐ Relocate the loading area to the east so that it is located to the rear of the building, and revise the design to be hard-surfaced per the standards of Section 9.5.B.3 with details provided on the final site plan.
6. **Section 6.51 (Agri-Tourism).** See the special use permit report for staff comments.
7. **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.
- ☐ These approvals include the State of Michigan, Mt. Pleasant Fire Department, Isabella County Road Commission, Isabella County Transportation Commission, and Storm Water approval from the Isabella County Drain office.
 - ☐ Copies of all outside agency permits and approval letters will need to be submitted to Peter Gallinat, Zoning Administrator prior to or as part of the final site plan submittal.

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

The applicant's reason for requesting temporary relief from sidewalk construction is fully consistent with the Township's adopted policy for granting this relief. The preliminary site plan is missing some items of required information but is sufficiently complete for Planning Commission review and action.

Recommendations

Based on the above findings, I recommend that Planning Commission take action to approve the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the NW ¼ of Section 32 and in the AG

(Agricultural) District, subject to resolution of the parking and loading area details on the final site plan. Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Please contact me at (989) 772-4600 ext. 241, or via email pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat – Zoning Administrator

Community and Economic Development Department

**Draft Motions: PSPR 22-02 Heirloom Grove Agri-Tourism Business, 5297 S. Whiteville Road
Preliminary Site Plan Review Application**

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) District, finding that the site plan dated June 1, 2022 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) District, finding that the site plan dated June 1, 2022 can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Correct the vicinity map details on the cover sheet to eliminate potential misunderstanding.
 2. Correct the parking and loading area details on the final site plan to satisfy Section 9 standards.
-
-

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road until _____, 2022 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 22-02 preliminary site plan dated June 1, 2022 for the proposed Heirloom Grove Agri-Tourism business located at 5297 S. Whiteville Road in the northwest quarter of Section 32 and in the AG (Agricultural) District, finding that the site plan dated June 1, 2022 does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

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 ISABELLA CITIZENS FOR HEALTH INC. PHASE TWO OF DEVELOPMENT

Common Description of Property & Address (if issued) 2790 HEALTH PARKWAY
MT. PLEASANT, MI 48858

Applicant's Name(s) ISABELLA CITIZENS FOR HEALTH, INC.

Phone/Fax numbers 989-953-5191 EXT. 1 Email jennifer.white@isabellahealth.org

Address 2790 HEALTH PARKWAY City: MT. PLEASANT Zip: 48858

Legal Description: ☐ Attached ☒ Included on Site Plan Tax Parcel ID Number(s): 14-014-40-007-03

Existing Zoning: OS Land Acreage: 6.21 Existing Use(s): MEDICAL OFFICES

☒ ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)

Firm(s) or
Individual(s) who
prepared site plan(s)

1. Name: CENTRAL MI SURVEYING & DEVELOPMENT CO. INC. Phone: 989-775-0756 Email: lbebee@cms-d.com
2. Address: 2257 E. BROOMFIELD ROAD
City: MT. PLEASANT State: MI Zip: 48858
Contact Person: TIMOTHY BEBEE Phone: 989-775-0756

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: ISABELLA CITIZENS FOR HEALTH INC. Phone: 989-953-5191 EXT. 1
Address: 2790 HEALTH PARKWAY
City: MT. PLEASANT State: MI Zip: 48858
Signature: _____ Interest in Property: OWNER
2. Name: _____ Phone: _____
Address: _____
City: _____ State: _____ Zip: _____
Signature: _____ Interest in Property: _____

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

4-25-22
Date

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.

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: ISABELLA CITIZENS FOR HEALTH, INC.

Name of business owner(s): JENNIFER WHITE


Street and mailing address: 2790 HEALTH PARKWAY, MT. PLEASANT, MI 48858
989-953-5191 EXT. 1

Telephone: _____

Fax: _____

Email: jennifer.white@isabellalealth.org

I affirm that the information submitted is accurate.

Owner(s) signature and date:  4-25-22
Jennifer White, CEO

Information compiled by: Shanee Thayer, Office Manager
Central Michigan Surveying & Development Co., Inc.

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
N/A				
<div style="text-align: center;"> <div>_____</div> <div>NONE</div> </div>	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 CW = 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), Permit Section	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, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree 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) - Joint Permit Application , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
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?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	N <input type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system? Union Township Public Services Department and Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office	Y <input checked="" type="checkbox"/>	N <input 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 EGLE District Office	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), Solid Waste , 517-284-6588, or EGLE District Office	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, Treatment, Storage and Disposal , 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 checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply , DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day 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, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 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, Permits Section , or EGLE District Office , 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, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 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, Permit Section , 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, Acid Rain Permit Program , 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? MMD , 517-284-6588 or EGLE District Office	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, Hazardous and Liquid Waste , 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)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 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, Radioactive Material and Standards Unit , 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 Radioactive Material and Standards Unit , 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, Medical Waste Regulatory Program , 517-284-6594	Y <input checked="" type="checkbox"/>	N <input 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, Transporter Program , 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, Transporter Program , 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, Water Hauler Information , 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, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 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, Dry Cleaning Program , 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? Laboratory Services Certifications , 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, Public Swimming Pools Program , 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, Campgrounds , 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, Aquatic Nuisance Control , 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, Surface Water Assessment Section , 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, Petroleum Geology and Production Unit , 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, Sand Dune Mining Program , 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, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Petroleum & Mining , 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

ISABELLA CITIZENS FOR HEALTH INC.

PRELIMINARY SITE PLAN REVIEW LETTER

Summary of Request

Preliminary Site Plan approval for Phase II of the Medical Buildings. The proposed building will be 24,900 square feet.

Standards for Preliminary Site Plan Approval (Section 14.2.S)

- 1.) The applicant is legally authorized to apply for site plan approval, and all required information has been provided.
The applicant is the legal owner for the property.
- 2.) The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.
Yes, the proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.
- 3.) The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.
The proposed development is consistent with the zoned uses for the property which is OS, so it is harmonious with and not harmful, injurious, or objectionable to the environment or land uses in the surrounding area which is also OS properties. The first phase of the site which was approved previously has the same uses as the proposed.
- 4.) The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting or filling.
The proposed development respects natural topography and will try to minimize the cut and fill needed. No floodways and floodplains exist on this site.
- 5.) Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.
The development will disturb only what is necessary to create the proper foundation for the overall site.
- 6.) The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.
The proposed development is designed to accommodate traffic flow and parking in accordance with the Township ordinances.
- 7.) The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.

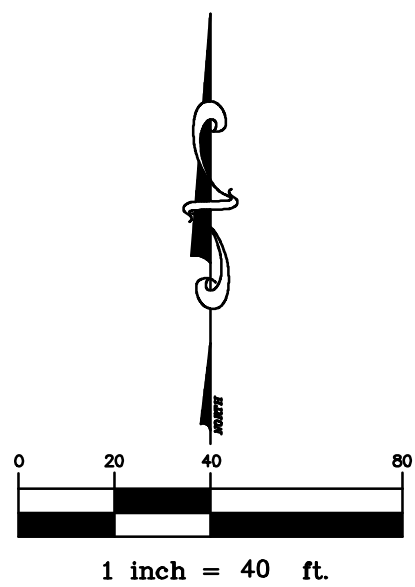
Yes, the proposed development is adequately coordinated with improvements serving the area and at this time the applicant is not aware of any planned development in the vicinity at this time. As this is phase II of their development improvements were implemented during phase I.

- 8.) Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.

The proposed development is surrounded by similarly zoned properties and its nature will be harmonious with the contiguous lands and the surrounding area. Phase II will be harmonious with Phase I of the project.

- 9.) Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.

Phase I for of the site has been completed Phase II of the site has been determined to be needed at this time by the developer.



EXISTING STORM STRUCTURES

STR #1 (AS-BUILT)
2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.85
EAST INV. 767.45 (12" ADS-HP)

STR #2 (AS-BUILT)
2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.71
WEST INV. 767.01 (12" ADS-HP)
SE INV. 766.96 (15" ADS-HP)

STR #4 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.81
NW INV. 766.36 (15" ADS-HP)
SOUTH INV. 766.31 (18" ADS-HP)

STR #5 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.78
NORTH INV. 766.18 (18" ADS-HP)
SW INV. 766.13 (18" ADS-HP)

STR #6
2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SW INV. 767.90 (12" ADS-HP)

STR #7
2' DIA CATCH BASIN
HEAVY WALL, MDOT CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SOUTH INV. 767.69 (15" ADS-HP)
NE INV. 767.69 (12" ADS-HP)

STR #8
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK W/ 0.5 OFFSET WEST
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 770.00
NORTH INV. 767.43 (15" ADS-HP)
EAST INV. 767.43 (18" ADS-HP)

STR #9
4' DIA CONC FLAT TOP
E.J.I.W. 2850 W/ M2-GRATE
RIM 770.00
EAST INV. 767.23 (18" ADS-HP)
WEST INV. 767.23 (18" ADS-HP)
NW INV. 767.23 (12" ADS-HP)

STR #10 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 769.89
WEST INV. 766.84 (18" ADS-HP)
EAST INV. 766.84 (24" ADS-HP)

EXISTING STORM STRUCTURES

STR #11
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 770.02
WEST INV. 766.73 (24" ADS-HP)
EAST INV. 766.73 (24" ADS-HP)

STR #12
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.70
SOUTH INV. 767.89 (12" N-12)
EAST INV. 767.89 (12" N-12)

STR #13 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.66
SOUTH INV. 767.38 (12" N-12)
EAST INV. 768.18 (12" N-12)
WEST INV. 767.49 (12" N-12)

STR #14 (AS-BUILT)
4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ M1-GRATE
RIM 771.42
EAST INV. 767.06 (12" N-12)
NORTH INV. 767.12 (12" N-12)
SE INV. 767.09 (12" ADS-HP)

STR #15 (AS-BUILT)
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM 770.82 TC 771.32
EAST INV. 764.87 (12" ADS-HP)
SOUTH INV. 765.07 (12" ADS-HP)

STR #16 (AS-BUILT)
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM 771.20 TC 771.70
WEST INV. 764.23 (12" ADS-HP)
EAST INV. 764.18 (12" N-12)

WEIR STR #17
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ SOLID LID
RIM 770.78 TOP OF WALL 769.40
NE INV. 765.85 (12" PERF W/SOCK N-12)
3.75" ORIFICE INV 765.80
WEST INV. 765.75 (12" ADS-HP)

PROPOSED STORM RISER

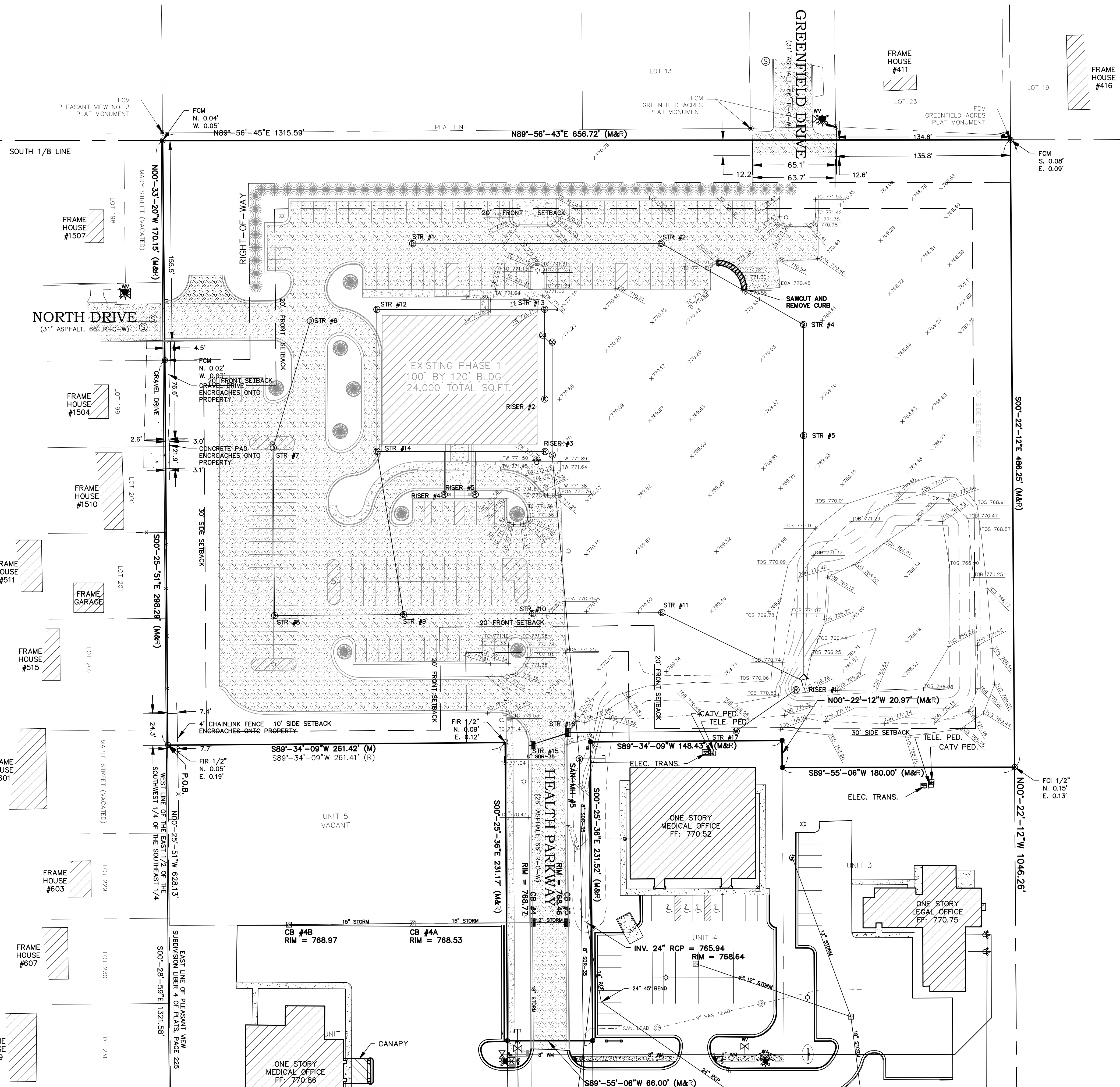
RISER #1 (AS-BUILT)
12" PERF W/SOCK N-12
RIM: 768.0
SW INV. 765.21 (12" N-12)

RISER #2
12" PERF W/SOCK N-12
RIM: 771.0±

RISER #3 (AS-BUILT)
12" PERF W/SOCK N-12
RIM: 770.44
WEST INV. 768.34 (12" N-12)

RISER #4
12" PERF W/SOCK N-12
RIM: 771.1±
NORTH INV. 768.10 (6" N-12)

RISER #5
12" PERF W/SOCK N-12
RIM: 771.1±
NORTH INV. 768.16 (6" N-12)



SCALE
1" = 40'

JOB NUMBER:
2104-053

DRAWN BY:
CDS

DESIGNED BY:
TELB

CHECKED BY:
TELB

SUBMITTALS:
SUBMITTAL TO CLIENT 10-8-12

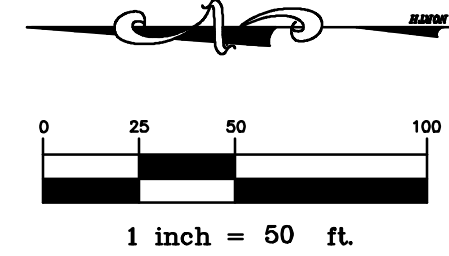
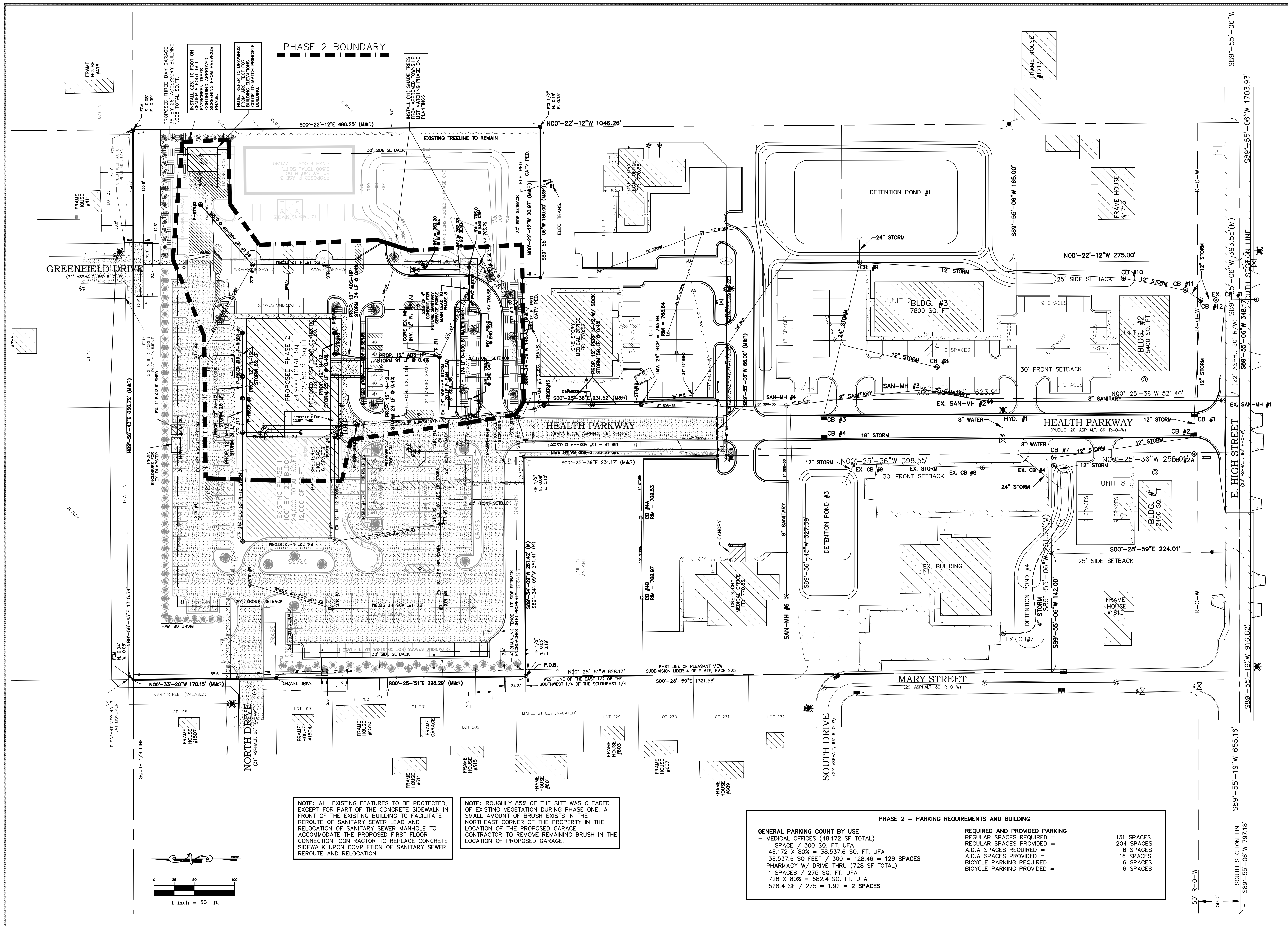
SUBMITTAL TO UNION TOWNSHIP 5-27-22

REVISIONS:

TOPOGRAPHY & ELEVATION SURVEY
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N. - R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN



CMS & D
SURVEYING / ENGINEERING
2527 E. BROMFIELD ROAD
MT. CLEMENS, MI 48888
PHONE: (989) 775-0756
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EMAIL: info@cms-d.com



NOTE: ALL EXISTING FEATURES TO BE PROTECTED, EXCEPT FOR PART OF THE CONCRETE SIDEWALK IN FRONT OF THE EXISTING BUILDING TO FACILITATE REROUTE OF SANITARY SEWER LEAD AND RELOCATION OF SANITARY SEWER MANHOLE TO ACCOMMODATE THE PROPOSED FIRST FLOOR CONNECTION. CONTRACTOR TO REPLACE CONCRETE SIDEWALK UPON COMPLETION OF SANITARY SEWER REROUTE AND RELOCATION.

NOTE: ROUGHLY 85% OF THE SITE WAS CLEARED OF EXISTING VEGETATION DURING PHASE ONE. A SMALL AMOUNT OF BRUSH EXISTS IN THE NORTHEAST CORNER OF THE PROPERTY IN THE LOCATION OF THE PROPOSED GARAGE. CONTRACTOR TO REMOVE REMAINING BRUSH IN THE LOCATION OF PROPOSED GARAGE.

PHASE 2 - PARKING REQUIREMENTS AND BUILDING			
GENERAL PARKING COUNT BY USE			
- MEDICAL OFFICES (48,172 SF TOTAL)			
1 SPACE / 300 SQ. FT. UFA			
48,172 X 80% = 38,537.6 SQ. FT. UFA			
38,537.6 SQ. FEET / 300 = 128.46 = 129 SPACES			
- PHARMACY W/ DRIVE THRU (728 SF TOTAL)			
1 SPACES / 275 SQ. FT. UFA			
728 X 80% = 582.4 SQ. FT. UFA			
582.4 SF / 275 = 1.92 = 2 SPACES			
REQUIRED AND PROVIDED PARKING			
REGULAR SPACES REQUIRED =	131 SPACES		
REGULAR SPACES PROVIDED =	204 SPACES		
A.D.A SPACES REQUIRED =	6 SPACES		
A.D.A SPACES PROVIDED =	16 SPACES		
BICYCLE PARKING REQUIRED =	6 SPACES		
BICYCLE PARKING PROVIDED =	6 SPACES		

SCALE 1" = 50'	SUBMITTALS:		REVISIONS:					
	SUBMITTAL TO CLIENT 10-8-21							
SHEET NUMBER 4 OF 22	JOB NUMBER: 2104-053		DRAWN BY: CDS					
	DESIGNED BY: TELB		CHECKED BY: TELB					
SUBMITTAL TO UNION TOWNSHIP 5-27-22								
SITE PHASING PLAN								
ISABELLA CITIZENS FOR HEALTH, INC.								
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LOOKING NORTH FROM HEALTH PARKWAY



SOUTH ELEVATION



WEST ELEVATION



LOOKING WEST AT FRONT FACADE



EXISTING SCREENING ALONG NORTH RIGHT-OF-WAY



EXISTING DETENTION POND



LOOKING NORTH AT EAST PROPERTY LINE



LOOKING SOUTH AT EAST PROPERTY LINE



LOOKING SOUTH-SOUTHEAST FROM NORTH PARKING LOT



LOOKING NORTH=NORTHEAST FROM HEALTH PARKWAY ENTRANCE

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EXISTING SITE ELEVATION
ISABELLA CITIZENS FOR HEALTH, INC.
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T.14 N. - R.04 W., UNION TOWNSHIP,
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TELB

SCALE
N/A
SHEET NUMBER
5 OF 22

FIRE SERVICE LEAD INSTALLATION NOTE:

FIRE SERVICE LEAD FOR PROPOSED PHASE TWO TO BE INSTALLED INTERNALLY FROM EXISTING PHASE ONE. FIRE DEPARTMENT CONNECTION TO SPRINKLER SYSTEM TO BE EXTENDED FROM EXISTING LOCATION TO NEW OUTER WALL.

DOMESTIC SERVICE LEAD INSTALLATION NOTE:

DOMESTIC SERVICE LEAD FOR PROPOSED PHASE TWO TO BE INSTALLED INTERNALLY FROM EXISTING PHASE ONE.

NOTE:

ALL STRUCTURE TO HAVE A MIN. OF 2" SEDIMENT SUMP.

ALL STRUCTURE TO HAVE 6" WEEP TILE INV MUST BE A MIN. 2.25' BELOW RIM

EXISTING STORM STRUCTURES

STR #1 (AS-BUILT)
2' DIA CATCH BASIN
HEAVY WALL, MDO TOP CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.85
EAST INV. 767.45 (12" ADS-HP)

STR #2 (AS-BUILT)
2' DIA CATCH BASIN
HEAVY WALL, MDO TOP CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.71
WEST INV. 767.01 (12" ADS-HP)
SE INV. 766.96 (15" ADS-HP)

STR #4 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.81
NW INV. 766.36 (12" ADS-HP)
SOUTH INV. 766.31 (18" ADS-HP)

STR #5 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 769.78
NORTH INV. 766.18 (18" ADS-HP)
SW INV. 766.13 (18" ADS-HP)

STR #6
2' DIA CATCH BASIN
HEAVY WALL, MDO TOP CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SW INV. 767.90 (12" ADS-HP)

STR #7
2' DIA CATCH BASIN
HEAVY WALL, MDO TOP CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.00
SOUTH INV. 767.69 (15" ADS-HP)
NE INV. 767.69 (12" ADS-HP)

STR #8
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK W/ 0.5 OFFSET WEST
RIM: 770.00
NORTH INV. 767.43 (15" ADS-HP)
EAST INV. 767.43 (18" ADS-HP)

STR #9
4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ M-2 GRATE
RIM: 770.00
EAST INV. 767.23 (18" ADS-HP)
WEST INV. 767.23 (18" ADS-HP)
NW INV. 767.23 (12" ADS-HP)

STR #10 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 769.89
WEST INV. 766.84 (18" ADS-HP)
EAST INV. 766.84 (24" ADS-HP)

EXISTING STORM STRUCTURES

STR #11
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ M-2 GRATE
RIM: 770.02
WEST INV. 766.73 (24" ADS-HP)
EAST INV. 766.73 (24" ADS-HP)
NORTH INV. 766.73 (12" ADS-HP) (PROP.)

STR #12
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.70
SOUTH INV. 767.89 (12" N-12)
EAST INV. 767.89 (12" N-12)

STR #13 (AS-BUILT)
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.68
SOUTH INV. 767.38 (12" N-12)
EAST INV. 768.18 (12" N-12)
WEST INV. 767.49 (12" N-12)

STR #14 (AS-BUILT)
4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.42
EAST INV. 767.06 (12" N-12)
NORTH INV. 767.12 (12" N-12)
SE INV. 767.09 (12" ADS-HP)

STR #15 (AS-BUILT)
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM: 770.82 TC 771.32
EAST INV. 764.87 (12" ADS-HP)
SOUTH INV. 765.07 (12" ADS-HP)

STR #16 (AS-BUILT)
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 7060
RIM: 771.20 TC 771.70
WEST INV. 764.23 (12" ADS-HP)
EAST INV. 764.18 (12" N-12)

WEIR STR #17
PROP. 4' DIA CONC FLAT TOP
E.J.I.W. 1040 W/ SOLID LID
RIM: 770.78 TOP OF WALL 769.40
NE INV. 765.85 (12" PERF W/ SOCK N-12)
3.75" ORIFICE INV 765.80
WEST INV. 765.75 (12" ADS-HP)

RISER #1 (AS-BUILT)
12" PERF W/ SOCK N-12
RIM: 768.0
SW INV. 765.21 (12" N-12)

RISER #2
12" PERF W/ SOCK N-12
RIM: 771.0
NORTH INV. 768.37 (12" N-12)

RISER #3 (AS-BUILT)
12" PERF W/ SOCK N-12
RIM: 770.44
WEST INV. 768.34 (12" N-12)

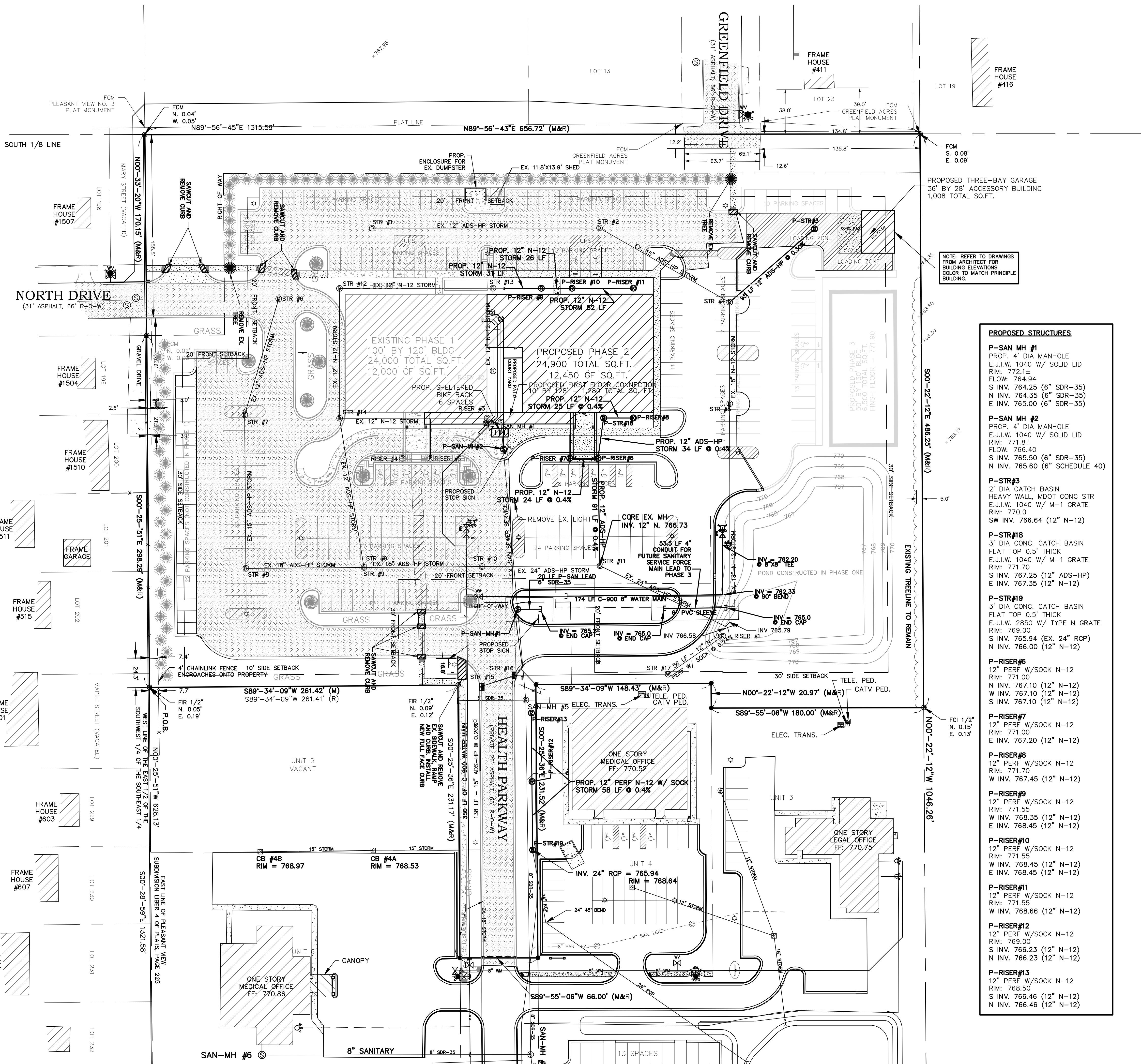
RISER #4
12" PERF W/ SOCK N-12
RIM: 771.1
NORTH INV. 768.10 (6" N-12)

RISER #5
12" PERF W/ SOCK N-12
RIM: 771.1
NORTH INV. 768.16 (6" N-12)

EXISTING SANITARY STRUCTURE

SAN MH #1 (AS-BUILT)
4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 770.74
SOUTH INV. 764.74 (SDR-35)
NORTH INV. 764.84 (CLASS 52 D.I.)

SAN MH #5 (AS-BUILT)
4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 767.91
SOUTH INV. 762.51
EAST INV. 762.61
WEST INV. 762.61
NORTH INV. 762.61



PROPOSED STRUCTURES

P-SAN MH #1
PROP. 4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 772.1
FLOW: 764.94
S INV. 764.25 (6" SDR-35)
N INV. 764.35 (6" SDR-35)
E INV. 765.00 (6" SDR-35)

P-SAN MH #2
PROP. 4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 771.8
FLOW: 766.40
S INV. 765.50 (6" SDR-35)
N INV. 765.60 (6" SCHEDULE 40)

P-STR #3
2' DIA CATCH BASIN
HEAVY WALL, MDO TOP CONC STR
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 770.0
SW INV. 766.64 (12" N-12)

P-STR #18
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 1040 W/ M-1 GRATE
RIM: 771.70
S INV. 767.25 (12" ADS-HP)
E INV. 767.35 (12" N-12)

P-STR #19
3' DIA CONC. CATCH BASIN
FLAT TOP 0.5' THICK
E.J.I.W. 2850 W/ TYPE N GRATE
RIM: 769.00
S INV. 765.94 (EX. 24" RCP)
N INV. 766.00 (12" N-12)

P-RISER #6
12" PERF W/ SOCK N-12
RIM: 771.00
N INV. 767.10 (12" N-12)
W INV. 767.10 (12" N-12)
S INV. 767.10 (12" N-12)

P-RISER #7
12" PERF W/ SOCK N-12
RIM: 771.00
E INV. 767.20 (12" N-12)

P-RISER #8
12" PERF W/ SOCK N-12
RIM: 771.70
W INV. 767.45 (12" N-12)

P-RISER #9
12" PERF W/ SOCK N-12
RIM: 771.55
W INV. 768.35 (12" N-12)
E INV. 768.45 (12" N-12)

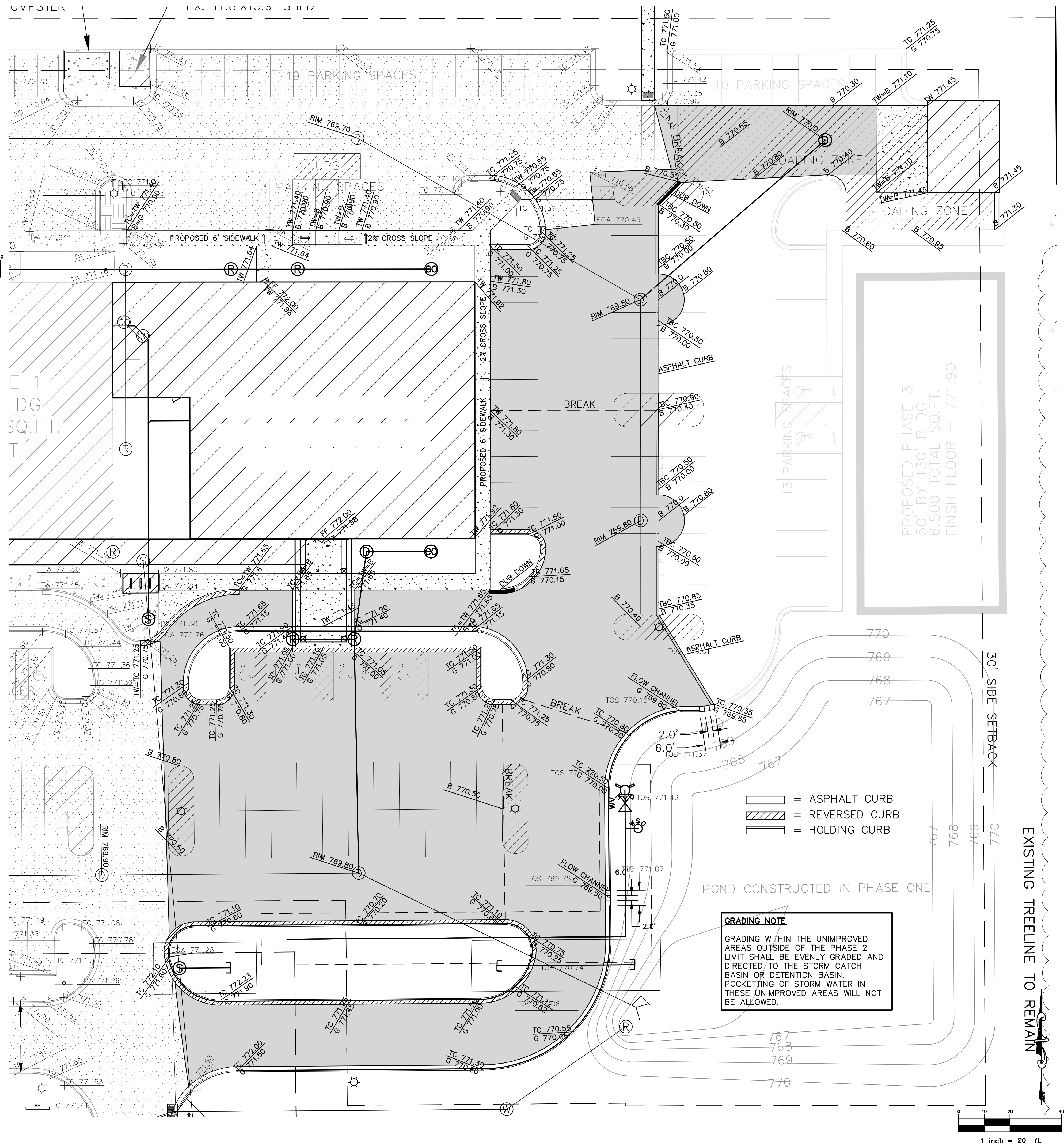
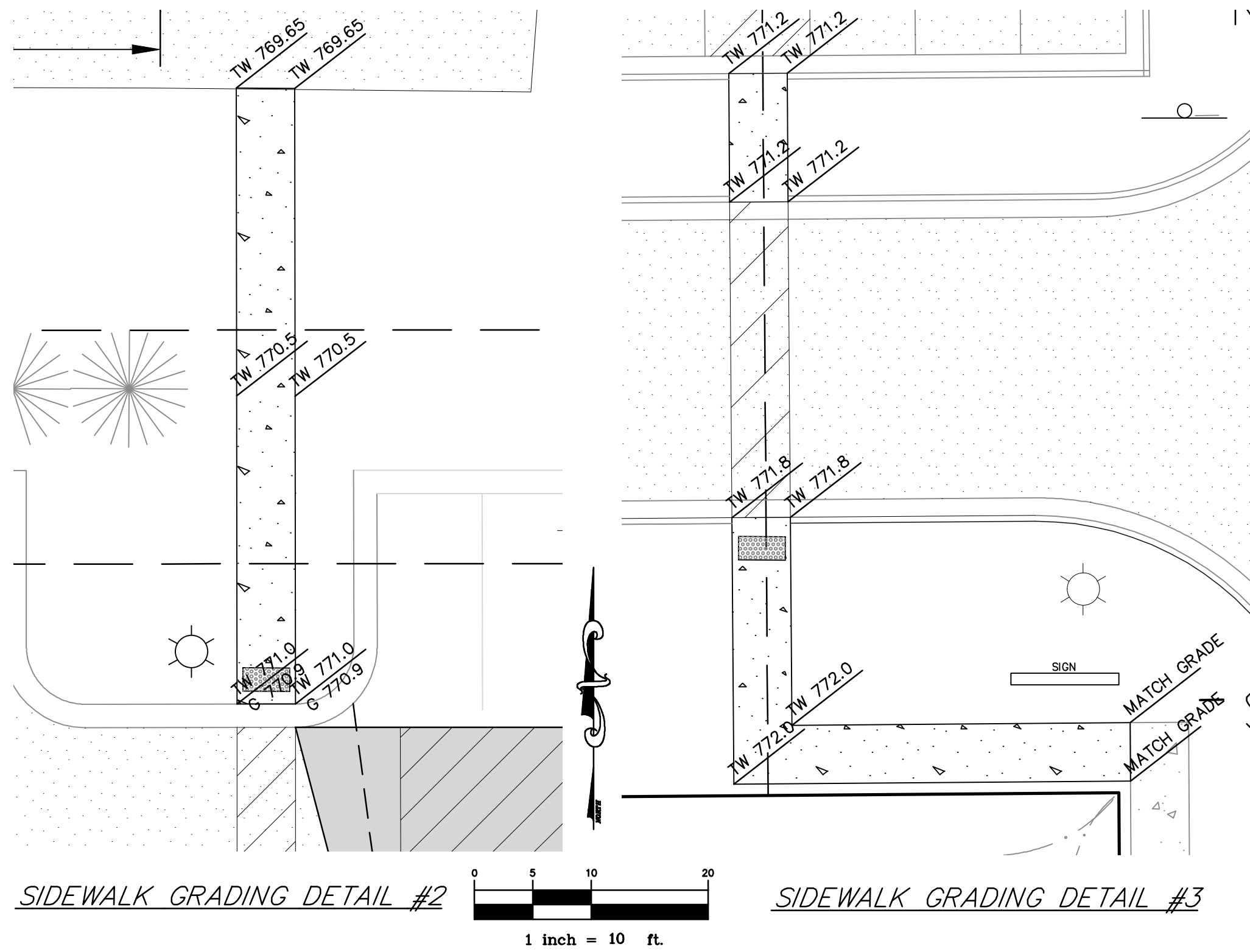
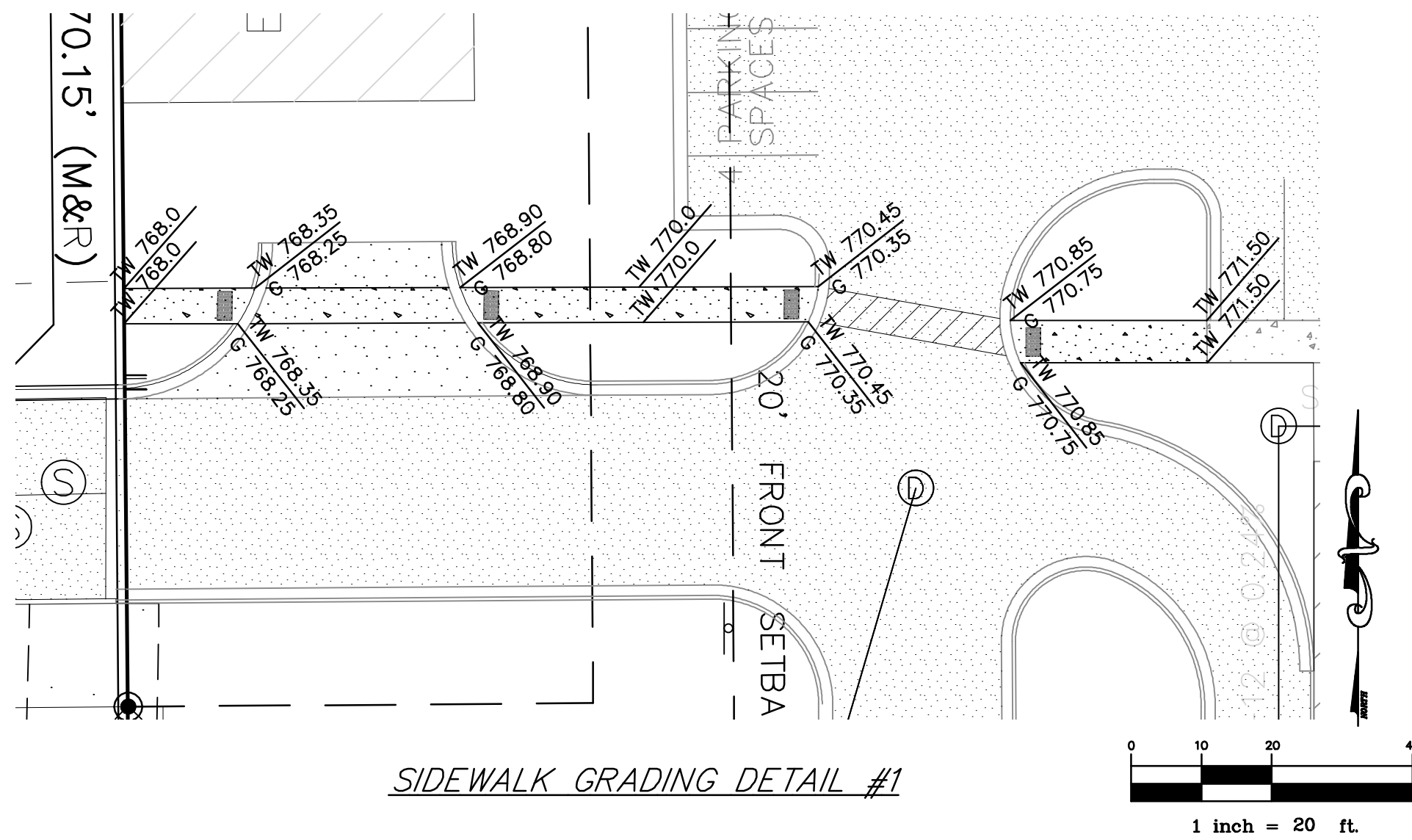
P-RISER #10
12" PERF W/ SOCK N-12
RIM: 771.55
W INV. 768.45 (12" N-12)
E INV. 768.45 (12" N-12)

P-RISER #11
12" PERF W/ SOCK N-12
RIM: 771.55
W INV. 768.66 (12" N-12)

P-RISER #12
12" PERF W/ SOCK N-12
RIM: 769.00
S INV. 766.23 (12" N-12)
N INV. 766.23 (12" N-12)

P-RISER #13
12" PERF W/ SOCK N-12
RIM: 768.50
S INV. 766.46 (12" N-12)
N INV. 766.46 (12" N-12)





CMS & D

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SITE GRADING PLAN

ISABELLA CITIZENS FOR HEALTH, INC.

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N. - R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

SUBMITTALS:

SUBMITTAL TO CLIENT 10-8-21

SUBMITTAL TO UNION TOWNSHIP 5-27-22

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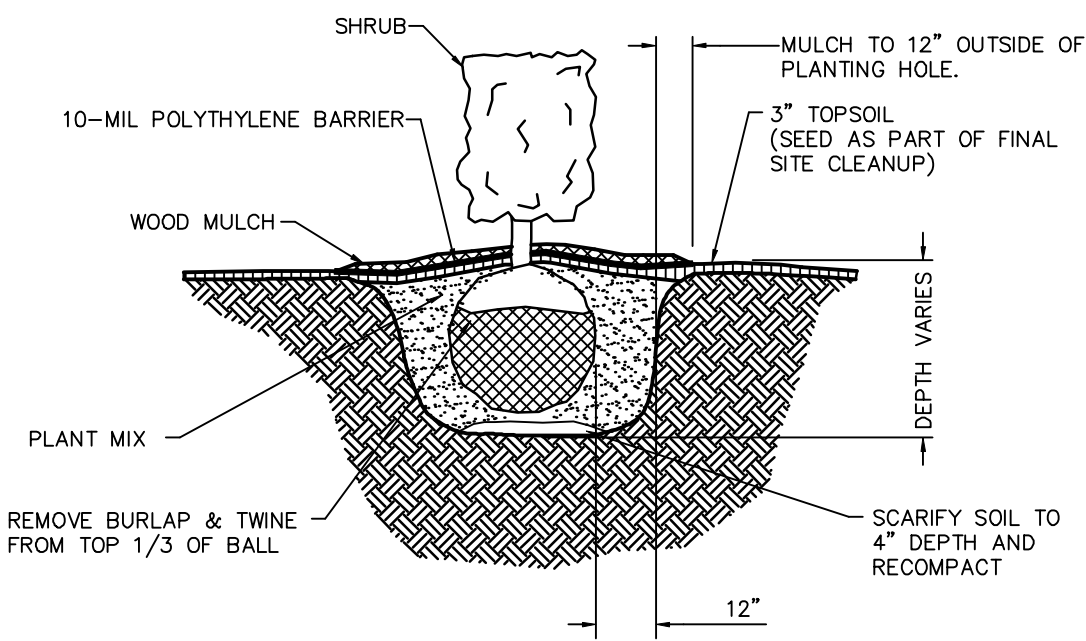
SCALE

1" = 20'

SHEET NUMBER

8 OF 22

064

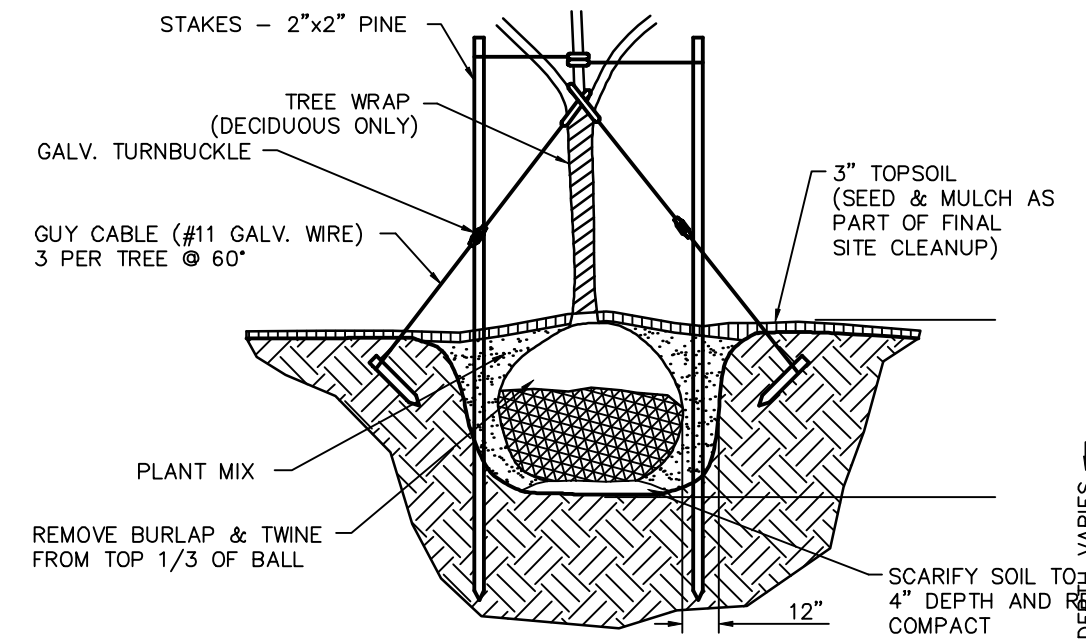


TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

TREE PLANTING GENERAL NOTES:

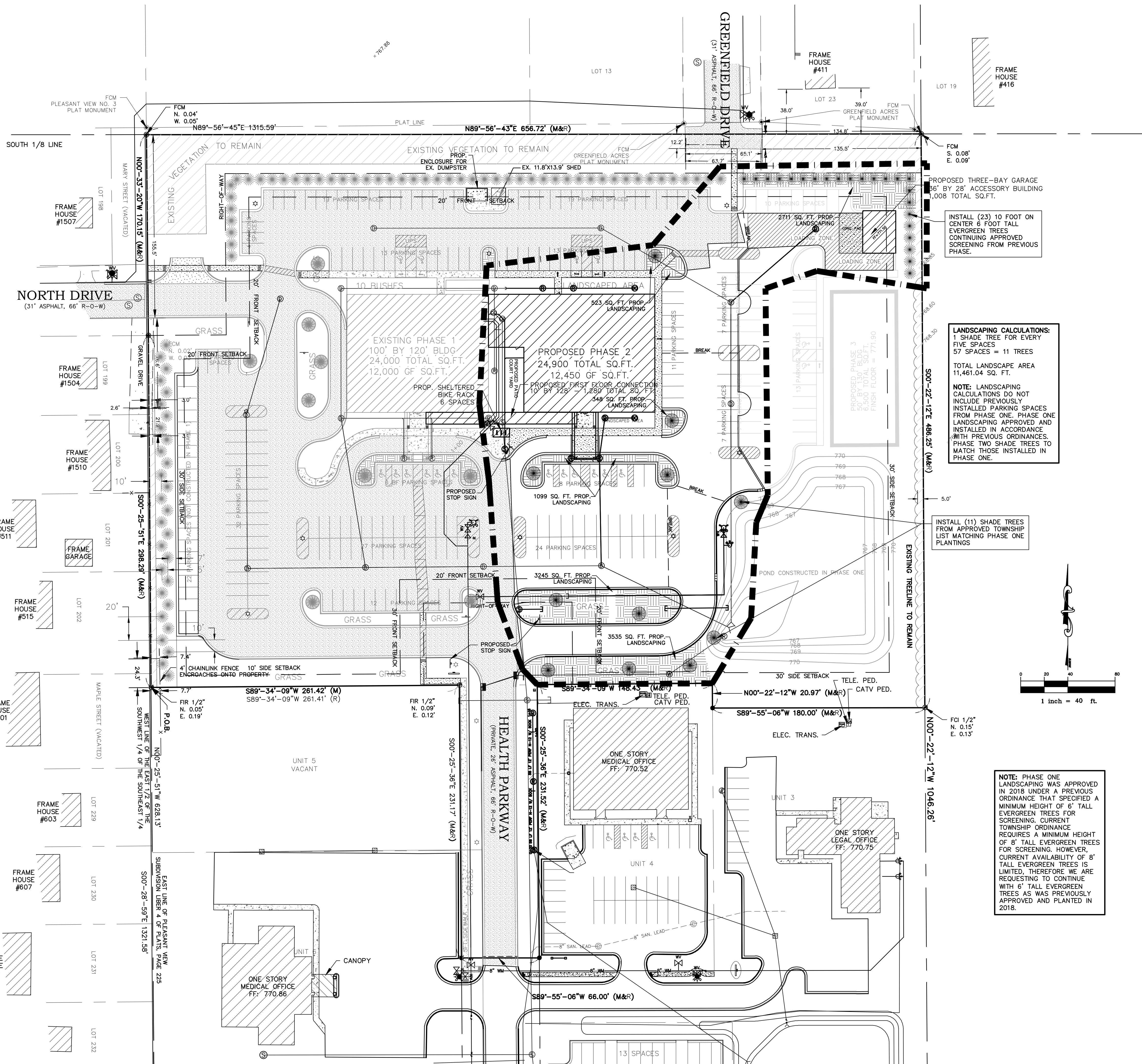
1. STAKE TREES UNDER 4" CALIPER
2. GUY TREES 4" CALIPER & OVER
3. PRUNE TO THIN & SHAPE CANOPY
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
5. SET TOP OF BALL TO CORRESPOND WITH FINISH GRADE
6. SET STAKES VERTICAL AND EVENLY
7. STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH
8. SCARIFY SOIL TO 4" DEPTH & RECOMPACT
9. STAKES TO EXTEND 18" BELOW PIT IN UNDISTURBED SOIL



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

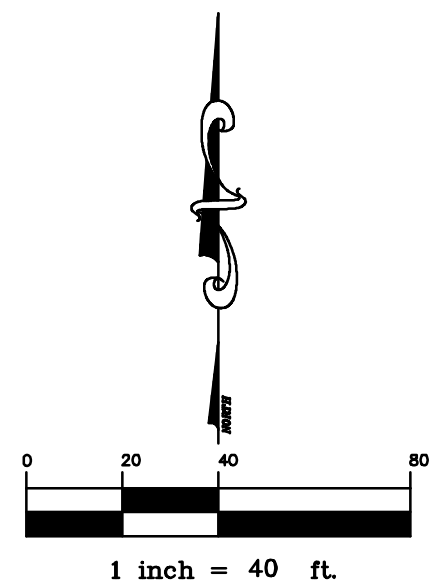
LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 10.5, INSTALLATION AND MAINTENANCE. LANDSCAPING WILL HAVE ONE YEAR GUARANTEE FROM THE INSTALLER. PRIOR TO THE ONE YEAR ANNIVERSARY, THE INSTALLER WILL REPLACE ANY DAMAGED, DYING OR DEAD PLANTINGS. FOLLOWING THIS GUARANTEE PERIOD, EACH SPRING, THE PLANTINGS SHALL BE INSPECTED AND ANY DAMAGED, DYING OR DEAD PLANTINGS WILL BE REPLACED. GENERAL LAWN AREAS WILL BE MAINTAINED AND MOWED REGULARLY.



LANDSCAPING CALCULATIONS:
1 SHADE TREE FOR EVERY
57 SPACES = 11 TREES
TOTAL LANDSCAPE AREA
11,461.04 SQ. FT.
NOTE: LANDSCAPING
CALCULATIONS DO NOT
INCLUDE PREVIOUSLY
INSTALLED PARKING SPACES
FROM PHASE ONE. PHASE ONE
LANDSCAPING APPROVED AND
INSTALLED IN ACCORDANCE
WITH PREVIOUS ORDINANCES.
PHASE TWO SHADE TREES TO
MATCH THOSE INSTALLED IN
PHASE ONE.

INSTALL (11) SHADE TREES
FROM APPROVED TOWNSHIP
LIST MATCHING PHASE ONE
PLANTINGS

NOTE: PHASE ONE
LANDSCAPING WAS APPROVED
IN 2018 UNDER A PREVIOUS
ORDINANCE THAT SPECIFIED A
MINIMUM HEIGHT OF 6' TALL
EVERGREEN TREES FOR
SCREENING. CURRENT
TOWNSHIP ORDINANCE
REQUIRES A MINIMUM HEIGHT
OF 8' TALL EVERGREEN TREES
FOR SCREENING. HOWEVER,
CURRENT AVAILABILITY OF 8'
TALL EVERGREEN TREES IS
LIMITED, THEREFORE WE ARE
REQUESTING TO CONTINUE
WITH 6' TALL EVERGREEN
TREES AS WAS PREVIOUSLY
APPROVED AND PLANTED IN
2018.



SITE LANDSCAPE & SCREENING PLAN
ISABELLA CITIZENS FOR HEALTH, INC.
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OF THE SOUTHEAST 1/4 OF SECTION 14,
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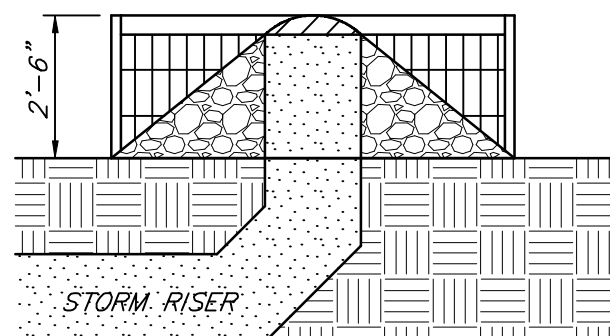
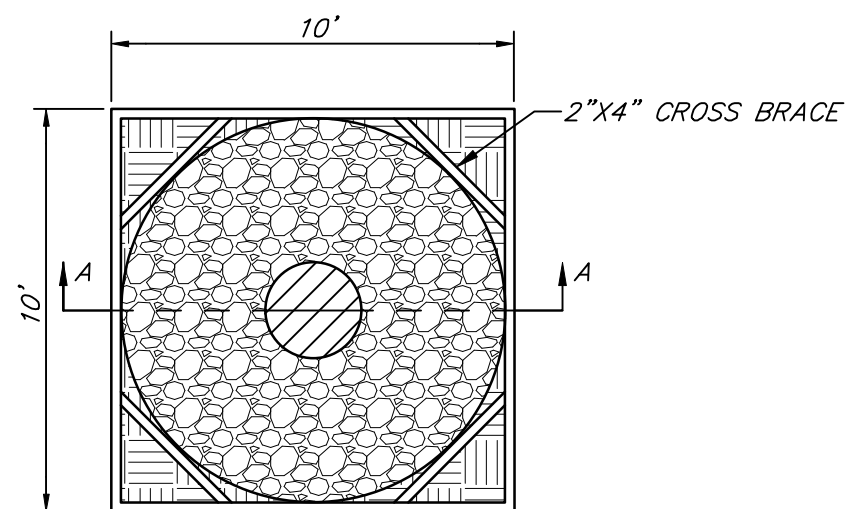
MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
P = PERMANENT T = TEMPORARY

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
5	Seeding	Inexpensive and very effective Stabilizes soil, thus minimizing erosion Permits runoff to infiltrate soil, reducing runoff volume Should include prepared topsoil bed
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity
16	Curb & Gutter	Keeps high velocity runoff on paved areas from leaving paved surface Collects and conducts runoff to enclosed drainage system or prepared drainage
35	Storm Sewer	System removes collected runoff from site, particularly from paved areas Can accept large concentrations of runoff Conducts runoff to municipal sewer system or stabilized outfall location Use catch basins to collect sediment
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff May use filter cloth over inlet
55	Detention Pond Storm Riser Protection Detail	Controls and Contains sediment from sheet flow conditions. Fabric must be "taped" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

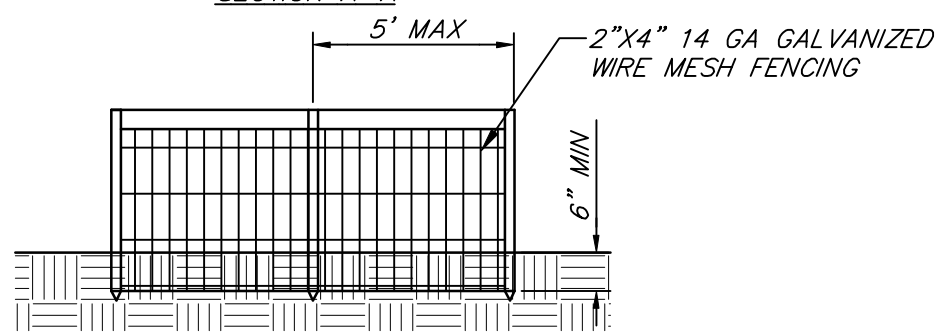
SOIL EROSION GENERAL NOTES:

- PRIOR TO ANY SITE WORK, CONTRACTOR MUST INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE PLANS. IF GRADING AND SHAPING IS TO BE USED IN LIEU OF SILT FENCE, THIS WORK MUST BE CARRIED OUT PRIOR TO STRIPPING OF TOPSOIL.
- CONTRACTOR TO INSTALL TEMPORARY SEDIMENTATION COLLECTION BAGS IN EACH CATCH BASIN LOCATED IN THE ROADWAYS OR PARKING LOTS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE & REPLACEMENT OF BAGS AS NEEDED. BAGS TO BE REMOVED ONLY AFTER SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.
- EXCESS TOPSOIL IS TO BE REMOVED FROM SITE. CONTRACTOR TO COORDINATE THESE ACTIVITIES WITH PROPERTY OWNER.
- CONTRACTOR WILL TAKE ALL NECESSARY STEPS TO ELIMINATE SOILS/SEDIMENT FROM LEAVING THE PROJECT SITE.
- THE CONTRACTOR MUST KEEP STREETS FREE OF SEDIMENTATION OR TAKE STEPS TO CLEAN STREETS.
- SOIL EROSION MAY ALSO OCCUR WHEN SOILS ARE DRY. SOIL EROSION DUE TO BLOWING WINDS MUST BE MINIMIZED BY USE OF WATER TANK TRUCKS.
- AS SOON AS POSSIBLE SOILS WILL BE COMPACTED TO MINIMIZE SOIL EROSION. IF SOILS ARE LEFT UNCOMPACTED FOR LENGTHY PERIODS THEY MUST BE SEEDED TO MINIMIZE SOIL EROSION.
- TEMPORARY MEASURES SHALL STAY IN PLACE UNTIL THE CONSTRUCTION ACTIVITIES HAVE ENDED AND/OR THE PERMANENT MEASURES ARE COMPLETED.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN ALL SUMPS AND SEDIMENTATION TRAPS.
- CONTRACTOR IS TO ENSURE THAT ALL CONTROL MEASURES ARE ADEQUATELY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- TEMPORALITY THE EXISTING EAST DRIVEWAY AND CURB CUT WILL BE UTILIZED AS THE SITE ACCESS POINT. A 25'x75' TRACKING PAD SHALL BE INSTALLED AND MAINTAINED.

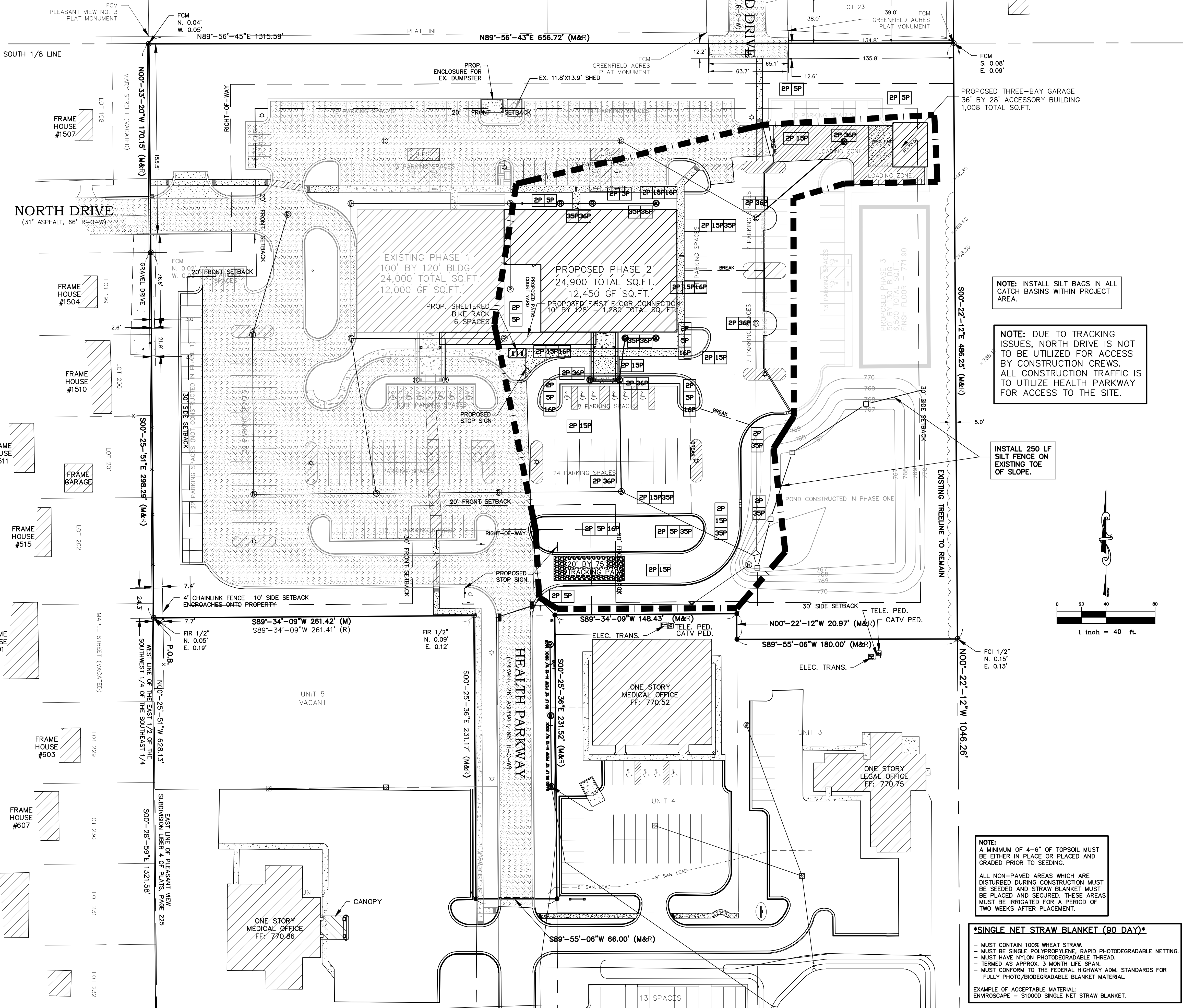


NOTE: HEIGHT OF BOX TO MATCH HEIGHT OF SILT FENCE.

NOTE: BOX TO BE CONSTRUCTED OF 2"X4" WOOD PLANKS.



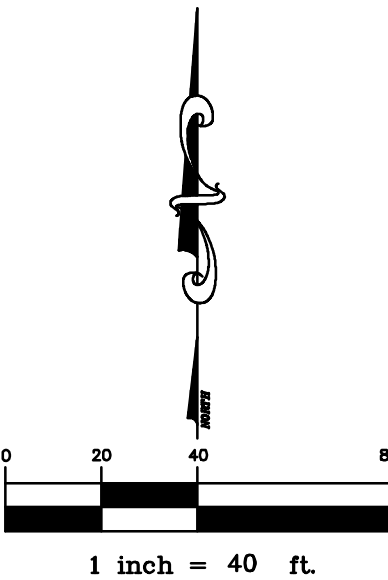
DETENTION POND STORM RISER PROTECTION DETAIL
NOT TO SCALE



NOTE: INSTALL SILT BAGS IN ALL CATCH BASINS WITHIN PROJECT AREA.

NOTE: DUE TO TRACKING ISSUES, NORTH DRIVE IS NOT TO BE UTILIZED FOR ACCESS BY CONSTRUCTION CREWS. ALL CONSTRUCTION TRAFFIC IS TO UTILIZE HEALTH PARKWAY FOR ACCESS TO THE SITE.

INSTALL 250 LF SILT FENCE ON EXISTING TOE OF SLOPE.



NOTE: A MINIMUM OF 4-6" OF TOPSOIL MUST BE EITHER IN PLACE OR PLACED AND GRADED PRIOR TO SEEDING.
ALL NON-PAVED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION MUST BE SEEDED AND STRAW BLANKET MUST BE PLACED AND SECURED. THESE AREAS MUST BE IRRIGATED FOR A PERIOD OF TWO WEEKS AFTER PLACEMENT.

SINGLE NET STRAW BLANKET (90 DAY)

- MUST CONTAIN 100% WHEAT STRAW.
- MUST BE SINGLE POLYPROPYLENE, RAPID PHOTODEGRADABLE NETTING.
- MUST HAVE NYLON PHOTODEGRADABLE THREAD.
- TERMED AS APPROX. 3 MONTH LIFE SPAN.
- MUST CONFORM TO THE FEDERAL HIGHWAY ADM. STANDARDS FOR FULLY PHOTO/BIODEGRADABLE BLANKET MATERIAL.

EXAMPLE OF ACCEPTABLE MATERIAL:
ENVIROSCAPE - S1000D SINGLE NET STRAW BLANKET.

CMS & D
SURVEYING / ENGINEERING
2227 E. BROMFIELD ROAD
MT. CLEMENS, MI 48088
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



SOIL EROSION PLAN
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 14,
T.14 N. - R.04 W., UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

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SUBMITTAL TO UNION TOWNSHIP 5-27-22

JOB NUMBER:
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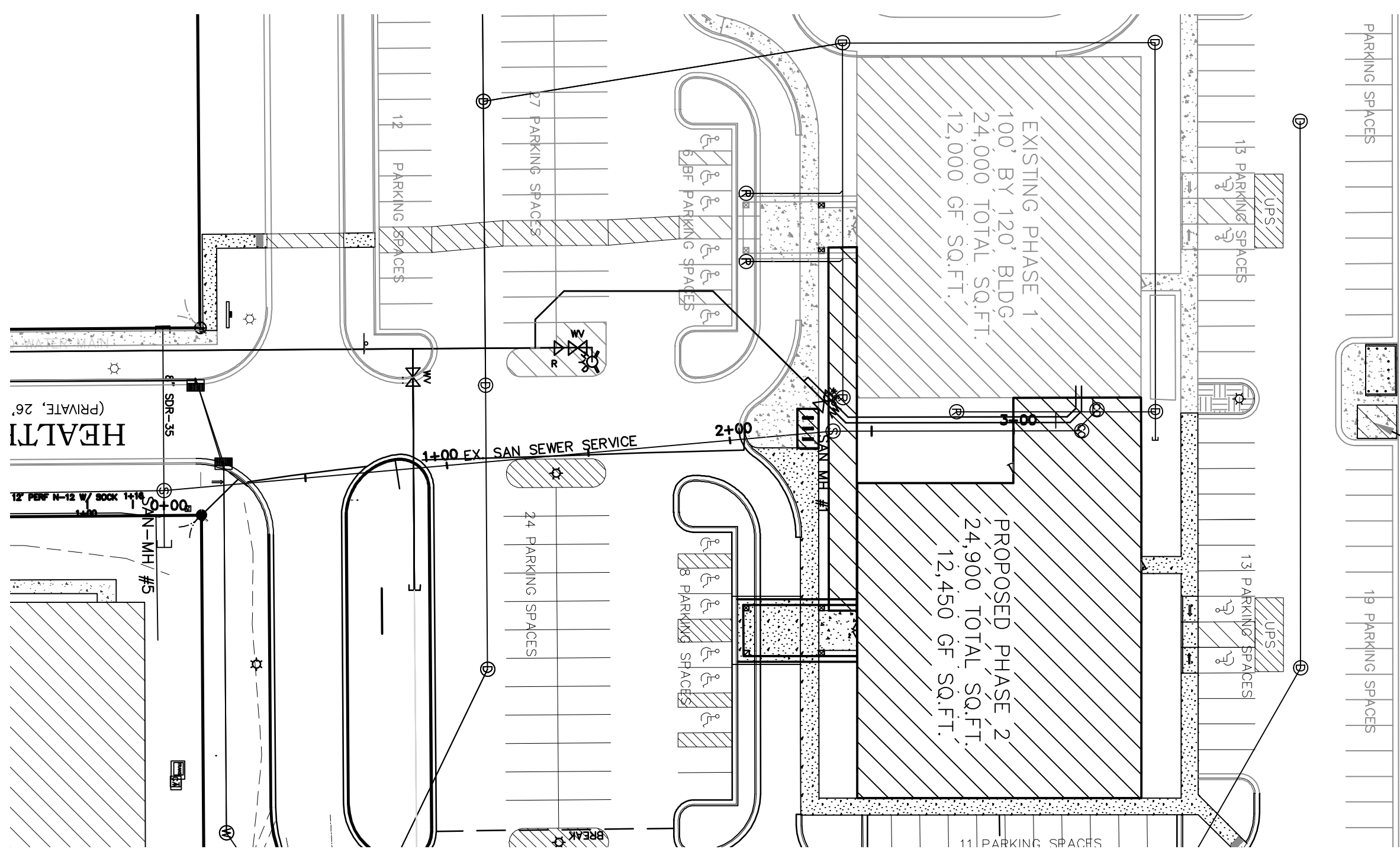
DRAWN BY:
CDS

DESIGNED BY:
TELB

CHECKED BY:
TELB

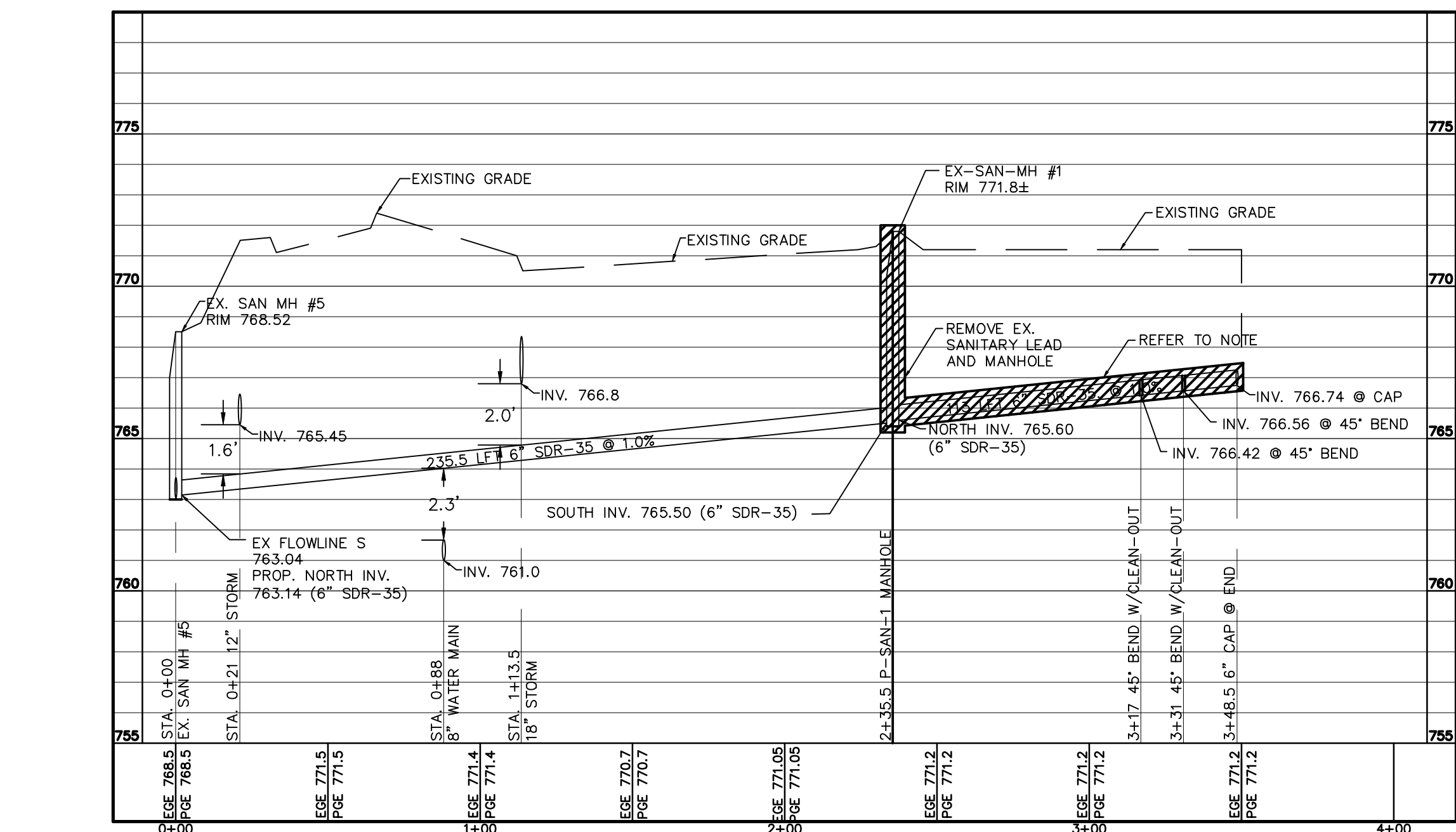
SCALE
1" = 40'

SHEET NUMBER
10 OF 22



PRIVATE SANITARY SEWER SERVICE LEAD DEMOLITION DETAILS

NOTE:
EGE - EXISTING GROUND ELEVATION
PGE - PROPOSED GROUND ELEVATION
VERTICAL SCALE 1" = 10'
HORIZONTAL SCALE 1" = 40'



PRIVATE SANITARY SEWER SERVICE LEAD DEMOLITION PROFILE STA. 0+00 - 3+48.5

NOTE:
EGE - EXISTING GROUND ELEVATION
PGE - PROPOSED GROUND ELEVATION
VERTICAL SCALE 1" = 10'
HORIZONTAL SCALE 1" = 40'

SANITARY SEWER GENERAL NOTES:

ALL SANITARY SEWER IS TO BE INSTALLED IN ACCORDANCE WITH THE PROJECTS PLANS AND UNION TOWNSHIP SPECIFICATIONS (www.uniontownshipmi.com). SHOULD DIFFERENCES BETWEEN THE PLANS AND THE SPECIFICATIONS OCCUR THE ENGINEER SHALL BE NOTIFIED.

ALL MANHOLE RIMS SHALL BE SET TO GRADE AS FURNISHED BY THE ENGINEER.

ALL MANHOLES SHALL USE ECCENTRIC CONES PLACED TOWARD THE PROPERTY LINE UNLESS OTHERWISE NOTED.

NO FOOTING DRAINS SHALL BE CONNECTED TO BUILDING LEADS.

DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED 6".

NO CONNECTION RECEIVING STORM WATER, SURFACE WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.

ALL SEWERS SHALL BE SUBJECTED TO AIR, INFILTRATION, EXFILTRATION, DEFLECTION TESTING AND VIDEO TAPING TESTS, OR A COMBINATION OF SAME, BEFORE ACCEPTANCE. (REFER TO SPECIFICATIONS)

IN ROADWAYS, STREETS, DRIVES AND PARKING AREAS, THE BASE COURSE SHALL BE REPLACED IMMEDIATELY AFTER BACKFILLING OF THE TRENCH.

NEW SANITARY SEWER BUILDING CONNECTIONS SHALL BE EXTENDED FROM SANITARY SEWER TO BUILDING CLEANOUTS WHERE SHOWN ON THE PLANS. EXISTING SANITARY SEWER SHALL BE KEPT IN SERVICE AT ALL TIMES DURING INSTALLATION OF NEW BUILDING CONNECTIONS.

ALL STUBS SHALL HAVE A WATER TIGHT BULKHEAD (PLUG) AND MARKED WITH 4"x4" POST PAINTED GREEN.

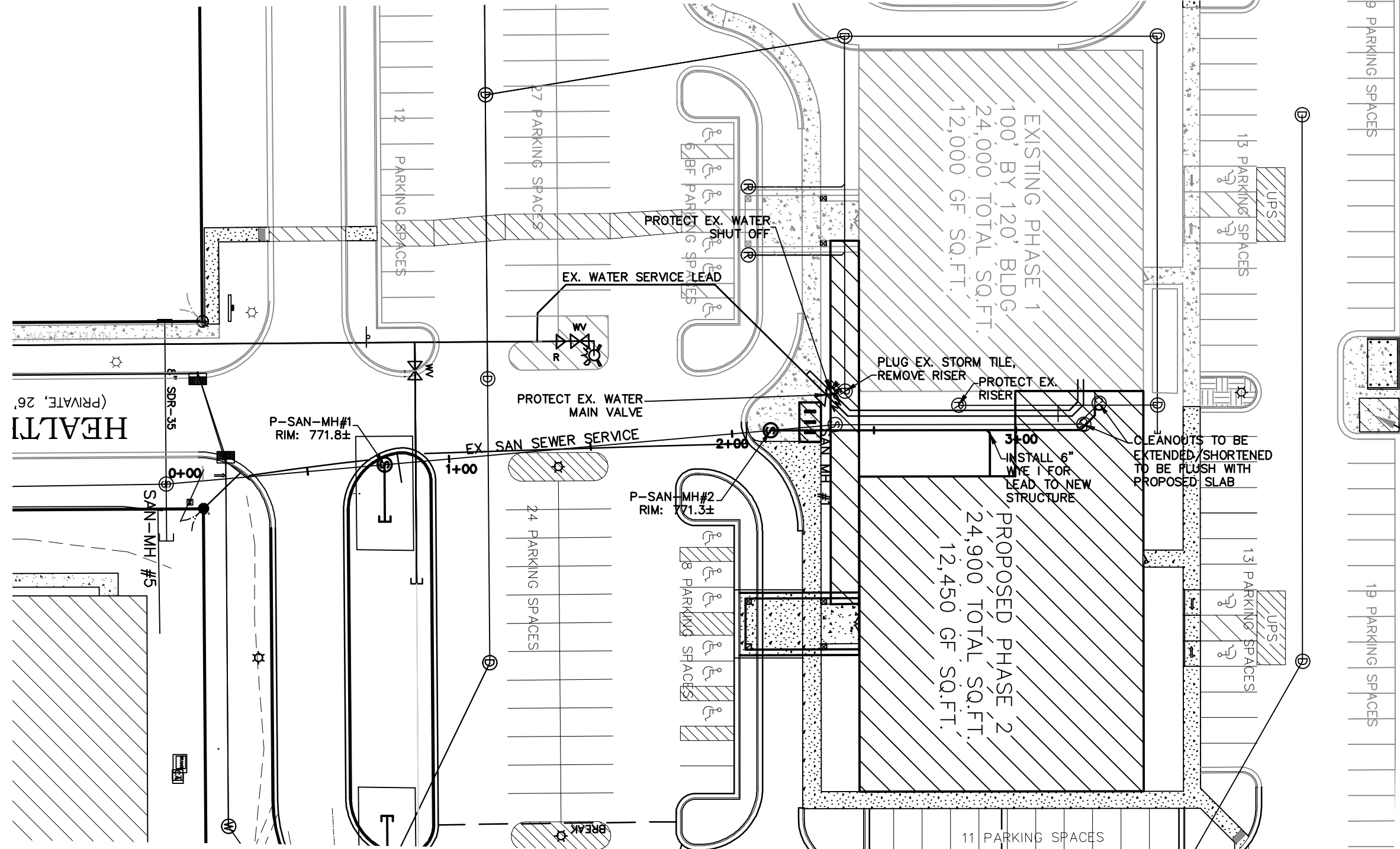
BACKFILL SHALL BE PLACED IN 12 INCH LAYERS TO A MINIMUM OF 95 PERCENT MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD, FROM THE BOTTOM OF THE TRENCH TO (1) FOOT ABOVE THE TOP OF PIPE. PIPE BEDDING SHALL BE AS FOLLOWS: A MINIMUM OF (4) INCHES OF 6A STONE PLACED BELOW THE PIPE AND EXTENDED UP TO THE TOP OF THE PIPE. THE REMAINING (1) FOOT SHALL BE MDOT CLASS II GRANULAR MATERIAL WITH A MODIFIED GRADATION SUCH THAT MAXIMUM PARTICLE SIZE IS 1 1/2". ALL TRENCHES IN HARD SURFACE AREAS SHALL CONTINUE THE MDOT CLASS II GRANULAR MATERIAL UP TO THE SUBBASE OF THE PAVED AREA. LIFTS MAY NOT EXCEED (12) INCHES. THIS BACKFILL SHALL ALSO BE PLACED TO 95 PERCENT OF ITS MAXIMUM DENSITY.

ALL SERVICE LEADS SHALL RUN AT A MINIMUM GRADE OF ONE PERCENT (1%).

A SEPARATE FLOW CHANNEL SHALL BE PROVIDED FOR ALL 6" SANITARY LEADS THAT ARE CONNECTED DIRECTLY TO A MANHOLE.

GENERAL INSTALLATION NOTES:

- A MINIMUM OF 18" VERTICAL CLEARANCE 10 FOOT HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY SEWER AND ALL UTILITY CROSSINGS. WHERE LESS IS PROVIDED CONCRETE SADDLES WILL BE REQUIRED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION & ELEVATION OF THE EXISTING SANITARY SEWER PRIOR TO COMMENCING CONSTRUCTION. SHOULD DIFFERENCES BETWEEN THE PLANS AND FIELD OBSERVATIONS OCCUR, THE ENGINEER SHALL BE NOTIFIED.
- SANITARY SEWER SHALL BE SDR-35 OR SCHEDULE 40, OR APPROVED EQUAL.
- ALL SANITARY SEWER MANHOLES SHALL BE 4 FOOT IN DIAMETER UNLESS NOTED OTHERWISE.
- ADJUST RIM ELEVATION TO MATCH HARD SURFACE GRADES.
- A MINIMUM OF 42" CLEAR COVER IS TO BE PROVIDED TO THE TOP OF ALL SANITARY SEWER PIPE. WHERE LESS IS PROVIDED, FOAM INSULATION SHALL BE REQUIRED.
- ALL SANITARY SEWER MAINS MUST BE AIR TESTED, DEFLECTION TEST, AND TELEVISION INSPECTIONS MUST BE COMPLETED IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS.
- OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND FOLLOWED WITH WRITTEN DESCRIPTION OF FIELD FINDINGS NOTING SPECIFIC ELEVATIONS AND CONDITIONS THAT DIFFER FROM PLANNED DESIGNS 2+ FEET OF EXISTING CONDITIONS IS TO BE CORRECTED WITHOUT COST DEVIATION AND ACCEPTED AS FIELD CONDITIONS.
- INSTALLATION OF ANY SEWER MAIN OR APPURTENANCES MUST BE INSPECTED BY UNION TOWNSHIP DURING INSTALLATION AND SCHEDULED WITH UNION TOWNSHIP UTILITY DEPARTMENT, AT (989) 772-4600 EXT. 224, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK COMMENCING.



PRIVATE SANITARY SEWER SERVICE LEAD REPLACEMENT DETAILS

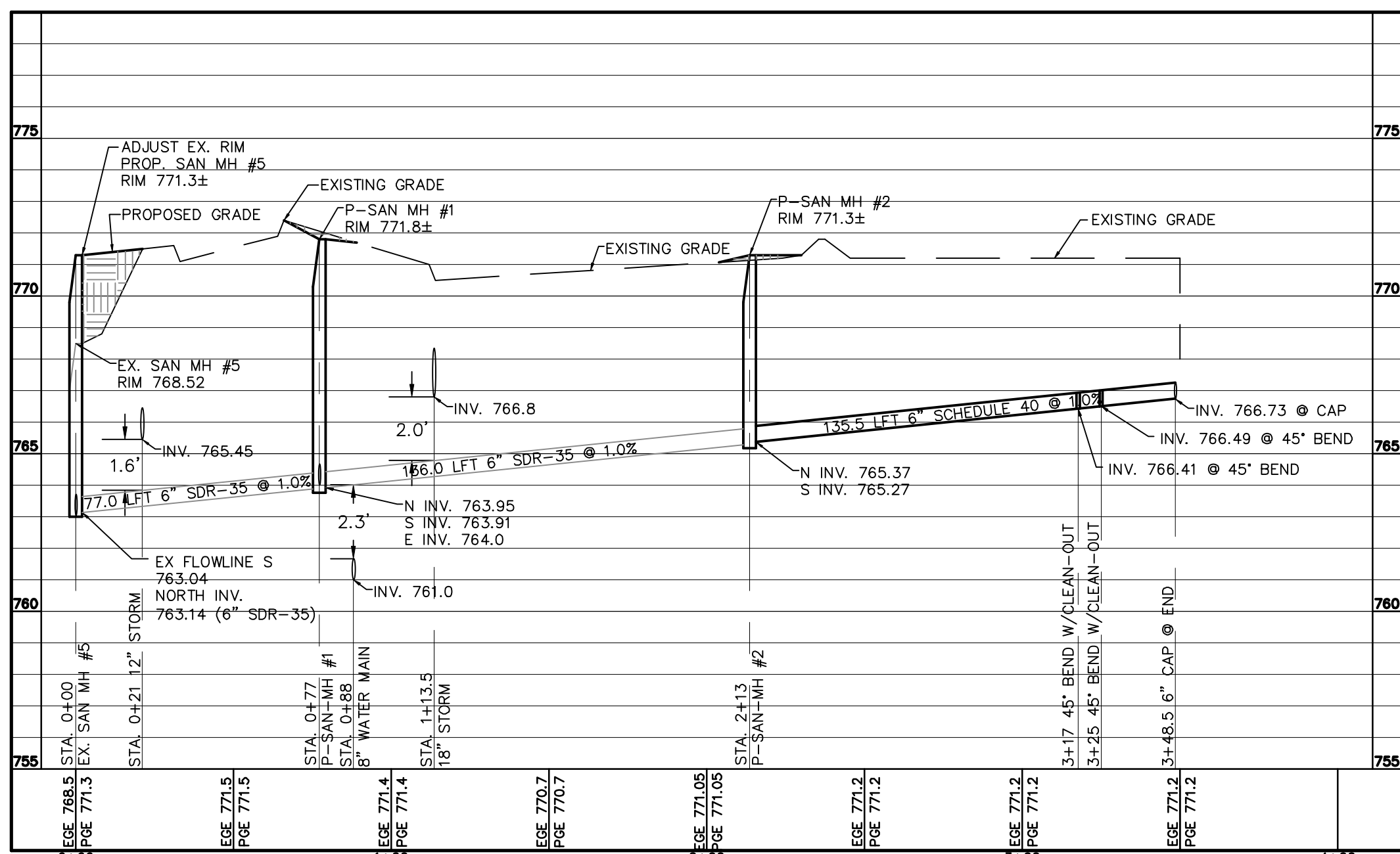
PROPOSED SANITARY STRUCTURE

P-SAN MH #1
PROP. 4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 772.1±
FLOW: 764.94
S INV. 764.25 (6" SDR-35)
N INV. 764.35 (6" SDR-35)
E INV. 765.00 (6" SDR-35)

P-SAN MH #2
PROP. 4' DIA MANHOLE
E.J.I.W. 1040 W/ SOLID LID
RIM: 771.4±
SOUTH INV. 765.50 (SDR-35)
NORTH INV. 765.60 (SCHEDULE 40)

NOTE:
THE EXISTING SANITARY SEWER MANHOLE AND LEAD MUST REMAIN IN SERVICE UNTIL THE NEW SANITARY MANHOLE AND LEAD HAVE BEEN INSTALLED, TESTED AND APPROVED FOR HOOK UP BY UNION TOWNSHIP. RECONNECTION OF THE BUILDING SEWER LINE MUST BE COMPLETED DURING TIMES WHEN THE FACILITY IS CLOSED. ONCE RECONNECTION IS COMPLETE, THE EXISTING SANITARY MANHOLE AND SERVICE LEAD SHALL BE REMOVED. COORDINATE THE NEW BUILDING LEAD WITH THE ARCHITECTURAL PLANS AND GENERAL CONTRACTOR.

NOTE:
EGE - EXISTING GROUND ELEVATION
PGE - PROPOSED GROUND ELEVATION
VERTICAL SCALE 1" = 10'
HORIZONTAL SCALE 1" = 40'



PRIVATE SANITARY SEWER SERVICE LEAD REPLACEMENT PROFILE STA. 0+00 - 3+48.5

NOTE:
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VERTICAL SCALE 1" = 10'
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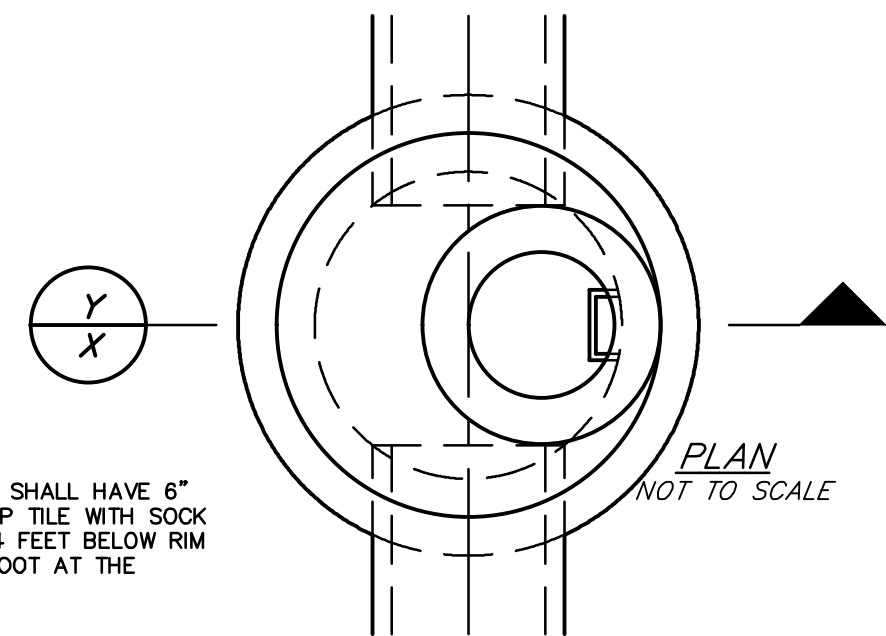
PRIVATE SANITARY SEWER LEAD
ISABELLA CITIZENS FOR HEALTH, INC.
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
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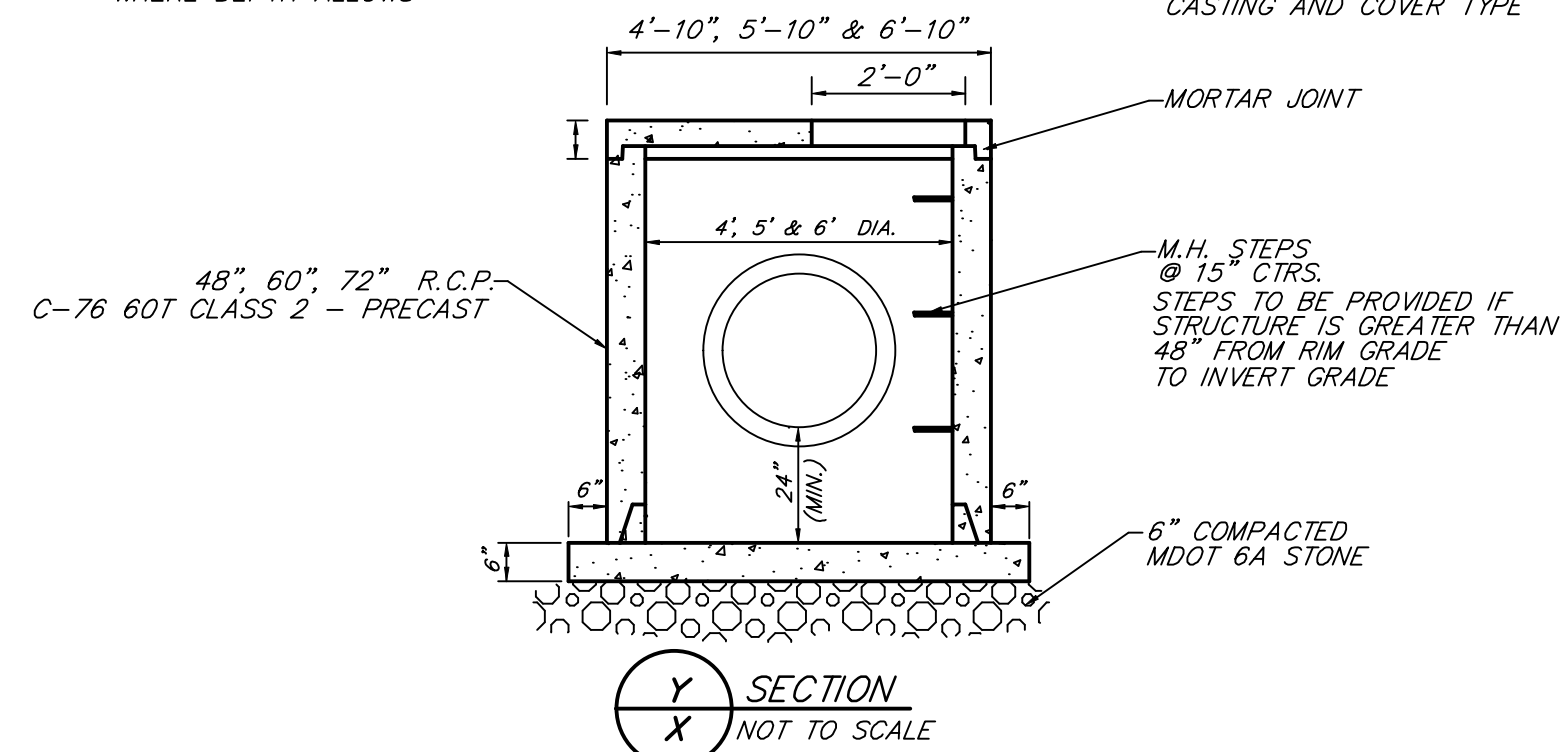
SCALE
1" = 40'
SHEET NUMBER
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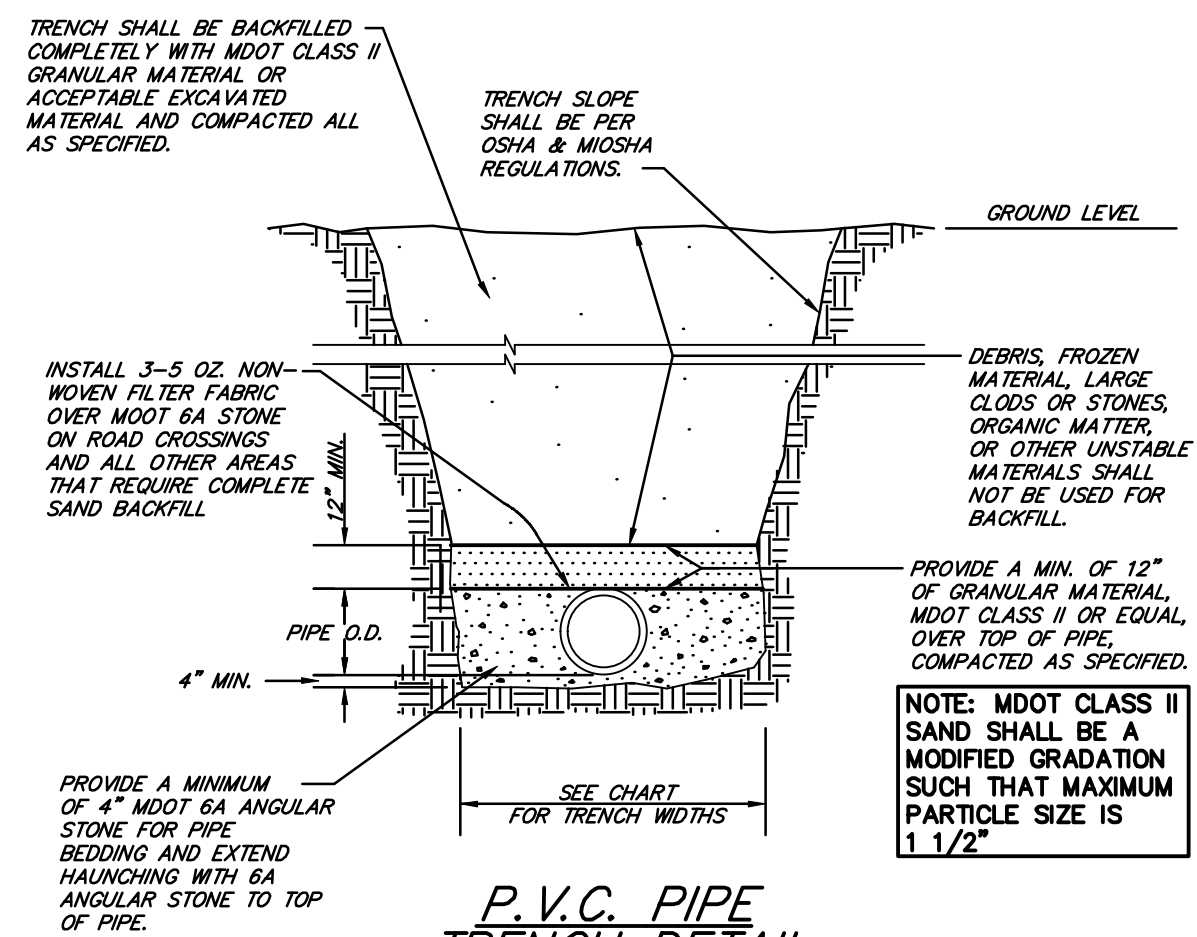
NOTE:
ALL STRUCTURES SHALL HAVE 6" PERFORATED WEEP TILE WITH SOCK FINGER DRAIN 4-4 FEET BELOW RIM GRADE WITH A BOOT AT THE STRUCTURE.

NOTE:
CONE SECTIONS MAY BE SUBSTITUTED WHERE DEPTH ALLOWS

NOTE:
REFER TO SITE PLAN FOR CASTING AND COVER TYPE

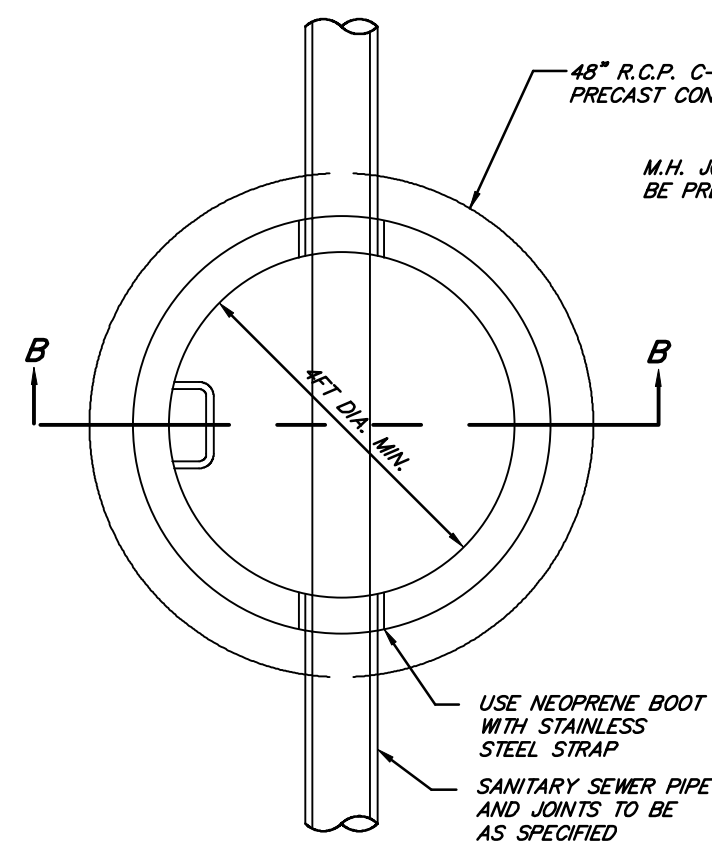


4', 5' & 6' DIA. COMBINATION M.H.-C.B.



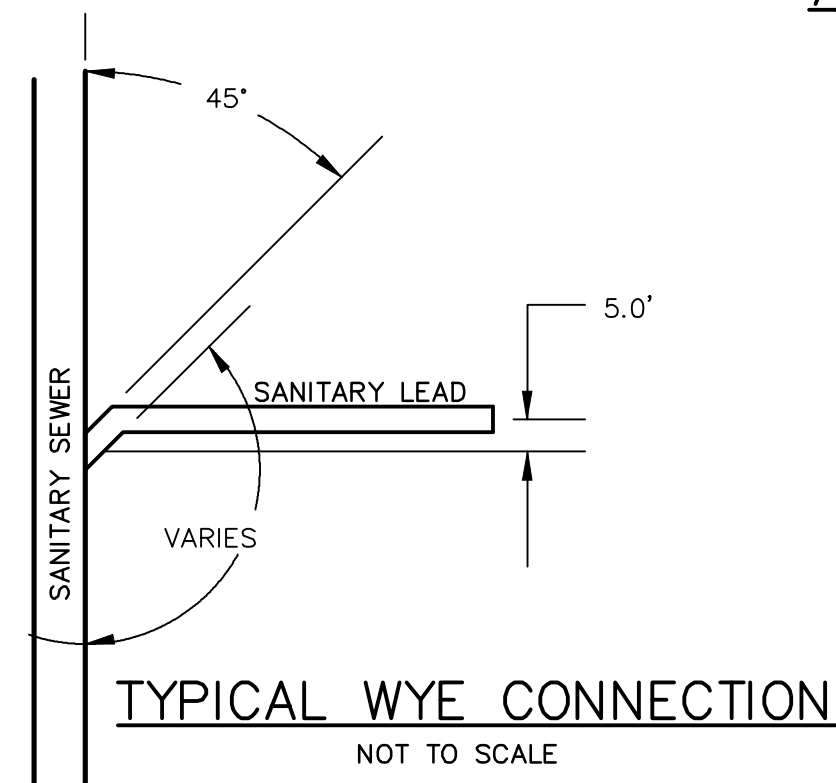
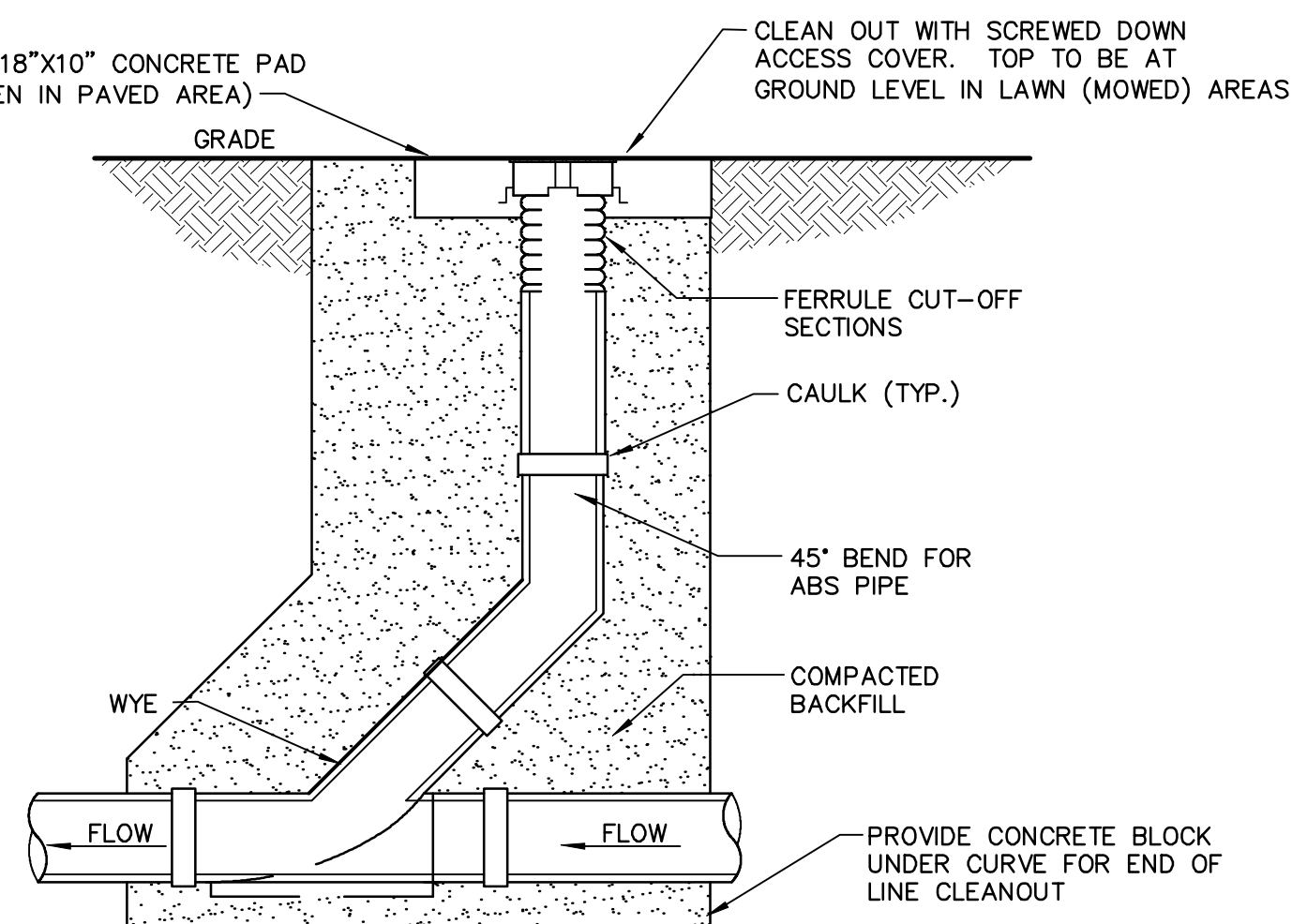
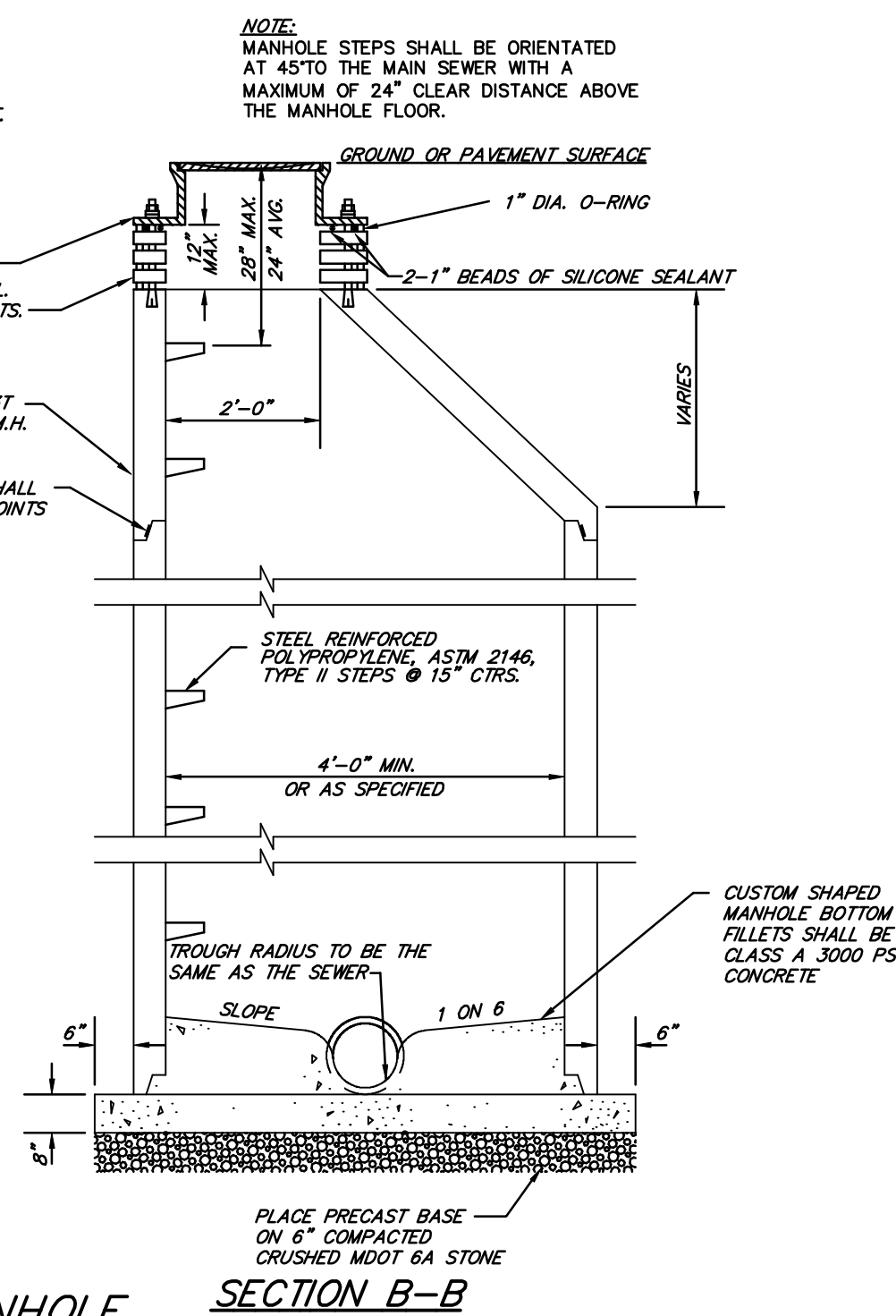
TRENCH WIDTH CHART

PIPE SIZE	MINIMUM	MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D. +20"	I.D. +24"



STANDARD MANHOLE

NOT TO SCALE

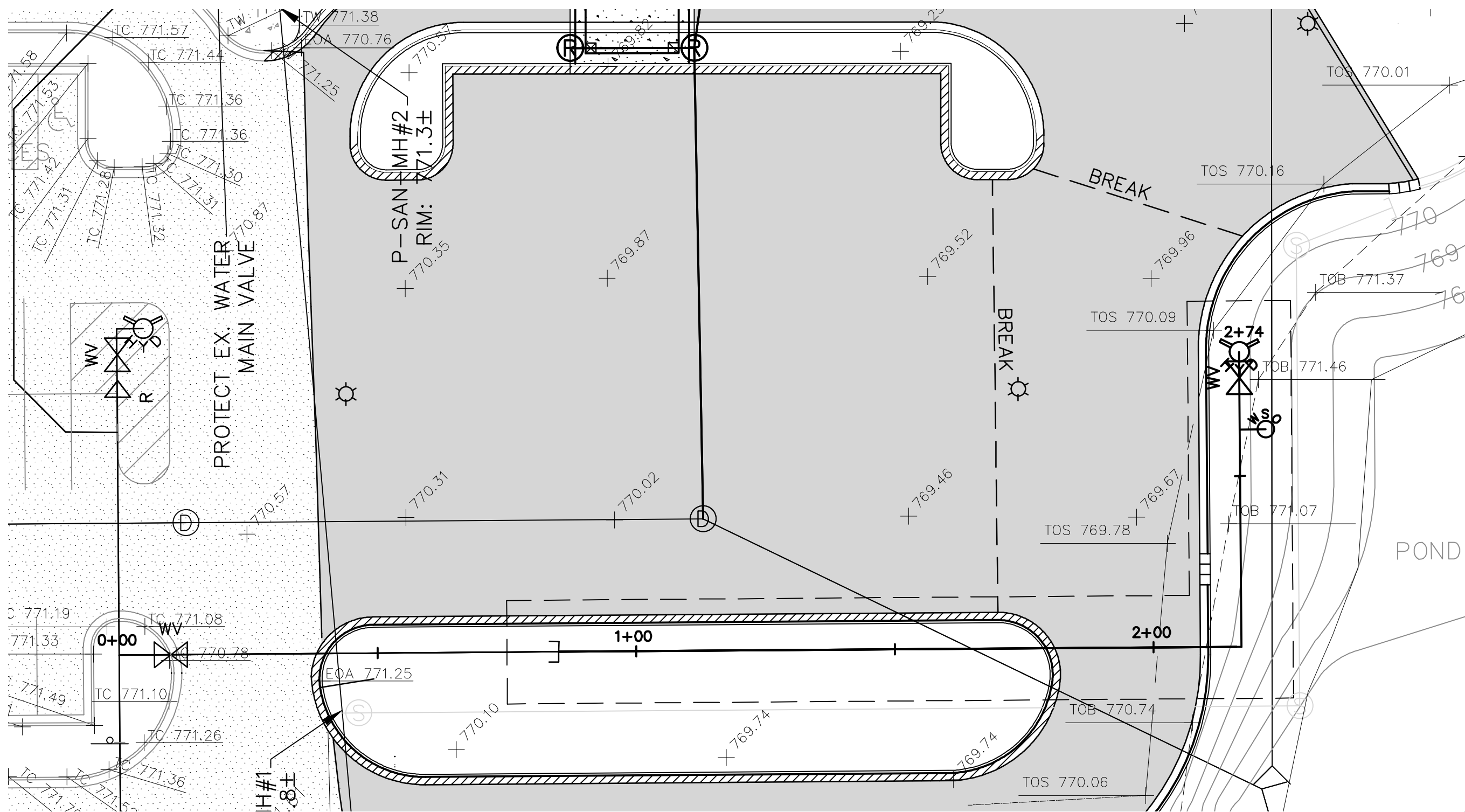


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CHECKED BY:
TELB

SCALE
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SHEET NUMBER
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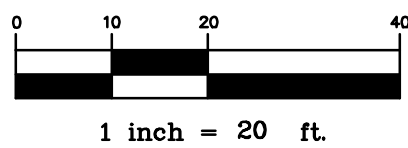
NOTE:
WATER SERVICE LEADS MUST HAVE
BACKFLOW PREVENTION IN
ACCORDANCE WITH UNION TOWNSHIP
STANDARDS. DETAILS ON THE
BACKFLOW PREVENTION IS SHOWN ON
THE BUILDING MECHANICAL DRAWINGS.

COORDINATE BUILDING F.D.C.
LOCATION WITH MT. PLEASANT FIRE
DEPARTMENT AND ARCHITECT

NOTE: CONTRACTOR TO VERIFY
DEPTH OF EXISTING WATER
MAIN PRIOR TO COMMENCING
ANY OTHER CONSTRUCTION.

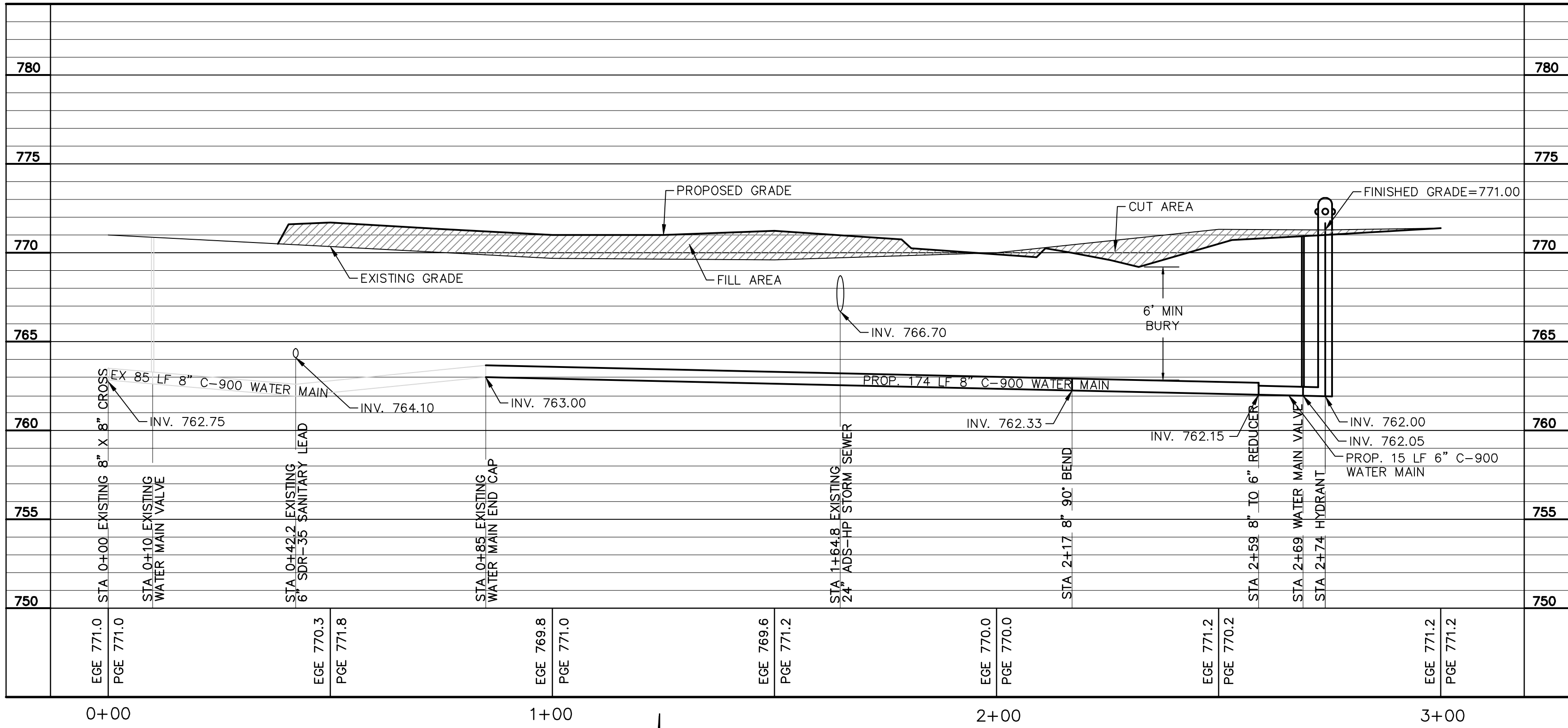
NOTE:
EGE - EXISTING GROUND ELEVATION
PGE - PROPOSED GROUND ELEVATION
HORIZONTAL SCALE 1" = 20'

PUBLIC WATER MAIN PLAN
STA. 0+00 - 2+74



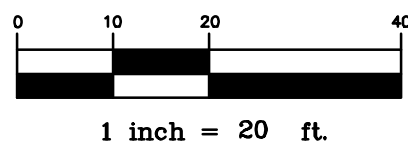
PROFILE SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

- NOTES:
- 18" MINIMUM VERTICAL CLEARANCE AND 10 FOOT HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN WATER MAIN AND ALL UTILITY CROSSINGS. WHERE LESS VERTICAL CLEARANCE IS PROVIDED, CONCRETE SADDLES WILL BE REQUIRED.
 - CONTRACTOR MAY RAISE HYDRANTS TO 6'-6" BURY BY ADDING MECHANICAL JOINTS, INSTALLED IN ACCORDANCE WITH UNION TOWNSHIP STANDARDS.
 - CONTRACTOR SHALL VERIFY THE ELEVATION OF THE EXISTING WATER MAIN PRIOR TO CONSTRUCTION. SHOULD DIFFERENCES BETWEEN THE FIELD MEASUREMENTS AND PLANS OCCUR, THE ENGINEER SHALL BE NOTIFIED.
 - ALL WATER MAIN CONSTRUCTED WITHIN THE INFLUENCE OF EITHER PROPOSED OR EXISTING ROADS SHALL BE COMPLETELY BACKFILLED WITH M.D.O.T CLASS II SAND IN MAXIMUM 12" LIFTS. BACKFILL DENSITY SHALL BE AS SPECIFIED IN THE ASPHALT PAVEMENT CROSS SECTION.
 - CARE IS TO BE TAKEN WHEN INSTALLING WATER SERVICE LEAD TO BUILDINGS TO INSURE THAT ACCEPTABLE UTILITY CROSSING CLEARANCES ARE MAINTAINED.
 - CONTRACTOR SHALL CALL "MISS DIG" A MINIMUM OF A 3 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN COMPLIANCE WITH UNION TOWNSHIP STANDARDS (www.uniontownshipmi.com).
 - WATER MAIN TO BE AWWA C-900. WATER MAIN MUST BE STAMPED/MARKED NSF APPROVED ON PIPE.
 - THE CONTRACTOR IS REQUIRED TO ADJUST ALL FIRE HYDRANTS, VALVES, AND WATER SHUTOFF TO FINISH GRADE.
 - CONTRACTOR TO ENSURE A MINIMUM OF 5'-6" OF COVER OVER ALL WATER LEADS.
 - PRIOR TO CONNECTION OF EXISTING WATER MAIN THE NEW WATER MAIN ALL NEW WATER MAIN SHALL BE FLUSHED, CHLORINATED AND PRESSURE TESTED IN ACCORDANCE TO TOWNSHIP SPECIFICATIONS.
 - BUILDING(S) SHALL HAVE A (2) 2" DOMESTIC SERVICE LEAD AND A SEPARATE 6" FIRE SUPPRESSION LEAD TO BE COORDINATED WITH PLUMBER. REFER TO ARCHITECTURAL PLANS FOR VERTICAL RISER DETAIL.
 - THE BACK FLOW PREVENTOR AND FIRE HYDRANTS SHALL BE BURIED A MINIMUM OF 6 FEET FROM THE FINISHED GRADE OF THE FIRE HYDRANT TO THE TOP OF THE PIPE.
 - ALL WATER MAINS MUST BE FLUSHED AND CLEANED OF SAND AND DEBRIS USING THE "POLY PIG" METHOD OF FLUSHING.
 - ALL SERVICE LEADS ARE TO BE CAPPED 5' FROM PROPOSED BUILDINGS AND/OR COORDINATED WITH PLUMBER.
 - PRESSURE TESTING MUST BE DONE IN ACCORDANCE WITH TOWNSHIP SPECIFICATION AND NOT MORE THAN 2,500 LF OF WATER MAIN WILL BE TESTED AT ONE TIME.
 - DISINFECTING OF WATER MAINS WILL BE DONE IN ACCORDANCE TO ALL TOWNSHIP SPECIFICATIONS AND WILL BE COMPLETED AFTER ALL WATER MAIN HAS BEEN FLUSHED AND PRESSURE TESTED.
 - OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND FOLLOWED WITH WRITTEN DESCRIPTION OF FIELD FINDINGS NOTING SPECIFIC ELEVATIONS AND CONDITIONS THAT DIFFER FROM PLANNED DESIGNS. 24 FEET OF EXISTING CONDITIONS IS TO BE CORRECTED WITHOUT COST DEVIATION AND ACCEPTED AS FIELD CONDITIONS.
 - INSTALLATION OF ANY WATER MAIN, HYDRANT OR VALVES MUST BE INSPECTED BY UNION TOWNSHIP DURING INSTALLATION AND SCHEDULED WITH UNION TOWNSHIP UTILITY DEPARTMENT, AT (989) 772-4600 EXT. 224, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK COMMENCING.



NOTE:
EGE - EXISTING GROUND ELEVATION
PGE - PROPOSED GROUND ELEVATION
VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 20'

PUBLIC WATER MAIN PROFILE
STA. 0+00 - 2+74



NOTE:
STATION 0+00 = THE EXISTING TEE FOR PHASE THREE EXTENSION. PLEASE
NOTE THAT THE EXISTING WATER MAIN AND THE PROPOSED EXTENSION MAY
NOT BE TIED TOGETHER UNTIL THE PROPOSED WATER MAIN HAS BEEN
PRESSURE TESTED AND WATER SAMPLES HAVE BEEN TAKEN AND PAST
INSPECTION.

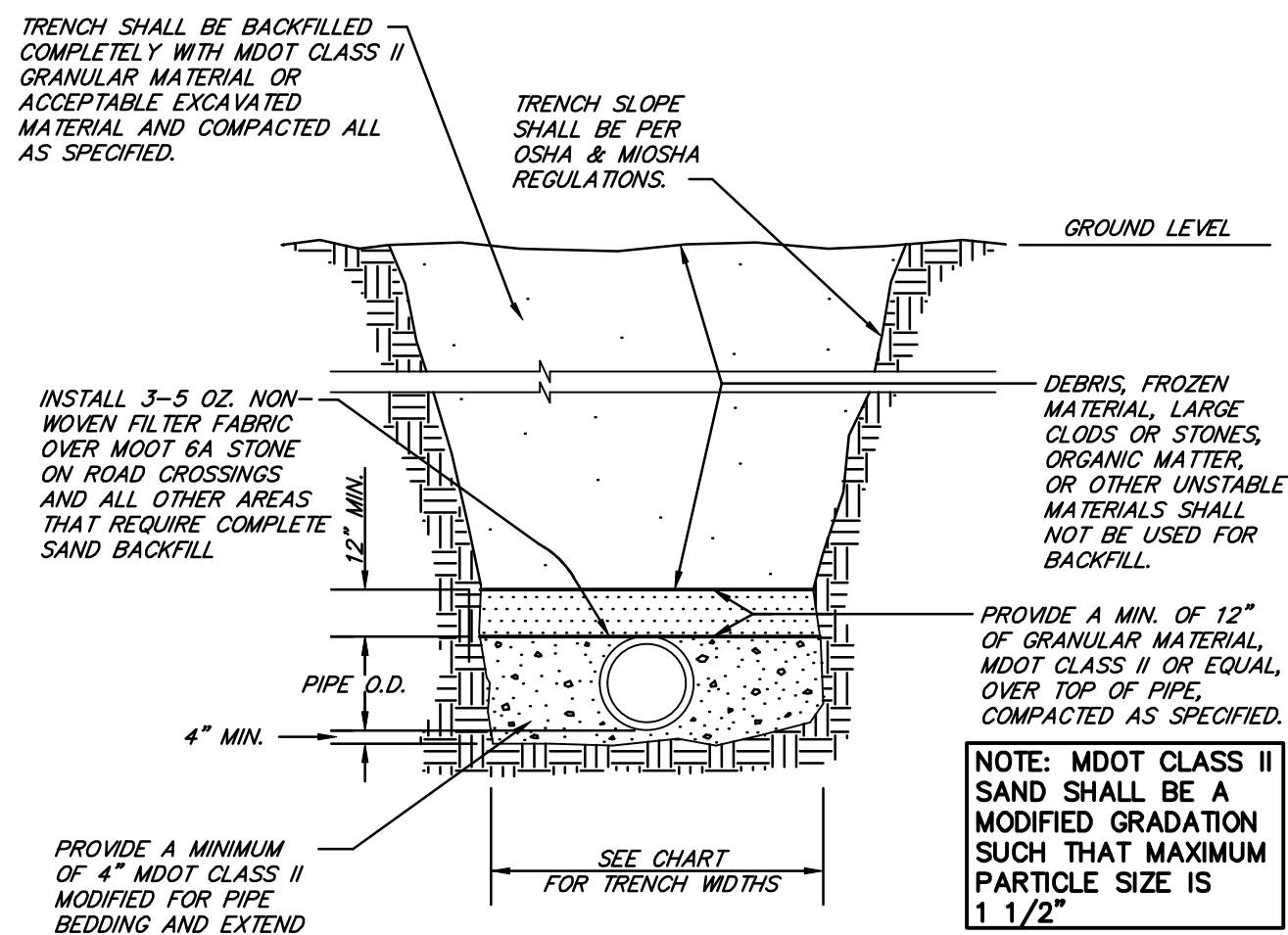


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SCALE
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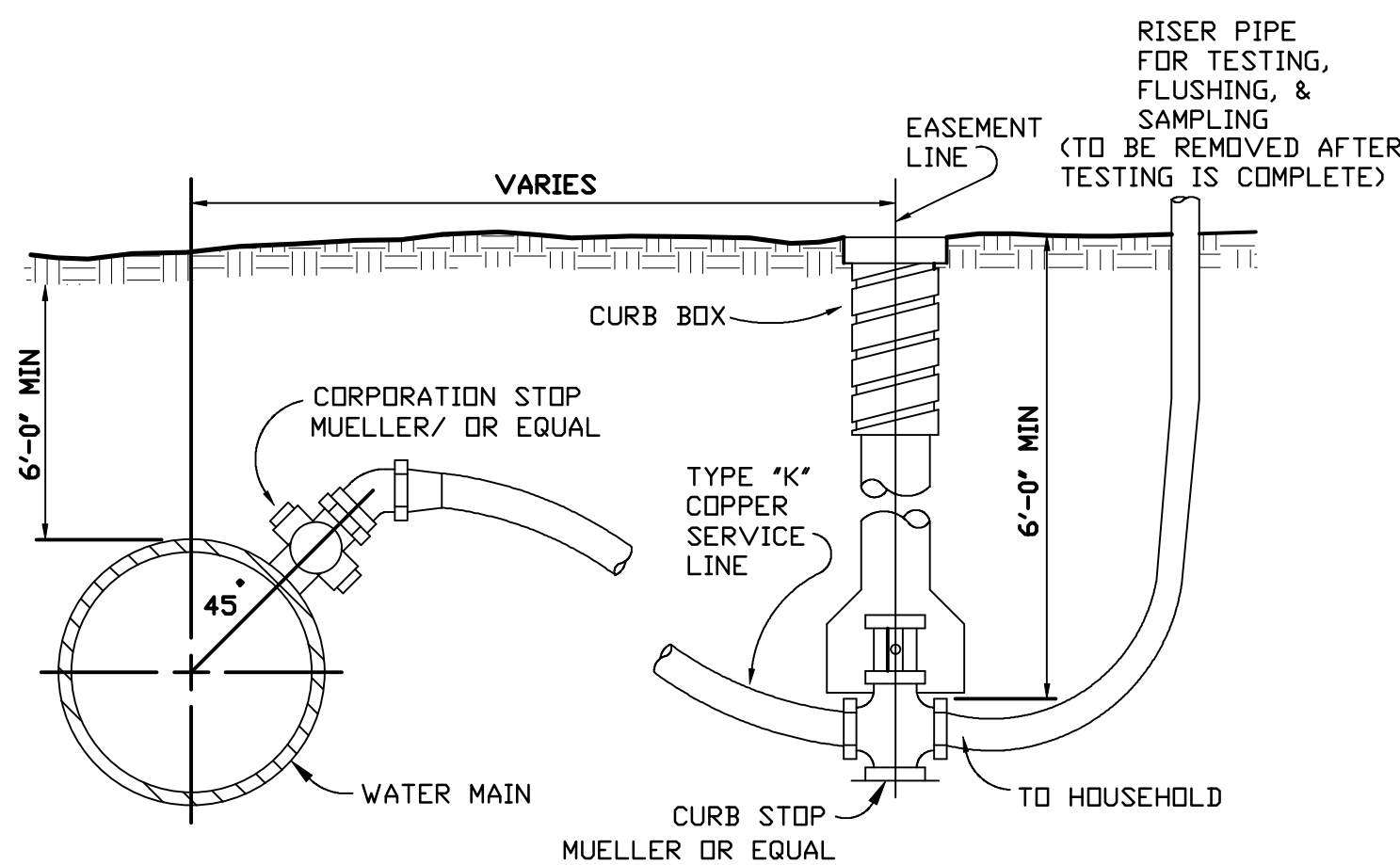
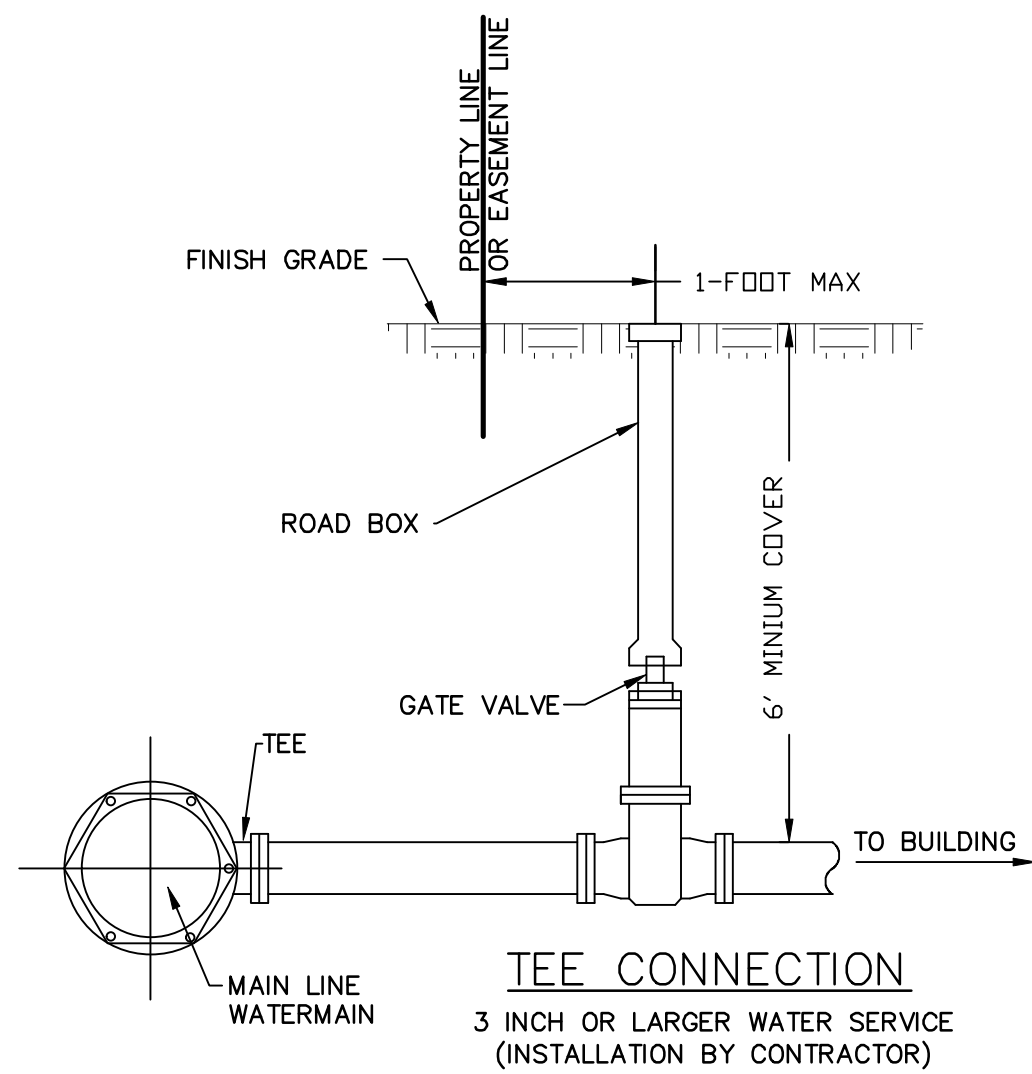


P.V.C. PIPE TRENCH DETAIL

NOT TO SCALE

TRENCH WIDTH CHART

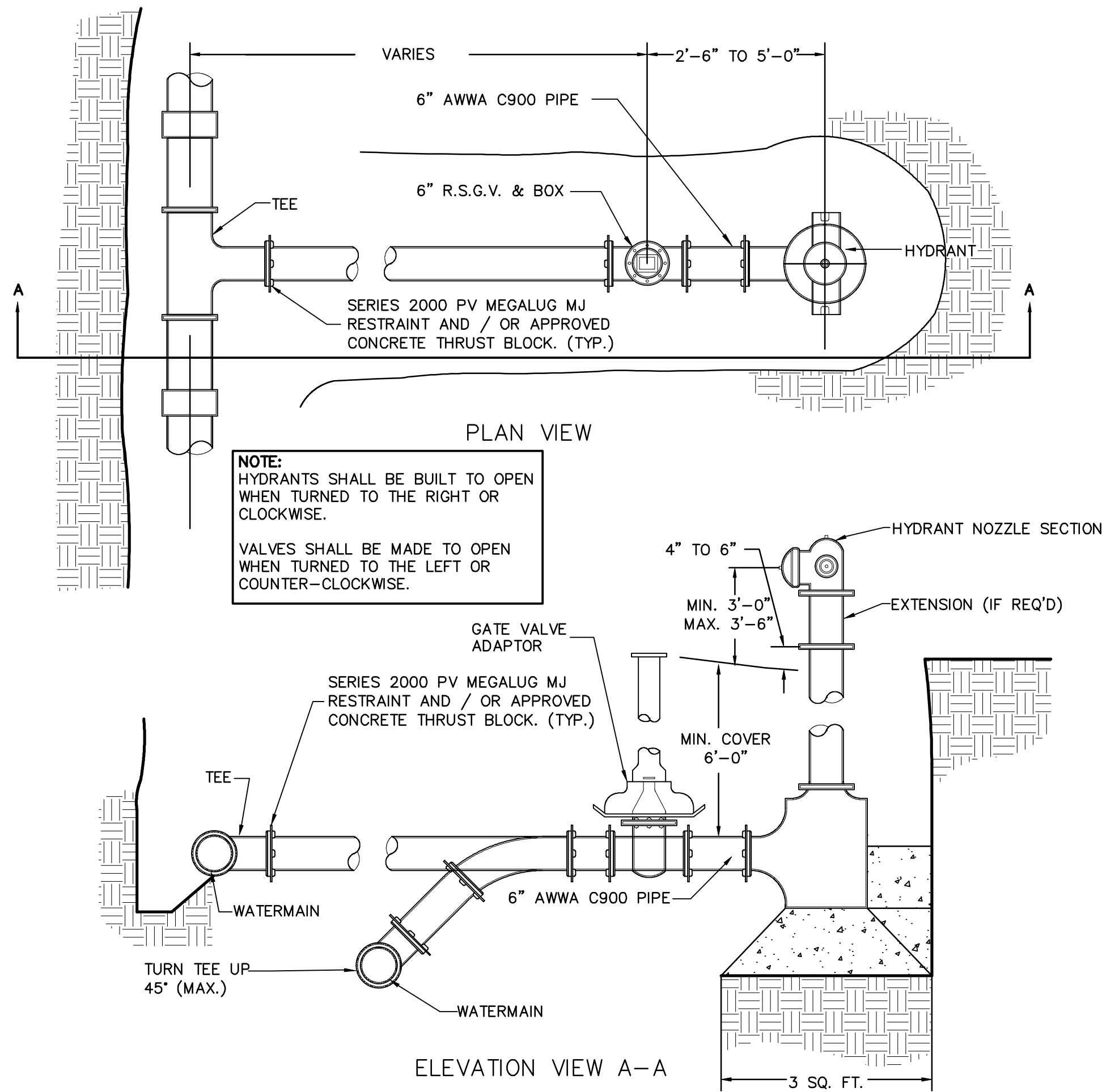
PIPE SIZE	MINIMUM	MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D. +20"	I.D. +24"



NOTE: ALL 2" BLOWOFFS AT WATERMAIN STUBS TO BE LOCATED BY ENGINEER/FIELD REPRESENTATIVE.

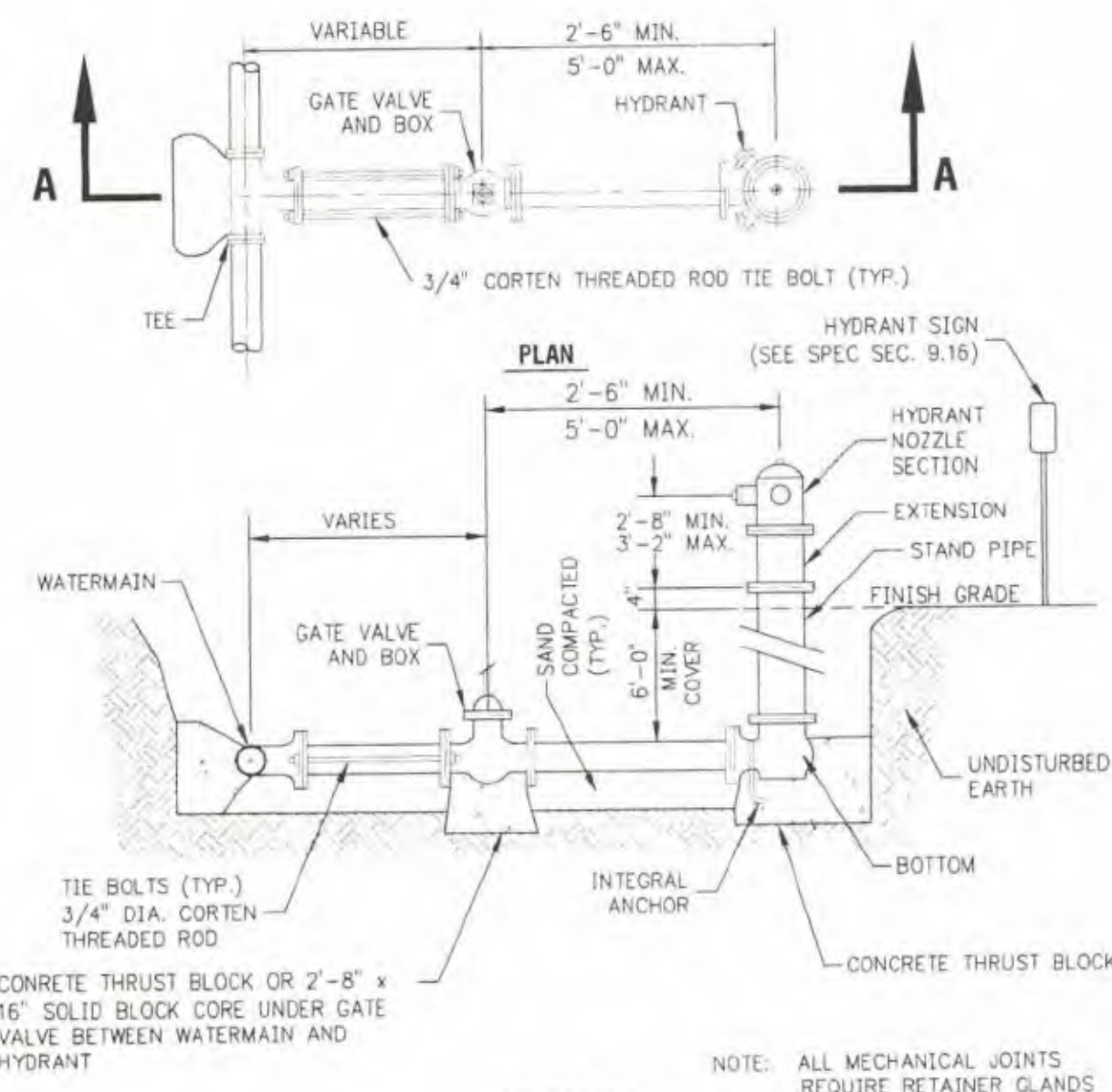
SERVICE CONNECTION DETAIL

NO SCALE



TYPICAL HYDRANT CONNECTION

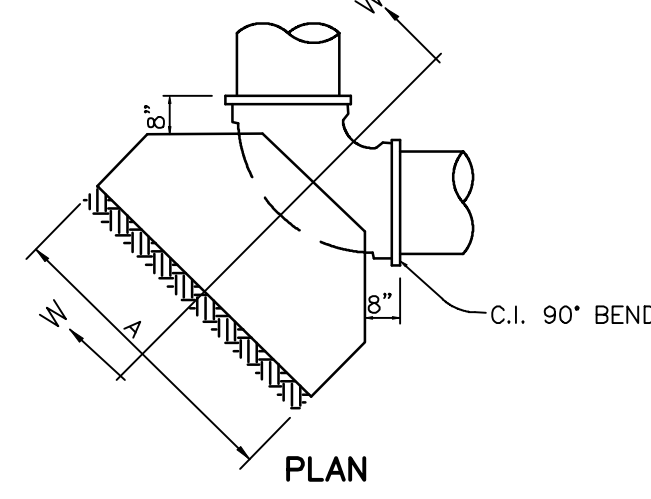
NOT TO SCALE



HYDRANT ASSEMBLY DETAIL

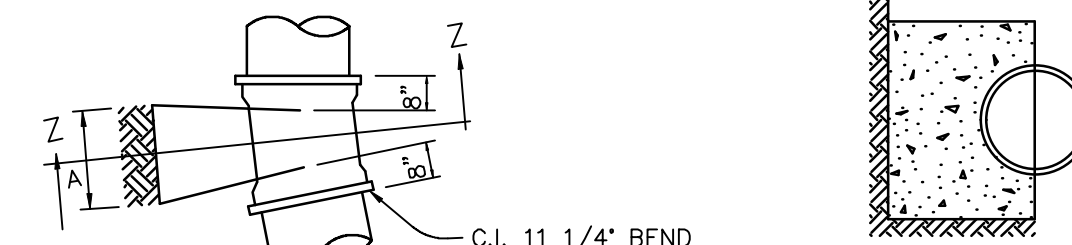
NO SCALE

PIPE SIZE	90° BEND OR TEE				45° BEND				22 1/2° BEND				11 1/4° BEND				PLUG			
	A	B	C	Q	A	B	C	Q	A	B	C	Q	A	B	C	Q	A	B	C	Q
6", 8" & 10"	3'-0"	2'-0"	1'-3"	0.3	2'-0"	1'-6"	1'-3"	0.1	1'-6"	1'-0"	1'-3"	0.1	1'-0"	1'-0"	1'-3"	0.1	2'-0"	2'-0"	1'-6"	0.2
12"	3'-0"	2'-6"	1'-6"	0.4	2'-0"	2'-0"	1'-6"	0.2	2'-0"	1'-0"	1'-6"	0.1	1'-0"	1'-0"	1'-6"	0.1	2'-0"	2'-6"	1'-6"	0.3



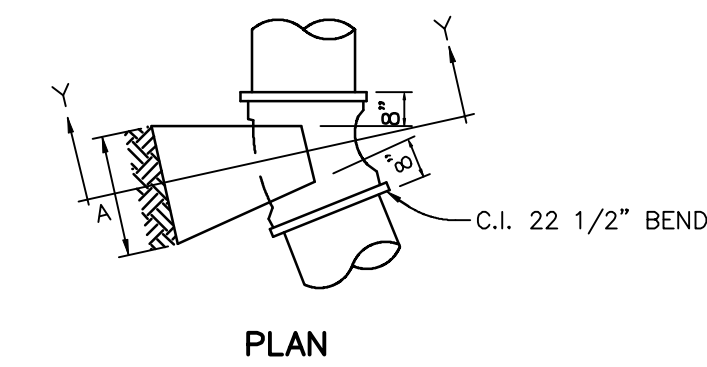
DETAIL OF BLOCK FOR 90° BEND OR TEE

Q - MIN. CU. YD. CONCRETE PER BLOCK NOT TO SCALE



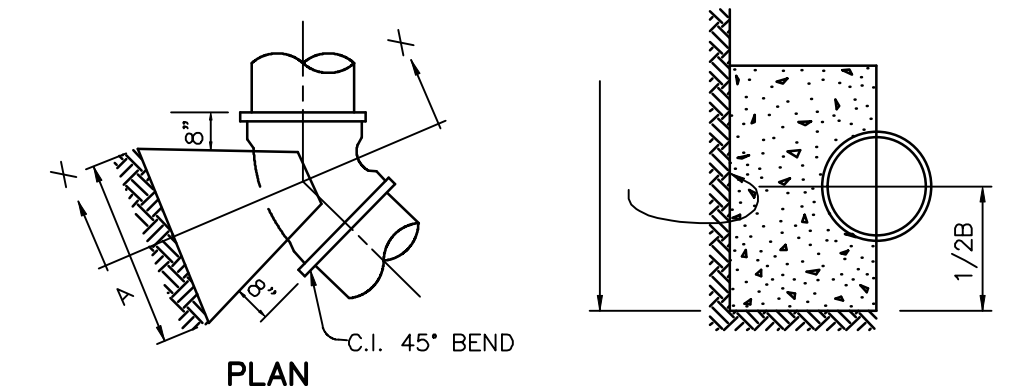
DETAIL OF BLOCK FOR 11 1/4° BEND

Q - MIN. CU. YD. CONCRETE PER BLOCK NOT TO SCALE



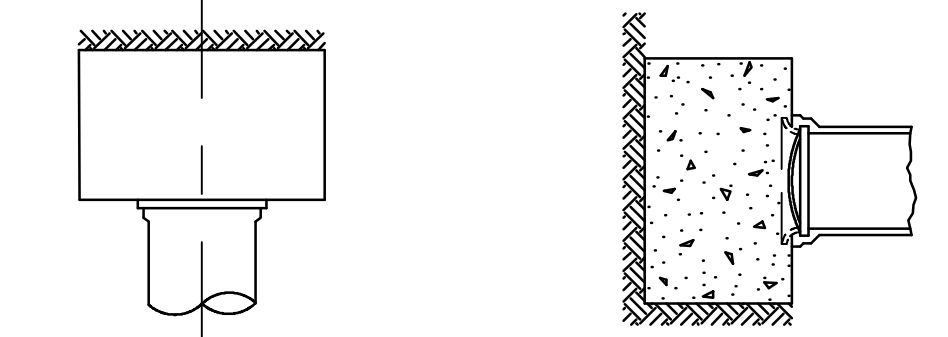
DETAIL OF BLOCK FOR 22 1/2° BEND

Q - MIN. CU. YD. CONCRETE PER BLOCK NOT TO SCALE



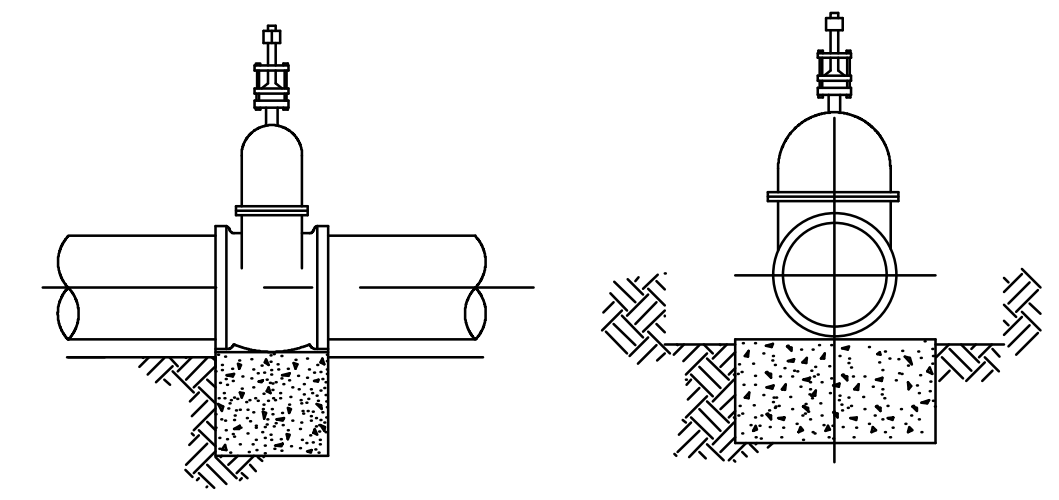
DETAIL OF BLOCK FOR 45° BEND

Q - MIN. CU. YD. CONCRETE PER BLOCK NOT TO SCALE



DETAIL OF BLOCK FOR PLUG

Q - MIN. CU. YD. CONCRETE PER BLOCK NOT TO SCALE

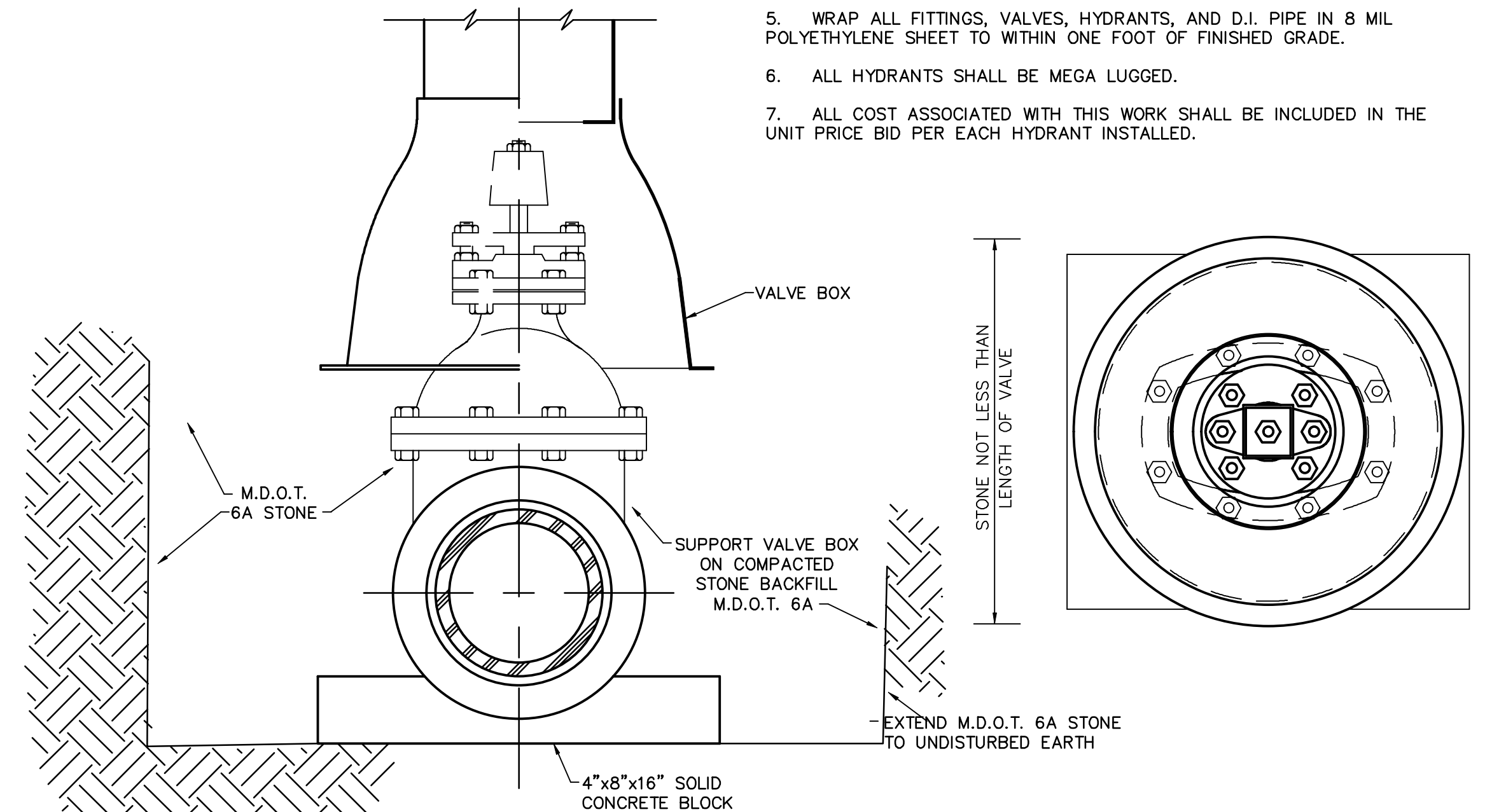


DETAIL OF BLOCK FOR GATE VALVES

NOT TO SCALE

NOTES:

- THE CONCRETE USED FOR BLOCKING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
- THE CONTRACTOR SHALL SECURE ALL VERTICAL BENDS WITH A MINIMUM OF 2 3/4" ANCHOR RODS FITTING EITHER CONCRETE BLOCK, WELDED STEEL PIPE SLEEVE OR COLLARS. METHOD USED SHALL BE DETERMINED BY THE ENGINEER.
- ALL BENDS SHALL BE MECHANICAL JOINT.
- ALL FERROUS PARTS SHALL RECEIVE A 10 MIL (DMT) COATING OF COAL TAR EPOXY.
- WRAP ALL FITTINGS, VALVES, HYDRANTS, AND D.I. PIPE IN 8 MIL POLYETHYLENE SHEET TO WITHIN ONE FOOT OF FINISHED GRADE.
- ALL HYDRANTS SHALL BE MEGA LUGGED.
- ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID PER EACH HYDRANT INSTALLED.



DETAIL OF SETTING OF VALVE BOXES

NOT TO SCALE

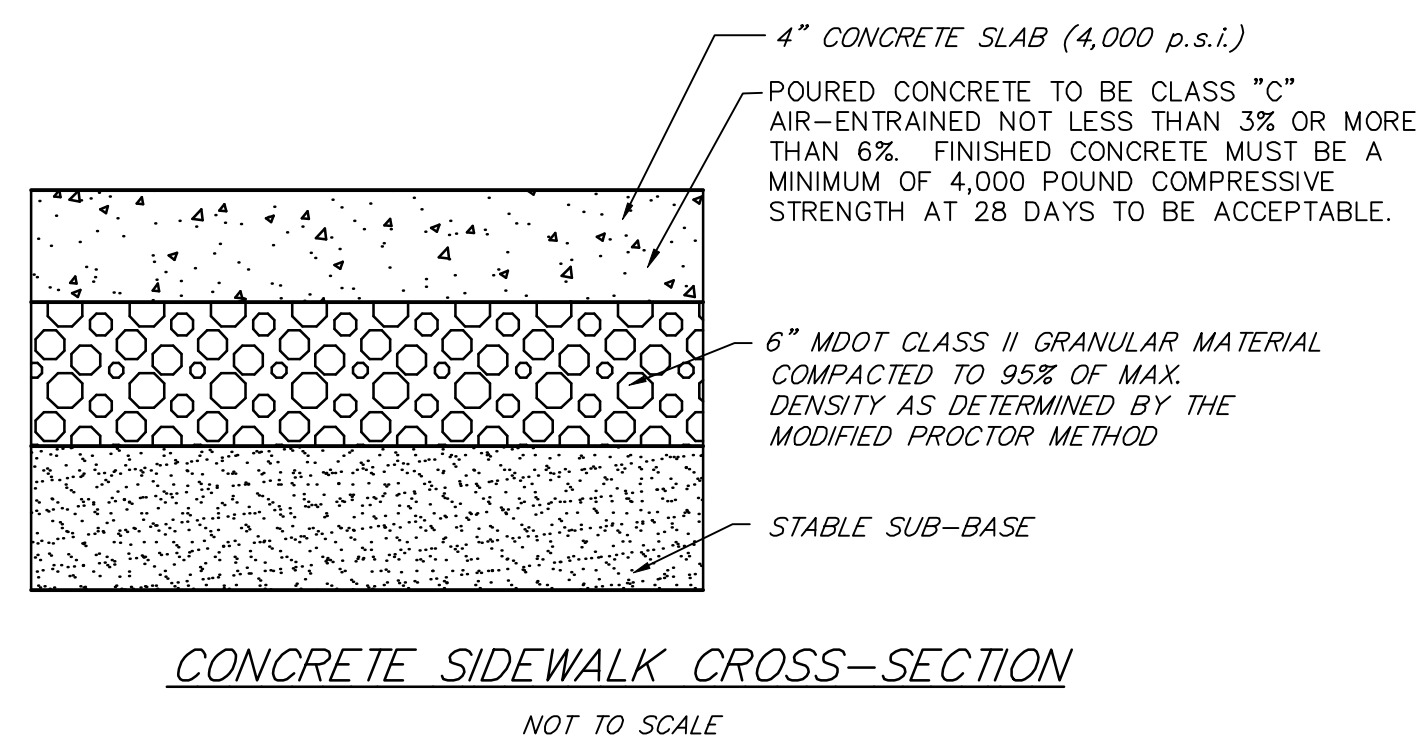
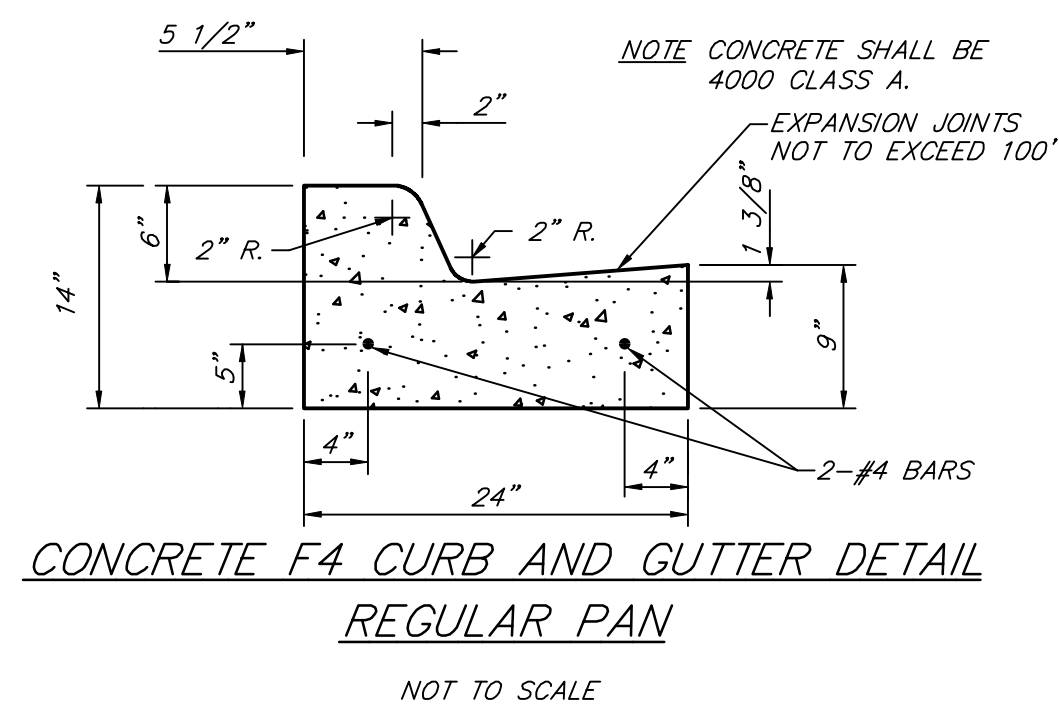
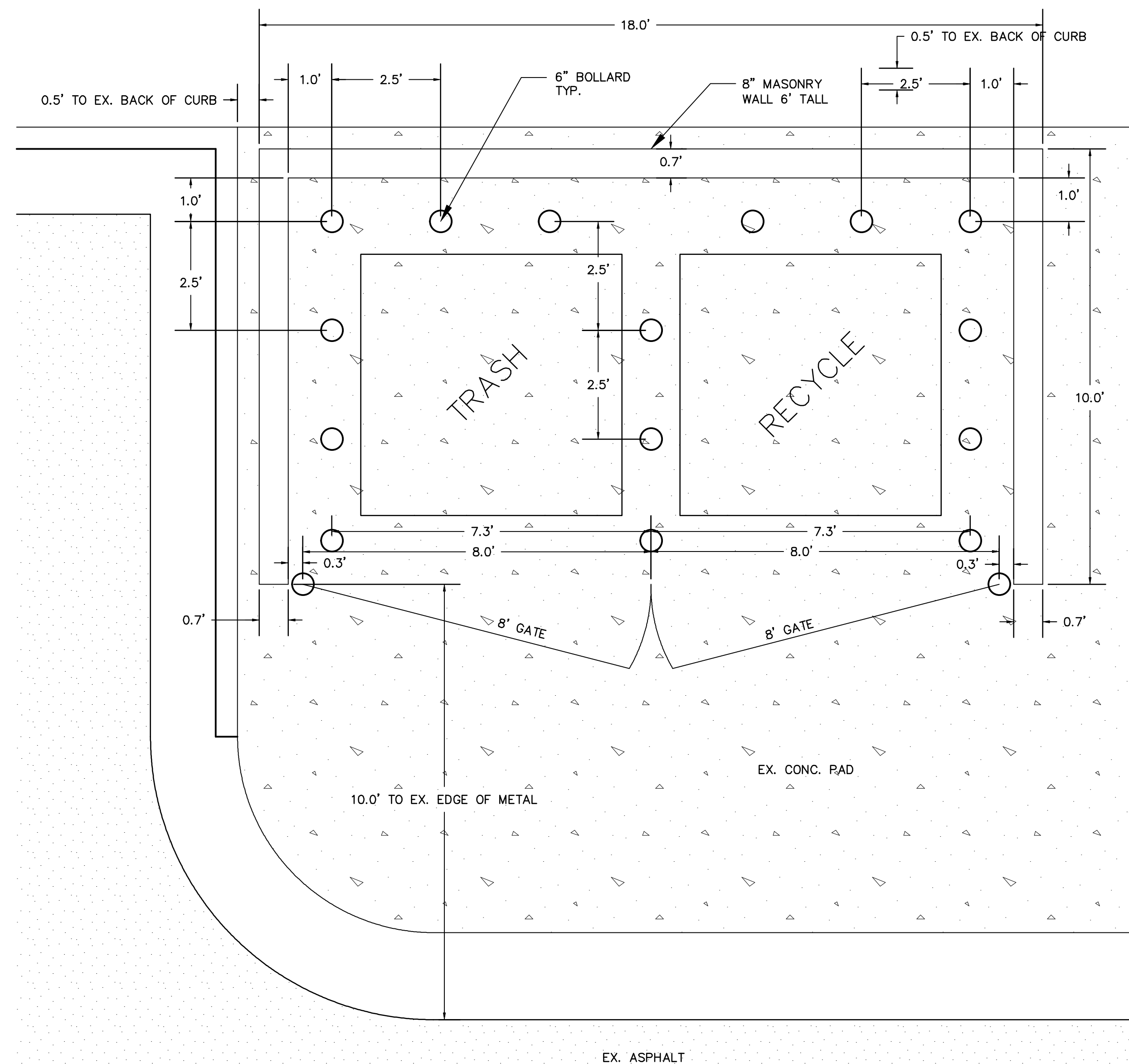
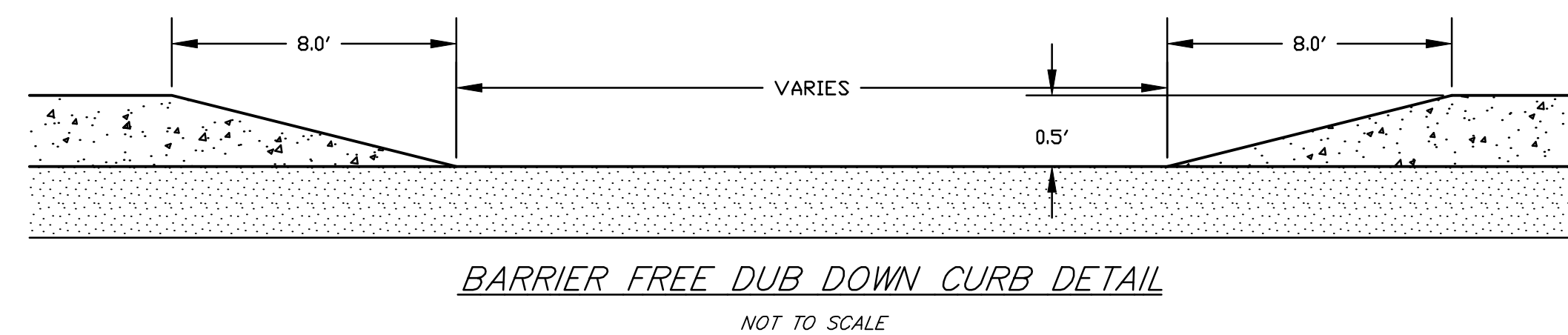
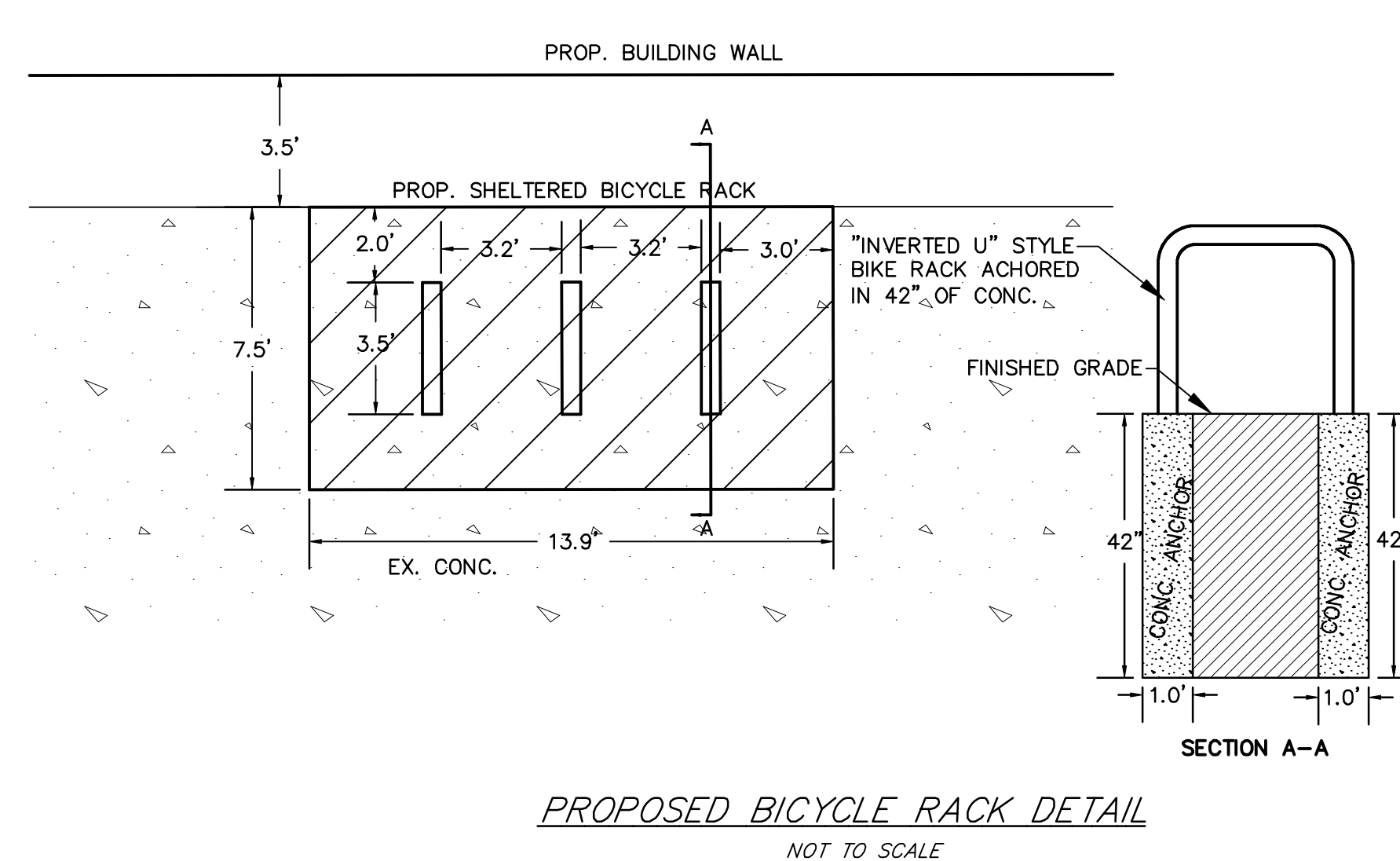


REVISIONS:

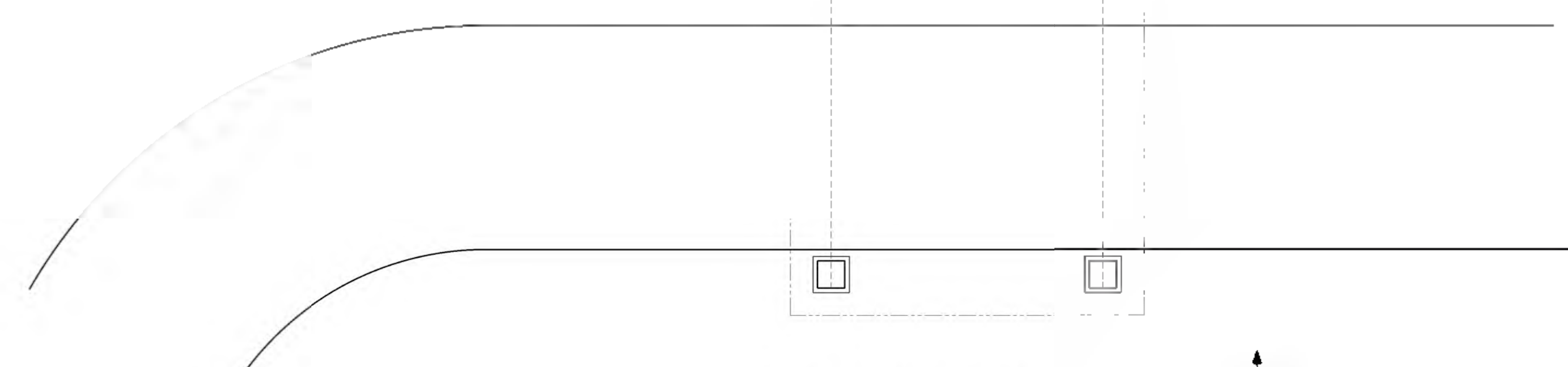
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SUBMITTAL TO CLIENT 10-8-21
SUBMITTAL TO UNION TOWNSHIP 5-27-22

JOB NUMBER:
2104-053
DRAWN BY:
CDS
DESIGNED BY:
TELB
CHECKED BY:
TELB

SCALE
N/A
SHEET NUMBER
14 OF 22

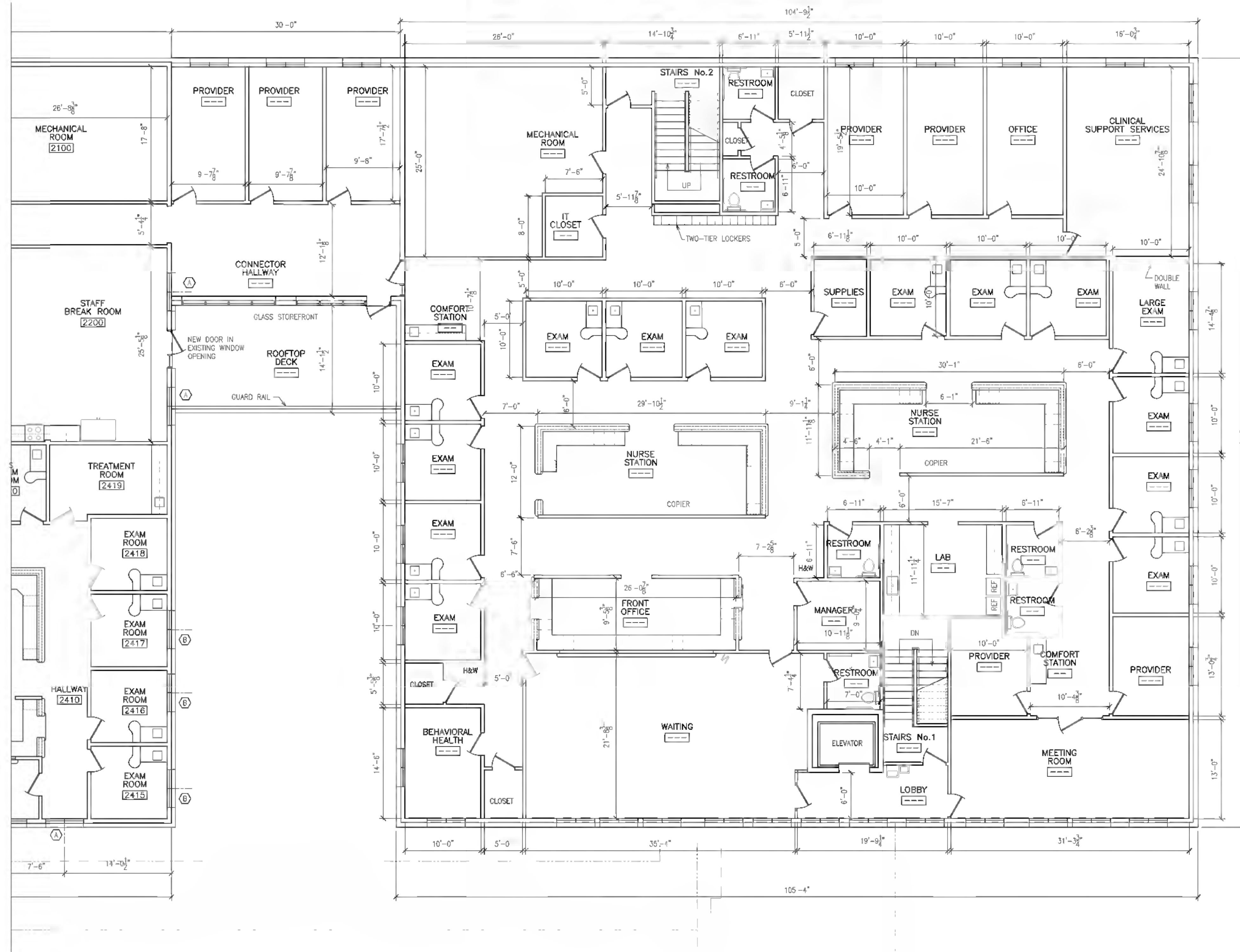


DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



SCALE 1/8"=1'-0"





SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



ISABELLA CITIZENS FOR HEALTH, INC.
2021 CLINIC ADDITION
MOUNT PLEASANT, MICHIGAN

SECOND FLOOR OVERALL PLAN

BRUCE DIETZ
DESIGN-BUILD/CM@RISK CONSTRUCTION

BRUCE DIETZ
100 N. RIPLEY
ALPENA, MI 49707

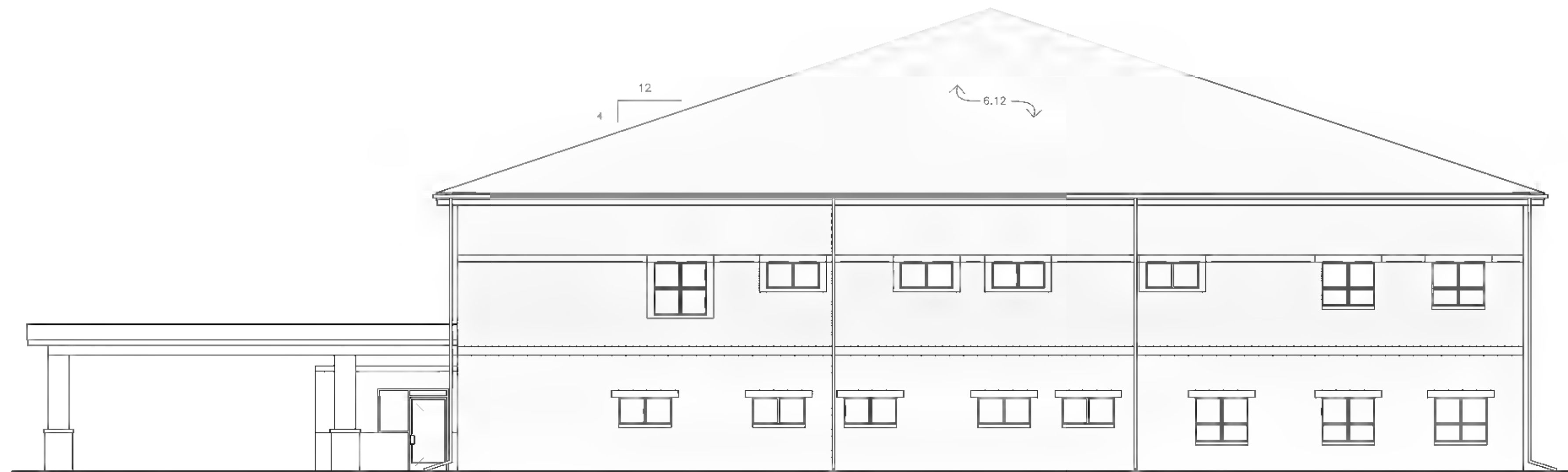
PROJECT	ISABELLA CITIZENS FOR HEALTH, INC.
CLIENT	ISABELLA CITIZENS FOR HEALTH, INC.
DESIGNER	BRUCE DIETZ
DATE	JAN. 7, 2022
PROJECT NO.	2105.02
SCALE	1/8"=1'-0"

A2



SOUTH ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

BRUCE DIETZ
100 N. RIPLEY
ALPENA, MI 49707



ELEVATIONS

ISABELLA CITIZENS FOR HEALTH, INC.
2021 CLINIC ADDITION
MOUNT PLEASANT, MICHIGAN

DESIGNED BY
JEREMY ADAIR
(989) 733-5231

DATE
JAN. 7, 2022

PROJECT NO.
2105.02

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

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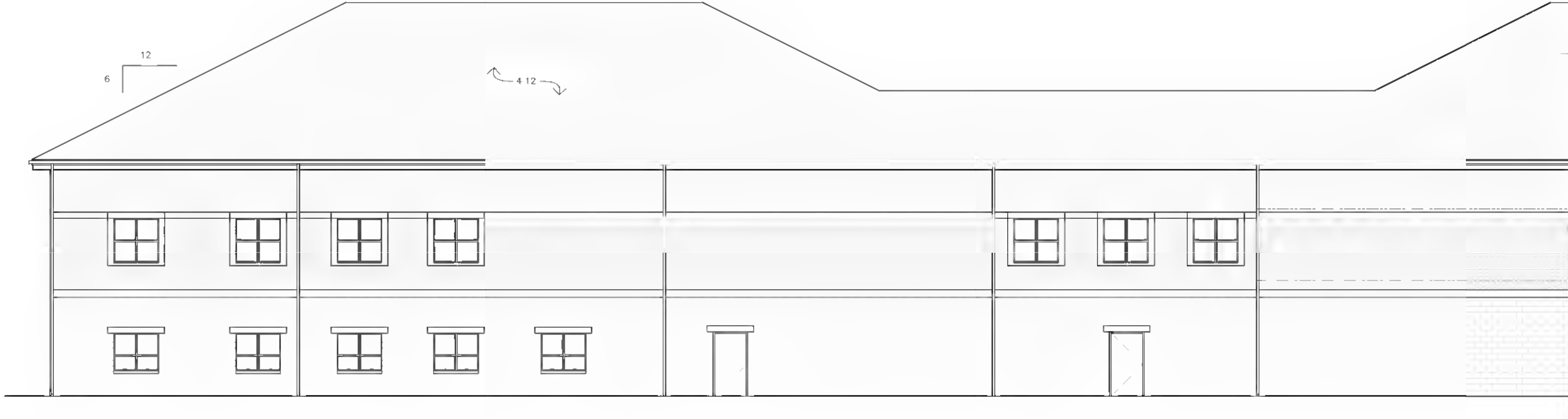
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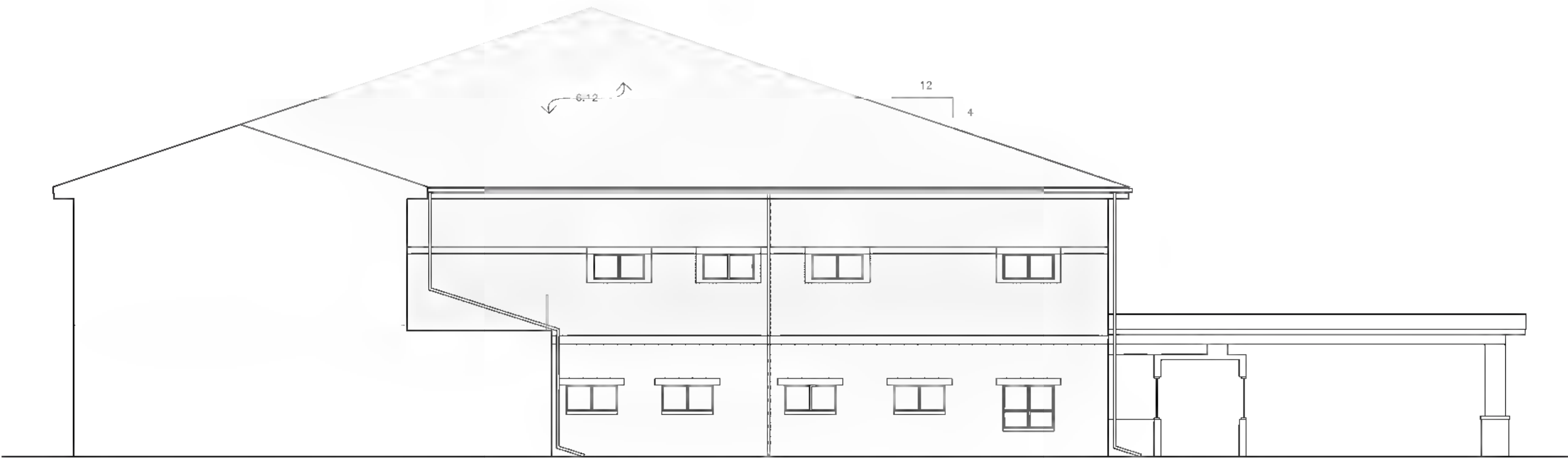
PROJECT NO.

PROJECT NO.

PROJECT NO.



NORTH ELEVATION
SCALE 1/8"=1'-0"



WEST ELEVATION
SCALE 1/8"=1'-0"

BRUCE DIETZ
100 N. RIPLEY
ALPENA, MI 49707

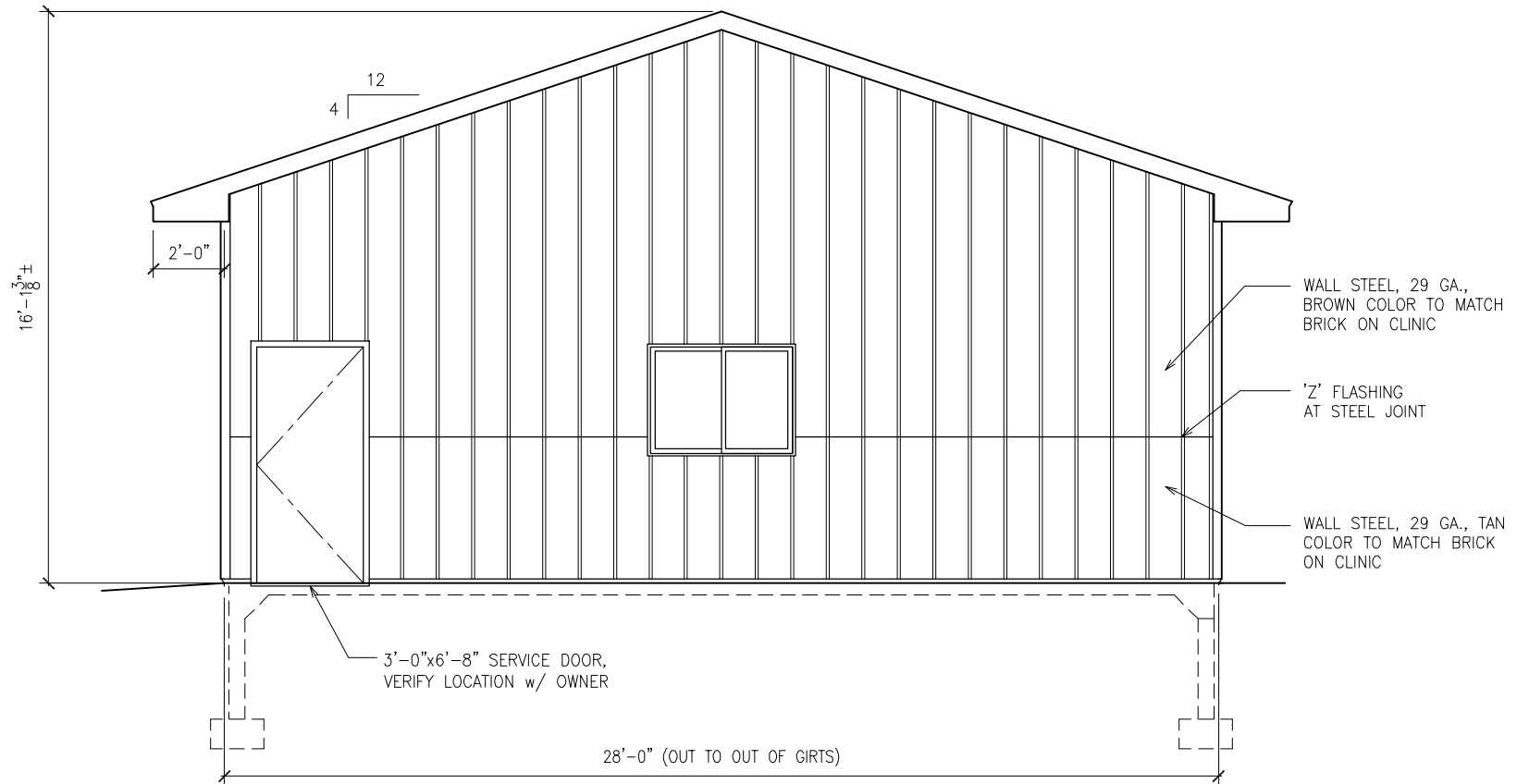


ELEVATIONS

ISABELLA CITIZENS FOR HEALTH, INC.
2021 CLINIC ADDITION
MOUNT PLEASANT, MICHIGAN

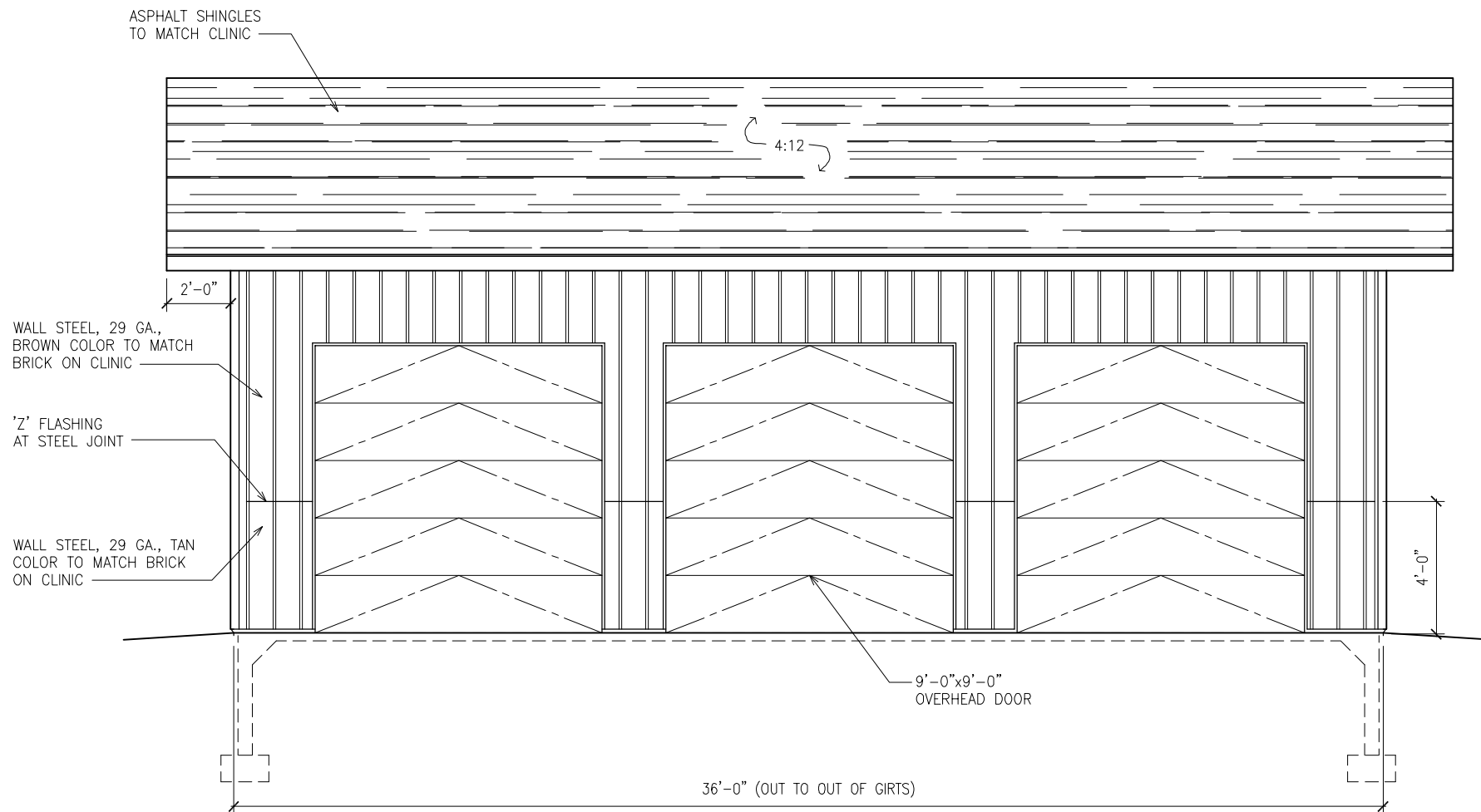
DESIGNED BY
JEREMY ADAIR
(989) 733-5231
JOB NUMBER
2105.02
SHEET NO.

AX



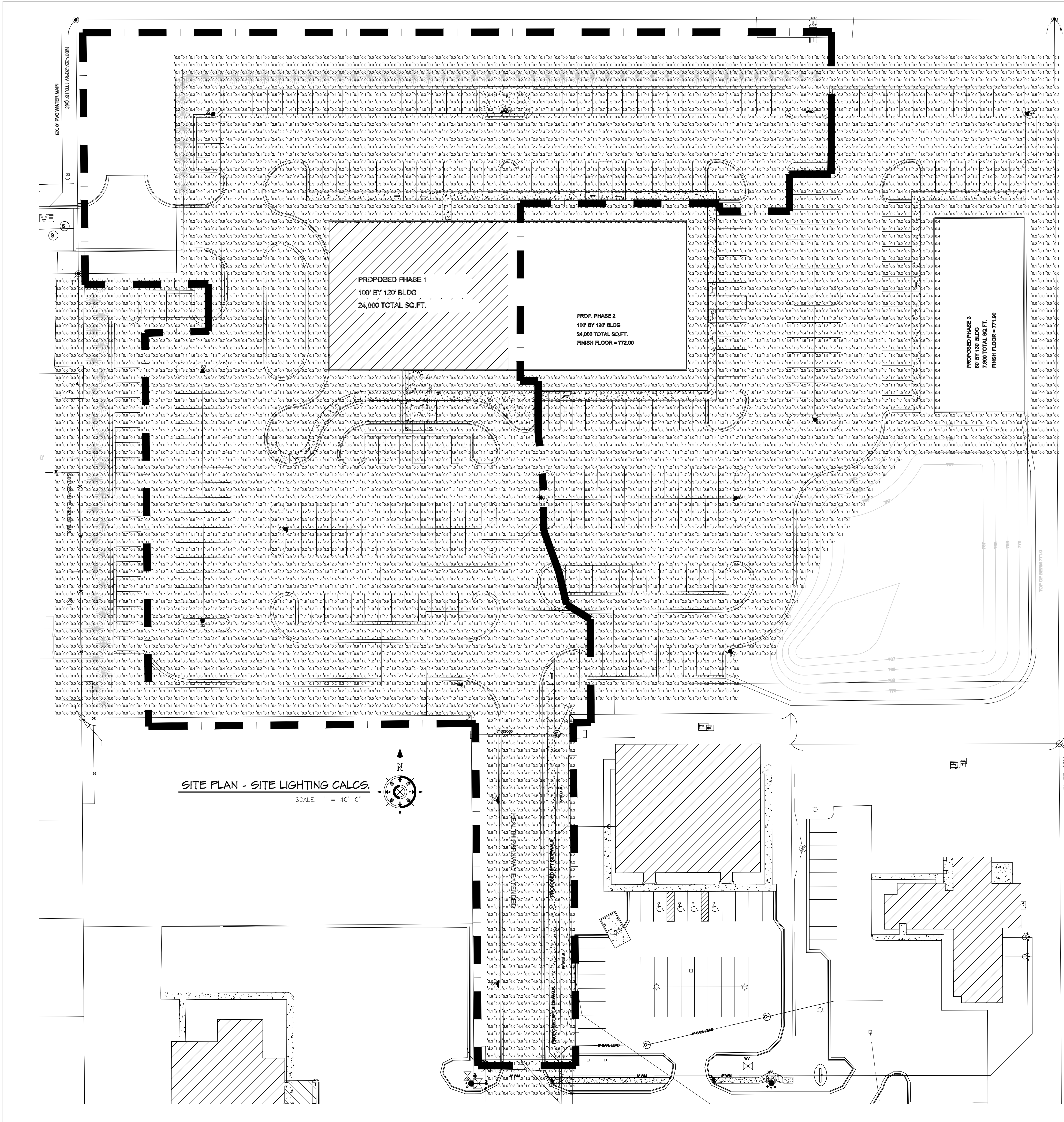
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



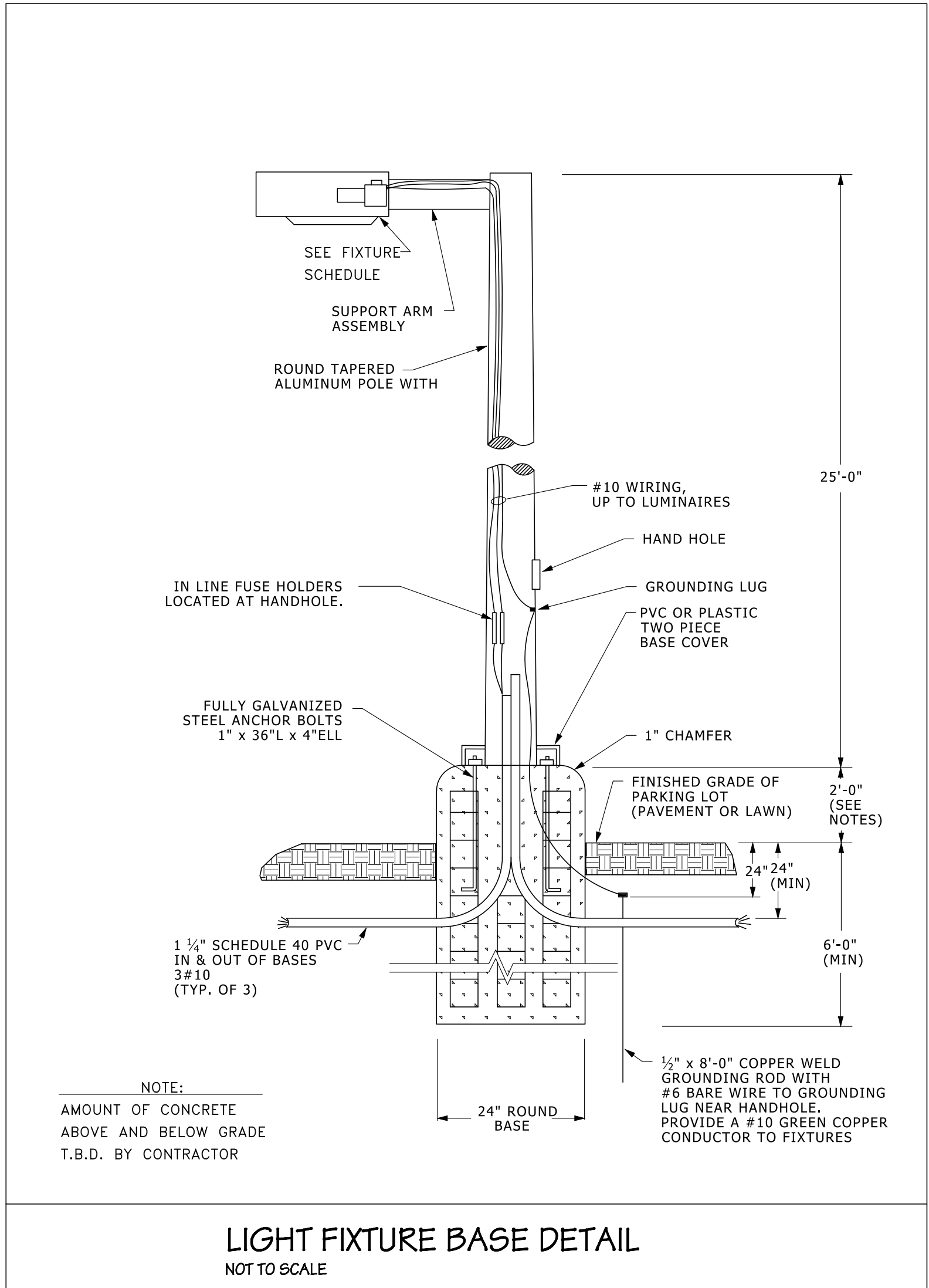
WEST ELEVATION

SCALE: 1/4" = 1'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.9 fc	18.3 fc	0.0 fc	N/A	N/A

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1		3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AP-03-LED-E1-SL3	GALLERON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 10500lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		48	GLEON-AP-03-LED-E1-SL3.ies	378	1	166
	S2		3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AP-03-LED-E1-SLL	GALLERON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 10500lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR LEFT OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		48	GLEON-AP-03-LED-E1-SLL.ies	333	1	166
	S3		5	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AP-03-LED-E1-T4FT	GALLERON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 10500lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		48	GLEON-AP-03-LED-E1-T4FT.ies	380	1	166
	S4		1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AP-04-LED-E1-T4FT	GALLERON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 10500lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		64	GLEON-AP-04-LED-E1-T4FT.ies	377	1	225
	S5		2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AP-03-LED-E1-T2R	GALLERON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 10500lm LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		48	GLEON-AP-03-LED-E1-T2R.ies	395	1	166
	F		8	COOPER LIGHTING - HALO	PD6100010B - PD6M8835-61VC	HALO COMMERCIAL 6 INCH RECESSED LED DOWNLIGHT WITH SPECULAR CLEAR FINISH REFLECTOR	(1) HIGH LUMEN LED (8CRI) / 3500K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	PD6100010B - PD6M8835-61VC.ies	1198	1	9.9
	L		1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	EATON LED 4000K	1	XTOR1B-W.ies	1396	1	12.2



BRUCE DIEZ
100 N. RIPLEY
ALPENA, MI 49707

SITE PLAN - SITE LIGHTING
CALCS.

ISABELLA CITIZENS FOR HEALTH, INC.
NEW CLINIC
MOUNT PLEASANT, MICHIGAN

PROJECT: ISABELLA CITIZENS FOR HEALTH, INC. NEW CLINIC
ISSUED: PRELIM MAR. 14, 2018
DESIGN: APR. 3, 2018
LT. CALCS: APR. 26, 2018
DESIGNER: JEREMY ADAIR (989) 733-5231
1803.02
SHEET NO.





COMBINED PRELIMINARY AND FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	June 10, 2022
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	OS Office Service District
PROJECT:	PSPR22-06 combined preliminary and final site plan approval application – Isabella Citizens for Health, Phase Two Medical Office.		
PARCEL(S):	PID 14-014-40-007-03		
OWNER(S):	Isabella Citizens for Health, Inc.		
LOCATION:	Approximately 6.21 acres located at 2790 Health Parkway in the SE 1/4 of Section 14.		
EXISTING USE:	One family residential dwellings and commercial building	ADJACENT ZONING:	OS, R2A, R3A, CD3 (Mt. Pleasant)
FUTURE LAND USE DESIGNATION: <i>Neighborhood Service</i> : Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.			
ACTION: To review the PSPR22-06 combined preliminary and final site plan dated 5/27/2022 for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the SE 1/4 of Section 14 and in the OS (Office Service) District.			

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., 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.”* Planning Commission approval of a final site plan *“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”* (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Background Information

In April of 2018, the Planning Commission approved a site plan for the current Isabella Citizens for Health Medical facility. The project included future phases to be constructed as needed. Phase 1 was approved and constructed. What is proposed now is a modification of what was

originally proposed as the phase 2 project. In addition, later that year the Township approved a special use permit for specialized retail activities (a pharmacy with a drive-thru). This pharmacy was completed and is in the existing 24,000 square-foot phase 1 building on the site.

The proposed phase 2 building is 24,900 square-feet in total floor area. A new patio courtyard and a climate-controlled walkway between the two principal buildings are also proposed on the site plan, along with a new 28-foot by 36-foot detached accessory building for equipment storage. Both proposed buildings would be built to the east of the existing building.

The applicant initially submitted a preliminary site plan approval application for this project, which included an initial site plan dated 4/22/2022. Staff reviewed that preliminary site plan and prepared an initial 5/20/2022 report. The applicant subsequently chose to amend their application to request a combined preliminary and final site plan approval, which included an updated site plan dated 5/27/2022.

Combined Preliminary and Final Site Plan Review Comments

The following comments are based on the standards for preliminary and final site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The site plan substantially conforms to the minimum Section 14.2.P. information requirements for a final site plan. The plan has been updated to add the dimensions and depth of the concrete pad for the outdoor waste receptacle enclosure, elevation details, and recycling details based on staff comments. **CONFORMS**
2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist form are included in the application materials. **CONFORMS**
3. **Section 9 (Off-Street Parking, Loading Requirements).** The phase 2 parking calculations are correct for each use, and the proposed parking exceeds minimum requirements. Six (6) bicycle parking spaces have been added based on staff comments, which conform to Section 9.1.C.5 (Bicycle Parking) standards. The site plan shows a total of three (3) loading areas, which exceeds the minimum of two (2) that are required per Section 9.5.B.7. Two (2) of the loading areas are 10-foot by 26-foot in size and are dedicated to UPS deliveries. The third is located in front of the proposed new accessory building and is larger in size at 27 feet by 77-feet. The proposed arrangement and location of loading spaces is consistent with the standards of Section 9.5 (Loading Space Requirements). **CONFORMS**
4. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide new internal sidewalks leading to the building from North Drive and Greenfield Drive to the west and south. There also an existing sidewalk along the west side of Health Parkway that was installed as part of phase 1 construction, which is proposed to be extended near to the phase 2 building primarily using pavement striping. The proposed internal sidewalks directly abutting parking spaces are depicted at a width of six (6) feet, which

matches the phase 1 design. A minimum of seven (7) feet is preferred to allow for vehicle overlap, but six (6) feet is acceptable for consistency with the phase 1 development.

The arrangement of sidewalk and pedestrian pathway connections shown on the site plan has been updated to provide safer and more direct sidewalk routes for pedestrians coming from the NE, NW, and south of the existing and proposed medical buildings, based on initial staff comments. The proposed sidewalks and pedestrian path improvements are consistent with Township ordinance standards. **CONFORMS**

5. **Section 7.14 (Trash Removal and Collection).** The phase 1 location of the dumpster is in a front yard due to the dedicated (but not constructed) road right-of-way to the north of the building. Dumpsters are not to be in a front yard, but staff recognizes the unique character of this parcel. An ideal location would be by the new accessory building. Staff initially recommended that the applicant see if it is possible to be moved to this location.

The updated site plan shows trash storage will remain to the north of the building with appropriate screening, as the area near the accessory building will be a loading area. Staff would have no objection to Planning Commission acceptance of this arrangement, as it is screened from the right-of-way and proposed to be enclosed. **CONFORMS**

6. **Section 10 (Landscaping and Screening).** Proposed landscaping and screening details are included on sheet 9. Parking lot tree planting of 1 per 5 spaces meets current Ordinance standards. The dimensions and total square-footage of landscaped areas have been added to the updated sheet 9 based on initial staff comments.

The applicant has included a request on sheet 9 for approval of a modification per Section 10.7 to continue to use six (6) foot tall evergreen trees consistent with the pattern of trees on the 2018 site plan as planted for the completed phase 1 development. Staff has no objection to Planning Commission approval of the modification as applied to the required screening for land abutting residential in the northeast portion of the property. **CONFORMS**

7. **Section 8.2 (Exterior Lighting).** Exterior lighting details are included on sheets E1.0-E1.2. With the exception of an area under the phase 1 medical office building's canopy that was developed under the prior Zoning Ordinance No. 1991-5, the photometric plan conforms to Section 8.2.C.1. light intensity standards of less than 10 foot-candles. The proposed phase 2 wall and under-canopy lighting fixtures conform to Section 8.2 requirements that they be fully shielded and directed straight downward.

The proposed pole light fixture is also fully shielded and directed downward, but the proposed height is well in excess of the maximum of 22-feet allowed per Section 8.2.E. (Height). Unfortunately, there is no option in Section 8.2 for the Planning Commission to consider any modification of exterior light fixture height in the OS District. The following detail must be addressed by the applicant on a revised final site plan:

- ☐ Revise the phase 2 pole-mounted exterior lighting to be no higher than 22-feet as measured from grade level to the top of the fixture, and update the photometric plan as needed to verify continuing compliance with Section 8.2.C.1. (Illumination Level).

8. **Outside agency approvals.** The site plan from 2018 showed the various phases of development and received approval from all five required outside agencies. Staff has determined that the slight modification to phase 2 does not warrant a new review and approval from the Isabella County Transportation Commission, the county Road Commission or the county Drain office for Stormwater management, as the site elements relevant to these agencies remain consistent with previous approvals. Documentation of updated permits/approvals from the Mt. Pleasant Fire Department and the Township Public Services Department has been provided as required. **CONFORMS**

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

- This is a phase 2 project associated with an overall a site plan previously approved in 2018 under the former Zoning Ordinance No. 1991-5.
- With the exception of one exterior lighting detail that can be addressed on revised exterior lighting plan, the combined preliminary and final site plan application conforms to the minimum requirements of Section 14.2.P. (Required Site Plan Information).
- The application and site plan are ready for Planning Commission review and action.
- Planning Commission approval of the site plan would include acceptance of the proposed evergreen tree height modification to match the phase 1 pattern of tree plantings.

Recommendations

Based on the above findings, I recommend that Planning Commission take action to approve the PSPR22-06 combined preliminary and final site plan dated 5/27/2022 for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the SE 1/4 of Section 14 and in the OS (Office Service) District, subject to the following conditions:

1. Update sheets E1.0-E1.2 to revise the phase 2 pole-mounted exterior lighting to be no higher than 22-feet, as measured from grade level to the top of the fixture, and update the photometric plan as needed to verify continuing compliance with Section 8.2.C.1. (Illumination Level).
2. Zoning Administrator review and approval of the updated sheets E1.0-E1.2 prior to issuance of a building permit for this project.

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: PSPR 22-06 Isabella Citizens for Health
Combined Preliminary and Final Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR22-06 combined preliminary and final site plan for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the southeast quarter of Section 14 and in the OS (Office Service) District, finding that the site plan dated May 27, 2022 fully complies with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR22-06 combined preliminary and final site plan for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the southeast quarter of Section 14 and in the OS (Office Service) District, finding that the site plan dated May 27, 2022 can comply with applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Update sheets E1.0-E1.2 to revise the phase 2 pole-mounted exterior lighting to be no higher than 22-feet, as measured from grade level to the top of the fixture, and update the photometric plan as needed to verify continuing compliance with Section 8.2.C.1. (Illumination Level).
 2. Zoning Administrator review and approval of the updated sheets E1.0-E1.2 prior to issuance of a building permit for this project.
-

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR22-06 combined preliminary and final site plan for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway until _____, 2022 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR22-06 combined preliminary and final site plan for the Isabella Citizens for Health phase two medical office building and accessory storage building located at 2790 Health Parkway in the southeast quarter of Section 14 and in the OS (Office Service) District, finding that the site plan dated May 27, 2022 does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

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		THE DEN OF BROOMFIELD	
Common Description of Property & Address (if issued)		TBD E. BROOMFIELD ROAD, MT. PLEASANT, MI 48858	
Applicant's Name(s)		BSP ENTERPRISES	
Phone/Fax numbers	(906) 225-1360	Email	Anupmgh@yahoo.com
Address	430 S. FIRST STREET	City:	CARSON CITY
		Zip:	48811

Legal Description:	<input checked="" type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-103-00-001-00 14-103-00-002-00
Existing Zoning:	B-5	Land Acreage:	2.27	Existing Use(s):
AGRICULTURE / VACANT LAND				
<input 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: Central MI Surveying & Development Co. Inc. Phone: 989-775-0756 Email: tbebee@cums.d.com			
	2. Address: 2257 E. BROOMFIELD ROAD City: MT. PLEASANT State: MI Zip: 48858 Contact Person: TIMOTHY E BEBEE Phone: 989-775-0756			
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: BSP ENTERPRISES LLC Phone: 906-225-1360 Address: 430 S. FIRST STREET City: CARSON CITY State: MI Zip: 48811			
	Signature: <u>A.P. Blimalli</u> Interest in Property: _____			
	2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____			
	Signature: _____ Interest in Property: _____			

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.

A.P. Blimalli

Signature of Applicant

4/25/2022

Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____



CMS & D

SURVEYING/ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com

April 25, 2022

Charter Township of Union
Attn: Zoning and Planning
2010 S. Lincoln
Mt. Pleasant, MI 48858

Re: Rezone Letter for Proposed Land Uses and Rezoning Criteria

Our client is requesting a rezone two parcels with Tax Parcel ID Number 14-103-00-001-00 and 14-103-00-002-00. Attached is a drawing showing the location and dimensions of the parcel along with a legal description. Currently it is zoned B-5 (Highway Business) and the proposed zoning would be PUD (Planned Unit Development District). The proposed project will be built in entirety. The first floor of the structure will be constructed as a white box, with 11,877 sf (gross) leaseable space. It is anticipated there will be 85 percent of this space as net useable space. Leaseable units will be divided inside based on the renter's needs. There is the potential for one of the owner/developer's to open a branch of his medical office on the first floor. There is the potential for one of the owner/developer's to open a branch of his medical office on the first floor. This again, will be based on the rentals to others. The owners/developers fully intend on holding the project as an income property and are not looking to sell the development. The second, third and fourth floor of the structure will be residential. The second, third and fourth floors have each (4) 2-bedroom units having 1056 sf of living space, (10) 1-bedroom units having 580 sf of living space and (2) studio style units having 454 sf of living space. This totals (12) 2-bedroom units, (30) 1-bedroom units and (6) studio style units. The building has 10,095 sf of net leaseable commercial space and 32,796 sf of livable residential space. The development resides on unit 1 and 2 of the tallgrass commons condominium. The combined land area equals 2.27 acres. With a total of 48 residential units, the land area per unit is 2,175 sf/unit.

Rezoning Criteria (14.5.G)

1. Evaluation of existing and proposed zoning districts.

a.) Compatibility of existing zoning, proposed zoning, and all land uses allowed in each zoning district with site characteristics, Master Plan policies, the intent and purposes of the existing and proposed districts, and anticipated land use impacts on the surrounding area and anticipated future development.

- Yes the requested zoning and use is compatible with the surrounding area and anticipated future development as there are commercial buildings and apartment buildings in the area. The project was previously reviewed and approved for mixed use for the three story building. The PUD (Planned Unit Development) is to allow for an increase of the maximum stories allowed to four stories.

b.) Compatibility of the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area and anticipated future development.

- The requested zoning boundaries, size and arrangement are compatible as the legal descriptions have been prepared by a licensed surveyor. Under 3.19 section a(1) the minimum size of a planned development shall be 5 acres unless located in the Bluegrass Center Area. This development is located Bluegrass Center Area.

c.) Whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as currently zoned.

- The area allows for mixed used developments however the maximum stories allowed is three stories. This development is 4 stories as the owners have determined to make it economically feasible that 3 stories of residential use is needed.

2. Apparent demand.

a.) Apparent demand for the types of uses permitted in the existing and proposed zoning districts in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.

- The owner/developer have performed their due diligence in a market study for the proposed project based on that market study they feel there is a need for this type of development.

b.) Whether there is a demonstrated market demand for more land to be classified in the proposed district, and whether this is the appropriate location.

- The future use map shows that it the area is to be considered for mixed uses.

c.) Availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district classification.

- There are no available PUD locations within the Township. PUD is specific to site and development.

d.) The amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses.

- There are no available PUD locations within the Township. PUD is specific to site and development.

3. Availability of public services and infrastructure.

a.) Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.

- As the project was already approved by DPW and all other agencies in a previous form of the project and the current project is smaller then there is enough capacity.

b.) Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.

- The existing road system can accommodate the expected traffic as Tallgrass Condominium was designed for anticipated traffic increases.

c.) Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.

- The proposed rezone request will not exceed the capacity of the existing police, fire, ambulance, schools, and other public services as the project was previously approved by the public services so the current will also not exceed the capacity.

4. Consistency with the Master Plan.

a.) Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site.

- The intent and all of the allowable uses are compatible with the Master Plan as the area. Mixed - Use Bluegrass Center Area is defined as currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.

Key gateways into the center at busy intersections should have clearly delineated, safe pedestrian crossings and gateway landscaping and signage to project the “town center” image and branding for the district. This branding can continue through streetscape improvements such as pedestrian scale lighting, banners, street trees, and street furniture, similar to those provided by the EDA on Pickard Road, to build a cohesive center. Working with the Road Commission, Union Township should prioritize right-of-way easements to capture the pedestrian amenity zone in front of street-fronting development.

Mixed-use development promoting walkability should be prioritized along Bluegrass Road and connections made to nearby apartment complexes and big box retailers. New development visible from Highway 127 should be developed with friendly “back doors” as well to ensure the highest quality image for the township is projected to travelers.

This area could benefit from master planning, a character-based code, or planned unit development to ensure that future development is coordinated with roadway improvements. The concept plan depicted on the following page is meant to be the first schematic step at identifying further, more concrete, recommendations during the development of a more detailed subarea analysis.

b.) A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan.

- PUD is specific to site and development and mixed use is allowed in the Bluegrass Center Area.

c.) The future land use recommendations of the Master Plan are based upon a ten- to twenty-year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors.

- Yes the timing is appropriate as this area has shown growth and improvement over the last years.

5. Additional factors.

a.) Are all allowable uses and development allowed in the proposed zoning district compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and any applicable laws governing their protection or preservation?

- Yes the allowable uses and development allowed in the proposed zoning is compatible with all features of the site and area.

b.) Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?

- PUD section of the ordinance was placed in the new zoning to address specific project needs such as maximum stories allowed.

c.) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather

than merely grant special privileges?

- No, this would not correct an inequitable situation

d.) Will the amendment result in unlawful exclusionary zoning?

- The rezone will not result in an unlawful exclusionary zoning.

e.) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

- No, the rezone will not set an inappropriate precedent.

LISTING OF DEVIATIONS FROM THE STANDARDS SET FORTH IN THE B-5 SECTION OF THE UNION TOWNSHIP ZONING ORDINANCE OR OTHER RELEVANT SECTIONS:

1. SECTION 4.3
IN ACCORDANCE WITH SECTION 4.3 THE MAXIMUM BUILDING HEIGHT IS THIRTY-FIVE (35) FEET. PROPOSED BUILDING HEIGHT IS 49'-4 3/8"

2. SECTION 3.10: R-3A, MULTIPLE-FAMILY RESIDENTIAL DISTRICT
A) IN ACCORDANCE WITH SECTION 3.10, APARTMENTS ARE REQUIRED TO HAVE 500 SF. STUDIO APARTMENTS ARE BEING PROPOSED WITH 454 SQ. FT.

3. SECTION 3.19 PUD, PLANNED UNIT DEVELOPMENT DISTRICT
A) IN ACCORDANCE WITH SECTION 3.19-D ITEM 6, THE REQUIRED OPEN SPACE IS 6,560 SQ. FT. THE PROPOSED OPEN SPACE IS 3,445 SQ. FT.

3. SECTION 3.19 PUD, PLANNED UNIT DEVELOPMENT DISTRICT
A) IN ACCORDANCE WITH SECTION 3.19-D ITEM 7, THE NEAREST EDGE OF ANY ENTRANCE OR EXIT DRIVE SHALL BE LOCATED NO CLOSER THAN TWO HUNDRED (200) FEET FROM ANY STREET OR ROAD INTERSECTION AS MEASURED FROM THE NEAREST INTERSECTION RIGHT-OF-WAY LINE. THE NORTH ACCESS HAS BEEN PLACED AS SUCH THAT IT IS CENTERED ON THE DEVELOPMENT. THIS PLACEMENT HAS BEEN REVIEWED AND APPROVED BY THE ISABELLA COUNTY ROAD COMMISSION & HAS BEEN RESTRICTED TO A RIGHT-IN, RIGHT-OUT ACCESS POINT BASED ON ITS PROPOSED LOCATION.

SITE PLAN NOTES:

- 1) SECTION 14.2 PROOF OF OWNERSHIP
A) OWNERSHIP OF THE PROPERTY WAS TRANSFERRED VIA WARRANTY DEED (LIBER 1826, PAGE 577) FROM NEW GRASS LLC TO B.S.P. ENTERPRISES LLC.. ON 10/10/2018.
- 2) CONDO DOCS INFORMATION
- 3) SECTION 14.2 BUILDING INFORMATION
A) 4-STORY BUILDING
1) GROSS FLOOR AREA = 13,762 SQ. FT.
2) NET FLOOR AREA = 11,010 SQ. FT.
- 4) SECTION 14.2 GENERAL DESCRIPTION AND PRELIMINARY DELINEATION OF EXISTING NATURAL FEATURES
A) THE PARCEL IS A PORTION OF AN OVERALL SITE THAT HAD BEEN UTILIZED FOR AGRICULTURE. THERE ARE LIMITED SCRUB TREES THAT HAVE SPROUTED ON THE SITE SINCE THE AGRICULTURAL ACTIVITIES HAVE CEASED.
- 5) SECTION 14.2 DESCRIPTION OF ORGANIZATION TO MAINTAIN OPEN SPACE AREA
A) B.S.P. ENTERPRISES LLC. WILL OWN AND MAINTAIN OPEN SPACE AND RECREATION AREAS, AND A LONG TERM MAINTENANCE PLAN AS THE OWNER/LANDLORD OF THE PROPERTY.

PROPOSED REZONING NOTE:

THE PROPOSED PLANNED UNIT DEVELOPMENT REQUIRES A REZONE TO "PUD" WITH B-5 BEING THE UNDERLYING ZONING DISTRICT.

B-5 ZONE	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA (SQ FT)	16,000 SQ FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

- A. THE DEPTH OF THE LOT SHALL NOT EXCEED FOUR TIMES THE LOT WIDTH, MEASURED AT THE FRONT BUILDING LINE.
- B. NO BUILDING OF STRUCTURE SHALL EXCEED A HEIGHT OF TWO AND ONE-HALF STORIES OF THIRTY-FIVE FEET, EXCEPT, THAT SILOS, ELEVATORS, BARNES AND OTHER STRUCTURES CUSTOMARILY NECESSARY TO FARMING SHALL HAVE A MAXIMUM HEIGHT OF NINETY-NINE FEET. PROVIDED THAT ANY REQUIRED SETBACK SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT THAT THE STRUCTURE EXCEEDS THIRTY-FIVE FEET.
- C. SIDE YARDS FACING A STREET SHALL COMPLY WITH FRONT YARD SETBACK REQUIREMENTS.

MISS DIG.

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND
SYMBOLS

○ BOLLARD	□ GAS RISER	⊗ SOIL BORING
▤ CATCH BASIN (CURB INLET)	⚓ GUY ANCHOR	⊕ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⛶ HYDRANT - EXISTING	☎ TELEPHONE RISER
□ CATCH BASIN (SQUARE)	⚡ HYDRANT - PROPOSED	☘ TREE - CONIFEROUS
⊙ CLEAN OUT	☆ LIGHT POLE	⬤ TREE - DECIDUOUS
→ DRAINAGE FLOW	✉ MAILBOX	⦿ UTILITY POLE
⊠ ELECTRICAL BOX	Ⓜ MONITORING WELL	⚙ WATER MAIN VALVE
● FOUND CONC. MONUMENT	Ⓢ SANITARY SEWER MANHOLE	⚡ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	⚙ WATER WELL
⊗ GAS MAIN VALVE	▽ SIGN	□ WOOD STAKE

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—B" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

ASPHALT - EXISTING
ASPHALT - PROPOSED
CONCRETE
GRAVEL
LANDSCAPING
RIP-RAP



PART OF THE NORTHEAST 1/4, SECTION 26, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

LOCATION MAP
NOT TO SCALE

STORMWATER DETENTION OR RETENTION NOTE: SECTION 3.19-D ITEM 10

- 1) REQUIRED STORMWATER DETENTION OR RETENTION SHALL BE PROVIDED IN OPEN UNFENCED DETENTION OR RETENTION BASINS. THESE BASIS SHALL BE INCORPORATED INTO THE LANDSCAPING OR OPEN SPACE PLAN FOR THE DEVELOPMENT SO THAT THEY HAVE THE APPEARANCE OF AN APPEALING NATURAL FEATURE. STORMWATER DETENTION OR RETENTION SHALL COMPLY WITH THE UNION TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- THE REQUIRED STORMWATER DETENTION HAS BEEN PROVIDED OFF-SITE IN A COMMUNITY DETENTION FACILITY. NO ON-SITE DETENTION IS REQUIRED AND THUS HAS NOT BEEN INCLUDED IN THE LANDSCAPE OR OPEN SPACE PORTIONS OF THE DEVELOPMENT AND ARE NOT APART OF THE LANDSCAPE PLAN.

PROJECT DESCRIPTION AND INTENT:

THE PROPOSED PROJECT WILL BE BUILT IN ENTIRETY. THE FIRST FLOOR OF THE STRUCTURE WILL BE CONSTRUCTED AS A WHITE BOX, WITH 11,877 SF (GROSS) LEASEABLE SPACE. IT IS ANTICIPATED THERE WILL BE 85 PERCENT OF THIS SPACE AS NET LEASEABLE SPACE. LEASEABLE UNITS WILL BE DIVIDED INSIDE BASED ON THE RENTER'S NEEDS. THERE IS THE POTENTIAL FOR ONE OF THE OWNER/DEVELOPER'S TO OPEN A BRANCH OF HIS MEDICAL OFFICE ON THE FIRST FLOOR. THIS AGAIN, WILL BE BASED ON THE RENTALS TO OTHERS. THE OWNERS/DEVELOPERS FULLY INTEND ON HOLDING THE PROJECT AS AN INCOME PROPERTY AND ARE NOT LOOKING TO SELL THE DEVELOPMENT. THE SECOND, THIRD AND FOURTH FLOOR OF THE STRUCTURE WILL BE RESIDENTIAL. THE SECOND, THIRD AND FOURTH FLOORS HAVE EACH (4) 2-BEDROOM UNITS HAVING 1056 SF OF LIVING SPACE, (10) 1-BEDROOM UNITS HAVING 580 SF OF LIVING SPACE AND (2) STUDIO STYLE UNITS HAVING 454 SF OF LIVING SPACE. THIS TOTALS (12) 2-BEDROOM UNITS, (30) 1-BEDROOM UNITS AND (6) STUDIO STYLE UNITS. THE BUILDING HAS 10,095 SF OF NET LEASEABLE COMMERCIAL SPACE AND 32,796 SF OF LIVEABLE RESIDENTIAL SPACE. THE DEVELOPMENT RESIDES ON UNIT 1 AND 2 OF THE TALLGRASS COMMONS CONDOMINIUM. THE COMBINED LAND AREA EQUALS 2.27 ACRES. WITH A TOTAL OF 48 RESIDENTIAL UNITS, THE LAND AREA PER UNIT IS 2,175 SF/UNIT.

BUILDING FOOTPRINT TO OUTSIDE WALLS = 13,762 SF/FLOOR
GROSS COMMERCIAL FIRST FLOOR AREA = 11,877 SF
NET COMMERCIAL LEASEABLE FIRST FLOOR AREA = 10,095 SF
NET RESIDENTIAL LIVEABLE AREA 2, 3 & 4 FLOORS = 32,796 SF

NON-RESIDENTIAL USES:

THE PROPOSED FIRST FLOOR DEVELOPMENT WILL BE LIMITED TO MEDICAL, PUBLIC/QUASI-PUBLIC, COMMERCIAL AND RETAIL USES ALLOWED BY RIGHT WITHIN THE B-5 DISTRICT.
NUMBER OF EMPLOYEES CANNOT BE DETERMINED AT THIS TIME FOR THE COMMERCIAL SPACE.

ANTICIPATED HOURS OF OPERATION:

HOURS OF OPERATION WILL BE BASED ON THE PROPOSED RENTER. IT IS ANTICIPATED THAT THE COMMERCIAL SPACE WILL BE CLOSED FROM 9:00 PM TO 6:00 AM.

PROJECT SCHEDULE:

THE PROJECT WILL GO OUT FOR BID ONCE FINAL SITE PLAN APPROVAL HAS BEEN OBTAINED. THE BIDDING AND CONTRACT PHASE OF THE PROJECT WILL TAKE 1-2 MONTHS. SITE CONSTRUCTION SHOULD BE ABLE TO BE STARTED APPROXIMATELY THE FIRST OF AUGUST 2022. THE ANTICIPATED CONSTRUCTION SCHEDULE IS 1 YEAR. THE INTENT IS TO BUILD THE ENTIRE SITE AS SHOWN.

DESCRIPTIONS PROVIDED: (TITLE POLICY NO. 5011400-220507*)
TAX IDENTIFICATION NUMBERS: UNIT 1, 14-103-00-001-00; UNIT 2, 14-103-00-002-00

UNITS 1 AND 2 OF TALLGRASS COMMONS CONDOMINIUM, A COMMERCIAL SITE CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 1439, PAGES 451-520, INCLUSIVE, AND FIRST AMENDMENT RECORDED NOVEMBER 3, 2009 IN LIBER 1499, PAGES 887-894 INCLUSIVE, AND SECOND AMENDMENT RECORDED MARCH 24, 2010 IN LIBER 1511, PAGES 824-830 INCLUSIVE, AND DESIGNATED AS ISABELLA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 54, WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN SAID MASTER DEED AND AMENDMENTS AND AS DESIGNATED IN ACT 459 OF THE PUBLIC ACTS OF MICHIGAN OF 1978 AS AMENDED.

SHEET INDEX	
1.	COVER SHEET
2.	ZONING MAPS
3.	EXISTING TOPOGRAPHY
4.	HORIZONTAL LAYOUT PLAN
5.	STORMWATER PLAN
6.	SITE UTILITY PLAN
7.	LANDSCAPING PLAN
A1.0	FIRST FLOOR FLOOR PLAN
A1.1	SECOND FLOOR FLOOR PLAN
A1.2	ENLARGED UNIT FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS

BENCHMARKS:

BENCHMARK #1: TOP OF FOUND CAPPED IRON ON WEST PROPERTY LINE.
ELEV.= 792.60

BEARING BASIS:

PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 26, T14N-R4W WAS DETERMINED TO BE N89°-55'-22"E.

SITE:	NORTHWEST CORNER OF THE INTERSECTION OF BROOMFIELD AND SWEENEY STREET. MT. PLEASANT, MI 48858
CLIENT:	THE DEN ON BROOMFIELD B.S.P. ENTERPRISES, LLC 430 S. FIRST STREET CARSON CITY, MI 48811 CONTACT: ANUPKUMAR K. PATEL PHONE: (906) 225-1360 EMAIL: Anupmgh@yahoo.com
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 2257 EAST BROOMFIELD ROAD MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com
ARCHITECT:	CASE ARCHITECTURE 282 S. MAIN ST., P.O. BOX 244 FREELAND, MI 48623 PHONE: (989) 695-9707

CHARTER COMMUNICATIONS

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rbunker@chartercom.com

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ALMA, MI 48801
(989) 463-4282
KIM STUDT
kimberly.studt@cmsenergy.com

FRONTIER

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ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@fr.com

DTE ENERGY

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KENTWOOD, MI 49512
(616) 954-4623
MARY JO WICKERSIE
mckersiem@dteenergy.com

MT. PLEASANT FIRE DEPARTMENT

804 EAST HIGH STREET
MT. PLEASANT, MI 48858
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LT. BRAD DOEPKER
bdoepker@mt-pleasant.org

CHARTER TOWNSHIP OF UNION

PUBLIC WATER/PUBLIC SEWER
2010 N. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 24
KIM SMITH
ksmith@uniontownshipmi.com

CHARTER TOWNSHIP OF UNION

PLANNING & ZONING
2010 NORTH LINCOLN ROAD
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PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE

ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
ROBERT WILLOUGHBY
drain@isabellacounty.org

ISABELLA COUNTY ROAD COMMISSION

2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
PGaffney@isabellaroads.com

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COVER SHEET
THE DEN ON BROOMFIELD

UNITS 1 AND 2 OF TALLGRASS COMMONS
SITE CONDOMINIUM, PART OF THE NORTHEAST 1/4
OF SECTION 26, UNION TWP., ISABELLA CO., MICHIGAN

REVISIONS:

SUBMITTAL TO UNION TOWNSHIP 4-25-22

SUBMITTALS:

JOB NUMBER:
1810-109

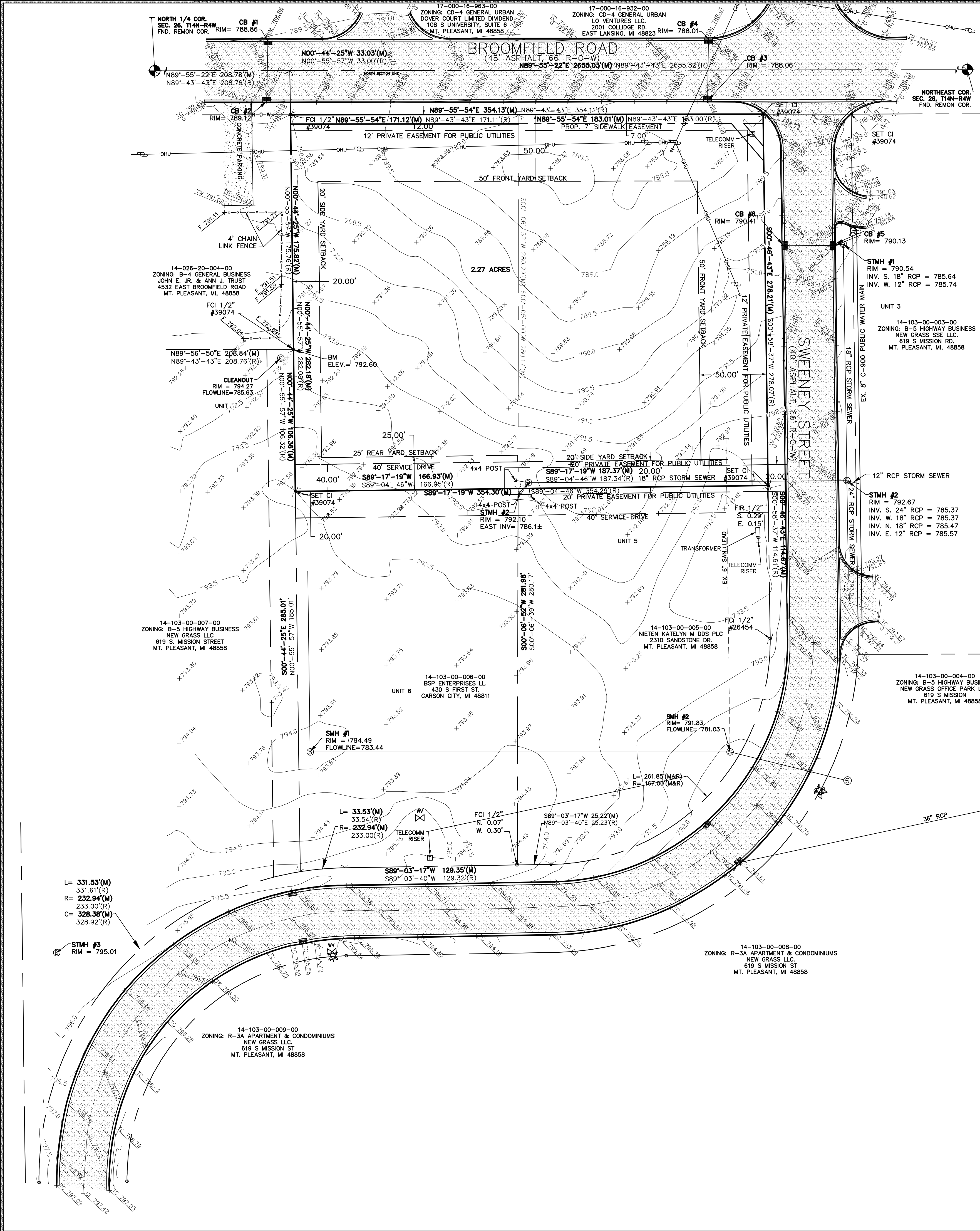
DRAWN BY:
BTM

DESIGNED BY:
N/A

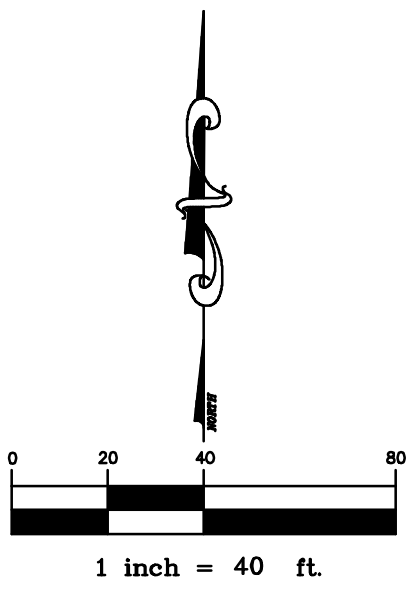
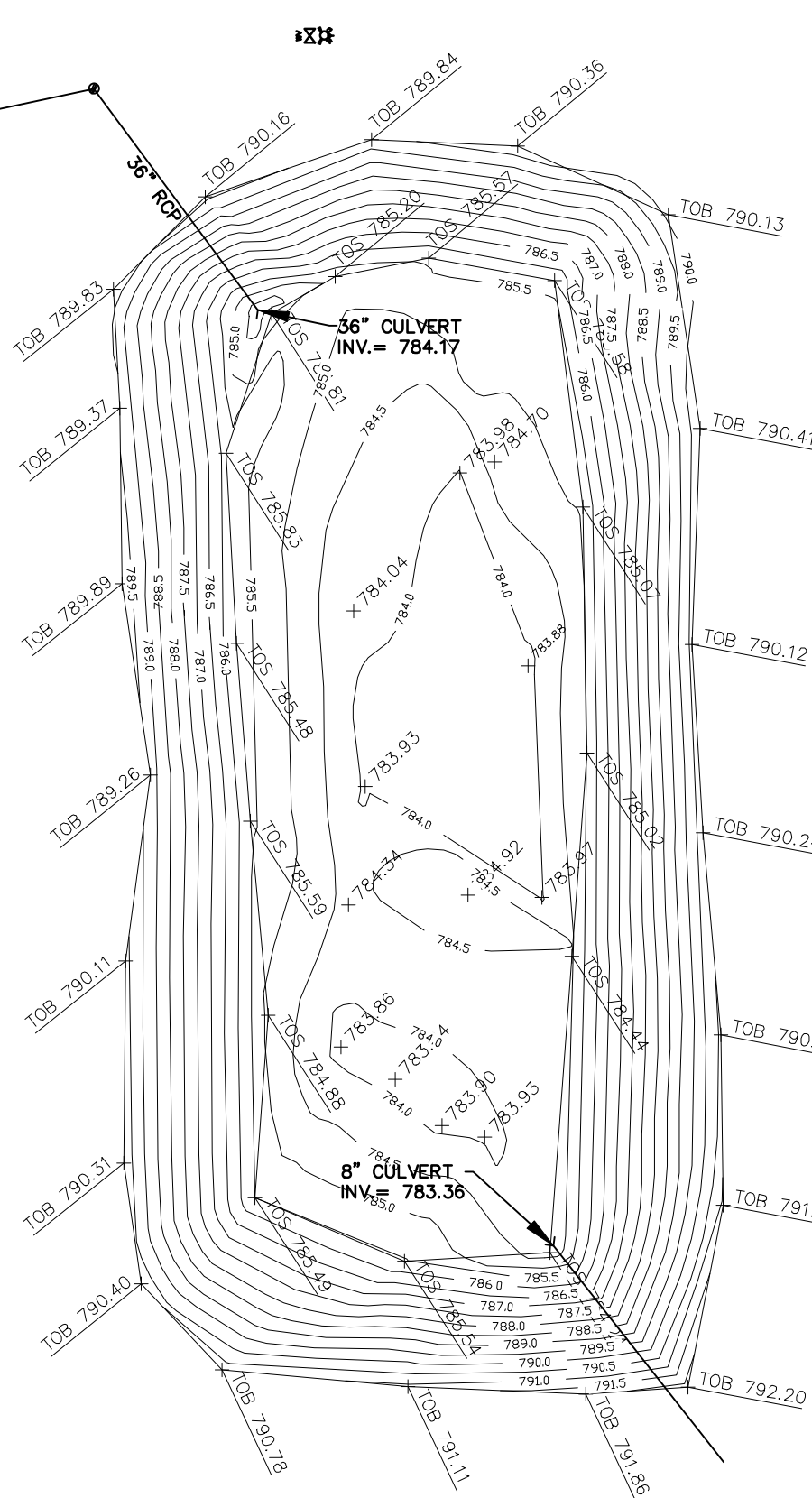
CHECKED BY:
TELB

SHEET NUMBER
1 OF 12

SCALE
N/A



SOILS INVENTORY:
LONDO LOAM
A. THE LONDO SERIES CONSISTS OF DEEP, SOMEWHAT
POORLY DRAINED OR MODERATELY SLOWLY PERMEABLE SOILS ON
TILL PLAINS. THE SLOPE RANGES BETWEEN 0 TO 6 PERCENT.



CMS & D

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EXISTING TOPOGRAPHY

THE DEN ON BROOMFIELD

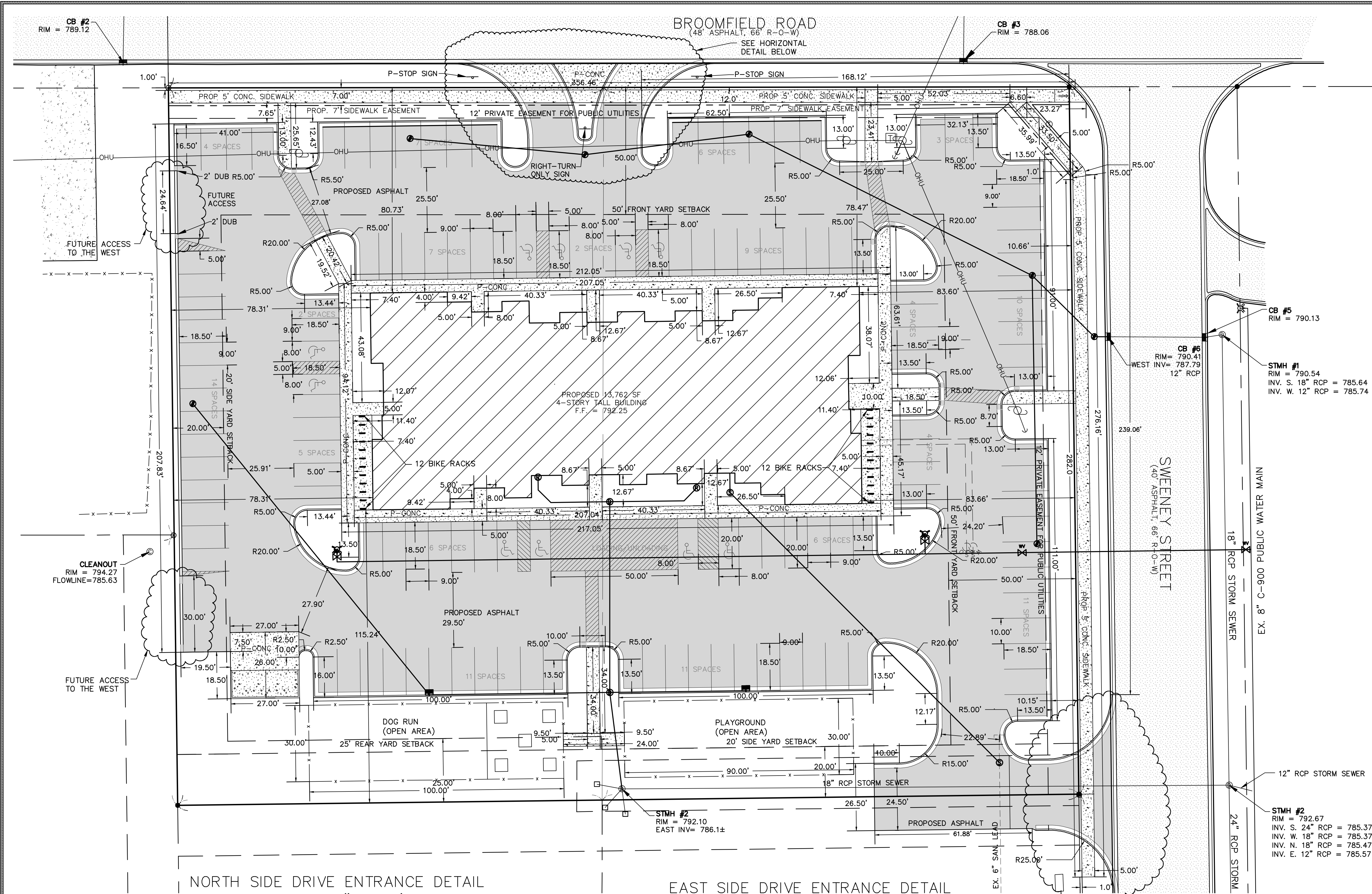
UNITS 1 AND 2 OF TALLGRASS COMMONS

SITE CONDOMINIUM, PART OF THE NORTHEAST 1/4

OF SECTION 26, UNION TWP., ISABELLA CO., MICHIGAN

REVISIONS:			
SUBMITTALS:	JOB NUMBER:	1810-109	SUBMITTAL TO UNION TOWNSHIP 4-25-22
	DRAWN BY:	BTM	
	DESIGNED BY:	N/A	
	CHECKED BY:	TELB	
SCALE	SHEET NUMBER	3 OF 12	

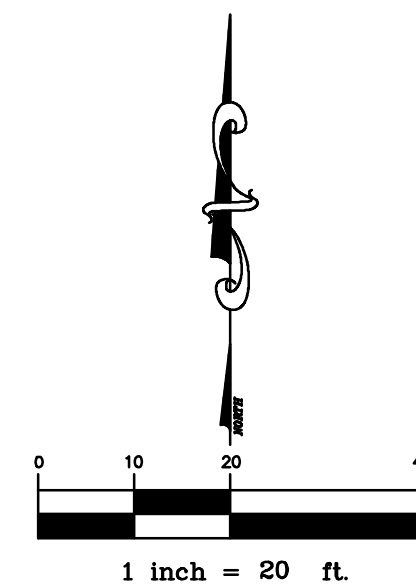
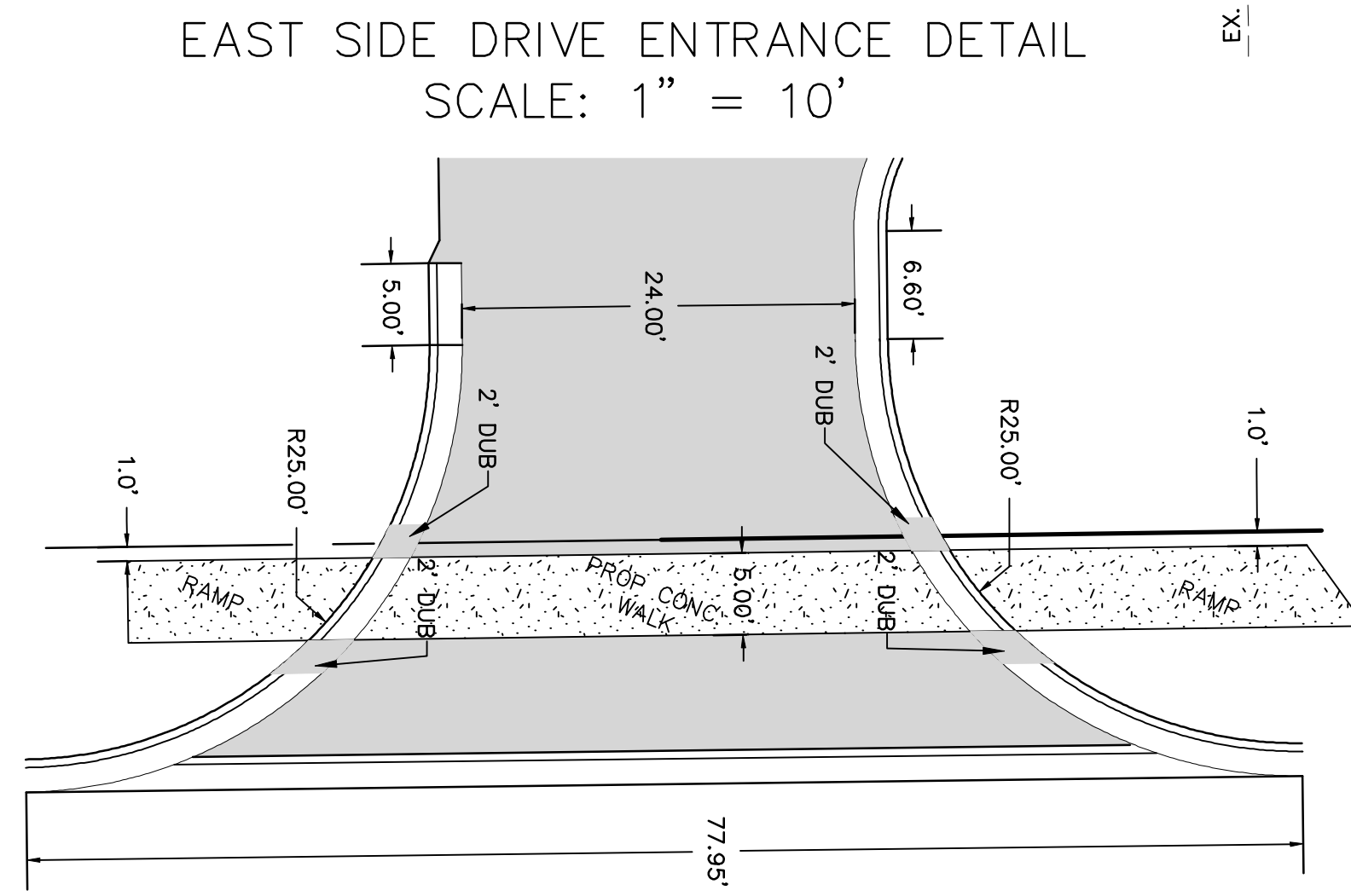
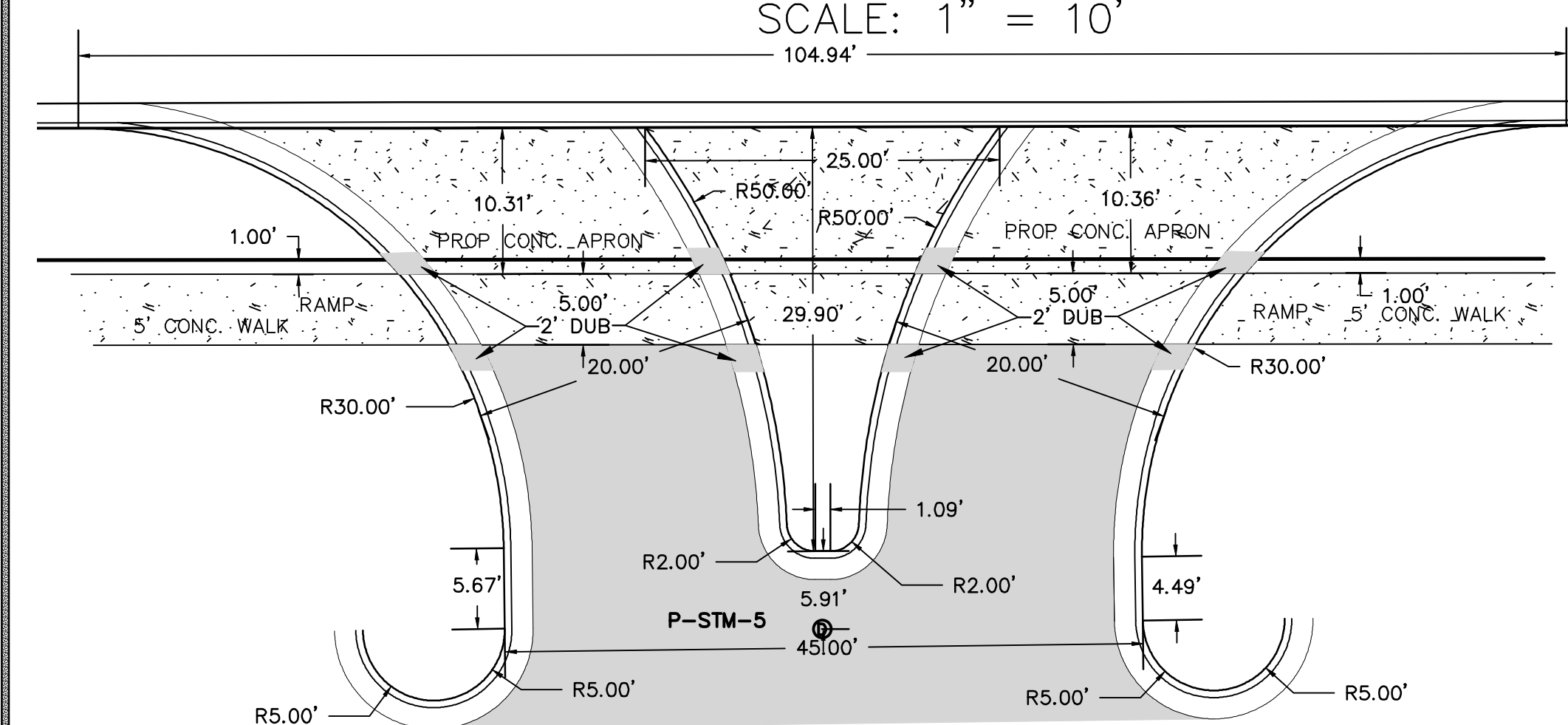
994



PARKING REQUIREMENTS & PARKING COUNT	
- REQUIRED PARKING (RESIDENTIAL)	
0.7 SPACES PER BEDROOM	
36 - 1 BEDROOM UNITS = 25.2 SPACES	
12 - 2 BEDROOM UNITS = 16.8 SPACES	
TOTAL FOR RESIDENTIAL = 42 = 42 SPACES	
- REQUIRED PARKING (COMMERCIAL)	
1.0 SPACES PER 200 S.F. (USABLE)	
USABLE COMMERCIAL TAKEN AS 85% GROSS	
((11,877 S.F. / 200 S.F.) = 60 SPACES	
TOTAL REQUIRED PARKING = 102 SPACES	
STANDARD AVAILABLE = 120 SPACES	
TOTAL BARRIER FREE = 10 SPACES	
TOTAL ALL SPACES = 130 SPACES	

STUDIO UNITS	TOTAL UNITS	UNIT SIZE
6	6	454 SQ. FT.
1-BEDROOM UNITS	30	580 SQ. FT.
2-BEDROOM UNITS	12	1,056 SQ. FT.

GROSS EQUALS NET DWELLING UNIT DENSITY =
LOT AREA PER DWELLING UNIT = 2067 SQ. FT.
PER DWELLING UNIT
LOT COVERAGE (BUILDING)= 13.8% LOT COVERAGE
LOT COVERAGE (IMPERVIOUS)= 75.6% LOT COVERAGE



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HORIZONTAL SITE PLAN

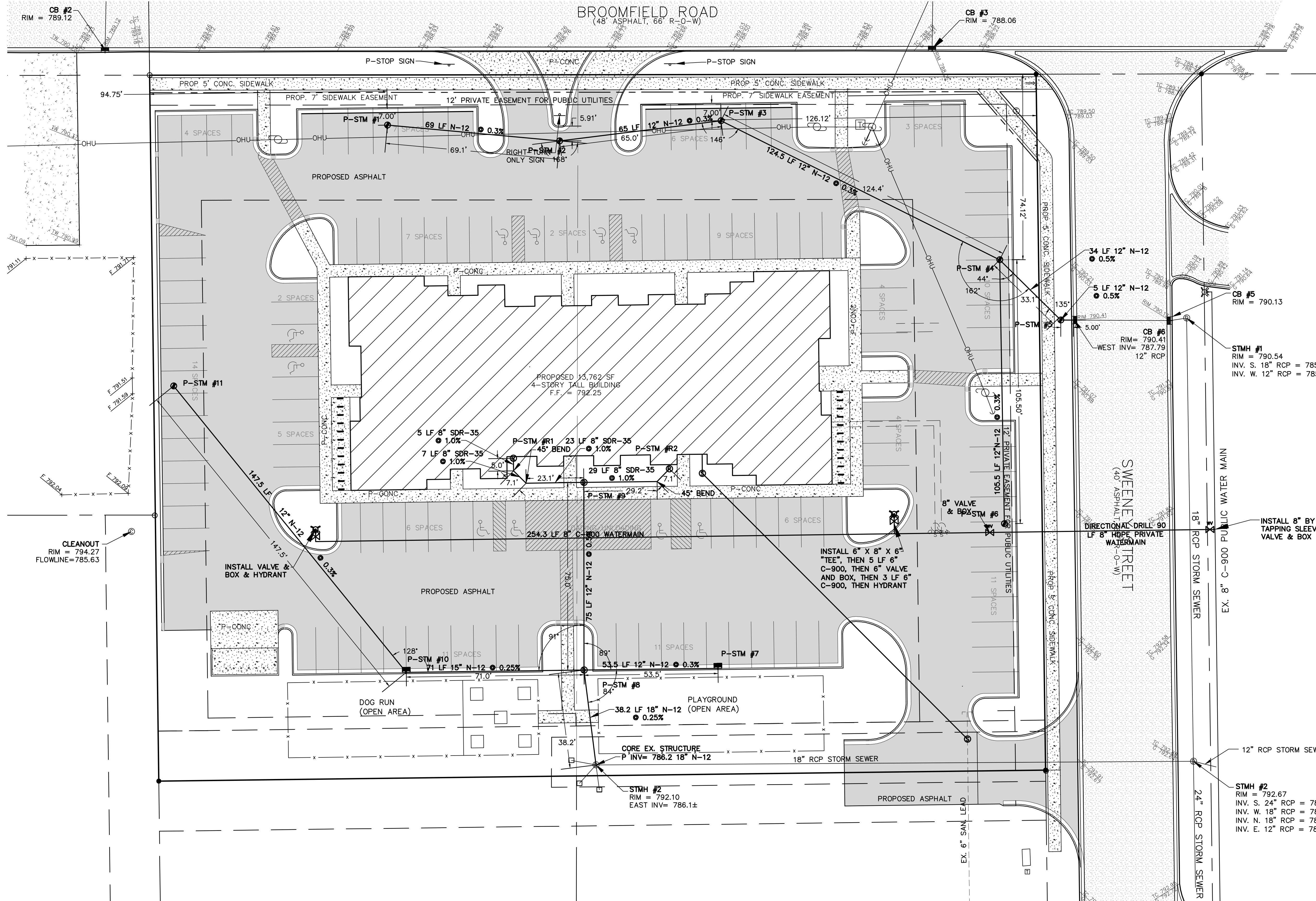
THE DEN ON BROOMFIELD

UNITS 1 AND 2 OF TALLGRASS COMMONS

SITE CONDOMINIUM, PART OF THE NORTHEAST 1/4

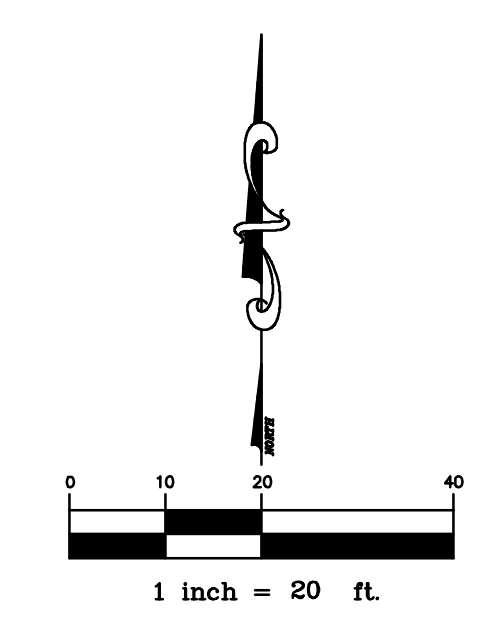
OF SECTION 26, UNION TWP., ISABELLA CO., MICHIGAN

SUBMITTALS:		REVISIONS:	
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DESIGNED BY:	TELB		
CHECKED BY:	TELB		
SCALE	1" = 20'	SHEET NUMBER	4 OF 12



PROPOSED STORM STRUCTURE TABLE	
P-STM #1	2' DIA. MDOT HEAVY WALL E.J.I.W. #2850 W/ TYPE M-2 GRATE RIM= 790.50 EAST INV= 787.95 12" N-12
P-STM #2	2' DIA. MDOT HEAVY WALL E.J.I.W. #2850 W/ TYPE M-2 GRATE RIM= 789.75 WEST INV= 787.74 12" N-12 EAST INV= 787.74 12" N-12
P-STM #3	3' DIA. CONC. STRUCTURE 0.5' THICK CONC. FLAT COVER E.J.I.W. #1040 W/ TYPE M-1 GRATE RIM= 790.75 WEST INV= 787.54 12" N-12 SOUTHEAST INV= 787.54 12" N-12
P-STM #4	4' DIA. CONC. STRUCTURE E.J.I.W. 1040 W/ TYPE M-1 GRATE RIM= 790.75 SOUTH INV= 787.17 12" N-12 SOUTHEAST INV= 787.17 12" N-12 NORTHWEST INV= 787.07 12" N-12
P-STM #5	4' DIA. CONC. STRUCTURE E.J.I.W. 1040 W/ SOLID LID RIM= 790.00 NORTHWEST INV= 786.82 12" N-12 EAST INV= 786.92 12" N-12
P-STM #6	2' DIA. MDOT HEVY WALL W/ TYPE M-1 GRATE RIM= 790.75 NORTH INV= 787.49 12" N-12
P-STM #7	4' DIA. CONC. STRUCTURE E.J.I.W. 7045 W/ TYPE M-2 GRATE RIM= 790.0 WEST INV= 786.56 12" N-12
P-STM #8	3' DIA. CONC. STRUCTURE E.J.I.W. 1040 W/ SOLID LID RIM= 791.10 NORTH INV= 786.40 12" N-12 SOUTH INV= 786.30 18" N-12 WEST INV= 786.40 15" N-12 EAST INV= 786.40 12" N-12
P-STM #9	4' DIA. CONC. STRUCTURE E.J.I.W. 1040 W/ SOLID LID RIM= 791.70 SOUTH INV= 786.78 12" N-12 EAST INV= 786.88 8" SDR-35 WEST INV= 786.88 8" SDR-35
P-STM #10	4' DIA. CONC. STRUCTURE E.J.I.W. 7045 W/ TYPE M-2 GRATE RIM= 790.50 EAST INV= 786.58 15" N-12 NORTHWEST INV= 786.68 12" N-12
P-STM #11	2' DIA. MDOT HEAVY WALL E.J.I.W. #2850 W/ TYPE M-2 GRATE RIM= 790.25 EAST INV= 787.12 12" N-12

PROPOSED STORM RISER TABLE	
P-STM R#1	RIM= 791.85 INV= 787.25 8" SDR-35
P-STM R#2	RIM= 791.85 EAST INV= 787.25 8" SDR-35



CMS & D

SURVEYING / ENGINEERING

2257 E. BROOMFIELD RD.
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

STORMWATER PLAN

THE DEN ON BROOMFIELD

UNITS 1 AND 2 OF TALLGRASS COMMONS

SITE CONDOMINIUM, PART OF THE NORTHEAST 1/4

OF SECTION 26, UNION TWP., ISABELLA CO., MICHIGAN

REVISIONS:

SUBMITTALS:

JOB NUMBER: 1810-109

DRAWN BY: BTM

DESIGNED BY: TELB

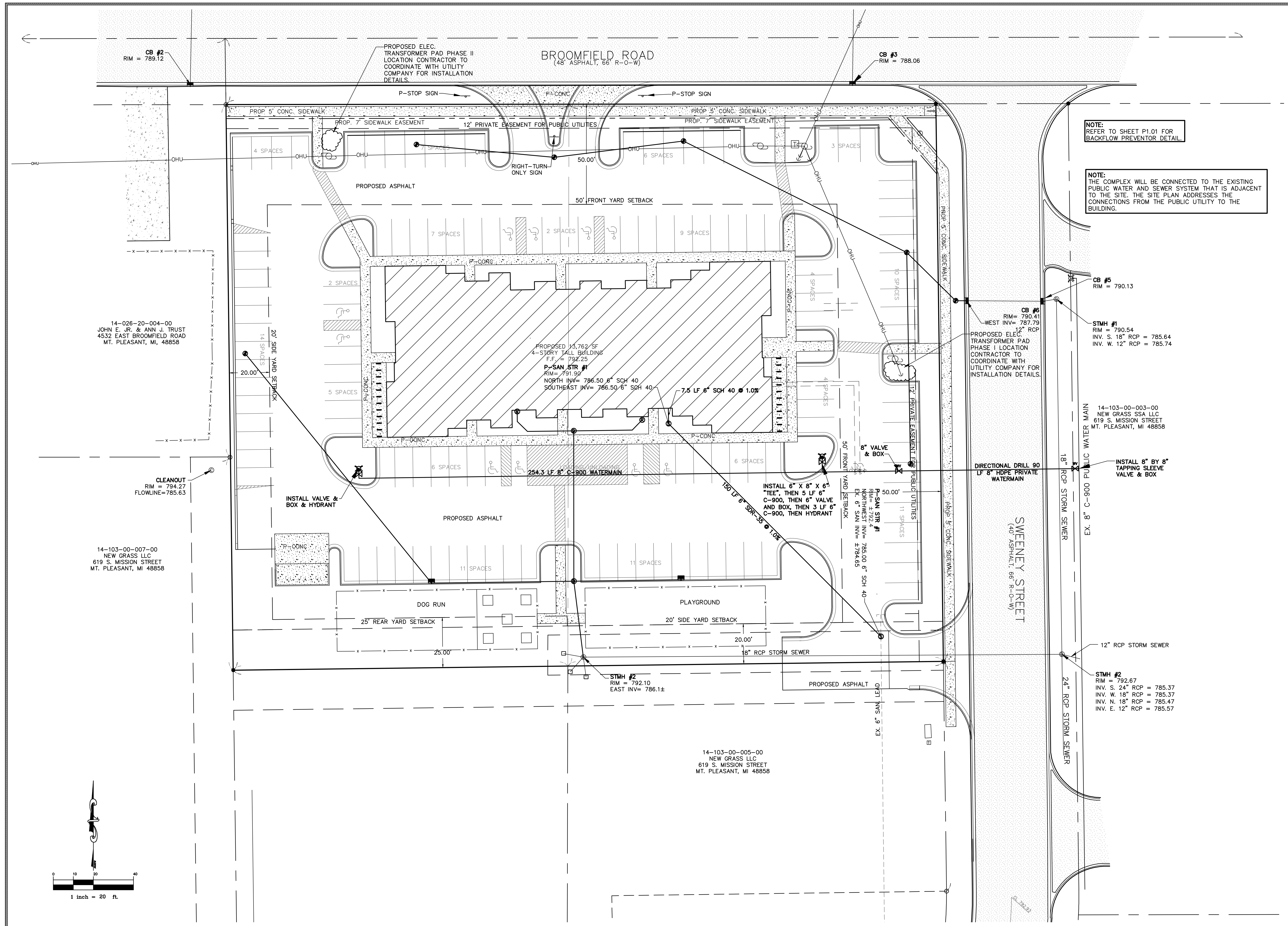
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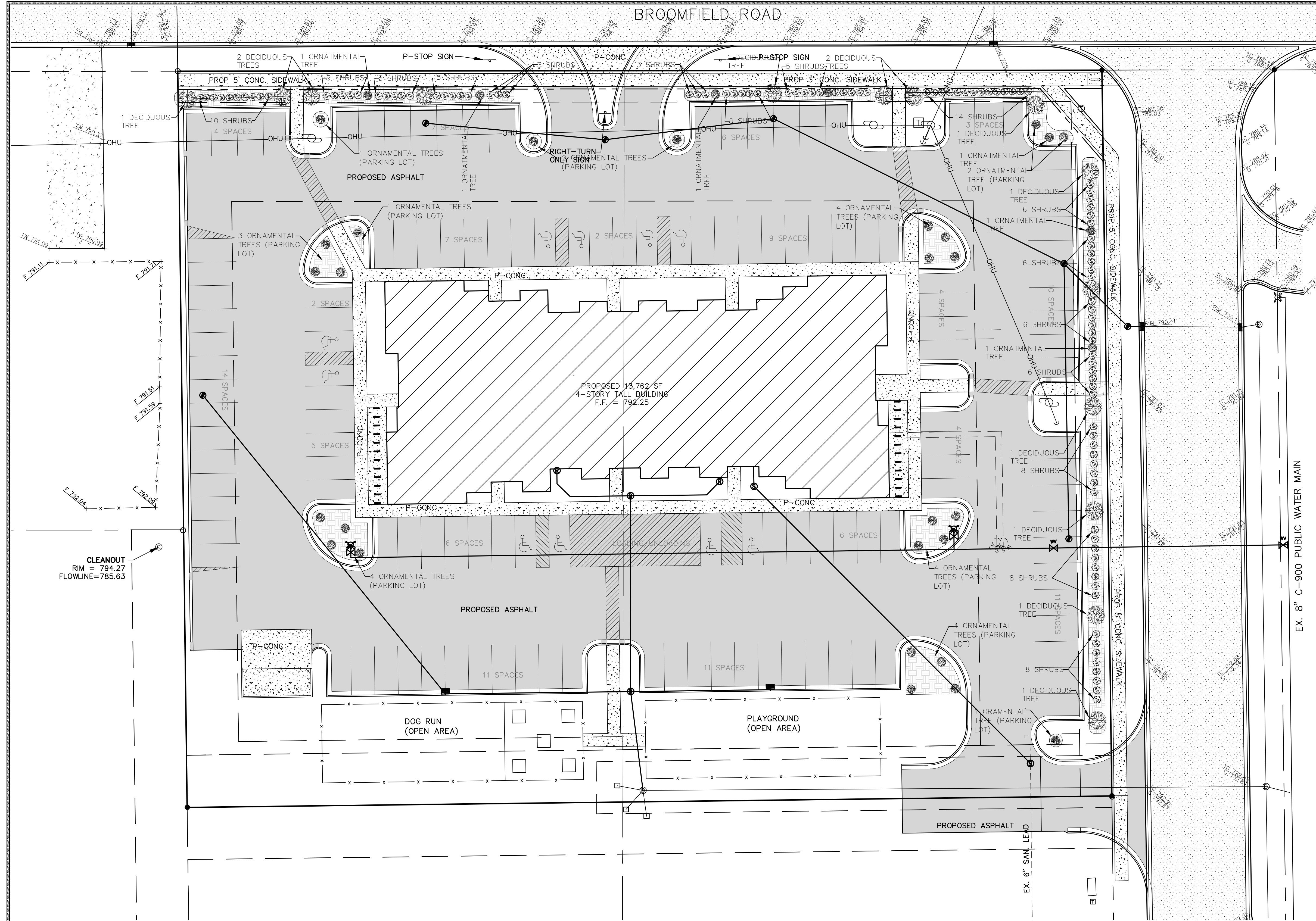
SCALE

1" = 20'

SHEET NUMBER

5 OF 12





PROJECT LANDSCAPING:

IN ACCORDANCE WITH SECTION 10, LANDSCAPING AND SCREENING OF THE UNION CHARTER TOWNSHIP ORDINANCE, THE FOLLOWING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.2 SUMMARY OF MINIMUM PLANTING REQUIREMENTS AND SUMMARY OF PLANT MATERIAL SPECIFICATIONS OF PLANTING AND SECTION 10.4, STANDARDS FOR LANDSCAPING MATERIALS.

LANDSCAPING ADJACENT TO BROOMFIELD ROAD.

- 1) THERE ARE SHOWN (8) 'STREET' TREES FOR THE 354 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON BROOMFIELD ROAD. 1 TREE FOR EVERY 40 FRONT FEET.
- 2) THERE ARE (4) ORNAMENTAL STREET TREES FOR THE 354 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON BROOMFIELD ROAD. 1 TREE FOR EVERY 100 FRONT FEET.
- 3) THERE ARE (60) SHRUBS FOR THE 354 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON BROOMFIELD ROAD. 8 SHRUBS FOR EVERY 40 FRONT FEET.

LANDSCAPING ADJACENT TO SWEENEY ROAD.

- 4) THERE ARE SHOWN (6) 'STREET' TREES FOR THE 278 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON SWEENEY ROAD. 1 TREE FOR EVERY 40 FRONT FEET.
- 5) THERE ARE (3) ORNAMENTAL STREET TREES FOR THE 274 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON SWEENEY ROAD. 1 TREE FOR EVERY 100 FRONT FEET.
- 6) THERE ARE (48) SHRUBS FOR THE 274 FEET OF ROAD FRONTAGE, LESS THE ACCESS DRIVE ON SWEENEY ROAD. 8 SHRUBS FOR EVERY 40 FRONT FEET.

SCREENING SHRUBS WILL BE NEEDED TO SCREEN ANY TRANSFORMER PADS, MECHANICAL (HVAC) UNITS, AND SIMILAR DEVICES ON SITE.

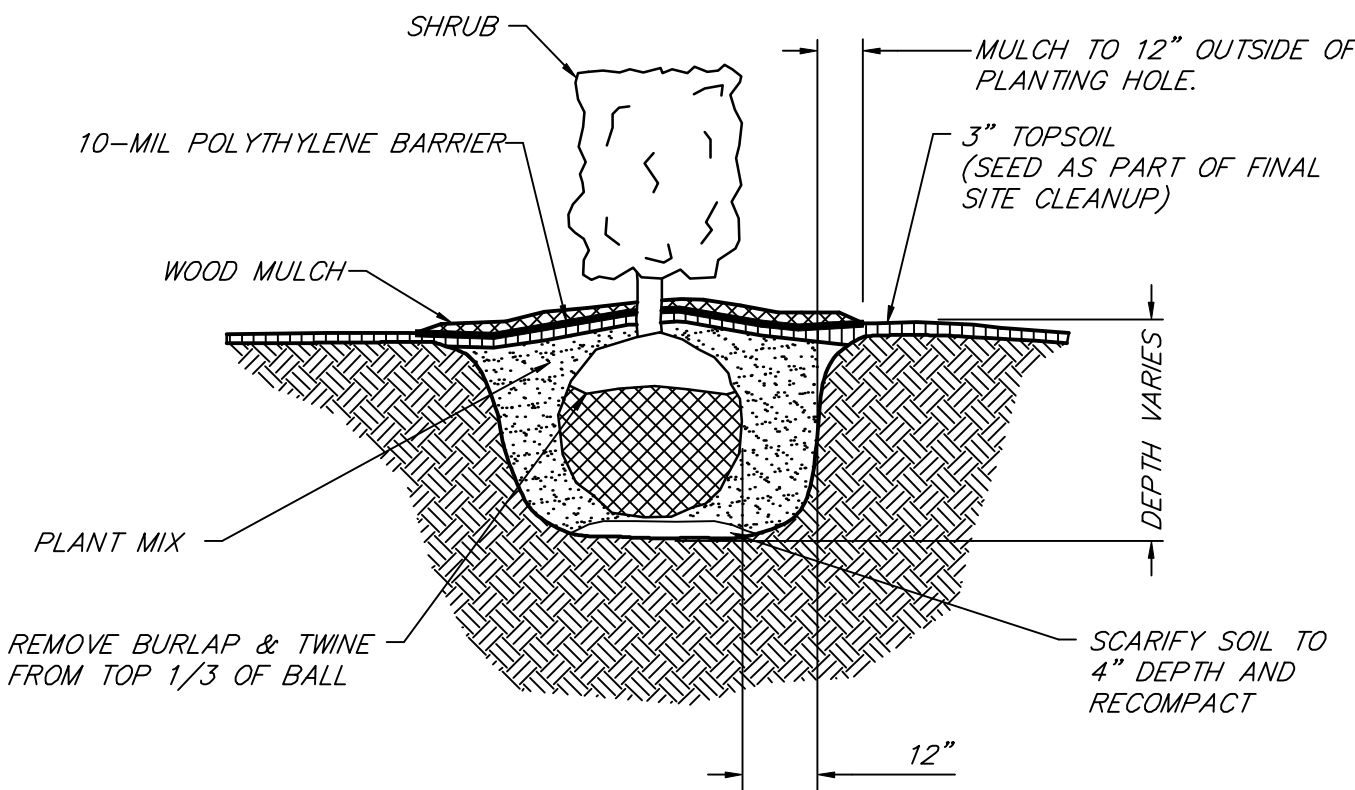
SCREENING ADJACENT TO RESIDENTIAL SHALL BE EVERGREENS SPACED NO MORE THAN 15 FEET ON CENTER. THE PROPOSEDD PROJECT IS NOT ADJACENT TO A RESIDENTIAL ZONE OR USE.

PARKING LOT LANDSCAPING SHALL BE 1 TREE FOR EVERY 5 PARKING SPACES. A TOTAL OF 130 SPACES ARE BEING PROPOSED. 26 TREE PLANTINGS ARE SHOWN.

LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 10.5, INSTALLATION AND MAINTENANCE. LANDSCAPING WILL HAVE ONE YEAR GUARANTEE FROM THE INSTALLER. PRIOR TO THE ONE YEAR ANNIVERSARY, THE INSTALLER WILL REPLACE ANY DAMAGED, DYING OR DEAD PLANTINGS. FOLLOWING THIS GUARANTEE PERIOD, EACH SPRING, THE PLANTINGS SHALL BE INSPECTED AND ANY DAMAGED, DYING OR DEAD PLANTINGS WILL BE REPLACED. GENERAL LAWN AREAS WILL BE MAINTAINED AND MOWED REGULARLY.

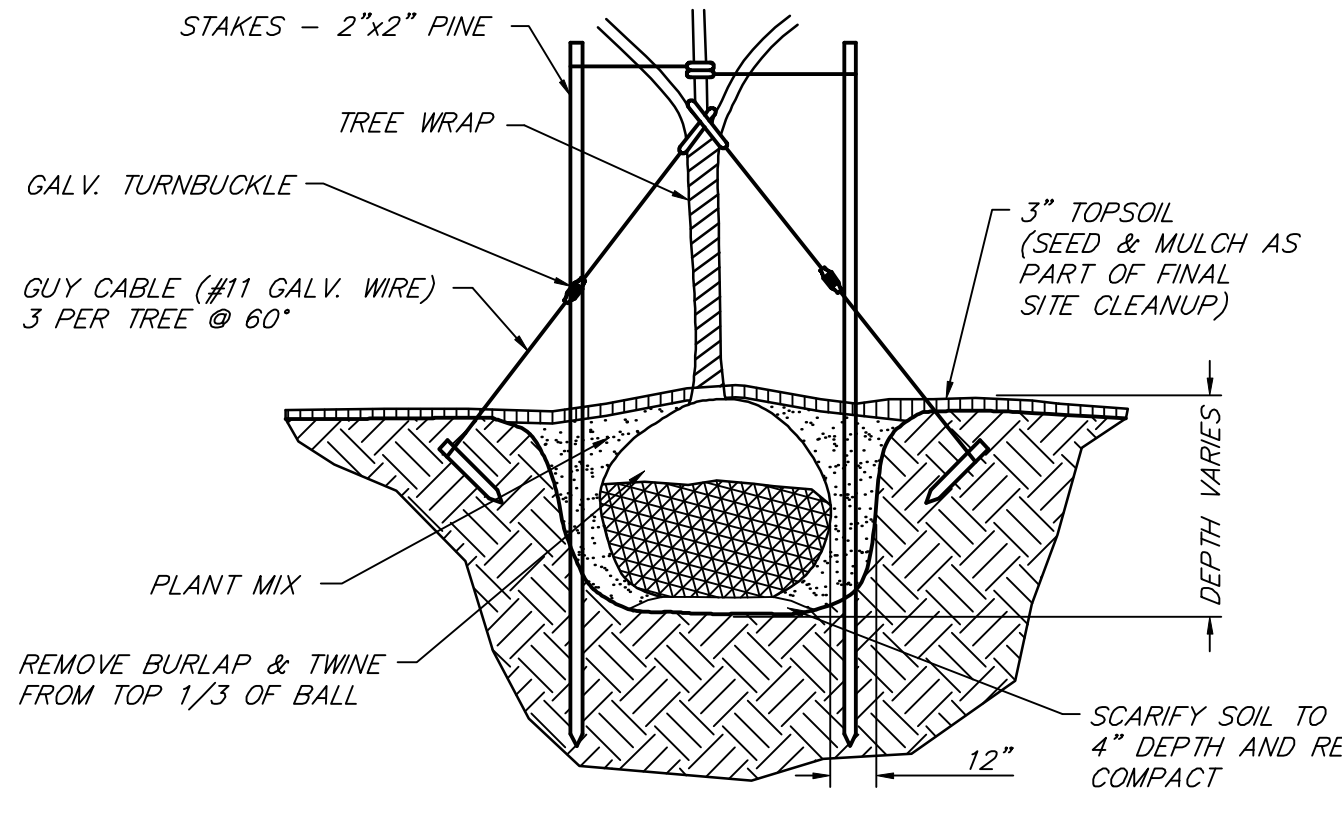
TREE PLANTING GENERAL NOTES:

1. STAKE TREES UNDER 4" CALIPER
2. GUY TREES 4" CALIPER & OVER
3. PRUNE TO THIN & SHAPE CANOPY
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
5. SET TOP OF BALL TO CORRESPOND WITH FINISH GRADE
6. SET STAKES VERTICAL AND EVENLY
7. STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH
8. SCARIFY SOIL TO 4" DEPTH & RECOMPACT
9. STAKES TO EXTEND 18" BELOW PIT IN UNDISTURBED SOIL



TYPICAL EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYP. TREE PLANTING DETAIL

NOT TO SCALE

PROP DECIDUOUS TREE WITH A MIN. CALIPER OF 2.5 INCHES AND A MIN. HEIGHT OF 4 FEET TO FIRST BRANCH.

PROP ORNAMENTAL TREE - TYPE LISTED IN TABLE

PROP SHRUB - MIN. HEIGHT OF 3 FEET AND A MIN. SPREAD OF 2 FEET.

NOTE: ALL OTHER SOFT AREAS NOT DESIGNATED AS COVERED SHALL BE GRASS COVERED.

= TREE COVER

STREET PLANTINGS - BROOMFIELD ROAD

8 DECIDUOUS TREES

4 ORNAMENTAL TREES*

60 SHRUBS

STREET PLANTINGS - SWEENEY STREET

6 DECIDUOUS TREES

3 ORNAMENTAL TREES*

48 SHRUBS

PARKING LOT PLANTING

TOTAL PLANTINGS = 130/5 = 26 TREES

26 ORNAMENTAL TREES*

* - ALL ORNAMENTAL TREES ARE MALUS 'LOLLIPOP'.



REVISIONS:

SUBMITTALS:

JOB NUMBER: 1810-109

SUBMITAL TO UNION TOWNSHIP 4-25-22

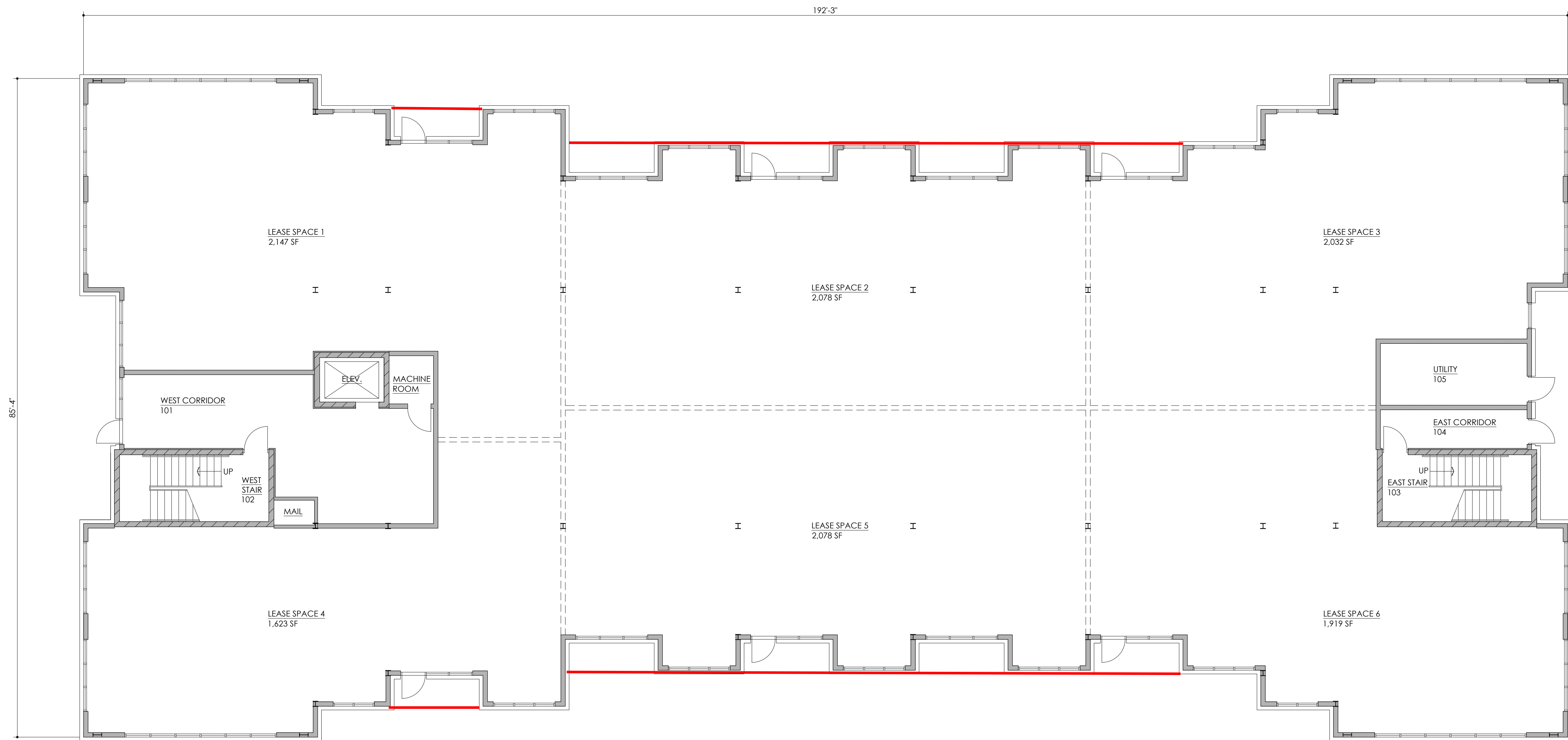
DRAWN BY: BTM

DESIGNED BY: TELB

CHECKED BY: TELB

SCALE: 1" = 20'

SHEET NUMBER: 7 OF 12



 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

1-26-2022	PRICING UPDATE
DATE	ISSUED FOR:

casearchitecture
ARCHITECTURE • PASSION • INTEGRITY
282 S. MAIN • FREELAND, MI • 989.695.9707

PROJECT:
NEW FACILITY FOR:
THE DEN ON BROOMFIELD
MOUNT PLEASANT, MICHIGAN

SHEET TITLE:
FIRST FLOOR PLAN

DRAWN BY: TEB	DRAWING NUMBER: A1.0
PROJECT NUMBER: 21-316-53.2	



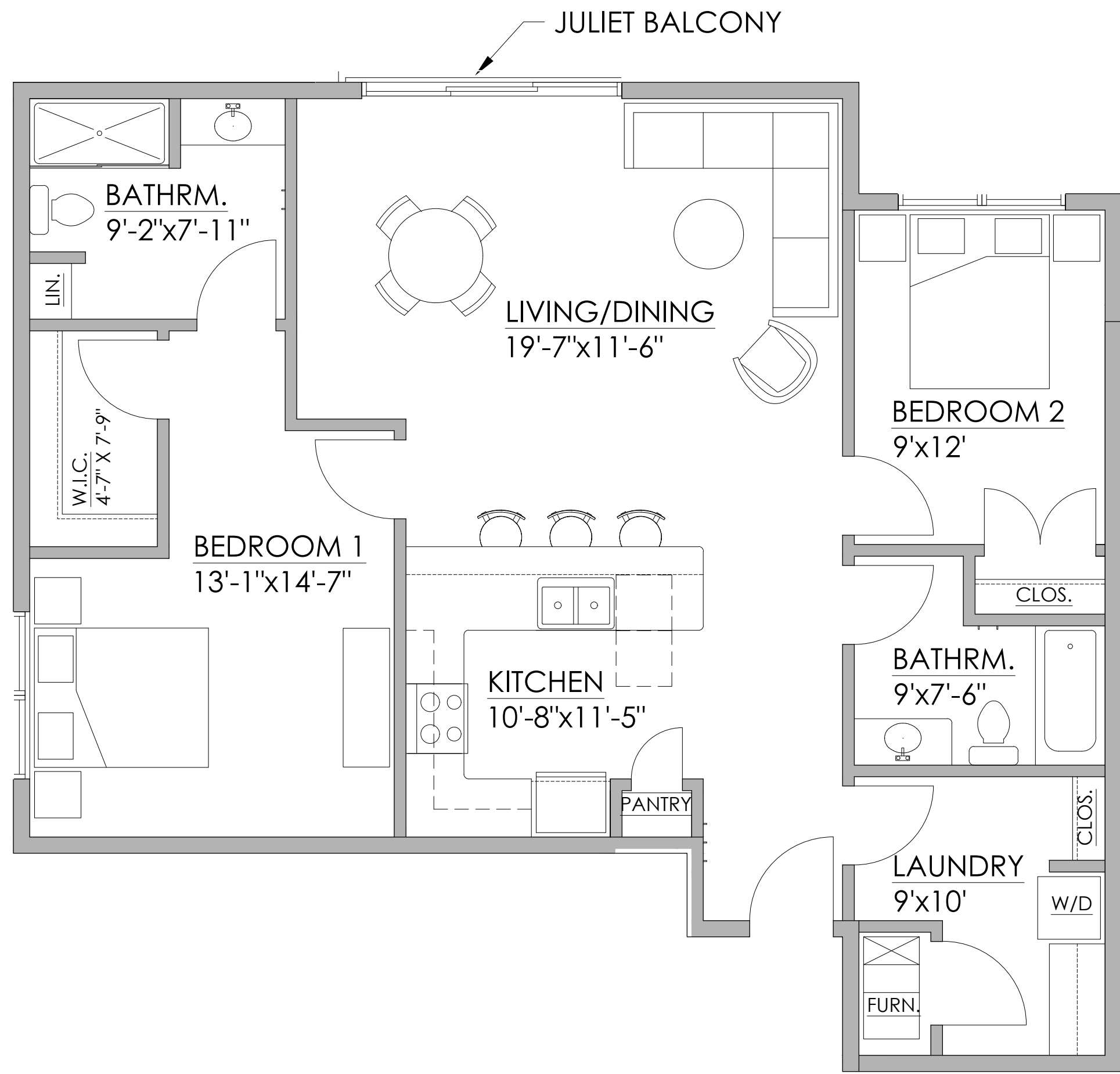
 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

1-26-2022	PRICING UPDATE
DATE	ISSUED FOR:

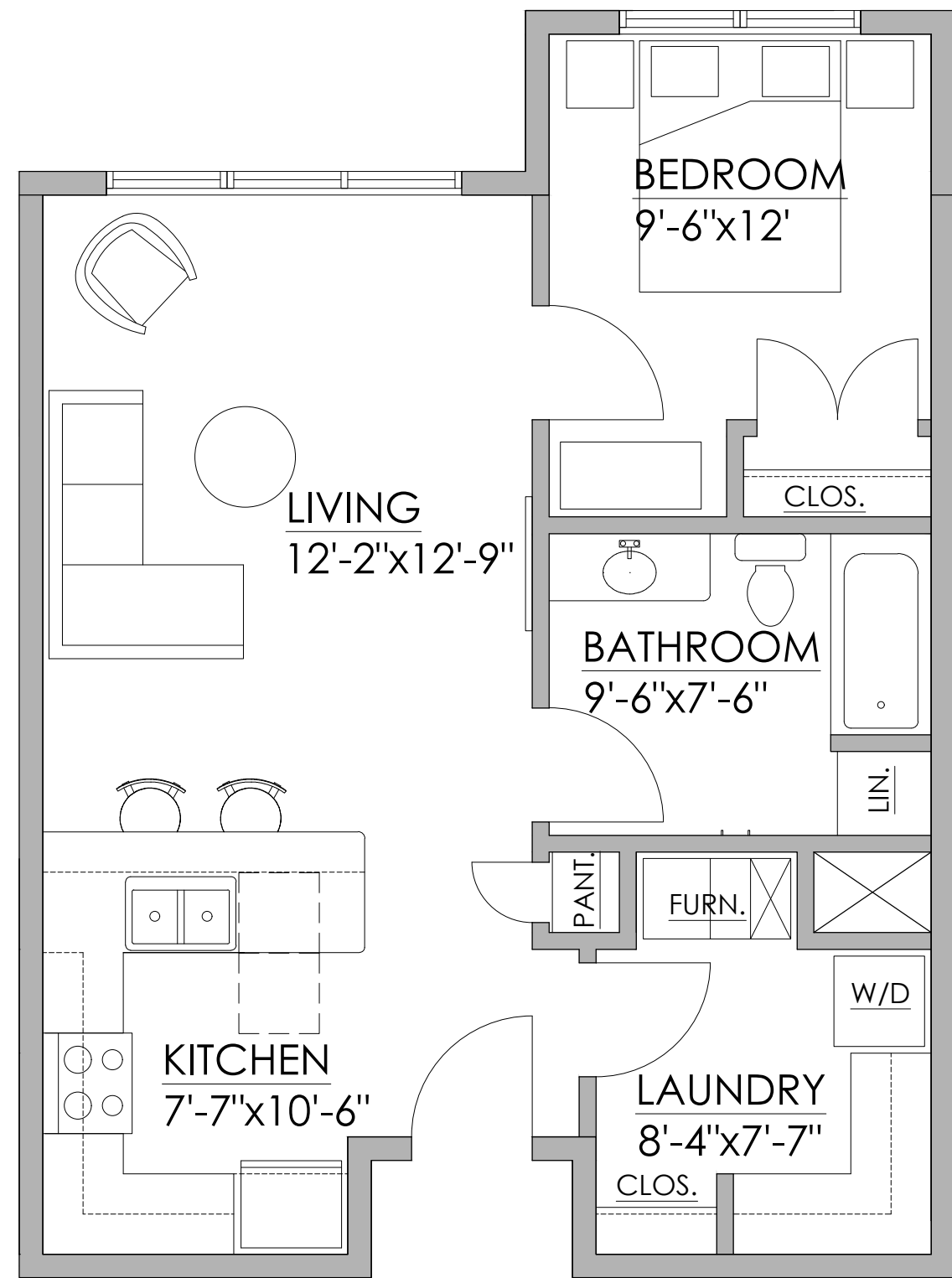


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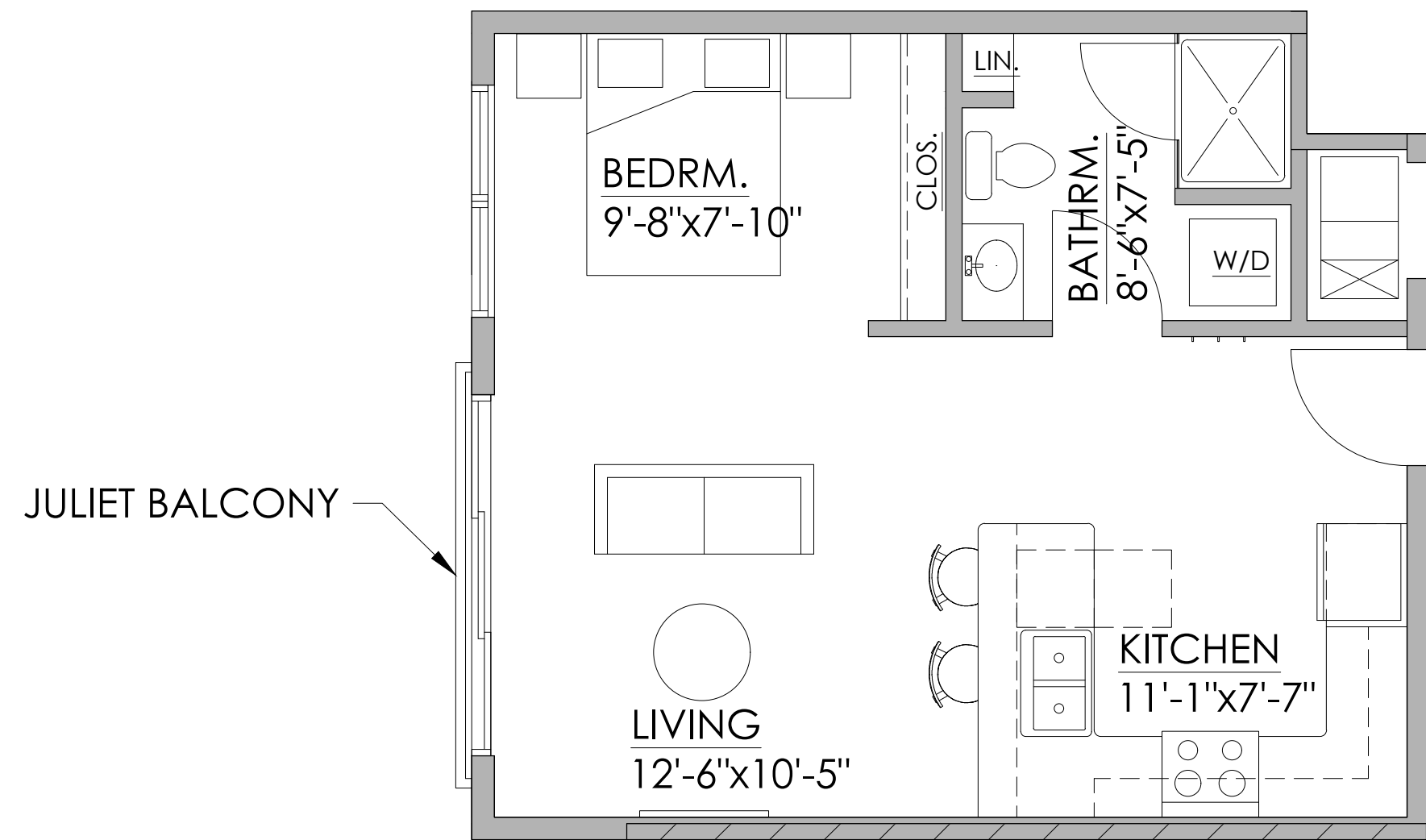
PROJECT:	
NEW FACILITY FOR:	
THE DEN ON BROOMFIELD	
MOUNT PLEASANT, MICHIGAN	
SHEET TITLE:	
SECOND FLOOR PLAN	
DRAWN BY:	DRAWING NUMBER:
TEB	A1.1
PROJECT NUMBER:	
21-316-53.2	



2 BEDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 BEDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



STUDIO FLOOR PLAN
SCALE: 1/4" = 1'-0"

1-26-2022	PRICING UPDATE
DATE	ISSUED FOR:

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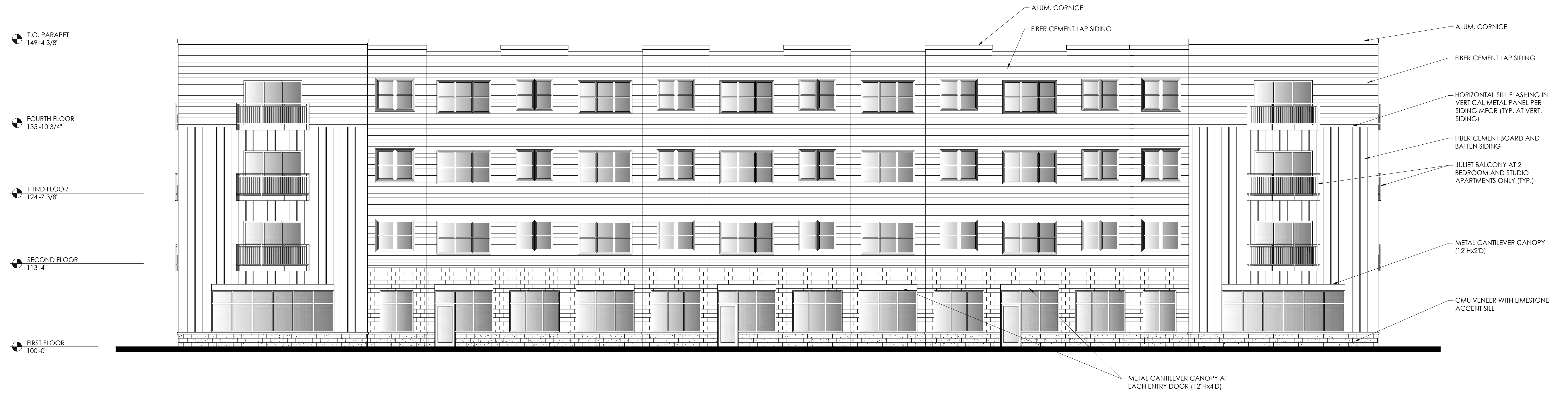
PROJECT:
NEW FACILITY FOR:

THE DEN ON BROOMFIELD

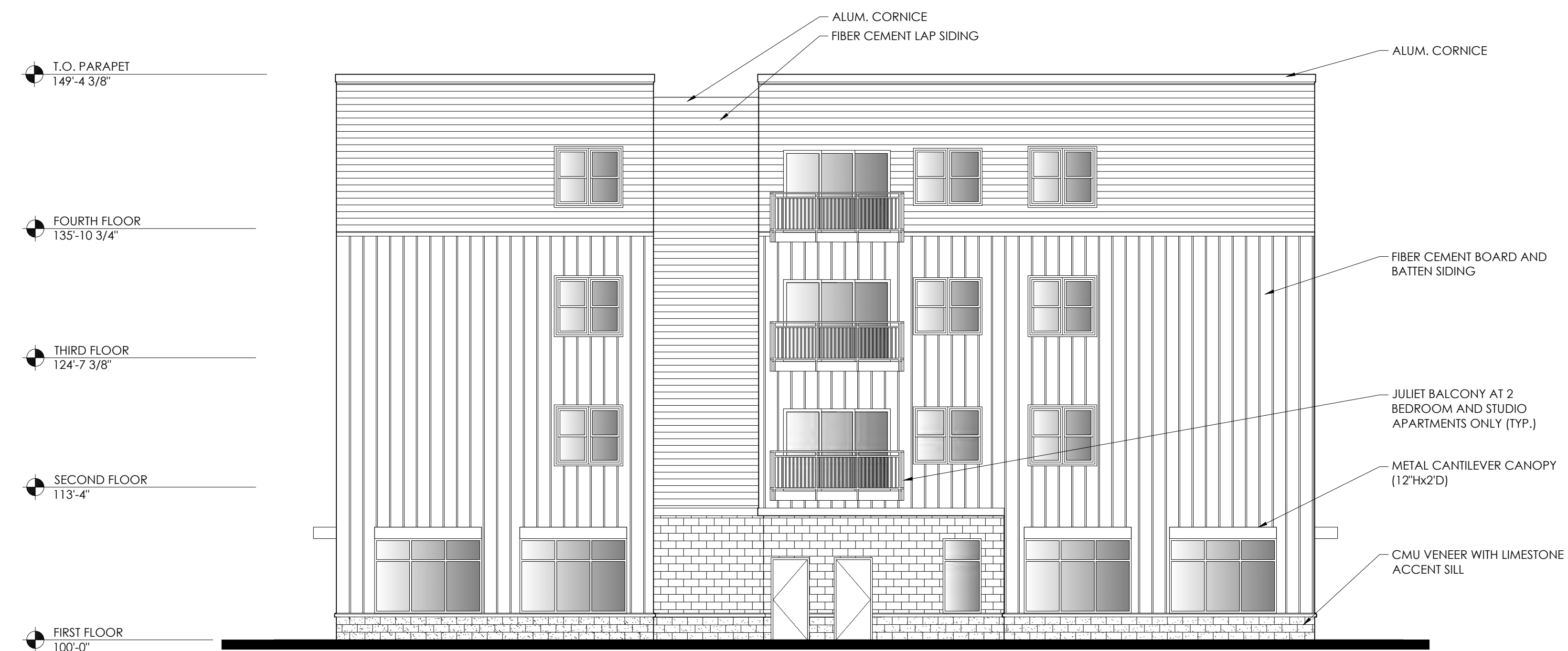
MOUNT PLEASANT, MICHIGAN

SHEET TITLE:
ENLARGED UNIT FLOOR PLANS

DRAWN BY: TEB	DRAWING NUMBER: A1.2
PROJECT NUMBER: 21-316-53.2	



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

1-26-2022	PRICING UPDATE
DATE	ISSUED FOR:

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PROJECT:
NEW FACILITY FOR:
THE DEN ON BROOMFIELD
MOUNT PLEASANT, MICHIGAN
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: TEB	DRAWING NUMBER: A4.0
PROJECT NUMBER: 21-316-53.2	

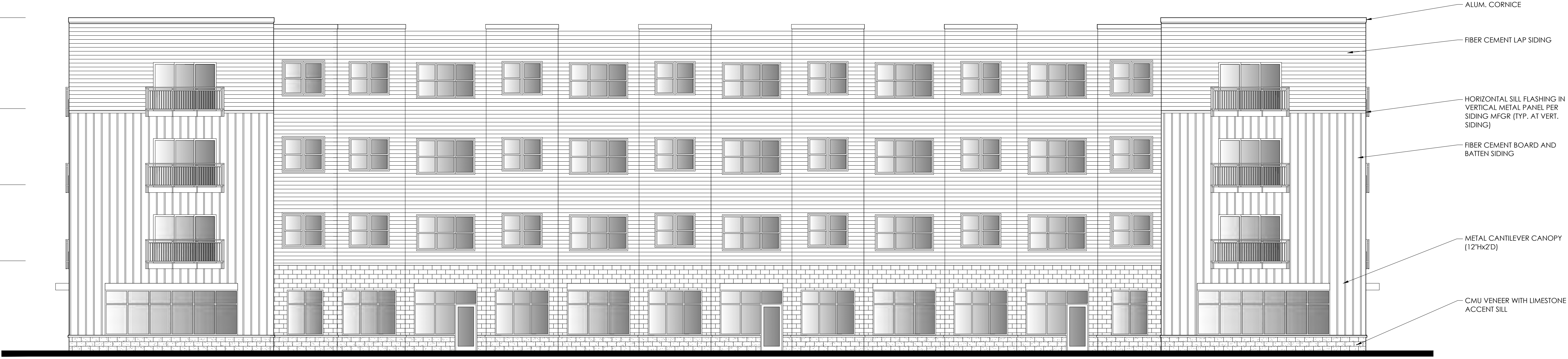
T.O. PARAPET
149'-4 3/8"

FOURTH FLOOR
135'-10 3/4"

THIRD FLOOR
124'-7 3/8"

SECOND FLOOR
113'-4"

FIRST FLOOR
100'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

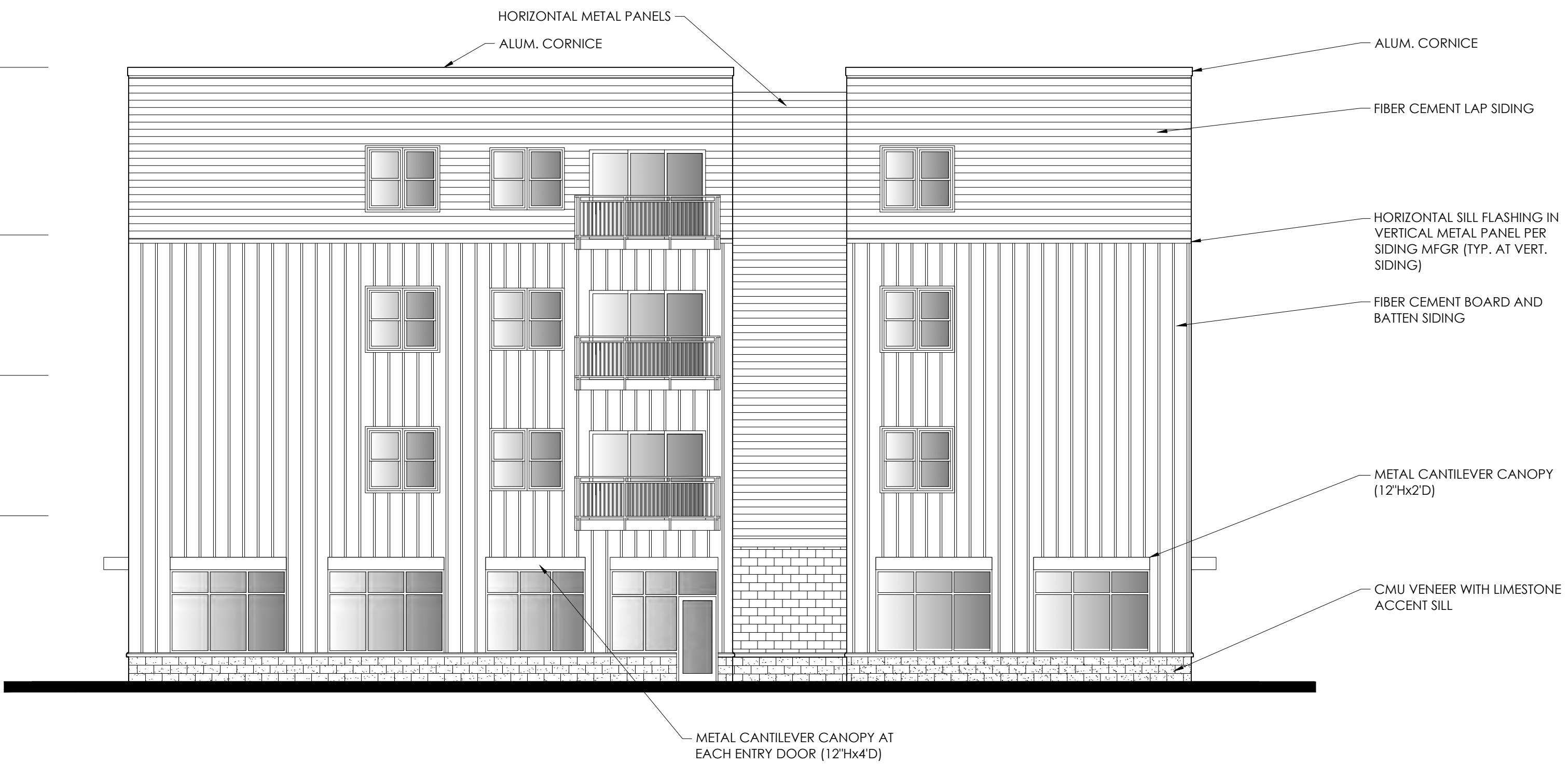
T.O. PARAPET
149'-4 3/8"

FOURTH FLOOR
135'-10 3/4"

THIRD FLOOR
124'-7 3/8"

SECOND FLOOR
113'-4"

FIRST FLOOR
100'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

4-11-2022	OWNER REVIEW
DATE	ISSUED FOR:

casearchitecture
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PROJECT:
NEW FACILITY FOR:
THE DEN ON BROOMFIELD
MOUNT PLEASANT, MICHIGAN

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: TEB	DRAWING NUMBER: A4.1
PROJECT NUMBER: 21-316-53.2	



PLANNED UNIT DEVELOPMENT (PUD) APPLICATION REPORT

TO:	Planning Commission	DATE:	June 14, 2022
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director	ZONING:	B-5, Highway Business
PROJECT:	PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development) per Section 3.19 (PUD, Planned Unit Development District), and to approve the associated PUD Concept Plan for a four (4) story tall, mixed-use (commercial and residential) building.		
PARCELS:	5785 E. Broadway Road, parcels 14-103-00-001-00, 14-103-00-002-00		
OWNER:	B.S.P. Enterprises LLC		
LOCATION:	Approximately 2.27 acres on the south side of E. Broomfield Road in the NE 1/4 of Section 26.		
EXISTING USE:	Vacant	ADJACENT ZONING:	B5, B4, City of Mt. Pleasant-General Urban
FUTURE LAND USE DESIGNATION:	<i>Bluegrass Center</i> - While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.		
ACTIONS REQUESTED:	To hold a public hearing on and to review the PREZ22-01 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from B-5 (Highway Business) District to PUD (Planned Unit Development) and the associated PUD Concept Plan; and to make a recommendation for final action to the Board of Trustees.		

Public Hearing Notice Information

The Planned Unit Development (PUD) review process requires a public hearing, which is subject to minimum requirements for publication, mailing, and posting of the hearing notice. In this case, the hearing notices were published in The Morning Sun and mailed in accordance with state Zoning Act requirements, but the required posting of a copy of the notice at the Twp. Hall was inadvertently overlooked.

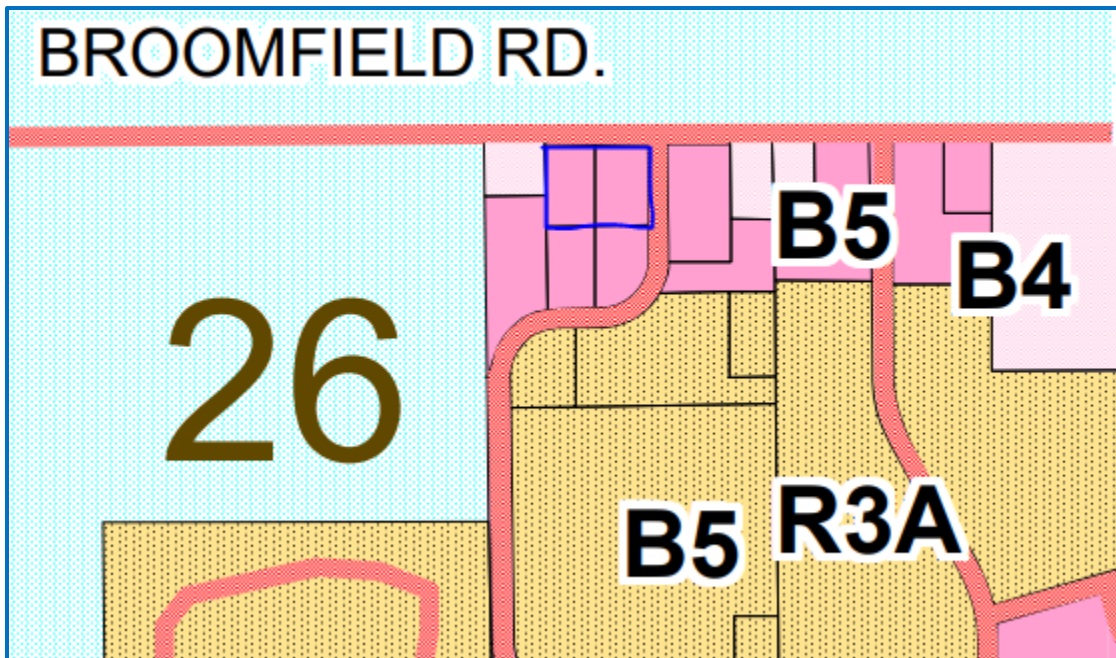
I recommend that the public hearing be held at this meeting in accordance with the notices that were published and mailed. To resolve the deficiency related to the notice posting, I recommend that the Chair take action at the end to “adjourn” (rather than to “close”) the hearing to be re-opened and continued during your regular June meeting. Staff will re-post the notice accordingly.

Background Information

The Den on Broomfield was a previously approved project for two (2) three-story mixed-use buildings. The scope of the project has now been revised to one (1) four-story building. This additional building height is the primary reason the project is now proposed as a Planned Unit Development (see comments under “Regulatory Flexibility” in this report). A PUD gives a project of this scope the type of flexibility that seeking a variance would not accomplish.

Existing Zoning

The following is an excerpt from the Township’s Official Zoning Map showing the subject parcels:



Planned Unit Development Requirements (Section 3.19)

The PUD Concept Plan is intended to establish the general arrangement of proposed buildings and site improvements, the specific land uses included as part of the PUD, and the scope and extent of any proposed deviations from Zoning Ordinance requirements. The Concept Plan resembles a site plan, but includes less detail. Preliminary and final site plan approvals will be required following any approval of the PUD rezoning and Concept Plan.

The following review comments are based upon Section 3.19 requirements. Where a ✓ is noted, the requirement has been met on the Concept Plan. Where a □ or a ○ is noted, the requirement has not been met and plan revisions or additional information are needed:

1. Eligibility Criteria

- ✓ The overall development is less than the required 5-acres (2.27 acres), but is located within the Bluegrass Center Area that permits less than 5-acres for a PUD project.
- ✓ The development will be under single ownership or control as required.

2. Regulatory Flexibility

Section 3.19.B. (Regulatory Flexibility) was included in the current Zoning Ordinance to provide a mechanism for a PUD applicant to propose and for the Planning Commission and Board of Trustees to consider “limited deviations” from specific Zoning Ordinance standards as part of an overall PUD Concept Plan.

It is the responsibility of the applicant to demonstrate that any proposed deviations are consistent with the purpose of the PUD option and compatible with the Master Plan, and would result in a higher quality of development than would otherwise be possible.

The following review comments are based upon the proposed list of deviations in the upper left corner of the PUD Concept Plan’s cover sheet:

- ☐ **Building height (stories).** The proposed limited building height deviations reference outdated height standards from Section 4.3 standards (the current maximum height standard in the underlying B-5 District is actually 45.0 feet), rather than the needed deviation from the maximum three (3) story height limitation as specified in Section 6.24.B. (Building Height) for a mixed-use building.
- ☐ **Required PUD open space.** The first proposed deviation #3 can be deleted from the list on the cover sheet, as it is not necessary. The minimum open space calculation on the plan (6,560 square-feet) actually exceeds what is needed based on the scope of the residential component of this project. It is the Zoning Administrator’s determination that a minimum dedicated open space area of 4,151 square-feet is required, which must be located outside of any required yard setback areas.
- ☐ **Documentation is needed on the PUD Concept Plan to satisfy Section 3.19.B.3. through 3.19.B.4.** by demonstrating that each deviation:
 - is consistent with the PUD Statement of Purpose;
 - will result in a higher quality of development; and
 - does not include broad waivers of Ordinance requirements or modifications determined to be incompatible with the Master Plan or the purpose and intent of this Ordinance as specified in Section 1.2.
- ☐ **No documentation was provided on the PUD Concept Plan regarding the Section 3.19.B.5. provision for adequate safeguards, features or planning mechanisms designed into the project** (if needed) for the purpose of achieving the objectives intended to be accomplished with respect to each of the regulations from which a deviation is sought.

3. Permitted Uses and Density

- a. *If the underlying zoning is B-5: any use allowed as principal permitted use or special use within the B-5 district and shopping centers.*
 - ✓ Mixed use
- b. *Residential Density*
 - ✓ Complies

4. Project Design Standards

- ☐ The setback dimensions for the B-5 District shown on the plan are outdated and not consistent with the current Zoning Ordinance standards. 20.0-foot front yard, 10.0-foot side yard, and 20.0-foot rear yard are the correct minimum setbacks that apply.
- ✓ The parking formula used for residential is correct.
- ☐ The commercial parking formula is incorrect. The correct calculation should either be that for Retail General [(1) space per 275 square-feet of usable floor area (UFA)] or for medical office [(1) space per 300 square-feet of UFA].
- ✓ A conceptual landscaping and screening plan is depicted on sheet 7. Additional details have been included for review, but are not required until the final site plan.
- ✓ A shared-access with the parcel to the south and two (2) potential cross-access connections to parcels to the west are shown on sheet 4.
- ☐ The proposed open space areas on sheet 4 (with a dog run and playground totaling 5,700 square-feet) are consistent with 3.19.D.6. requirements, provided that the dimensions are adjusted to be located outside of the 20.0-foot rear yard setback.
- ✓ There are no significant natural features on this previously farmed and mass-graded site that would be subject to requirements for protection or preservation.
- ✓ A 5.0-foot wide public sidewalk is proposed along the lot frontages adjacent to both Sweeney Road and E. Broomfield Road as required. Internal connections from those sidewalks to the building and from the open areas to the building are shown on the plan as required.
- ✓ A conceptual layout for stormwater retention is depicted on the plan, and is sufficient for this stage of review. Stormwater management calculations and details will be required as part of the final site plan for the project.
- ✓ The increased service needs associated with the new and expanded facilities depicted on the PUD Concept Plan are not anticipated to exceed the capacity of existing and available public roads, police and fire protection services, and educational services.
- ☐ The PUD Concept Plan is under review by the Public Services Department to verify available municipal water and sanitary sewer system capacity to service the project.

5. Application Data Requirements.

- ✓ Required names and contact information are provided on the plan's cover sheet.
- ✓ The legal description of the land on which the Planned Unit Development project will be developed together with appropriate tax identification numbers are provided.
- ✓ Except as otherwise noted in this report, the PUD Concept Plan includes all of the following required information:
 - ✓ *A general location map.*
 - ✓ *The location of existing roads and highways adjacent to the proposed development.*
 - ✓ *The general layout of dwelling units, parking, open space, and recreation and park areas.*
 - ✓ *General locations and setbacks of each structure and use in the development.*
 - ✓ *Typical layouts and facade designs for each type of use or building.*
 - ✓ *The vehicular circulation system planned for the proposed development.*
 - ✓ *Conceptual landscaping and screening plan.*
- ✓ A topographic survey plan has been submitted (sheet 3).

- ✓ A soils inventory based on the County Soils Survey has been submitted (sheet 3).
- ✓ There are no wetland areas or significant site features such as tree stands, unusual slopes, streams or water drainage areas on this site.
- ✓ A conceptual utility plan has been provided (sheet 6).
- ✓ A conceptual layout of the proposed stormwater drainage system is included.
- ✓ A map showing existing zoning designations for the subject property and all land within one quarter mile has been provided on the cover sheet.
- ✓ A map and written explanation of the relationship of the proposed PUD to the Township's Master Plan and Future Land Use Map has been submitted (sheet 2).
- ✓ The number of dwelling units to be developed (a total of 48) has been provided.

6. Additional Comments.

- ✓ **A Transportation Study** is not required for this project, based on the total floor area and number of residential units.
- ✓ **A broader analysis of the Fiscal Impact** (costs and revenues) of the proposed PUD project on the Township and the school district could be required for this project by the Planning Commission. Based on the proposed location and scope of proposed uses, staff would recommend that the fiscal analysis is not needed for this project.
- ❑ **Documentation that the applicant has sufficient development experience to complete the proposed project in its entirety.** The letter dated 4/25/2022 from the project engineer includes assurances related to apparent demand and the developer's due diligence in evaluating the market for this type of development. However, no documentation has been provided to indicate the target market sectors for the commercial and residential components of this project. With declining year-over-year enrollment at CMU, the potential for an oversupply of residential apartments may impact the market capacity to fill this proposed building without adverse impacts on existing housing. Staff would recommend that the applicant be directed to provide the following additional information for Commission consideration:
 - Descriptions of the developer's target markets for the commercial space and targeted population cohorts for the residential units (such as undergraduate or graduate students, young professionals, young families, empty nesters, etc.).
 - A statement from the developer indicating how this proposed PUD project fills an underserved market niche related to housing needs in the community.
 - A summary of the market analysis findings of fact that support the developer's conclusions related to apparent commercial and residential demand.

Building Form and Composition Requirements (Section 7.20)

The original 3-story Den on Broomfield project (two buildings) received final site plan approval prior to the adoption of the Zoning Ordinance amendment that added Section 7.20 (Building Form and Composition). The following is an excerpt from the purpose statement for this Section:

Consistent with the adopted Master Plan's development policies, it is the purpose of this Section to maintain the visual environment, protect the general welfare, and ensure that the Township's property values, appearance, character, and economic well-being are preserved through minimum building form and composition standards. This Section is further intended to encourage creativity, imagination, innovation, and variety in architectural design and building composition through complementary and appropriate use of scale, massing, and architectural details.

The PUD Concept Plan's building elevations are considered to be conceptual in character. Compliance with the Section 7.20 standards will be subject to further review and final approval as part of the final site plan. The following review comments are based on Section 7.20 standards. Where a ✓ is noted, the requirement has been met on the Concept Plan. Where a ☐ is noted, the requirement has not been met and plan revisions or additional information are needed:

- ✓ **Façade variation.** The proposed building includes an arrangement of projections, recesses, and variations in building height and façade materials.
- ☐ **Composition.** Section 7.20.C.2. requires all sides of a building to be complementary in design, details, and materials. Additional information is needed to verify consistency with this standard, since the east and south (rear) elevations are missing from the plan.
- ✓ **Public entrances.** The proposed building includes three (3) entrances facing the roads.
- ☐ **Rooftop equipment screening.** Section 7.20.C.4. requires roof-top mechanical equipment, HVAC systems, exhaust stacks, elevator housings, and other equipment to be screened around all sides of the building by a parapet wall or similar device. Additional information is needed on the building elevations to verify consistency with this standard.
- ✓ **Security and safety equipment.** Section 7.20.C.5. requires that exterior security gates or roll-down security doors be prohibited, and includes additional standards for security equipment consistent with the purpose of this Section. None proposed for this project.

Criteria for PUD Rezoning and Concept Plan Approval

The application has included information regarding Section 14.5.G which relates in general with typical rezoning applications. Staff has no issue with the applicant's assessments regarding Section 14.5.G. In addition, the applications will need to submit a report equally explaining Section 3.19.H. Some of 3.19.H was touched upon by the applicant's 14.3.G report.

In considering any application for PUD rezoning and Concept Plan approval, the Planning Commission and Township Board shall make their determinations based on consistency with the following criteria:

1. **The application and Concept Plan are compatible with the goals and policies of the Master Plan and any other Township planning documents.**
2. **The application and Concept Plan conform to all requirements of this Section 3.19, and all other applicable requirements of this Ordinance and other Township ordinances.**
3. **The overall Concept Plan site layout and mix of land uses are compatible with the natural resources and environment, adjacent uses and development, the surrounding neighborhood, and the Township as a whole.**

Key Findings

1. The proposed mixed-use (commercial/residential) building is fully consistent with the type of use preferred in the Master Plan for the Bluegrass Center Area of the Township.
2. The project satisfies the eligibility criteria for consideration as a Planned Unit Development.
3. Limited deviations from Zoning Ordinance requirements may be necessary to allow for some elements of the project, but some corrections are needed and the required documentation of the applicant's justifications for each deviation are missing from the PUD Concept Plan.
4. Based on the scope of development and proposed uses, a Transportation Study and a Fiscal Impact analysis are not necessary, but a request for additional information from the applicant about target markets to be served and documentation of apparent demand is warranted.
5. The PUD application contains minor errors that need to be corrected and is missing some required items of information, but is sufficiently complete for a public hearing and Planning Commission review. However, the proposed PUD Concept Plan is not ready for a recommendation to the Board of Trustees for final action.

Recommendations

I would ask that the Planning Commission take action to hold a public hearing on and to review the PREZ22-01 request to rezone parcels 14-013-20-043-02 & -043-08 at 5785 E. Broadway Road from B-5 (Highway Business) District to PUD (Planned Unit Development) and the associated PUD Concept Plan.

I would recommend that the Planning Commission provide direction to the applicant with regards to the proposed building elevations and consistency with Section 7.20 (Building Form and Composition) standards, along with the other issues noted in our report and any additional questions or concerns raised during the public hearing or Planning Commission deliberation.

I would further recommend that action on the application be postponed with a request for updated plans that address the issues noted in our report and any additional concerns identified by the Planning Commission.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

Draft Motions: PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at 5785 E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development), and to approve the associated PUD Concept Plan for a four (4) story tall, mixed-use (commercial and residential) building.

MOTION TO RECOMMEND APPROVAL OF THE PUD REZONING:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at 5785 E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development) District subject to the revised Den on Broomfield PUD Concept Plan dated April 25, 2022 be adopted as presented, based on the following findings and conclusions:

1. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project as specified in Section 3.19.A. of the Zoning Ordinance.
2. The application and revised PUD Concept Plan fully satisfy the requirements of Section 3.19.
3. Planning Commission review and approval of preliminary and final site plans and Township Assessor approval of a land division/land combination application will be required for this project.

[If additional conditions or limitations on the recommendation are determined to be necessary:]

This recommendation for approval is offered subject to the following conditions:

1. _____

2. _____

3. _____

4. _____

Draft Motions: PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at 5785 E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development), and to approve the associated PUD Concept Plan for a four (4) story tall, mixed-use (commercial and residential) building.

MOTION TO RECOMMEND DENIAL OF THE REQUESTED REZONING:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at 5785 E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development) District subject to the revised Den on Broomfield PUD Concept Plan dated April 25, 2022 be denied based on the following findings and conclusions:

1. The site and proposed development satisfy the Eligibility Criteria for consideration as a PUD project as specified in Section 3.19.A. of the Zoning Ordinance.
2. The application and revised PUD Concept Plan as presented are not in full compliance with all applicable requirements of Section 3.19.
3. No documentation has been provided to demonstrate that each of the proposed limited deviations can satisfy the criteria for approval in Section 3.19.B. (Regulatory Flexibility).

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PREZ22-01 request to rezone parcels 14-103-00-001-00 & -002-00 at 5785 E. Broomfield Road from B-5 (Highway Business) District to PUD (Planned Unit Development) until the August 16, 2022 regular Planning Commission meeting, for the following reasons:

1. The PUD Concept Plan dated April 25, 2022 is not ready for recommendation to the Board of Trustees.
2. The applicant is directed to prepare and submit an updated PUD Concept Plan addressing the deficiencies and additional requested documentation as noted in the staff report dated June 14, 2022 for further Planning Commission review.
3. The Public Services Department has not yet confirmed that there is sufficient capacity in the Township's municipal water and sanitary sewer systems to service the expanded development.



EXTENSION OF FINAL SITE PLAN APPROVAL REPORT

TO:	Planning Commission	DATE:	June 13, 2022
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director	ZONING:	B-5 Highway Business District
PROJECT:	PSPR21-01 Sam's Club Filling Station – Extension of Final Site Plan Approval, 4850 Encore Drive.		
PARCEL(S):	PID 14-026-30-001-07		
OWNER(S):	Sam's Club		
LOCATION:	Approximately 16.8 acres west and north of Encore Drive in the SW 1/4 of Section 26.		
EXISTING USE:	Sam's Club Retail/Warehouse	ADJACENT ZONING:	B-5
FUTURE LAND USE DESIGNATION: <i>Bluegrass Center Area.</i> While currently more auto-centric, this area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.			
ACTION REQUESTED: To review and take action to approve, deny, or approve with conditions a 365 calendar day extension of approval for the PSPR 21-01 final site plan dated January 26, 2021 for the Sam's Club Filling Station at 4850 Encore Drive (PID 14-026-30-001-07).			

Status of the Special Use Permit for this Project

A special use permit for a filling station on this site was approved in 2005, . The approved special use permit does not expire.

Status of the Final Site Plan Approval

On 2/16/2021, the Planning Commission approved the following by unanimous roll call vote:

Fuller moved Darin supported to approve the PSPR 21-01 final site plan from Carlson Consulting Engineers for the construction of a new Sam's Club filling station on parcel number 14-026-30-001-07, located on approximately 16.8 acres west and north of Encore Drive in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the January 26, 2021 site plan fully complies with the applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval).

Per Section 14.02.Q.2. (Expiration and Extension of Site Plan Approval), “A *final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.* For the approved PSPR 21-01 Sam’s Club Filling Station final site plan, this 545-day approval period will end on August 15, 2022.

Extension of Final Site Plan Approval Comments

Per Section 14.02.Q.3. (Expiration and Extension of Site Plan Approval):

The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a...final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.

The following review comments are based on these provisions for granting of an extension of site plan approval:

1. **Written request and showing of good cause by the applicant.** The applicant has provided a letter dated June 7, 2022 in which they have summarized the reasons for their delay in starting construction on this project. The letter also indicates that the main cause of the delay has recently been resolved, and that they do expect to start construction later this year. Staff would have no objection to a Planning Commission determination that the applicant has shown good cause for the requested extension.
2. **Site conditions have not changed in a way that would affect the character, design or use of the site.** There have been no changes in the conditions of the site or adjacent roads that would adversely impact the approved site design or intended filling station use.
3. **Approved (final) site plan remains in conformance with applicable provisions of (the Zoning) Ordinance.** The approved PSPR 21-01 final site plan dated January 26, 2021 for the Sam’s Club Filling Station remains in full conformance with all applicable Zoning Ordinance requirements and standards.

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action by **motion to approve a 365 calendar day extension of approval for the PSPR 21-01 final site plan dated January 26, 2021 for the Sam’s Club Filling Station at 4850 Encore Drive (PID 14-026-30-001-07), finding that the provisions of Section 14.02.Q.3. for an extension have been satisfied.**

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director



June 7, 2022

Union Township Planning Commission
2010 S. Lincoln Road
Mt Pleasant, Michigan 48858

Re: Sam's Club Fueling Station #4982-211; Final Site Plan Approval Extension Request

Dear Commissioners:

The purpose of this letter is to formally request a 365-day extension of the Final Site Plan Approval for the Sam's Club Fueling Station proposed to be located at the existing Sam's Club at 4850 Encore Drive. The Site Plan was approved by this Board during the February 2021 meeting and is set to expire in August of this year if an extension is not granted.

After the approval, the project was subject to supply chain issues related to COVID-19 and other outside factors beyond our control delaying our ability to establish a construction start date. Additionally, the Sam's Club development is located within a shopping center subject to an Agreement between the owners of the surrounding developments, and that Agreement required approval by these 3rd parties for the proposed Fueling Station addition. There were unfortunately delays in securing some of outside approvals that again prevented us from establishing a construction start date.

However, we recently obtained all the required 3rd party signatures and feel that adequate measures have been taken to address the supply chain concerns. This has allowed us to establish an anticipated construction start in August of this year. Since this coincides with the expiration date for the Final Site Plan Approval as mentioned above, we felt it best to pursue the extension request to avoid the potential for the approval lapsing prior to construction.

We appreciate your consideration to this matter.

Thank You,

A handwritten signature in blue ink, appearing to read 'Keith Moore', is written over a light blue horizontal line.

Keith Moore, Senior Program Director
Carlson Consulting Engineers, Inc.



PARKS AND RECREATION MASTER PLAN UPDATE

TO:	Planning Commission	DATE:	June 14, 2022
FROM:	Rodney C. Nanney, AICP. Community and Economic Development Director		
PROJECT:	Review and discuss existing and potential parks and outdoor recreation sites.		

Review of Existing and Potential Parks and Outdoor Recreation Sites

The following attached maps provide an overview of existing and potential parks and outdoor recreation sites in the community. :

1. Overview of Existing and Potential Parks and Recreation Sites (City, Township, County, etc.)
2. Detail – Potential Township Park Site “G”
3. Detail – Potential Township Park Site “H”
4. Detail – Potential Township Park Site “I”
5. City of Mt. Pleasant Parks and Recreation Plan Map

The following descriptions of the sites A – I as depicted on the Overview map are intended to assist the Planning Commission with your review of existing and potential parks and outdoor recreation sites in the Township:

- A. Meridien Park.** An existing county park facility in the southwest corner of the Township.
- B. McDonald Park.** An existing Township-owned park facility with ballfields, pavilions, and playground equipment located adjacent to the Township Hall.
- C. Mission Creek Park.** An existing City-owned park facility adjacent to the Township on three sides, which includes the “Hannah’s Bark Park” off-leash dog park.
- D. Chippewa River Floodplain.** Much of the floodplain area of the Chippewa River, especially to the east of Mission Road, is divided up among multiple parcels under private ownership. Some of these parcels include older buildings that have been subject to multiple previous flood events. Preservation and improvement of the floodplain area under public ownership would also benefit the river’s water quality and recreational use capacity.
- E. Indian Pines Site.** This is an undeveloped recreation site owned by the City but located partially within the Township boundaries. There are some rustic trails, but no parking or access amenities. The site is located to the northeast of the City-owned Mt. Pleasant Municipal Airport, which is also located predominantly in the Township. The City’s parks and recreation staff are currently pursuing grant applications to develop the site for public accessibility.

F. Jameson Park. An existing Township-owned park facility with a ballfield, a pavilion, playground equipment, and a recently renovated community meeting space in Jameson Hall (the former Township Hall). Phase 2 of the planned park improvements are nearing completion. If you haven't seen Jameson Park lately, it is worth a visit!

G. Jonathan Ln. Site. This 0.22-acre lot at 5243 Jonathan Lane was purchased from the County Treasurer out of a tax foreclosure. The property had been occupied by a dilapidated dwelling and had become an eyesore after the previous owner passed away without active heirs. The lot is encumbered by a 30-foot side Township sanitary sewer main easement that runs along the western third of the lot.

The Township recently completed clean-up of the site, including removal of remaining structures and dilapidated fencing. The site provides a potential connection between the Jonathan Lane neighborhood (Country Squire Estates subdivision) and the adjacent E. Kay St./Third St. neighborhood to the north.

A proposal for the civil engineering work needed to develop a public sidewalk connection through the site as part of a set of Township sidewalk development projects will be considered by the Board of Trustees on 6/22/2022. This site, which is now located in the recently expanded East Downtown Development Authority District, is well-suited for a small neighborhood or "tot lot" park facility.

H. Deerfield/Mission Site. With the exception of a utility facility along a portion of the S. Mission Rd. frontage, this Township-owned 14.03-acre parcel is currently vacant. A portion of the recently developed regional bike path between Mt. Pleasant and Shepherd runs along the north and east sides of the site. The site is well-suited for development of additional athletic fields, a parking/staging area for those using the bike path, a potential recycling collection station, and other Township facilities.

I. Deerfield/Isabella Site. The private landowner of this 43-acre parcel on the southeast corner of E. Deerfield Rd. and S. Isabella Rd. has previously expressed interest in seeking a way to permanently preserve this parcel, which is currently in agricultural use. The site is directly across S. Isabella Rd. from the Township's water plant and Public Services Dept. offices.

Next Steps

I would ask that the Planning Commission consider these sites, and any others that may come up in the meeting, with the intent of potentially identifying priorities for inclusion in an updated plan.

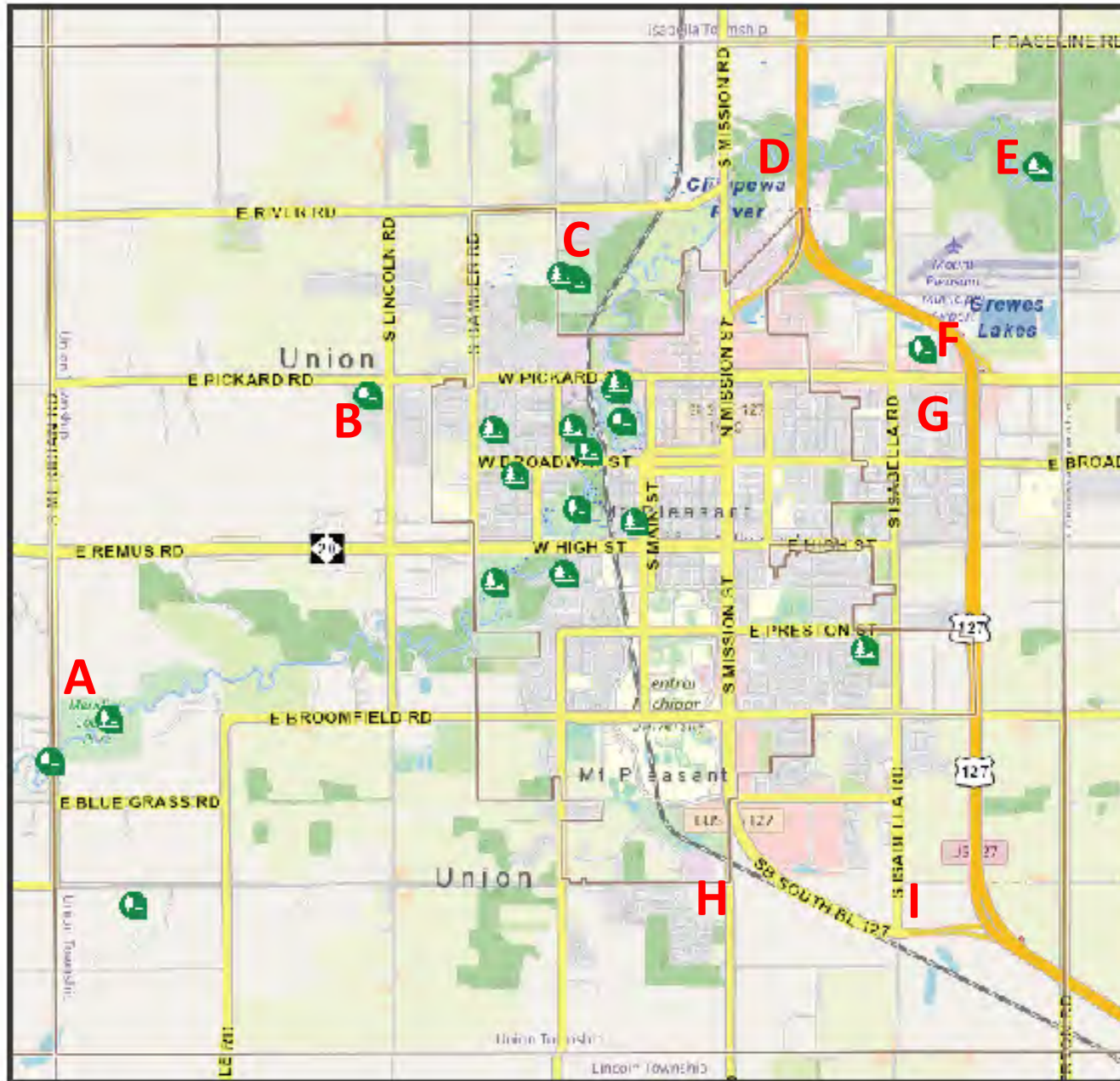
Respectfully submitted,

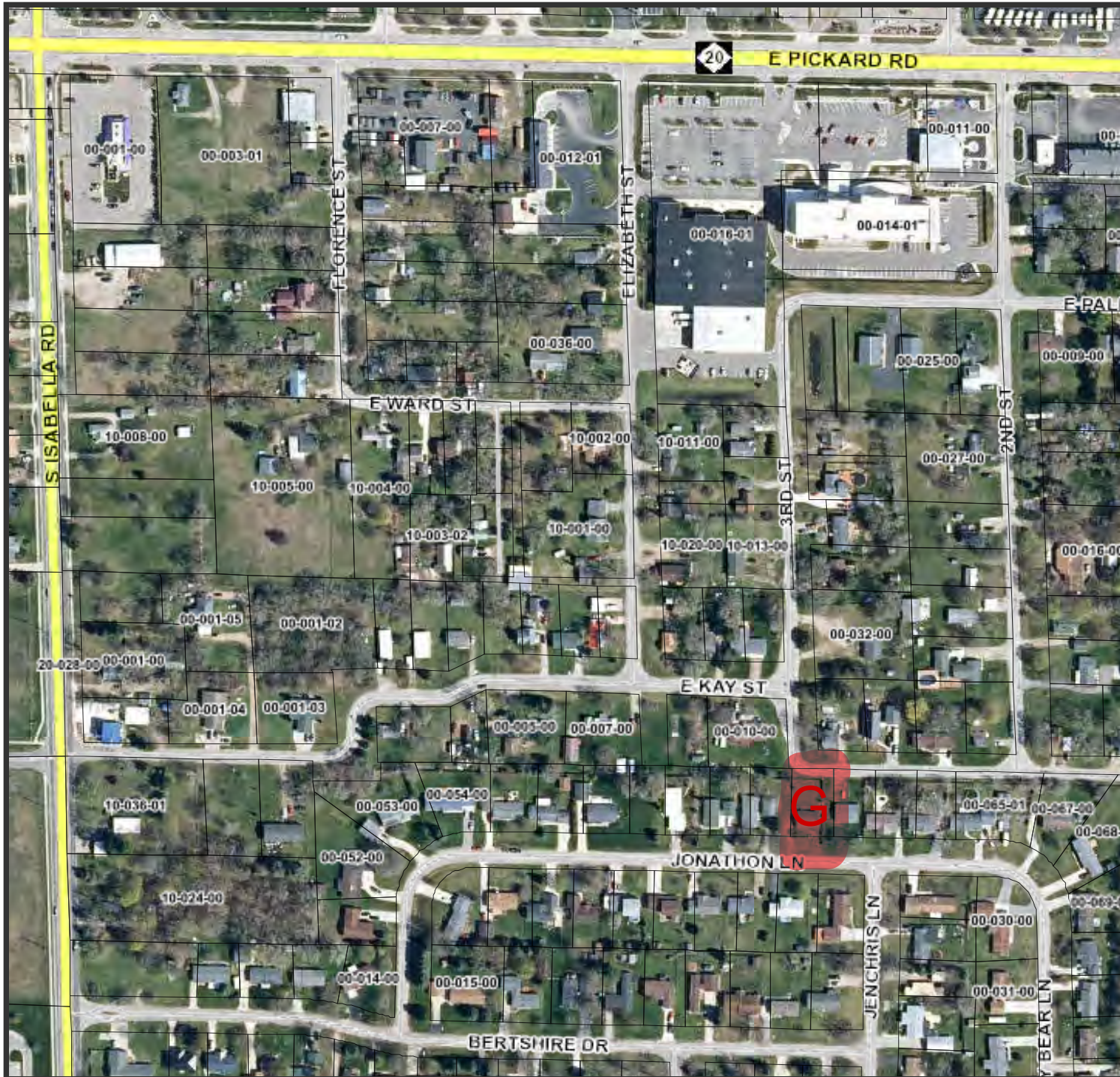
Rodney C. Nanney, AICP

Community and Economic Development Director

Existing and Potential Parks and Outdoor Recreation Sites

- A. Meridien Park (county)
- B. McDonald Park (Twp.)
- C. Mission Creek Park (city)
- D. Chippewa River Floodplain (various)
- E. Indian Pines Site (city)
- F. Jameson Park (Twp.)
- G. Jonathan Ln. Site (Twp.)
- H. Deerfield/Mission Site (Twp.)
- I. Deerfield/Isabella Site (Twp.)





Recreation Sites

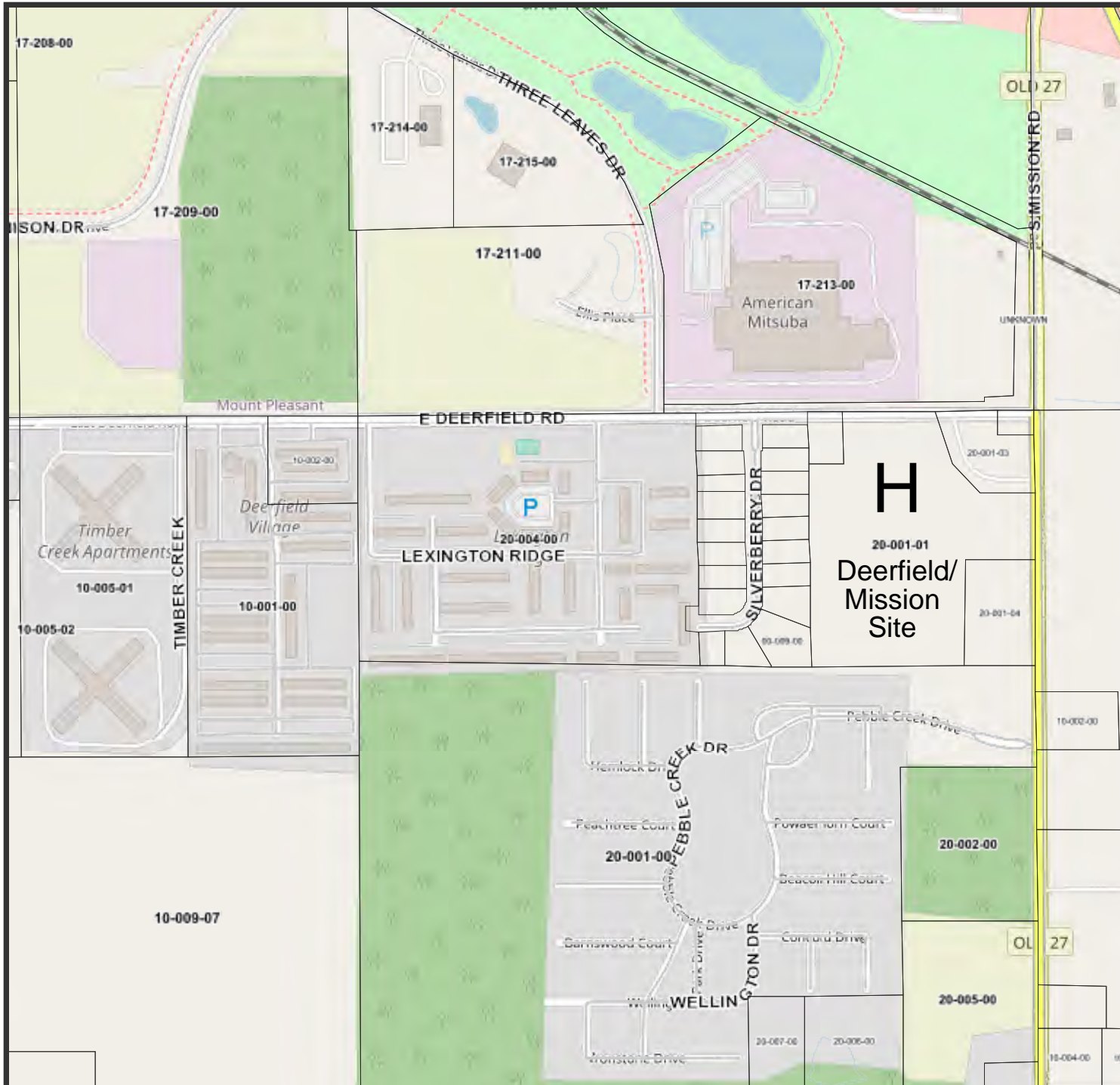


Map Publication:
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Recreation Sites

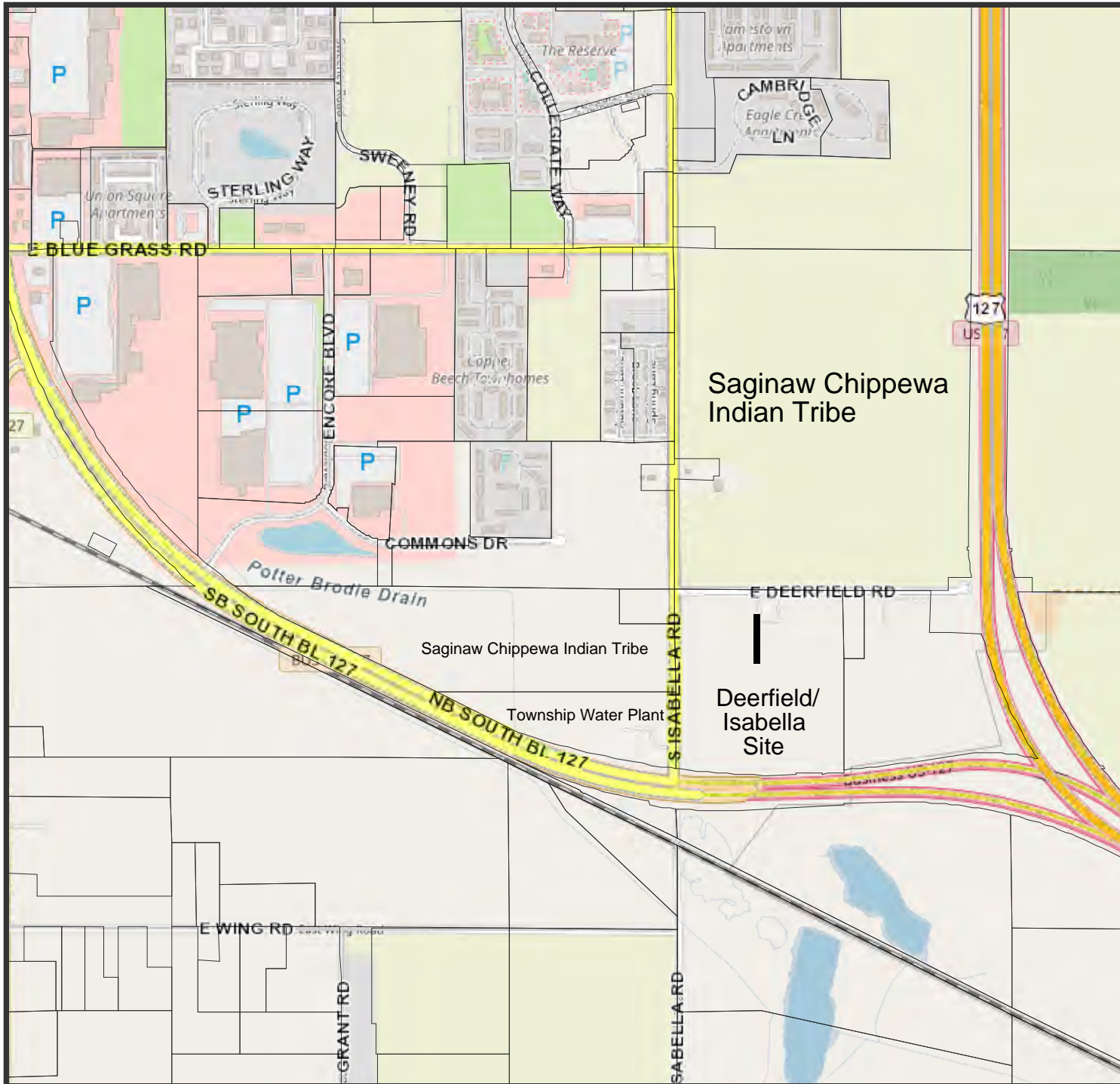


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Recreation Sites

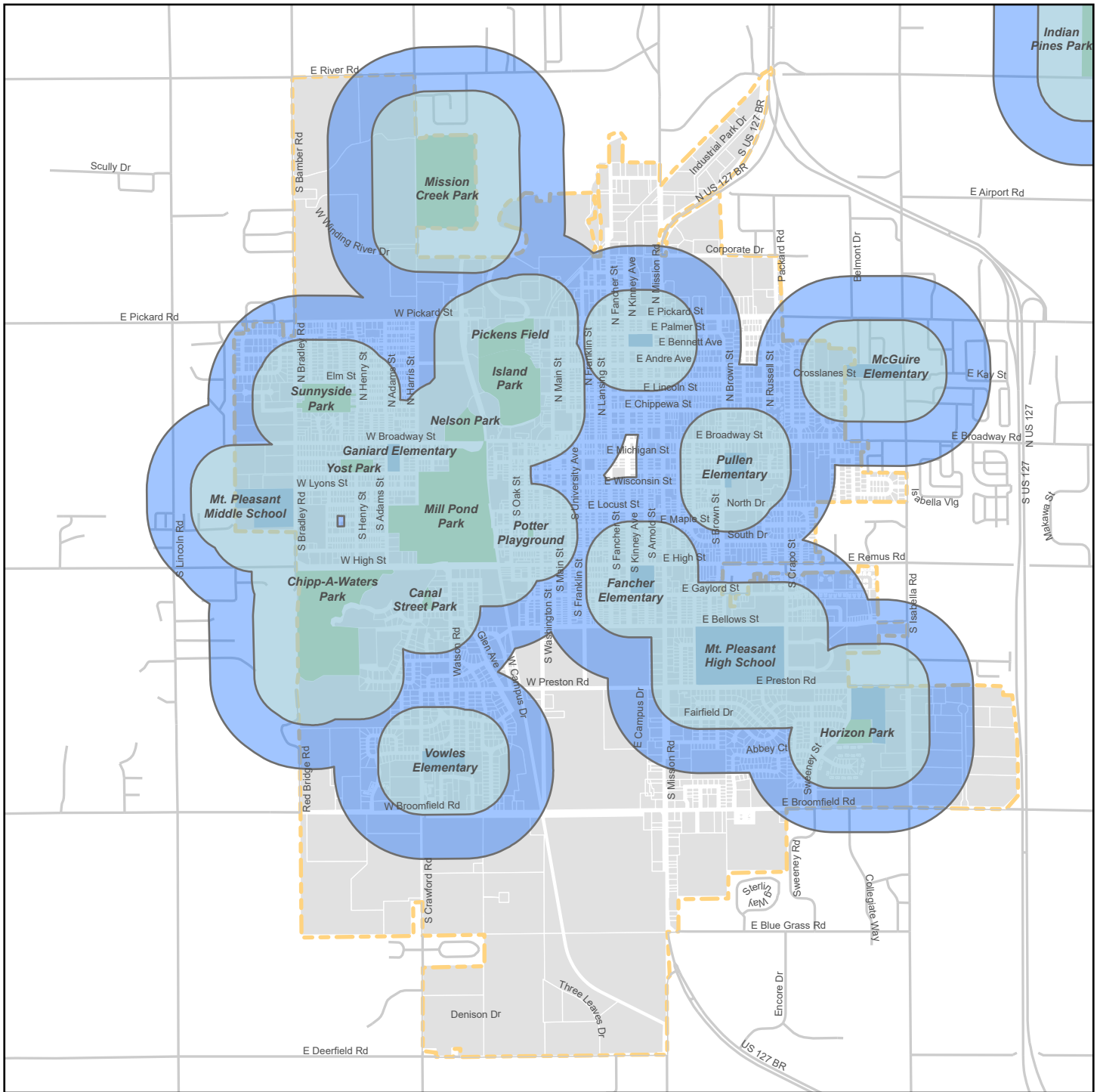


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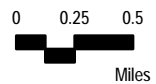
City Parks Service Radii

City of Mt. Pleasant, MI

January 30, 2020

LEGEND

- 1/4 Mile Service Radii
- 1/2 Mile Service Map
- Roads
- Mt. Pleasant Boundary
- School Facilities
- City Parks
- City Parcels



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: City of Mt. Pleasant. McKenna 2019.

