



**Planning Commission
Regular Meeting
December 20, 2022
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - November 15, 2022 Regular Meeting
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
9. OTHER BUSINESS
 - A. **PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion – Updated Final Site Plan Application**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)
 - B. **PTXT22-01 Zoning Ordinance Text Amendments – Punch List #2**
 - a. Introduction by staff
 - b. Public hearing
 - c. Questions from the commissioners
 - d. Commission deliberation and action (recommend to the Board of Trustees for approval or approval with additional changes, or postpone action)

C. Proposed resolution to participate in the State's Redevelopment Ready Communities Program

- a. Introduction by staff
- b. Commission review of the proposed resolution of intent
- c. Commission deliberation and action (recommend to the Board of Trustees for approval, or for approval with additional changes, or postpone action)

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 November 15, 2022, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:04 p.m.

Roll Call

Present:

Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering and Williams

Excused:

Gross

Others Present

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

Approval of Agenda

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

Approval of Minutes

Williams moved **Lapp** supported to approve the regular meeting minutes from October 18, 2022 with one clerical correction. **Vote: Ayes: 8. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – gave an update on the Board of Trustees budget process.
- B. ZBA updates by Buckley – There was not a ZBA meeting in November due to lack of agenda items. There will be a meeting on December 7, 2022.
- C. Sidewalks and Pathway Prioritization Committee by Shingles – The October 27th meeting was cancelled due to lack of a quorum. The next scheduled meeting will be January 17, 2023.
- D. Correspondence from Isabella County re: Isabella County Master Plan Public Hearing.

Public Comment

Open 7:12 p.m.

No comments were offered.

Closed 7:12 p.m.

New Business

- A. **PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion – Combined Preliminary and Final Site Plan Application**
 - a. Introduction by staff

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

Nanney gave an introduction of the PREZ22-19 Combined Preliminary – Final Site Plan Application for Prestige Centre located at 5785 E. Broadway Road. Based on a few specific elements that don't meet final site plan approvals, Nanney recommended approving only the preliminary site plan.

Applicant, Justin Lonstreth from Moore & Bruggink, Inc was available for questions. Deliberation by the Commissioners.

LaBelle moved **Buckley** supported to approve only the PSPR 22-19 preliminary site plan dated October 19, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the site plan fully complies with the 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).

Roll Call Vote: Ayes: Albrecht, Buckley, LaBelle, Lapp, Shingles, Squattrito, Thering, and Williams. Nays: 0. Motion carried.

B. Master Plan Discussion

- a. Introduction of the Redevelopment Ready Communities Program by Staff
- b. Commission Discussion

Nanney introduced the Redevelopment Ready Communities Program to the Commissioners for consideration as they begin the 5 year Master Plan Review process required by the State of Michigan.

Discussion by the Commissioners. It was the consensus of the Board to look at a draft resolution of the Redevelopment Ready Community Program.

C. Proposal for a Township Initiated Rezoning

- a. Introduction by Staff
- b. Questions from the Commissioners
- c. Planning Commission discussion

Nanney introduced the Township-Initiated Zoning Map Amendment Proposal to rezone land in the area east of S. Lincoln Rd. and south of E. Broomfield Rd. to address conflicts related to the existing development and land use patterns, re-use of existing office/warehouse buildings, and prior zoning-related approvals.

Patrick Sawhill, Owner of Serv-Pro out of Mt. Pleasant, Clare, and Holton Lake, is in the process of purchasing the property at 4245 S. Lincoln Rd. for the use of furniture restoration and spoke on how the rezone would benefit his business.

Discussion by the Commissioners.

Other Business

A. Zoning Ordinance Amendment – Punch List #2 Introduction

- a. Introduction by Staff
- b. Commission review and discussion
- c. Consideration of setting a public hearing date

Nanney gave an update to the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No 20-06 with one amendment to correct a typo to the number of Zoning Board of Appeals members.

Discussion by the Commissioners.

Buckley moved **Lapp** supported to for staff to set a public hearing date for the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No. 20-06. **Roll Call Vote: Ayes: Albrecht, Buckley, Lapp, Shingles, Squattrito, Thering, and Williams. Nays: LaBelle. Motion carried.**

Extended Public Comments

Open: 8:50 p.m.

Josh Nelson, 3811 & 3813 S. Lincoln Rd., commented on the Zoning Ordinance Amendment and asked that the Township consider specific paragraphs regarding Nonconforming Uses before deliberating changes to the Ordinance.

Closed 8:54 p.m.

Final Board Comment

LaBelle – asked for clarification on the Prestige Centre draft motions provided in packet.

Squattrito – asked for the background in reference to the extended public comment by Mr. Nelson.

Adjournment – Chairman Squattrito adjourned the meeting at 8:58 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 -	Breanne	Moeggenberg	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	12/31/2024
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	12/31/2025
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
1-Member at Large	Mark	Stansberry	2/14/2025
2- Member at Large	Michael	Huenemann	2/14/2025

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW

☐

Minor Site Plan

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Preliminary Site Plan

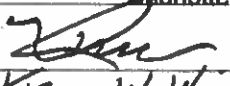
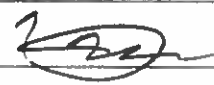
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Final Site Plan

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

Name of Proposed Development/Project		MCAP Mt. Pleasant PropCo, LLC	
Common Description of Property & Address (if issued)		5785 E. Broadway Road	
Applicant's Name(s)		MCAP Mt. Pleasant Propco, LLC	
Phone/Fax numbers	434-906-2882	Email	wjohnson@mcapfunds.com
Address	534 E. Main Street, Suite B	City:	Charlottesville
		Zip:	22902

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-013-20-043-02 & -08
Existing Zoning: PUD Land Acreage: 7.22 acres Existing Use(s): Assisted Living Facility				
<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: Moore & Bruggink, Inc. Phone: (616) 363-9889 Email: jlong@mbce.com			
	2. Address: 2020 Monroe Avenue NW City: Grand Rapids State: Zip: 49505 Contact Person: Justin Lonstreth Phone: (616) 299-0654			
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: MCAP Mt. Pleasant PropCo, LLC Phone: 434-906-2882 Address: 534 E. Main Street, Suite B City: Charlottesville State: VA Zip: 22902			
	Signature:  Interest in Property: AGENT OF			
	2. Name: KEVIN W. WILLIAMS Phone: 434-963-4917 Address: 534 EAST MAIN ST., SUITE B City: CHARLOTTESVILLE State: VA Zip: 22902			
	Signature:  Interest in Property: AGENT OF			

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

10/20/22
 Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

PRESTIGE CENTRE COMBINED PRELIMINARY/FINAL SITE PLAN NARRATIVE

The proposed project includes construction of a new building addition to the existing Prestige Centre assisted living facility. The new addition will increase the total assisted living unit count to 64 while providing a total of 76 beds.

The project also includes expansion of the existing parking area to provide sufficient parking for the increased unit count. In addition, storm water management for the entire site will be brought into compliance including construction of a storm sewer system and a storm water detention basin to manage the storm water runoff.

The project is providing improved pedestrian paths throughout the site with connections to a new sidewalk along E. Broadway Road. The improved pedestrian system will provide increased opportunities for residents of the Prestige Centre to enjoy the outdoor experience.

All outdoor open space areas will be maintained by the owner, MCAP Mt. Pleasant Propco LLC. This includes snow removal in the winter and lawn and landscape maintenance.

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

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

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), <u>Permit Section</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, <u>Asbestos Program</u> , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the <u>Permitting at the Land and Water Interface Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - <u>Joint Permit Application</u> , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	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 <u>Drinking Water & Environmental Health Division (DWEHD)</u> , 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 <u>WRD, Part 41 Construction Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program , 517-284-6541, or <u>EGLE District Office</u>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD, Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

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

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

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

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

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

CHARTER TOWNSHIP OF UNION

ISABELLE COUNTY, MICHIGAN

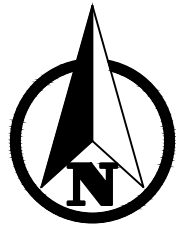
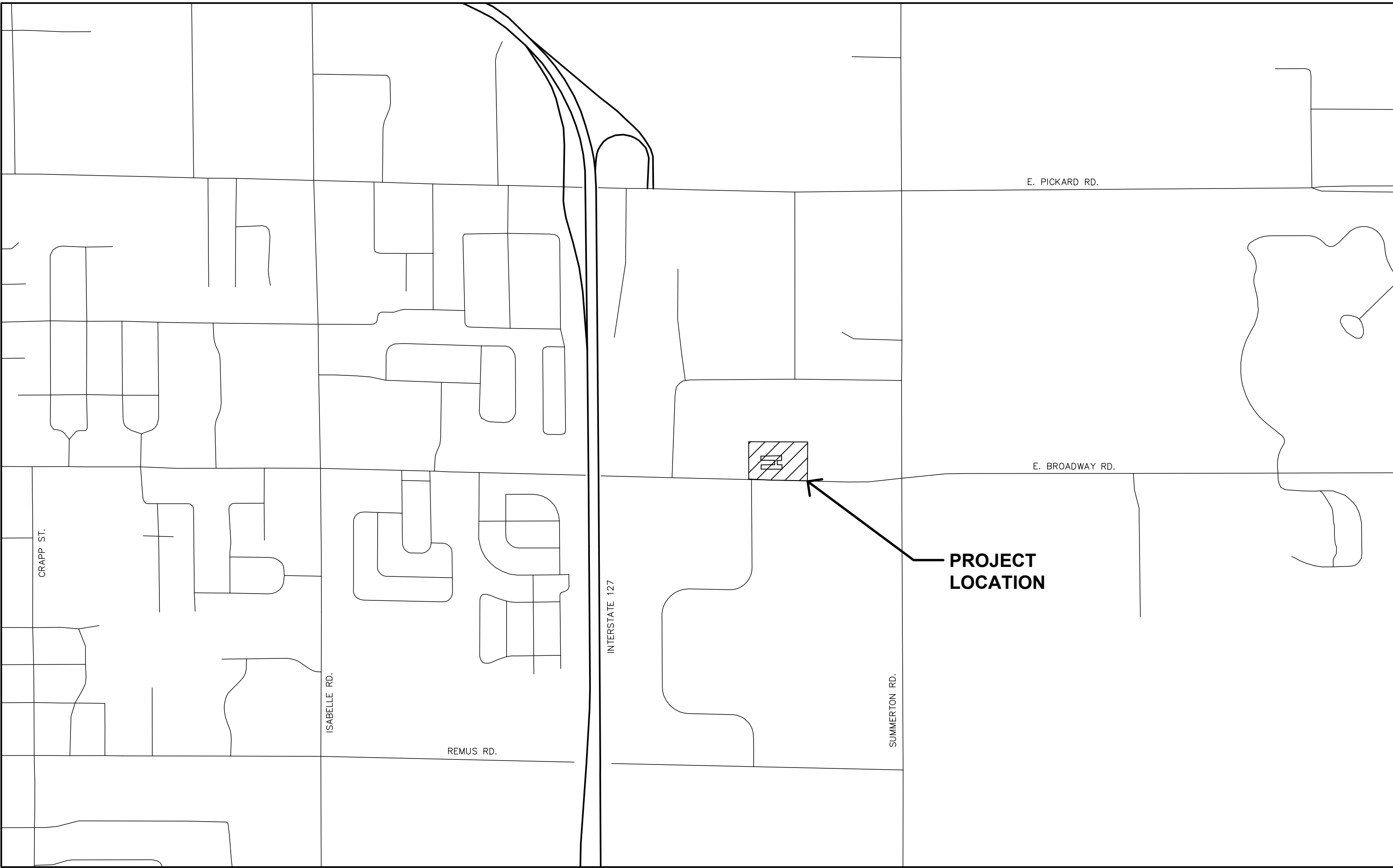
WATER MAIN

IN

PUBLIC EASEMENT

(PRESTIGE CENTRE)

-2022-



PROJECT LOCATION MAP

PLAN INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	WATER MAIN SHEET

SURVEYED & DESIGNED BY:

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

CITY APPROVAL

BRYAN MIELKE, TWP. SUPERVISOR

DATE
PREPARED UNDER SUPERVISION OF
JUSTIN F. LONGSTRETH
ENGINEER, P.E.

6201055281
REGISTRATION NO.

Moore+Bruggink
ORGANIZATION

2020 MONROE NW GRAND RAPIDS, MI 49505
ADDRESS

SHEET NUMBER

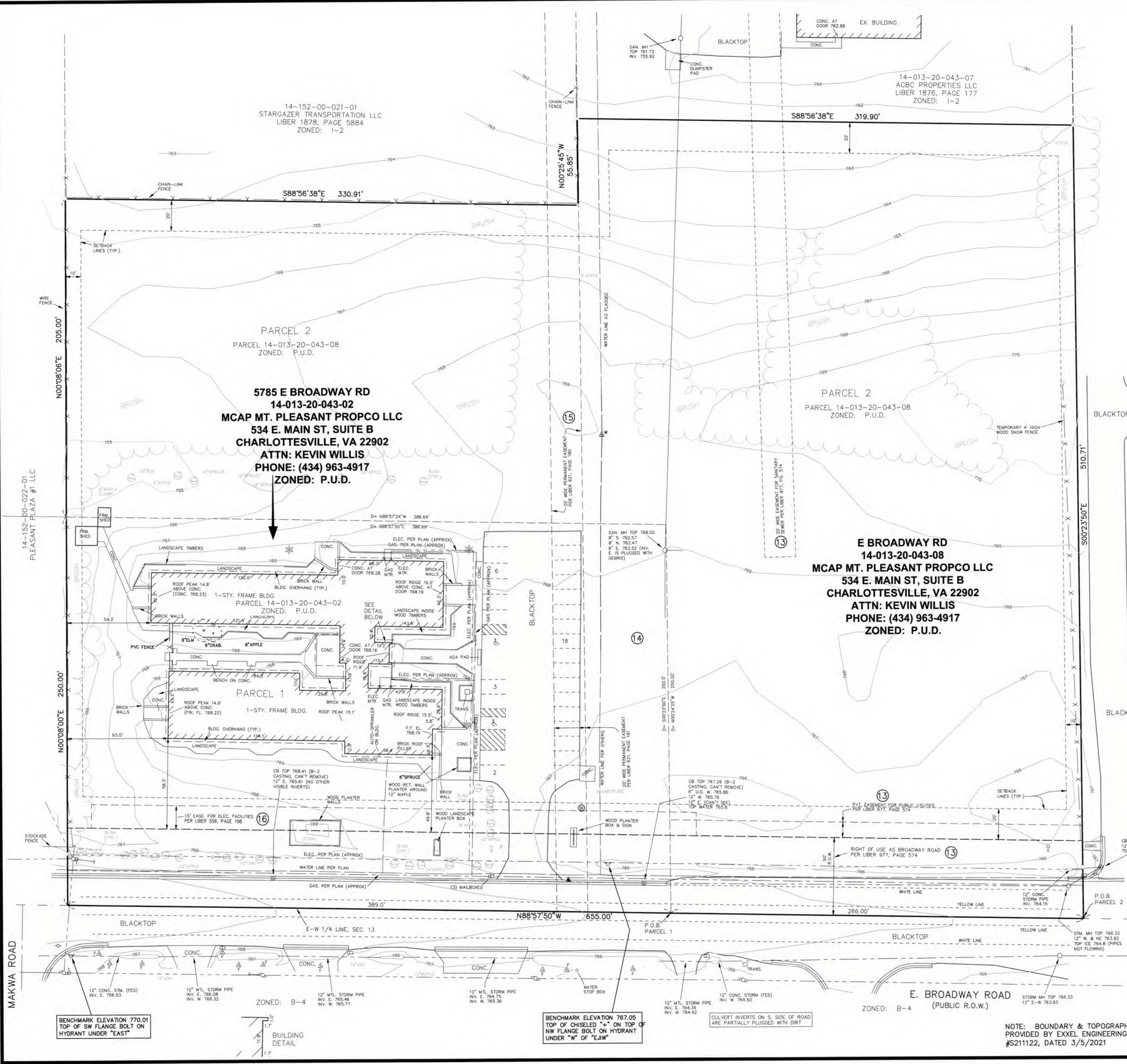
1

DATE: 06/14/22

JOB NUMBER: 210207.01



Know what's below.
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Property Description (from Commitment No.: 1900071447):

Land Situated in the Township of Union, County of Isabella, State of Michigan:

Parcel 1:

Part of the South 1/2 of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Beginning at a point on the East and West 1/4 line which is North 88 degrees 57 minutes 50 seconds West 961.0 feet from the East 1/4 corner of said Section 13; thence North 88 degrees 57 minutes 50 seconds West 389.0 feet; thence North 0 degrees 08 minutes East 250.0 feet; thence South 88 degrees 57 minutes 50 seconds East 386.69 feet; thence South 0 degrees 23 minutes 50 seconds East 250.0 feet to the point of beginning.

Parcel 2:

Part of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Township of Union, Isabella County, Michigan, more particularly described as: Beginning at a point on the East-West 1/4 line of said Section 13 which is North 88 degrees 57 minutes 50 seconds West, 695.00 feet from the East 1/4 corner of said Section 13; thence continuing along said 1/4 line, North 88 degrees 57 minutes 50 seconds West 208.00 feet; thence North 00 degrees 24 minutes 25 seconds West 250.00 feet; thence North 88 degrees 57 minutes 24 seconds West 386.64 feet (previously North 88 degrees 57 minutes 50 seconds West 386.69 feet); thence North 00 degrees 08 minutes 06 seconds East 205.00 feet; thence South 88 degrees 56 minutes 38 seconds East 330.91 feet; thence North 00 degrees 25 minutes 45 seconds West 55.85 feet; thence South 88 degrees 56 minutes 38 seconds East 319.90 feet; thence South 00 degrees 23 minutes 50 seconds East 510.71 feet to the point of beginning.

Parcel No: 14-013-20-043-02

Notes:

- Description of record and recorded easement information shown hereon is based on Stewart Title Guaranty Company, Commitment No. 1900071447, Revision Number 5, with a commitment date of February 18, 2020.
- The bearings shown hereon are based on South line of the NE 1/4 of Section 13 as N88°57'50"W per furnished description. Distances shown hereon are ground distances. Michigan State Plane Coordinates for the East 1/4 Corner of Section 13 = 767060.85 N, 13027746.9 E. Bearings shown hereon can be rotated 00°13'50" clockwise to arrive at the Michigan State Plane bearing base.
- This property contains 7.23 acres.
- There were 29 striped parking spaces observed in the surveyed area, which includes 27 regular spaces and 2 disabled spaces.
- No portion of this property lies within a Special Flood Hazard Area, as identified by the Federal Insurance Administration, Department of Homeland Security. This property lies within Zone X - Unshaded (areas determined to be outside of the 0.2% annual chance floodplain) as identified on Flood Insurance Rate Map, Panel 330 of 500, Map No. 26073C0330D, Map Revised February 5, 2014, published by the Federal Emergency Management Agency.
- The dimensions of the structures shown hereon are based on exterior building measurements at ground level. Building heights shown hereon are relative to the finish floor of the building which the peak height was observed.
- Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location or the only utilities in this area. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
- This property is accessed by Broadway Road which is a public right of way.
- A zoning report or letter has not been provided to the surveyor. Zoning setbacks shown hereon are based on a previous survey furnished by client. Previous survey was prepared by American Surveying & Mapping, Inc., drawing name: 1909667-24676 MT PLEASANT MI.DWG
- On the date of this survey there was no visible evidence of earth moving, building construction or building additions within recent months, changes in street R.O.W. lines or recent street or sidewalk construction.
- To our knowledge, a field delineation of wetlands was not conducted by a qualified specialist. On the date of survey, no wetland flag markers were observed.
- This site was covered with significant amounts of snow and ice on the day of this survey.

Notes regarding Schedule B - Section II Exceptions
(see Note 1 for title commitment information)
(Numbers correspond to specific exceptions listed)

- Exception 13 Terms, Conditions, Easements, Right of Ways and Provisions as set forth in the Warranty Deed recorded March 21, 2000 in Liber 977, Page 574. (shown hereon)
- Exception 14 Easement No. 21 between Accord Properties, a Partnership and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 181. (shown hereon)
- Exception 15 Easement No. 20 between Roger R. Card, a single man and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 180. (shown hereon)
- Exception 16 Easement for Electrical Facilities in favor of Consumers Power Company, for the purposes therein contained, including the terms, conditions as provisions as set forth in said instrument as recorded in Liber 556, Page 198. (shown hereon)

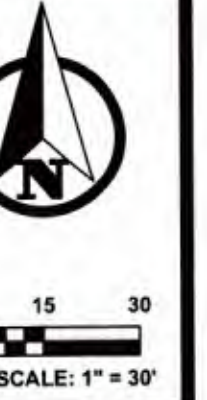
Utility Easement set forth in Right of Way in favor of the Consumers Power Company, a Maine Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded May 23, 1947 in Liber 225, Page 125. (permits a route "in a Northwesterly and Southeasterly direction" in the SE 1/4 of the NE 1/4 of Section 13 - route not observed on date of survey, possibly on a parcel adjacent to surveyed property)

LEGEND

- = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- ★ = LIGHT POLE
- = SIGN
- ⊕ = HYDRANT
- ⊕ = WATERMAIN VALVE
- ⊕ = WELL
- ⊕ = CATCH BASIN
- ⊕ = MANHOLE
- ⊕ = MAILBOX
- ⊕ = TELEPHONE BOX
- ⊕ = CABLE TV BOX
- ⊕ = BURIED FIBER OPTIC MARKER
- ⊕ = BURIED WATERMAIN MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SHEET SCHEDULE	
1	EXISTING SURVEY
2	SOIL SURVEY PLAN
3	REMOVAL PLAN
4	SITE PLAN
5	GRADING & SOIL EROSION CONTROL
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	CONSTRUCTION DETAILS

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021



PLAN REVISIONS

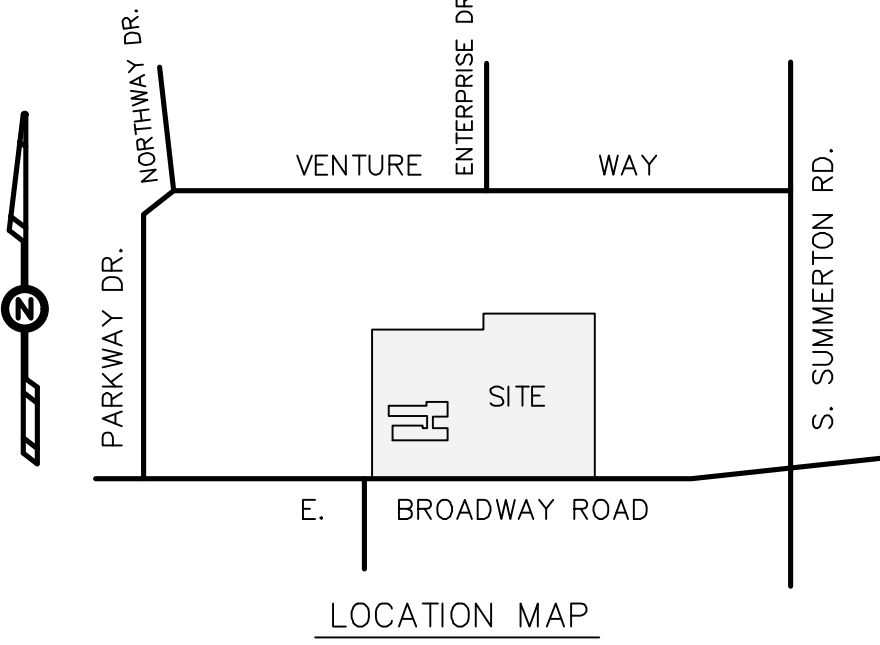
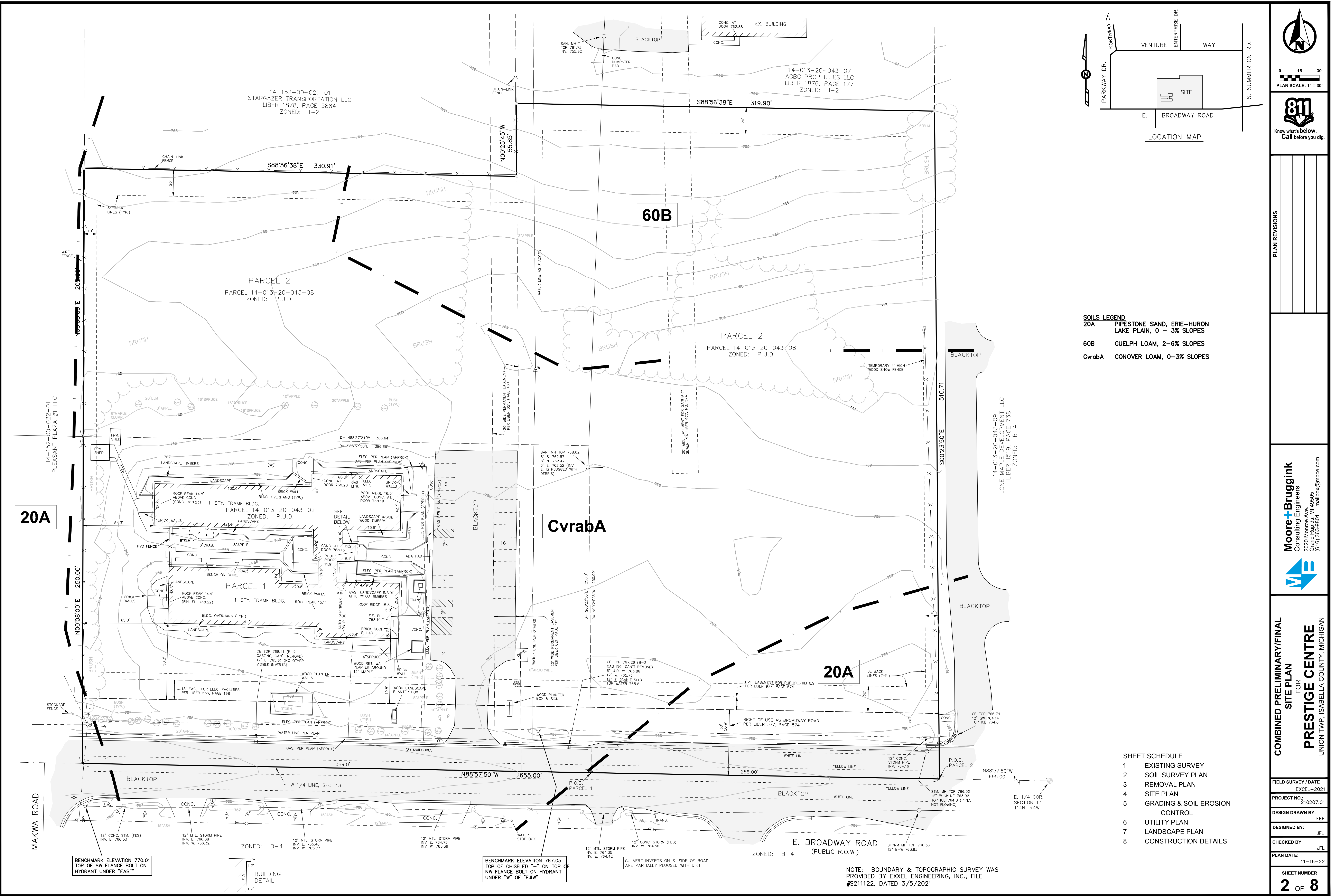
Moore+Bruggink
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Grand Rapids, MI 49505
(616) 363-9801
mail@mbce.com



COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-16-22
SHEET NUMBER	1 OF 8

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SOILS LEGEND

20A	PIPESTONE SAND, ERIE-HURON LAKE PLAIN, 0 - 3% SLOPES
60B	GUELPH LOAM, 2-6% SLOPES
CvrabA	CONOVER LOAM, 0-3% SLOPES

SHEET SCHEDULE

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0 15 30
PLAN SCALE: 1" = 30'

Know what's below.
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PLAN REVISIONS	

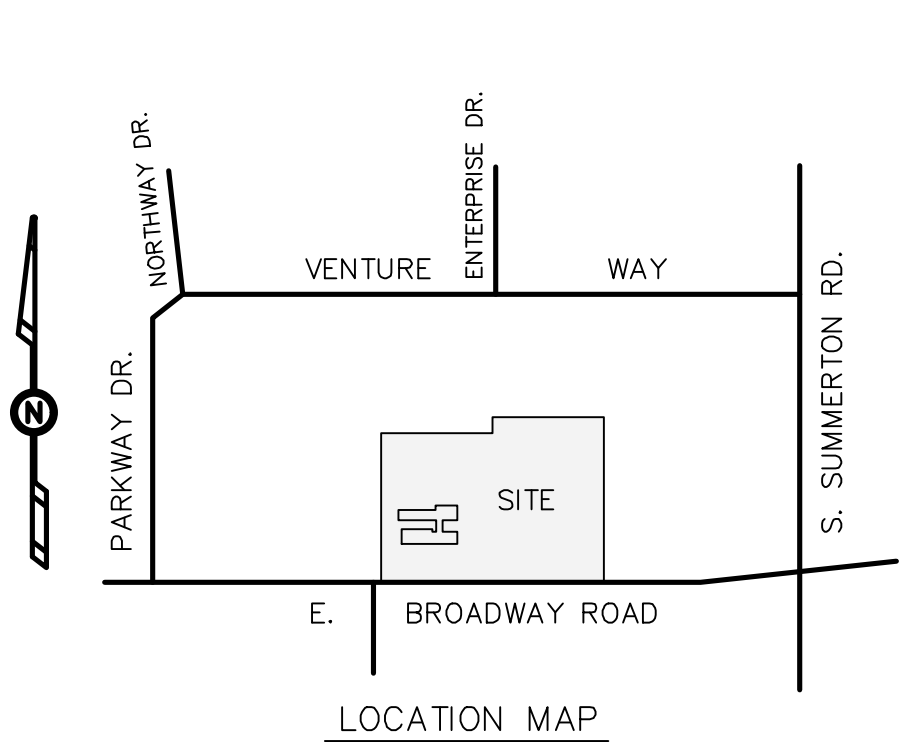
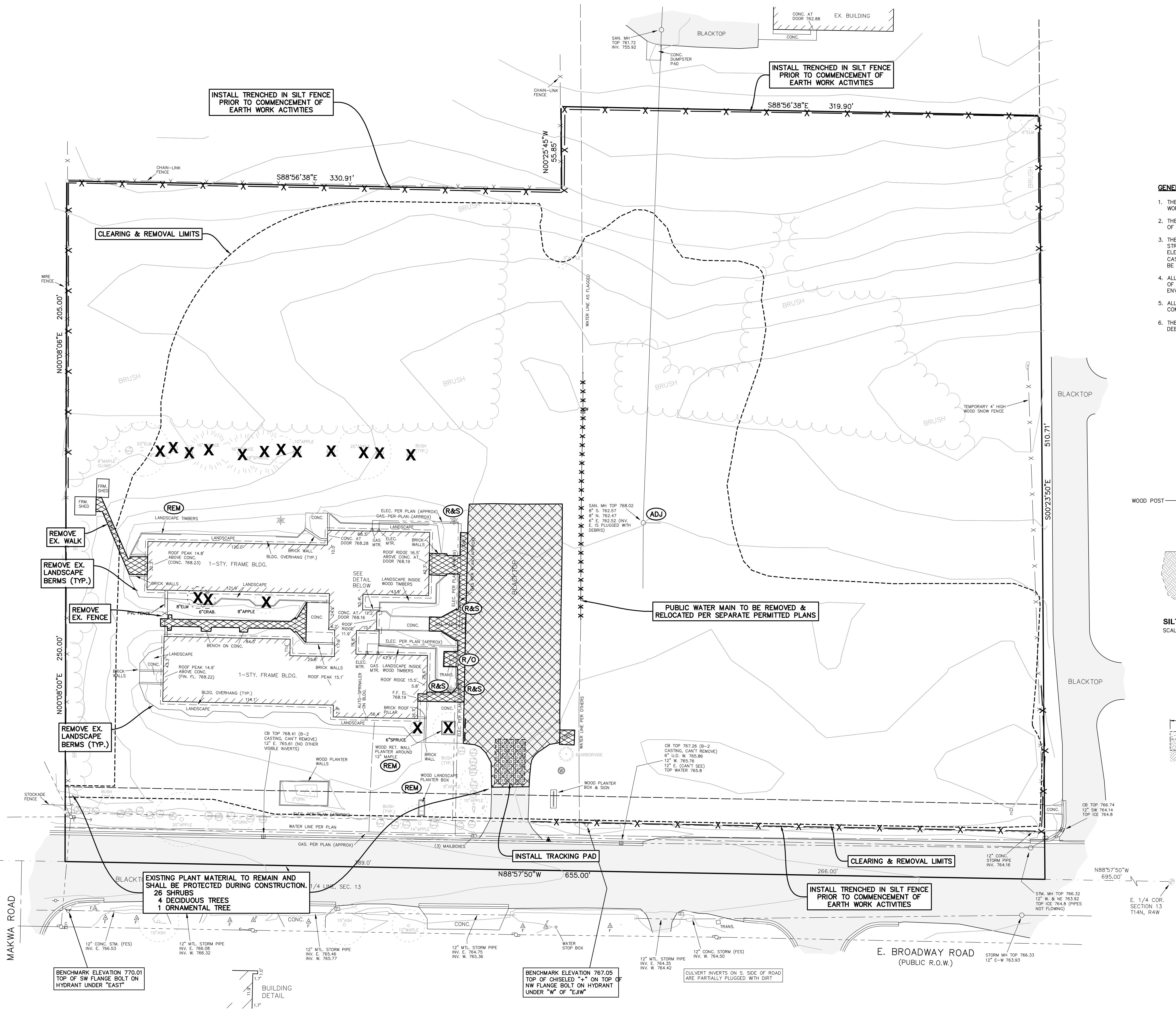
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mailto:mailbox@mbce.com

COMBINED PRELIMINARY/FINAL SITE PLAN FOR PRESTIGE CENTRE
UNION TWP, ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-16-22
SHEET NUMBER	2 OF 8

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021

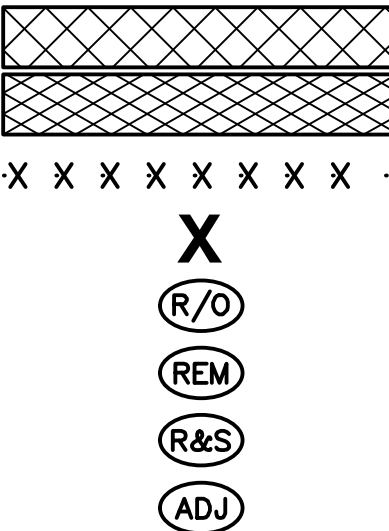
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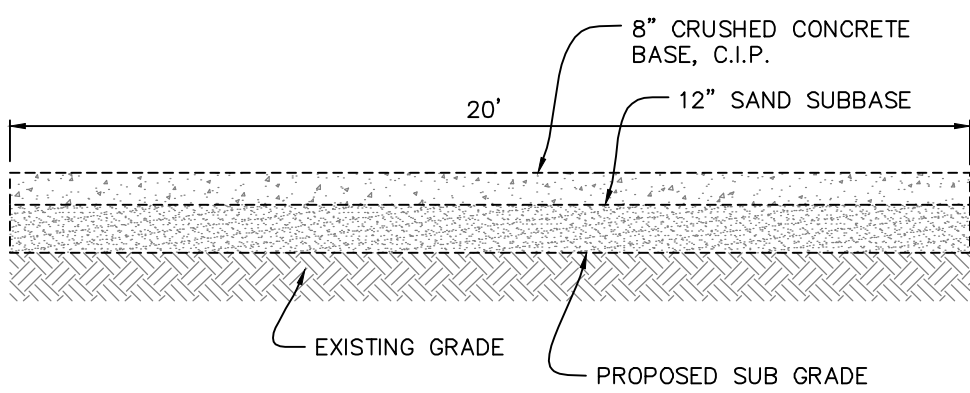
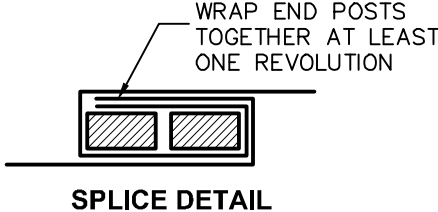
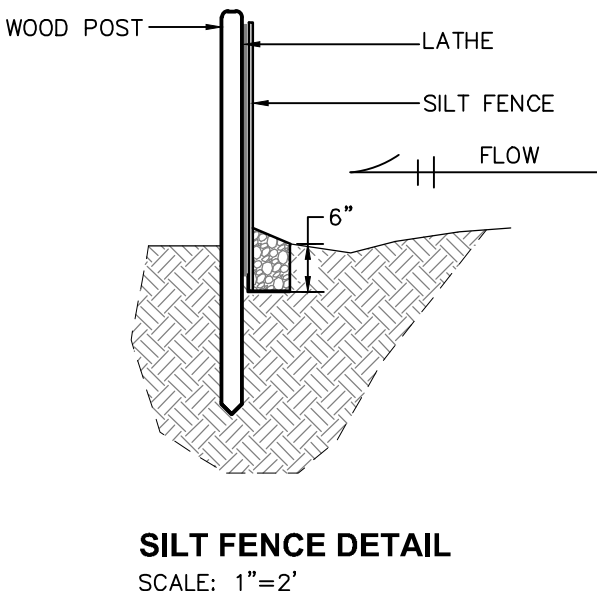
GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

REMOVAL LEGEND

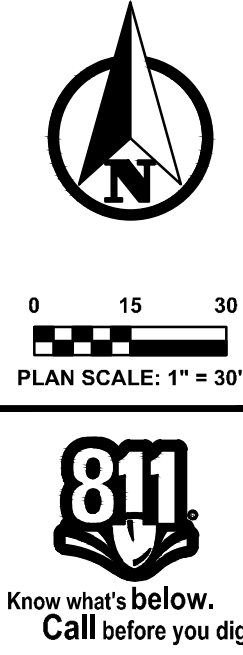


- REMOVE BITUMINOUS
- REMOVE CONCRETE
- REMOVE WATERMAIN
- TREE REMOVAL
- RELOCATE BY OTHERS
- REMOVE
- REMOVE & SALVAGE
- ADJUST CASTING



SHEET SCHEDULE

- | | |
|---|--------------------------------|
| 1 | EXISTING SURVEY |
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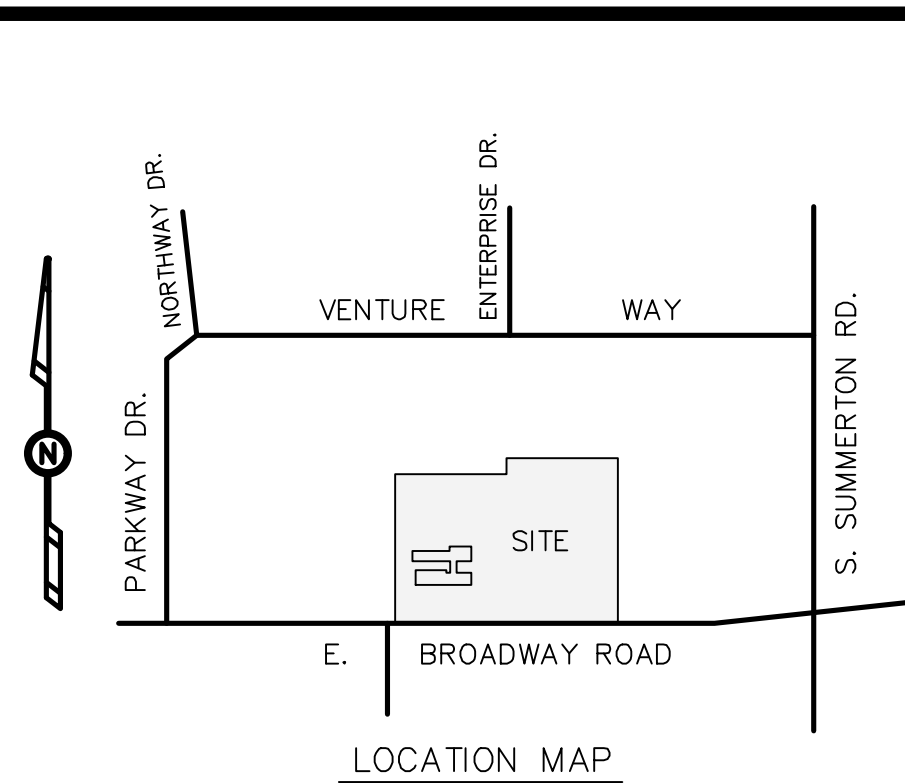
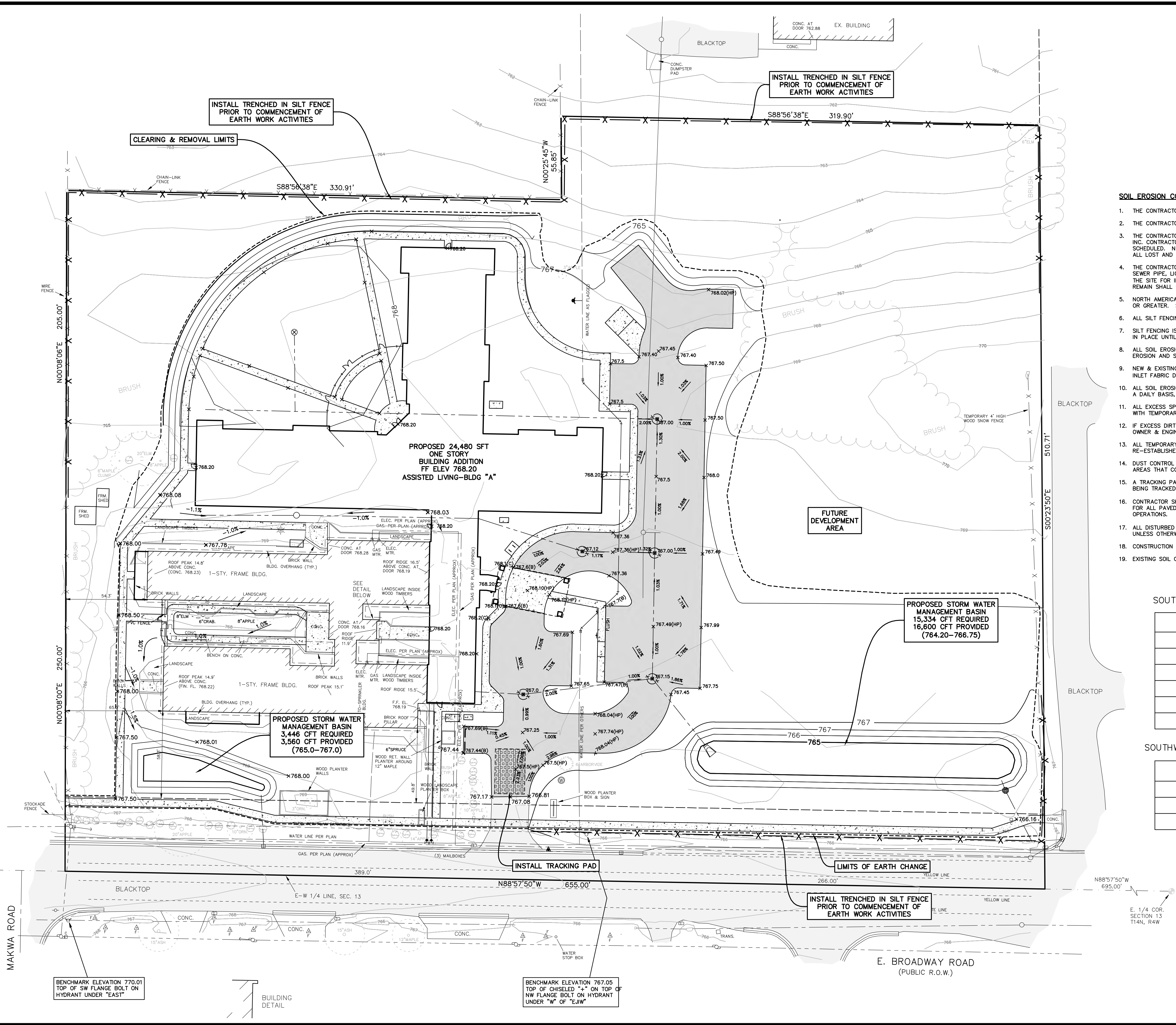
PLAN REVISIONS

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COMBINED PRELIMINARY/FINAL
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FIELD SURVEY / DATE	EXCEL-2021
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DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-16-22
SHEET NUMBER	3 OF 8

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- SOIL EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
 4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
 5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
 6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
 7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
 9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
 10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
 13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
 14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
 15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
 16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
 17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
 18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM EAST BROADWAY ROAD.
 19. EXISTING SOIL CONDITIONS: LOAM PER USDA SOIL SURVEY

SOUTHEAST BASIN STORAGE STAGE/STORAGE TABLE

CONTOUR	VOLUME (CFT)
764.20	0
765.00	3905
766.00	10647
766.40	14230
766.75	16600
767.00	19352

SOUTHWEST BASIN STORAGE STAGE/STORAGE TABLE

CONTOUR	VOLUME (CFT)
765.00	0
766.00	1353
767.00	3560

- SHEET SCHEDULE**
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0 15 30
PLAN SCALE: 1" = 30'

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UNION TWP, ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
EXCEL-2021

PROJECT NO.:
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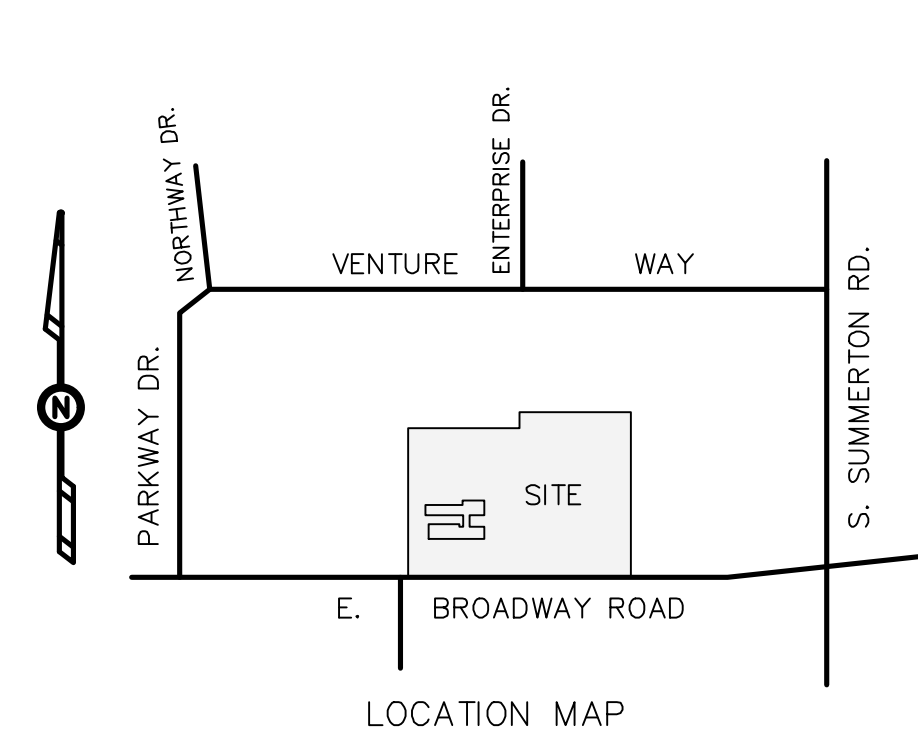
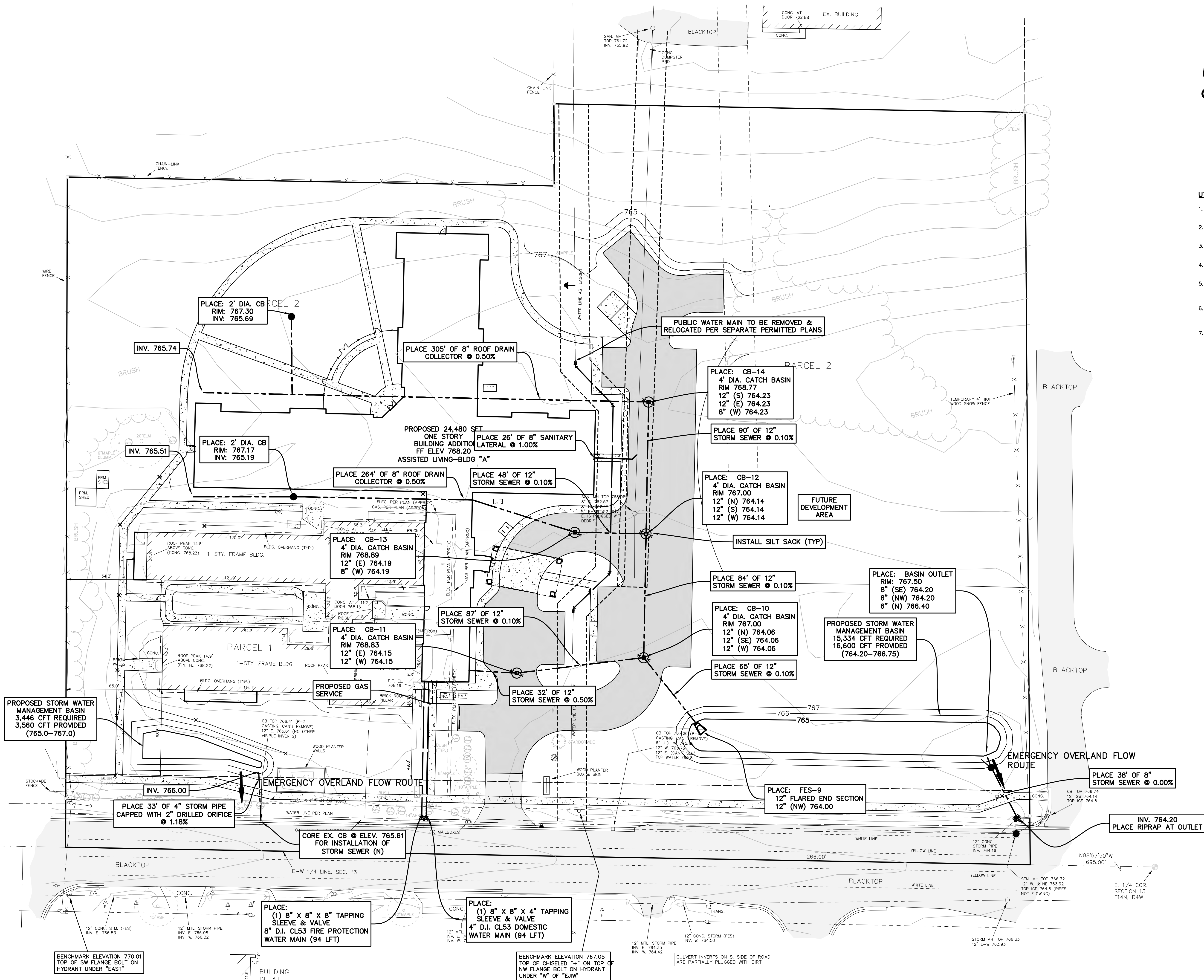
DESIGN DRAWN BY:
FEF

DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
11-16-22

SHEET NUMBER
5 OF 8

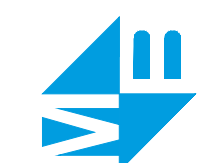


UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

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UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
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PROJECT NO.:
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DESIGN DRAWN BY:
FEF

DESIGNED BY:
JFL

CHECKED BY:
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11-16-22

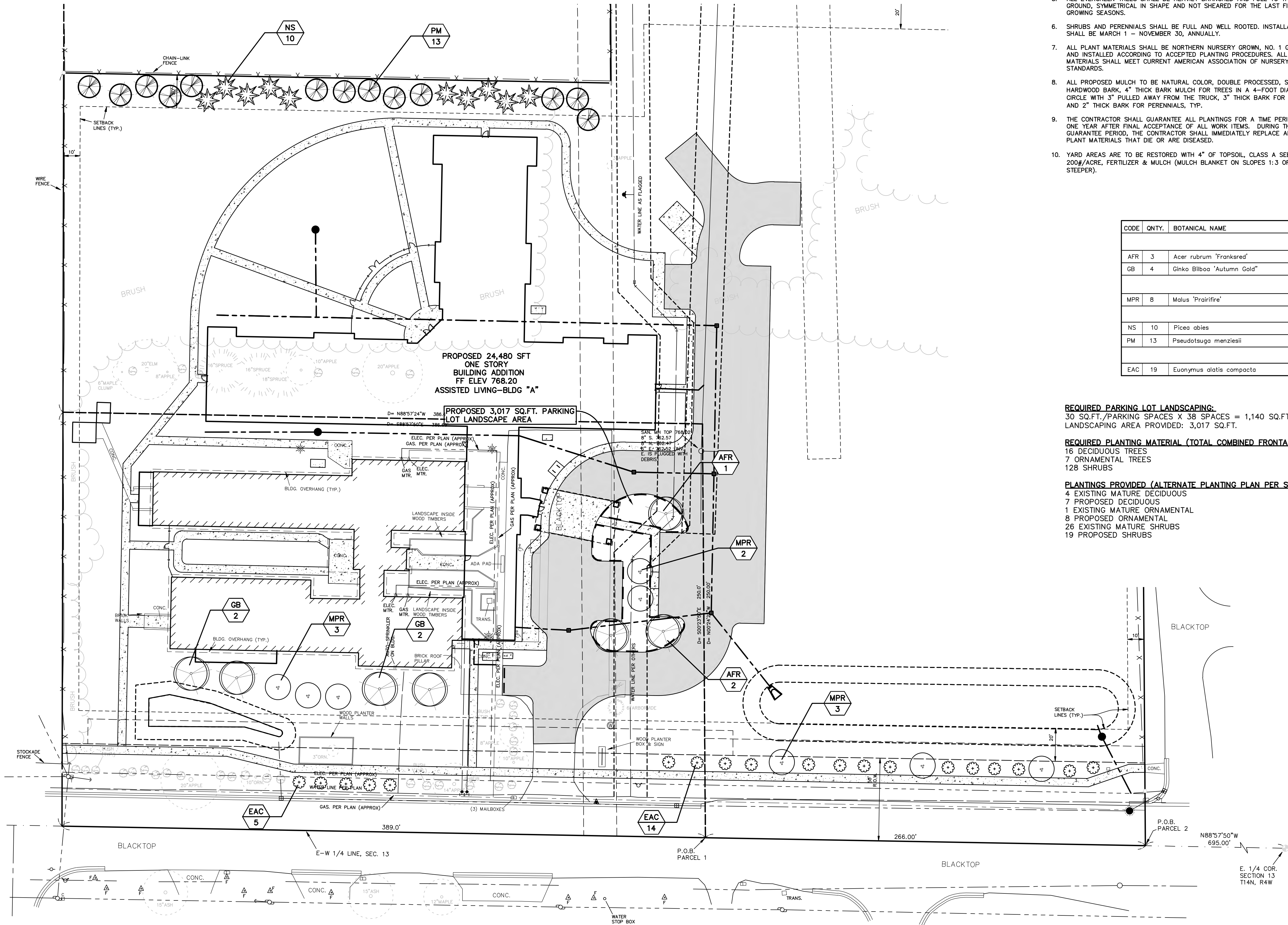
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6 OF 8

SHEET SCHEDULE

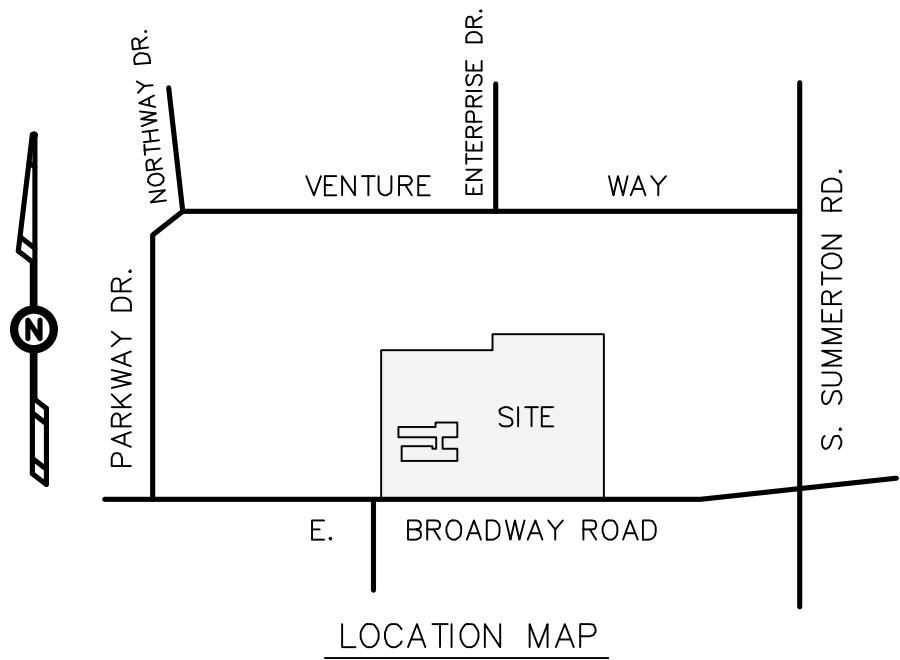
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LANDSCAPING GENERAL NOTES:

1. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
2. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
3. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
4. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
5. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
6. SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
7. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
8. ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUNK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
10. YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).



PLANT LIST

CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AFR	3	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	B&B
GB	4	Ginkgo Bilboa 'Autumn Gold'	Autumn Gold Ginkgo (male)	2.5"	B&B
ORNAMENTAL TREES					
MPR	8	Malus 'Prairifire'	Prairifire Crabapple	2"	B&B
EVERGREEN TREES					
NS	10	Picea abies	Norway Spruce	6"	B&B
PM	13	Pseudotsuga menziesii	Douglas Fir	6"	B&B
DECIDUOUS SHRUB					
EAC	19	Euonymus alatis compacta	Compact Burning Bush	24"	B&B

REQUIRED PARKING LOT LANDSCAPING:

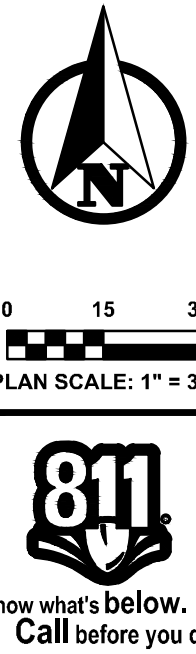
30 SQ.FT./PARKING SPACES X 38 SPACES = 1,140 SQ.FT.
LANDSCAPING AREA PROVIDED: 3,017 SQ.FT.

REQUIRED PLANTING MATERIAL (TOTAL COMBINED FRONTAGE):

16 DECIDUOUS TREES
7 ORNAMENTAL TREES
128 SHRUBS

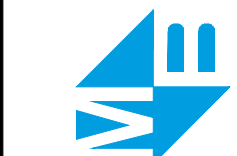
PLANTINGS PROVIDED (ALTERNATE PLANTING PLAN PER SECTION 10.7):

4 EXISTING MATURE DECIDUOUS
7 PROPOSED DECIDUOUS
1 EXISTING MATURE ORNAMENTAL
8 PROPOSED ORNAMENTAL
26 EXISTING MATURE SHRUBS
19 PROPOSED SHRUBS



PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

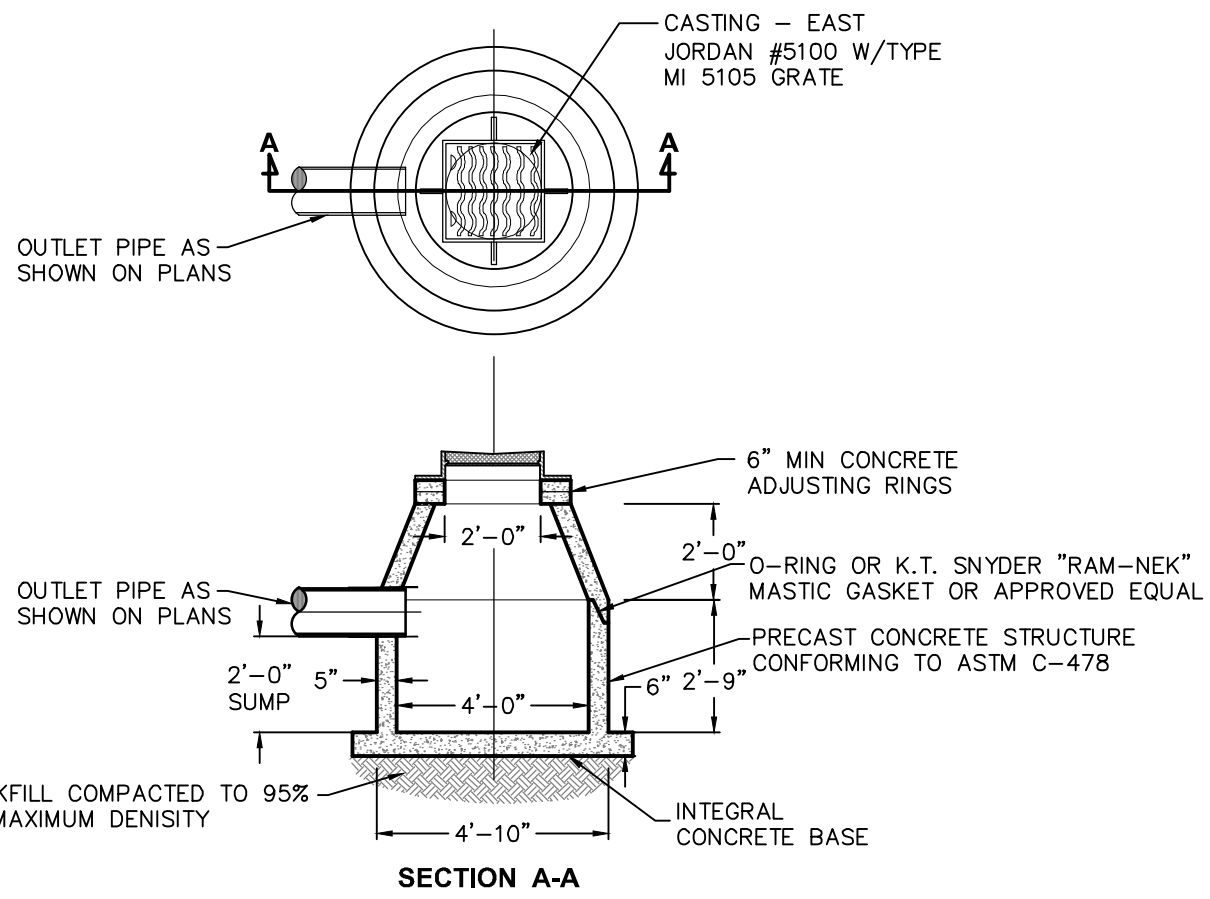


COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP, ISABELLA COUNTY, MICHIGAN

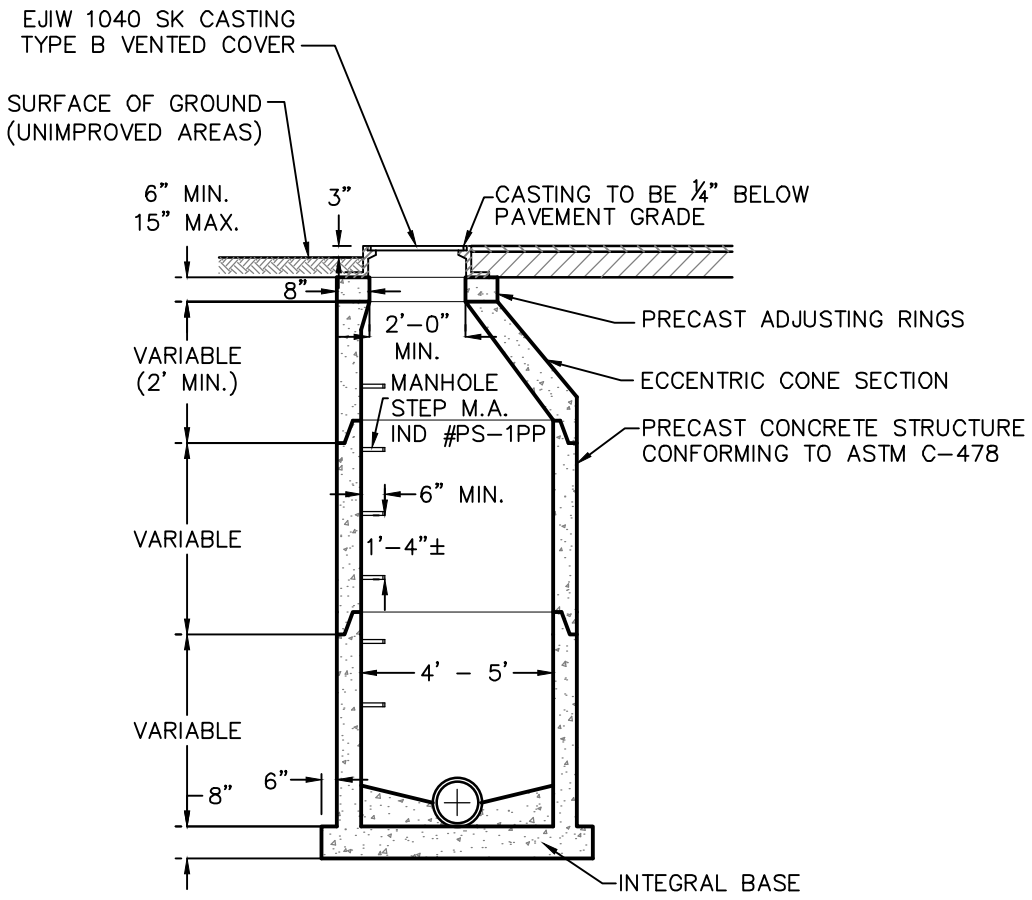
FIELD SURVEY / DATE
EXCEL-2021
PROJECT NO.:
210207.01
DESIGN DRAWN BY:
FEF
DESIGNED BY:
JFL
CHECKED BY:
JFL
PLAN DATE:
11-16-22

SHEET NUMBER
7 OF 8

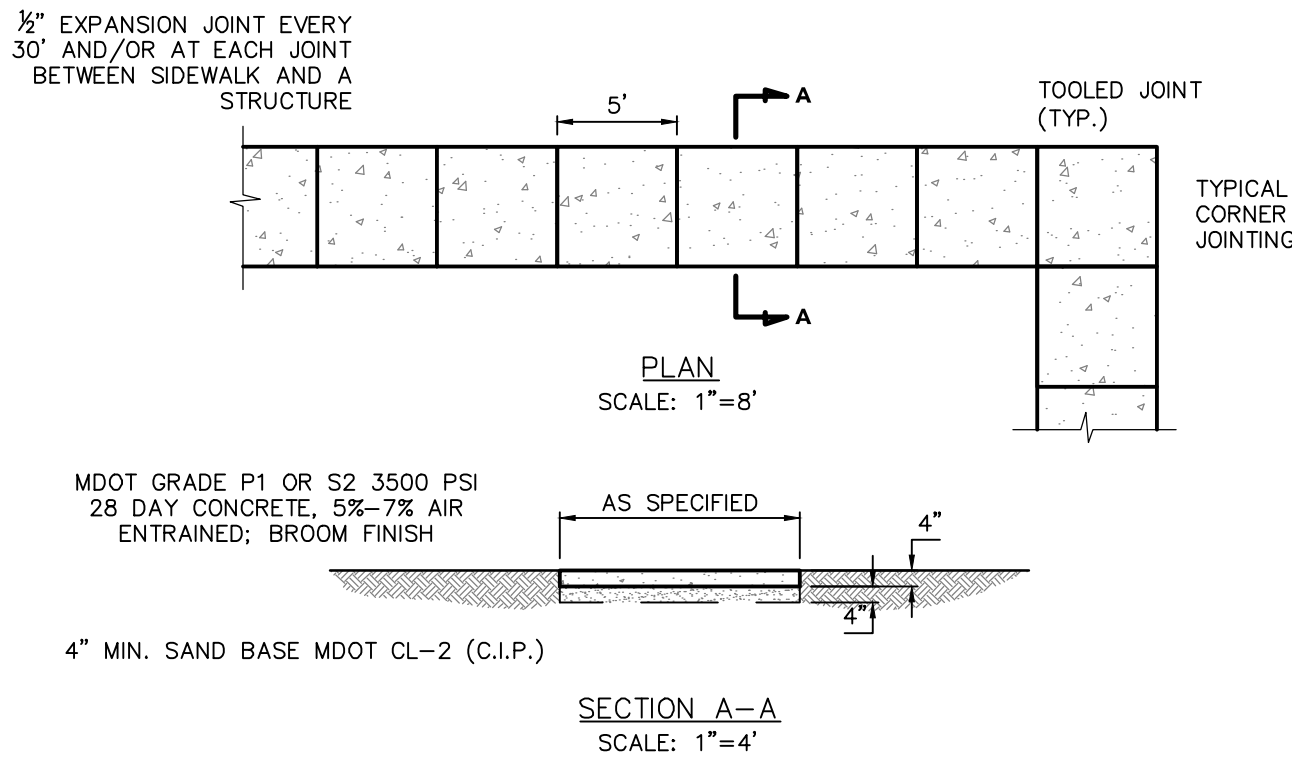
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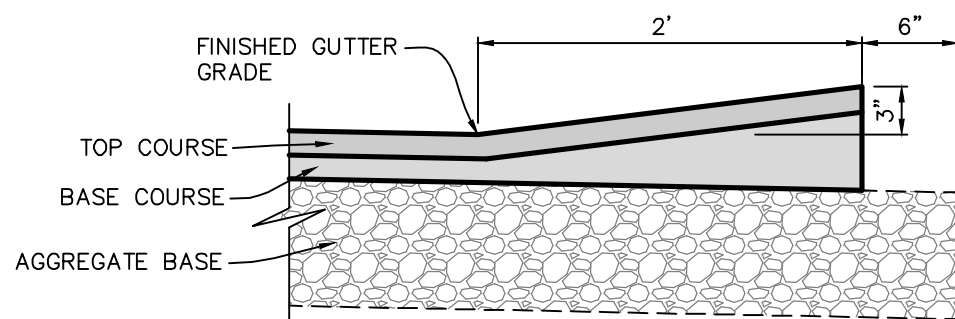
4' DIA. CATCH BASIN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'



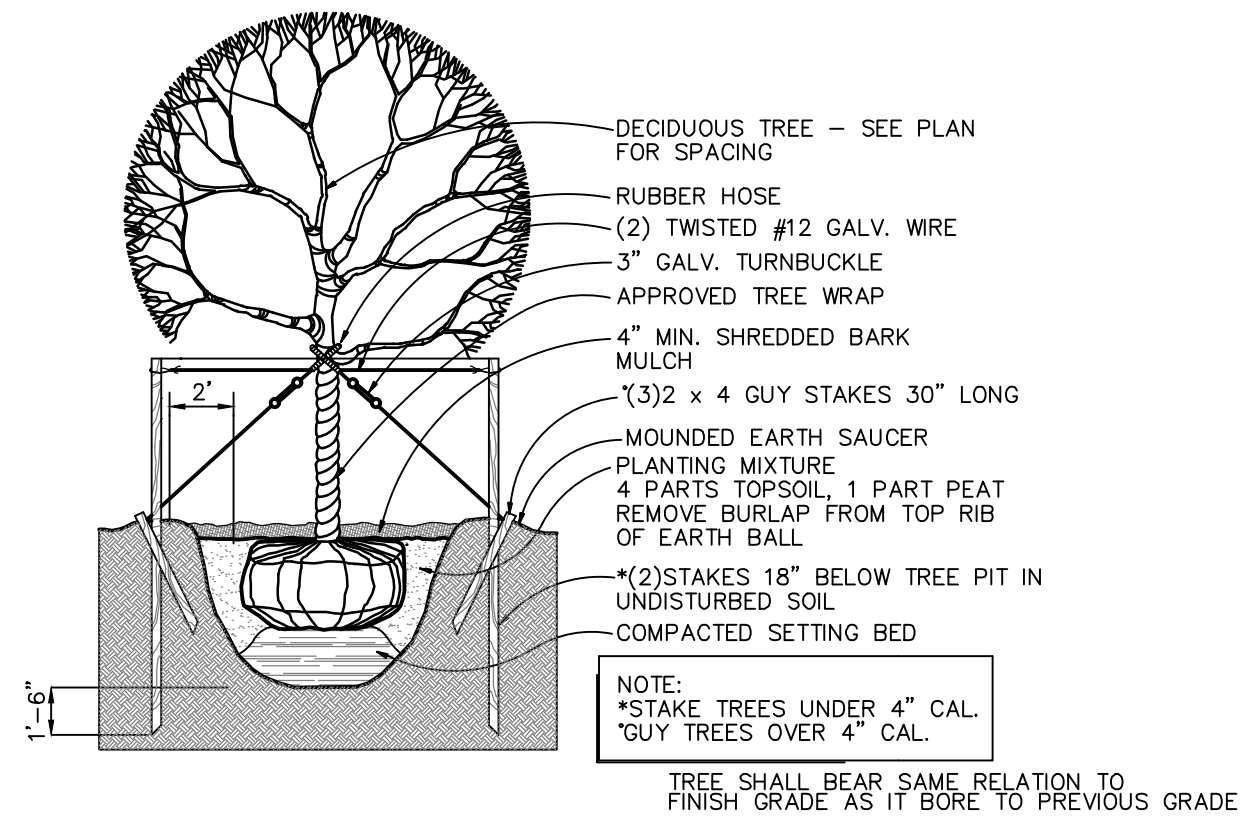
STORM SEWER MANHOLE DETAIL
SCALE: 1"=4'



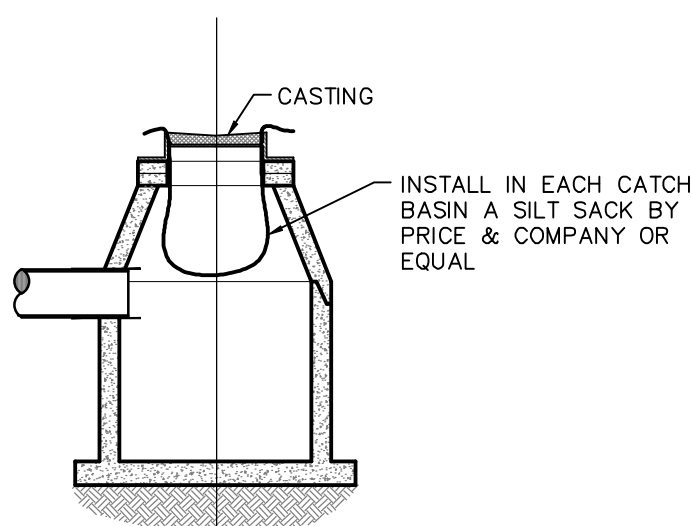
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



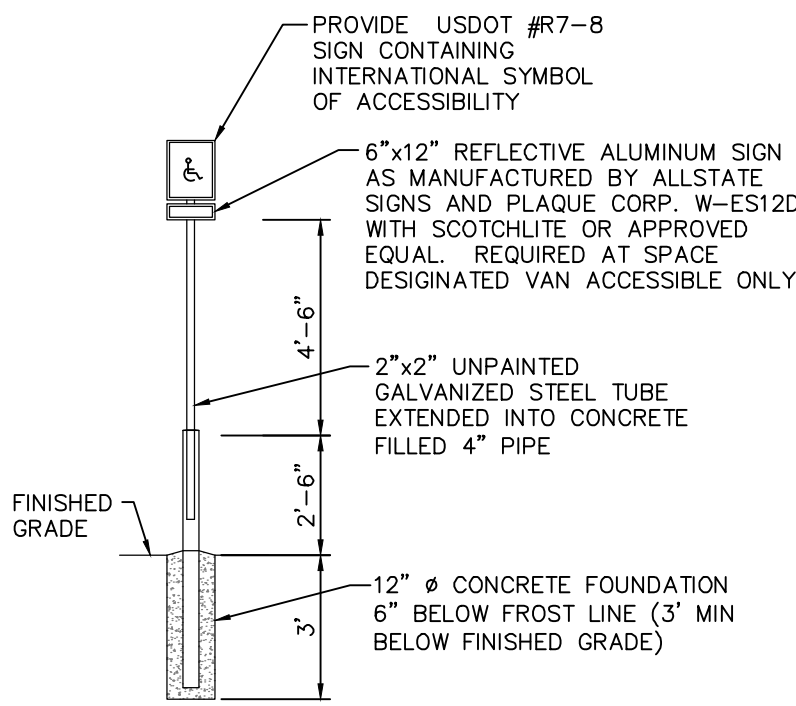
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



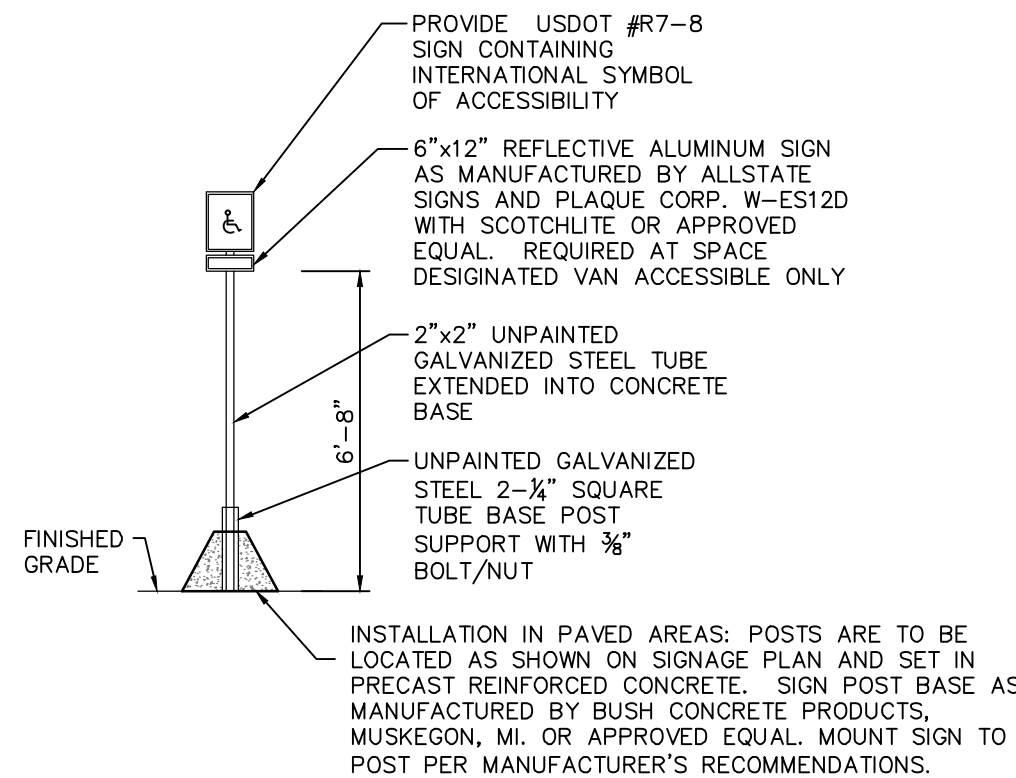
DECIDUOUS TREE PLANTING DETAIL
SCALE: 1"=6'



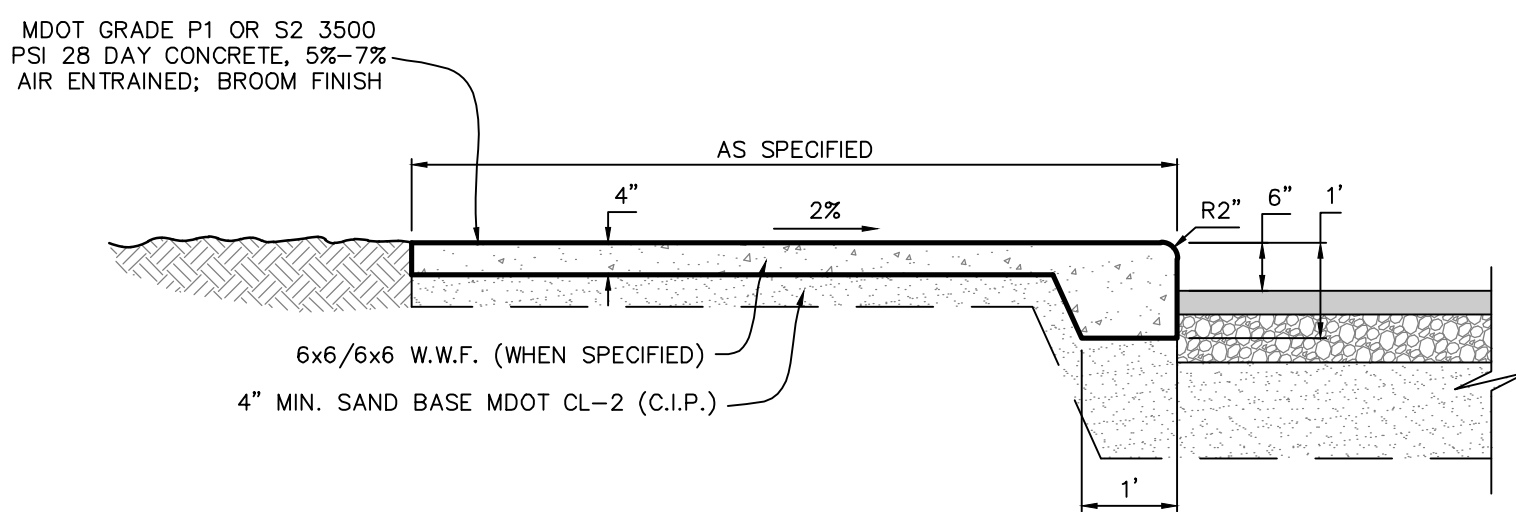
INLET PROTECTION DETAIL
SCALE: 1"=4'



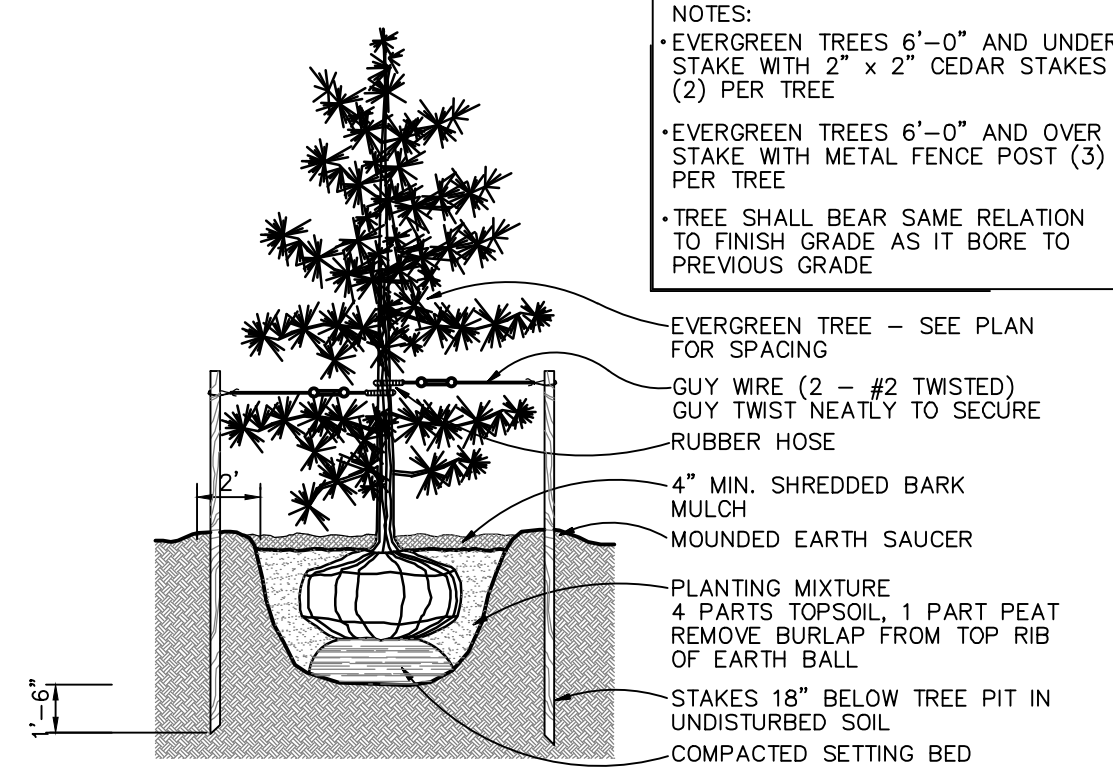
BARRIER FREE PARKING SIGN DETAIL (IN LAWN AREAS)
SCALE: 1"=4'



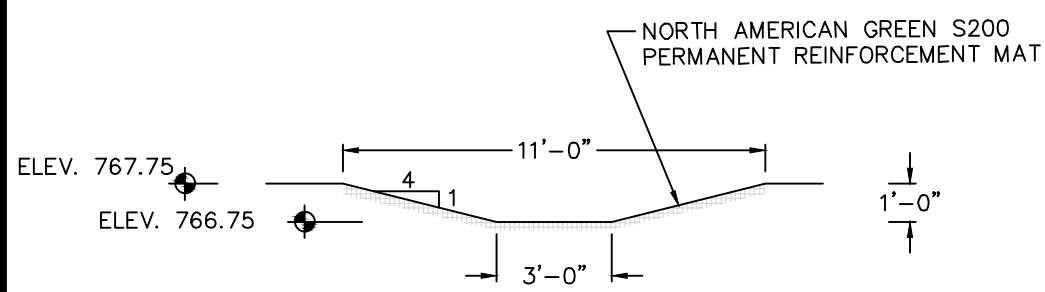
BARRIER FREE PARKING SIGN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'



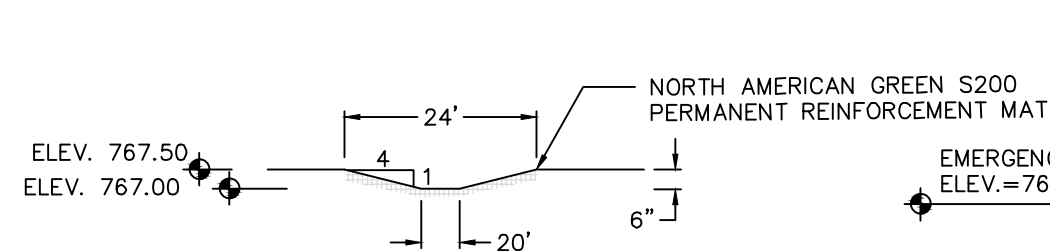
COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'



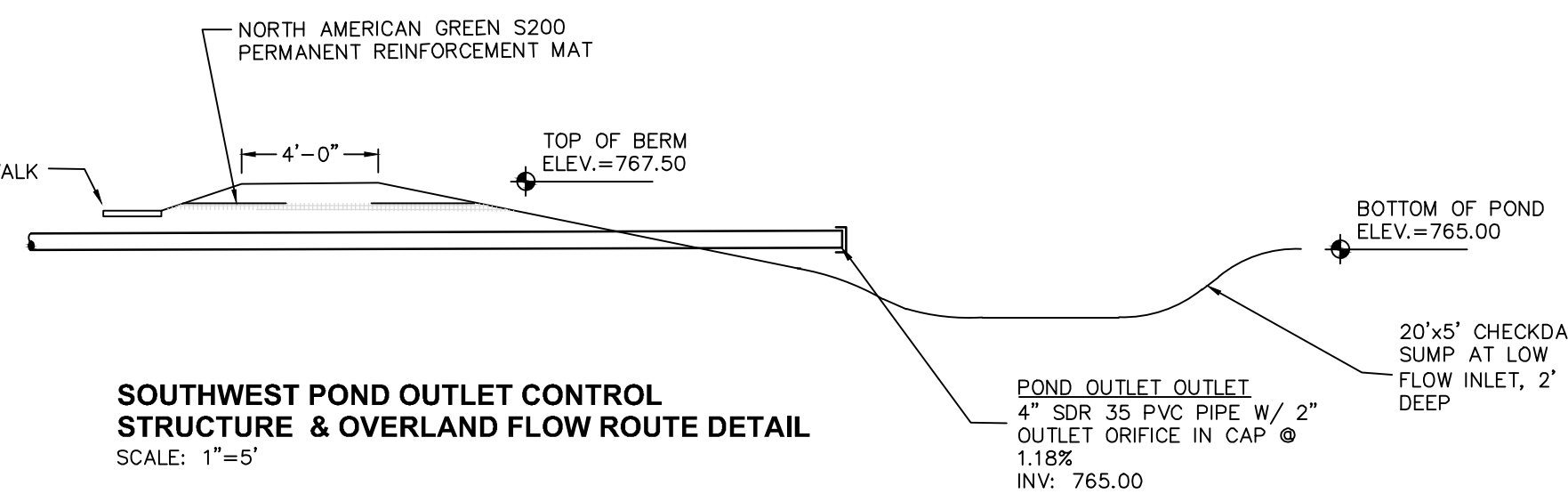
EVERGREEN TREE PLANTING DETAIL
SCALE: 1"=6'



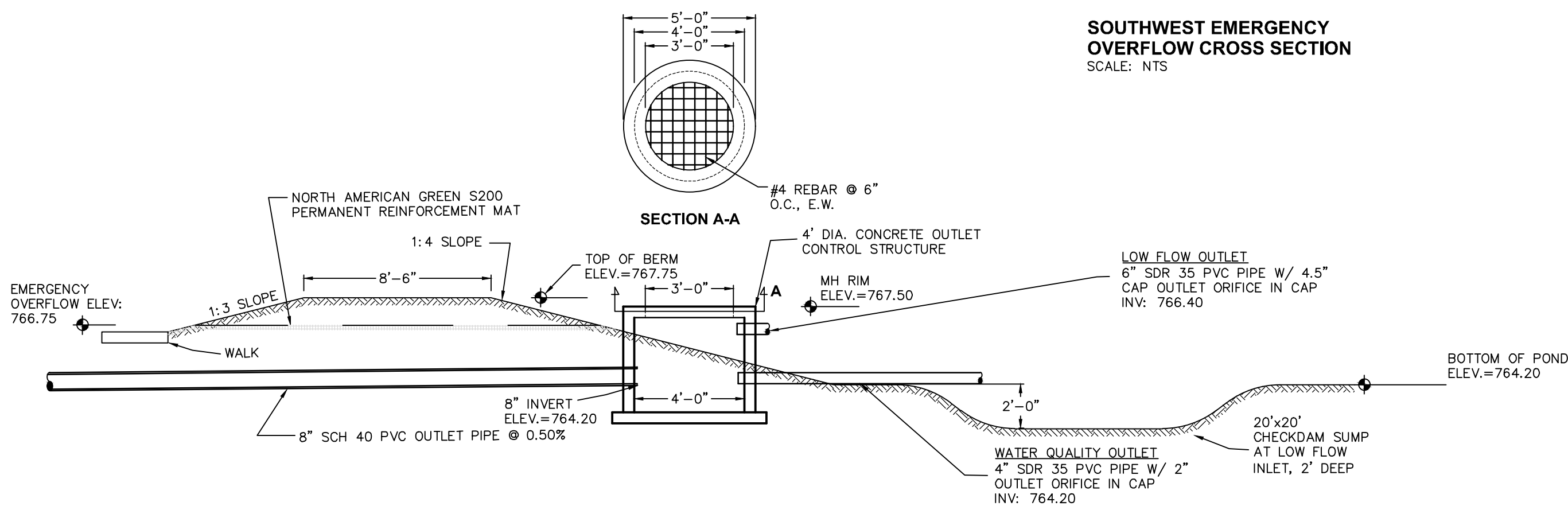
SOUTHWEST EMERGENCY OVERFLOW CROSS SECTION
SCALE: 1"=5'



SOUTHWEST EMERGENCY OVERFLOW CROSS SECTION
SCALE: NTS



SOUTHWEST POND OUTLET CONTROL STRUCTURE & OVERLAND FLOW ROUTE DETAIL
SCALE: 1"=5'



SOUTHEAST POND OUTLET CONTROL STRUCTURE DETAIL & OVERLAND FLOW ROUTE
SCALE: 1"=5'

SHEET SCHEDULE

- 1 EXISTING SURVEY
- 2 SOIL SURVEY PLAN
- 3 REMOVAL PLAN
- 4 SITE PLAN
- 5 GRADING & SOIL EROSION CONTROL
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8 CONSTRUCTION DETAILS



PLAN REVISIONS

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FOR
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FIELD SURVEY / DATE
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PROJECT NO.:
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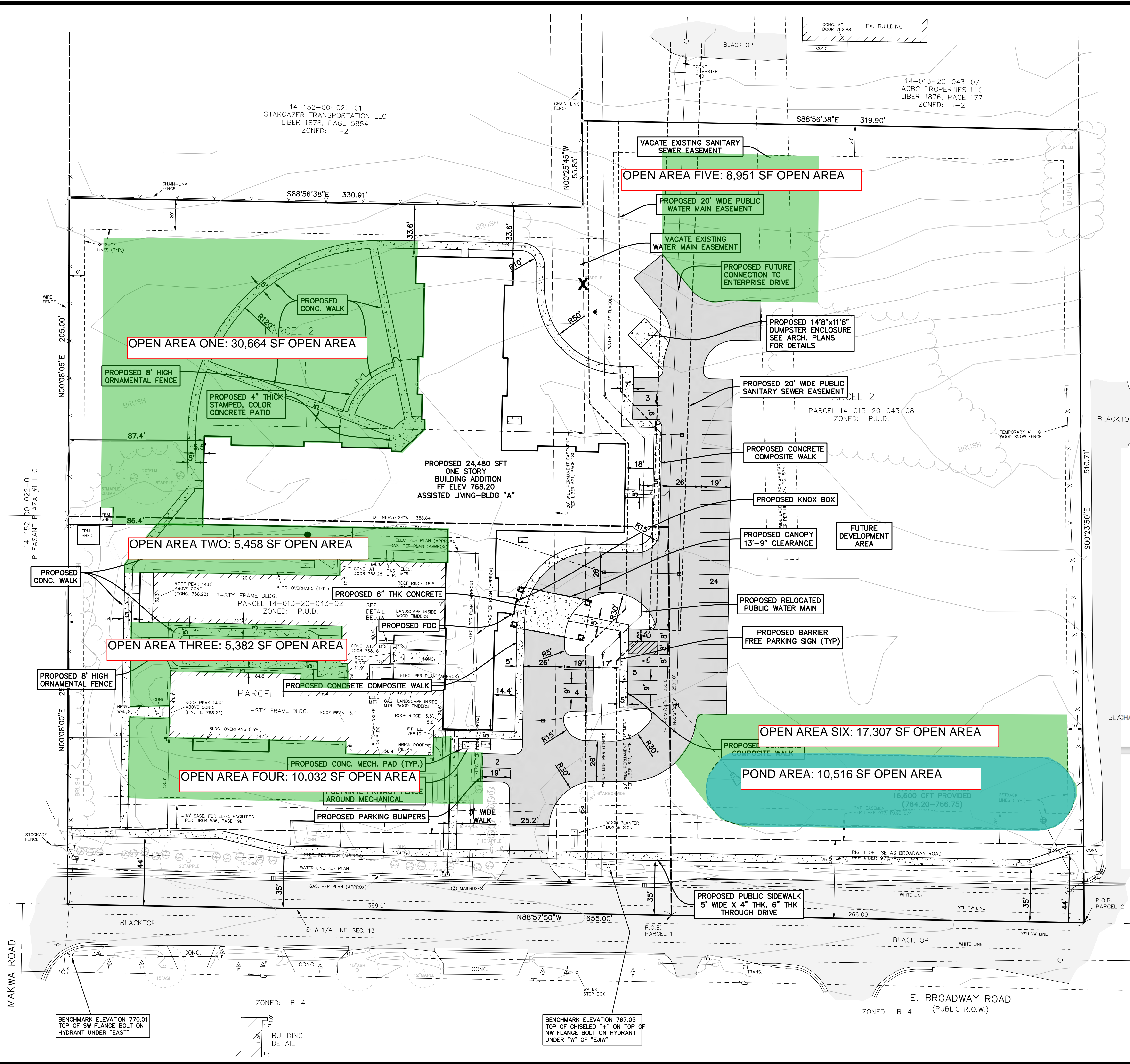
DESIGN DRAWN BY:
FEF

DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
11-16-22

SHEET NUMBER
8 OF 8



OPEN AREA CALCULATIONS:

MIN. 20% OF GROSS AREA
7.23 ACRES (314,938.8 SF)
62,987.8 SF REQ'D

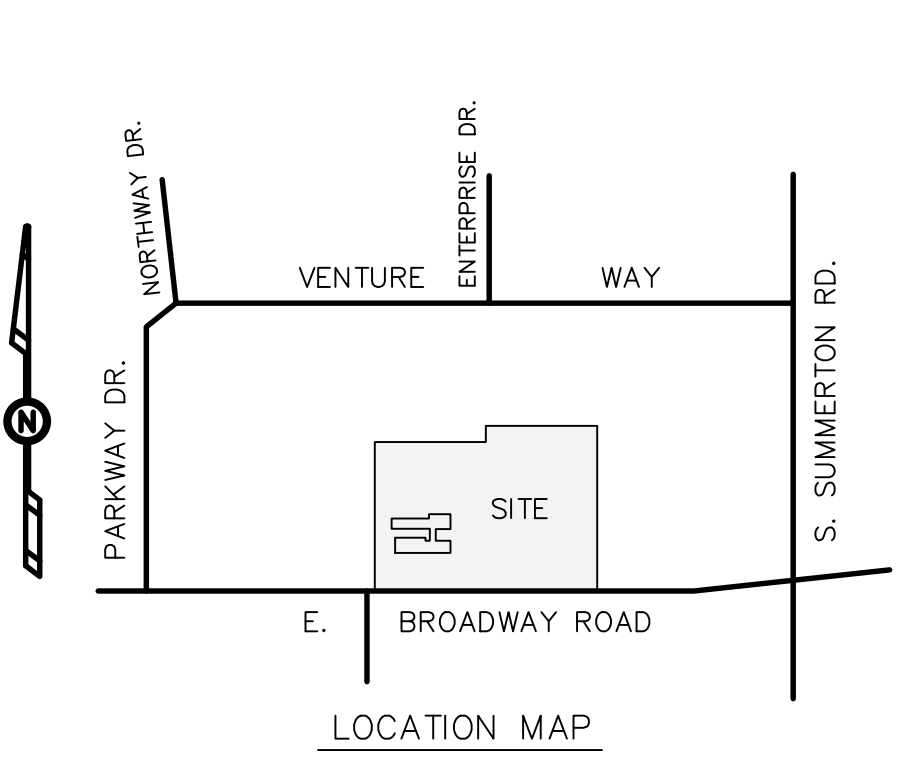
314,939 SF - 94,877 SF (IMPERVIOUS)
219,938 SF PERVIOUS

AREA ONE: 30,664 SF
AREA TWO: 5,458 SF
AREA THREE: 5,382 SF
AREA FOUR: 10,032 SF
AREA FIVE: 8,951 SF
AREA SIX: 17,307 SF
TOTAL OPEN AREA: 77,794 SF

WATER BASIN AREA WITHIN OPEN AREA:
10,516 SF (within area six)
10,516 SF TOTAL WATER BASIN AREA
19,448 SF ALLOWABLE (77,794 * 0.25)

6. **Open Space Requirements.** Planned developments containing a residential component shall provide and maintain usable open space that is accessible to all residents, which shall comply with the following requirements:
- a. A minimum of twenty (20) percent of the gross area of the site or portion thereof that is designated for residential use shall be set aside for such common open space.
 - b. Any pervious land area that is available for the common use of all residents may be included as required open space, except as follows:
 - i. No more than twenty five percent (25%) of the required usable open space shall include the area of any water bodies or wetlands which are covered only periodically with standing water (such as hardwood swamps or "wet" meadows). Required usable open space shall not include the area of any designated wetland that is covered by water or muck such that it is not a suitable environment for walking or similar passive leisure pursuits.
 - ii. Required usable open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any required setbacks.
 - c. The Township Board, upon receiving a recommendation from the Planning Commission, may require open space to be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land or through a conservation easement, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will be developed according to the site plan. Such conveyance shall:
 - i. Indicate the proposed use(s) of the required open space.
 - ii. Indicate how the leisure and recreation needs of all segments of the population residing in or using the planned development will be accommodated.
 - iii. Provide for the privately-owned open space to be maintained by private property owners with an interest in the open space.
 - iv. Provide maintenance standards and a maintenance schedule.
 - v. Provide notice of possible assessment to the private property owners by Union Township for the cost of maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.

OPEN AREA EXHIBIT



0 15 30
PLAN SCALE: 1" = 30'

PLAN REVISIONS

NO.	DATE	DESCRIPTION

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mail@moorebruggink.com

COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
EXCEL-2021

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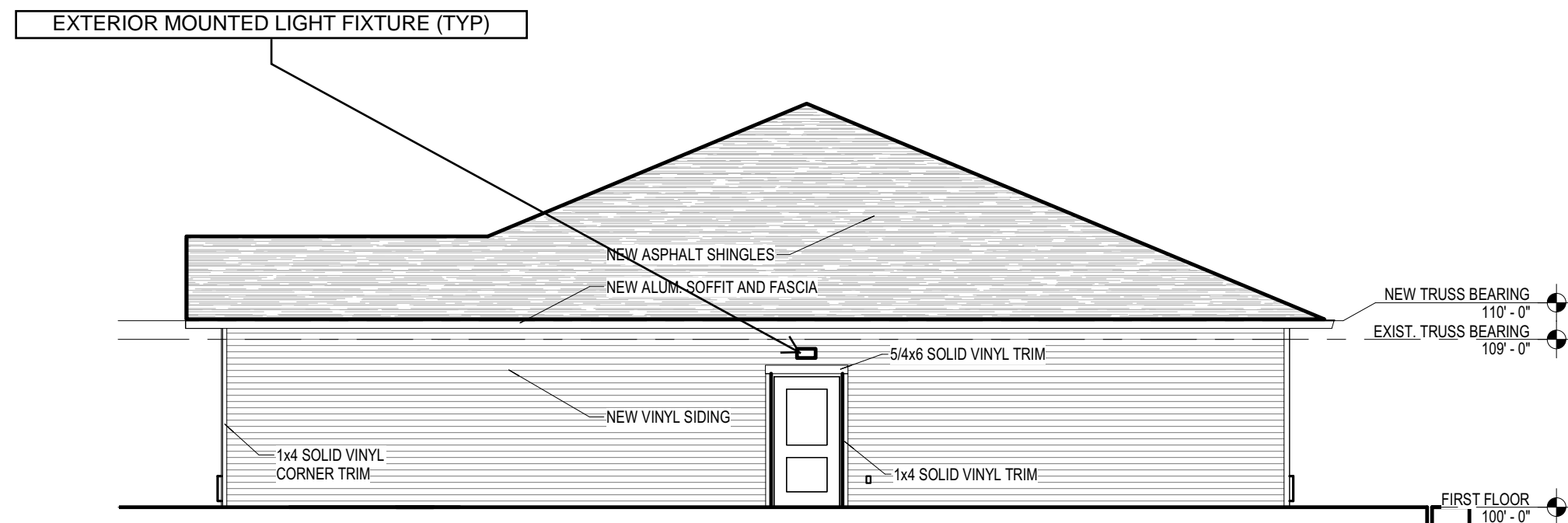
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FEF

DESIGNED BY:
JFL

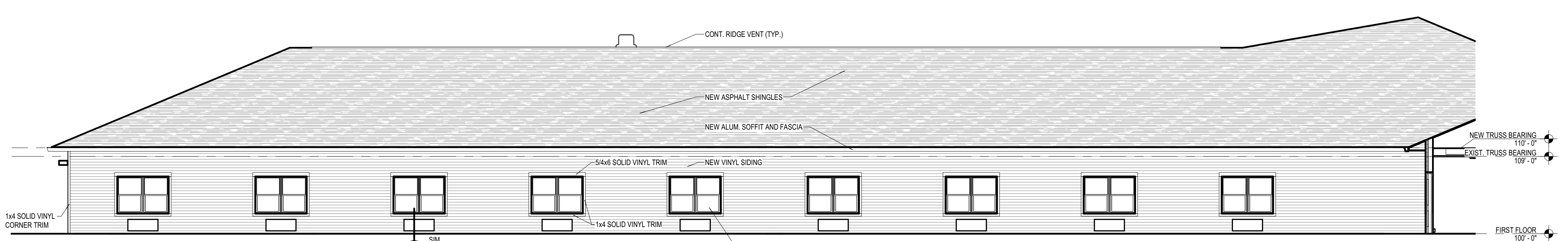
CHECKED BY:
JFL

PLAN DATE:
10-19-22

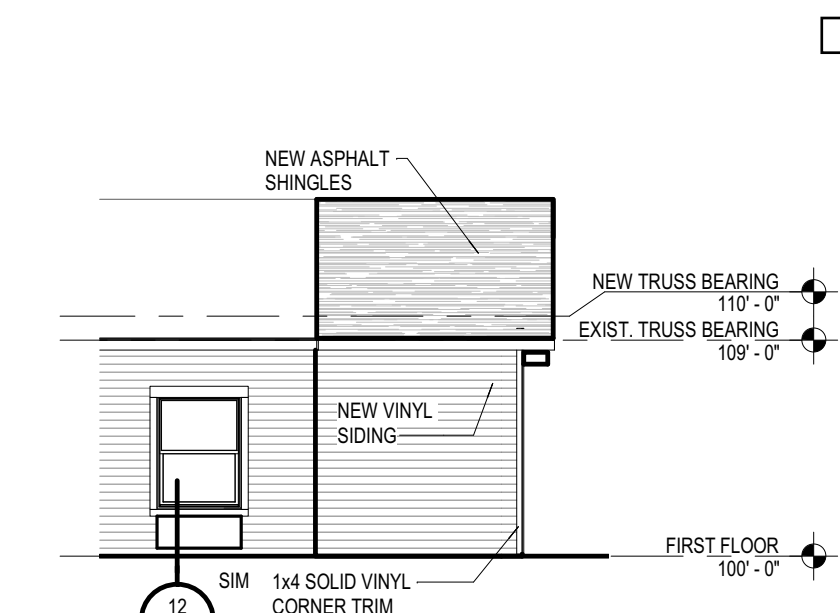
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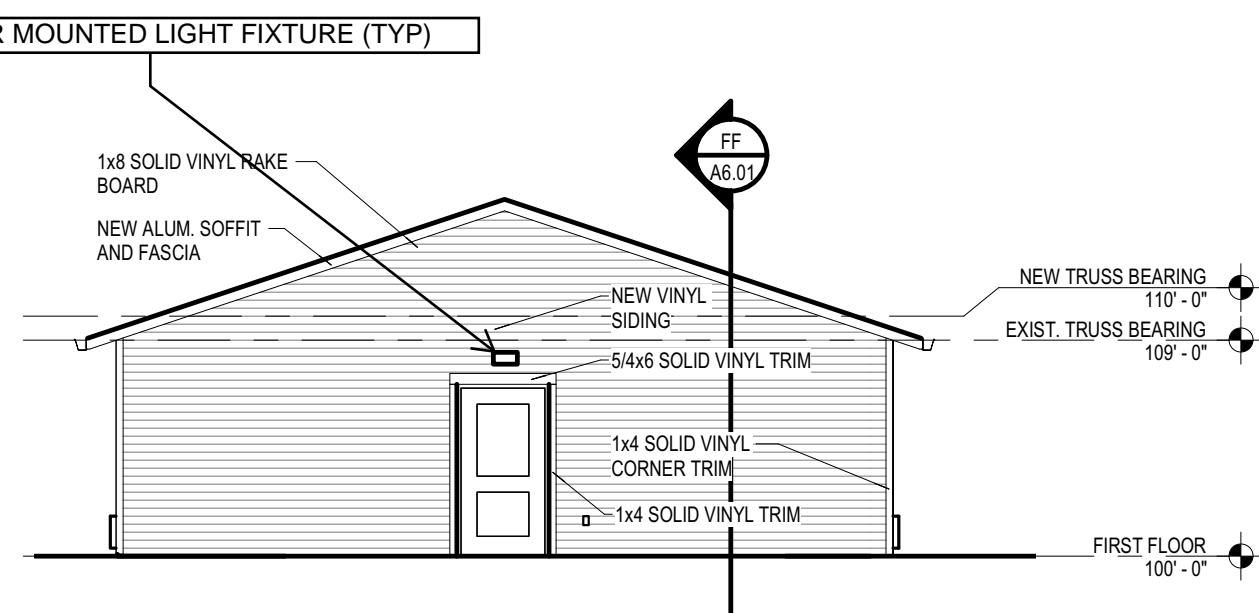
13 UNIT 'D' WEST WING WEST ELEVATION
A4.01 1/8" = 1'-0"



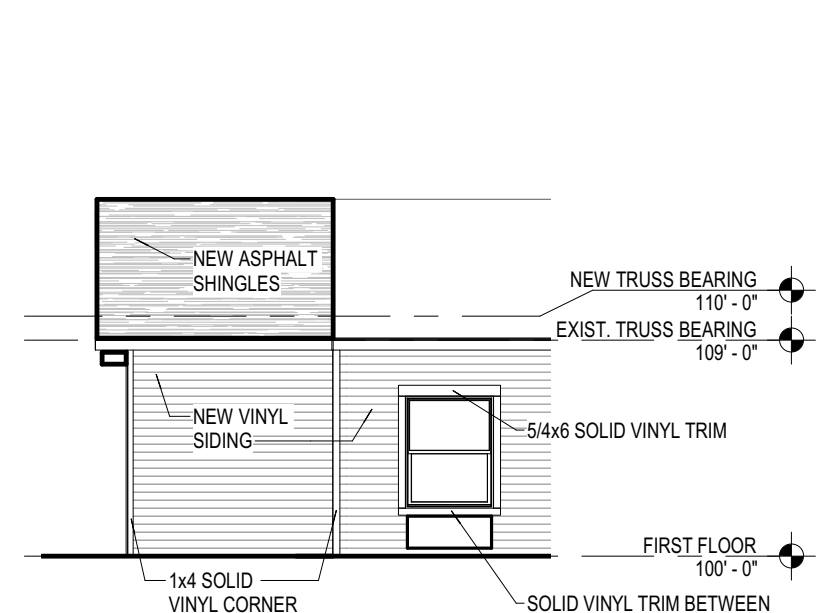
12 UNIT 'D' WEST WING SOUTH ELEVATION
A4.01 1/8" = 1'-0"



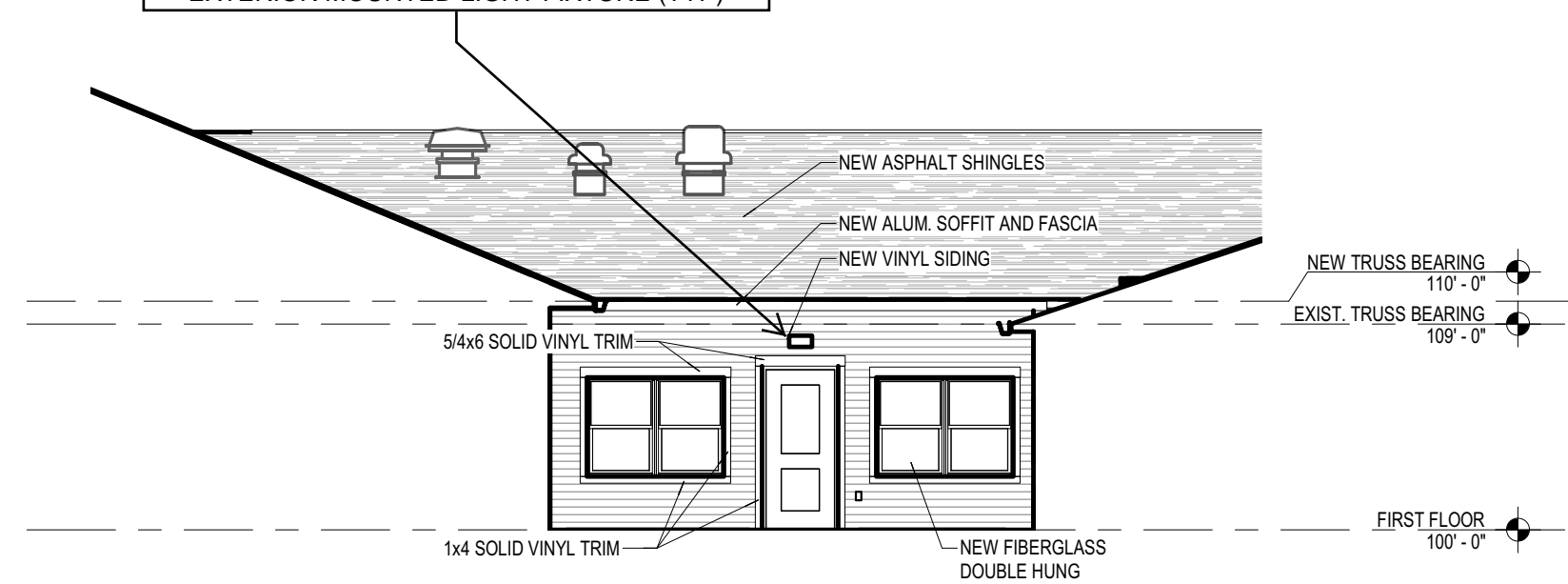
11 UNIT 'B' ADDITION NORTH ELEVATION
A4.01 1/8" = 1'-0"



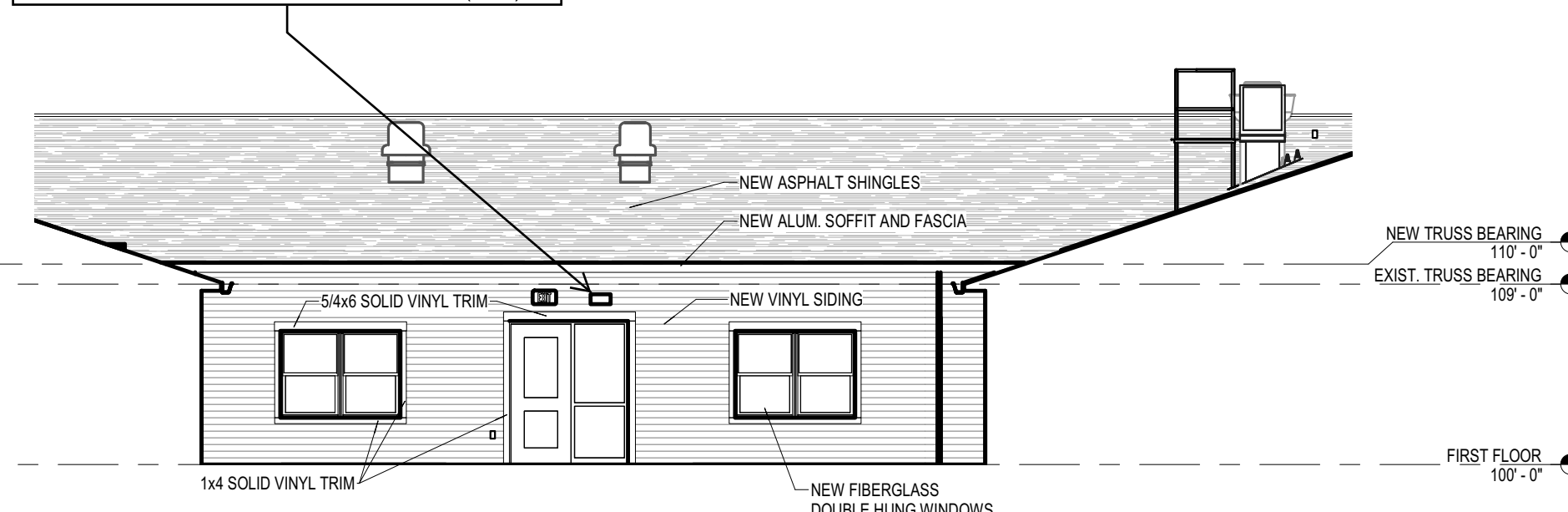
10 UNIT 'B' ADDITION WEST ELEVATION
A4.01 1/8" = 1'-0"



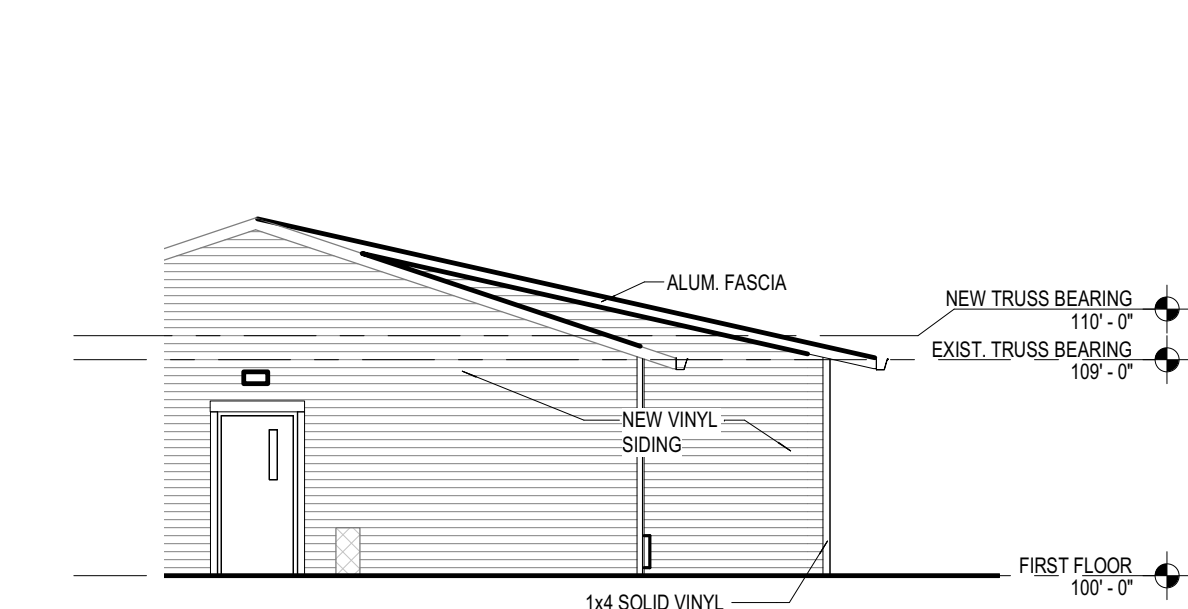
9 UNIT 'B' ADDITION SOUTH ELEVATION
A4.01 1/8" = 1'-0"



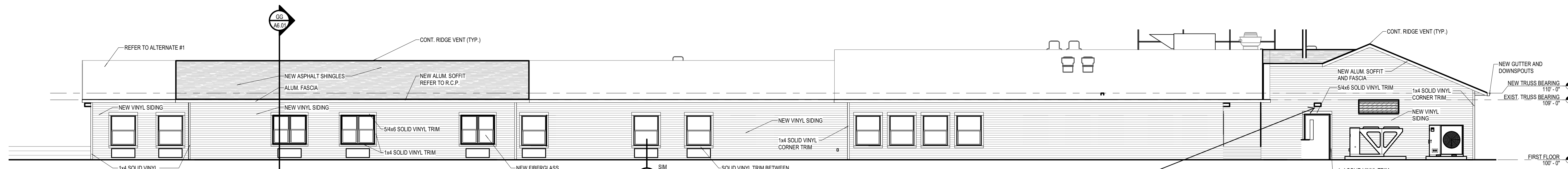
8 UNIT 'C' WEST ELEVATION - NORTH
A4.01 1/8" = 1'-0"



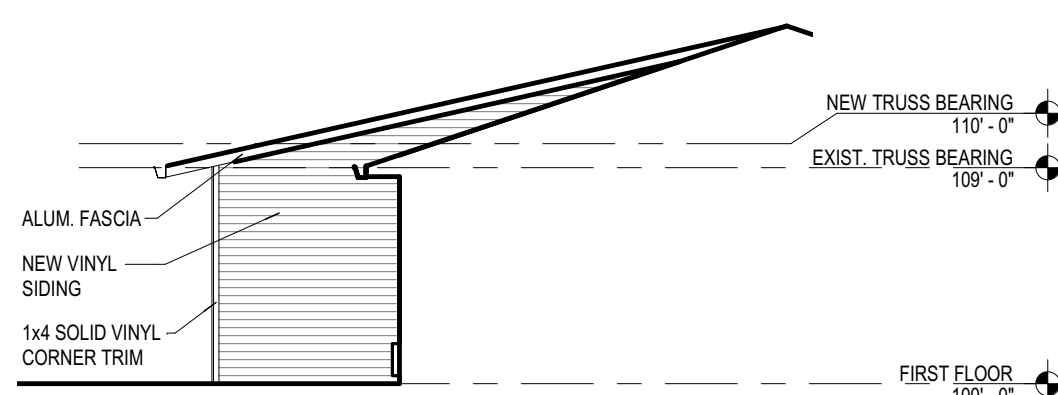
7 UNIT 'C' WEST ELEVATION - SOUTH
A4.01 1/8" = 1'-0"



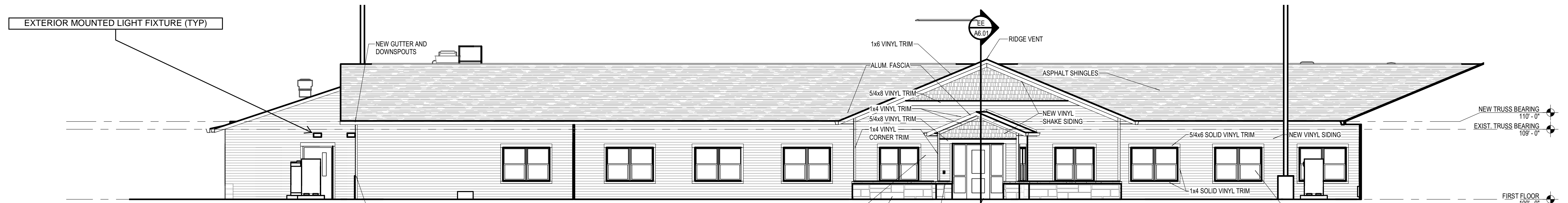
6 UNIT 'A' ADDITION WEST ELEVATION
A4.01 1/8" = 1'-0"



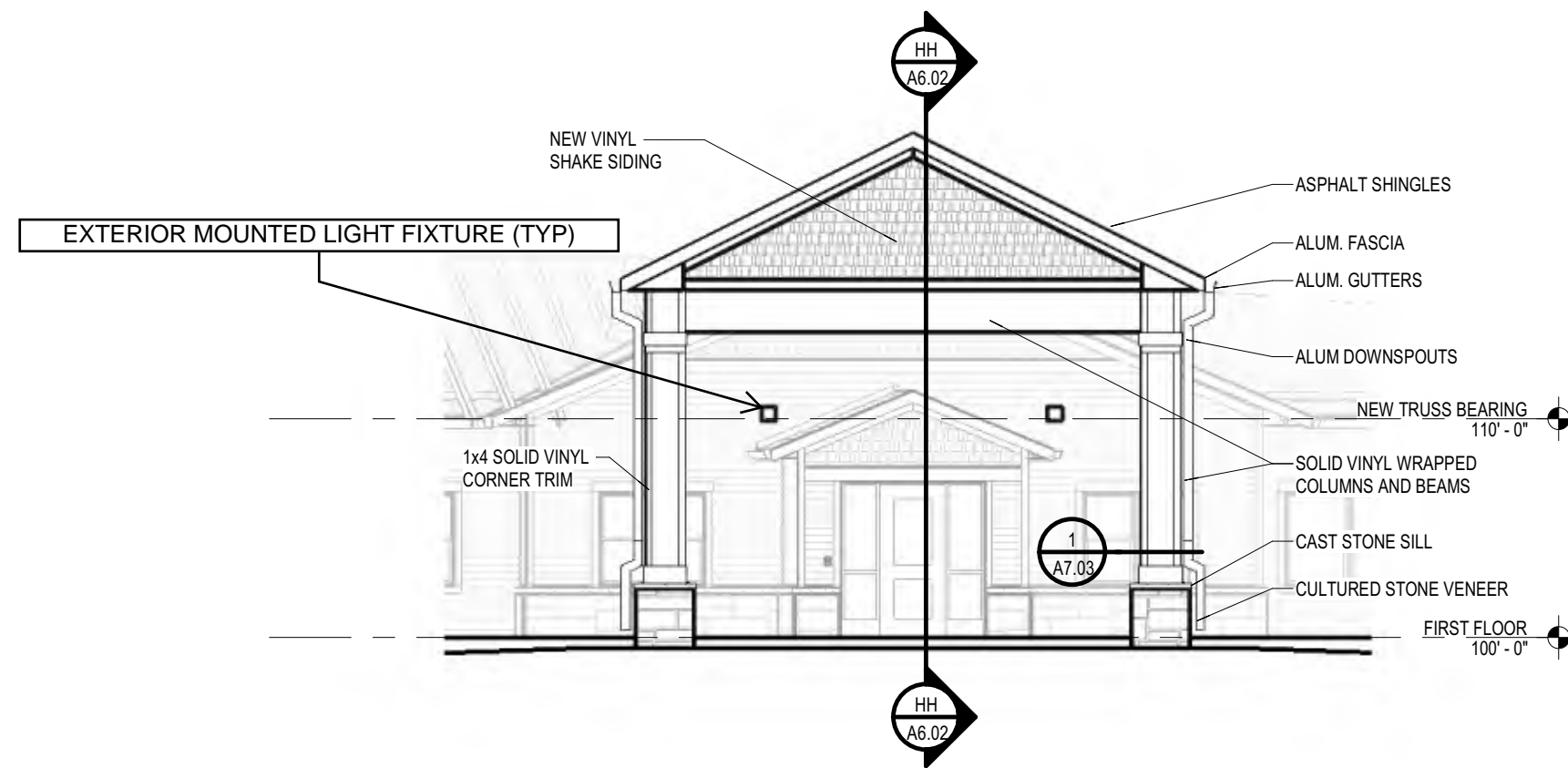
5 UNIT 'A' ADDITION SOUTH ELEVATION
A4.01 1/8" = 1'-0"



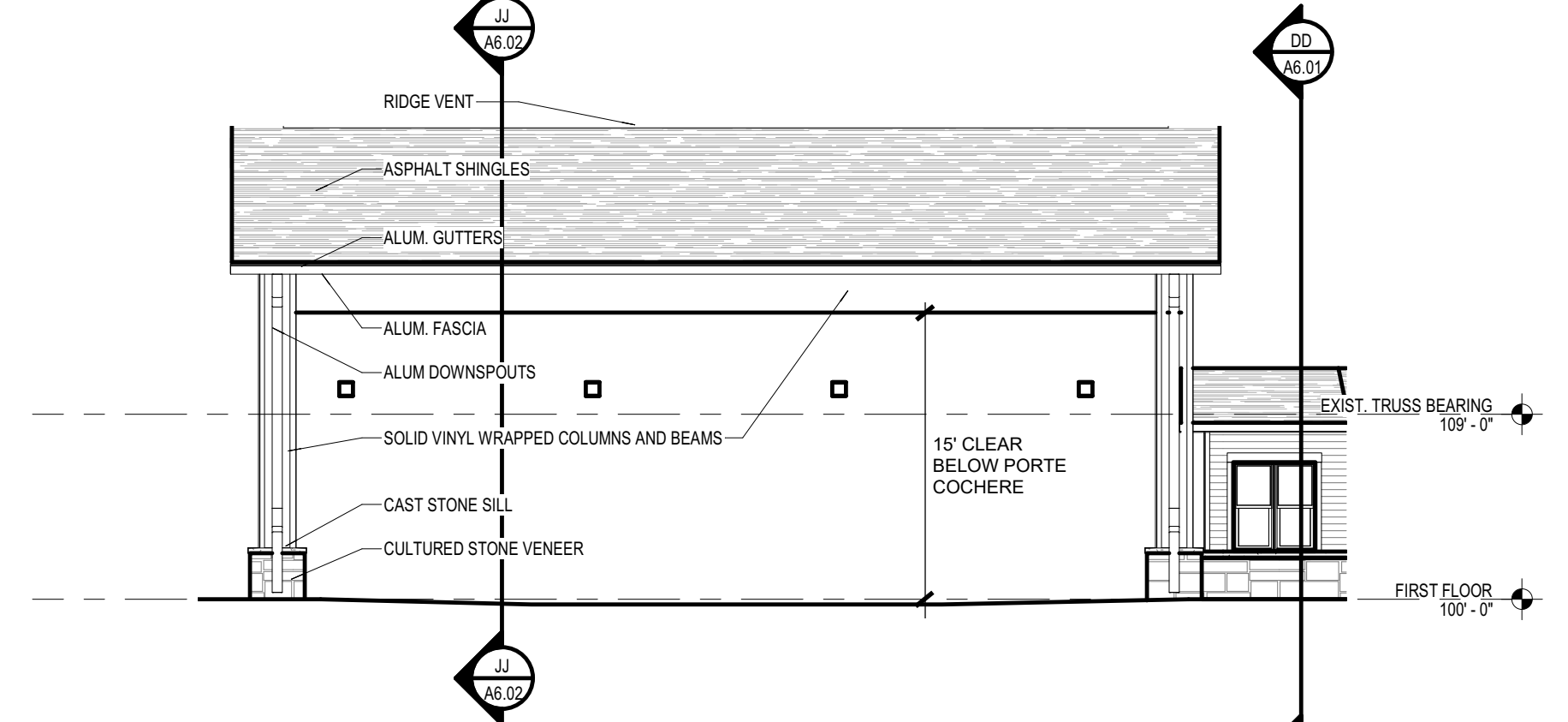
4 UNIT 'A' ADDITION EAST ELEVATION
A4.01 1/8" = 1'-0"



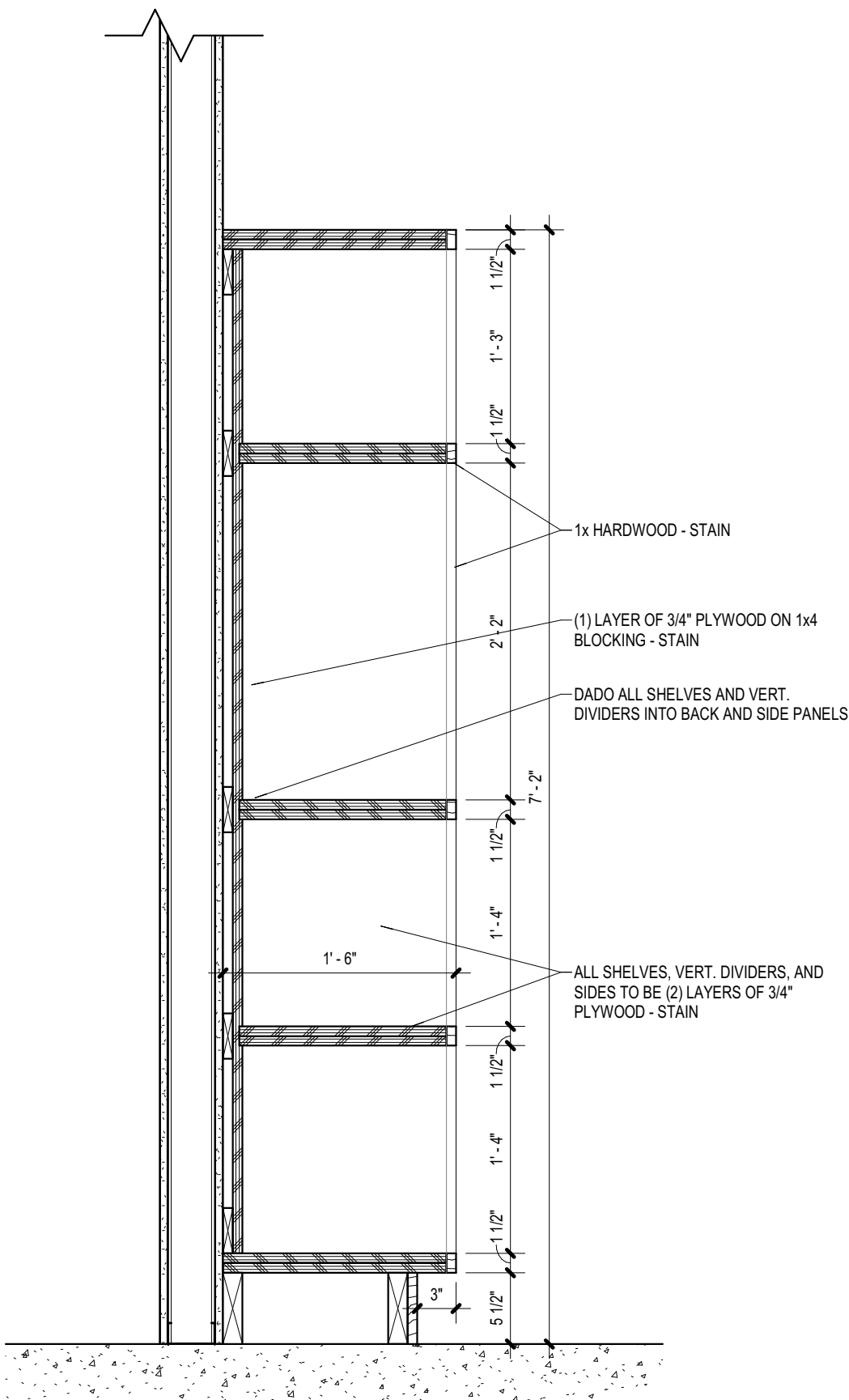
3 UNIT 'C' EAST ELEVATION
A4.01 1/8" = 1'-0"



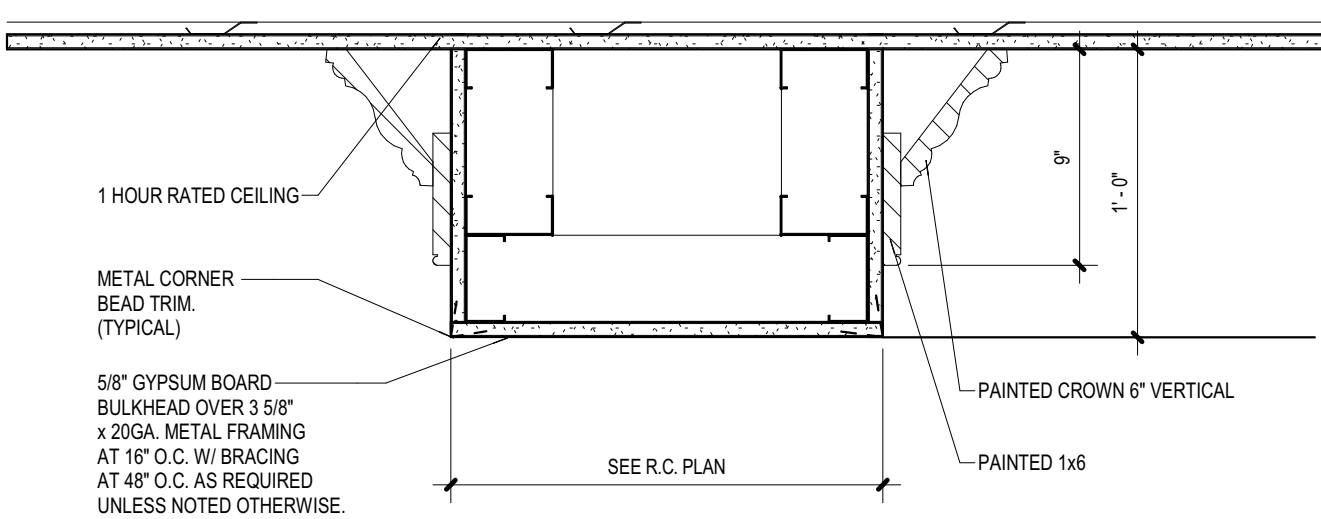
2 PORTE COCHERE EAST ELEVATION
A4.01 1/8" = 1'-0"



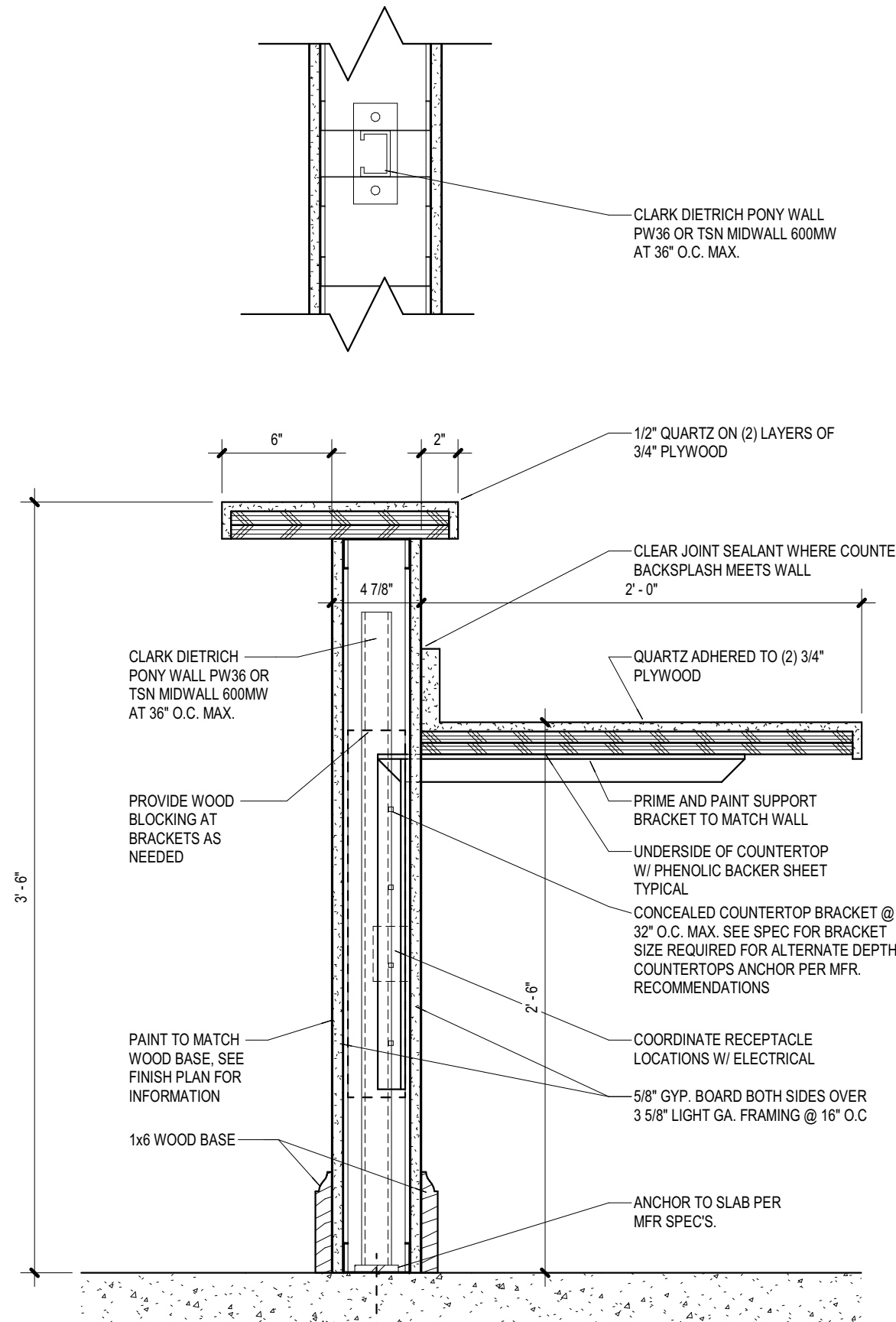
1 PORTE COCHERE NORTH ELEVATION
A4.01 1/8" = 1'-0"



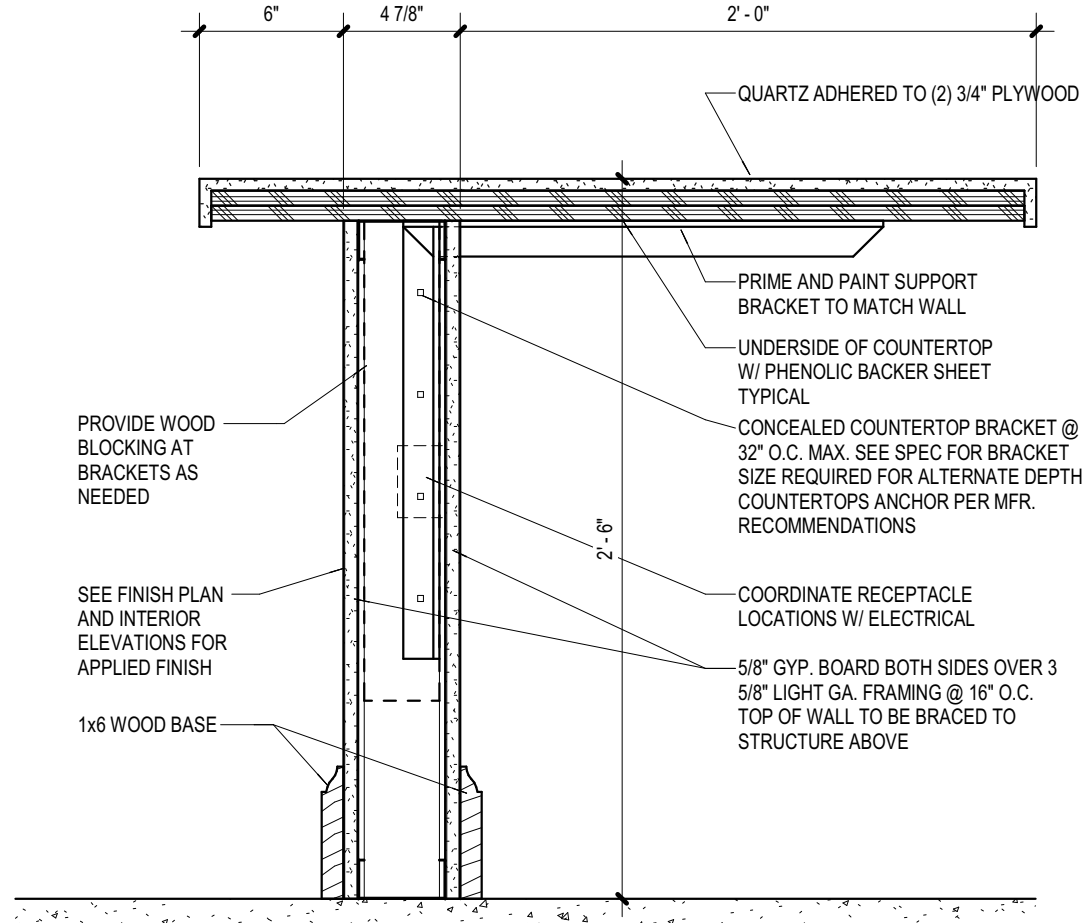
8 LOBBY C102 MILLWORK SECTION
1" = 1'-0"



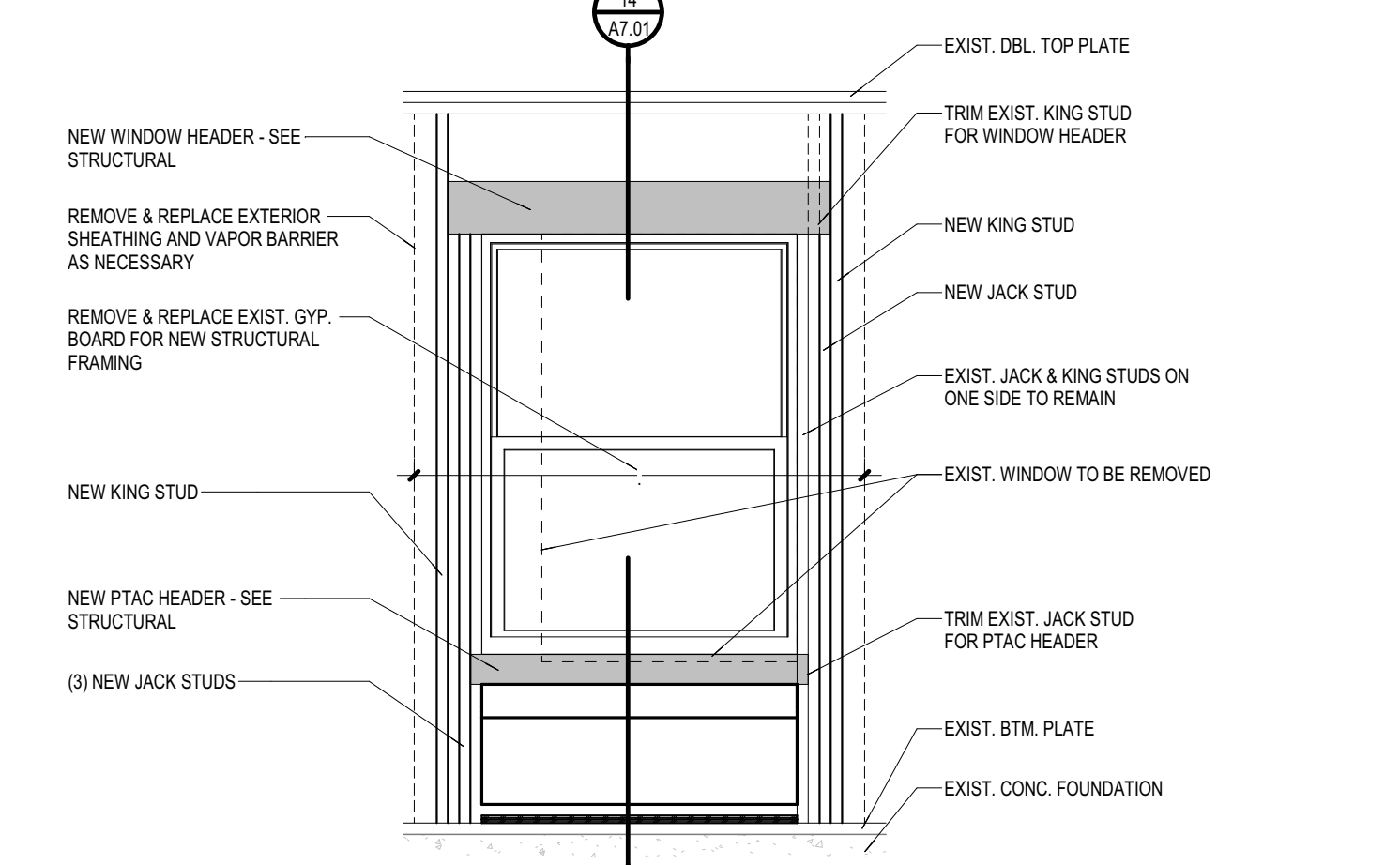
9 COFFER CEILING DETAIL
1 1/2" = 1'-0"



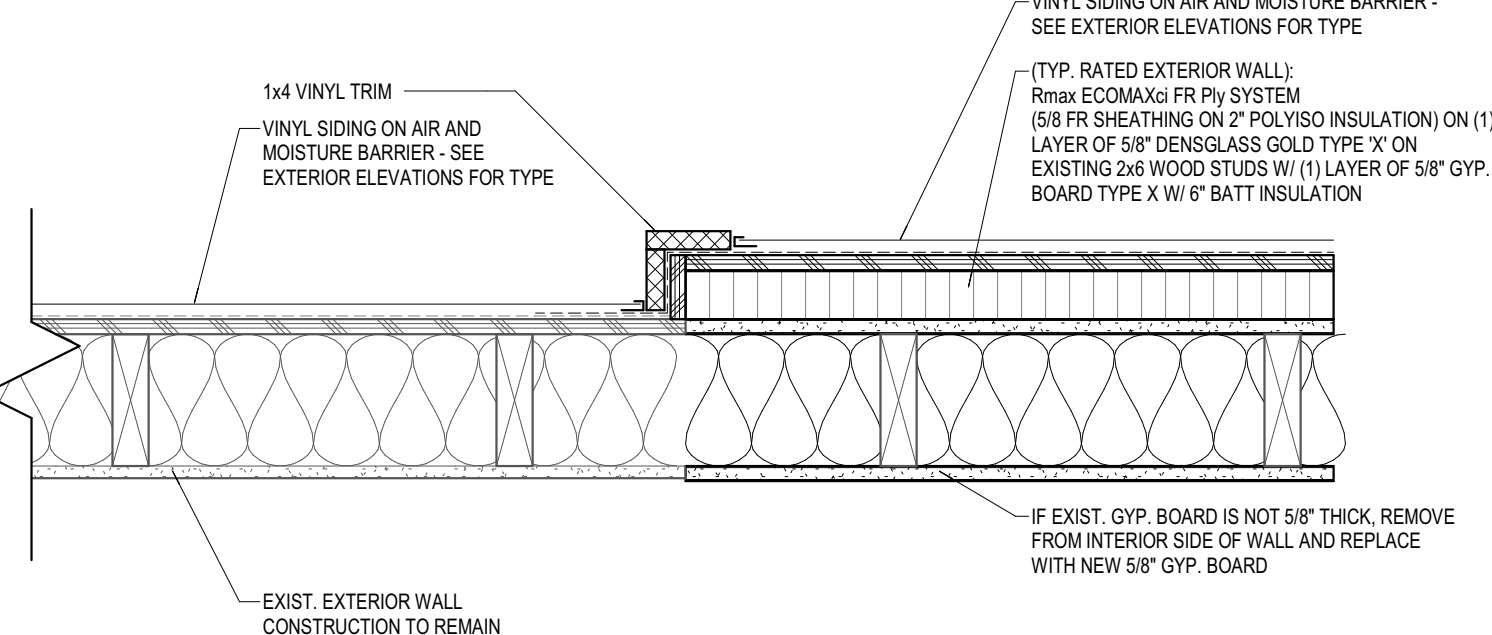
7 NURSE STATION HIGH COUNTER
1 1/2" = 1'-0"



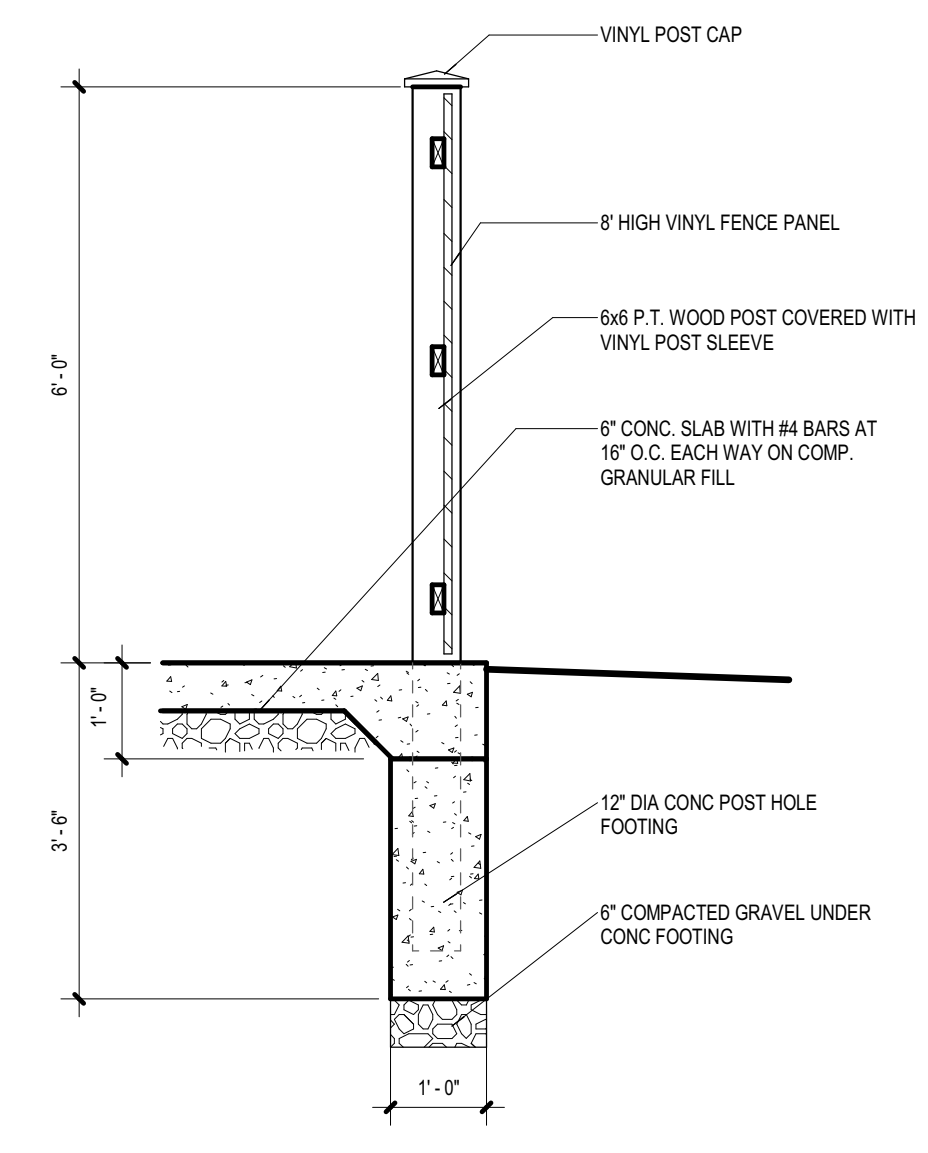
6 NURSE STATION LOW COUNTER
1 1/2" = 1'-0"



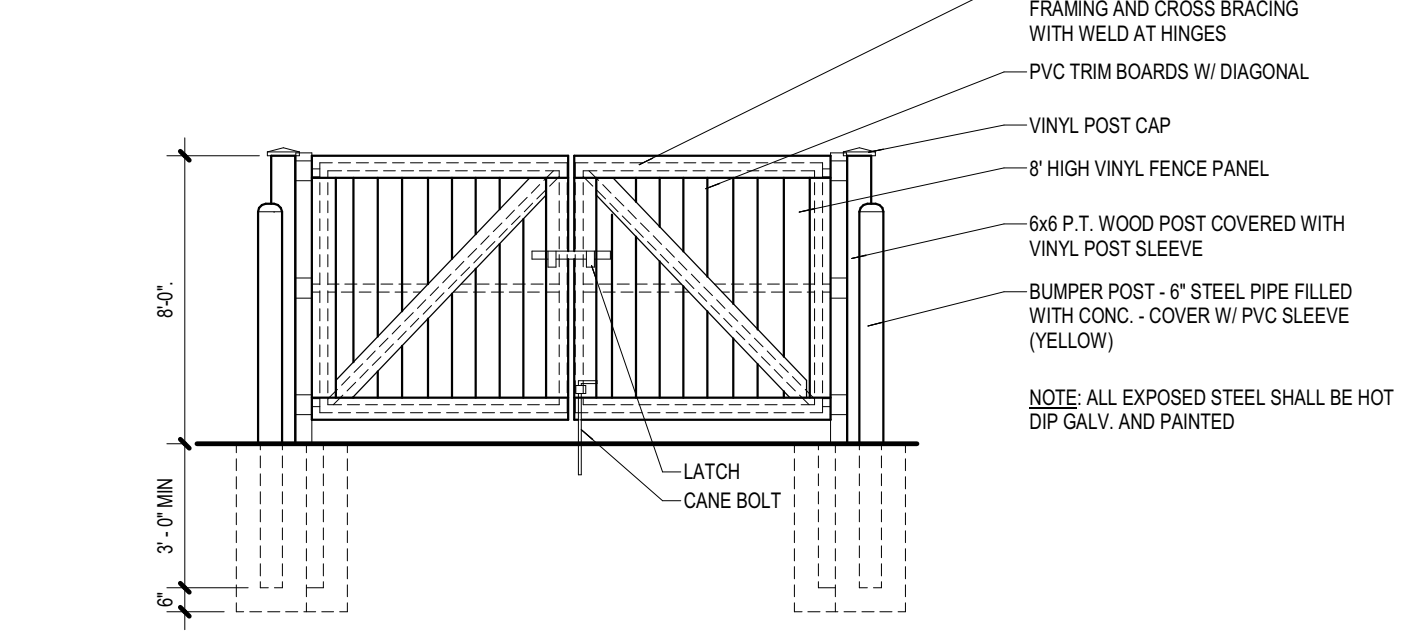
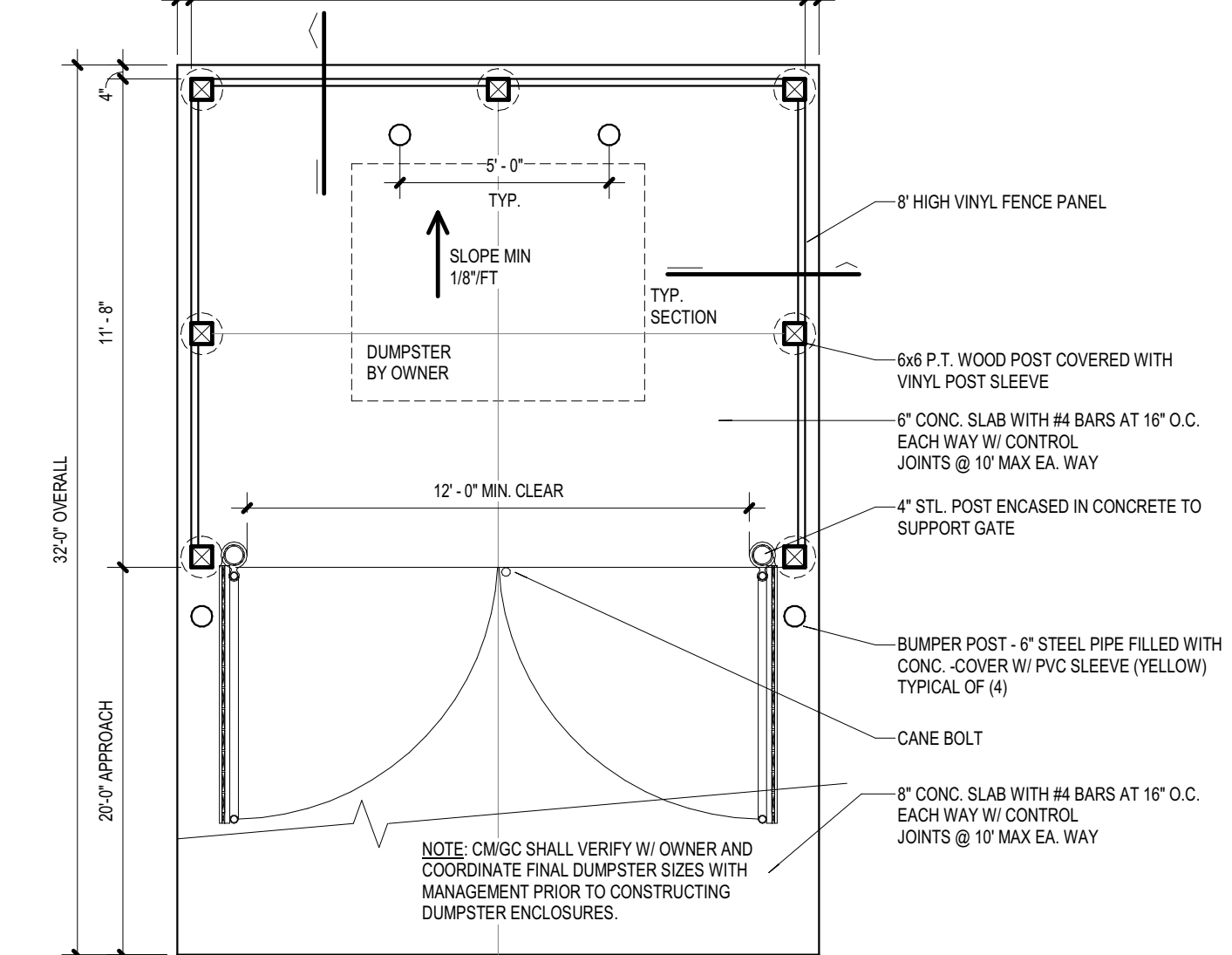
5 TYP. WINDOW STRUCTURE REPLACEMENT
1/2" = 1'-0"



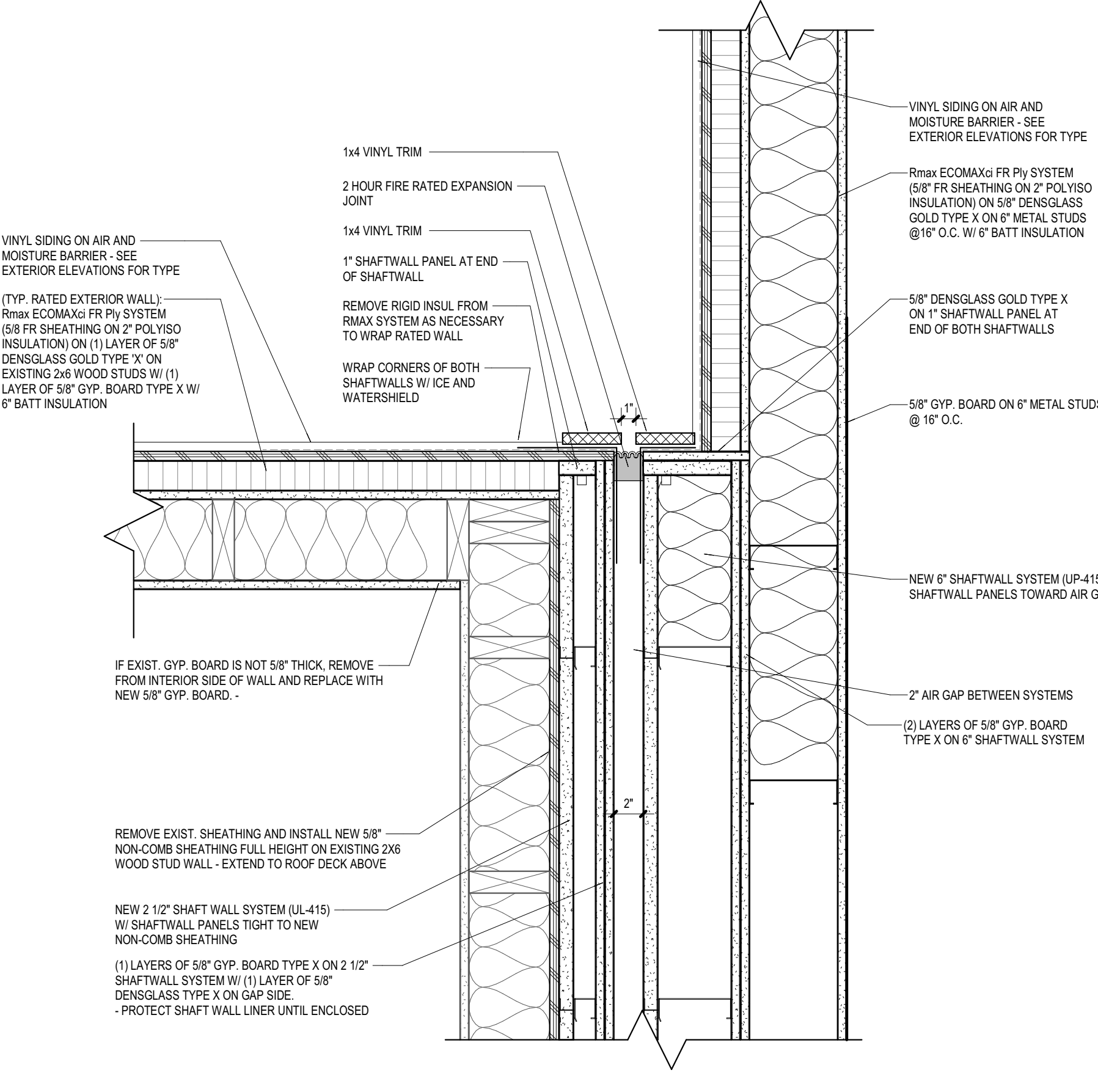
4 EXTERIOR WALL TRANSITION
1 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"

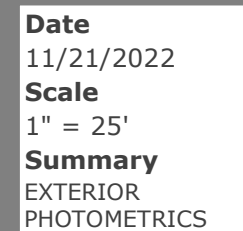


2 DUMPSTER ENCLOSURE
1/4" = 1'-0"

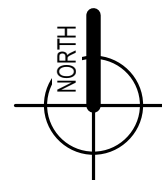


1 EXTERIOR WALL AT FIREWALL
1 1/2" = 1'-0"

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
SITE PHOTOMETRICS	+	0.5 fc	8.5 fc	0.0 fc	N/A



BM 380/JS-5355 MCAP Prestige Centre Additions & Renovations5-5355E.rvt
11/21/2022 7:10:41 PM



SITE ELECTRICAL PLAN
1" = 30'-0"

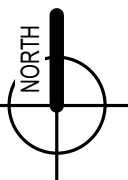
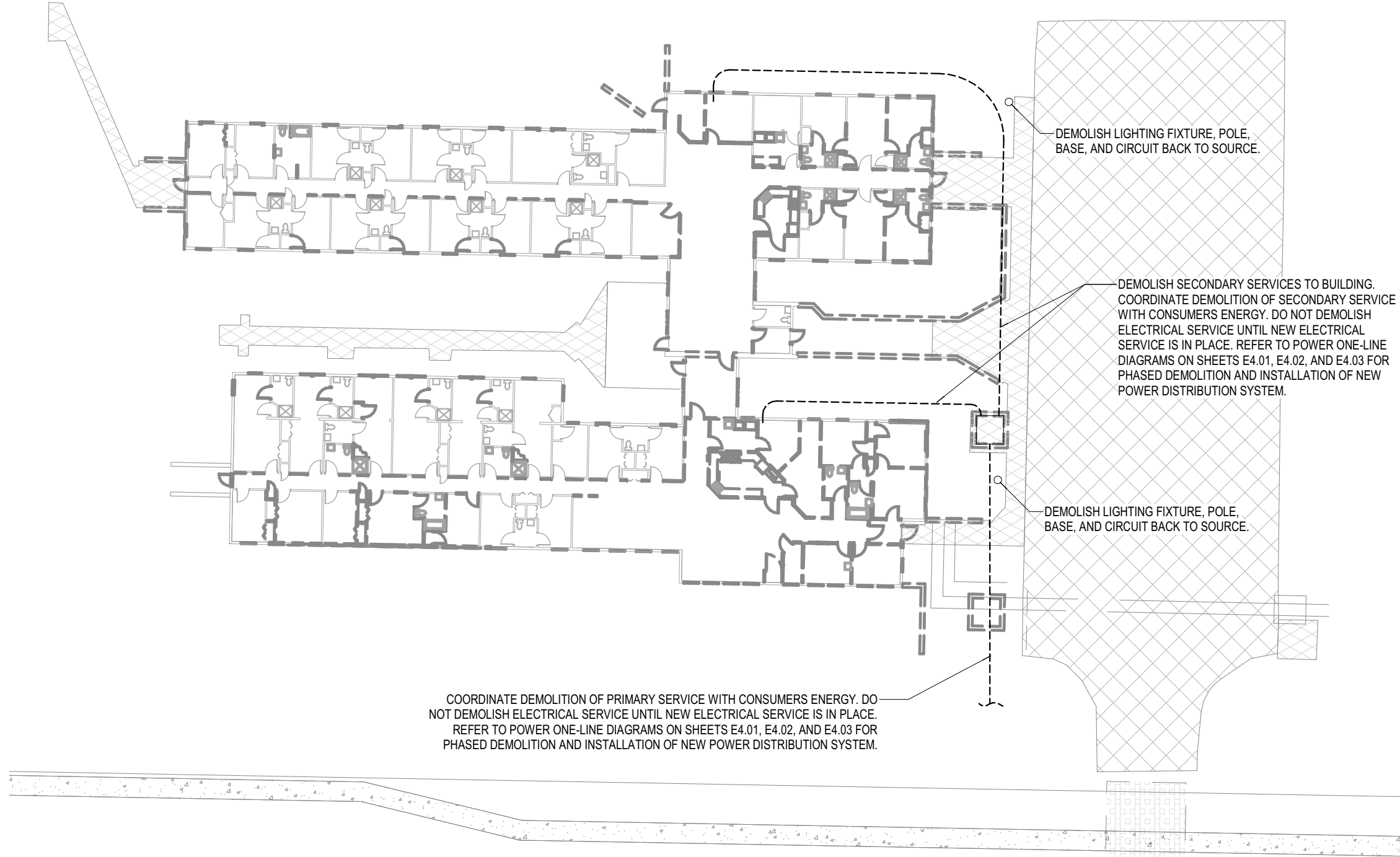
ELECTRICAL SITE DEMOLITION GENERAL NOTES

1. REMOVE ALL ITEMS SHOWN ON DEMO PLAN, UNLESS OTHERWISE NOTED. REMOVE ALL UNUSED CONDUIT, RACEWAYS, WIRE, CABLE, CONTROLS, JUNCTION BOXES, DISCONNECTS, MOUNTS, AND RELATED ELECTRICAL ACCESSORIES COMPLETELY BACK TO SOURCE. REFER TO DEMOLITION SPECIFICATION.
2. MAKE PROVISIONS TO BACKFEED OR RE-CIRCUIT ANY ITEMS THAT ARE EXISTING TO REMAIN WHICH ARE AFFECTED BY THE DEMOLITIONS.
3. THE OWNER RESERVES THE RIGHT TO SALVAGE, WHOLE OR IN PART, ANY EQUIPMENT, SYSTEMS, AND/OR MATERIALS THAT ARE SCHEDULED FOR DEMOLITION PRIOR TO REMOVAL FROM THE BUILDINGSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION AND GATHERING OF SUCH ITEMS TO A CENTRAL LOCATION AGREED UPON BY THE OWNER AND CONTRACTOR. ALL REMAINING EQUIPMENT AND/OR MATERIALS REMOVED AND NOT REUSED ON THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE BUILDINGSITE.
4. ALL EQUIPMENT AND/OR MATERIALS SLATED FOR REUSE SHALL BE CAREFULLY REMOVED AND STORED TO PREVENT DAMAGE AND REINSTALLED AS WORK PROGRESSES.
5. ALL DEMOLITION SHOWN IS GATHERED FROM FIELD OBSERVATION AND/OR RECORD DRAWINGS. INVESTIGATION OF EXISTING SYSTEMS WILL BE REQUIRED BY THE CONTRACTOR AS PART OF THE BID PRICE, SO THAT THE EXACT EXTENT OF DEMOLITION CAN BE ACCURATELY DETERMINED. THE CONTRACTOR'S BID PRICE SHALL ALSO INCLUDE REMOVAL OF SOME PORTIONS OF SYSTEMS NOT EXPLICITLY SHOWN ON THIS DRAWING, BUT DISCOVERED DURING THE INVESTIGATION PROCESS. WHERE THE EXTENT OF DEMOLITION IS UNCLEAR, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT/ENGINEER AND OWNER TO DETERMINE WHICH PORTIONS OF EXISTING SYSTEMS MUST REMAIN ACTIVE AND WHICH PORTIONS MUST BE DEMOLISHED.
6. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION AND SIZES OF EXISTING CONDUIT, WIRING, AND EQUIPMENT.
7. IF ASBESTOS OR PCB MATERIAL IS ENCOUNTERED IT WILL BE REMOVED BY THE OWNER.
8. LAMPS CONTAINING MERCURY (FLUORESCENT, METAL HALIDE, SODIUM VAPOR, MERCURY VAPOR, ETC.) SHALL BE DISPOSED OF IN A PROPER HAZARDOUS WASTE RECYCLING FACILITY.
9. PATCH AND REPAIR ALL FLOOR, WALL AND CEILING OPENINGS DUE TO DEMOLITION WHICH ARE NOT TO BE RE-USED TO MATCH EXISTING CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL FINISHED SURFACES THAT ARE NOT TO BE REMOVED. IF DAMAGED, CONTRACTOR SHALL REPAIR TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
11. BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.
12. EXISTING CONDUIT SYSTEMS MAY BE REUSED FOR THE INSTALLATION OF NEW CONDUCTORS IF THEY ARE DEEMED TO BE IN GOOD CONDITION AND OF ADEQUATE SIZE FOR CODE-COMPLIANT INSTALLATION OF THE NEW CONDUCTORS. REMOVE/REROUTE CONDUIT AS NECESSARY TO PROVIDE FEES PER POWER AND/OR LIGHTING PLANS.
13. PROVIDE BLANK COVER OVER ANY ABANDONED AND REMAINING ROUGH-INS OR JUNCTION BOXES TO MATCH EXISTING.

ELECTRICAL SITE GENERAL NOTES

1. REFER TO SITE/CIVIL PLANS FOR ADDITIONAL INFORMATION.
2. LOCATIONS SHOWN FOR EXISTING UTILITIES (IF ANY) ARE APPROXIMATE AND DERIVED FROM GENERAL OBSERVATION AND/OR AVAILABLE RECORDS. THIS PLAN SHALL NOT BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, SIZES, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS, AND CABLES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES TO IDENTIFY PUBLIC UTILITIES. VERIFY ALL PRIVATE UTILITIES WITH OWNER RECORDS AND MAINTENANCE PERSONNEL.
4. PROTECT THE SITE, ADJACENT PROPERTY, AND UTILITY SERVICES FROM DAMAGE OR DISRUPTION OF SERVICE/ACCESS. DAMAGE TO EXISTING STRUCTURES, SITE, OR UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL UNDERGROUND CONDUIT SHALL BE RIGID NONMETALLIC (RNC) TYPE, ALL UNDERGROUND BENDS/ELBOWS SHALL BE GALVANIZED RIGID METALLIC (RMC) TYPE, PROTECTED FROM CORROSION PER CONDUIT SPECIFICATION REQUIREMENTS.
6. INSTALL DETECTABLE UNDERGROUND WARNING TAPE ABOVE ALL UNDERGROUND CONDUITS AND CABLES, COLOR PER APWA UNIFORM COLOR CODE, RED FOR ELECTRIC POWER/LIGHTING, ORANGE FOR COMMUNICATIONS/ALARM/SIGNAL. REFER TO SPECIFICATIONS.
7. ALL EXISTING TREES TO REMAIN SHALL BE CAREFULLY PROTECTED. DO NOT DRIVE HEAVY EQUIPMENT WITHIN 12 FEET OF TREE TRUNKS, BRANCHES WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE CUT OUT AS DIRECTED BY THE ARCHITECT/ENGINEER. ANY ROOTS OF EXISTING TREES TO REMAIN WHICH ARE EXPOSED DUE TO DEMOLITION SHALL BE COVERED WITHIN 48 HOURS WITH SOIL. DAMAGED TREES SHALL BE REPLACED AT THE DISCRETION OF THE ARCHITECT/ENGINEER AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. PATCH AND REPAIR GRASS AND/OR OTHER IMPROVED PLANTINGS AS REQUIRED WHERE NEW UNDERGROUND CONDUITS, CABLES, AND/OR OUTRUNKS ARE INSTALLED. CONTRACTOR SHALL BACKFILL TRENCHES, LEVEL OUT SOIL FLUSH WITH GRADE, AND REMOVE ANY EXCESS MATERIAL PRIOR TO SEEDING REPAIR.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ANY EXISTING SURFACE FINISHES AND OTHER ITEMS THAT ARE DISTURBED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION, INCLUDING GRASS, CONCRETE, ASPHALT, LANDSCAPING, FENCING, STRUCTURES, IRRIGATION, UNDERGROUND UTILITIES, ETC.

ELECTRICAL KEYNOTES	
L23	CIRCUIT THROUGH EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL. EX. LOCATE CONTROL INSIDE BUILDING WHERE LIGHTING FIXTURES ON CIRCUIT CAN BE VIEWED WHILE TESTING. FIELD VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN.
P27	PROVIDE POWER FOR BATTERY CHARGER. CONFIRM CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
P28	PROVIDE POWER FOR BLOCK HEATER. CONFIRM CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
P29	REFER TO DETAIL 7 ON SHEET E7.01 FOR GROUND REQUIREMENTS AT EQUIPMENT PAD. VERIFY SIZE OF EQUIPMENT PAD PRIOR TO INSTALLATION.
P30	PROVIDE CT CABINET, METER, AND CURRENT TRANSFORMERS PER UTILITY COMPANY REQUIREMENTS. MOUNT CABINET ON STRUT ADJACENT TO UTILITY TRANSFORMER. COORDINATE INSTALLATION WITH UTILITY.



SITE ELECTRICAL DEMOLITION PLAN
1" = 30'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
MT PLEASANT, MICHIGAN

ISSUANCES

05.20.2022 99% OWNER REVIEW

DRAWN JDM
REVIEWED SMS

PROJECT NO. 5-5355

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SITE ELECTRICAL PLANS

ES2.01

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ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
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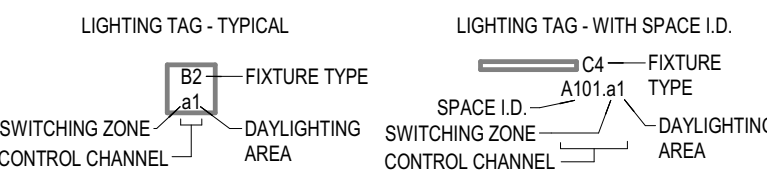
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UNITS 'A', 'B', & 'C' LIGHTING
PLAN

E3.1A

LIGHTING GENERAL NOTES

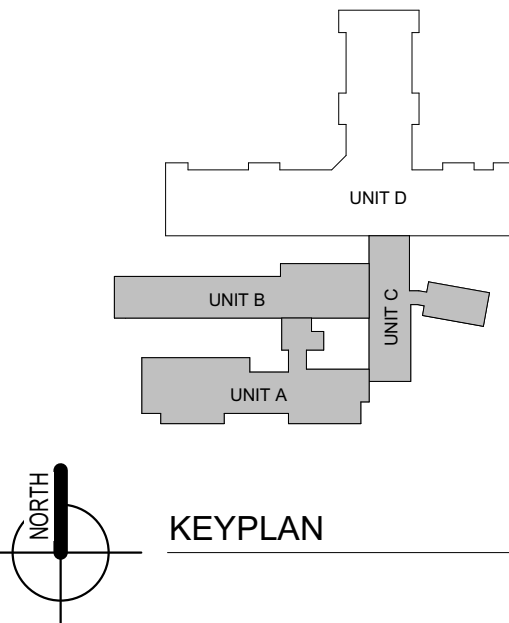
DAYLIGHTING AREA - PRIMARY
DAYLIGHTING AREA - SECONDARY



- EACH CONTROL TAG (e.g., A1, B1, A101, A1, ETC.) REPRESENTS BOTH THE SWITCHING ZONES AND DAYLIGHTING REQUIREMENTS OF THE SPACE AND SHALL BE TREATED AS ONE CONTROL CHANNEL RELATIVE TO THE CONTROL SYSTEM.
- DAYLIGHTING CONTROLS ARE NOT REQUIRED BY APPLICABLE ENERGY CODE IN SPACES WHERE DAYLIGHTING AREAS ARE NOT SHOWN.
- LIGHTING CONTROL NARRATIVE TAGS (LON,) ARE PLACED WITHIN SPACES FOR REFERENCE TO LIGHTING CONTROL SCHEDULES.
- ALL DIMMING CAPABLE LIGHTING FIXTURES (AS NOTED ON LIGHTING FIXTURE SCHEDULE) SHALL BE WIRED AS SUCH WITH 0-10VDC CONTROL WIRING BACK TO CONTROL DEVICE WALL BOX OR LIGHTING CONTROL PANEL, WHETHER OR NOT DIMMING CONTROL DEVICE IS REQUIRED.
- ALL MODULAR LIGHTING CONTROL DEVICES SHALL BE LOCATED WITHIN THE SAME ROOM AS THE CONTROLLED LIGHTING AND IN A CONSISTENT MANNER FROM ROOM-TO-ROOM. PREFERRED LOCATION IS ABOVE ACCESSIBLE CEILING NEAR THE PRIMARY ENTRY DOOR TO THE SPACE IF NO OTHER LOCATION IS SPECIFIED.
- LIGHTING CONTROL SWITCH AND CONTROL MODULE / POWER PACK SYMBOLS ARE INDICATED FOR REPRESENTATIVE PLACEMENT PURPOSES ONLY AND MAY NOT REFLECT EXACT QUANTITY, SIZE, OR ARRANGEMENT OF BOXES (OR DEVICES) REQUIRED.
 - LIGHTING CONTROL MANUFACTURER SHALL DETERMINE AND FURNISH PRODUCT LAYOUT/APPLICATION DETAIL AS NECESSARY TO ACHIEVE REQUIRED FUNCTIONALITY AS IDENTIFIED IN SPECIFICATIONS AND ON LIGHTING CONTROL SCHEDULES.
 - CONTRACTOR SHALL COORDINATE AND DETERMINE EXACT DEVICE INSTALLATION CONFIGURATION WITH MANUFACTURER'S DOCUMENTATION PRIOR TO ROUGH WIRING STAGES OF CONSTRUCTION.
- ALL AC-ONLY (NON-BATTERY) EXIT SIGNS SHALL BE CONNECTED TO LOCAL EMERGENCY LIGHTING BRANCH CIRCUIT AHEAD OF ANY CONTROLS.
- ALL EXIT SIGNS WITH EMERGENCY BATTERY SHALL BE CONNECTED TO LOCAL LIGHTING BRANCH CIRCUIT AHEAD OF ANY CONTROLS.
- REFER TO ELECTRICAL GENERAL NOTES, LIGHTING CONTROL GENERAL NOTES, AND LIGHTING CONTROL SCHEDULES.

ELECTRICAL KEYNOTES	
L01	INTERCEPT THE EXISTING LIGHTING CIRCUIT WITHIN ROOM AND EXTEND TO SPARE CIRCUIT BREAKER IN NEW PANELBOARD LOCATION. TERMINATE CIRCUITS FROM RESIDENT ROOMS ON ARC-FAULT TYPE CIRCUIT BREAKER. RECORD CIRCUIT INFORMATION ON AS-BUILT PANELBOARD SCHEDULE.
L03	MOUNT LIGHTING FIXTURE WITH BOTTOM AT 6'-3" A.F.F.
L07	TYPE 'N1' LIGHTING FIXTURES SHALL BE UNSWITCHED.
L08	PROVIDE CEILING FAN SWITCH TO CONTROL LIGHT KIT AND FAN SEPARATELY. THE FAN CONTROL SHALL PROVIDE OFF, LOW, MEDIUM, AND HIGH OPTIONS.
L09	MOUNT SWITCHES UNDER A COMMON FACEPLATE.
L11	TYPE 'G12', 'G24', AND 'G36' LIGHTING FIXTURES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSORS FOR CONTROL.
L12	FOR UNIT 'A', CIRCUIT ALL EMERGENCY EGRESS LIGHTING FIXTURES TO CIRCUIT ELSG2. UNLESS NOTED OTHERWISE, THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, AND FIXTURES SHOWN CIRCUITED THROUGH EMERGENCY LIGHTING AUTOMATIC CONTROL LOAD RELAYS (TYPE E1).
L13	FOR UNIT 'B', CIRCUIT ALL EMERGENCY EGRESS LIGHTING FIXTURES TO CIRCUIT ELSG4. UNLESS NOTED OTHERWISE, THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, AND FIXTURES SHOWN CIRCUITED THROUGH EMERGENCY LIGHTING AUTOMATIC CONTROL LOAD RELAYS (TYPE E1).
L14	FOR UNIT 'C', CIRCUIT ALL EMERGENCY EGRESS LIGHTING FIXTURES TO CIRCUIT ELSG4. UNLESS NOTED OTHERWISE, THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, AND FIXTURES SHOWN CIRCUITED THROUGH EMERGENCY LIGHTING AUTOMATIC CONTROL LOAD RELAYS (TYPE E1).
L17	REMOTE MOUNT SWITCHES HERE TO CONTROL LIGHTING ZONES IN CORRIDOR B101 AND CORRIDOR B117. LABEL EACH SWITCH. SWITCH LABEL NAMES SHALL BE PROVIDED BY OWNER.
L18	REMOTE MOUNT SWITCHES HERE TO CONTROL LIGHTING ZONES IN LIVING C111, LOBBY C102, VEST C101, DINING C104, AND RECEIVING C106. LABEL EACH SWITCH. SWITCH LABEL NAMES SHALL BE PROVIDED BY OWNER.
L19	MOUNT LIGHTING CONTROLS FOR ZONE(S) IN AREA AT NURSES STATION B110 WHERE INDICATED.
L20	MOUNT LIGHTING CONTROLS FOR ZONE(S) IN AREA AT NURSES STATION B110 WHERE INDICATED.
L21	MOUNT LIGHTING CONTROLS FOR ZONE(S) IN AREA IN C108 WHERE INDICATED.

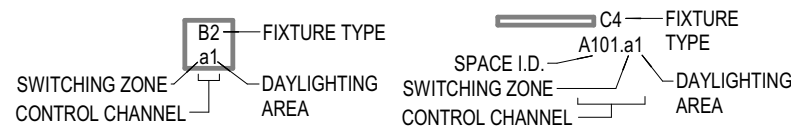
1
E3.1A
UNITS 'A', 'B', & 'C' LIGHTING PLAN
1/8" = 1'-0"



LIGHTING GENERAL NOTES

----- DAYLIGHTING AREA - PRIMARY
----- DAYLIGHTING AREA - SECONDARY

LIGHTING TAG - TYPICAL



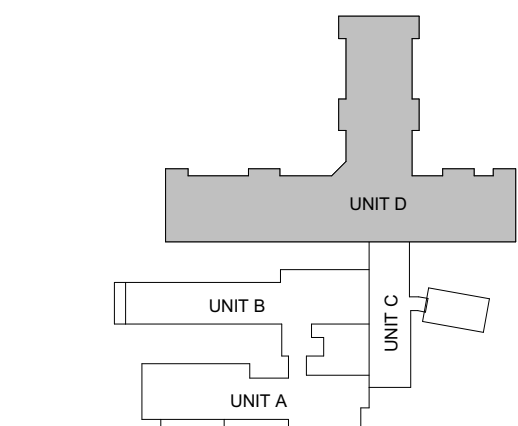
1. EACH CONTROL TAG (A1, A1.1, A101, A1, ETC.) REPRESENTS BOTH THE SWITCHING ZONES AND DAYLIGHTING REQUIREMENTS OF THE SPACE AND SHALL BE TREATED AS ONE CONTROL CHANNEL RELATIVE TO THE CONTROL SYSTEM.
2. DAYLIGHTING CONTROLS ARE NOT REQUIRED BY APPLICABLE ENERGY CODE IN SPACES WHERE DAYLIGHTING AREAS ARE NOT SHOWN.
3. LIGHTING CONTROL NARRATIVE TAGS (LON, LCN, LCN, LCN) ARE PLACED WITHIN SPACES FOR REFERENCE TO LIGHTING CONTROL SCHEDULES.
4. ALL DIMMING CAPABLE LIGHTING FIXTURES (AS NOTED ON LIGHTING FIXTURE SCHEDULE) SHALL BE WIRED AS SUCH WITH 0-10VDC CONTROL WIRING BACK TO CONTROL DEVICE WALL BOX OR LIGHTING CONTROL PANEL, WHETHER OR NOT DIMMING CONTROL DEVICE IS REQUIRED.
5. ALL MODULAR LIGHTING CONTROL DEVICES SHALL BE LOCATED WITHIN THE SAME ROOM AS THE CONTROLLED LIGHTING AND IN A CONSIDERATE MANNER FROM ROOM-TO-ROOM. PREFERRED LOCATION IS ABOVE ACCESSIBLE CEILING NEAR THE PRIMARY ENTRY DOOR TO THE SPACE IF NO OTHER LOCATION IS SPECIFIED.
6. LIGHTING CONTROL SWITCH AND CONTROL MODULE / POWER PACK SYMBOLS ARE INDICATED FOR REPRESENTATIVE PLACEMENT PURPOSES ONLY AND MAY NOT REFLECT EXACT QUANTITY, SIZE, OR ARRANGEMENT OF BOXES OR DEVICES REQUIRED.
 - A. LIGHTING CONTROLS MANUFACTURER SHALL DETERMINE AND FURNISH PRODUCT LAYOUT/APPLICATION DETAIL AS NECESSARY TO ACHIEVE REQUIRED FUNCTIONALITY AS IDENTIFIED IN SPECIFICATIONS AND ON LIGHTING CONTROL SCHEDULES.
 - B. CONTRACTOR SHALL COORDINATE AND DETERMINE EXACT DEVICE INSTALLATION COORDINATION WITH MANUFACTURER'S DOCUMENTATION PRIOR TO ROUGH WIRING STAGES OF CONSTRUCTION.
7. ALL AC-ONLY NON-BATTERY EXIT SIGNS SHALL BE CONNECTED TO LOCAL EMERGENCY LIGHTING BRANCH CIRCUIT AHEAD OF ANY CONTROLS.
8. ALL EXIT SIGNS WITH EMERGENCY BATTERY SHALL BE CONNECTED TO LOCAL LIGHTING BRANCH CIRCUIT AHEAD OF ANY CONTROLS.
9. REFER TO ELECTRICAL GENERAL NOTES, LIGHTING CONTROL GENERAL NOTES, AND LIGHTING CONTROL SCHEDULES.

ELECTRICAL KEYNOTES

- | | |
|-----|--|
| L04 | REFER TO RESIDENT ROOM C TYPICAL ELECTRICAL PLAN ON SHEET E3.01 FOR LIGHTING REQUIREMENTS IN RESIDENT SUITE. CIRCUIT "A" INDICATED CORRESPONDS TO CIRCUITS INDICATED ON RESIDENT ROOM C TYPICAL ELECTRICAL PLAN. |
| L05 | REFER TO RESIDENT ROOM D TYPICAL ELECTRICAL PLAN ON SHEET E3.01 FOR LIGHTING REQUIREMENTS IN RESIDENT SUITE. CIRCUIT "A" INDICATED CORRESPONDS TO CIRCUITS INDICATED ON RESIDENT ROOM D TYPICAL ELECTRICAL PLAN. |
| L06 | REFER TO RESIDENT ROOM E TYPICAL ELECTRICAL PLAN ON SHEET E3.01 FOR LIGHTING REQUIREMENTS IN RESIDENT SUITE. CIRCUIT "A" INDICATED CORRESPONDS TO CIRCUITS INDICATED ON RESIDENT ROOM E TYPICAL ELECTRICAL PLAN. |
| L10 | REMOTE MOUNT SWITCHES HERE TO CONTROL LIGHTING ZONES IN CIRCULATION CH1, CORRIDOR D102, CORRIDOR D210, LIVING D160, ACTIVITIES D160, CORRIDOR D160 AND NURSES STATION D207. LABEL EACH SWITCH. SWITCH LABEL NAMES SHALL BE PROVIDED BY OWNER. |
| L11 | TYPE G12, G22, AND G30 LIGHTING FIXTURES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSORS FOR CONTROL. |
| L15 | FOR UNIT 'D', CIRCUIT ALL EMERGENCY EGRESS LIGHTING FIXTURES TO CIRCUIT ELS-C, UNLESS NOTED OTHERWISE. THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, AND FIXTURES SHOWN CIRCUITED THROUGH EMERGENCY LIGHTING AUTOMATIC CONTROL LOAD RELAYS (TYPE E1). |
| L22 | MOUNT LIGHTING CONTROLS FOR ZONE(S) IN AREA AT NURSES STATION D207 WHERE INDICATED. |



1 UNIT 'D' LIGHTING PLAN
1/8" = 1'-0"



KEYPLAN

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ADDITIONS AND RENOVATIONS
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LIGHTING FIXTURE SCHEDULE

E5.10

LIGHTING FIXTURE SCHEDULE										
TAG	DESCRIPTION	FIXTURE	VOLTAGE	DRIVER	LIGHT SOURCE	MIN. LUMEN OUTPUT	FINISH	MOUNTING	POWER INPUT (VA)	NOTES
		MANUFACTURER/CATALOG NUMBER								
A1	SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL CONSTRUCTION.	LITHONIA: 2ALLS4 48L GZ10 LPR30 ELITE: 24-EDGE-LED-4000L-DIM10-MVOLT-30K-85	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	4,000	WHITE	SURFACE MOUNTED ON GYP CEILING	35	
A2	SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL CONSTRUCTION.	LITHONIA: 2ALLS4 60L GZ10 LPR30 ELITE: 24-EDGE-LED-6000L-DIM10-MVOLT-30K-85	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	6,000	WHITE	SURFACE MOUNTED ON GYP CEILING	54	
B1	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, WHITE TRIM.	JUNO: JSF-7IN 10LM-30K-90CRI-MVOLT ZT-WH-JSFTRIM-7IN-BZ ELITE: RL791-900L-DIMTR-120-30K-90-WH HALO: SMD6R-12-9S-WH-E-SMD6RTRMMWH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,200	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	15	
B1-WL	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, BRONZE TRIM, WET-LOCATION LISTED.	JUNO: JSF-7IN 10LM-30K-90CRI-MVOLT ZT-WH-JSFTRIM-7IN-BZ ELITE: RL791-900L-DIMTR-120-30K-90-RL791-RT-BZ HALO: SMD6R-12-9S-WH-E-SMD6RTRMTBZ	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,200	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	15	
B2	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 12" DIAMETER, WHITE TRIM.	LITHONIA: FMML 13 830 ELITE: RL1192-2000L-DIMTR-120-30K-90-WH HALO: SMD12R-20-9S-WH-E-SMD12RTRMMWH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	2,000	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	27	
B2-WL	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 12" DIAMETER, BRONZE TRIM, WET-LOCATION LISTED.	LITHONIA: FMML 13 830 WL ELITE: RL1192-2000L-DIMTR-120-30K-90-RL1192-RT-DBZ HALO: SMD12R-20-9S-WH-E-SMD12RTRMTBZ	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	2,000	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	27	
C1	PENDANT L.E.D., 18" DIAMETER WHITE OPAL GLASS DIFFUSER, 36" STEM.	BOCK: LBAC1-1-5000-30K-0-10V VISA: CP4517-L30K-H-MVOLT-PB1035-36" OAH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	4,700	PEARL BEIGE	PENDANT MOUNTED ON GYP CEILING	38	
D1	RECESSED ROUND DOWNLIGHT, 8" DIAMETER, COVERED WET-LOCATION LISTED.	LITHONIA: LBR8 AL01 SWW1 WR-MWD MVOLT UGZ 90CRI WL LBR8PFW CRE: CCR8-ALH-8ACK-10S-WH-UNV HALO: LCR8-50-9FS-E010-MW-HLBRSMF	UNIVERSAL	0-10VDC DIMMING DRIVER	4,000K L.E.D.	750	WHITE	RECESSED	9	
E1	EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL RELAY, WITH ACCESSIBLE TEST SWITCH THAT IS VISIBLE TO ROOM OCCUPANTS UPON COMPLETION OF CONSTRUCTION, UL924 LISTING, COMPATIBLE WITH 0-10V DIMMING LOADS, 16A MIN. ELECTRONIC LED DRIVER LOAD RATING, AUTOMATIC DIAGNOSTIC FUNCTIONS INCORPORATING A DELAYED "OFF" FEATURE SHALL NOT BE ACCEPTABLE, OR SHALL BE DISABLED UPON INSTALLATION.	NINE 24, INC. ELOR-Z10 LVS, INC. EPC-1-DH-V FUNCTIONAL DEVICES, INC. ESRN W/ ESRTB	120V	N/A	N/A	N/A	WHITE	FLUSH IN WALL AT 7'-0" AFF	N/A	2
F1	FIVE BLADE CEILING FAN WITH LIGHT KIT, 52" DIAMETER, HAND-HELD REMOTE, THREE SPEEDS.	BARN LIGHT ELECTRIC COMPANY: SOLOMAN CEILING FAN NO EQUALS PERMITTED	120V	N/A	3,000K L.E.D.	(3) 500	DARK WALNUT	SURFACE MOUNTED ON GYP CEILING	(3) 5 - LTG 56 - FAN	1
G12	UNDERCABINET FIXTURE, 12" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS09-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-12-2-3-3-OC	120V	N/A	3,000K L.E.D.	545	WHITE	SURFACE MOUNT UNDER CABINET	5	
G24	UNDERCABINET FIXTURE, 24" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS30-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-24-2-3-3-OC	120V	N/A	3,000K L.E.D.	1,090	WHITE	SURFACE MOUNT UNDER CABINET	9	
G36	UNDERCABINET FIXTURE, 36" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS30-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-36-2-3-3-OC	120V	N/A	3,000K L.E.D.	1,635	WHITE	SURFACE MOUNT UNDER CABINET	14	
L1	LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS, WIDE DISTRIBUTION.	LITHONIA: CLX148-3000LM-HEF-RDL-WD-MVOLT-GZ10-30K-90CRI COLUMBIA: MPS4-30VW-CW-EDU	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	3,000	WHITE	SURFACE MOUNTED ON GYP CEILING UNLESS NOTED OTHERWISE	21	4
L2	LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS, WIDE DISTRIBUTION.	LITHONIA: CLX148-6000LM-HEF-RDL-WD-MVOLT-GZ10-30K-90CRI COLUMBIA: MPS4-30ML-CW-EDU	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	5,000	WHITE	SURFACE MOUNTED ON GYP CEILING UNLESS NOTED OTHERWISE	35	
N1	NIGHT LIGHT, AMBER LED	NEW STAR: HNL-JH-LA-UNV-AF-ND-AM KENALL: MCSJ-HR-MW-2-LAMB-DV KIRLIN: LNS-05086-BG-AM	UNIVERSAL	ELECTRONIC DRIVER	AMBER L.E.D.	90	WHITE	RECESSED IN WALL AT 18" A.F.F.	4	
P1-1	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, SINGLE HEAD.	LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000	BLACK	POLE MOUNTED	71	
P1-2	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, DUAL-HEAD AT 180-DEG.	LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000 PER HEAD	BLACK	POLE MOUNTED	71 PER HEAD	
P1 POLE	SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL THICKNESS.	LITHONIA: SSA-19-60-DBLXD HUBBELL: SSA-B-19-60-B-1-B3-BLT	N/A	N/A	N/A	N/A	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	N/A	
P2	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, AFR DISTRIBUTION, SINGLE HEAD.	LITHONIA: RSX2 LED-P1-40K-AFR-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-FR-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000	BLACK	POLE MOUNTED	70	
P2 POLE	SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL THICKNESS.	LITHONIA: SSA-19-60-DBLXD HUBBELL: SSA-B-19-60-B-1-B3-BLT	N/A	N/A	N/A	N/A	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	N/A	
R1	L.E.D. BOLLARD, 42" HIGH, ROUNDED TOP, EXTRUDED ALUMINUM CONSTRUCTION, ASYMMETRIC DISTRIBUTION.	LITHONIA: 12C-350-40K-ASY-120-SF-DBLXD KIM: GEM1-27L-4KUV-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	1,200	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	16	
S1	SURFACE MOUNTED, 24" DIAMETER CYLINDER, L.E.D., WHITE TRIM, UPLIGHT COMPONENT.	LUMETTA: SMM244-6800-3000K-120V-F0W-D616 CAMMAN: CB400-24(5"-6400LM)-30K-CLV-1-WM-FTBD-STBD	120V	0-10VDC DIMMING DRIVER	3,000K L.E.D.	6,800	SPECKLED GRAY W/ WHITE TRIM	SURFACE MOUNTED ON GYP CEILING	81	
U1	L.E.D. SCONCE, WET LOCATION LISTED, COLD-WEATHER DRIVER, INTEGRAL PHOTOCELL.	LITHONIA: ARC2 LED-P1-40K-MOVLT-DWHXD HUBBELL: RD1-12-20-4K7-3-UNV-WHT	UNIVERSAL	ELECTRONIC DRIVER	4,000K L.E.D.	1,500	WHITE	SURFACE MOUNT ON WALL WITH BOTTOM AT 6" ABOVE DOOR FRAME, CENTERED ON DOOR UNLESS NOTED OTHERWISE.	8	
W1	24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LISTED, ALUMINUM HARDWARE, HORIZONTAL CONFIGURATION.	LUMICIA: LLY5624D-30K-SN-DIM10V TECH LIGHTING: 700BCLN-24-W-C-LED930 MODERN FORMS: WS-3127-BN	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,500	BRONZE	SURFACE MOUNT HORIZONTALLY ON WALL AT 6" AFF. CENTERLINE UNLESS NOTED OTHERWISE, CENTERED ON MIRROR BELOW.	11	
W2	24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LISTED, ALUMINUM HARDWARE, VERTICAL CONFIGURATION.	LUMICIA: LLY5624D-30K-SN-DIM10V TECH LIGHTING: 700BCLN-24-W-C-LED930 MODERN FORMS: WS-3127-BN	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,500	BRONZE	SURFACE MOUNT VERTICALLY ON WALL AT 4'-9" AFF. CENTERLINE.	19	
X1	EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS	LITHONIA: LE-S-W-1-R DUAL-LITE: SESRW SURE-LITE: C961WH CHLORIDE: 55L-3-W-R	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3
X2	EXIT SIGN, DIE-CAST HOUSING, DOUBLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS	LITHONIA: LE-S-W-2-R DUAL-LITE: SEDRW SURE-LITE: C962WH CHLORIDE: 55L-3-W-R	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3
X3	EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS, WET-LOCATION LISTED	LITHONIA: WLTE-W-1-R HUBBELL: SEWLSRW	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

- A. MODEL NUMBERS GIVEN IN THIS SCHEDULE MAY NOT INCLUDE ALL OPTIONS AND ACCESSORIES AS NECESSARY TO MEET THE REQUIREMENTS OF THE DESCRIPTION AND SPECIFICATIONS.
- B. CONTRACTOR SHALL PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR EACH FIXTURE TYPE. COORDINATE WITH CEILING TYPES AND MOUNTING LOCATIONS.
- C. ALL FINISHES SHALL BE CHOSEN FROM THE MANUFACTURERS' CATALOGS/STANDARD OPTIONS UNLESS OTHERWISE NOTED.
- D. ALL LIGHT SOURCES SHALL BE LOW CORRELATED COLOR TEMPERATURE, UNLESS OTHERWISE NOTED. ALL INTERIOR LIGHT SOURCES SHALL HAVE COLOR RENDERING INDEX RATING OF 80 OR GREATER.
- E. ALL FIXTURES SHALL BE SUPPLIED WITH UNIVERSAL VOLTAGE INPUT (120/277V) WHERE AVAILABLE FROM THE MANUFACTURER. VOLTAGE LISTED IN THE SCHEDULE IS INTENDED UTILIZATION VOLTAGE.
- F. REFER TO THE PLAN DRAWINGS FOR LOCATIONS OF EMERGENCY-DUTY FIXTURES, INCLUDING FIXTURES WITH MULTIPLE CIRCUITS AND/OR EMERGENCY-DUTY SUBSECTIONS. ALL EMERGENCY-DUTY FIXTURES SHALL BE WIRED AND CIRCUITED PER REG. ARTICLE 700 RULES.
- G. TO MAINTAIN A UNIFORM AND COORDINATED APPEARANCE ACROSS THE PROJECT, ONLY ONE APPROVED MANUFACTURER SHALL BE SELECTED FOR MULTIPLE FIXTURE TYPES AMONG WHICH A SIMILAR STYLE OR SERIES IS INTENDED. NON-COMPLIANCE SHALL BE ADDED AT THE ENGINEER'S DISCRETION AND MAY REQUIRE CONTRACTOR'S RESELECTION OF SOME TYPES WITHIN THE LIST OF APPROVED MANUFACTURERS.
- H. A BREAK-OUT COST SHALL BE MADE AVAILABLE TO THE BIDDING CONTRACTOR(S) FOR ANY FIXTURE TYPES WHICH LIST A SINGLE PRODUCT. THIS PRICING SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER, CONSTRUCTION MANAGER, AND/OR OWNER UPON REQUEST.

LIGHTING FIXTURE SCHEDULE LINE ITEM NOTES:

1. EMERGENCY LIGHTING CONTROL DEVICES SHALL BE WIRED WITH SUPPLY FROM EMERGENCY LIGHTING CIRCUIT, AND FROM NORMAL UTILITY LIGHTING CIRCUIT, BOTH LINE AND LOAD SIDE OF RESPECTIVE CONTROL DEVICES) FOR THE LIGHTING CONTROL ZONE. REFER TO MANUFACTURERS' INSTALLATION INSTRUCTIONS.
2. EMERGENCY LIGHTING UNIT EQUIPMENT (INCLUDING BATTERY PACKS, EXIT SIGNS, INVERTERS, ETC.) SHALL HAVE 5-YEAR MANUFACTURER WARRANTY. TEST SWITCH AND CHARGE INDICATOR LIGHT. PROVIDE UNSWITCHED NOT CONDUCTOR FROM RESPECTIVE LOCAL LIGHTING CIRCUIT TO THE BATTERY.
3. COORDINATE EXACT LOCATIONS OF FIXTURES IN UTILITY ROOMS WITH EQUIPMENT, DUCTWORK, PIPING, ETC. IN FIELD TO ACHIEVE UNIFORM ILLUMINATION.
4. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 3A CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.
5. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 10A CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.

PRELIMINARY
NOT FOR CONSTRUCTION

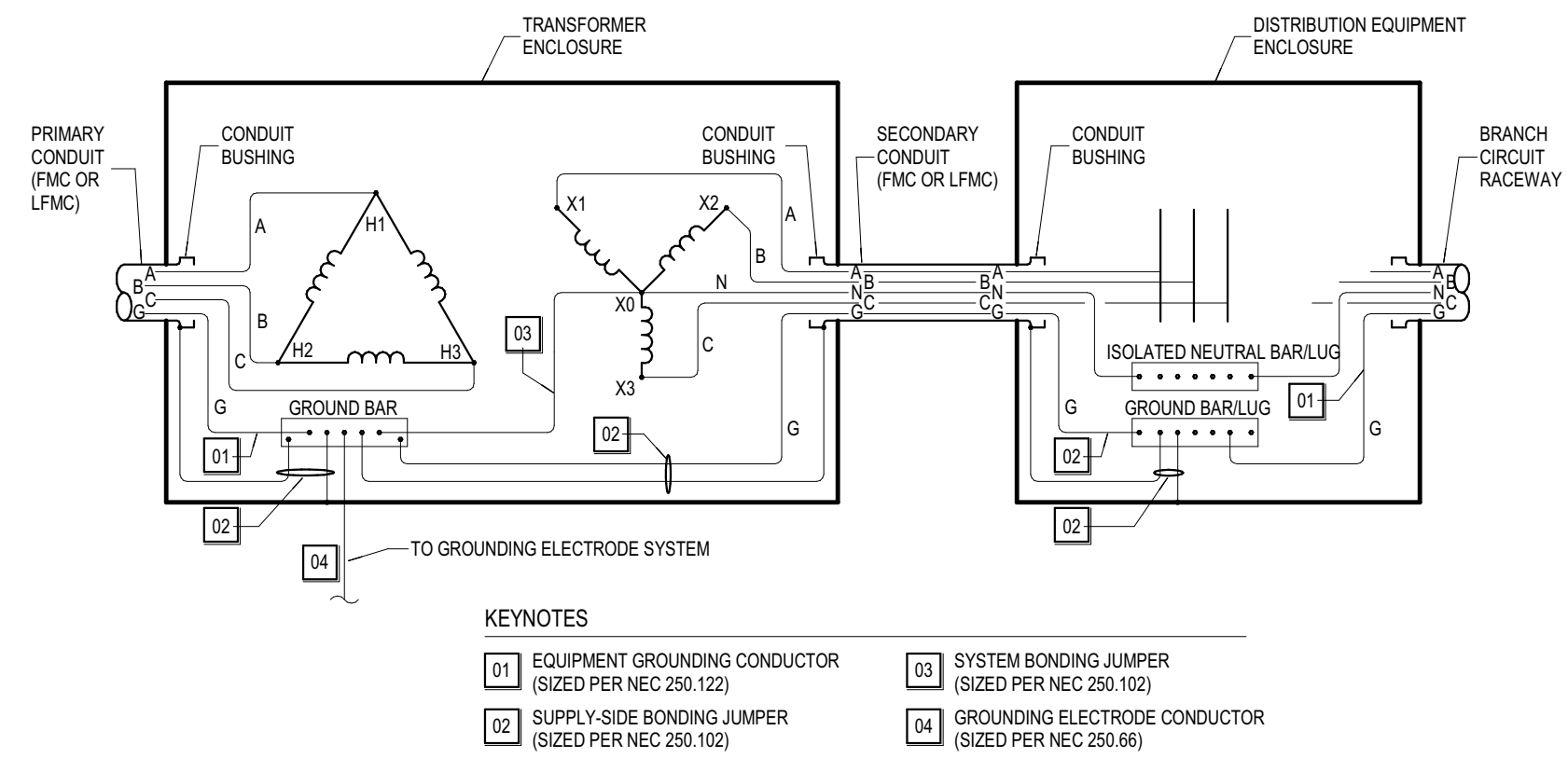
ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
MT PLEASANT, MICHIGAN

ISSUANCES	
05.20.2022	99% OWNER REVIEW
DRAWN JDM	
REVIEWED SMS	
PROJECT NO.	5-5355
No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission of GMB Copyright © 2021 All Rights Reserved	

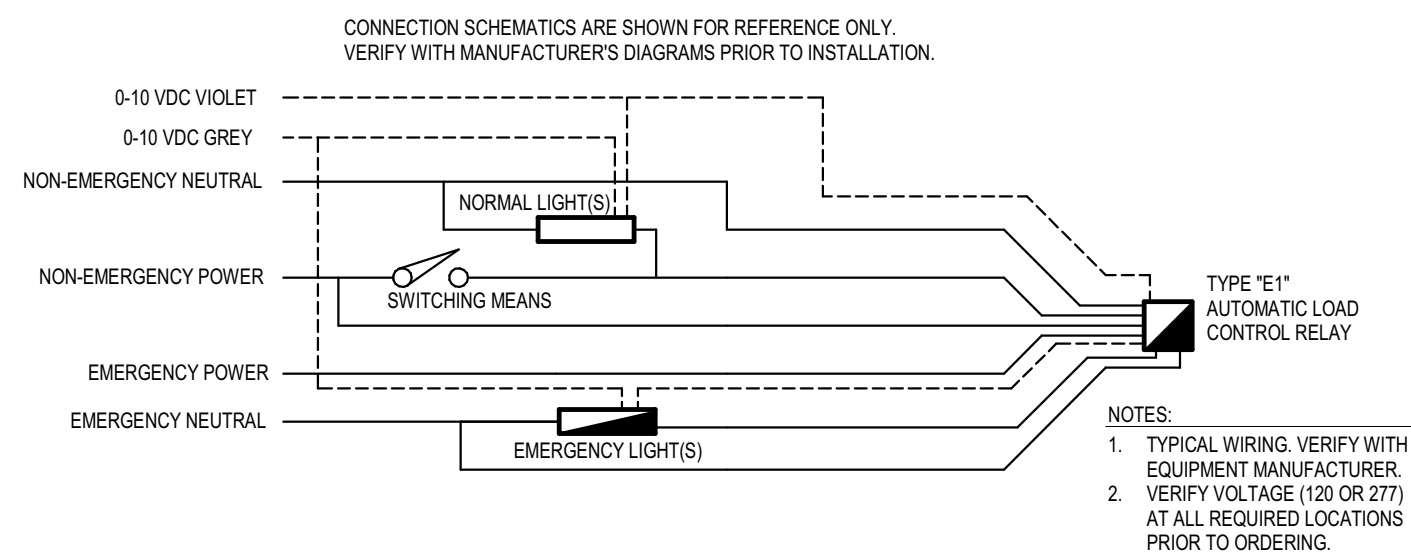
ELECTRICAL DETAILS

E7.01

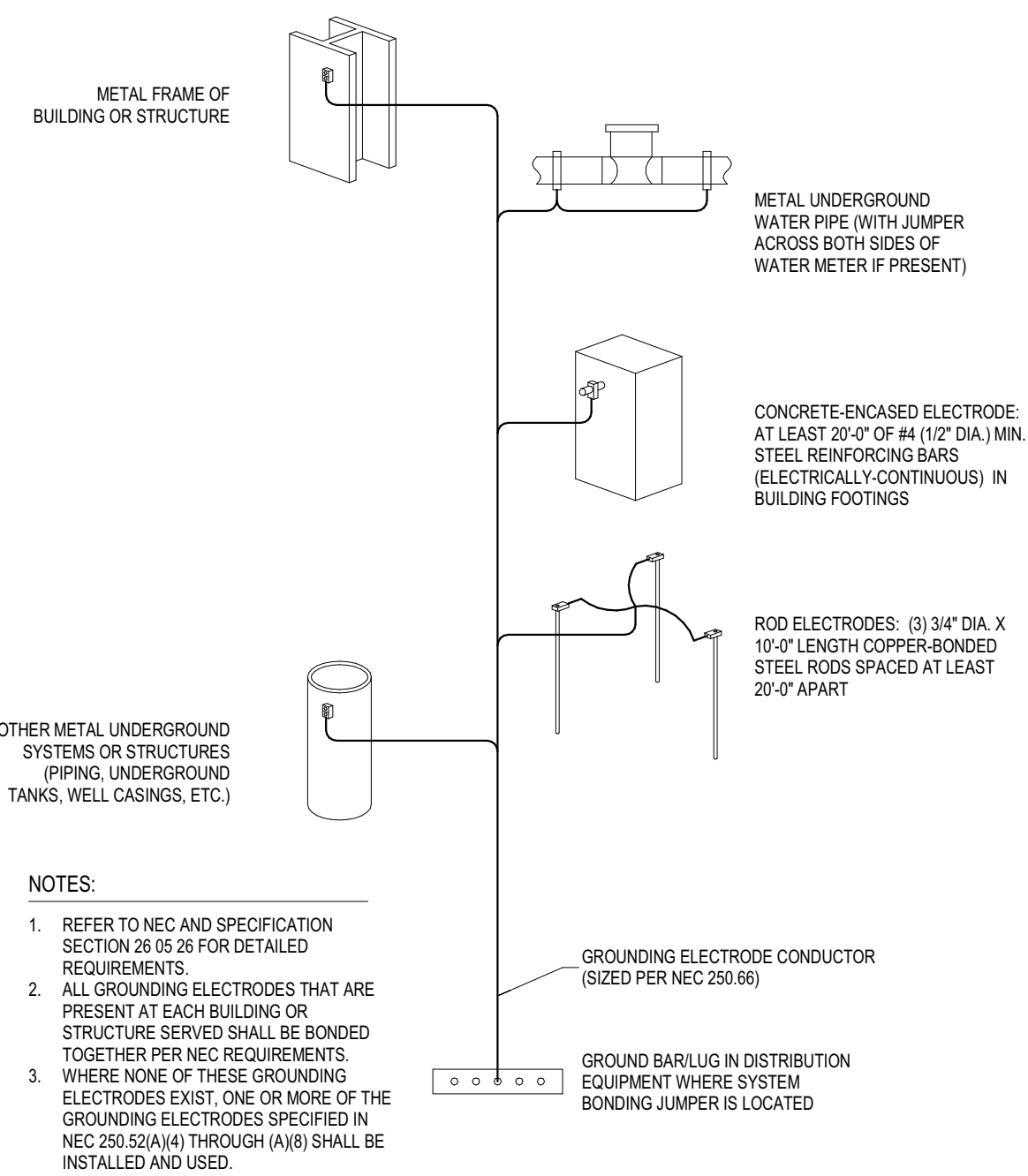
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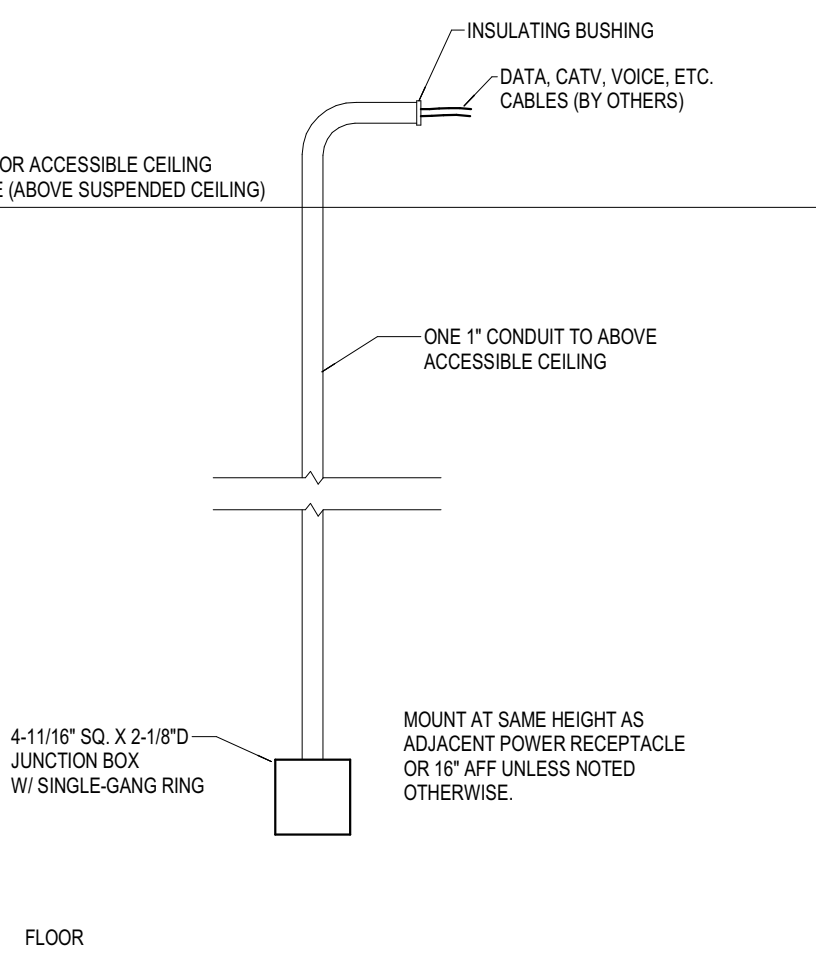
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E7.01
SEPARATELY DERIVED SYSTEM GROUNDING/BONDING SCHEMATIC
(SYSTEM BONDING AT SOURCE)
1/8" = 1'-0"



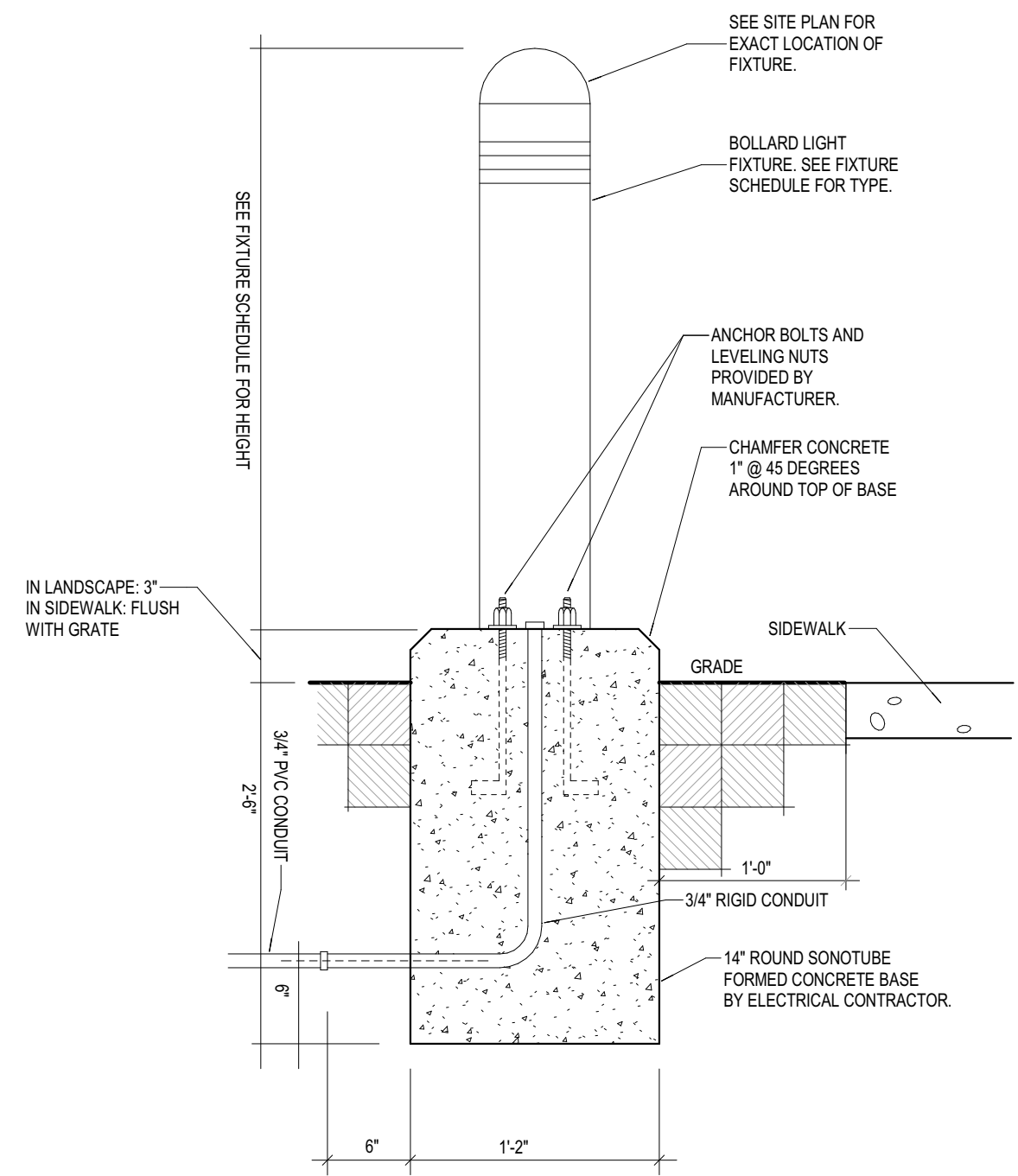
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E7.01
EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL RELAY
NOT TO SCALE



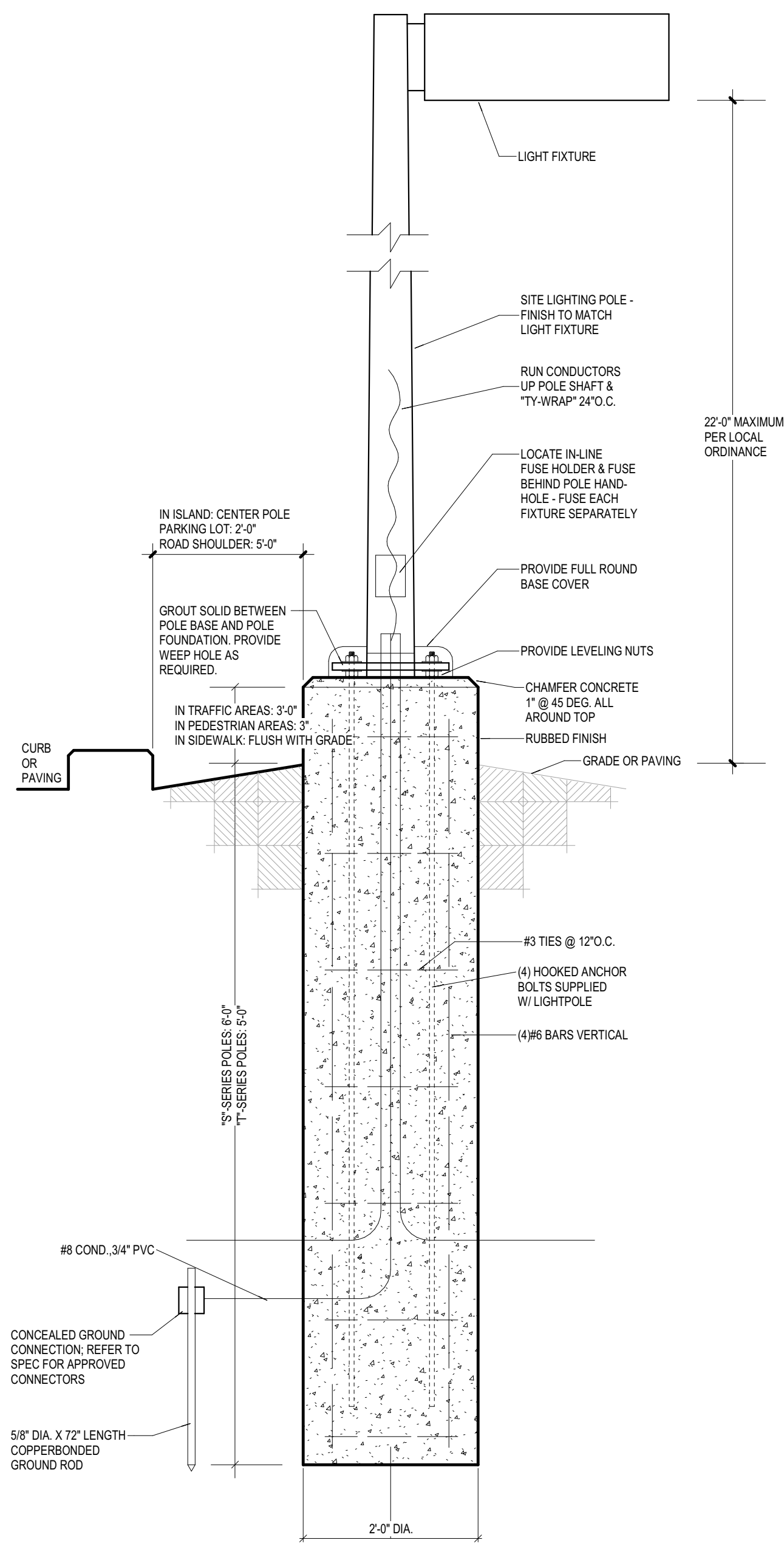
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E7.01
GROUNDING ELECTRODE SYSTEM DETAIL
1/8" = 1'-0"



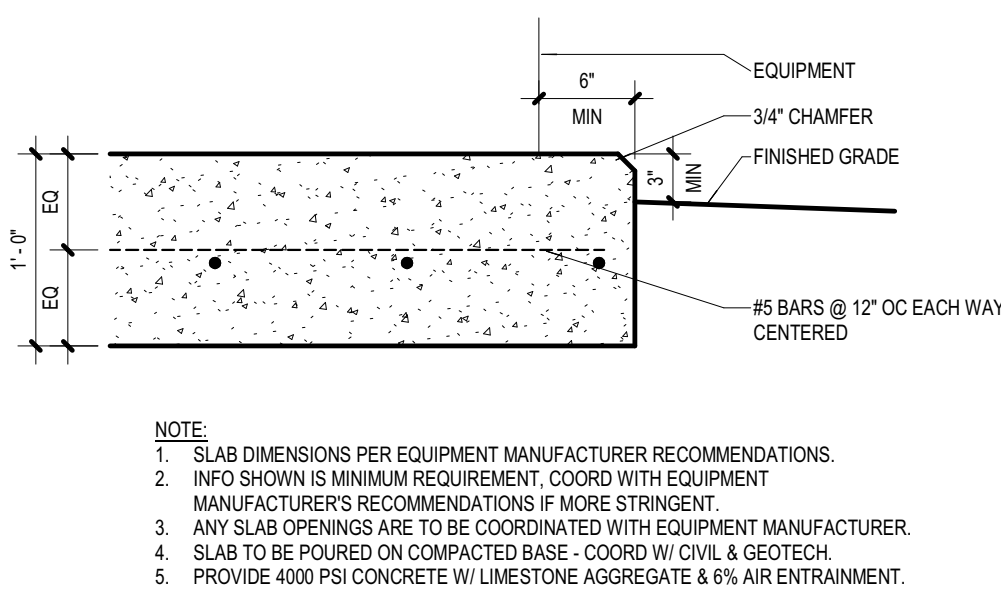
1
E7.01
TYPICAL COMMUNICATION OUTLET
NOT TO SCALE



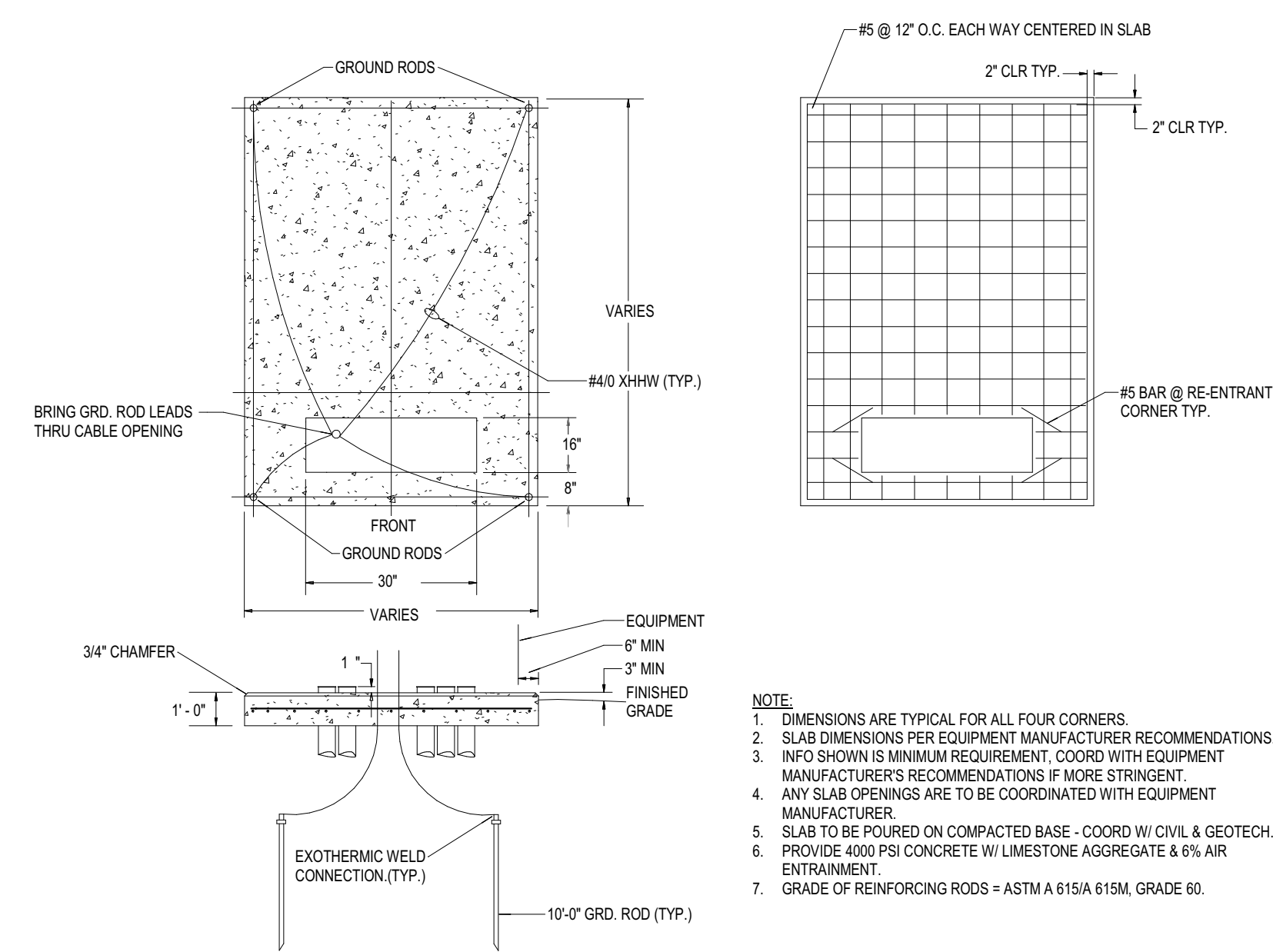
6
E7.01
BOLLARD LIGHTING FIXTURE FOUNDATION
1/8" = 1'-0"



5
E7.01
SITE LIGHTING POLE FOUNDATION
1/8" = 1'-0"



8
E7.01
EXTERIOR EQUIPMENT PAD DETAIL
1" = 1'-0"



7
E7.01
TRANSFORMER/GENERATOR GROUNDING DETAIL
1/8" = 1'-0"



FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	December 13, 2022
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director	ZONING:	PUD, Planned Unit Development
PROJECT:	PSPR22-19 –Updated Final Site Plan Application – Prestige Centre		
PARCEL(S):	5785 E. Broadway Road, PID 14-013-20-043-02 & -043-08		
OWNER(S):	MCAP MT PLEASANT PROPCO LLC (Prestige Centre)		
LOCATION:	Approximately 7.23 acres on the north side of E. Broadway Rd. in the NE ¼ of Section 13		
EXISTING USE:	Assisted Living Facility	ADJACENT ZONING:	B-4, I-2
FUTURE LAND USE DESIGNATION: <u>Commercial/Light Industrial</u> . This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.			
ACTION: To review the updated PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the NE 1/4 of Section 13 and in the PUD (Planned Unit Development) 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 June of 2022, the Township Board of Trustees took action in accordance with the Planning Commission’s recommendation to rezone parcels 14-013-20-043-02 and -043-08 at 5785 E. Broadway Road from B-4 (General Business) District to the PUD (Planned Unit Development) District, and to approve the associated PUD Concept Plan for the expanded Prestige Centre Assisted Living and Memory Care Expansion. The proposed uses and site layout are consistent with the approved PUD Concept Plan.

Land Combination Required.

The two (2) separate parcels need to be combined into one singular parcel. This was a condition of the Planning Commission's approval of the rezoning from B-4 to PUD. As of the date of this review, the applicant has not yet submitted the required application to the Twp. Assessor.

Final Site Plan Review Comments

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

1. **Section 14.2.P. (Required Site Plan Information).** With the exception of some remaining details as noted elsewhere in our report, the site plan can conform to the minimum Section 14.2.P. information requirements for a final site plan.

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).** Proposed parking includes 38 spaces. This is eight (8) more than the minimum 30 required. The formula is 0.39 spaces per bed. The parking stalls are of sufficient size at 19 feet long and 9 feet wide. Barrier free parking meets applicable dimensional requirements. All drive aisles have been labeled and meet the minimum size of 24 feet wide.

A 10-foot by 35-foot loading area is proposed. The plan notes the largest delivery truck for this site will be no larger than 26-feet. Staff would have no objection to Planning Commission approval of the reduced loading area dimensions as an acceptable alternative per Section 9.5.B.2. of the Zoning Ordinance.

Bicycle parking has been provided that is sufficient for the use of the site. No on-site residents are expected to need bicycle parking. If further parking is needed due to employee or visitor demand, there is additional room to expand what is planned. Staff would have no objection to Planning Commission approval of the proposed amount and location of bicycle parking facilities as an acceptable modification per Section 9.2.A. of the Zoning Ordinance. **CONFORMS**

4. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide a 5-foot-wide sidewalk along E. Broadway Road within the existing road right-of-way, as well as an interconnected sidewalk through the entire site that connects to the sidewalk on E. Broadway. However, some sidewalk details are not fully consistent with Township ordinances. The following details will need to be addressed on a revised final site plan:

- ☐ At the western terminus, the sidewalk along E. Broadway Road must be angled towards the road to terminate at the west lot boundary in full alignment with the narrower 33-foot half right-of-way on the lot to the west. Terminating the sidewalk into the adjacent fence is unacceptable.

- ☐ At the eastern terminus, the applicant will need to verify on the updated final site plan that the wider 50-foot half right-of-way continues on the adjacent lot to the east. Otherwise, the sidewalk along E. Broadway Road must be angled towards the road to terminate at the east lot boundary in full alignment with the narrower 33-foot half right-of-way on the lot to the east.
 - ☐ To eliminate potential safety hazards for pedestrians, the overgrown shrubs along the road frontage need to be pruned back to provide adequate visibility.
5. **Section 7.14 (Trash Removal and Collection).** A Dumpster enclosure is identified on sheet 4 with a note “See Arch. Plans for Details.” It is proposed as a vinyl fence, which is not consistent with Section 7.14 standards. Trash removal as planned does not include recycling. The following detail will need to be addressed on a revised final site plan:
- ☐ Revise the enclosure design to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
6. **Section 10 (Landscaping and Screening).** Required open space areas are shown on sheet 9 consistent with Zoning Ordinance standards and the approved PUD Concept plan. Note #10 on sheet 7 of 8 confirms that the area near the entrance canopy and barrier free parking will be a grassed parking lot island that meets the 30 square feet requirement per parking space of Section 10.1.F. The existing site already includes mature trees and substantially overgrown mature shrubs located primarily along the western portion of the E. Broadway Road frontage. Most of this existing vegetation is located within the road right-of-way and is subject to removal at any time if ordered by the county Road Commission. In addition, no new trees or shrubs can be planted within a road right-of-way without the confirmed agreement of the Road Commission.
- In addition, the applicant has provided 6 new deciduous trees, 5 ornamental trees, and 23 evergreen trees. However, to satisfy the minimum requirements of Section 10.2.B. (Landscaping Adjacent to Roads) for a total of 655 lineal feet of road frontage (minus approximately 25 feet of driveway width), the applicant would need to install a minimum of 16 deciduous trees, 7 ornamental trees, and 128 shrubs.
- The applicant has proposed an alternative landscaping design, but documentation of how the alternative design meets the criteria listed in Section 10.7 is missing and the existing trees to remain are not clearly identified on the plan. In addition, it is the opinion of Staff that the scope of proposed deciduous tree and shrub plantings along the eastern portion of the site is sparse in character and not *“in keeping with the intent of Section 10 (and the) public benefit intended by the landscape regulations”* as required for approval of a landscaping modification. Staff recommends that the alternative design as proposed on sheet 7 of 8 be rejected by the Planning Commission as incomplete.
- The following details will need to be addressed by the applicant on a revised plan:
- ☐ Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way.

- ☐ Update the plan to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
- 7. **Section 8.2 (Exterior Lighting).** All required exterior lighting details, including locations, manufacturer's specifications, and a photometric plan, and all proposed fixtures, including lighting under the canopy, conform to Section 8.2 standards. **CONFORMS**
- 8. **Outside agency approvals.** At this time, the Township has received approvals for the project from the Township Public Services Department, Isabella County Transportation Commission, Isabella County Road Commission, Isabella County Drain Office and Mt. Pleasant Fire Department, 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

1. The plan previously sought combined preliminary and final site plan approval but was only granted preliminary approval.
2. Approvals from all outside agencies have been received.
3. The plan includes requests for potentially allowable modifications for what is required related to bicycle parking, loading area, and landscaping.
4. The alternative landscape design depicted on sheet 7 of 8 is incomplete and inconsistent with Section 10.7 (Modifications) criteria for acceptance.
5. With the exception of some details that could be addressed by the Planning Commission as conditions of approval, the updated final site plan can conform to the minimum Section 14.2.P. information requirements.

Recommendations

Based on the above findings, I would recommend that the PSPR 22-19 updated final site plan dated 11/16/2022 for the Prestige Centre located at 5785 E. Broadway Road in the NE 1/4 of Section 13 and in the PUD (Planned Unit Development) District be approved subject to the following findings and conditions:

1. Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
2. Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.

3. The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
4. The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.

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

Draft Motions: PSPR 22-19 Prestige Centre Assisted Living and Memory Care Expansion
Updated Final Site Plan Review Application

MOTION TO APPROVE THE UPDATED FINAL SITE PLAN AS PRESENTED:

Motion by _____, supported by _____, to approve the PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the 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).

MOTION TO APPROVE THE UPDATED FINAL SITE PLAN WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the site plan 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 findings and conditions:

1. Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
 2. Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
 3. The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along the road frontage to provide adequate visibility for pedestrians.
 4. The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.
-
-

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion at 5785 E. Broadway Road until _____, 2023 for the following reasons:

**Draft Motions: PSPR 22-19 Prestige Centre Assisted Living and Memory Care Expansion
Updated Final Site Plan Review Application**

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR22-19 updated final site plan dated November 16, 2022 for the Prestige Centre Assisted Living and Memory Care Expansion located at 5785 E. Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the site plan 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 PLANNING COMMISSION
PUBLIC HEARING NOTICE - ZONING ORDINANCE TEXT AMENDMENTS

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, December 20, 2022, at 7:00 p.m. in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Charter Township of Union Zoning Ordinance, by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

The proposed amendments are to update the uses allowed in various zoning districts; update the eligibility and permitted use criteria for Planned Unit Development (PUD) projects; to adjust standards for self-storage warehouses in the Business and Industrial zoning districts; to clarify requirements for accessory dwellings; to expand options for trash storage enclosure materials; to expand protections for nonconforming single-family dwellings; to update the Zoning Administrator's listed responsibilities to eliminate conflicts with the approved job description; to revise provisions for the Zoning Board of Appeals to correct inconsistencies with the Michigan Zoning Enabling Act, to correct discrepancies in application requirements, and to clarify variance criteria related to substantial justice; to update regulations where necessary for consistency with recent state law changes; to amend several definitions; and to correct typographical errors and regulatory conflicts identified in the Ordinance.

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

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

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

CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. _____

An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in blue underlined text and proposed deletions are shown using ~~red strikethrough text~~. Where an entirely new section or sub-section is proposed, this is stated in the header, with the new text left unhighlighted for readability.

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

PART ONE – Title

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

PART TWO – Amendments to Section 2.2 (Definitions)

Section 2.2 (Definitions) is hereby amended to Delete “Unit” from “Dwelling, Accessory;” to revise the definition; to delete the duplicative “Dwelling, Accessory Apartment” definition; to amend the “public and institutional buildings and uses” to include K-12 school buildings in the definition; and to amend the state-licensed capacities of family and group child day care homes consistent with recent changes to state law.

Section 2.2 Definitions

~~**Dwelling, Accessory Apartment:** A dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An ‘accessory apartment’ commonly has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.~~

Dwelling-Unit, Accessory: A second ary dwelling ~~unit~~ that is accessory to and located on the same ~~property~~ premises as ~~a the~~ principal dwelling-unit, ~~included in the same deed, title, parcel/tax identification number as the principal dwelling unit,~~ and which cannot be sold ~~or leased~~ separately from the principal dwelling-unit, ~~and which does not contain a kitchen.~~

Public and Institutional Buildings and Uses: Principal structures dedicated to the use by the public or government operations. For the purposes of this Ordinance, Public and Institutional Buildings shall include libraries, museums, municipal offices, County, State, or Federal Offices, police and fire stations, K-12 schools, and other buildings used by the public or government. Exceptions: ~~K-12 Schools, Colleges, universities~~ ~~Institutions of Higher Education~~, and publicly-owned recreational facility buildings shall be defined as described in this section, and shall not be considered Public and Institutional Buildings.

State-Licensed Residential Facility: Any structure constructed for residential purposes and licensed by the State of Michigan pursuant to Michigan Public Act 116 of 1973 (the Child Care Licensing Act) or Michigan Public Act 218 of 1979 (the Adult Foster Care Facility Licensing Act), including **adult foster care facilities, foster family homes, foster family group homes, family day care homes, and group day care homes.**

- B. Child day care: The care and supervision for periods of less than 24 hours a day of minor children, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.
- (1) *Family child day care home:* A **private home** in which ~~one but fewer than up to~~ seven (7) minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.
- (2) *Group child day care home:* A **private home** in which ~~more than six but not more than 12~~ up to 14 minor children are received for **child day care**, including a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.

PART THREE – Amendments to Section 3.4 (Permitted Uses by District)

Section 3.4 (Permitted Uses by District) is hereby amended to remove a regulatory conflict by specifying the zoning districts where “Dwelling, Accessory” would be an allowable use, to insert “qualified residential treatment programs” as an allowable use consistent with recent state law changes, to correct a typographical error by inserting “universities” into the table, to clarify and expand provisions for recreation facilities in certain zoning districts, and to add bakeries and printing, copying, and bookbinding facilities into the business and industrial districts, as follows:

Key: A=Accessory Use
P=Principal Permitted Use
S=Special Use
[blank]=Use Not Permitted

	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS		Use Standards
Land Use															
Residential Uses															
Child or Day Care, Family Home	P	P	P	P	P	P	P								Section 6.14
<u>Dwelling, Accessory</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>											Section 6.56

	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS		
Land Use															Use Standards
Qualified residential treatment program for 10 or fewer individuals	P	P	P	P											Section 6.42
Public, Quasi-Public, and Recreational Uses															
Airports, Public or Private	S														Section 6.3
Amusement Parks								S							Section 6.4
Amusement Enterprises									P						
Bus, Train, and other Forms of Transportation Systems, Passenger Stations								P	P	P					
Business Schools, Colleges, Universities , and Private Schools Operated for Profit								P	P	P					
Campgrounds or Recreation Grounds	S														Section 6.10
Cemeteries, Public or Private, including Mausoleums	P														Section 6.11
Conservation Areas, Public or Private	S														
Country Clubs and Golf Courses	S	S	S	S	S	S									Section 6.12
Health, Exercise Club, or Spa								P	P	P					
Indoor Commercial or Privately-Owned Recreation Facilities								P	P	P			S		
Indoor Publicly-Owned Recreation Facilities	S	S	P	P	P	P		P	P	P			S		Section 6.34
Indoor Gun and Archery Range	S							P	P	P					
Miniature Golf and/or Driving Ranges	S							S							Section 6.23
Municipal Public Utility Uses, such as Water Treatment Plants and Reservoirs, Sewage Treatment Plants, including outdoor storage												P			
Outdoor Commercial or Privately Owned Recreation Facilities	S							S							
Outdoor Publicly-Owned Recreation Facilities	S	S	P	P	P	P							P		
Private Clubs, Fraternal Organizations, and Lodge Halls								P	P	P					
Public and Institutional Buildings and Uses	S	S	S	P	S	P	S	P					S	P	Section 6.34
Religious Institutions	S	S	P	P	P	P		P	P	P			P		Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P						
Trade or Industrial Schools											P	P			
Commercial and Retail Uses															
Bakeries								P	P	P	P	P			Section 6.43
Printing, Copying, and Bookbinding Operations								P	P	P	P	P			Section 6.43
Other Uses															
Self-storage Facilities (Mini-Warehouse, Mini-Storage)								S	S		P	S	P	S	Section 6.38

PART FOUR – Amendments to Section 3.6 (AG, Agricultural District)

The lists of Principal Permitted Uses and Special Uses in Section 3.6 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the AG zoning district:
 - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the AG zoning district:
 - Dwelling, Accessory
 - Indoor Publicly-Owned Recreation Facilities

- Outdoor Commercial or Privately-Owned Recreation Facilities
- Outdoor Publicly-Owned Recreation Facilities

PART FIVE – Amendments to Section 3.7 (R-1, Rural Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.7 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-1 zoning district:
 - Qualified residential treatment programs for 10 or fewer individuals
- B. Add the following as allowable Special Uses in the R-1 zoning district:
 - Dwelling, Accessory
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities

PART SIX – Amendments to Section 3.8 (R-2A, One- and Two-Family, Low-Density Residential District) and to Section 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.8 and Section 3.9 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-2A and R-2B zoning districts:
 - Qualified residential treatment programs for 10 or fewer individuals
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-2A and R-2B zoning districts:
 - Dwelling, Accessory
- C. Move “Public and Institutional Buildings and Uses” from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-2A and R-2B zoning districts.

PART SEVEN – Amendments to Section 3.10 (R-3A, Multiple-Family Residential District) and Section 3.11 (R-3B, Medium-Density Multiple-Family Residential District)

The lists of Principal Permitted Uses and Special Uses in Section 3.10 and Section 3.11 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the R-3A and R-3B zoning districts:
 - Qualified residential treatment programs for 10 or fewer individuals
 - Indoor Publicly-Owned Recreation Facilities
 - Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the R-3A and R-3B zoning districts:
 - Dwelling, Accessory

- C. Move “Public and Institutional Buildings and Uses” from the list of allowable Special Uses to the list of Principal Permitted Uses in the R-3A and R-3B zoning districts.

PART EIGHT – Amendments to Section 3.13 (B-4, General Business District), Section 3.14 (B-5, Highway Business District, and Section 3.15 (B-7, Retail and Service Highway Business District)

The lists of Principal Permitted Uses and Special Uses in Section 3.13, Section 3.14, and Section 3.15 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
- Indoor Publicly-Owned Recreation Facilities
 - Bakeries
 - Printing, Copying, and Bookbinding Operations
- B. Add the following as allowable Special Uses only in the B-4 zoning district:
- Outdoor Commercial or Privately-Owned Recreation Facilities
- C. Revise the titles of the following allowable Principal Permitted Uses in the B-4, B-5, and B-7 zoning districts:
- Business Schools, Colleges, [Universities](#), and Private Schools Operated for Profit
 - Indoor Commercial [or Privately-Owned](#) Recreation [Facilities](#)

PART NINE – Amendments to Section 3.16 (I-1, Light Industrial District), 3.17 (I-2, General Industrial District)

The lists of Principal Permitted Uses and Special Uses in Section 3.16 and Section 3.17 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the I-1 and I-2 zoning districts:
- Bakeries
 - Printing, Copying, and Bookbinding Operations
- B. Move “Self-storage Facilities (Mini-Warehouse, Mini-Storage)” from the list of allowable Principal Permitted Uses to the list of Special Uses in the I-1 and I-2 zoning districts.

PART TEN – Amendments to Section 3.18 (OS, Office Service District)

The lists of Principal Permitted Uses and Special Uses in Section 3.18 are hereby amended, as follows:

- A. Add the following as allowable Principal Permitted Uses in the OS zoning district:
- Outdoor Publicly-Owned Recreation Facilities
- B. Add the following as allowable Special Uses in the OS zoning district:
- Indoor Commercial or Privately-Owned Recreation Facilities
 - Indoor Publicly-Owned Recreation Facilities
- C. Move “Public and Institutional Buildings and Uses” from the list of allowable Special Uses to the list of Principal Permitted Uses in the OS zoning district.

PART ELEVEN – Amendments to Section 3.19 (PUD, Planned Unit Development District)

Section 3.19 (PUD, Planned Unit Development District) is hereby amended to update subsection “A.” (Eligibility Criteria) to clarify and expand the criteria for consideration of a potential project for PUD review, to update subsection “B.2.” to also allow limited sign-related deviations to be proposed on the PUD Concept Plan, and to update subsection “C.1.” (Permitted Uses) to expand land use options and replace references to underlying zoning and better integrate the Master Plan into the land use review process.

Section 3.19 PUD, Planned Unit Development District

A. Eligibility Criteria

To be eligible for Planned Unit Development approval, the applicant must demonstrate that the following criteria will be met:

1. Sufficient land area for proposed uses. The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area. **Minimum Size.** The minimum size of a Planned Unit Development site shall be five (5) acres of contiguous land, unless the Planning Commission determines that at least one (1) of the following conditions exists:
 - a. The proposed PUD site is located in the East or the West Downtown Development Authority District or within the Mixed-Use Bluegrass Center area as described in the Master Plan, in which case the site size may be less than five (5) acres.
 - b. ~~Furthermore, in the interest of maximizing the use of Planned Unit Development as a tool to promote high quality planning and development, the Planning Commission may permit a smaller Planned Unit Development outside of the DDA or Bluegrass area if: (a)~~ The proposed project has unique characteristics and recognizable and material benefits (including historic and/or architectural value), and/or (b) that will be realized by the future users of the development and the Township as a whole, where such benefits would otherwise be unachievable under this Ordinance.
 - c. The parcel in question has unique characteristics that significantly impact development, such as significant blight, environmental contamination or obsolete buildings that would be fully resolved by the PUD project, unusual topography, or significant historical, cultural or archeological features ~~tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements which cross the parcel.~~

~~In such case, the applicant shall submit a letter to the Township requesting a waiver of the minimum Planned Unit Development size requirements. The request shall be submitted prior to submittal of a site plan and application for Planned Unit Development approval. The Planning Commission shall review the request and make the final decision concerning a request to waive the Planned Unit Development size requirements.~~

2. **Unified Control.** The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with this Ordinance. The property owner must have a physical street address. The applicant shall provide legal documentation of single ownership or control ~~in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans as part of the PUD application. These legal documents shall bind all development successors in title to any commitments made as a part of the documents.~~ This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the ~~Township Clerk~~ Zoning Administrator.
3. **Consistent with the purpose for the PUD District.** The proposed PUD is consistent with the Statement of Purpose for the PUD District in Section 3.19.
4. **Compatibility with the Master Plan.** The intent and all of the proposed uses within the requested PUD zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
5. **Availability and capacity of services.** The proposed type and intensity of 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.

B. Regulatory Flexibility

2. Such deviations may include limited modifications to specific requirements found in Sections 4 through ~~10~~ 11 of this Ordinance that apply to the PUD project, and to specific PUD project design standards found in this Section.

C. Permitted Uses and Density

1. **Permitted Uses.** The following uses shall be permitted in a Planned Unit Development, ~~unless a broader mixture of uses is called for on the land in question in the Master Plan~~ subject to Planning Commission recommendation and Township Board approval:
 - a. ~~If the underlying zoning is R-1, R-2A, R-2B, R-3A, or R-3B: any use allowed as principal permitted use or special use within the specified district.~~
 - b. ~~If the underlying zoning is B-4: any use allowed as principal permitted use or special use within the B-4 district, housing for the elderly, and shopping centers.~~
 - c. ~~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.~~

- ~~d. If the underlying zoning is B-7: any use allowed as principal permitted use within the B-7 district, one- and two-family dwellings, and multiple-family dwellings.~~
- ~~e. If the underlying zoning is I-1 or I-2: any use allowed as principal permitted use within the specified district and industrial parks.~~
- ~~f. If the underlying zoning is OS: any use allowed as principal permitted use within the OS district.~~
- a. Uses in a PUD District shall be limited to those specific uses included in the listing of uses shown on the approved PUD Concept Plan, along with customary accessory uses and structures. All other uses shall be prohibited, unless otherwise permitted by this Ordinance.
- b. Uses in a PUD District shall be compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site, unless the Planning Commission determines that conditions have changed significantly since the Plan was prepared or new information supports a change.
- c. Uses in a PUD District shall 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.
- d. A residential area as designated on the approved PUD Concept Plan may contain one (1) or more types of dwelling units, provided that such combination of dwelling unit types and location and arrangement of the residential development will not interfere with orderly and reasonable planning, development, and use of an area.
- e. The Planning Commission may require that a variety of housing types be provided as part of a residential PUD project.
- f. Home occupations shall be permitted in single-family dwellings in a PUD District.
- g. To support the inclusion of a specified use in a PUD project, the applicant may be required to provide documentation, such as a professional market study, that a demand exists for the proposed use within the market area.

PART TWELVE – Amendments to Section 5.5 (Wireless Communication Facilities)

Section 5.5 (Wireless Communication Facilities) is hereby amended to clarify approval procedures by deleting errant references to Township Board approvals from subsections “B,” “C,” and “G.”

Section 5.5 Wireless Communications Facilities

B. Approval Procedures.

The following procedures have been established to achieve approval of a proposed wireless communications facility:

1. Standard A. Standard A Wireless communication equipment proposals require no zoning approval. However, plans for Standard A improvements shall be submitted to the Township.
2. Standard B. Standard B wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures in Section 14.3 and the following ~~special procedures~~additional requirements:

Steps Action

1. Applicant submits plan and \$1,000 fee.
 2. Within 14 days Township administration determines if application is complete.
 3. If application is incomplete, administration notifies applicant.
 4. If application is complete, administration initiates SLU review by scheduling special use public hearing. Special use review must be complete (60) days after the application is considered complete.
 - ~~5. Township Planner reviews plan, transmits letter to Planning Commission.~~
 - ~~6. Planning Commission reviews plan, makes recommendation to Township Board.~~
 - ~~7. Township Board approves or denies application.~~
3. Standard C. Standard C wireless communication equipment proposals require special use approval. Accordingly, such proposals are subject to the procedures outlined for Standard B, except that in Step 4 the special use review must be complete not more than ninety (90) days after the application is considered complete.

C. Requirements.

All applications for wireless communication facilities that require special use approval shall be reviewed in accordance with the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission ~~and Township Board.~~

G. Summary of Review Requirements.

The following chart summarizes review requirements for wireless communications facilities:

Type of Wireless Communications Facility		Required Review and Approval		
		Township Board Planning Commission	Zoning Administrator	Exempt
ANTENNAE & ANTENNA STRUCTURES				
Installation of any amateur radio transmission or reception antenna or antenna structure, short wave facility, contractor's business antenna structure, television reception	Exceeding 130.0 feet in height	•		

Type of Wireless Communications Facility		Required Review and Approval		
		Township Board Planning Commission	Zoning Administrator	Exempt
antenna, wireless Internet antenna, citizen's band base station antenna or similar antennae or antenna structure:	Up to 130.0 feet in height		•	
SATELLITE DISH ANTENNAE				
Installation of a satellite dish antenna with a diameter of:	1.5 meters or larger		•	
	Less than 1.5 meters			•
OTHER ANTENNAE MOUNTED ON A STRUCTURE				
Antenna(e) installation on an existing principal building or accessory structure that also includes use of an outside ground equipment enclosure area.		•		
Antenna(e) installation on an existing principal building or accessory structure where all accessory equipment is installed within the building or structure		•		
OTHER WIRELESS COMMUNICATION FACILITIES				
Construction of a new wireless communication facility not otherwise addressed in this table.		•		
Alteration or enlargement of an existing tower that would conform to maximum height requirements:	With an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Sections 5.5(A) and (B)	•		
	Without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater		•	
Construction or expansion of equipment building(s) within an approved ground equipment enclosure			•	
Expansion of a previously approved ground equipment enclosure to a total area greater than 2,500 square feet. Also see Sections 5.5 (A) and (B)		•		
Collocation of new antennae on an existing tower that would conform to maximum height requirements:	With an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Sections 5.5 (A) and (B)	•		
	Without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater		•	
Expansion of a previously approved ground equipment enclosure area to a total area less than or equal to 2,500 square feet			•	
Installation of new ground equipment within an approved ground equipment building or enclosure			•	
OTHER PROJECTS EXEMPT FROM TOWNSHIP REVIEW				
Installation of municipal and other facilities subject to federal or state preemption of local authority				•
Repair, service or maintenance of an existing wireless communications facility, provided that all work conforms to approved plans and applicable codes				•

PART THIRTEEN – Amendments to Section 6.13 (Group Day Care Home....)

Section 6.13 (Group Day Care Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

Section 6.13 Group Day Care Home ~~(for 7 to 12 Children)~~

PART FOURTEEN – Amendments to Section 6.14 (Day Care, Family Home....)

Section 6.14 (Day Care, Family Home....) is hereby amended to amend the section title to delete the reference to the number of children served consistent with recent changes in state law:

Section 6.14 Day Care, Family Home ~~(for 1 to 6 Children)~~

PART FIFTEEN – Amendments to Section 6.28 (Extraction Operations)

Section 6.28 (Extraction Operations) is hereby deleted and replaced in its entirety to amend the Section as follows:

Section 6.28 Extraction Operations

Extraction operations shall conform to all applicable federal, state, and county regulations and the requirements of the Township's adopted Extraction Ordinance ~~No. 20-01~~.

PART SIXTEEN – Amendments to Section 6.35 (Biofuel Production Facility)

Section 6.35 (Biofuel Production Facility) is hereby amended to delete the errant references to the Township Board from subsection "E.6." as follows:

Section 6.35 Biofuel Production Facility

- E. **Special Use Application Requirements.** An application for special use approval for a biofuel production facility shall include all of the following:
 - 6. Information Requested by the Planning Commission ~~or Township Board~~. Any additional information requested by the Planning Commission ~~or Township Board~~ that is necessary to make a determination on the special use application.

PART SEVENTEEN – Amendments to Section 6.38 (Self-Storage Buildings)

Section 6.38 (Self-Storage Buildings) is hereby amended to add new subsections "E." entitled "Additional Standards for the Business Districts" and "F." entitled "Additional Standards for the Industrial Districts" to establish additional requirements for new self-storage buildings designed to preserve the character, purpose, and function of these districts.

Section 6.38 Self-Storage Buildings

- E. **Additional Standards for the Business Districts.** In the B-4 and B-5 zoning districts, self-storage buildings shall be accessory to Principal Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s).
- F. **Additional Standards for the Industrial Districts.** Self-storage buildings shall only be allowed in the I-1 and I-2 zoning districts where they are either accessory to Principal

Permitted Use(s) as allowed in the zoning district and located to the rear of the lot or otherwise arranged in a manner clearly secondary to the Principal Permitted Use(s), or shall be limited to lots that the Planning Commission has determined to be unsuitable by size, location or configuration for development of Principal Permitted Use(s) as allowed in the zoning district.

PART EIGHTEEN – Amendments to Section 6.39 (Solar Energy Systems)

Section 6.39 (Solar Energy Systems) is hereby amended to correct a typographical error in subsection “G.6.d.” as follows:

Section 6.39 Solar Energy Systems

G. Primary Use Solar Energy Facilities.

6. Decommissioning Plan.

d. Surety:

- i. The owner(s) and/or operator of the SEFs shall post a surety in a form acceptable to the Township, such as security bond, irrevocable letter of credit, escrow, or other form deemed acceptable by the Township equal to one-hundred fifty (150) percent of the total estimated decommissioning and reclamation costs, prior to issuance of a building permit. The cost of decommissioning shall be reviewed between the operator and the Township ~~Board~~ Planner every five (5) years to ensure adequate funds are allocated for decommissioning; the surety shall be appropriately adjusted to reflect the current decommissioning estimate.

PART NINETEEN – Add a New Section 6.42 (Qualified Residential Treatment Programs)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.42 entitled “Qualified Residential Treatment Programs” as follows:

Section 6.42 Qualified Residential Treatment Programs

Consistent with Section 206(1)(c) of the Michigan Zoning Enabling Act, A qualified residential treatment program that provides services for 10 or fewer individuals is a residential use of property for the purposes of zoning, to which all of the following apply:

1. The program has a trauma-informed treatment model, evidenced by the inclusion of trauma awareness, knowledge, and skills into the program’s culture, practices, and policies.
2. The program has registered or licensed nursing and other licensed clinical staff on-site or available 24 hours a day, seven days a week, who provide care in the scope of their practice as provided in Part 170 (Medicine), Part 172 (Nursing), Part 181 (Counseling), Part 182

(Psychology), Part 182A (Applied Behavior Analysis), and Part 185 (Social Work) of the Public Health Code.

3. The program integrates families into treatment, including maintaining sibling connections.
4. The program provides aftercare services for at least six months post discharge.
5. The program is accredited by an independent not-for-profit organization as described in 42 USC 672(k)(4)(G).
6. The program does not include a detention facility, forestry camp, training school, or other facility operated primarily for detaining minor children who are determined to be delinquent.

PART TWENTY – Add a New Section 6.43 (Bakeries)

Section 6 (Standards Applicable to Specific Uses) is hereby amended to add a new Section 6.43 entitled “Bakeries” as follows:

Section 6.43 Bakeries and Printing, Copying, and Bookbinding Operations

Bakeries and Printing, Copying, and Bookbinding Operations shall be subject to the following standards by zoning district:

1. In the I-1 and I-2 zoning districts, the principal use of the premises shall be for the preparation and manufacturing of products to be distributed and sold at off-site locations. Any area(s) for sales of products prepared on the premises shall be limited to no more than twenty percent (20%) of the usable floor area occupied by the principal use.
2. In the B-4, B-5, and B-7 zoning districts, the principal use of the premises shall be the preparation and on-site sales of products. Distribution of products to off-site locations shall be permitted as an accessory use, provided that such activities remain incidental and subordinate to the principal use of the premises.

PART TWENTY-ONE – Amendments to Section 6.56 (Accessory Apartment)

Section 6.56 (Accessory Apartment) is hereby deleted and replaced in its entirety with a new Section 6.56 entitled “Accessory Dwelling” to revise the title and change the references in the text to match defined terms, to revise the maximum floor area limitation, and to add a reference to the Township’s Housing Licensing Ordinance, as follows:

Section 6.56 Accessory ~~Apartment~~ Dwelling

An accessory ~~apartments~~ dwelling shall comply with the following regulations:

- ~~1. Accessory Apartment Defined. An accessory apartment is a dwelling unit that is accessory to and contained within a principal single family dwelling, and which is occupied by either persons related to the occupant of the principal residence by blood, marriage, or legal adoption; domestic servants; or gratuitous guests. An accessory apartment typically has its own kitchen, bath, living area, sleeping area, and usually a separate entrance.~~

1. **Residence an Incidental Use.** The accessory ~~apartment~~ dwelling shall be clearly incidental to the principal ~~residence~~ single-family dwelling on the site. Accordingly, the following conditions shall be met:
 - a. An accessory ~~apartments~~ dwelling shall be established in and attached to an owner-occupied ~~homes~~ single-family dwelling only by means of a fully enclosed, insulated and heated space.
 - b. Only one (1) such accessory ~~residence~~ dwelling shall be permitted on each parcel.
 - c. The ~~total~~ gross floor area of the accessory ~~apartment~~ dwelling shall not exceed ~~eight hundred (800)~~ square feet or fifty percent (50%) of the principal single-family dwelling's gross floor area, whichever is less.
2. **Setbacks and Placement on the Parcel.** Accessory ~~residences~~ dwellings shall comply with all setback requirements for the zoning district in which they are located.
3. **Compatibility with Surrounding Land Use.** The design of the accessory ~~residence~~ dwelling shall not detract from the single-family character and appearance of the principal ~~residence~~ dwelling on the lot, or the surrounding neighborhood. The accessory ~~residence~~ dwelling shall not have a front entrance visible from the front yard, other than the entrance that serves the principal ~~residence~~ dwelling on the lot. When viewed from the outside, it shall appear that only one (1) household occupies the site.
4. **Parking and Access.** In addition to the minimum required parking for the principal dwelling ~~residence~~, one (1) additional required parking space shall be provided for the accessory dwelling ~~residence~~.
5. **Termination.** An accessory ~~apartment~~ dwelling that is no longer needed for the purposes outlined herein shall be incorporated into and become a part of the principal single-family ~~home~~ dwelling to which it is attached.
6. **Rental Certification.** The accessory dwelling shall be subject to the applicable requirements of the Township's Housing Licensing Ordinance.

PART TWENTY-TWO – Amendments to Section 7.14 (Trash Removal and Collection)

Subsection “C” (Screening) of Section 7.14 (Trash Removal and Collection) is hereby amended to clarify that durable and opaque non-wood fence materials can be used for trash enclosure screening (subject to Planning Commission approval).

Section 7.14 Trash Removal and Collection

C. Screening.

Dumpsters shall be screened from view from adjoining property and public streets and thoroughfares. Dumpsters shall be screened on three sides with a permanent building, decorative masonry wall, or solid, durable, and opaque ~~wood~~ fencing, not less than six (6) feet in height or at least one foot above the height of the enclosed dumpster, whichever is taller. Durable, lockable and visually opaque gates of equivalent height shall be provided on the fourth side of the enclosure.

PART TWENTY-THREE – Amendments to Section 9.2 (Schedule of Required Parking)

Subsection “F.” (Schedule of Off-Street Parking by Use) of Section 9.2 (Schedule of Required Parking) is hereby amended to revise the parking standard for self-storage buildings, as follows:

Section 9.2 (Schedule of Required Parking)

F. Schedule of Required Parking by Use

Land Use	Minimum Required Off-Street Parking Standard
Other Uses	
Self-storage Facilities-Buildings (Mini-Warehouse, Mini-Storage)	0.1 spaces per storage unit, plus R required parking for any office or other uses <u>accessory to the facility</u> .

PART TWENTY-FOUR – Amendments to Section 12.2 (General Requirements)

Section 12.2 (General Requirements) is hereby amended to delete and replace the text of subsection “J.” as follows:

Section 12.2 General Requirements

- J. **Nonconforming Single-Family Uses.** ~~Notwithstanding the limitations outlined in Section 12, any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements~~ See Section 12.6 (Nonconforming Single-Family Dwellings).

PART TWENTY-FIVE – Amendments to Section 12.4 (Modifications to Nonconforming Uses or Structures)

Subsection “A.” (Applicability) of Section 12.4 (Modifications to Nonconforming Uses or Structures) is hereby amended to revise subsection “A.5.” for clarity, and to add new subsections “A.6.” to reference the new Section 12.6 and “A.7.” to reference the existing Section 11.14.

Section 12.4 Modifications to Nonconforming Uses or Structures

- A. **Applicability.** The following regulations shall apply to any nonconforming use or structure, including:
1. Nonconforming uses of open land.
 2. Nonconforming use of buildings designed for a conforming use.
 3. Nonconforming use of buildings specifically designed for the type of use which occupies them but not suitable for a conforming use.
 4. Buildings designed and used for a conforming use but not in conformance with area and bulk, parking, loading, or landscaping requirements.
 5. Nonconforming buildings and structures, including accessory structures ~~such as fences and signs.~~
 6. Nonconforming single-family dwellings shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 12.6.

7. Nonconforming signs shall not be subject to regulation under this Section, but rather shall be subject to the requirements of Section 11.14.

PART TWENTY-SIX – Add a New Section 12.6 (Nonconforming Single-Family Dwellings)

Section 12 (Nonconformities) is hereby amended to add a new Section 12.6 entitled “Nonconforming Single-Family Dwellings” to eliminate regulatory conflicts in the existing regulations and to expand protections for nonconforming single-family dwellings, as follows:

Section 12.6 Nonconforming Single-Family Dwellings.

It is the intent of this Section to regulate the alteration and reconstruction of nonconforming single-family dwellings consistent with the intent and purposes of Section 12 and this Ordinance, and in a manner that avoids unnecessary hardship for homeowners seeking mortgage financing or homeowner’s insurance coverage for a nonconforming dwelling. Accordingly, the provisions of Section 12.4 (Modifications to Nonconforming Uses or Structures) shall not apply to nonconforming dwellings as regulated under this Section. Nonconforming single-family dwellings may be used, repaired, expanded, altered, or replaced if destroyed, subject to the following:

- A. **Dwelling as a Nonconforming Use.** A nonconforming single-family dwelling and nonconforming customary accessory structures located in a zoning district in which single-family dwellings are not an allowable use may be repaired, altered, or replaced if destroyed, provided that:
 - 1. Such work shall conform to all applicable standards of this Ordinance as if the property and use were located in the residential zoning district for which the lot area and lot width dimensional standards most closely align with that of the subject lot. Accessory structures shall conform to the requirements of Section 7.5 for the applicable residential zoning district.
 - 2. The use, dwelling, and accessory structures shall be maintained in conformance with all other applicable federal, state, and local laws, ordinances, regulations and rules.
- B. **Dwelling as a Nonconforming Structure.** Where a single-family dwelling is an allowable use in the zoning district but is nonconforming with respect to the zoning district’s dimensional standards or Section 6.16 (Residential Design Requirements) the following standards shall apply:
 - 1. Structural alterations to a nonconforming single-family dwelling that decrease or do not affect the degree of nonconformity shall be permitted. The dwelling may be expanded, provided that:
 - a. The addition shall conform to the dimensional standards and other requirements of the zoning district in which it is located.
 - b. The expanded dwelling shall not exceed the ground floor coverage and floor area ratio limits of the district in which it is located.

2. A nonconforming single-family dwelling may be repaired, reconstructed or replaced if damaged or destroyed, provided that:
 - a. All repairs and maintenance shall conform to the State Construction Code and all other applicable code requirements.
 - b. A damaged dwelling shall be adequately secured, and shall be protected against further damage from the elements.
 - c. Any replacement dwelling shall conform to the dimensional standards of the zoning district where it is located, except where, in the determination of the Zoning Administrator, existing site conditions would prevent reasonable conformance. In such cases, the dwelling may be reconstructed on the existing location.
 - d. Application for a building permit shall be made within 365 calendar days of the date of such damage, and all work shall be completed within the building permit approval period. Where pending insurance claims require an extension of time, the Zoning Administrator may grant one (1) extension of up to 365 calendar days, provided that the property owner submits a certification from the insurance company attesting to the delay.
3. A nonconforming dwelling moved within a lot or to another lot shall thereafter conform to the regulations of the district in which it is located.
4. If the dwelling became physically unsafe or unlawful due to a lack of repairs or unsecured exposure to the elements, or is declared to be unsafe or unlawful by reason of physical condition under the State Construction Code or applicable fire or property maintenance codes, it shall not thereafter be restored, repaired or rebuilt except in conformity with all Ordinance requirements.

PART TWENTY-SEVEN – Amendments to Section 13.2 (Township Board of Trustees)

Section 13.2 (Township Board of Trustees) is hereby amended to correct the references to required Township Board approvals, as follows:

Section 13.2 Township Board of Trustees

B. Review and Approval of Plans.

1. Township Board review and approval shall be required for all ~~Special Uses rezoning applications~~, in accordance with Section ~~14.5 (Amendments)~~ 14.3.
2. Township Board review and approval shall be required for all Planned Unit Development (PUD) applications, in accordance with Section ~~3.19 (PUD, Planned Unit Development District)~~ 3.18.

PART TWENTY-EIGHT – Amendments to Section 13.4 (Zoning Board of Appeals)

Section 13.4 (Zoning Board of Appeals) is hereby amended to delete and consolidate all provisions for establishment, authority, and general rules in an updated Section 14.4.

Section 13.4 Zoning Board of Appeals

The Township Zoning Board of Appeals (hereinafter referred to as "ZBA") is created pursuant to Michigan Public Act 110 of 2006, as amended.

~~A. **Membership and Operation.** The ZBA shall consist of five (5) members who shall be appointed in accordance with Section 601(3) of Michigan Public Act 110 of 2006, as amended, as follows:~~

- ~~1. The first member shall be a member of the Planning Commission.~~
- ~~2. The remaining members (including any alternate members) shall be electors of the Township residing outside of incorporated cities and villages and shall be representative of the population distribution and of the various interests present in the Township.~~
- ~~3. No employee or contractor of the Township may be a member or employee of the Board of Appeals. No elected officer of the Township may serve as chairperson of the Board of Appeals.~~
- ~~4. The qualifications of members, the term of each member, filling of vacancies, compensation of members, and operation of the ZBA shall be in accordance with Act 110. The ZBA shall not conduct business unless a majority of the members of the Board are present.~~
- ~~5. The Township Board may appoint up to 2 alternate members for the same term as regular members to the ZBA. An alternate member may be called to serve as a member of the ZBA in the absence of a regular member if the regular member will be unable to attend one (1) or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which the member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the ZBA.~~

~~B. **Meetings.** Meetings of the ZBA shall be held in accordance with an adopted schedule, or at the call of the Chairperson, or at such other times as the ZBA may specify in its rules and procedures. The ZBA shall state the grounds of each determination, and shall maintain a record of its proceedings, which shall be filed in the office of the Township Clerk.~~

~~C. **Removal of Members.** A member of the ZBA may be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.~~

~~D. Jurisdiction.~~ The ZBA shall have the authority outlined in Section 14.4 ([Zoning Board of Appeals](#))

PART TWENTY-NINE – Amendments to Section 13.5 (Enforcement Officials)

Subsection “B.” (Responsibilities of the Zoning Administrator) of Section 13.5 (**Enforcement Officials**) is hereby amended to remove inconsistencies between the provisions of this subsection and the established job description for this position, as follows:

Section 13.5 Enforcement Officials

- A. **Overview.** As specified throughout this Ordinance, certain actions necessary for the implementation of this Ordinance shall be administered by the Zoning Administrator, the Township Planner, and other Township administrative officials, or their duly authorized assistants or representatives. In carrying out their designated duties, all such enforcement officers shall administer the Ordinance precisely as it is written and shall not make changes or vary the terms of the Ordinance. The positions of Zoning Administrator and Township Planner may be filled by one person.
- B. **Responsibilities of the Zoning Administrator.** [The provisions of this Ordinance shall be administered and enforced by the Zoning Administrator, under the direction of the Township Planner.](#) In addition to specific responsibilities outlined elsewhere in this Ordinance, the Zoning Administrator ~~or his/her duly authorized assistants~~ shall have the following responsibilities:
- [1. The Zoning Administrator shall administer and enforce this Ordinance precisely as written, and shall not modify, vary or ignore the terms of this Ordinance nor grant exceptions to the actual meaning of any clause, order or regulation.](#)
 - [2. The Zoning Administrator shall have the authority to interpret this Ordinance in such a way as to preserve and promote the character of the zoning district in question, and carry out the intent and purposes of this Ordinance and Township Master Plan. Such interpretations shall be subject to appeal to the Zoning Board of Appeals in accordance with Section 14.4 \(Zoning Board of Appeals\).](#)
 - ~~1.~~[3. The Zoning Administrator shall](#) provide citizens and public officials with information relative to this Ordinance and related matters.
 - ~~2.~~[4. The Zoning Administrator shall](#) assist applicants in determining and completing appropriate forms and procedures related to site plan review, special use, rezoning, and other zoning matters.
 - ~~3.~~[5. The Zoning Administrator shall](#) review and investigate permit applications to determine compliance with the provisions of the Zoning Ordinance.
 - ~~4.~~[6. The Zoning Administrator shall](#) issue zoning permits upon compliance with provisions of this Ordinance and other applicable ordinances.

- ~~5-7.~~ The Zoning Administrator shall perform inspections of buildings, structures, and premises to ensure proposed land use changes or improvements are and will remain in compliance with this Ordinance.
- ~~6-8.~~ The Zoning Administrator shall investigate alleged violations of this Ordinance and enforce appropriate corrective measures when required, including issuance of violation notices, issuance of orders to stop work, and revoking of permits.
9. The Zoning Administrator shall order the discontinuance of unlawful uses of land or structures, removal of unlawful structures or alterations, discontinuance of work performed in violation of this Ordinance, and shall take such action(s) authorized by this Ordinance to ensure compliance with this Ordinance.
- ~~7-10.~~ The Zoning Administrator shall perform other related duties required to administer this Ordinance.

PART THIRTY – Amendments to Section 14.3 (Special Use Permits)

Section 14.3 (Special Use Permits) is hereby amended to correct a typographical error by removing “or Township Board” from subsection “J.3.” as follows:

Section 14.3 Special Use Permits

J. Standards for Special Use Approval.

1. 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.

PART THIRTY-ONE – Amendments to Section 14.4 (Variances and Appeals)

Section 14.4 (Variances and Appeals) is hereby deleted and replaced in its entirety with a new Section 14.4 entitled “Zoning Board of Appeals” to correct inconsistencies with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to substantial justice, as follows:

Section 14.4 Zoning Board of Appeals

There is hereby established a Zoning Board of Appeals (ZBA), which shall perform its duties and exercise its powers as provided for in the Michigan Zoning Enabling Act and this Ordinance, in such a way that the objectives of this Ordinance are observed, public health and safety secured, and substantial justice done.

A. Membership.

The Zoning Board of Appeals shall consist of five (5) regular members, appointed by the Township Board. One (1) member of the ZBA shall also be a member of the Planning Commission. The remaining two (2) members shall be selected from the electors of the Township. One (1) member may also be a member of the Township Board. In the event a member is elected to the Township Board and such election increases the number of Township Board members serving on the ZBA to more than one (1), then such member's seat on the ZBA shall be deemed vacant.

The members selected shall be representative of the population distribution, and of the various interests present in the Township. Employees and contractors of the Township shall be prohibited from serving as ZBA members.

B. Alternates.

The Township Board may appoint not more than two (2) alternate ZBA members for the same term as regular members. An alternate may be called to serve as a regular member for the ZBA in the absence of a regular member if the regular member is absent from or will be unable to attend one (1) or more ZBA meetings. An alternate may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons described in subsection 14.4.D. (Abstaining). The alternate member appointed shall serve in the case until a final decision is made, and shall have the same voting rights as a regular ZBA member.

C. Terms and Vacancies.

The term of each member shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board where terms shall be limited to the time they are members of those bodies. If multiple members are appointed at the same time, the appointments may be for less than three (3) years to provide for staggered terms. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.

D. Abstaining.

A member shall abstain from participating in a public hearing or voting on any question in which he or she has a conflict of interest, subject to the following:

1. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the remaining members of the ZBA.
2. The member is disqualified from voting on the matter if:
 - a. A majority vote of the remaining members of the ZBA agree that a conflict exists; or if
 - b. A ZBA member who is also a member of the Township Board or Planning Commission previously voted on the same matter as a member of the Board or Commission. The member may consider and vote on other unrelated matters involving the same property.

3. The ZBA may define "conflict of interest" in its bylaws, or the Township Board may adopt a conflict of interest policy for the Township by resolution.
4. Failure of a member to disclose a potential conflict of interest or to abstain as required by this subsection shall constitute malfeasance in office.

E. Removal From Office.

The Township Board may remove a member from office for misfeasance, malfeasance or nonfeasance in office, upon written charges and following a public hearing held in accordance with Section 14.6 (Public Hearing Notice). Minutes of the meeting at which the hearing is held shall record the reasons for the hearing, any motions or resolutions, and the roll call vote of the Township Board.

F. General Rules.

The following general rules shall apply to the Zoning Board of Appeals:

1. **Officers.** The ZBA shall annually elect a Chair, Vice-Chair, Secretary, and Vice-Secretary from its membership. The Township Board Representative shall not serve as ZBA Chair. Such election shall be held at the first regular ZBA meeting of each calendar year, or at the first regular meeting of the ZBA following departure of an existing officer from the ZBA.
 - a. The Chair shall preside at and conduct ZBA meetings; and shall have the power to subpoena and require attendance of witnesses, administer oaths, compel testimony and production of books, papers, files, and other evidence pertinent to matters before the ZBA. The Chair shall also decide all points of order or procedure. In the absence of the Chair, the Vice-Chair shall exercise all powers and authority of the Chair.
 - b. The Secretary shall be responsible for ensuring that complete and accurate written records are kept of all ZBA proceedings.
2. **Meetings.** Meetings of the ZBA shall be held at the call of the Chair and at such other times as any ZBA bylaws may specify. All ZBA meetings shall be open to the public. Three (3) ZBA members shall constitute a quorum, without which the ZBA shall not conduct business other than to open and close the meeting. The concurring vote of a minimum of three (3) ZBA members shall be necessary for any decision.
3. **Timing of application or appeal.** For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing subsequent to the conclusion of that administrative process.
4. **Stay of action.** An application or appeal stays all proceedings in the furtherance of the action subject to the application or appeal, unless the Zoning Administrator, Township Planner, Township Engineer, or Building Official certifies to the Zoning Board of Appeals that, in their opinion and by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall

not be stayed other than by a restraining order which may be granted by the Zoning Board of Appeals or by the Circuit Court upon due cause shown.

5. **Hearing.** After receipt of a complete and accurate application, a reasonable time and date for public hearing shall be established. Notice shall be given and the hearing shall be held per Section 14.6 (Public Hearing Notice). All hearings shall be open to the public.
6. **Representation.** An applicant may appear or be represented by an agent or attorney.
7. **Motions.** A motion for action on an application shall include specific findings of fact and conclusions made by the ZBA in the case. Approved motions, including findings of fact and conclusions, shall be incorporated into the written record for the case. A copy shall be provided to the applicant of the approved written record of the meeting, or a written decision signed by the Chair or acting Chair.
8. **Postponement and dismissal.** The ZBA may postpone consideration of an application until a later meeting upon request by the applicant, failure of the applicant to attend the meeting, or determination that the application is not sufficiently complete or accurate for action. Failure of the applicant to attend two (2) or more meetings where the application is on the agenda shall constitute grounds for dismissal of the application without further consideration.
9. **Record of Proceedings.** The Township administrative staff, under the supervision of the secretary of the ZBA, shall prepare and keep minutes of the ZBA proceedings, showing the findings, decisions, conditions, if any, and votes of each member in each case, including a member's absence or failure to vote. The minutes shall be within the ultimate authority, and shall be the responsibility, of the secretary of the ZBA, and shall be subject to approval of the ZBA.

To the extent that a written decision statement in a case is prepared and issued in accordance with Section 606(3)(a) of the Michigan Zoning Enabling Act, it shall include the date of the meeting when the decision was made, it shall include the full text of the adopted motion, the signature of the Chair or acting Chair, and the date the written decision statement was signed.

10. **Period of Validity.** A decision of the ZBA shall have immediate validity, subject to the provisions of subsection 14.4.M. (Appeals to Circuit Court).
 - a. Any decision of the ZBA favorable to the applicant shall remain valid only as long as the information and data relating to such decision are found to be correct, and the conditions upon which the decision was based are maintained.
 - b. Relief granted by the ZBA shall be valid for a period not longer than 365 calendar days, unless otherwise specified by the ZBA. Within such period of effectiveness any required permits must be secured and any actual on-site improvement of property in accordance with the approved plan and the relief granted must be commenced or the grant of relief shall be deemed void.
11. **Bylaws.** The ZBA may also adopt bylaws to govern its procedures.

G. Powers and Duties of the ZBA.

The Zoning Board of Appeals shall hear, decide, and rule on the following:

1. **Interpretations.** The ZBA shall hear and decide questions that arise in the administration of the zoning ordinance, including the interpretation of the text and the Official Zoning Map, subject to the provisions of subsection 14.4.I.
2. **Administrative appeals.** The ZBA shall hear and decide appeals from and review any administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of this Ordinance, subject to the provisions of subsection 14.4.J.
3. **Variances.** The ZBA shall hear and decide requests for variances for relief from the strict application of one (1) or more non-use provisions of this Ordinance, subject to the provisions of subsection 14.4.I.K.
4. **Other matters.** The ZBA shall have the authority to hear and decide on other matters referred to them upon which this Ordinance or Michigan Zoning Enabling Act specifically authorizes the ZBA to act.
5. **Prohibited actions.** The ZBA shall not alter or change the zoning district classification of any property, or make any change in the terms of this Ordinance, and shall not take any action that would result in making a legislative change. The ZBA shall not hear and shall have no authority regarding use variances or any issue involving a special use permit or planned unit development approval or denial.

H. Applications.

All applications to the ZBA shall be made by filing at least ten (10) paper copies and two (2) digital copies (in a format compatible with Township systems) of a complete and accurate application with the Zoning Administrator or designee, on forms provided by the Township, and shall be accompanied by the applicable fee and any required escrow deposit as established by Township Board resolution. In addition to the applicable fee and any required escrow deposit, a complete and accurate application shall at a minimum include the following:

1. Name, address, telephone and facsimile numbers, and other contact information for the applicant and owners of record, along with proof of ownership.
2. The applicant's interest in the property, and if the applicant is not the property owner of record, a signed authorization of the owner(s) for the application.
3. Address, location, legal description, and tax identification number of the parcel.
4. Zoning classification of the subject parcel(s) and all abutting parcels.
5. A letter from the applicant stating the reasons for the request, and addressing the applicable criteria specified in this Article for the type of request.
6. Copies of all plans, studies and other information and data to be relied upon by the applicant.

7. Any additional information required by this Article or deemed necessary by the ZBA to make a determination on the issue in question.
8. For variance requests, the following additional requirements shall apply:
 - a. The applicant shall submit a plot plan drawn to scale and including lot boundaries, easements, dimensions, setbacks, locations of septic systems and wells where applicable, significant natural features, and all existing and proposed structures and improvements.
 - b. The ZBA shall have the authority to require a certified survey prepared by a registered land surveyor when determined necessary to verify the accuracy of the plot plan.
 - c. For projects subject to site plan approval per Section 14.2, a complete site plan shall be provided.

I. Interpretations.

The ZBA shall have the power to hear and decide questions that arise in the interpretation of the text of the Zoning Ordinance in a manner consistent with the intents and purposes stated in the Ordinance, and in such a way as to preserve and promote the character of the zoning district in question. The ZBA shall also have the power to hear and decide questions that arise in the interpretation of the Official Zoning Map in such a way as to carry out the intents and purposes of this Ordinance and the Master Plan, subject to the standards of Section 10.105.E (Rules for Interpretation).

Applications for questions that arise from an interpretation of the text of the Zoning Ordinance or of the Official Zoning Map made by the Planning Commission, Zoning Administrator or other Township official shall be reviewed by the ZBA as an administrative appeal subject to subsection 14.4.J. (Administrative Appeals).

J. Administrative Appeals.

Consideration of administrative appeals shall be subject to the following:

1. **Standing to Appeal.** Appeals shall be taken to the ZBA through submittal of a complete and accurate application to the Township Clerk by a person, firm or corporation aggrieved by the order, requirement, decision or determination; or by an officer, department, board, commission or bureau of the Township, county, state, or federal governments. Such appeals shall be filed within 60 calendar days of the order, requirement, decision or determination in question.
 - a. The appellant shall submit a clear description of the order, requirement, decision, or determination from which the appeal is made and the grounds of the appeal. The appellant may be required by the ZBA to submit additional information to clarify the appeal.
 - b. The Township Clerk shall compile and transmit to the ZBA copies of all relevant papers constituting the record upon which the action appealed from was taken.

2. Determinations. The ZBA shall reverse an administrative decision only upon determining that the order, requirement, decision or determination:

- a. Constituted an abuse of discretion;
- b. Was arbitrary or capricious;
- c. Was based upon an erroneous finding of a material fact; or
- d. Was based upon an erroneous interpretation of the Zoning Ordinance.

After making such a determination, the ZBA may, reverse or affirm wholly or in part; modify the order, requirement, decision or determination; or make such order, requirement, decision, or determination as ought to be made, and may issue or direct the issuance of a permit. To that end, the ZBA shall have all of the powers of the official(s) from whom the appeal is taken.

K. Variances.

The ZBA shall have the authority to grant non-use variances where, owing to special conditions, strict enforcement of this Ordinance would result in unnecessary hardship or practical difficulty, subject to Michigan Zoning Enabling Act requirements and the following:

1. Standards for Review. A variance shall not be granted unless all of the following standards are met:

- a. **Practical difficulties.** Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.
- b. **Substantial justice.** The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
- c. **Unique circumstances.** The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.
- d. **Preservation of property rights.** The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.
- e. **Public safety and welfare.** The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed and public safety and welfare secured. In addition:
 - i. The granting of a variance will not increase the hazard of fire or otherwise endanger public safety.

- ii. The granting of a variance will not unreasonably diminish or impair the value of surrounding properties.
 - iii. The granting of a variance will not alter the essential character of the area or surrounding properties.
 - iv. The granting of a variance will not impair the adequate supply of light and air to any adjacent property.
 - f. **Not self-created.** The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.
 - g. **More than mere inconvenience.** The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.
 - h. **Minimum necessary action.** The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
2. **Use Variances Prohibited.** Under no circumstances shall the ZBA grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.
3. **Reapplication for Variance.** No application for a variance that has been denied wholly or in part by the ZBA shall be resubmitted for a period of 365 calendar days from the date of denial, except on grounds of new evidence of changed conditions found by the ZBA to be valid.

L. Conditions of Approval.

The ZBA may impose conditions or limitations upon any affirmative decision, as it may deem reasonable and necessary in accordance with the purposes of this Ordinance and the Michigan Zoning Enabling Act. Such conditions shall be consistent with procedures, requirements, standards, and policies of the Township, where applicable. Violation of any condition imposed shall be deemed a violation of this Ordinance.

M. Appeals to Circuit Court.

Any person aggrieved by a decision of the ZBA in a particular case shall have the right to appeal to the Circuit Court as permitted by Section 606 of the Michigan Zoning Enabling Act [MCL125.3606(1)]. The appeal shall be filed within 30 calendar days after the Zoning Board of Appeals issues its written decision signed by the Chair or acting Chair, or within 21 calendar days after the Zoning Board of Appeals approves the minutes of its decision, whichever comes first.

PART THIRTY-TWO – Repeal

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

PART THIRTY-THREE – Severability

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

PART THIRTY-FOUR – Publication

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

ADDITIONAL PROPOSED ZONING ORDINANCE AMENDMENTS

PART TWO – Amendments to Section 2.2 (Definitions)

Section 2.2 (Definitions) is hereby amended to also amend and clarify the defined term “religious institutions, as follows:”

Section 2.2 Definitions

Religious Institution: ~~Any structure~~ A type of building or site that has been consecrated, dedicated or otherwise set apart primarily and regularly used for religious assembly and/or activity for the regular assembly of persons for the conducting of services, ordinances, and activities within a particular system of faith and worship. If designed, constructed, operated, and maintained in a manner that is clearly incidental and subordinate to the principal use, the following are acknowledged as acceptable accessory uses and structures commonly associated with religious institutions include, but are not necessarily limited to: the hosting of weddings, baptisms, funerals, and other ceremonies, celebrations, and social or outreach events within a particular system of faith and worship; classrooms for religious education; church offices and meeting rooms; parsonages, convents, and similar living arrangements for ministry and other members of a religious order who carry out their duties primarily on the site; assembly halls; a kitchens, food pantryies, and or similar food preparation facilityies; a multi-purpose room or fellowship hall space classrooms; gyms; and a small playgrounds area.

PART THREE – Amendments to Section 3.4 (Permitted Uses by District)

Section 3.4 (Permitted Uses by District) is hereby amended to also add “Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly” as an allowable Principal Permitted Uses in the B-7 zoning district:

Key: A=Accessory Use
P=Principal Permitted Use
S=Special Use
[blank]=Use Not Permitted

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Public, Quasi-Public, and Recreational Uses														
Religious Institutions	S	S	P	P	P	P		P	P	P			P	Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P	<u>P</u>				

PART EIGHT – Amendments to Section 3.13 (B-4, General Business District), Section 3.14 (B-5, Highway Business District, and Section 3.15 (B-7, Retail and Service Highway Business District)

The lists of Principal Permitted Uses and Special Uses in Section 3.13, Section 3.14, and Section 3.15 are hereby amended, as follows:

- D. Add the following as allowable Principal Permitted Uses in the B-7 zoning district:
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly



ZONING ORDINANCE AMENDMENT REPORT

TO:	Planning Commission	DATE:	December 12, 2022
FROM:	Rodney C. Nanney, AICP	Community and Economic Development Director	
PROJECT:	PTXT 22-01 - Proposed Zoning Ordinance text amendments		
ACTIONS REQUESTED:	To hold a public hearing for and to review the PTXT 22-01 set of proposed text amendments to the Zoning Ordinance No. 20-06, and to make a recommendation to the Board of Trustees.		

Background Information

During the adoption process for our current Zoning Ordinance No. 20-06 (which went into effect in September of 2020), our project consultant noted that with any comprehensive Zoning Ordinance update project it is expected that some details may be identified for correction as the new ordinance is implemented. In November of last year, an initial set of “punch list” amendments were adopted by the Board of Trustees after a Planning Commission public hearing and recommendation for approval. As staff has continued to administer the new Zoning Ordinance, some additional issues have arisen that are best resolved through consideration of amendments. In addition, new or amended state laws require corresponding changes to the Zoning Ordinance.

With the exception of the last page (titled “*Additional Proposed Amendments*”), the set of proposed amendments is the same as was reviewed by the Commission during your November meeting. The background for these additional amendments is included in the Summary below.

Summary of Proposed Amendments

Additional background information is provided below to highlight various changes to the Zoning Ordinance included in this set of proposed amendments:

Correcting Gaps in the Allowable Uses.

The definition of “Public and Institutional Buildings and Uses” is proposed to be revised, and “Dwelling, Accessory,” “Bakeries,” “Printing, Copying, and Bookbinding Operations,” and various recreation facilities are proposed to be added to eliminate staff-identified gaps in our current list of allowable uses in various zoning districts. Where needed, appropriate standards for these uses have been added or updated in Section 6.

Correcting Errors and Regulatory Conflicts.

Several typographical errors are proposed to be corrected, and outdated references in a number of sections to Township Board approval of special uses will be removed. Changes in state law require us to amend the licensed capacity limits for family and group day care homes, and to insert “qualified residential treatment programs for 10 or fewer individuals” as an allowable use in

districts where single-family dwellings are allowed.

A regulatory conflict identified by the Zoning Administrator related to provisions for nonconforming single-family dwellings is proposed to be resolved by inserting a new Section 12.6 to more properly and completely address the concerns of mortgage companies and insurance companies related to replacement of a damaged or destroyed nonconforming dwelling. The responsibilities of the Zoning Administrator (listed in Section 13.5.B.) are also proposed to be updated to remove inconsistencies between the provisions of this subsection and the established job description for this position.

Planned Unit Development (PUD) Updates

The eligibility criteria and provisions for permitted uses in a PUD project are proposed to be updated to clarify and expand the criteria for consideration of a potential project for PUD review, to expand land use options that can be considered on a PUD Concept Plan, and to better integrate the Master Plan into the land use review component of the PUD review process. An additional amendment to the “regulatory flexibility” subsection is intended to allow proposed “limited deviations” to signage standards to also be considered as part of a PUD application.

Self-storage Buildings.

To correct a regulatory conflict, self-storage buildings are proposed to be added back into the table in Section 3.4 (to match the reference in Section 3.13). To minimize impacts on a vibrant business district and to maximize the economic development potential of the limited amount of vacant industrial land in the Township, additional location and site arrangement standards are proposed to be added to Section 6.38 and these facilities are proposed to be moved to require special use permit approval in the Industrial Districts. The minimum parking standard is also proposed to be revised to eliminate the potential for excessive or unnecessary required parking.

Zoning Board of Appeals

Amendments are proposed to consolidate all Zoning Board of Appeals-related provisions into one section (these provisions are currently incomplete and divided between Sections 13.4 and 14.4), to correct inconsistencies in the current text with sections 601, 603, and 604 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria related to “substantial justice.” As part of the updates, a clarification is also proposed to be made related to the timing of application or appeal. For any land use, structure or other project that is subject by a provision of this Ordinance to review and action or interpretation by the Planning Commission or Zoning Administrator, an application to the Zoning Board of Appeals shall only be accepted for review and a public hearing after the conclusion of that administrative process.

Additional Proposed Amendments

On December 7, 2022, the Zoning Board of Appeals (ZBA) held a hearing to consider a request from Thrive Church of Mt. Pleasant for an interpretation of the Zoning Ordinance to determine if all the following uses that Thrive Community Church included in their Statement of Use are fully consistent with the definition of “religious institution” in Section 2.2 (Definitions) and the allowable land uses listed in Section 3.15 (B-7, Retail and Highway Service Business District) of the Zoning Ordinance, and that none of the listed uses are consistent with “Theaters, Assembly Halls, Concert

Halls, and Similar Places of Public Assembly” or “(Outdoor) Recreation Facilities” which are not allowable uses in the B-7 District:

1. *Worship services in our worship center/assembly hall on a weekly basis*
2. *Classrooms for weekly religious education*
3. *Meeting rooms and church offices*
4. *Kitchen and café*
5. *Host weddings, baptisms, funerals, and other religious and secular ceremonies and celebrations*
6. *Host Christian music artists*
7. *Host religious and secular community gatherings, conferences, meetings, public events, social events, and outreach activities*
8. *Community piano recitals or school graduation ceremonies*
9. *Outdoor recreation facilities for both Thrive Church and community members*
10. *“If the Girl Scouts, members of a yoga or exercise studio or members of a non-profit organization desire to meet or host an event in our space, we would love to accommodate such a request, just as a private school, a fraternal organization, or lodge hall in our zoning district would do.”*

The proposed list of uses include many activities which are customary accessory uses to a religious institution, as noted in the current defined term. However, the proposed activities also include a number of secular or non-religious public assembly activities that are typically found to be principal uses (separate from and not subordinate to or part of a church facility). Thrive Church representatives indicated that their purpose for submitting the application was to gain certainty as to whether the full scope of their planned activities for a parcel in the B-7 District would be allowed prior to the expense of preparing a preliminary site plan application for Planning Commission review. Staff had met with church representatives several times in 2021 and 2022, and had recommended focusing on available land in the B-4 and B-5 zoning districts, or to consider the Planned Unit Development (PUD) option for their project.

The application to the ZBA highlighted the fact that religious institutions are allowed in the B-7 District, but theaters, concert halls, and similar non-religious or secular places of public assembly are not. This is different from the other two business districts, where both religious and secular places of public assembly are allowable uses.

Following the hearing and extensive deliberations, the ZBA adopted a motion to broadly interpret the definition of “religious institution” in Section 2.2 to include all of the above activities except “outdoor recreation facilities” as allowable accessory uses to a religious institution. Although the church intended the request to only apply to their proposed parcel and project, the interpretation is broad and can apply to religious institutions in many other zoning districts.

In response, staff prepared the Additional Proposed Amendments sheet, which was added to the set of proposed amendments posted for the public hearing. The additional amendments would clarify the definition of religious institutions to remove ambiguities cited by the applicant and ZBA members during the hearing and deliberations. This change would also incorporate some of the specific language cited by the ZBA in their adopted motion. The additional amendments also include a proposal to add “Theaters, Assembly Halls, Concert Halls, and Similar Places of Public Assembly” to the list of allowable Principal Uses in the B-7 District. These changes would not affect the scope of the ZBA decision as it applies specifically to the Thrive Church project.

Board of Trustees Goals Addressed

Board of Trustees goals addressed from Policy 1.0: Global End, of the Board of Trustees' Policy Governance document:

- 1. Community well-being and common good**
- 3. Safety**
- 4. Health**
- 6. Commerce**

The proposed set of amendments will help to ensure that the Township's Zoning Ordinance supports a sustainable community (1.0) and provides for fair and nondiscriminatory code enforcement (1.1.1.2). The updated provisions are intended in part to help ensure that all residents of all ages and abilities may enjoy a safe environment (1.3), have access to facilities that enable an active, healthy lifestyle (1.4), and can take pride in their community (1.1.1.3). The commerce-friendly changes proposed to the standards for the Business Districts and Industrial Districts are intended to support economic development and further encourage innovative and traditional commercial establishments to locate in the Township (1.6), while also providing for reasonable regulation of potentially undesirable businesses designed to minimize adverse impacts on neighboring properties and land uses (1.6.1).

Objective

Planning Commission review of the proposed set of Zoning Ordinance text amendments in anticipation of setting a public hearing date for the amendments.

Recommendation

The proposed set of Zoning Ordinance text amendments are ready for a public hearing. Following the hearing and consideration of any public comments, I would ask that the Planning Commission take action to recommend to the Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted as presented with the Additional Proposed Amendments to Sections 2 and 3.

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

Draft Motions: Zoning Ordinance Text Amendments

MOTION TO RECOMMEND APPROVAL:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted as presented with the Additional Proposed Amendments to Sections 2 and 3.

MOTION TO RECOMMEND APPROVAL WITH ADDITIONAL CHANGES:

Motion by _____, supported by _____, to recommend to the Township Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06 be adopted with the Additional Proposed Amendments to Sections 2 and 3 and the following changes:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PTXT 22-01 Zoning Ordinance text amendments until _____, 2023 for the following reasons: _____

MOTION TO RECOMMEND DENIAL:

Motion by _____, supported by _____, to recommend to the Board of Trustees that the PTXT 22-01 proposed amendments to Sections 2 (Definitions), 3 (Zoning Districts and Maps), 5 (Supplemental Zoning District Standards), 6 (Standards Applicable to Specific Land Uses), 7 (General Provisions), 9 (Parking, Loading, and Access Management), 12 (Nonconformities), 13 (Administrative Organization), and 14 (Administrative Procedures) of the Zoning Ordinance No. 20-06, with the Additional Proposed Amendments to Sections 2 and 3, be denied for the following reasons:



TO: Planning Commission

DATE: December 12, 2022

FROM: Rodney C. Nanney, AICP, Community and Economic Development Director

RECOMMENDED ACTION: To support the Township's participation in the Michigan Economic Development Corporation's updated statewide Redevelopment Ready Communities Program and pursuit of a Redevelopment Ready Communities certification, and to recommend to the Board of Trustees that the proposed resolution of intent be adopted.

Background Information

The Redevelopment Ready Communities (RRC) program is a voluntary, no-cost certification program made available to communities across the state and overseen by the Michigan Economic Development Corporation (MEDC). The RRC Program was substantially updated in 2021 and is designed to promote effective redevelopment strategies through a set of best practices. The program measures and then certifies local government that integrate transparency, predictability, and efficiency into their land use and land development/redevelopment ordinances, processes, plans, and policies.

To be "redevelopment ready" involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources to attract and retain businesses, offer superior customer service and have a streamlined development approval process making pertinent information available around-the-clock for anyone to view. The foundation of the program begins with the RRC Best Practices, which are the standard to achieve RRC certification.

Although the Township has not sought to formally engage with the RRC Program until now, RRC Program best practices related to development review processes, parking standards, and other development-related requirements were incorporated by staff and the Township's project consultant into the new Zoning Ordinance No. 20-06 adopted in 2020. In addition, some redevelopment-related best practices were made part of the adopted 2018 Master Plan. Several additional best practices related to public participation, conceptual plan review, training, and economic development are part of the daily work of Community and Economic Development Department staff.

Justification

Formal participation in the RRC Program with the intent to pursue a Redevelopment Ready Communities certification from the MEDC would provide additional opportunities to improve public participation and engagement, and to refine development-related ordinances and plans to further promote redevelopment of older commercial and industrial sites in the Township.

Participation in the RRC Program would also be consistent with the following Board of Trustees goals (from Policy 1.0: Global End):

- 1.0 *Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.*
- 1.1.1.2 *Fair and nondiscriminatory code enforcement*
- 1.1.2 *Residents look to the township as a key information source for community activities, quality public services and resources in the region.*
- 1.1.2.1 *Create more frequent opportunities for citizen/Board dialogue*
- 1.6 *Commercial establishments, including new, innovative, and traditional, are drawn to Union Township through commerce –friendly economic development policies.*

The full set of the Board’s adopted Global Ends (or desired outcomes) can be found on pages 3-4 of the Union Township Board Policy Manual, which is available on the Township’s website under Departments/Manager or at the following link:

<http://www.uniontownshipmi.com/Portals/0/Documents/Departments/Manager/Township%20Operations/Policy%20Governance%20Manual-Union%20Township-v%20November%202022%20.pdf?ver=2022-11-30-124521-873>

COSTS

NA

Recommended Action

To support the Township’s participation in the Michigan Economic Development Corporation’s updated statewide Redevelopment Ready Communities Program and pursuit of a Redevelopment Ready Communities certification, and to recommend to the Board of Trustees that the proposed resolution of intent be adopted.

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

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

**RESOLUTION OF INTENT TO PARTICIPATE IN THE MICHIGAN ECONOMIC DEVELOPMENT
CORPORATION'S REDEVELOPMENT READY COMMUNITIES PROGRAM**

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

WHEREAS, the Michigan Economic Development Corporation (MEDC) has established an updated statewide Redevelopment Ready Communities (RRC) Program and developed a comprehensive set of recommended best practices to empower local governments to shape their future and to retain and attract businesses, investment and talent; and

WHEREAS, The RRC program is available to provide technical assistance to Michigan communities seeking to improve their redevelopment readiness by ensuring transparency, predictability, and efficiency in their development review processes, and through refinement of policies in the Master Plan and other local planning documents that provide a clear framework for prioritizing redevelopment and growth areas, resource allocation, and public improvement projects; and

WHEREAS, RRC Program best practices related to streamlining development review processes and expectations were incorporated into the new Zoning Ordinance No. 20-06, which went into effect in September of 2020; and

WHEREAS, the Township Planning Commission also included several redevelopment-related best practices into the adopted 2018 Master Plan, which is due for a five-year review in 2023 as required by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended); and

WHEREAS, participation in the RRC Program would provide additional opportunities to improve public participation and engagement, and to refine development-related ordinances and plans to further promote redevelopment of older commercial and industrial sites in the Township; and

WHEREAS, during their regular meeting on _____, 202__, the Planning Commission adopted a motion to support the Township's participation in the RRC Program and pursuit of a Redevelopment Ready Communities certification from the MEDC, and to recommend to the Board of Trustees that this resolution be adopted; and

WHEREAS, participation in the RRC Program would be consistent with the following Board of Trustees goals (from Policy 1.0: Global End):

- 1.0 *Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.*
- 1.1.1.2 *Fair and nondiscriminatory code enforcement*
- 1.1.2 *Residents look to the township as a key information source for community activities, quality public services and resources in the region.*
- 1.1.2.1 *Create more frequent opportunities for citizen/Board dialogue*
- 1.6 *Commercial establishments, including new, innovative, and traditional, are drawn to Union Township through commerce –friendly economic development policies.*

NOW, THEREFORE, LET IT BE RESOLVED that it is the intention of the Charter Township of Union to participate in the RRC Program, to further incorporate RRC best practices into the Township's development-related ordinances and planning documents, and to proceed toward implementation of the recommendations received during the RRC Program's evaluation process to receive a Redevelopment Ready Communities certification from the MEDC.

The foregoing resolution was offered by _____ and supported by _____.

Upon roll call vote, the following voted:

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

RESOLUTION DECLARED ADOPTED.

Bryan Mielke, Supervisor

Date

CERTIFICATION

I, Lisa Cody, Clerk for the Charter Township of Union, do hereby certify that the foregoing is a true and complete copy of the action taken by the Board of Trustees at a regular meeting held on the _____ day of _____, 202___. I further certify that public notice was given and the meeting was conducted in full compliance with the Open Meetings Act (Public Act 267 of 1976, as amended).

Lisa Cody, Clerk

Certification Date