



BOARD OF TRUSTEES
Regular Meeting
July 10, 2019
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
6. PUBLIC HEARINGS
7. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
8. REPORTS/BOARD COMMENTS
 - A. Current List of Boards and Commissions – Appointments as needed
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes – June 26, 2019- regular meeting
 - C. Accounts Payable
 - D. Payroll
 - E. Meeting Pay
 - F. Fire Reports
10. NEW BUSINESS
 - A. Discussion/Action: (Gallinat) Consider SUP 2019-04 Public and Institutional Use Isabella County Conservation District (under separate cover)
 - B. Discussion/Action: (Board of Trustees) Board of Trustees annual review of Board Governance Policy No. 3.6 - Supervisor's Role in the Board's Process - postponed from 6/26/19 meeting
 - C. Discussion/Action: (Stuhldreher/Board of Trustees) Continue Discussion to inform FY 2020 budget development on what goals to execute to achieve ENDS
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time. For specific answers to questions, please call Township Hall (989-772-4600)
12. MANAGER COMMENTS

13. FINAL BOARD MEMBER COMMENT

14. CLOSED SESSION

A. Review Attorney/Client privileged communication with Township Legal Council

15. ADJOURNMENT

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Liz	Presnell	2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
Alt #1	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Jakubiec	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2023
2	James	Zalud	4/14/2023
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2023
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019

2019 CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on June 26, 2019 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Supervisor Gunning, Treasurer Rice, Clerk Cody, Trustees B. Hauck, Trustee Lannen, Trustee Mikus, and Trustee Woerle

Approval of Agenda

Woerle moved **Hauck** supported to approve the Agenda as amended, moving Item J to the top of the Agenda. **Vote: Ayes: 6 Nays: 1. Motion carried.**

Presentations

Public Hearings

Public Comment - open 7:02 p.m.

Kirk Smith – Gemini Capital Management, LLC, Breckenridge, MI – Commented on time-sensitive urgency for TXT 2019-01

Teri Sommerville, 3678 St. Andrews – Commented on Water Ordinance & made statements regarding Disciplinary Action

Richard Figg, 1239 E. Broomfield – Commented on Water Ordinance

Doug LaBelle – Commented on Water Ordinance & made statements regarding Disciplinary Action

Reports/Board Comments

- **Current List of Boards & Commissions**

Lannen moved **Woerle** supported to re-appoint Phil Mikus to the Sidewalks and Pathways Prioritization Committee with a term expiring 7/26/2021. **Vote: Ayes: 7 Nays: 0. Motion carried.**

- **Updates by Township Planner from Planning Commission and ZBA**

- **Board Member Reports**

Gunning – Updates from the EDA

Cody – City of Mt. Pleasant Updates, attended MTA Township Assessing workshop -urged all board members to attend

Rice – Reported that Summer Taxes will be mailed out by July 1, 2019

Hauck – Road Commission Updates

Lannen – Isabella County Board of Commissioners Updates, Council of Governments Updates, and attended MTA Township Assessing workshop

Mikus – Requested report of activities for the Cultural Recreational Commission

Consent Agenda

A. Communications

1. PC 5/21/19 approved minutes
2. ZBA 5/1/19 approved minutes
- B. Minutes – June 12, 2019- regular meeting
- C. Accounts Payable
- D. Payroll
- E. Meeting Pay
- F. Fire Reports
- G. (Smith) Approval of the purchase of a 2019 New Holland Compact Utility Tractor and trade-in of a 1999 John Deere 430 tractor
- H. (Stuhldreher) Approval of a Facilities Use Agreement between the Township and the Mt. Pleasant Pony Colt League/Mt. Pleasant BPA (the “Pony League”) and to allow the Township Manager to execute same on behalf of the Township

Mikus moved **Rice** supported to approve the consent agenda as presented. **Vote: Ayes: 6 Nays: 1. Motion carried.**

BOARD AGENDA

A. Discussion/Action: (Stuhldreher) Appeal of Disciplinary Action

Assessor requested to wait until her Attorney arrived.

Lannen moved **Mikus** supported to continue with the Agenda allowing time for her Attorney to arrive. **Vote: Ayes: 7 Nays: 0 Motion carried.**

B. Discussion/Action: (Gallinat) TXT 2019-01 First Reading Solar Energy Systems Regulations Lone Maple LLC

Woerle moved **Cody** supported introducing Zoning Text Amendment Ordinance 2019-04 and to publish notice for adoption on July 24, 2019 in the Morning Sun Newspaper. **Vote: Ayes: 7 Nays: 0 Motion carried.**

C. Discussion/Action: (Gallinat) Approve SUB 2019-01 Preliminary Plat Review. Amending Plat of Village of Isabella City located at S. River Rd.

Mikus moved **Cody** supported to approve SUB 2019-01 Preliminary Plat Review amending Plat of Village of Isabella City located at S. River Rd. **Vote: Ayes: 7 Nays: 0. Motion Carried.**

D. Discussion/Action: (Smith) Approval of the Engineering Proposal with Gourdie Fraser for the replacement of Well #1 with a new well (Well#11) at the Isabella Treatment Plant

Cody moved **Hauck** supported to approve the Engineering Proposal with Gourdie Fraser for the replacement of Well #1 with a new well (Well #11) at the Isabella Treatment Plant in the amount of \$29,500. **Vote: Ayes: 7 Nays: 0. Motion Carried.**

E. Discussion/Action: (Smith) Township Board requested to adopt Ordinance Number 2019-04, an Ordinance to amend various provisions of the Charter Township of Union Water Service, Use and Rate Ordinance Number 1987-9, as amended

Cody moved **Mikus** supported to approve adopting Ordinance Number 2019-04, an Ordinance to amend various provisions of the Charter Township of Union Water Service, Use and Rate Ordinance Number 1987-9, as amended. **Roll Vote: Ayes: Rice, Cody, Lannen, Mikus, and Woerle Nays: Gunning and Hauck. Motion Carried.**

A. Discussion/Action: (Stuhldreher) Appeal of Disciplinary Action

8:16 p.m.

Lannen moved **Woerle** supported that the Board go into closed session under section 8(a) of the Open meetings Act, to consider the suspension of the Township Assessor. **Roll Vote: Ayes: Gunning, Rice, Cody, Hauck, Lannen, Mikus, and Woerle Nays: 0. Motion Carried.**

8:49 p.m.

Mikus moved **Cody** supported to come out of closed session. **Roll Vote: Ayes: Gunning, Rice, Cody, Hauck, Lannen, Mikus, and Woerle Nays: 0. Motion Carried.**

Woerle moved **Cody** supported to uphold the disciplinary action and that the individuals personnel record be amended from the current charge, amending the wording be to read that an administrative action was taken regarding a personal policy issue. **Roll Vote: Ayes: Rice, Cody, Hauck, Lannen, Mikus, and Woerle Nays: Gunning. Motion Carried.**

F. Discussion/Action: (Smith) Township Board requested to adopt Ordinance Number 2019-05, an Ordinance to amend various provisions of the Charter Township of Union Sewer Rate and Mandatory Connection Ordinance Number 1979-4, as amended

Mikus moved **Lannen** supported to approve adopting Ordinance Number 2019-05, an Ordinance to amend various provisions of the Charter Township of Union Water Service, Use and Rate Ordinance Number 1979-4, as amended. **Roll Vote: Ayes: Rice, Cody, Lannen, Mikus, and Woerle Nays: Gunning and Hauck. Motion Carried.**

9:03 p.m. Gunning stated that he had to leave the meeting to close his business and requested Clerk Cody to resume as Chair for the remainder of the Board of Trustees meeting.

G. Discussion/Action: (Board of Trustees) Review Manager Compliance with Policy Governance Policy 2.5.10 - – Cashflow Adequacy

Discussion was held by the Board.

H. Discussion/Action: (Board of Trustees) Review Policy Governance 2.7 End Focus of Grant and Contracts

Discussion was held by the Board.

I. Discussion/Action: (Board of Trustees) Board of Trustees annual review of Board Governance Policy No. 3.5 – Board Commission and Community Linkage

Discussion was held by the Board.

J. Board of Trustees annual review of Board Governance Policy No. 3.6 – Supervisor’s Role in the Board’s Process

Woerle moved **Mikus** supported to postpone the Board of Trustees annual review of Board Governance Policy No. 3.6 – Supervisor’s Role in the Board’s Process until the 7/10/19 Board of Trustees meeting. **Vote: Ayes: 6 Nays: 0. Motion Carried.**

EXTENDED PUBLIC COMMENT - Open 9:36 p.m.

Doug LaBelle, 955 Meadowbrook – Commented on Water/Sewer Ordinance rate structure.

Closed 9:39 p.m.

MANAGER COMMENTS

- Commented on Union Township fireworks ordinance.

FINAL BOARD MEMBER COMMENTS

Cody – Requested a work session to go over the water/sewer rate structure.

Rice – In support of having a work session to go over the water/sewer rate structure.

Hauck – Commented on need for replacement of tables/chairs at Jameson Hall and requested that lawns be maintained per the Township Weed Ordinance.

ADJOURNMENT

Rice moved **Woerle** supported to adjourn the meeting at 9:48 p.m. **Vote: Ayes: 6 Nays: 0.**

Motion carried.

APPROVED BY:

Lisa Cody, Clerk

Ben Gunning, Supervisor

(Recorded by Jennifer Loveberry)

DRAFT

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
06/27/2019	101	271 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	2010 S LINCOLN L4 LIGHT STREET LIGHT	59.23
					5228 S ISABELLA	1,943.60
					2270 NORTHWAY	6,131.07
					2055 ENTERPRISE	30.04
					5525 E REMUS	279.40
					5537 E BROADWAY	58.80
					1933 S ISABELLA	190.21
					5144 BUDD	489.51
					101751920	28.31
					1660 BELMONT	123.98
					5240 E BROOMFIELD	57.20
					900 MULBERRY	781.45
					5076 S MISSION	69.67
					4795 S MISSION	759.33
					4797 S MISSION BARN	2,080.15
					4822 ENCORE	315.20
					4244 E BLUEGRASS	104.65
					5369 S CRAWFORD	49.91
					3248 S CONCOURSE	46.60
					2424 W MAY	226.84
					2495 E DEERFIELD	343.02
					2010 S LINCOLN	123.35
					2180 S LINCOLN	647.20
					1876 E PICKARD	34.94
					1776 E PICKARD	97.61
					2188 E PICKARD	210.67
					800 CRAIG HILL	71.12
					4520 E RIVER	44.28
					1633 S LINCOLN	261.77
					5319 E AIRPORT	431.66
					1046 S MISSION	42.63
					3998 E DEERFIELD	89.01
					1605 SCULLY	64.58
					2279 S MERIDIAN PUMP HOUSE	41.57
					2279 S MERIDIAN	38.01
					4511 E RIVER	1,247.01
						<u>11,702.83</u>
						29,316.41
06/27/2019	101	272 (E)	00146	VOID		
				VOID Reason: Created From Check Run Process		V
06/27/2019	101	273 (E)	00146	VOID		
				VOID Reason: Created From Check Run Process		V
06/27/2019	101	274 (E)	01105	MASTERCARD	MASTERCARD - DEPRIEST	58.67
					MASTERCARD - STUHLREHER	243.25
					MASTERCARD - MCBRIDE	36.94
					MASTERCARD - BEBOW	1,107.45
					MASTERCARD - OCKERT	70.00
					MASTERCARD - THEISEN	7.54
					MASTERCARD - WALDRON	60.48
					MASTERCARD - ROCKAFELLOW	116.11
					MASTERCARD - COFFELL	95.55
					MASTERCARD - CRAWFORD	335.28
					MASTERCARD - FUSSMAN	430.32

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					MASTERCARD - HOHLBEIN	218.01
					MASTERCARD - RADAR	200.22
					MASTERCARD - DEARING	2,541.19
					MASTERCARD - SMITH	299.69
					MASTERCARD - GALLINAT	12.15
						<u>5,832.85</u>
06/27/2019	101	275 (E)	01105	VOID		
				VOID Reason: Created From Check Run Process		
07/01/2019	101	276 (E)	01233	UNITED STATES OF AMERICA	RURAL DEV II BOND PMT (92-05)	136,807.69
07/10/2019	101	21157	00020	JAMES ALWOOD	WELL SITE LEASE - JUNE 2019	403.96
07/10/2019	101	21158	00095	C & C ENTERPRISES, INC.	JANITORIAL SUPPLIES - WATER PLANT	155.50
07/10/2019	101	21159	00155	COYNE OIL CORPORATION	FUEL IN TOWNSHIP VEHICLES - JUNE 2019	826.62
07/10/2019	101	21160	01171	DBI BUSINESS INTERIORS	PENS - TWP HALL SUPPLIES	20.39
					SORTER - ASSESSING	33.65
					PLYSTR 8.5X11,5MIL 100	72.19
					SUPPLIES & PAPER - TREASURER & TWP HALL	111.97
						<u>238.20</u>
07/10/2019	101	21161	00188	DOUG'S SMALL ENGINE	AUTOCUT SPOOL/MIX OIL	45.34
					CARBURETOR - PARKS	80.99
						<u>126.33</u>
07/10/2019	101	21162	00201	ELHORN ENGINEERING COMPANY	BULK CHLORINE	4,681.75
07/10/2019	101	21163	00249	GILL-ROY'S HARDWARE	BLK HI-HEAT SPRAY PAINT	30.36
07/10/2019	101	21164	00337	ISABELLA COUNTY TREASURER	MTT REFUNDS FOR 2017/2018	12,917.96
07/10/2019	101	21165	00142	MICHIGAN OFFICE SOLUTIONS	COLOR COPY OVERAGE CHARGE 3/18/19 THRU 6	585.75
07/10/2019	101	21166	00422	MICHIGAN PIPE & VALVE	CURB STOP MNP COMP & CORP STOP CCXCOMP	1,440.00
					4" & 6" SEWER FORCE MAIN REPAIR MATERIAL	666.80
					FIRE HYD. REPLACEMENT ON BLUE GRASS RD	74.00
					LINCOLN RD MANHOLE REPLACE FRAME AND COV	495.00
					FIRE HYDRANT FLANGE REPAIR KIT	520.00
					1 INCH QUICK JOINT TEE	49.00
					CORP STOP CCXCOMP/MINN PATTERN/BLK STEEL	917.50
						<u>4,162.30</u>
07/10/2019	101	21167	00424	MICHIGAN RURAL WATER ASSN.	MRWA MEMBERSHIP DUES JULY 2019 - JUNE 20	710.00
07/10/2019	101	21168	00494	NORTH CENTRAL LABORATORIES	CITRAJET DETERGENT	204.54
07/10/2019	101	21169	01638	NOVO PRINT USA	ADVERTISING 2019 MT. PLEASANT MAP	425.00
07/10/2019	101	21170	00131	PERCEPTIVE CONTROLS, INC	WELL 7 IGNITION PROGRAMMING	756.00
					DEMAND CONTROL PROGRAMMING	252.00
						<u>1,008.00</u>
07/10/2019	101	21171	01329	ANGELA SCHOFIELD	MILEAGE REIMBURSEMENT - INTEROFFICE MAIL	64.09
07/10/2019	101	21172	00597	SHERWIN WILLIAMS	PAINT - WWTP	142.08
07/10/2019	101	21173	01314	VERIZON WIRELESS	CELL PHONES 5-16-19 TO 6-15-19	438.20
07/10/2019	101	21174	01257	JOSH WALDRON	MILEAGE REIMBURSEMENT - #15 ALARM	11.02
					ALARM #10 - MILEAGE REIMBURSEMENT	9.28
					HOME TO SHOP - MILEAGE REIMBURSEMENT	23.20
						<u>43.50</u>
07/10/2019	101	21175	01483	XEROX FINANCIAL SERVICES	LEASE PAYMENT - JUNE 2019	1,500.76

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
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101 TOTALS:

Total of 25 Checks:

200,621.85

Less 3 Void Checks:

0.00

Total of 22 Disbursements:

200,621.85

Charter Township of Union Payroll
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CHECK DATE: June 27, 2019

PPE: June 22, 2019

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	31,548.55
EDDA		-
WDDA		-
Sewer Fund		30,417.41
Water Fund		24,110.25
Total To Transfer from Pooled Savings	\$	86,076.21

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	57,140.26
Employer Share Med		824.71
Employer Share SS		3,526.39
SUI		225.80
Pension-Employer Portion		3,654.88
Workers' Comp		641.69
Life/LTD		-
Dental		1,396.99
Health Care		18,507.06
Vision		20.80
Vision Contribution		(10.40)
Health Care Contribution		-
Cobra/Flex Administration		148.03
PCORI Fee		-
Total Transfer to Payroll Checking	\$	86,076.21

Mount Pleasant Fire Department

**Fire Experience Report For Union Township/City of Mt. Pleasant
Period - June 17, 2019 through June 23, 2019**

Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	116	Fuel Burner/Boiler Malfunction			
	118	Trash or Rubbish fire, contained			
	130	Mobile Property Fire, Other			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	137	Camper or Recreational Vehicle (RV) Fire			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire	1	2	
	154	Dumpster Fire			
	160	Special Outside Fire, Other			
	Overpressure Rupture, (No Fire)	200	Overpressure rupture, explosion, overheat		
251		Excessive heat, scorch burns with no fire			
231		Chemical reaction rupture of process vessel			
Rescue & EMS Incident	300	Rescue, EMS incident, other			
	311	Medical Assist to EMS Crew	1	2	5
	321	EMS Call excluding Veh. Accident			
	322	Motor Vehicle Acc. W/ Injuries	1	3	
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			
	331	Lock-In (If lock out use 551)			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
	361	Swimming /recreational water area rescue			
	363	Swift Water Rescue			
	3811	Technical rescue standby			
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak (natural gas or LPG)			1
	413	Oil of Combustible Liquid Spill			
	420	Toxic Condition, Other			
	421	Chemical Hazard (No Spill or Leak)			

	422	Chemical Spill or Leak			
	423	Refrigeration Leak			
	424	Carbon Monoxide Incident			
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	451	Biological hazard, confirmed or suspected			
	461	Building or Structure Weakened or Collapsed			
	462	Aircraft Standby			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			1
Service Call					
	500	Service Call - Other			
	510	Person in Distress	1	6	
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			1
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	555	Defective Elevator, No Occupants			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call					
	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
	653	Smoke from Barbecue, Tar Kettle			
	661	EMS call, party already transported			
	671	HazMat Investigation, no HazMat			
False Alarm & False Call					
	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	721	Bomb Scare - No Bomb			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			

	740	Unintentional transmission of alarm, other	1	2	
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			1
	744	Detector activation, no fire			1
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather					
	812	Flood Assessment			
Special Incident Type	813	Wind Storm, Tornado/Hurricane Assessment			
	814	Lightning Strike (No Fire)			
	911	Citizen Complaint			
	9002	Civil Infraction Issued			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	5		10
		YTD Response for Union Twp/City	157		228

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency



REQUEST FOR TOWNSHIP BOARD ACTION

To: Mark Stuhldreher Township Manager	DATE: 07/9/2019
FROM: Peter Gallinat Township Planner	DATE FOR BOARD CONSIDERATION: 7/10/2019
ACTION REQUESTED: Final consideration regarding Special Use Permit (SUP) application 2019-04 by the Isabella Conservation District (the "District") for a Public and Institutional use located at S. Mission Rd. for the purposes of operating an electronic waste recycling facility.	

Current Action _____ Emergency _____

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

Finance Approval _____

BACKGROUND INFORMATION

The Conservation District is considering purchasing property on S. Mission Road for the primary purpose of operating an electronic waste recycling center. The owner of the property is Steve Gramza. The owner and applicant have a purchase agreement in place on the condition that zoning approval for this project is obtained. To operate this facility, a SUP is required. In addition to the electronic recycling programming, some of the Districts existing programming that currently is located at the County Fairgrounds may be relocated to this facility. Please see the application for a complete description of potential programming.

The property is currently vacant and zoned agriculture. The future land use map shows this property as "rural buffer". As defined in the Master Plan, Rural Buffer areas generally do not have sewer and water, but are appropriate for agricultural, low density residential, and other uses allowed by zoning. Typically, this buffer is located on the fringe between rural and more urbanized areas. A Public and Institutional use is allowed in an agriculture zoned district as a Special Use.

If approved and the purchase is finalized, a 60' x 100' building would be constructed to facilitate their programming needs. A small office space would be included in the building.

On June 18, 2019 the Township Planning Commission held a public hearing for SUP 2019-04 for a Public and Institutional use. During the public hearing the Commission heard comments from concerned residents within proximity to the proposed location. Following the public hearing the Commission heard a presentation from the applicant. The Planning Commission reviewed the application in accordance with sections 30.3.A and 30.4.Q from the Zoning Ordinance code.

After careful deliberation the Planning Commission found the application to not comply with sections 30.3.A.1, 2, and 4. The Commission was further concerned with the location of the SUP outside of the growth management boundary of the Master Plan. A preliminary

conceptual site plan was provided with the application but was not reviewed for final approval. If the SUP is approved the applicant would be required to submit a full final site plan for approval.

On July 9, 2019 the Township Sustainability Committee met to discuss the Isabella Conservation District SUP application. The Committee heard from the applicant and supporters of the project. The Committee reviewed the application against the criteria in the Zoning Ordinance, specifically Section 30.3.A and 30.4.Q.

The Committee views the area as a mix of residential, agricultural, commercial and industrial uses with a parcel just to the north being currently owned by Summit Petroleum and with industrial/commercial uses a quarter of a mile south.

The Committee feels this facility would improve the natural environment of the region by offering a convenient location to recycle old, out of date electronic appliances and related accessories, that the project is not a detriment to the surrounding area and that in the judgement of the Committee, it complies with the requirements of the Zoning Ordinance. Further, should the District's annual household hazardous waste program relocate from the fairgrounds, any environmental risks are minimal as the program is monitored on sight by Michigan Department of Environment, Great Lakes, and Energy (formerly MDEQ).

The Sustainability Committee recommends the Board of Trustees approve the SUP application.

SCOPE OF SERVICES

N/A

JUSTIFICATION

NA

PROJECT IMPROVEMENTS

The following Board of Trustees goal is addressed with this request (From Policy 1.0: Global End).

1. Community well-being and common good
2. Natural Environment

COSTS

N/A

PROJECT TIME TABLE

The Special Use Permit if approved will remain valid with the property regardless of change in ownership. If the development of the project associated with the special use is not commenced within one (1) year of approval the permit may be reconsidered by the Planning Commission.

RESOLUTION

As a motion is sufficient, no resolution is provided.

A. General Requirements for Special Uses: The applicant shall follow these requirements and recommendations made by the Planning Commission after their review. The general requirements for all special uses are as follows:

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
2. The special use shall not change the essential character of the surrounding area.
3. The special use shall not interfere with the general enjoyment of adjacent property.
4. The special use shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare.
5. The special use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. The said facilities or services shall be approved by the Central Michigan District Health Department.
6. When deemed necessary by the Township Board or Planning Commission, the use shall be adequately screened by distance and landscaping to protect the rights of all adjoining property.
7. The Township Board or Planning Commission, in connection with approval of any application, may require reasonable undertaking by the applicant to guarantee and assure by agreement, including a performance bond to be posted by the applicant or by some other reasonable surety arrangement at appropriate stages of the planned development, that the development will be executed in accordance with the approved plan.
8. That such use will be an asset to the Township.
9. Requirements and conditions of each individual special use permitted shall be complied with, unless otherwise mentioned within this Section.
10. Any special use permit may be revoked by the Union Township Board upon recommendation of the Union Township Planning Commission whenever the operation fails to comply with any of the required conditions or may be subject to the penalties of this Ordinance.
 - a) Approval of a special use permit shall be valid regardless of change of ownership, provided that all terms and conditions of the permit are met by any subsequent owner.
 - b) In instances where development authorized by a special use permit has not commenced within one (1) year from the date of issuance, the permit maybe reconsidered and/or voided at a regularly called meeting of the Planning Commission.

30.4 SPECIAL USES PERMITTED (X, NEW, 1993-6 ORDINANCE; Y, NEW, 1995-6 ORDINANCE)

The following special uses may be permitted within the specified Districts:

A. Adult Entertainment Activities: (Deleted as Special Use Permit, Ord 2005-03)

B. Airports, Public or Private, Provided:

Q. Public and Institutional Uses, Provided:

1. They are located within AG, R-1, R-2A, R-2B, and R-3 Districts.
2. That such use will be in conformity with the character of the adjacent neighborhood and that they are essential to service the neighborhood or community and cannot feasibly be located in a zone where they would otherwise be permitted. The Planning Commission shall establish requirements for setback, lot size, side yard, parking, screening, and other conditions necessary to conform the same to the character of the adjacent neighborhood.
3. Entrance and exits as specified in Section 30.4.B.2.
4. Driveways and parking areas as specified in Section 30.4.B.2.

R. Race Tracks, Provided:

1. They are only located within AG Districts.
2. Entrances and exits as specified in Section 30.4.B.2.
3. Race tracks shall be enclosed by an obscuring screen fence at least eight (8) feet in height. Fences shall be of permanent finish and construction, painted or otherwise finished neatly, attractively, and inconspicuously.
4. Driveways and parking areas as specified in Section 30.4.B.2.
5. Days and hours of operation are limited to Fridays between 6 p.m. and 11 p.m., Saturdays between 1 p.m. and 11 p.m.; however, in no event more than six (6) hours, and Sundays between 1 p.m. and 6 p.m.

S. Sand and Gravel Pits, Provided:

1. They are located within AG Districts.
2. All excavation shall comply with Soil Erosion and Sedimentation Control Act 347 of the Public Acts of 1972 of the State of Michigan, as amended. All areas so used shall be rehabilitated progressively as they are worked out or abandoned to a condition entirely free from hazards and blending with the surrounding natural ground. All slopes and banks shall be reasonably graded to prevent excessive erosion.
3. No business or industrial buildings or structures of a permanent nature shall be erected, except when such building is a permitted use within the District in which the gravel pit is located.
4. Driveways and parking areas as specified in Section 30.4.B.2.
5. Entrances and exits as specified in Section 30.4.B.2.
6. The Planning Commission may require that part or all of the operation be screened with a wire or wood fence six (6) feet in height. In addition, evergreen screening planting may be required on any side adjacent to land in residential or commercial use.
7. No excavation should come within one hundred (100) feet of a residence or within fifty (50) feet of a property line or a road right-of-way. All operations coming within the minimums must retain a 2:1 slope (two (2) feet horizontal, one (1) foot vertical). This regulation must also be observed by owner and operator of existing gravel pits where excavation is in progress on the effective date of this Ordinance.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 18, 2019 at the Township Hall.

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

Roll Call

Present: Buckley, Clerk Cody, Darin, Fuller, Mielke, Shingles, Squattrito, and Webster

Excused: LaBelle

Others Present

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

Approval of Minutes

Webster moved **Cody** supported the approval of the April 16, 2019 regular meeting as amended.

Vote: Ayes: 8 Nays: 0. Motion carried.

Correspondence / Reports

Cody – Board of Trustee updates.

Mielke – ZBA updates.

Approval of Agenda

Webster moved **Buckley** supported approval of the agenda as presented. **Vote: Ayes: 8 Nays 0.**

Motion carried.

Public Comment – 7:06 p.m.

No comments were offered.

New Business

A. SUB 2019-01 Final Plat Review Four Hacks LLC River Rd.

Mielke moved **Cody** supported to approve the final plat review and recommend approval to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motion carried.**

B. SUP 2019-04 Public and Institutional use. Isabella Conservation District as authorized by owner Steve Gramza

Introduction by Township Planner. Stated that the applicant is requesting special use for a public and institutional use for a government building, constructing a 60'x100' building on AG property.

Public Hearing – Open 7:17 p.m.

Roger Fuller, 292 S. Mission Rd- Not in favor of project

Mike Walton, 4085 E. Valley Rd. – Not in favor of project

Robert Gilpin, 4103 E. Valley Rd. – Not in favor of project

Gayle Beadle, 208 S. Mission Rd - Not in favor of project
Melissa Beadle, 208 S. Mission Rd. – Not in favor of project
Public Hearing-Closed 7:35 p.m.

Pete Lorenz representative of applicant stated reasons for request for need for special use.
Crystal Beutler, Isabella County Conservation District was available to answer questions.

The Planning Commission reviewed section 30.3 (1-10) of the zoning ordinance and 30.4.Q
Special Uses Permitted – Public and Institutional Uses (1-4), as well as, referencing section
30.4.B.2 (a-d) Driveways and parking areas as specified.

Fuller moved **Shingles** supported to deny SUP 2019-04, stating that the application does not
comply the General Requirements for special uses section 30.3A.1,2, & 4. Also stating that the
parcel is outside the growth boundary and protection of AG property is important, as stated in the
Master Plan. **Vote: Ayes: 6 Nays: 2 Motion carried.**

**C. TXT 2019-01 Solar Energy Systems Regulations Lone Maple Development, LLC
Property located at 5889 E. Broadway (Recommend text amendment of the Zoning
Ordinance to the Board of Trustees)**

Webster moved **Darin** supported to recommend adoption of the Solar Text Ordinance,
correcting any grammatical or typo errors in the proposed document, to the Board of Trustees.
Vote: Ayes: 8 Nays: 0. Motion carried.

**D. SPR 2019-06 Mitchell's Deli/McGuirk Mini Storage. Deli/Convenience Store
expansion and Filling Station. (Review and approve final site plan)**

*Recusal by Fuller, per section VII. Conflict of Interest of the Planning Commissions adopted
By-Laws

Mr. Bebee, representative of the applicant presented SPR 2019-06 noting that additional
information has been requested by the Township Public Services Department and confirmed that
all other outside agencies have been approved.

Cody moved **Mielke** supported to recommend approval of SPR 2019-06 with the following
conditions: approval is obtained by the Township Public Services Department, a lighting plan is
submitted and approved by Township Staff, and the position and enclosure of a dumpster is
added to the site plan and approved by Township Staff. **Vote: Ayes: 7 Nays: 0 Motion
carried.**

**E. SUP 2018-03 Reconsider Special Use Bank with a Drive Thru located at 2000
Parkland Rd. Owner: Central Development Group LLC**

Webster moved **Buckley** supported to revoke SUP 2018-03, per the request of the applicant.
Vote: Ayes: 8 Nays: 0. Motion carried.

Other Business

Township Planner will be email confirmation to the Planning Commissioners of a Special
Meeting to be held on June 25th, 6-8 p.m. to Discuss Sections 6-10 of the Zoning Ordinance
rewrite.

Extended Public Comment

No comments were offered.

Final Board Comment

Mielke – Commented on Commissioner Buckley’s concerns from tonight’s meeting.

Squattrito – Suggested that when applying for SUP’s that applicant’s talk with neighbor’s and educate/answer questions about their project.

Adjournment – Chairman Squattrito adjourned the meeting at 9:39 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)

DRAFT

APPLICATION FOR A SPECIAL USE PERMIT

I (we) The Conservation District OWNERS OF PROPERTY AT
LEGAL DESCRIPTION AS FOLLOWS:

Please attached legal description

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For Establish a permanent 60'x100 Electronic Waste Facility
- II. Junk Yard Permit



Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for Please attachment

Give reason why you feel permit should be granted: Please see attachment

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is _____

Zoning of the abutting areas _____



Fees \$ 350.00 Signature of Applicant Terry Turnwald, Dist Chair

Date 5-28-19

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2017	\$12,700	\$12,700	\$12,700
2016	\$12,700	\$12,700	\$12,700

Land Information

Acreage:	4.37
Zoning:	
Town/Range/Sec	14N 04W 002

Legal Information

T14N R4W SEC 2 COM AT NW COR OF SEC 2 TH S 00D 12M 07S E 951.00 FT TO POB TH S 89D 53M 46S E 721.12 FT TH S 00D 03M 03S W 268.39 FT TH N 89D 12M 21S W 720.04 FT TH N 00D 12M 07S W 259.72 FT TO POB 4.37 A M/L . SPLIT FOR 2009 FROM 10-002-02 TO 10-002-04 & 10-002-05 & 10-002-06

Sales Information

Sale Date: 05-07-2009
Sale Price: 17043
Instrument: WD
Grantor: GILPIN EVALINE PERCILLA ESTATE
Grantee: GRAMZA STEVE
Terms of Sale: 10-EXTREME RATIO
Liber/Page: 01478/00799

Tax History *Total Due as of settlement date

Tax Details 2018 Winter

School Dist. Code:	37010	Assessed Value:	\$12,700
School Dist. Name:	MT PLEASANT/GRAT-ISAB	Taxable Value:	\$12,700
Property Class:	402	State Equalized Value:	\$12,700
Class Name:	RESIDENTIAL-VACANT	Exemption Percent:	0%
Last Payment Date:	February 13, 2019		
Base Tax:	\$450.78	Base Paid:	\$450.78
Admin Fees:	\$4.50	Admin Fees Paid:	\$4.50
Interest Fees:	\$0.00	Interest Fees Paid:	\$0



Isabella County GIS Land Use

Parcel Report: 14-002-10-002-06

3/5/2019

1:13:52 PM



Property Address

S MISSION RD
MOUNT PLEASANT, MI, 48858

Owner Address

GRAMZA STEVE
--
8770 E MAPLE ST
CLARE, MI 48617

Unit: 14
Unit Name: UNION

General Information for 2018 Tax Year

Parcel Number:	14-002-10-002-06	Assessed Value:	\$12,700
Prop. Class Code:	409	Taxable Value:	\$12,700
Prop. Class Name:	RESIDENTIAL-VACANT	State Equalized Value:	\$12,700
School Dist Code:	37010	Exemption Percent:	0
School Dist Name:	MT PLEASANT/GRAT-ISAB		



5979 East Broadway Road
Mt. Pleasant, MI 48858
Phone: 989-772-9152 ext. 3
Fax: 989-773-0480

Isabella Conservation District

May 29, 2019

Special Use Permit is requested for

The Isabella Conservation District to establish a permanent 60'x100' Electronic Waste Facility.

This facility will be used to collect electronic waste for the residents of Isabella at no cost to them.

- The facility will be open 2 days per week
- District staff will collect, sort, and store material
- A licensed waste recycler will pick up the material – days stored will depend on lbs. collected

We will collect the following electronic waste:

- | | |
|-------------------|-------------------------|
| Desktop computers | Desktop fax machines |
| Laptop computers | Computer keyboards/mice |
| Tablets | Gaming consoles |
| Computer monitors | DVD players |
| Televisions | VCRS |
| Desktop printers | Desktop scanners |

The facility will have a 36'x36' office space attached. This will allow district staff to work at the facility all year.

The district is working with Steve Noble, Program Coordinator for the Environment Great Lakes and Energy, Electronics Recycling Program, Sustainable Materials Management Division. He has secured a commitment to financially support electronic waste recycling for the residents of Isabella County through a registered electronic manufacturer.

.....

Other Building Uses

Household Hazardous Waste/Clean Sweep Collections

We hold two collections per year – spring and fall

We will accept the following:

Automotive liquids/products	Pesticides
Aerosols	Fungicides
Household cleaners	Herbicides
Acids	Insecticides
Oil based paints/stains	Rodenticides
Photography chemicals	Mercury
Pool/hot tub chemicals	Fertilizers
Fluorescent bulbs (CFLS)	Thermometers
Batteries – all types	Thermostats – (round non-programable)
Bug sprays	Unidentified liquids & granular/powder
Pharmaceuticals	

- The waste will never be stored. It will be removed from the site the day of the collection.

Tire Recycling Collections

We hold two collections per year – spring and fall.

- Events are always held on a Saturday from 8:00 a.m. to 12:00 p.m.
- Licensed professional companies are hired for collections
- All material is removed from the site the day of collection, it is never stored
- Collections will be held in the back of the building on a 60'x60' concrete slab to prevent soil or water contamination
- These services are free to Isabella County Residents

Spring Tree and Shrub Sale

- Order are taken January through first week of April at our office on Broadway
- The facility will be used the last two weeks of April sorting and organizing tree orders
- Volunteers help during this time
- One day Tree pick-up is always on a Friday from 7:30 a.m.to 6:00 p.m.

District Equipment

During the winter months we will store the district's tree planter and conservation no-till grain drills. In the spring the equipment will be moved to our office in the USDA Building located at 5979 E. Broadway Rd., Mt. Pleasant.

We plan to plant a tree/shrub identification windbreak around the property and develop a native plant pollinator garden.

Give reason why you feel permit should be granted:

Currently Electronic Waste Collections only benefit a few of our approximately 72,000 county residents. This service will be free to all county landowners, the waste will be recycled properly by licensed recyclers.

Many waste haulers will take electronic waste for a fee. It is not recycled, it is taken to a landfills. The toxic waste in the electronics leaches out and contaminates our soil, ground and surface water.

This permanent electronic waste facility will enhance the current recycling programs hosted by the Isabella Conservation District by expanding collections to include electronic waste recycling.

We are very fortunate to have the Environment, Great Lakes, and Energy support of Steve Noble. Steve has secured the long-term funding for this program that makes it a free program to our landowners.

RESIDENTIAL PURCHASE AGREEMENT

I. The Parties. This Real Estate Purchase Agreement (“Agreement”) made on April 18th 2019 (“Effective Date”) between:

A business entity known as Isabella Conservation District (“Buyer”) with a mailing address of 5979 E Broadway, Mt. Pleasant, Michigan, 48858.

AND

One (1) individual(s) known as Steve GRAMZA (“Seller”) with a mailing address of 8770 E MAPLE ST, Clare, Michigan, 48617.

Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”): T14N R4W SEC 2 COM AT NW COR OF SEC 2 TH S 00D 12M 07S E 951.00 FT TO POB TH S 89D 53M 46S E 721.12 FT TH S 00D 03M 03S W 268.39 FT TH N 89D 12M 21S W 720.04 FT TH N 00D 12M 07S W 259.72 FT TO POB 4.37 A M/L . SPLIT FOR 2009 FROM 10-002-02 TO 10-002-04 & 10-002-05 & 10-002-06

Other Description:

III. Personal Property. There shall be no personal property included in this Agreement or included in the purchase of the real property. All removable items from the real property, i.e. "non-fixtures", shall be retained by the Seller at closing.

The real property and personal property shall be collectively known as the “Property”.

IV. Fixtures. The Parties agree that all fixtures located on or in the Property, including but not limited to storm windows, screens, shades, blinds, heating systems, HVAC components, stoves, air conditioners, pumps, electrical fixtures, and any other equipment, appliance, or furniture that is fixed in position shall be included in the sale of the Property.

V. Earnest Money. After acceptance by all Parties, the Buyer agrees to make a payment in the amount of \$1,500.00 as consideration by, April 18th 2019 12:00 PM (“Earnest Money”). The Earnest Money shall be applied to the Purchase Price at Closing and subject to the Buyer’s ability to perform under the terms of this Agreement. Any Earnest Money accepted Shall not be placed in a separate trust or escrow account unless otherwise required under State law..

VI. Purchase Price and Terms. The Buyer agrees to purchase the Property by payment of \$32,000.00 (Thirty Two Thousand and no 100 Dollars) as follows:

All Cash Offer. No loan or financing of any kind is required in order to purchase the Property. Buyer shall provide Seller written third (3rd) party documentation verifying sufficient funds to close no later than August 1st 2019 at 05:00 PM. Seller shall have three (3) business days after the receipt of such documentation to notify Buyer, in writing, if the verification of funds is not acceptable. If Buyer fails to provide such documentation, or if Seller finds such verification of funds is not acceptable, Seller may

terminate this Agreement. Failure of Seller to provide Buyer written notice of objection to such verification shall be considered acceptance to verification of funds.

VII. Sale of Another Property. Buyer's performance under this Agreement shall not be contingent upon selling another property.

VIII. Closing Costs. The costs attributed to the Closing of the Property shall be the responsibility of both Parties shared equally. The fees and costs related to the Closing shall include but not be limited to a title search (including the abstract and any owner's title policy), preparation of the deed, transfer taxes, recording fees, and any other costs by the title company that is in standard procedure with conducting the sale of a property.

IX. Funds at Closing. Buyer and Seller agree before the recording can take place, funds provided shall be in one (1) of the following forms: cash, interbank electronic transfer, money order, certified check or cashier's check drawn on a financial institution located in the State, or any above combination that permits the Seller to convert the deposit to cash no later than the next business day.

X. Closing Date. This transaction shall be closed on August 1st 2019 12:00 PM or earlier at the office of a title company to be agreed upon by the Parties. Any extension of this date and time must be agreed upon, in writing, by Buyer and Seller. Real estate taxes, rents, dues, fees, and expenses relating to the Property for the year in which the sale is closed shall be prorated as of the date of Closing. Taxes due for prior years shall be paid by Seller.

XI. Survey. Buyer may obtain a survey of the Property before the Closing to assure that there are no defects, encroachments, overlaps, boundary line or acreage disputes, or other such matters, that would be disclosed by a survey ("Survey Problems"). The cost of the survey shall be paid by the Buyer. Not later than August 1st 2019, Buyer shall notify Seller of any Survey Problems which shall be deemed to be a defect in the title to the Property. Seller shall be required to remedy such defects within 20 business days and prior to the Closing.

If Seller does not or cannot remedy any such defect(s), Buyer shall have the option of canceling this Agreement, in which case the Earnest Money shall be returned to Buyer.

~~XII. Mineral Rights. It is agreed and understood that all rights under the soil, including but not limited to water, gas, oil, and mineral rights shall be transferred by the Seller to the Buyer at Closing.~~

XIII. Title. Seller shall convey title to the property by Quit Claim Deed or equivalent. The Property may be subject to restrictions contained on the plat, deed, covenants, conditions, and restrictions, or other documents noted in a Title Search Report. Upon execution of this Agreement by the Parties, Seller will, at the shared expense of both Buyer and Seller, order a Title Search Report and have delivered to the Buyer.

Upon receipt of the Title Search Report, the Buyer shall have 5 business days to notify the Seller, in writing, of any matters disclosed in the report which is unacceptable to Buyer. Buyer's failure to timely object to the report shall constitute acceptance of the Title Search Report.

If any objections are made by Buyer regarding the Title Search Report, mortgage loan inspection, or other information that discloses a material defect, the Seller shall have 20 business days from the date the objections were received to correct said matters. If Seller does not remedy any defect discovered by the Title Search Report, Buyer shall have the option of canceling this Agreement, in which case the Earnest Money shall be returned to Buyer.

After Closing, Buyer shall receive an owner's standard form policy of title insurance insuring marketable title in the Property to Buyer in the amount of the Purchase Price, free and clear of the objections and all other title exceptions agreed to be removed as part of this transaction.

XIV. Property Condition. Seller agrees to maintain the Property in its current condition, subject to ordinary wear and tear, from the time this Agreement comes into effect until the Closing. Buyer recognizes that the Seller, along with any licensed real estate agent(s) involved in this transaction, make no claims as to the validity of any property disclosure information. Buyer is required to perform their own inspections, tests, and investigations to verify any information provided by the Seller. Afterward, the Buyer shall submit copies of all tests and reports to the Seller at no cost.

Therefore, Buyer shall hold the right to hire licensed contractors, or other qualified professionals, to further inspect and investigate the Property until August 1st 2019.

After all inspections are completed, Buyer shall have until August 1st 2019 to present any new property disclosures to the Seller in writing. The Buyer and Seller shall have 5 business days to reach an agreement over any new property disclosures found by the Buyer. If the Parties cannot come to an agreement, this Agreement shall be terminated with the Earnest Money being returned to the Buyer.

If the Buyer fails to have the Property inspected or does not provide the Seller with written notice of the new disclosures on the Property, in accordance with this Agreement, Buyer hereby accepts the Property in its current condition and as described in any disclosure forms presented by the Seller.

In the event improvements on the Property are destroyed, compromised, or materially damaged prior to Closing, then, the Agreement may be terminated at Buyer's option.

XV. Seller's Indemnification. Except as otherwise stated in this Agreement, after recording, the Buyer shall accept the Property AS IS, WHERE IS, with all defects, latent or otherwise. Neither Seller nor their licensed real estate agent(s) or any other agent(s) of the Seller, shall be bound to any representation or warranty of any kind relating in any way to the Property or its condition, quality or quantity, except as specifically set forth in this Agreement or any property disclosure, which contains representations of the Seller only, and which is based upon the best of the Seller's personal knowledge.

XVI. Appraisal. Buyer's performance under this Agreement shall not be contingent upon the appraisal of the Property being equal to or greater than the agreed upon Purchase Price.

XVII. Required Documents. Prior to the Closing, the Parties agree to authorize all necessary documents, in good faith, in order to record the transaction under the conditions required by the recorder, title company, lender, or any other public or private entity.

XVIII. Termination. In the event this Agreement is terminated, as provided in this Agreement, absent of default, any Earnest Money shall be returned to the Buyer, in-full, within five (5) business days with all parties being relieved of their obligations as set forth herein. This purchase agreement is contingent upon the Isabella Conservation District obtaining a Special Use Permit and Siting Plan approved by the Charter Township of Union. In the event Union Township does not approve the Special Use Permit, and/or Siting Plan and/or any other unforeseen zoning issue the Isabella Conservation District will not be able to purchase this property. The down payment will be refunded to the Isabella Conservation District.

XIX. Sex Offenders. Section 2250 of Title 18, United States Code, makes it a federal offense for sex offenders required to register pursuant to the Sex Offender Registration and Notification Act (SORNA), to knowingly fail to register or update a registration as required. State convicted sex offenders may also be prosecuted under this statute if the sex offender knowingly fails to register or update a registration as required, and engages in interstate travel, foreign travel, or enters, leaves, or resides on an Indian reservation. A sex offender who fails to properly register may face fines and up to ten (10) years in prison. Furthermore, if a sex offender knowingly fails to update or register as required and commits a violent federal crime, he or she may face up to thirty (30) years in prison under this statute. The Buyer may seek more information online by visiting <https://www.nsopw.gov/>.

XX. Time. Time is of the essence. All understandings between the Parties are incorporated in this Agreement. Its terms are intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter and they may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement.

XXI. Buyer's Default. Seller's remedies shall be limited to liquidated damages in the amount of the Earnest Money set forth in Section V. It is agreed that such payments and things of value are liquidated damages and are Seller's sole and only remedy for Buyer's failure to perform the obligations of this Agreement. The Parties agree that Seller's actual damages in the event of Buyer's default would be difficult to measure, and the amount of the liquidated damages herein provided for is a reasonable estimate of such damages.

XXII. Seller's Default. Buyer may elect to treat this Agreement as cancelled, in which case all Earnest Money paid by Buyer hereunder shall be returned and Buyer may recover such damages as may be proper, or Buyer may elect to treat this Agreement as being in full force and effect and Buyer shall have the right to specific performance or damages or both.

XXIII. Earnest Money Dispute. Notwithstanding any termination of this Agreement, the Parties agree that in the event of any controversy regarding the release of the Earnest Money that the matter shall be submitted to mediation as provided in Section XXIV.

XXIV. Dispute Resolution. Buyer and Seller agree to mediate any dispute or claim arising out of this Agreement, or in any resulting transaction, before resorting to arbitration or court action.

a.) Mediation. If a dispute arises, between or among the Parties, and it is not resolved prior to or after recording, the Parties shall first proceed in good faith to submit the matter to mediation. Costs related to mediation shall be mutually shared between or among the Parties. Unless otherwise agreed in mediation, the Parties retain their rights to proceed to arbitration or litigation.

b.) Arbitration. The Parties agree that any dispute or claim in law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator is required to be a retired judge or justice, or an attorney with at least five (5) years of residential real estate law experience unless the Parties mutually agree to a different arbitrator. Under arbitration, the Parties shall have the right to discovery in accordance with State law. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this Agreement to arbitrate shall be governed by the Federal Arbitration Act.

c.) Exclusions. The following matters shall be excluded from the mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed, mortgage or installment land sale contract as defined in accordance with State law; (ii) an unlawful detainer action, forcible entry detainer, eviction action, or equivalent; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions of this Section.

XXV. Governing Law. This Agreement shall be interpreted in accordance with the laws in the State of Michigan.

XXVI. Terms and Conditions of Offer. This is an offer to purchase the Property in accordance with the above-stated terms and conditions of this Agreement. If at least one, but not all, of the Parties initial such pages, a counteroffer is required until an agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of acceptance. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of licensed real

estate agent(s) compensation. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and same writing.

XXVII. Binding Effect. This Agreement shall be for the benefit of, and be binding upon, the Parties, their heirs, successors, legal representatives and assigns, which therefore constitutes the entire agreement between the Parties. No modification of this Agreement shall be binding unless signed by both Buyer and Seller.

XXVIII. Business Days. Business days shall be defined as all days of the year excluding Saturdays, Sundays, and any federal or State holidays.

XXIX. Severability. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

XXX. Confidentiality. Buyer and Seller agree to mutually hold all details of this Agreement confidential with the exception of licensed real estate agents, attorneys, lenders, lending officers, inspection agents, appraisers, government officials, title officers, and any other individuals deemed necessary in order to perform the transaction at Closing. The Parties authorize the lender or any closing agent to prepare a closing disclosure or settlement statement for release to the Parties and their licenses prior to, at, and after the Closing.

XXXI. Offer Expiration. This offer to purchase the Property as outlined in this Agreement shall be deemed revoked and the Earnest Money shall be returned unless this Agreement is signed by Seller and a copy of this Agreement is personally given to the Buyer by April 18th 2019 12:00 PM.

XXXII. Acceptance. Seller warrants that Seller is the owner of the Property or has the authority to execute this Agreement. Therefore, by the Seller's authorization below, he/she/they accepts the above offer and agrees to sell the Property on the above terms and conditions and agrees to the agency relationships in accordance with any agreement(s) made with a licensed real estate agent(s). Seller has read and acknowledges receipt of a copy of this Agreement and authorizes any licensed real estate agent(s) to deliver a signed copy to the Buyer.

Delivery may be in any of the following: (i) hand delivery; (ii) email under the condition that the party transmitting the email receives electronic confirmation that the email was received to the intended recipient; and (iii) by facsimile to the other party or the other party's licensee, but only if the transmitting fax machine prints a confirmation that the transmission was successful.

XXXIII. Possession After Closing. Buyer shall obtain possession and occupancy of the Property at Closing. Furthermore, the Property shall be free of all tenants and occupants as well as debris, and all personal property not listed in this Agreement. Seller is to transfer possession of the Property in the same condition as the Effective Date excepting reasonable wear and tear.

XXXIV. Walk-Through. Buyer shall have the right to perform a walk-through of the Property within twenty-four (24) hours of the Closing.

XXXV. Licensed Real Estate Agent(s). If Buyer or Seller have hired the services of a licensed real estate agent(s) to perform representation on their behalf, he/she/they shall be entitled to payment for their services as outlined in their separate written agreement.

XXXVI. Disclosures. It is acknowledged by the Parties that the Property was not constructed prior to 1978. Therefore, the Lead-Based Paint Disclosure Form is not required per federal law.

Per § 565.957 of the Michigan Compiled Laws, the Seller is required to complete and attach the Seller's Disclosure Statement. Buyer acknowledges receipt of said disclosure with their signature herein.

XXXVII. Entire Agreement. This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

SIGNATURE AREA Terry Turnwald 5-1-19

Buyer's Signature Crystal Beutler Date 4-18-19

Terry Turnwald acting as President on behalf of Isabella Conservation District. Terry Turnwald declares with their above-signature that they hold the legal power and authority to act in the presence of Isabella Conservation District.

Seller's Signature Steve Gramza Date 4/18/19
Steve GRAMZA

Constance Moeggenborg 4-18-19
CONSTANCE MOEGGENBORG
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF ISABELLA
MY COMMISSION EXPIRES 04-11-2021
ACTING IN THE COUNTY OF _____

Constance Moeggenborg 5-1-19
CONSTANCE MOEGGENBORG
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF ISABELLA
MY COMMISSION EXPIRES 04-11-2021
ACTING IN THE COUNTY OF _____

Buyer's Signature

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 18, 2019, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **The Isabella Conservation District (Authorized by owner Steve Gramza)**, a Special Use Permit in an AG (Agricultural District) for a Public and Institutional Use.

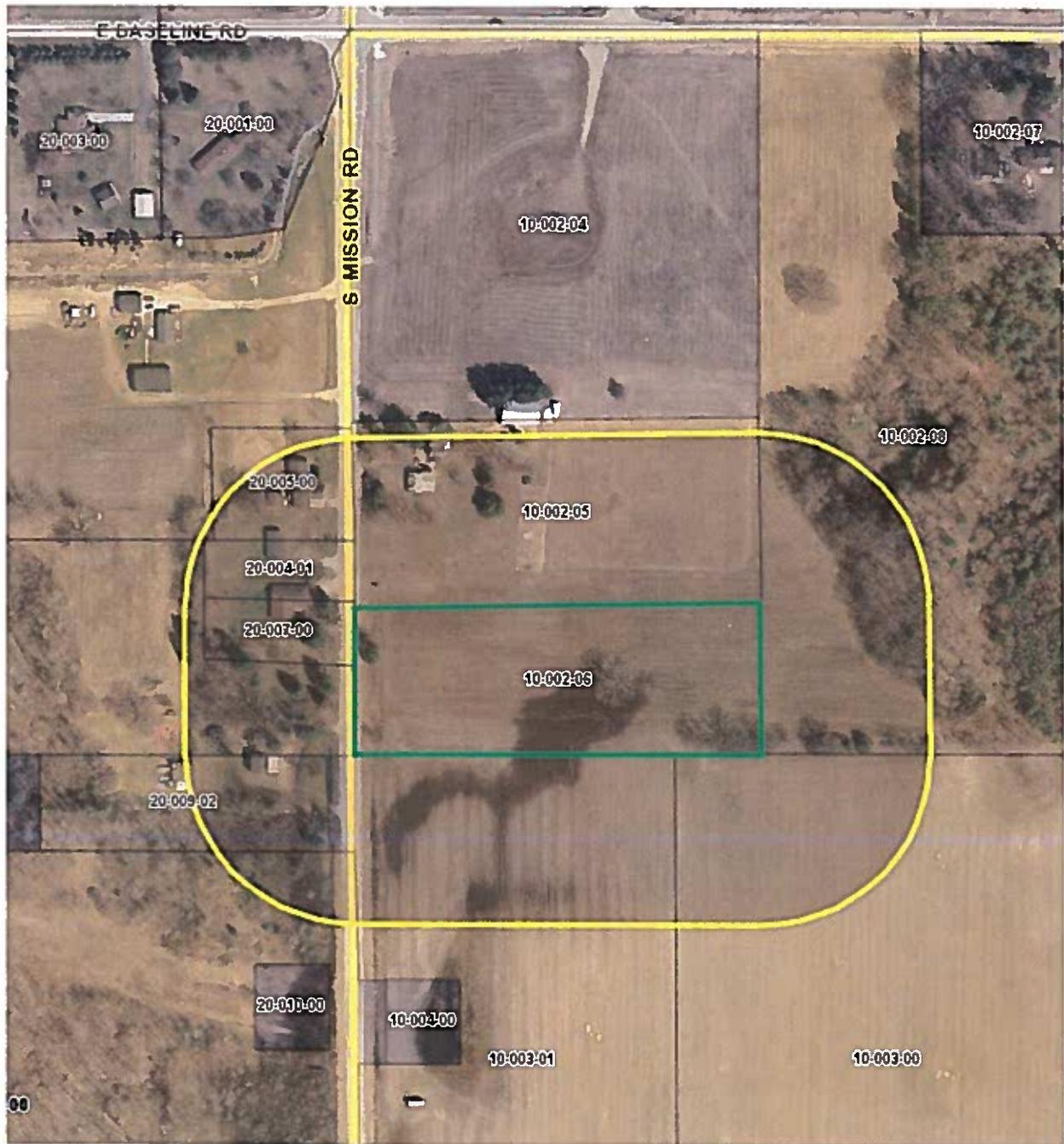
Legal Description of property: T14N R4W SEC 2 COM AT NW COR OF SEC 2 TH S 00D 12M 07S E 951.00 FT TO POB TH S 89D 53M 46S E 721.12 FT TH S 00D 03M 03S W 268.39 FT TH N 89D 12M 21S W 720.04 FT TH N 00D 12M 07S W 259.72 FT TO POB 4.37 A M/L . SPLIT FOR 2009 FROM 10-002-02 TO 10-002-04 & 10-002-05 & 10-002-06

This property is located at: S. Mission Rd. MT PLEASANT, MI 48858
PID 14-002-10-002-06

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



The parcel outlined in GREEN is the subject parcel. The YELLOW border represents owners within 300ft of the subject property sent a notice of the public hearing. The Isabella Conservation District is seeking a Special Use on the subject property known as a Public and Institutional Use.

DUBOIS FRED & CAROLYN
159 S MISSION RD
MT PLEASANT, MI 48858

GRAMZA STEVE
8770 E MAPLE ST
CLARE, MI 48617

GILPIN DAVID
4381 S WISE RD
SHEPHERD, MI 48883

GILPIN FRANCES TRUST
1173 RUSSELL LEA DR
CHARLOTTE, MI 48813

WALTON MICHAEL J TRUST &
4085 E VALLEY RD
MT PLEASANT, MI 48858

GOFFNETT GREGORY S & MARIE A
92 S MISSION RD
MOUNT PLEASANT, MI 48858

TYSON THEISEN SUSAN E
184 S MISSION RD
MT PLEASANT, MI 48858

STEWART RAYMOND & SHANNON
160 S MISSION RD
MOUNT PLEASANT, MI 48858

FULLER DONALD R JR & EMMA
292 S MISSION RD
MT PLEASANT, MI 48858

BEADLE JONATHAN LEE & GAYLE M
208 S MISSION
MOUNT PLEASANT, MI 48858

FULLER EMMA & DONALD JR
292 S MISSION RD
MOUNT PLEASANT, MI 48858

MEMORIAL GARDENS
740 N MISSION
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: KIM SMITH

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cindy Slater (Cindy Slater), being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	06/04/19
morningstarpublishing.com	06/04/19



Sworn to the subscribed before me this 4th June 2019.

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

**UNION TOWNSHIP PUBLIC HEARING
NOTICE -SPECIAL USE PERMIT**

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PID 14-002-10-002-06

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All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

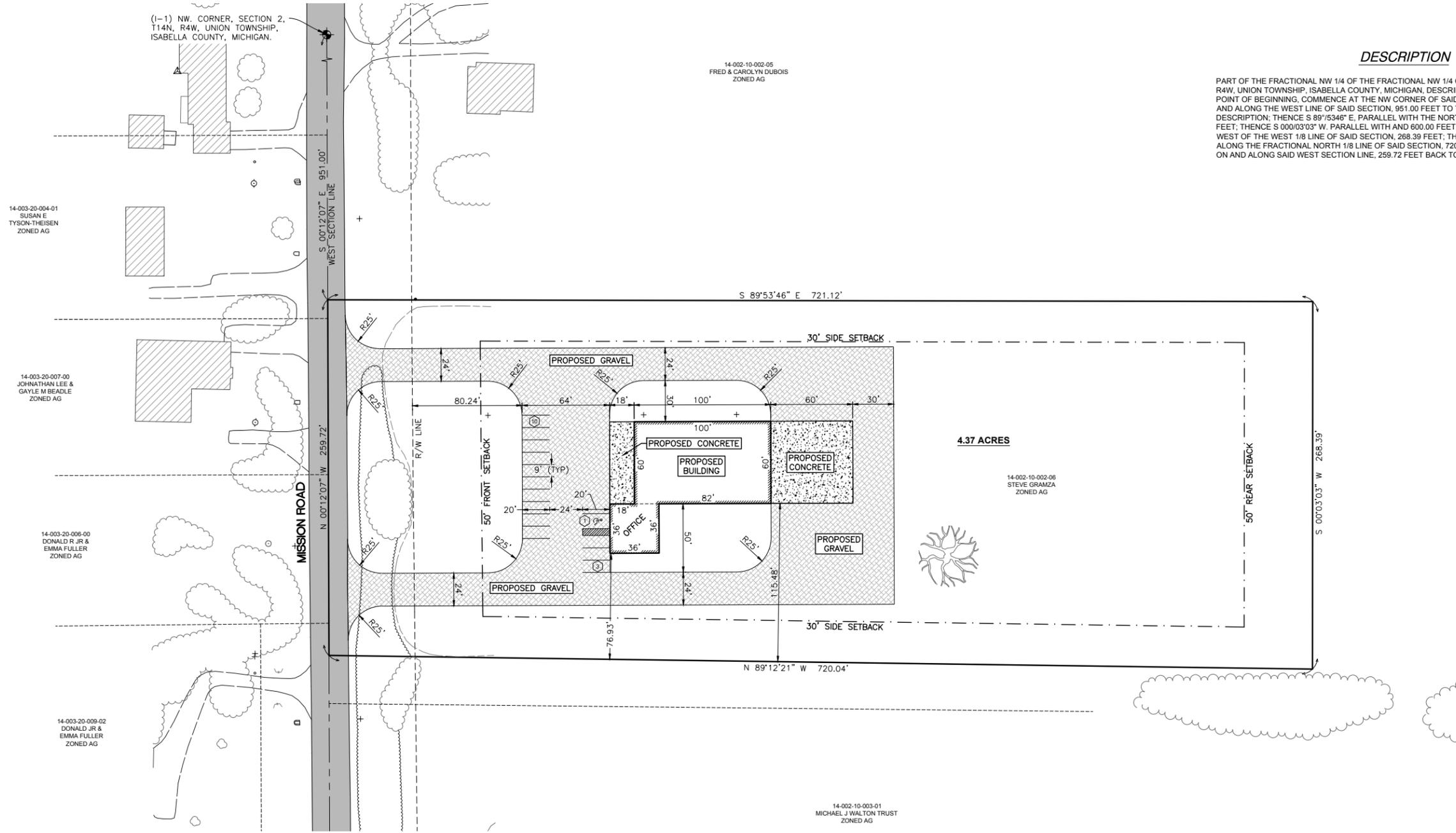
Peter Gallinat,
Township Planner

Published Morning Sun, 6/4/19

PLAN ISSUE			
PRELIMINARY			
NO.	DATE	DESCRIPTION	REVISIONS
1	08/12/19	CHANGE ASPHALT AREAS TO GRAVEL	

DESCRIPTION

PART OF THE FRACTIONAL NW 1/4 OF THE FRACTIONAL NW 1/4 OF FRACTIONAL SECTION 2, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NW CORNER OF SAID SECTION; THENCE S 00°12'07" E, ON AND ALONG THE WEST LINE OF SAID SECTION, 951.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89°53'46" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 721.12 FEET; THENCE S 00°03'03" W, PARALLEL WITH AND 600.00 FEET, MEASURED AT RIGHT ANGLES, WEST OF THE WEST 1/8 LINE OF SAID SECTION, 268.39 FEET; THENCE N 89°12'21" W, ON AND ALONG THE FRACTIONAL NORTH 1/8 LINE OF SAID SECTION, 720.04 FEET; THENCE N 00°12'07" W, ON AND ALONG SAID WEST SECTION LINE, 259.72 FEET BACK TO THE POINT OF BEGINNING.



14-003-20-004-01
SUSAN E
TYSON-THIESEN
ZONED AG

14-003-20-007-00
JOHNATHAN LEE &
GAYLE M BEADLE
ZONED AG

14-003-20-006-00
DONALD R JR &
EMMA FULLER
ZONED AG

14-003-20-009-02
DONALD JR &
EMMA FULLER
ZONED AG

14-002-10-002-05
FRED & CAROLYN DUBOIS
ZONED AG

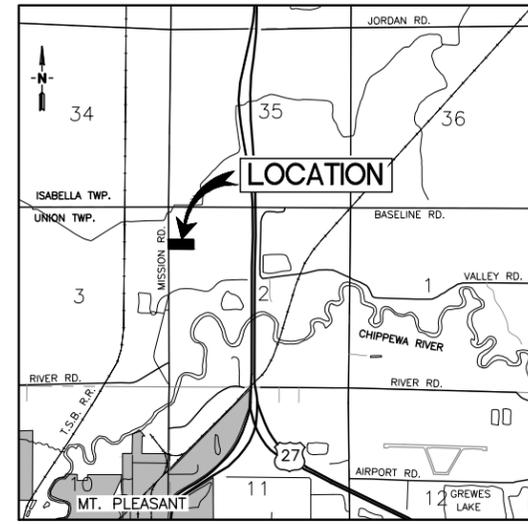
14-002-10-002-06
STEVE GRANZA
ZONED AG

14-002-10-003-01
MICHAEL J WALTON TRUST
ZONED AG

APPLICANT

ISABELLA CONSERVATION DISTRICT
CONTACT: CRYSTAL BEUTLER
5979 E. BROADWAY ROAD
MT. PLEASANT, MI 48859
PHONE: (989) 779-5927 EXT. 2

LOCATION MAP
NO SCALE



ZONING REQUIREMENTS

ZONING: AGRICULTURAL (AG) DISTRICT

SECTION 21 - REQUIRED CONDITIONS

MINIMUM LOT WIDTH:
REQUIRED = 165 FT.
PROVIDED = 259.72 FT.

MINIMUM LOT DEPTH:
THE DEPTH OF THE LOT SHALL NOT EXCEED FOUR (4) TIMES THE LOT WIDTH AS MEASURED AT THE FRONT BUILDING.
REQUIRED MAXIMUM = 261.1' * 4 = 1044.4 FT.
PROVIDED = 721.12 FT.

MINIMUM LOT DEPTH:
REQUIRED = 165 FT.
PROVIDED = 721.12 FT.

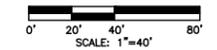
MINIMUM LOT AREA
REQUIRED = 43,560 SQ. FT.
PROVIDED = 190,261 SQ. FT.

MAXIMUM BUILDING HEIGHT:
REQUIRED = 35 FT.
PROPOSED = 27 FT.

MINIMUM YARD SETBACKS
FRONT SETBACK
REQUIRED = 50 FT.

SIDE SETBACK
EACH SIDE
REQUIRED = 30 FEET

REAR SETBACK
REQUIRED = 50 FEET

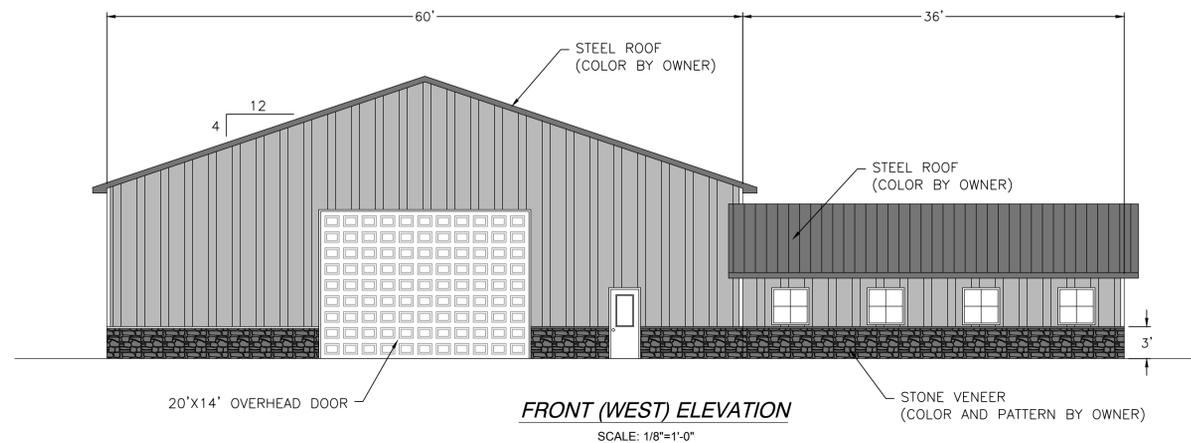


PRELIMINARY SITE PLAN

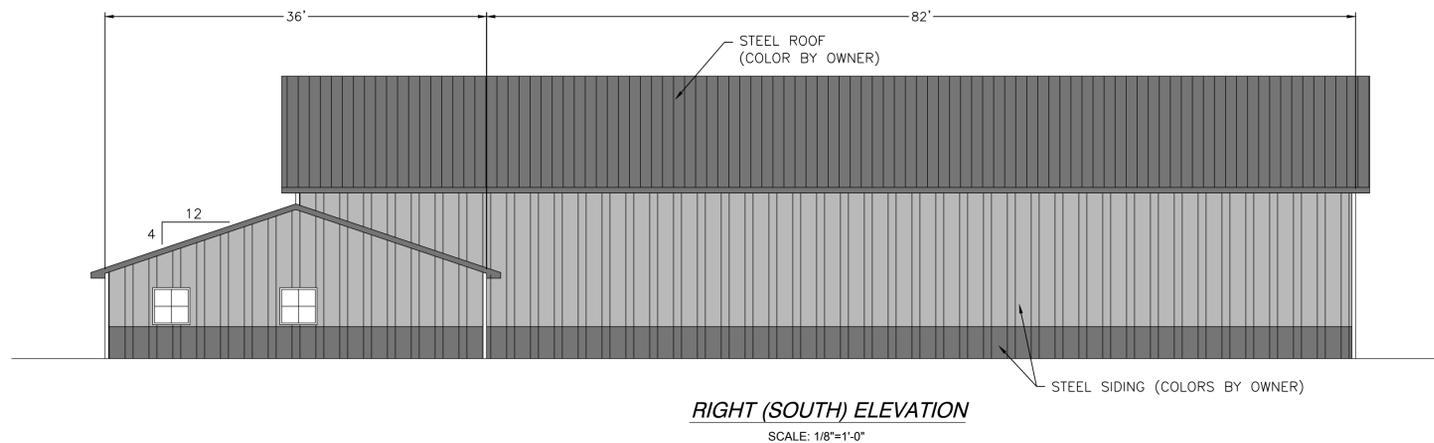
ISABELLA CONSERVATION DISTRICT
Section 2, T14N, R4W, Union Township,
Isabella County, Michigan

LORENZ
SURVEYING & ENGINEERING, INC.
3229 W. Beal City Road
Weldman, Michigan 48893
Phone: (989) 644-5953
Fax: (989) 644-9659
pete@lorenzse.com

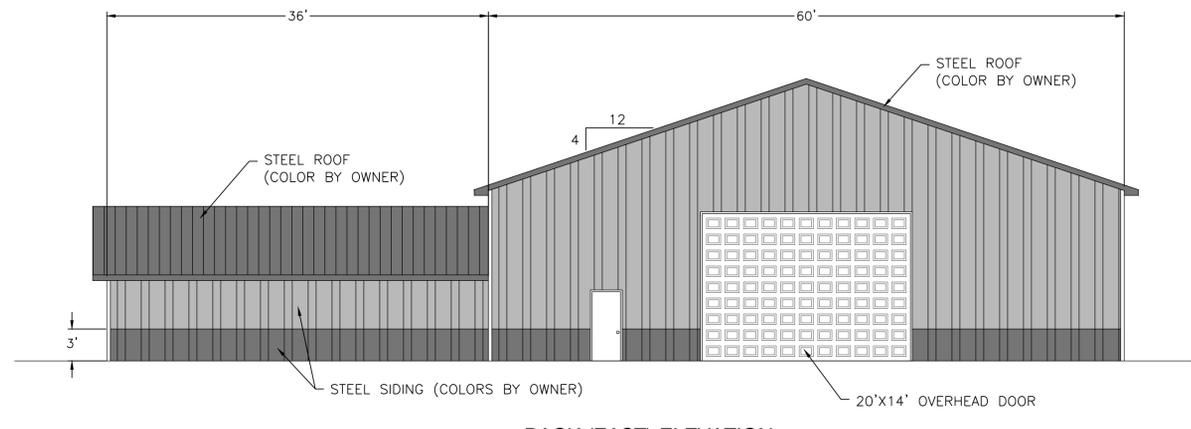
JOB NO: 190031
SCALE: 1" = 40'
DRAWN BY: TPL
DATE: May 28, 2019
SHEET NO: 1 OF 1



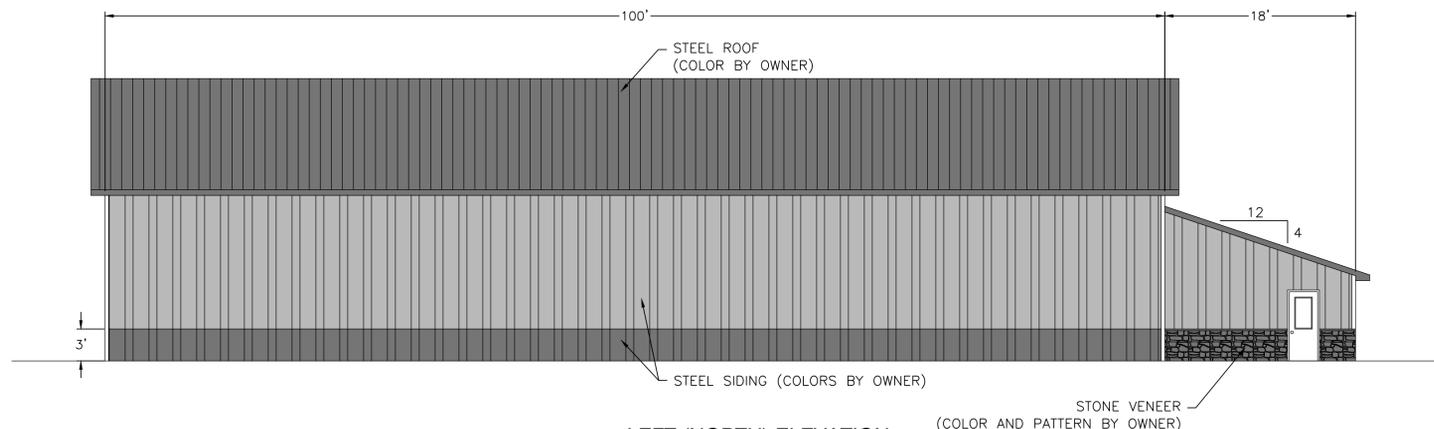
FRONT (WEST) ELEVATION
SCALE: 1/8"=1'-0"



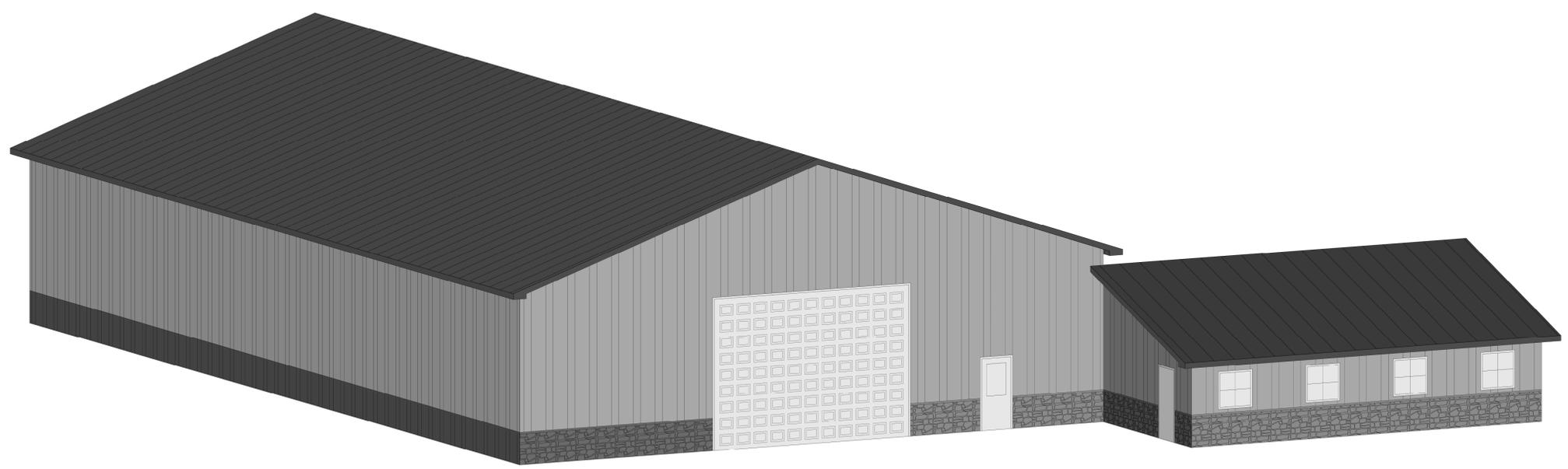
RIGHT (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



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



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



SOUTHWEST ISOMETRIC
NO SCALE

PLAN ISSUE:

PRELIMINARY

NO.	DATE	DESCRIPTION
1		

PRELIMINARY BUILDING ELEVATIONS
ISABELLA CONSERVATION DISTRICT
 Section 2, T14N, R4W, Union Township,
 Isabella County, Michigan

LORENZ
SURVEYING & ENGINEERING, INC.
 3223 W. Beal City Road
 Weidman, Michigan 48893
 Phone: (989) 644-5953
 Fax: (989) 644-5659
 pete@lorenzse.com

JOB NO. 190031
 SCALE: 1/8"=1'-0"
 DRAWN BY: TPL
 DATE: May 28, 2019
 SHEET NO. **1 OF 1**

D:_PROJ\190031\DWG\190031-BLD-ELEVATIONS.dwg, Tuesday, May 28, 2019 1:45:33 PM, Pete



Charter Township of Union
Board of Trustees
2010 S. Lincoln
Mt. Pleasant, MI 48858

Board Members,

I am writing this letter to express my support for the Isabella County Conservation District's tire and household hazardous collection programs and to express my support for a new electronic waste collection facility south of the fairgrounds on Old Mission Road.

I have utilized the tire collection program for the past few years and have turned in over 400 tires that had accumulated on my property before I purchased it. This has greatly reduced the mosquito egg-laying opportunities in my area.

I have also used the household hazardous collection program numerous times and have turned in florescent bulbs, batteries, and oil based paints.

These collection programs have ensured that all of these hazardous tires and substances did not end up in the area landfills and have been processed correctly.

It is only common sense to approve the electronic waste processing facility to prevent computers, monitors, televisions, etc., from ending up in the landfills as they contain mercury and various heavy metals which could contaminate soil and groundwater.

Sincerely,

A handwritten signature in black ink that reads "Larry Wilcox". The signature is written in a cursive style.

Larry Wilcox
7391 W. Battle Road
Lake, MI 48632

July 8, 2019

Charter Township of Union
Board of Trustees To Union Township
2010 S. Lincoln Road
Mt. Pleasant, Michigan 48858



Dear Trustees:

My husband and I are residents of a farm located in Coe Township, Isabella County.

I am writing on behalf of the Isabella County Conservation District, who has applied for a Special Use Permit for a parcel of land located in Union Township; located approximately one half mile from the Isabella County Fairgrounds. This parcel is currently listed as agricultural and approximately five acres in size.

The District would like to purchase this parcel and construct a building to be used for storage SOLELY as an Electronic Waste Facility. There would be NO hazardous wastes stored in this building.

It is my understanding that when this electronic waste is disposed of in landfills, it contaminates the soil and water. The community currently has no place to dispose of these items. The community needs a facility that will properly store and RECYCLE this electronic waste.

We are requesting the Union Township Board of Trustees carefully consider the granting of a Special Use Permit for this parcel of land for the use of Isabella County Conservation District. It is also my understanding that there are numerous similar small businesses that are non-agricultural in direct correlation to this site.

The Conservation District also conducts household hazardous waste/tire recycling twice a year. These are very important services to farmers in Coe Township/Isabella County. Without these collections the Isabella County community would have no place to take this waste. The District is a very important entity to our county residents.

Sincerely,

Eva J. Whitmore
6241 S. Loomis Road, Shepherd, MI.



Township of Coe
 P O Box 477
 Shepherd, MI 48883
 (989)828-5960

RECEIVED
 JUL - 9 2019
 BY: JR

July 8, 2019

Charter Township of Union
 Board of Trustees
 2010 S. Lincoln Road
 Mt. Pleasant, Michigan 48858

Dear Trustees:

The Coe Township Board is writing on behalf of the Isabella County Conservation District, who applied for a Special Use Permit for a parcel of land located in Union Township; located approximately one half mile from the Isabella County Fairgrounds. This parcel is currently listed as agricultural and approximately five acres in size. The District would like to purchase this parcel and construct a building to be used for storage SOLELY as an Electronic Waste Facility. There would be NO hazardous waste stored in this building.

It is our understanding when electronic waste is disposed in landfills, it contaminates the soil and water. The community currently has no place to dispose these items. The community needs a facility that will properly store and RECYCLE this electronic waste.

We are requesting the Union Township Board of Trustees seriously consider granting a Special Use Permit for this parcel of land for the use of Isabella County Conservation District. It is our understanding there are similar businesses in the area that are non-agricultural in nature and would be conducive to this type of storage facility.

The Conservation District also conducts household hazardous waste/tire recycling twice a year. Coe Township is largely an agricultural community and uses these collections extensively. Without these collections the Coe Township/Isabella County community would have no place to take this waste. The District is a very important entity to our county residents.

Sincerely,

Mary Kay Maas
 Mary K. Maas
 Supervisor

Patricia K Sandel
 Patricia K Sandel
 Clerk

Teresa Meyer
 Teresa Meyer
 Treasurer

Dana Tomaski
 Dana Tomaski
 Trustee

Eva Joan Whitmore
 Eva Joan Whitmore
 Trustee

420 landowners used
62,000 pounds of e materials



CMU Truck



line along old US-27





REQUEST FOR TOWNSHIP BOARD ACTION

To: Board of Trustees	DATE: June 20, 2019
FROM: Mark Stuhldreher, Township Manager	DATE FOR BOARD CONSIDERATION: 06/26/2019
ACTION REQUESTED: Board of Trustees annual review of Board Governance Policy No. 3.6 – Supervisor’s Role in the Board’s Process	

Current Action Emergency

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

Finance Approval _____ *MDS*

BACKGROUND INFORMATION

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

Certain policies, such as Policy 3.6 (Supervisor’s Role in the Board’s Process), are to be reviewed and monitored for compliance on an annual basis.

Board Policy 3.6 – Supervisor’s Role in the Board’s Process

The Policy states: “The Supervisor assures the integrity of the board's process and, secondarily, occasionally represents the board to outside parties.” Due to the length, the entire policy is attached. Following the policy is an evaluation section that can be used for the review/discussion of Policy No. 3.6.

SCOPE OF SERVICES

Not applicable

JUSTIFICATION

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

PROJECT IMPROVEMENTS

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

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

COSTS

Not applicable

PROJECT TIME TABLE

Not applicable

RESOLUTION

Not applicable

Policy: 3.6 Supervisor's Role in the Board's Process
Type: Direct Inspection
Occurrence: Annual
Date: June 2019

Policy:

The Supervisor assures the integrity of the board's process and, secondarily, occasionally represents the board to outside parties.

Accordingly:

- 3.6.1 The job result of the Supervisor is that the board abides consistently with its own rules and those legitimately imposed upon it from outside the organization.
 - 3.6.1.1 Meeting discussion content will be only those issues which, according to board policy, clearly belong to the board to decide, not the Township Manager.
 - 3.6.1.2 Deliberation will be fair, open, and thorough, but also timely, orderly, and kept to the point.
- 3.6.2 The authority of the Supervisor consists in making decisions that fall within topics covered by board policies on Governance Process and Board-Management Linkage, with the exception of (a) employment or termination of the Township Manager and (b) where the board specifically delegates portions of this authority to others. The Supervisor is authorized to use any reasonable interpretation of the provisions in these policies.
 - 3.6.2.1 The Supervisor is empowered to chair board meetings with all the commonly accepted power of that position (e.g., ruling, recognizing).
 - 3.6.2.2 The Supervisor has no authority to make decisions about policies created by the board within Ends and Executive Limitations policy areas. Therefore, the Supervisor has no authority to supervise or direct the Township Manager.
 - 3.6.2.3 The Supervisor may represent the board to outside parties in announcing board-stated positions and in stating chair decisions and interpretations within the area delegated to her or him.
 - 3.6.2.4 The Supervisor may delegate this authority but remains accountable for its use.

