

CHARTER TOWNSHIP OF UNION
NOTICE OF ADOPTION - ZONING ORDINANCE AMENDATORY ORDINANCE NO. 25-02

Please take notice that the Charter Township of Union Board of Trustees adopted Amendatory Ordinance No. 25-02 to amend the Township Zoning Ordinance following a Second Reading at their regular May 14, 2025 meeting in the Township Hall Board Room (2010 S. Lincoln Road). The First Reading of the proposed ordinance was held during the regular April 23, 2025 Board of Trustees meeting. Per the Charter Township Act, Public Act 359 of 1947, as amended (MCL 42.1 et seq.), an ordinance summary and date, time, and place notice of the Second Reading was then published in The Morning Sun newspaper and posted at the Township Hall.

A true copy of the adopted ordinance may be inspected or obtained upon request during business hours at the Charter Township of Union office, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, or on the Township website. The following is a summary of the ordinance:

Part 1 [Title] establishes the title of the ordinance.

Part 2 [Delete and Replace the Land Use Table in Section 3.4 (Permitted Uses by District)] to update provisions for Business Schools, Colleges, and Universities and Private Schools Operated for Profit.

Part 3 [Delete and Replace Section 6.34 (Public and Institutional Uses)] with a new section entitled, “Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities” to revise and expand allowances for additional building height for these land uses.

Part 4 [Repeal] confirms the repeal of Township ordinances or parts thereof which conflict with provisions of this Ordinance.

Part 5 [Severability] confirms that ordinance elements are severable as provided by law.

Part 6 [Publication] confirms that state law publication requirements will be met.

Part 7 [Effective Date] establishes the effective date of the ordinance, based on adoption and publication requirements.

Publication of the adopted ordinance was made by this notice and posting of a true copy of the ordinance at the Township office and on the Township’s website pursuant to requirements of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34). Pursuant to Michigan Zoning Enabling Act requirements, this ordinance shall become effective seven (7) days after publication of this notice of adoption unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated under MCL 125.3402, the ordinance shall take effect in accordance with MCL 125.3402.

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

ORDINANCE NO. 25-02

An ordinance to amend Sections 3.4 (Permitted Uses by District) and 6.34 (Public and Institutional Uses) of the Charter Township of Union Zoning Ordinance No. 20-06 to revise and extend a limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities, subject to expanded setback area requirements and other limitations; and to provide for repeal, severability, publication, and an effective date; all by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

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 25-02, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

PART TWO – Delete and Replace the Land Use Table in Section 3.4 (Permitted Uses by District)

The land use table in Section 3.4 (Permitted Uses by District) is hereby deleted and replaced in its entirety to update provisions for Business Schools, Colleges, and Universities and Private Schools Operated for Profit, as follows:

Section 3.4 Permitted Uses by 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														
Business Schools, Colleges, and Universities								P	P	P				Section 6.34
Indoor Publicly Owned Recreation Facilities	S	S	P	P	P	P		P	P	P			S	Section 6.34
Private Schools Operated for Profit								P	P	P				
Public and Institutional Buildings and Uses	S	S	P	P	P	P							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	P				

PART THREE – Delete and Replace Section 6.34 (Public and Institutional Uses)

Section 6.34 (Public and Institutional Uses) is hereby deleted and replaced in its entirety with a new section entitled, “Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities” to revise and expand allowances for additional building height for these land uses, as follows:

Section 6.34 Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities

Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities shall be subject to the following additional requirements and standards:

- A. **Maximum Height Exception.** The maximum height allowed for a principal building containing or intended to be occupied by one or more of these uses shall be subject to the following exceptions:
 - 1. The building height may be allowed by the Planning Commission to exceed the zoning district requirements up to a maximum height equal to twice the maximum height allowed in the zoning district, subject to the following requirements:
 - a. The minimum required front, side and rear yard setbacks shall be increased by one (1) foot for each foot of additional building height above the zoning district requirements.
 - b. Where located within or adjacent to the boundary of the AG (Agricultural) zoning district, of any residential zoning district, or of a lot in any zoning district occupied by an existing agricultural use or any existing dwelling unit(s), at no point shall the building’s setback distance to the zoning district or lot boundary be less than one-hundred-fifty percent (150%) of the building height.
 - c. This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.
 - 2. The highest point of chimneys, stage towers of scenery lofts, church spires, cupolas, domes and similar architectural elements may be allowed by the Planning Commission to exceed the zoning district requirements to be erected to a height not exceeding one-hundred-fifty percent (150%) of the building height, provided that the total area of such elements shall not occupy more than twenty percent (20%) of the roof area of the building.
 - 3. Any allowance for additional building height above the zoning district requirements shall be subject to prior written confirmation from the Fire Department that available emergency response equipment is sufficient to serve the proposed building as designed in the event of an emergency.
- B. **Conformity with Neighborhood Character.** Public and institutional uses, business schools, colleges, universities, and indoor publicly-owned recreation facilities shall conform to the character of the adjacent neighborhood. Conformity can be achieved through any combination of architectural design and compliance with Section 7.20 (Building Form and Composition) where applicable, provision of screening in accordance with Section 10.3, providing ample setbacks, providing amenities needed by the surrounding neighborhood, providing sufficient lot size, and similar means.
- C. **Additional Setbacks for Buildings that Conform to Zoning District Height Standards.** An additional 20.0 feet of side and rear year setback shall be provided where located within or adjacent to the boundary of the AG (Agricultural) District, of any residential zoning district, or of a lot in any zoning district occupied by an existing agricultural use or any existing dwelling unit(s). This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.

PART FOUR – Repeal

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

PART FIVE – Severability

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

PART SIX – Publication

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

PART SEVEN – Effective Date

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on May 14, 2025, after initiation and a public hearing by the Planning Commission on March 18, 2025 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Board of Trustees on April 23, 2025 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on May 26, 2025, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.