

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting Minutes**

A regular meeting of the Charter Township of Union Planning Commission was held on April 15, 2025, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present: Bradshaw, Browne, Hayes, Lapp, Olver, McDonald, Shingles, Squattrito, and Thering

**Others Present**

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator

**Approval of Agenda**

**Olver moved Hayes** supported to approve the agenda as presented. **Vote: Ayes: 9. Nays: 0. Motion Carried**

**Approval of Minutes**

**Olver moved Bradshaw** supported to approve the March 18, 2025, regular meeting minutes as amended. **Vote: Ayes: 9. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Presentation by Amanda Brake – Proposed Maslow’s Village Tiny Homes as Transitional Housing Support for the Homeless
- B. Board of Trustees updates by Thering – Gave updates on the March 26<sup>th</sup> and April 9<sup>th</sup> Board of Trustees Meetings. He also shared positive feedback the Trustees received from Central Christian Academy, expressing appreciation for Mr. Nanney and his staff’s helpfulness during their meeting to discuss a new location for a school.
- C. ZBA Update by McDonald – No updates were given.
- D. Community and Economic Development Monthly Report
- E. Other Reports

**Public Comment**

Open: 7:45 p.m.

No comments were offered.

Closed: 7:45 p.m.

**New Business**

- A. **PSUP 25-02 Special Use Permit application for short-term rental housing located at 1220 S. Eli’s Way**
  - a. Introduction by staff and the applicant
  - b. Public hearing
  - c. Commission review of the application
  - d. Commission deliberation and action (approve, deny, approve with conditions, or postpone action)

Gallinat introduced the special use permit application for a property located at 1220 S. Eli's Way submitted for the purpose of operating a short-term rental housing unit. He reported that he met on multiple occasions with the applicants to review the procedural steps and applicable standards for obtaining a special use permit and site plan approval under the Zoning Ordinance.

Gallinat noted that staff had reviewed the application and determined it meets the requirements and is consistent with all applicable standards for short-term rental housing and special use permit approval as outlined in Section 6.58 (Short-Term Rental Housing) and 14.3.J. (Standards for Special Use Approval) of the Zoning Ordinance.

#### Public Hearing

Open: 7:58 p.m.

Applicant Dan Siedlecki, spoke on the history of the property. No additional comments were offered.

Closed: 8:02 p.m.

The applicants, Dan and Randy Siedlecki, provided additional details of the proposed rental unit and were available for questions from the Commissioners. It was noted that the applicants had a particular great experience working with Zoning Administrator, Peter Gallinat and Community and Economic Development Director, Rodney Nanney.

During deliberation, Commissioner Browne raised concerns about how to regulate the number of short-term rentals that are allowed within the Township.

**Oliver moved Lapp supported to approve the PSUP25-02 special use permit application for a short-term rental located at 1220 S. Eli's Way (parcel 14-007-10-002-05) in the northwest quarter of Section 7 and in the AG (Agricultural) zoning district, finding that it fully complies with Section 6.58 (Short-Term Rental Housing) and Section 14.3.J. (Standards for Special Use Approval). Roll Call Vote: Ayes: Bradshaw, Hayes, Lapp, Oliver, McDonald, Shingles, Squattrito, and Thering. Nays: 0. Abstain: Browne. Motion Carried.**

#### **B. Discussion of special use permit and public hearing requirements for federally regulated gunsmiths**

- a. Introduction by staff
- b. Commission questions and discussion

Nanney began a conversation to seek the opinion of the Planning Commission relating to special use permits and local gunsmiths operating from home. Under the current Zoning Ordinance, this type of activity requires a Special Use Permit, which in turn requires a public hearing. Nanney noted that this presents unique challenges, particularly related to the safety of the gunsmith and their residence, given the nature of the business involving firearms.

He asked the Commission to consider whether it may be appropriate to remove the Special Use Permit requirement for this specific type of home-based activity, and instead consider regulating it under Home Occupation.

During the discussion, Commissioners raised several questions regarding what types of uses are currently permitted under Home Occupation. Nanney suggested to add "gunsmith" to the list of

allowable Home Occupations, with the conditions that the applicant submit their ATF certificate or federal firearms license to the Township.

Concerns were raised regarding neighborhood safety and the general awareness of firearms-related businesses operating within residential neighborhoods.

Nanney emphasized the that any changes to the ordinance would need to be enforceable.

It was the consensus of the commission to continue the discussion at the May 20<sup>th</sup> meeting.

#### **Pending Business**

##### **A. Master Plan Update**

- a. Introduction by staff
- b. Questions and discussion

Nanney presented a Master Plan update – US-127 Industrial Corridor Study. He noted that the final report was excellent and provides valuable guidance on where to prioritize the allocation of additional industrial land within the corridor.

Mr. Nanney further stated that with the completion of this study, the overall Master plan update process will move forward at a quicker pace.

Discussion by the Commissioners.

##### **B. Reminder about the Annual Joint Boards and Commissions meeting scheduled for tomorrow evening (4/16/2025), 6:00 p.m. at Jameson Hall (5142 S. Bud St.)**

#### **Extended Public Comments**

Open: 9:04 p.m.

No comments were offered.

Closed: 9:05 p.m.

#### **Final Board Comment**

Commissioner Olver –noted that it was nice to hear positive feedback from the public.

**Adjournment** – Chair Squattrito adjourned the meeting at 9:05 p.m.

**APPROVED BY:**

  
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Jessica Lapp – Secretary  
Tom Olver – Vice Secretary

*(Recorded by Tera Green)*