

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 7/16/2011

Re: 7/20/11 Meeting Notes

Dear Commissioners,

Unfinished Business.
TXT 1518

First on the agenda is the ordinance drafted for garage sales based, primarily on the City of Mt Pleasant's regulations. If you recall they are similar to the county. I added a definition missing from both ordinances; it is adapted from a Wikipedia entry. I also upped the number of annual occurrences from 2 to 3 (point of discussion). If there is no one to address this issue, I suggest we move it to the end of the evening.

New Business

SUP 1526 with Site Plan Review, International RV World, 5157 E Pickard

This location is in the B7 zone, making this type of sale a Special Use Permit. It had been the site of an identical use but it had been abandoned 3-4 years ago, and thus requires a new approval. The intended use is for Recreational Vehicle Sales. The applicant has an existing operation in the Tri-cities. They intend to use a standard Modular Home for the sales office. This is not uncommon, and the structure will have to be modified to meet Building codes for a commercial use. The site plan did not identify the zoning districts, I attached an output from our Mapping program. The home to the NW is in the business zone, and is sufficiently screened by distance and his fence. The adjacent property is being used as a nursery lot. I recommend approval pending review by MPFD, all other reviews have been done for the site under its previous use and the existing features are not changing.

SPR 1528, Doctor's Clinic North of 2890 Health Parkway

This office is just north of Dr Lilly's Office, Health Parkway is off High Street to the North, about ¼ mile west of Isabella Rd. The site is very similar to Dr Lilly's office. The storm plan has been approved for the entire medical park, as have the curb cuts. We do need a letter from Mt Pleasant Fire, as the codes have changed, and it appears that Dr Lilly's site has some non conformance, we need to wait for any building permit until the new site is approved by MPFD. MPFD did sign off on the site for Occupancy. I recommend approval, pending MPFD requirements being met.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: July 20, 2011

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of June 15, 2011 regular meeting

Minutes of April 20, 2011 regular meeting

Correspondence

Approval of Agenda

Public Comment: restricted to three (3) minutes regarding issues not on this agenda

UNFINISHED BUSINESS

- 1.) TXT 1518 – Text Amendment, Present Proposed Ordinance for Garage Sales**

NEW BUSINESS

- 1.) SPR 1526 and SUP 1526 – John M. Bishop 5157 E. Pickard Rd., Site Plan Review and Special Use Permit for Retail Sales of New or Used Cars, Trucks, Boats, Farm Equipment, Mobile Homes, Travel Trailers and Motorhomes**
- 2.) SPR 1528 H & M Investments Unaddressed Property North of 2890 Health Parkway, Site Plan Review for a New Doctors Office**

Other Business

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 20, 2011 at 7:00 p.m.

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

Roll Call

Dinse, Fuller, Jankens, Mielke, Primeau, Shingles and Squattrito were present. Henley and Wagner were excused.

Others Present

Woody Woodruff and John Barker

Approval of Minutes

March 16, 2011 – regular meeting

Mielke moved **Shingles** supported to approve the March 16, 2011 regular meeting minutes as presented. **Ayes: all. Motion carried.**

Correspondence

No correspondence was submitted

Approval of Agenda

Add under “Other Business” 1.) EDA Update

Mielke moved **Jankens** supported to approve the agenda as amended. **Ayes: all. Motion carried.**

Public Comment

No comments were offered.

UNFINISHED BUSINESS

1.) TXT 1505 – Medical Marihuana

Andria Ditschman of the Hubbard Law Firm, Lansing, Michigan presented the proposed zoning ordinance amendments for the medical use of marihuana to the Commission

2.) MSP 1416 Public Hearing to Adopt Master Plan

Cindy Winland of Crescent Consulting gave a brief report on the process of developing the new master plan and what happens next.

Public Hearing

Opened at 8:52 p.m.

John Barker expressed his appreciation for everyone’s hard work and a job well done on the master plan.

Closed at 8:53 p.m.

Fuller moved **Dinse** supported to accept the master plan as presented and recommend approval to the Board of Trustees. **Ayes: all. Motion carried.**

NEW BUSINESS

1.) **SUP 1513 – Special Use Permit for a Group Day Care (up to 12 children) at 5271 Jonathon Lane**

Applicant

Kimberly Morado addressed the Commission and stated that she would like to operate a group day care at 5271 Jonathon Lane

Public Hearing

Opened at 9:07 p.m.

- Letter from Kurt Norcross

Closed at 9:08 p.m.

Planning Commission

Dinse moved **Primeau** supported to recommend approval of SUP 1513 – Special Use Permit for a Group Day Care (up to 12 children) at 5271 Jonathon Lane contingent on additional fencing and 7 a.m. to 6 p.m. as hours of operation. **Ayes: all. Motion carried.**

OTHER BUSINESS

1.) **EDA Report**

Mielke updated the Commission on the Economic Development Authority sidewalks and streetscape project.

Extended Public Comment

No comments were offered.

Adjournment

The Chair adjourned the meeting at 9:18 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Blizzard)

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 15, 2011 at 7:00 p.m.

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

Roll Call

Dinse, Fuller, Henley, Jankens, Primeau, Shingles and Squattrito and Wagner were present. Mielke was excused.

Others Present

Woody Woodruff

Approval of Minutes

April 20, 2011 regular meeting minutes will be approved at the July 20, 2011 meeting.

May 18, 2011 – regular meeting minutes

Change “Approved by” to Mary Henley, Alternate Secretary

Primeau moved **Jankens** supported to approve the May 18, 2011 meeting minutes as amended.

Ayes: all. Motion carried.

Correspondence

- Letter from Isabella County Planning Commission regarding Medical Marihuana Ordinance

Approval of Agenda

Add under “Other Business” 1.) Isabella County Planning Commission Request and 2.)

Isabella County Parks and Recreation Financial Authority Report

Shingles moved **Wagner** supported to approve the agenda as presented. **Ayes: all.**

Motion carried.

Public Comment

No comments were offered.

NEW BUSINESS

- 1.) **PPO 1521 – Review General Township Ordinance “Marihuana Dispensary and Marihuana Growing Licenses” By Hubbard Law Firm of Lansing**

Andria Ditschman of the Hubbard Law Firm, Lansing, Michigan presented the Marihuana Dispensary and Marihuana Growing Licenses to the Commission

Primeau moved **Jankens** supported to recommend approval of PPO 1521 General Township Ordinance Marihuana Dispensary and Marihuana Growing License to the Board of Trustees. **Ayes: all. Motion carried.**

- 2.) **TXT 1518 – Discuss Need for Garage Sale Ordinance, Review City and County Regulations**
Fuller moved Wagner supported to have the Zoning Administrator prepare a Garage Sale Ordinance for review at the July 13, 2011 meeting. **Ayes: all. Motion carried.**
- 3.) **REZ 1519 – Discussion on Township initiated Rezoning**
Woodruff stated that he is still getting input from land owners. This item will be brought back to the July 13, 2011 meeting.

OTHER BUSINESS

- 1.) **Isabella County Planning Commission Request**
Woodruff presented a letter from the Isabella County Planning Commission requesting that Union Township extend their moratorium and work with the County Planning Commission on a more community wide approach.
It was the consensus of the Commission to send this request to the Board of Trustees.
- 2.) **Parks and Recreation Financial Authority Report**
Jankens reported on the Isabella County Parks and Recreation Financial Authority meeting. They will meet again on June 23, 2011 at 7:00 p.m. in the Isabella County Building

Extended Public Comment

- Union Township Supervisor John Barker addressed the Commission

Adjournment

The Chair adjourned the meeting at 8:40 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Blizzard)

CHARTER TOWNSHIP OF UNION
Isabella County, Michigan
Ordinance Number 20XX-XX

An Ordinance amending the Charter Township of Union Zoning Ordinance, being Ordinance number 1991-5, as amended, by the amendment to Sections 3 (Definitions) and 8 (General Conditions), to regulate the Time, Place and Manner of Yard Sales in the Charter Township of Union.

The Charter Township of Union, Isabella County, Michigan, Hereby Ordains:

SECTION I - ADDITIONS

A. Add 3.785 Yard Sale, also known as a garage sale, rummage sale, tag sale, attic sale, moving sale, or junk sale, is an informal, irregularly scheduled event for the sale of used goods by private individuals at their residence, and includes fund raising events by nonprofit groups when conducted in non commercial/industrial zoning districts.

B. Add 8.385 Yard Sales

Yard Sales shall be permitted up to three times per year provided the following conditions are met:

- A. Sales shall not operate more three consecutive days, unless a national holiday falls on a Monday and sales may take place for four (4) consecutive days including the holiday Monday.
- B. All material and displays shall not be set out prior to the sale or remain after the evening of the third day of the sale.
- C. Sales shall not occur more than 3 times per calendar year.
- D. Sales are conducted entirely on the owner's property. Multiple-family sales are permitted if they are held on the property of one of the participants.
- E. No goods purchased for resale may be offered for sale.
- F. Signs in accordance with Section 11.
- G. No portion of the sale shall be located in the Road Right of Way or conducted in such a manner as to impede the flow of traffic and or access to other property in the vicinity

SECTION II - TITLE

This Ordinance shall be known and cited as the Charter Township of Union Ordinance Number 200X-XX, Ordinance amending the Charter Township of Union Zoning Ordinance.

SECTION III - SEVERABILITY

The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

SECTION IV - EFFECTIVE DATE

This Ordinance will take effect immediately after publication.

APPLICATION FOR SPECIAL USE PERMIT

I (We) James Harvey OWNERS OF PROPERTY
AT SEE Attachments LEGAL DESCRIPTION AS FOLLOWS:

- Site Maps A-1 + A-2
- Parcel Numbers A3, A-4 + A5
 - A-3 14-012-30-017-00
 - A-4 14-012-30-018-00
 - A-4 14-012-30-019-00

Respectfully request that a determination be made by the Township Board on the following request: *Retail Sales of New or used Cars, Trucks, Boat farm equipment, mobile homes, travel trailers, and motor homes, outside area for display purposes are allowed, provided all servicing, repair, or conditioning of such vehicles or equipment shall be fully enclosed building.*

I. Special Use For

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 *Sales New + Used Cars, Trucks, Boats, farm equipment, mobile homes, travel trailers, motor homes, repairs of such in enclosed building.*

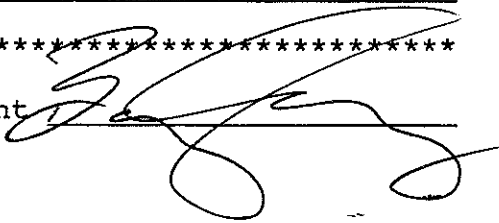
Give reason why you feel permit should be granted: *International RV world is a well established business that will generate good clean traffic income dollars into the community*

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is _____

Zoning of the abutting areas _____

Fees 200 Signature of Applicant 

OFFICE USE ONLY

Appeals received, Date: _____

Public Notice published, Date: _____

Public Notice mailed, Date: _____

Hearing Held, Date: _____

Decision of Board: _____

Reasons: 1. _____
 2. _____
 3. _____

Restrictions of Board: 1. _____
 2. _____
 3. _____



Isabella County Map Document



1:6300

Map Publication:

Mon Jun 27 2011 02:24:58 PM

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



Isabella County Map Document



Isabella County
Map Service

web mapping by
Amalgam LLC



1:2100

Map Publication:

Mon Jun 27 2011 02:22:53 PM

Disclaimer:

This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



Isabella County Land Records

Mon Jun 27 2011 02:36:35 PM

A-4

Property Address

5165 E PICKARD RD
MOUNT PLEASANT, MI 48858

Owner Address

BISHOP JOHN
1004 PUEBLO PASS
WEIDMAN, MI 48893

Township/City Code: 014
Township/City Name: Union Township
Village Code:
Village Name:

Taxpayer Information

See Owner Address

General Information for Current Tax Year

Parcel Number: 14-012-30-018-00 Assessed Value: \$94600
Property Class Code: 209 State Equalized Value: \$94600
Property Class Name: Commercial Real Property Taxable Value: \$46713
Property Type: Real Property
School District Code: 37010
School District Name: Mt. Pleasant Schools
Community College:
Exemption Percent: 0%
Exemption Type:

Land Information

Acreage: 1.02
Town: 14N
Range: 04W
Section: 012

Legal Information

T14N R4W, SEC 12, COM 396.5 FT W OF SE COR OF SW 1/4 OF SW 1/4 OF SEC 12; TH W 85.5 FT; TH N 320 FT; TH E 29 FT; TH N 340 FT; TH E 56.5 FT; TH S 660 FT TO POB

Sales Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sal	Liber/Page
	0					



Isabella County Land Records

Mon Jun 27 2011 02:37:11 PM

A-5

Property Address

E PICKARD RD
MOUNT PLEASANT, MI 48858

Owner Address

BISHOP JOHN M
1004 PUEBLO PASS
WEIDMAN, MI 48893

Township/City Code: 014
Township/City Name: Union Township
Village Code:
Village Name:

Taxpayer Information

See Owner Address

General Information for Current Tax Year

Parcel Number: 14-012-30-019-00 Assessed Value: \$162500
Property Class Code: 201 State Equalized Value: \$162500
Property Class Name: Commercial Real Property Taxable Value: \$122053
Property Type: Real Property
School District Code: 37010
School District Name: Mt. Pleasant Schools
Community College:
Exemption Percent: 0%
Exemption Type:

Land Information

Acreage: 1.68
Town: 14N
Range: 04W
Section: 012

Legal Information

T14N R4W SEC 12, COM N 86D 49M W 481.5 FT FROM SE COR OF SW 1/4 OF SW 1/4 OF SEC 12; TH N 86D 49M W 96 FT; TH N 3D 6M E 660 FT; TH S 86D 49M E 125 FT; TH S 3D 6M W 340 FT; TH N 86D 49M W 29 FT; TH S 3D 6M W 320 FT TO POB 1.69 AC M/L INGRESS/EGRESS EZMT L466/P123

Sales Information

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
	0					

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Wednesday, July 20, 2011, 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 International RV World, a Special Use Permit in a B7 zone for Retail sales of new or used cars, trucks, boats, farm equipment, mobile homes, travel trailers, and motor homes.

Legal Description of property: T14N R4W SEC 12, W 4 RDS OF E 24 RDS OF S 40 RDS OF SW 1/4 OF SW 1/4 , AND BEG S 86D 49M E, 1013.18 FT FROM SW COR SEC ALG SEC LN; TH N 1D 12M 12S E, 660 FT; TH S 86D 49M E, 22.11 FT; TH S 3D 7M 23S W, 659.61 FT TO POB. AND COM 396.5 FT W OF SE COR OF SW 1/4 OF SW 1/4 OF SEC 12; TH W 85.5 FT; TH N 320 FT; TH E 29 FT; TH N 340 FT; TH E 56.5 FT; TH S 660 FT TO POB. AND COM N 86D 49M W 481.5 FT FROM SE COR OF SW 1/4 OF SW 1/4 OF SEC 12; TH N 86D 49M W 96 FT; TH N 3D 6M E 660 FT; TH S 86D 49M E 125 FT; TH S 3D 6M W 340 FT; TH N 86D 49M W 29 FT; TH S 3D 6M W 320 FT TO POB INGRESS/EGRESS EZMT L466/P123

This property is located at. 5157 E Pickard Road

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.

William Woodruff,
Zoning Administrator

Affidavit of Publication

STATE OF MICHIGAN
County of Isabella
County of Gratiot
County of Clare



Al Fratura

_____ being duly sworn, deposes and says that he is Publisher of the MORNING SUN, a public newspaper printed and published by Morning Star Publishing Company, in the Cities of Mt. Pleasant (Isabella County), Clare (Clare County) and Alma (Gratiot County) in said counties and circulated in said cities and counties; that the annexed printed notice was duly printed and published in said newspaper at least 1 in each week for 1 successive week(s), and that the first publication of said notice in said newspapers was on the 5th day of July, 2011 and that last publication of said notice in said newspapers was on the 5th day of July, 2011.

Subscribed and sworn to before me the 5th day of July 2011.

Al Fratura

Linda Kunkel
Notary Public

LINDA KUNKEL
NOTARY PUBLIC MONTCALM CO., MI
MY COMMISSION EXPIRES Dec 21, 2011
ACTING IN ISABELLA COUNTY, MI

My commission expires _____

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SPECIAL USE PERMIT**

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This property is located at 5157 E Pickard Road

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.

William Woodruff,
Zoning Administrator



IF MORE BY 1/2 LONG, UP TO
 STORED AND SHOWN AT THE
 LOCATION AND SHALL BE CONSIDERED
 PART OF THE PARCEL. BE APPROXIMATELY 20 TO
 30 FEET WIDE.

BEEN PROVIDED FOR THE
 SALES UNDER THE
 ADDITIONAL SUPERVISOR.

1/2 IN. SECTION LINE

SOUTH 1/4 COR.
 80' X 12' HIGH SIGN
 100' FROM COR.

SCALE 1" = 40' SHEET NUMBER 3 OF 3	DATE ISSUED 12/14/2024 DRAWN BY TJB CHECKED BY TJB	COMMENTS CORRECTING TO CORRECT INFORMATION 7.16.11	PROJECT SITE PLAN INTERMODAL FOX WORLD, INC. PART OF THE SOUTHWEST 1/4 OF THE QUARTERSECTION 1/4 SECTION 16, T24N, R10E, S12E, MONTGOMERY COUNTY, MISSISSIPPI	 CMS & D SURVEYING, ENGINEERING AND PLANNING 1000 N. GULF BLVD. SUITE 100 GULFPORT, MISSISSIPPI 39503
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PID	PropertyAddress	Owner	Zoning	OwnerAddr01	OwnerCity	Owner	OwnerZip
14-145-00-022-00	AIRWAY DR	DELONG WILLIAM C & BARBARA M TRU	R2A	1864 AIRWAY DR	MT PLEASANT	MI	48858-0000
14-145-00-021-00	1840 AIRWAY DR	SCHAFFER CHAD M	R2A	1840 AIRWAY DR	MT PLEASANT	MI	48858
14-145-00-019-00	1864 AIRWAY DR	DELONG WILLIAM C & BARBARA M TRU	R2A	1864 AIRWAY DR	MOUNT PLEASANT	MI	48858
14-145-00-018-00	1872 AIRWAY DR	ONION CREEK PROPERTIES II LLC	R2A	2746 S LOOMIS RD	MOUNT PLEASANT	MI	48858-0000
14-145-00-014-00	1874 AIRWAY DR	GBC HOLDINGS LLC	R2A	1970 AIRWAY DR	MOUNT PLEASANT	MI	48858
14-145-00-012-00	1970 AIRWAY DR	GBC HOLDINGS, LLC	B7	1970 AIRWAY DR	MT PLEASANT	MI	48858
14-095-00-004-00	5072 BUD ST	MCGILL TIFFINY	R2A	5072 BUD ST	MOUNT PLEASANT	MI	48858-0000
14-095-00-006-00	5098 BUD ST	STIRLING C W DR	R2A	1929 S ISABELLA	MOUNT PLEASANT	MI	48858
14-095-00-007-00	5106 BUD ST	BLOCK LINDA	R2A	5106 BUD ST	MOUNT PLEASANT	MI	48858
14-012-30-022-00	5139 BUD ST	LATZKO THOMAS W	B7	5139 BUD ST	MOUNT PLEASANT	MI	48858
14-012-30-010-00	5142 BUD ST	CHARTER TOWNSHIP OF UNION	R2A	2010 S LINCOLN RD	MT PLEASANT	MI	48858-0000
14-012-30-021-01	5158 BUD ST	BISHOP JOHN M	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893
14-012-30-021-00	5165 BUD ST	BISHOP JOHN M & SHARON L	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893
14-010-30-003-02	S CRAWFORD RD	MRP PROPERTIES COMPANY, LLC	I2	PO BOX 696000	SAN ANTONIO	TX	78269-6000
14-146-00-039-00	2074 ELIZABETH ST	FRANCO BRENDA K	R2B	2074 ELIZABETH ST	MT PLEASANT	MI	48858-0000
14-146-00-008-00	2043 FLORENCE ST	PAUL AND CARME INVESTMENTS LLC	B7	810 NEYER	MT PLEASANT	MI	48858-0000
14-146-00-006-01	2046 FLORENCE ST	SEC OF HOUSING & URBAN DEVELOP	B7	50 LOUIS NW	GRAND RAPIDS	MI	49503
14-146-00-029-00	2059 FLORENCE ST	DEAN DAN C	R2B	1111 S MISSION	MOUNT PLEASANT	MI	48858
14-146-00-030-00	2075 FLORENCE ST	HYDE DAVID	R2B	2075 FLORENCE ST	MOUNT PLEASANT	MI	48858
14-012-30-009-00	S ISABELLA RD	KENNEY JAMES C ET AL	B7	1200 QUEENSWAY	WEIDMAN	MI	48893
14-012-30-011-00	1929 S ISABELLA RD	STIRLING CHARLES W	B7	1929 S ISABELLA RD	MOUNT PLEASANT	MI	48858
14-010-30-001-00	S MISSION RD	CITY OF MT PLEASANT	R2A	401 N MAIN ST	MOUNT PLEASANT	MI	48858
14-012-30-019-00	E PICKARD RD	BISHOP JOHN M	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893-0000
14-012-30-012-02	5025 E PICKARD RD	RI CS4 C/O REALTY INCOM CORP	B7	PO BOX 460069	ESCONDIDO	CA	92046-0069
14-146-00-003-00	5048 E PICKARD RD	ROY MARGUERITE	MULTIP	5048 E PICKARD	MT PLEASANT	MI	48858-0000
14-146-00-005-00	5082 E PICKARD RD	UNITED COMMERCIAL-UII, LLC	B7	P.O. BOX 222	MT PLEASANT	MI	48804-0222
14-146-00-006-00	5114 E PICKARD RD	LOS KEN S & TAING NGY	B7	5114 E PICKARD RD	MT PLEASANT	MI	48858-0000
14-012-30-012-00	5115 E PICKARD RD	IMPERIAL COMPANY INC.	B7	PO BOX 408	MOUNT PLEASANT	MI	48804-0408
14-012-30-020-00	5143 E PICKARD RD	BISHOP JOHN	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893
14-146-00-007-00	5152 E PICKARD RD	SISSON ROBT. & JANICE REV TRST	B7	5680 N LITTLEFIELD RD	WEIDMAN	MI	48893
14-012-30-017-00	5157 E PICKARD RD	BISHOP JOHN	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893-0000
14-012-30-018-00	5165 E PICKARD RD	BISHOP JOHN	B7	1004 PUEBLO PASS	WEIDMAN	MI	48893-0000
14-146-00-011-00	5172 E PICKARD RD	ELM HILL LLC	B7	5680 N LITTLEFIELD RD	WEIDMAN	MI	48893
14-146-00-012-01	5190 E PICKARD RD	TURNWALD LAND LLC	B7	5190 E PICKARD RD	MT PLEASANT	MI	48858
14-012-30-016-00	5205 E PICKARD RD	ALPINE HOLDINGS LLC	B7	5205 E PICKARD RD	MOUNT PLEASANT	MI	48858
14-012-30-014-00	5245 E PICKARD RD	DSJB IV, LLC	B7	3636 BIRCH ST, SUITE 260	NEWPORT BEACH	CA	92660
14-146-00-016-01	5260 E PICKARD RD	LEE DAVID A & LISA M	B7	5260 E PICKARD RD	MOUNT PLEASANT	MI	48858

mailing for sup 152a
Sent by 1st class mail
on 6/29/14 MWA

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review ~~Final Site Plan Review~~
- II. Applicant Name International RV World (James Harvey)
- III. Applicant Address 5157 E. Rickard Rd Mt Pleasant 48858
- IV. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner(skip 5& 6) Other
- V. Land Owner Name James Harvey
- VI. Land Owner Address 2261 Hotchkiss Rd Bay City 48706
- VII. Project/Business Name International RV World, Inc
- VIII. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area (for example, under sidewalks write "none" in the comment area if you are not installing any sidewalks). For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	√ Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer <u>Existing</u>	√	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application. <u>Existing</u>	√	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept. <u>New Code Cycle</u> <u>Work Letter</u>		Lt. Steve Martin (989) 773 0808, (2) copies
Isabella Co Transportation Commission (ICTC) <u>Existing</u>		Denny Adams (989) 773 2913 Ext 106, (2) copies
SITE PLAN REQUIREMENTS	√ Off	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner Name and Address of Applicant	√	OK
The <u>date</u> , <u>north arrow</u> and <u>scale</u> . The scale shall be not less than 1"=20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	√	OK
All lot and/or property lines are to be shown and dimensioned, including building setback lines	√	OK
The <u>location and dimensions</u> of all existing and proposed: <u>drives</u> , - - - - - <u>sidewalks</u> , - - - - - <u>curb openings</u> , - - - - -	√	OK


acceleration/deceleration lanes, - - - - -		
signs, - - - - -	OK	Existing sign conforms, Re face for new
exterior lighting on buildings and parking lots, -		
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - -	✓	
recreation areas, - - - - -	NA	
common use areas, - - - - -	NA	
areas to be conveyed for public use and purpose. -	NA	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	NA	using typical modular (New) for office, will need upgrades per Bldg official, meat
Source of utilities. Public water and sewer approval by Union Township Utility Committee prior to application.	OK ✓	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department (773 5921)
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)	✓	OK
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	OK
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	OK
The zoning of the subject property and the abutting properties.	○	Not shown see GIS detail in packet, Residence is in "B" zone
The location, height and type of fences and walls.	✓	OK
The location and detailed description of landscaping.	○	Submit Landscape plan per ordinance
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	NA	

The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	✓	OK
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	NA	

COMMENTS

See attached site maps for location
- North of M-20 (Pickard) East 800 ft of S. Isabella Rd
- Parcel Numbers as follows
14-012-30-017-00
14-012-30-018-00
14-012-30-019-00

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.



 Signature of Applicant

6-27-2011

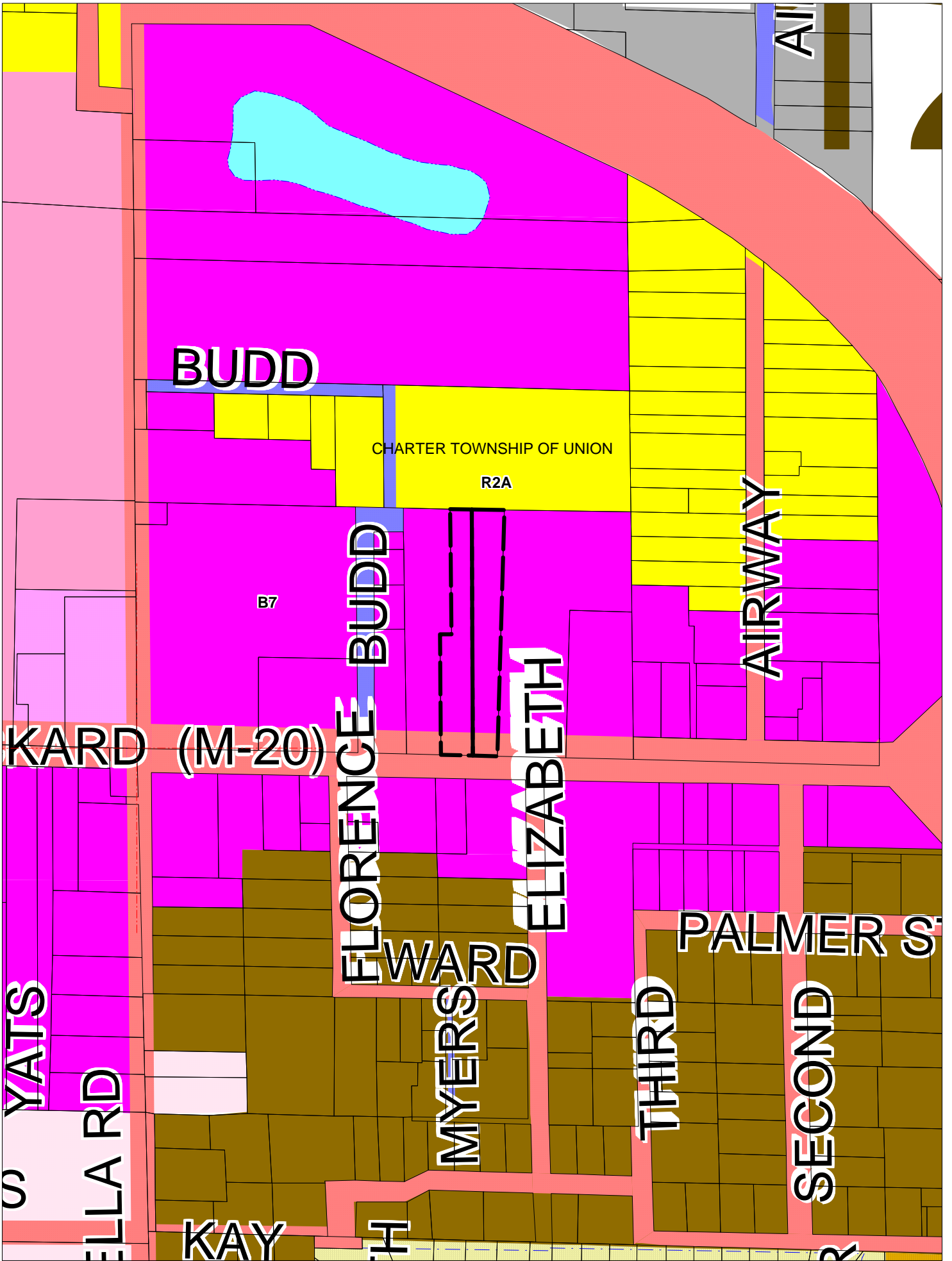
 Date

 Signature of Owner (if other than applicant)

 Date

PLEASE PLACE OUR REVIEW ON THE _____ (INSERT DATE) PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

<u>Township use</u>	<u>Comments</u>
File # _____	Need landscape plan, MPPD
Fee Paid initial <i>apl</i>	Letter. Approve pending staff
Receipt # _____	Approval of Landscaping & MPPD
Date received <i>6/29/11</i>	letter.
Date review completed by Zoning Administrator _____	
Place on the <i>6/20/11</i> Planning Commission Agenda	
Planning Commission Decision _____	



BUDD

CHARTER TOWNSHIP OF UNION
R2A

B7

KARD (M-20)

FLORENCE BUDD

ELIZABETH

YARDS

ELLA RD

KAY

H

MYERS

THIRD

SECOND

PALMER S

AIRWAY

AI

Union Township Site Plan Review Application

FILL OUT THE FOLLOWING

I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review

II. Applicant Name H&M, Doctor Clinic Health Pkwy

III. Applicant Address _____

IV. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner(skip 5& 6)
Other

V. Land Owner Name _____

VI. Land Owner Address _____

VII. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area (for example, under sidewalks write "none" in the comment area if you are not installing any sidewalks). For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	√ Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	?	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 77 20911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	?	MDOT (M 20 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 71131. Submit (3) copies. .
Mt. Pleasant Fire Dept. <i>Submitted, no review yet</i>		Lt. Steve Martin (989) 773 0808, (2) copies
Isabella Co Transportation Commission (ICTC)	?	Jan Bauman (989) 773 2913 Ext 3, (2) copies
SITE PLAN REQUIREMENTS	√ Off	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of <u>Property Owner</u> Name and Address of <u>Applicant</u>	✓	<i>OK</i>

Union Township Site Plan Review Application

<p>The <u>date</u>, <u>north arrow</u> and <u>scale</u>. The scale shall be not less than 1"=20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>		<p>OK</p>
<p>All lot and/or <u>property lines</u> are to be shown and dimensioned, including <u>building setback lines</u></p>		<p>OK</p>
<p>The location and dimensions of all existing and proposed: <u>drives</u>, - - ✓ - - - - - <u>sidewalks</u>, - - - 5' - - - - - <u>curb openings</u>, - - - - - OK - - - - - <u>acceleration/deceleration lanes</u>, - - - NA - - - - - <u>signs</u>, - - - - - OK - - - - - <u>exterior lighting</u> on buildings and parking lots, - - - - - <u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - - ✓ <u>recreation areas</u>, - - - NA - - - - - <u>common use areas</u>, - - - NA - - - - - <u>areas to be conveyed for public use and purpose</u>. - NA</p>		<p>Need Dim between parking & canopy.</p> <p>Not shown/None? Barrier Free Space Dimensions</p>
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>		<p>OK - Canopy Height may need to be changed</p>
<p>Source of utilities. Public water and sewer approval by Union Township Utility Committee prior to application.</p>	<p>OK</p>	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department (773 5921)</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>		<p>Get this straight - any trash including curbs need screened area! problem on other project.</p>

Union Township Site Plan Review Application

The location and right-of-way width of all abutting roads, streets, alleys and easements.	OK
A locational sketch drawn to scale giving the section number and the nearest crossroads.	OK
The zoning of the subject property and the abutting properties.	OK
The location, height and type of fences and walls.	OK
The location and detailed description of landscaping.	OK
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	NA
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	

COMMENTS

<p><i>Need outside approvals for every thing -</i></p> <p><i>A proviso w/ contingent that all outside letters of</i></p> <p><i>Review be done & agreed to prior to BLDG Permit</i></p>

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission . False or inaccurate information placed upon this plan may be

Union Township Site Plan Review Application

cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

Signature of Applicant

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE _____ (INSERT DATE)
PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

Union Township Site Plan Review Application

Township use	Comments <u>approve,</u>
File # <u>1528</u>	<u>pending all outside Approved</u>
Fee Paid initial <u>W</u>	
Receipt # <u>7</u>	
Date received <u>7/6/11</u>	
Date review completed by Zoning Administrator <u>7/14/11</u>	
Place on the <u>7/20/11</u> Planning Commission Agenda	
Planning Commission Decision	