



**ZONING BOARD OF APPEALS
Regular Meeting
December 7, 2016
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES NOVEMBER 15, 2016
5. CORRESPONDENCE / BOARD REPORTS
 - A. Current List of Boards and Commissions
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues on this agenda
8. NEW BUSINESS
 - A. Public Hearing Variance #2016-03
 - A1. VARIANCE 2016-03 Casipit Medical: Grant/Deny Variance
Location: 2245 S. Isabella
 - B. Discussion/Action: (Peter Gallinat) Consider and set the 2017 Zoning Board of Appeals Meeting Dates
9. EXISTING BUISINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Special Meeting

A regular meeting of the Charter Township of Zoning Board of Appeals was held on November 15, 2016 at 7:00 p.m. at Union Township Hall.

Meeting was called to order at 6:00 p.m.

Motion carried.

Roll Call

Present: Bill McCracken, Norm Woerle and Paul Gross

Excused: Mike Darin, Bill Hauck, Jake Hunter, Tim Warner

Gross moved **McCracken** supported to name Woerle as Chair, in the absence of Chair Warner, for the November 15, 2016 Zoning Board of Appeals Meeting. **Vote: Ayes: 3 Nays: 0.**

Others Present

Peter Gallinat, Mark Stuhldreher, and Jennifer Loveberry

Approval of Minutes

Gross moved **McCracken** supported the approval of the September 7, 2016 minutes as presented.

Vote: Ayes: 3 Nays 0. Motion carried.

Correspondence / Board Reports

Woerle gave updates from the Planning Commission.

Approval of Agenda

McCracken moved **Woerle** supported to approve the agenda moving Public Comment before new business. **Vote: Ayes: 3 Nays 0. Motion carried.**

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

No Comments.

Board Agenda

A. Public Hearing Variance #2016-02

Public Notice was read by Township Planner, Gallinat. Public Hearing open at 6:07 p.m.

- No comments.

A1. Variance 2016-02: Woodland Investments LLC

Location: 2260 E. Remus Rd.

Tim Beebe, CMS&D on behalf of the applicant, presented the request for the variance: stating that the current parcel is only 99 ft. wide and per section 29, the required minimum lot width is 100 ft.

Discussion was held by the board.

McCracken moved **Gross** supported to approve granting Variance 2016-02, per section 5.8c, in support of the following reasons: 1)there are special conditions peculiar to the land, such as the land was originally zoned residential 2)a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance 3)special conditions and circumstances do not result from actions of the applicant 4)granting the variance will not confer on the applicant any special privilege. **Vote: Ayes: 3 Nays 0. Motion carried.**

Peter Gallinat stated that there would be a 21 day appeal period before the decision is final.

B. Public Hearing Appeal #2016-01

Public Notice was read by Township Planner, Gallinat.

Public Comment open at 6:15 p.m.

- Bill McClintic, - requested to adjourn meeting until 12/7/16 meeting.
- Plaza Corps Attorney – Client not original owner of the site plan; therefore, requesting to move forward.

Public Comment closed at 6:31 p.m.

B1. Appeal #2016-01 – Approved Site Plan 2016-12 New Grass LLC

McCracken moved **Gross** supported to deny postponement of appeal #2016-1. **Vote: Ayes: 3 Nays 0. Motion carried.**

McCracken moved **Gross** supported to deny Appeal 2016-01 for approved site plan SPR 2016-12, due to the Planning Commission following the requirements from the zoning code : 1) connection between parcels is not required per Zoning Ordinance 2) Planning Commission approval of SPR 2016-12 adhered to requirements of the zoning code. **Vote: Ayes: 3 Nays 0. Motion carried.**

Peter Gallinat stated that there would be a 21 day appeal period before the decision is final.

EXTENDED PUBLIC COMMENT

Tim Beebe, 510 W. Pickard St., addressed the Board questioning Building Permit.

Matt Tarrant, Township Attorney, addressed the Board responding to the Building Permit question.

ADJOURNMENT

McCracken moved **Gross** supported to adjourn the meeting at 6:53 p.m. **Vote: Ayes: 3 Nays 0. Motion carried.**

APPROVED BY:

Bill McCracken –Secretary

(Recorded by Jennifer Loveberry)



Board Expiration Dates

Planning Commission Board Members (9 Members)			
#	F Name	L Name	Expiration Date
1-Chair	Phil	Squatrito	2/15/2017
2-BOT Representative	Norm	Woerle	11/20/2020
3	Rick	McGuirk	2/15/2016 ¹
4	Brandon	LaBelle	2/15/2017
5	Erik	Robinette	2/15/2018
6	Alex	Fuller	2/15/2017
7	Dwayne	Strachan	2/15/2018
8	Bryan	Mielke	2/15/2018
9	John	Zerbe	2/15/2018
Zoning Board of Appeals Members (5 Members, 2 Alternates)			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2016
2-PC Representative	Bryan	Mielke	2/18/2018
3	Bill	McCraken	12/31/2016
4	Mike	Darin	12/31/2016
5	Citizen at Large		12/31/2018
Alt. #1	Jake	Hunter	12/31/2016
Alt. #2	Paul	Gross	2/15/2018
Board of Review			
#	F Name	L Name	Expiration Date
1	James	Thering	12/31/2016
2	Ronald	Mclvor	12/31/2016
3	Brian	Neyer	12/31/2016
Citizens Task Force on Sustainability			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2016
2	Mike	Lyon	12/31/2016
3	Mike	Walton	12/31/2016
4	Phil	Mikus	11/20/2020
Construction Board of Appeals			
1	Colin	Herron	12/31/2017
2	Richard	Klumpp	12/31/2017
3	Andy	Theisen	12/31/2017

¹ Per section 5.003 of the ordinance, member holds office until successor is appointed

Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Zoning Board of Appeals 11/30/2016
FROM: Township Planner

SUBJECT: A) VAR 2016-03 Casipit Medical
(Requires Public Hearing)

Location: 2245 S. Isabella Rd. Mt Pleasant, MI 48858

Current Zoning: B-5 Highway Business District

Adjacent Zoning: B-5 to the North, R-2B to the east, B-4 to the West across the road, R-2B to the South.

Future Land Use/Intent: Residential: Primarily single family uses with limited mixed neighborhood commercial uses

Current Use: Medical Office

Reason for Request: Current parcel is 79.56ft wide and has a lot area of 15,694.45 square feet. Section 29 of the zoning ordinance requires the minimum lot width to be 100ft and the minimum lot area to be 16,000 square feet.

History: The parcel was part of a township rezoning adopted in October of 2011. Property was originally zoned R2-B. The minimum lot width and lot area for the R-2B zone is 70ft and 8,400 square feet. The Township rezoning was recommended after the 2011 Master Plan was finished. The applicant had a site plan reviewed by the planning commission on 8/31/2016. The site plan was approved with the condition that a dimensional variance is obtained per section 9.1 and 9.9.

Section 9.1 states that "Utilization of existing lots that are nonconforming with dimensional requirements of the zoned District may be permitted provided Section 5 is complied with". Section 9.9 states that "Utilization of an existing lot not conforming to area, width or other provisions of this Ordinance may be permitted provided a variance is obtained"

Objective of board: Grant a 20.44ft variance for required minimum lot width along with a 305.55 square feet variance for the required minimum lot area.

Recommend Granting Variance 2016-03

- A special condition that is peculiar to the land is that the original zoning required a smaller minimum lot width and lot area than the current zoning.
- A literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of this Ordinance
- That special conditions and circumstances do not result from actions of the applicant. This rezone was done by the township and not the applicant.
- That Granting the variance will not confer on the applicant any special privilege

SUBJECT: B) Regular Zoning Board of Appeals meeting dates 2017

History: In the past the Zoning Board of Appeals had met quarterly on the first Wednesday of the month at 7pm. This included the first Wednesday of March, June, September and December. In addition to those (4) regular scheduled meeting dates the ZBA was also scheduled for (1) annual joint meeting. This joint meeting included the Board of Trustees, ZBA, Planning Commission, EDA, and Sustainability Committee.

Objective of the board: Adopt the proposed Zoning Board of Appeals meeting schedule for 2017 as presented. This includes meeting on the first Wednesday of the month each month at 7:00p.m for a total of (12) regular scheduled meetings in 2017 and one joint meeting on Wednesday August 30, 2017 at 7:00p.m.

Recommend Adoption of (12) regular scheduled meetings for 2017 with (1) joint meeting on August 30, 2017

- 12 regularly scheduled meetings a year would reduce the need for special ZBA meetings which improves customer service.
- Reduces workload of the board. Instead of one meeting having 4 items on the agenda the items could be spread out and moved to next month's meeting.
- If no agenda items is scheduled for a particular meeting. Said meeting will be canceled in accordance with the Open Meetings Act.

Peter Gallinat

Twp Planner

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 10/31/16

I (we) JULIE CASIPIT 2023 MacKenzie Lane, Mt. Pleasant, MI
Name Address

owners of property at 2245 South Isabella Road, Mt. Pleasant, MI,

the legal description is: SEE ATTACHED

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

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- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

- a. Provision of the Zoning Ordinance from which a variance is sought SECTION 29

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
MINIMUM LOT FRONTAGE, LOT WIDTH (FEET)	100 FEET	79.56 FEET	20.44 FEET
MINIMUM LOT AREA (SQUARE FEET)	16,000 SQUARE FEET	15,694.45 SQUARE FEET	305.55 SQUARE FEET

- b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

SEE ATTACHED SHEET

- c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

SEE ATTACHED SHEET

- d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

SEE ATTACHED SHEET

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? NO If yes, please explain:

SEE ATTACHED SHEET

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.
- g. Date property was acquired 2016

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

b. Describe if interpretation of district map

III. Administrative Review

a. Article, section, subsection, or paragraph in question

Fees \$150 _____
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 11-3-16

Public Notice published, date: 11-22-16

Public Notice mailed, date: 11-22-16

Hearing held, date: 12-7-16

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

- b) The parcel was part of a Mass Rezoning by the Township several years ago. The zoning was changed from Residential to B-5 Commercial. The parcel had been an existing residential parcel for approximately 40+ years prior to the rezone. The act of rezoning the parcel created an existing non-conforming B-5 Zoned Parcel. The rezoning had not been a request of the owner of the property.
- c) The rezoning had not been a request of the owner of the property.
- d) As the parcel has been rezoned to B-5, the existing use as a residence is not allowed within the district. If the parcel is denied the variance, it would not be allowed to be utilized for any use within the B-5 zoning. At that point, the parcel would be unusable.
- e) No, This would not be the first parcel of land that has obtained a dimensional variance within the B-5 Zoning District. Additionally, this was not a rezoning requested by the property owner. This in and of itself makes this situation different than many other B-5 Parcels.
- f) See Attached.
- g) 2016.

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, December 7, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Variance from Section 29 as required by Sections 9.1 and 9.9 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: Julie Casipit, a variance of 20.44' for the Minimum Lot Frontage, Lot Width and 305.55 square feet for the Minimum Lot Area (square feet) in a B-5 zone.

Legal Description of property: T14N R4W SEC 13 DYERS GARDEN PARCEL A

This property is located at 2245 S ISABELLA RD

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 Peasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989) 772-4600 Ext. 241.

Peter Gallinat, Union Twp Planner

Michigan Reserves, Inc
PO BOX 329
MT PLEASANT, MI 48858

D & D Real Estate Invest LLC
5770 Carriage Lane
MOUNT PLEASANT, MI 48858

Walter DeLong
2122 S. Kennedy Rd
MT PLEASANT, MI 48858

Mt Pleasant School District.
720 N. Kinney Ave
Mt Pleasant, MI 48858

EMO INVESTMENTS LLC
941 Broomfield Rd.
MOUNT PLEASANT, MI 48858

Swetz John E Jr & Kathy S
2309 S. Isabella Rd
Mt Pleasant, MI 48858

Brenda K. Franco
5074 Kay Ave.
MOUNT PLEASANT, MI 48858

Ronald & Linda Morell
2402 Jareth Lane
MOUNT PLEASANT, MI 48858

Joann Bingham
513 W. Grand Ave
Mt Pleasant, MI 48858

Michael J. Jurkins
2180 Betty Lane
Mt. Pleasant, MI 48858

Kooiker Melvin Jr & Mary L.
2144 E. Baseline Rd.
Mt Pleasant, MI 48858

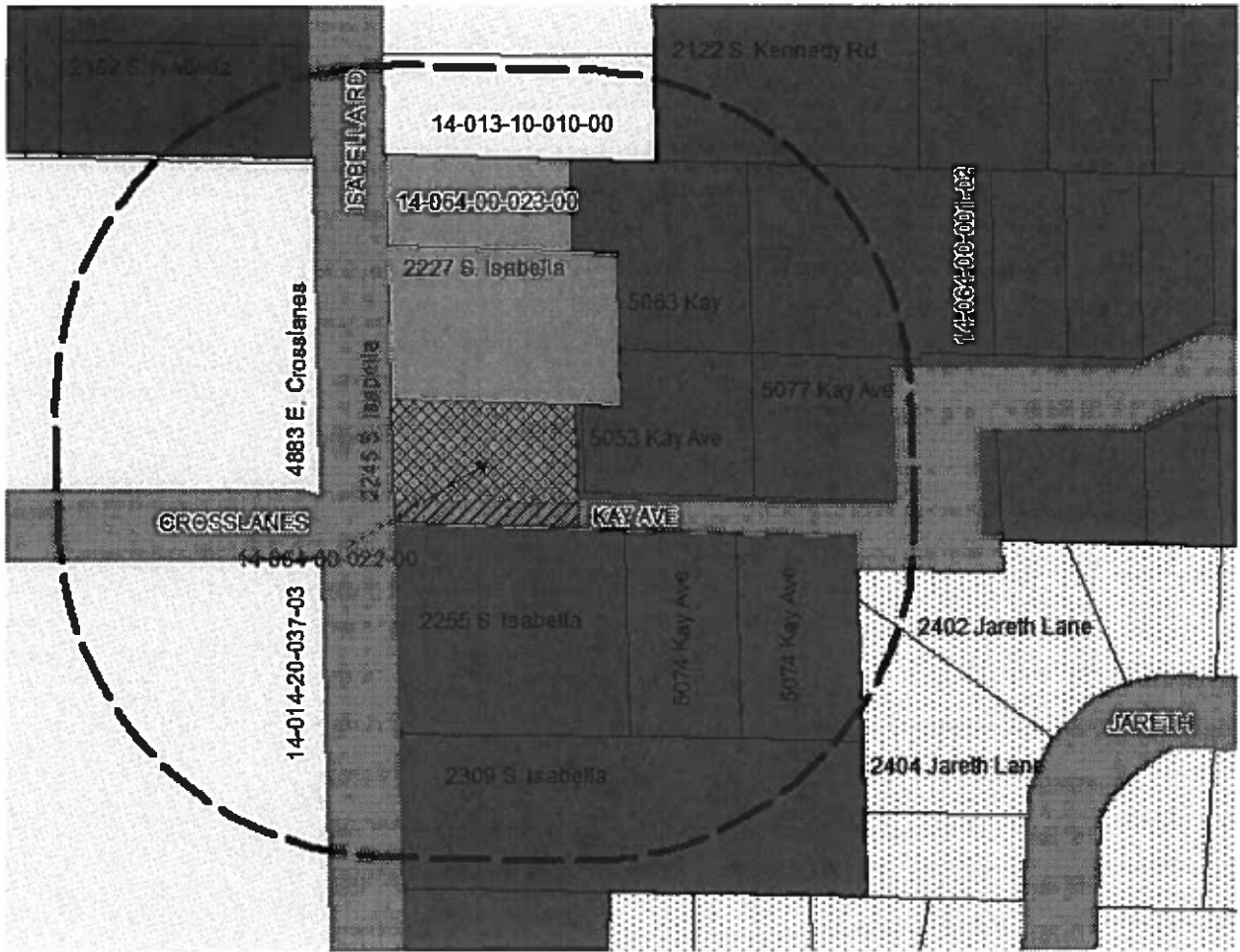
MARICJON LLC
1303 N. LOOMIS RD
Mount Pleasant, MI 48858

Julie Casipit
2245 S. Isabella Rd.
Mt. Pleasant, MI 48858

Fry Randall & Nancy
8622 S. Vandecar
Shepherd, MI 48883

Marrick Investments LLC
1303 N. Loomis Rd.
Mount Pleasant, MI 48858

I certify that Public Notices for
Variance
file # 2016-03 were
mailed on 11-22-16 to all persons listed on
this page. *Fateh D. Delt* (signature)



The checked parcel is the subject parcel that represents 2245 S. Isabella Rd which is requesting a dimensional variance. The parcels to the west are B-4 (General Business) and B-7 (Retail and Service Highway Business). The brown colored parcels are R-2B (One and Two-Family) and the yellow colored parcels are R-5 (Mobile or Modular Home District).

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A special meeting of the Charter Township of Union Planning Commission was held on August 30, 2016 at the Township Hall.

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

Roll Call

Present: Fuller, McGuirk, Squatrito, Strachan, Woerle, Zerbe

Excused: LaBelle, Mielke, Robinette

Others Present

Peter Gallinat, Township Planner Mark Stuhldreher, Township Manager, and Jennifer Loveberry

Approval of Minutes

Woerle moved McGuirk supported the approval of the August 16, 2016 meeting minutes as presented. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports

Approval of Agenda

Fuller moved McGuirk supported approval of the agenda as presented. **Vote: Ayes: 6 Nays 0. Motion carried.**

Public Comment

Tim Coscarelly - Made comments regarding cross connecting within Plaza Corp and Union Shoppes.

New Business –

A. SPR 2016-11: Casipit Medical
Location: 2245 S. Isabella

Tim Beebe, CMS & D presented SPR 2016-11: Site Plan Review, Casipit Medical Office, Location: 2245 S. Isabella. The proposed project is to use a non conforming residential home for a conforming physical therapy use. The plan has been approved by Utilities, Fire, Road Commission, storm water management, and ICTC. The Medical Office use conforms to Section 23.2a, which defaults to section 22.2.e. Woerle moved Zerbe supported approval of SPR 2016-11: Casipit Medical site plan review with the condition that a variance is obtained by the ZBA. The variance sought is required from Section 9.1 and 9.9. This is due to the lot not conforming to dimensional requirements of a B-5 District. **Vote: Ayes: 6 Nays 0. Motion carried.**

CASIPIT MEDICAL OFFICE SITE PLAN

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
MT. PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
CASIPIT MEDICAL BUILDING
PART OF LOT ONE OF DYER'S GARDEN PLAT AND
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 13, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
7-27-16 SUBMITTAL TO UNION TOWNSHIP

SCALE
1" = 10'

SHEET NUMBER
1 OF 5



LOCATION MAP
SCALE: NONE

ZONED B-5 HIGHWAY BUSINESS	
MINIMUM LOT AREA	16,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	50 FT (A,B)
MINIMUM SIDE YARD SETBACK	20 FT (B)
MINIMUM REAR YARD SETBACK	25 FT (A,B)
MAXIMUM LOT COVERAGE	30% (BY ALL BLDGS.)

(A) Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

(B) A lot in the B-4 and B-5 District will provide a side and rear yard of at least forty (40) feet when abutting a residential District.

MISS DIG:

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

○ BOLLARD	☐ GAS RISER	● SOIL BORING
▤ CATCH BASIN (CURB INLET)	⚓ GUY ANCHOR	⊕ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⚓ HYDRANT - EXISTING	⊕ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⚓ HYDRANT - PROPOSED	● TREE - CONIFEROUS
○ CLEAN OUT	⚓ LIGHT POLE	● TREE - DECIDUOUS
→ DRAINAGE FLOW	☐ MAILBOX	⊕ UTILITY POLE
☐ ELECTRICAL BOX	⊕ MONITORING WELL	⊕ WATER MAIN VALVE
● FOUND CONC. MONUMENT	⊕ SANITARY SEWER MANHOLE	⊕ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	☐ FLOOD LIGHT
⊕ GAS MAIN VALVE	⊕ SIGN	☐ GAS METER

LINE TYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
---DITCH---CL---	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
---RD---CL---	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
---EX---TOS---	TOE OF SLOPE
---EX---TOB---	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP
[Hatch Pattern]	EXISTING BUILDING

DESCRIPTION PROVIDED (TITLE POLICY 0-9301-003839094):

PARCEL 1:
THE WEST 12 RODS OF THE SOUTH 5 RODS OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 13, T14N, R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, EXCEPT THE SOUTH 30 FEET.

PARCEL 2:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF DYER'S GARDEN PLAT AT THE EAST LINE OF ISABELLA ROAD; THENCE NORTH ALONG THE EAST LINE OF ISABELLA ROAD AND THE WEST LINE OF SAID LOT 1, 27 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 171 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 1, 79.5 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 6 FEET; THENCE NORTH ALONG THE LINE OF LOT 1, 52.5 FEET; THENCE WEST ALONG THE LINE OF LOT 1, 165 FEET TO THE PLACE OF BEGINNING, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

SHEET INDEX

1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE & HORIZONTAL PLAN
4	STORM WATER MANAGEMENT, GRADING AND SOIL EROSION PLAN
5	CONSTRUCTION DETAILS

BENCHMARK:

SANITARY MANHOLE AT THE INTERSECTION OF ISABELLA ROAD AND E. KAY (OR GROSSLANES STREET). RIM MH#64 ELEVATION AS SHOWN ON UNION TOWNSHIP, ISABELLA COUNTY SANITARY SEWER PLANS PREPARED BY GOURDIE FRASER & ASSOCIATES, INC., DATED 2/27/73, BENCHMARK ELEVATION 765.17 (RIM OF MH#64)

BEARING BASIS:

THE WEST SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST 1/4 CORNER WAS TAKEN AS S00°-00'-00"W FROM THE PLAT OF DYER'S GARDEN PLAT, AS RECORDED IN LIBER 5, PAGE 269.

SITE: 2245 SOUTH ISABELLA ROAD
MT. PLEASANT, MI 48858

OWNER: JULIE CASIPIT
2023 MACKENZIE LANE
MT. PLEASANT, MI 48858

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS
915 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@chartercom.com

CONSUMERS ENERGY
345 PINE STREET
ALMA, MI 48801
(989) 466-4282
KIM STUDDT
kimberly.studdt@cmsenergy.com

FRONTIER
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@frontierenergy.com

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@dteenergy.com

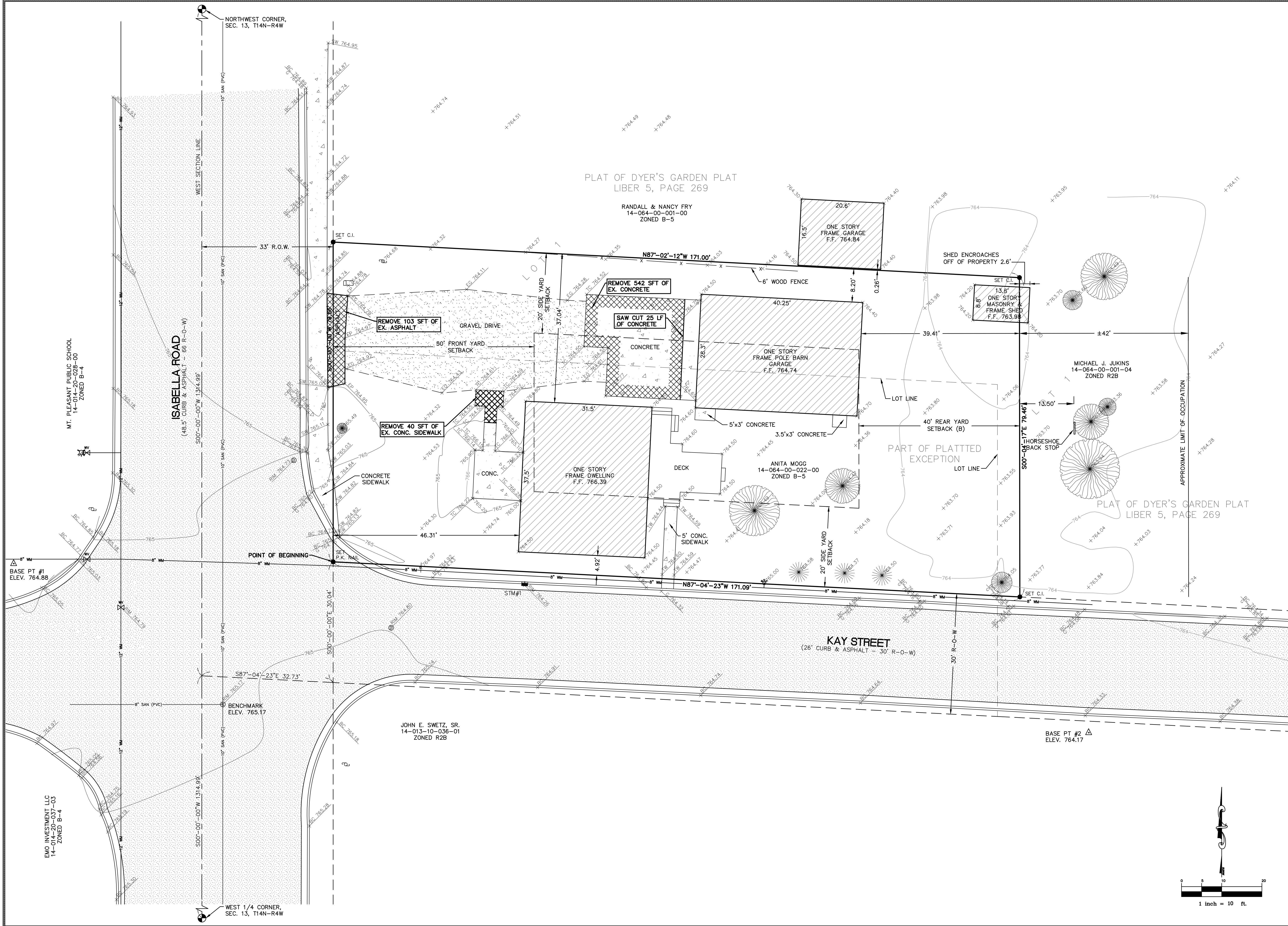
MT. PLEASANT FIRE DEPARTMENT
804 EAST HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5122
SGT. RANDY KEELER
rkeeler@mt-pleasant.org

CHARTER TOWNSHIP OF UNION
PUBLIC WATER/PUBLIC SEWER
2010 N. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 24
KIM SMITH
ksmith@uniontownshipmi.com

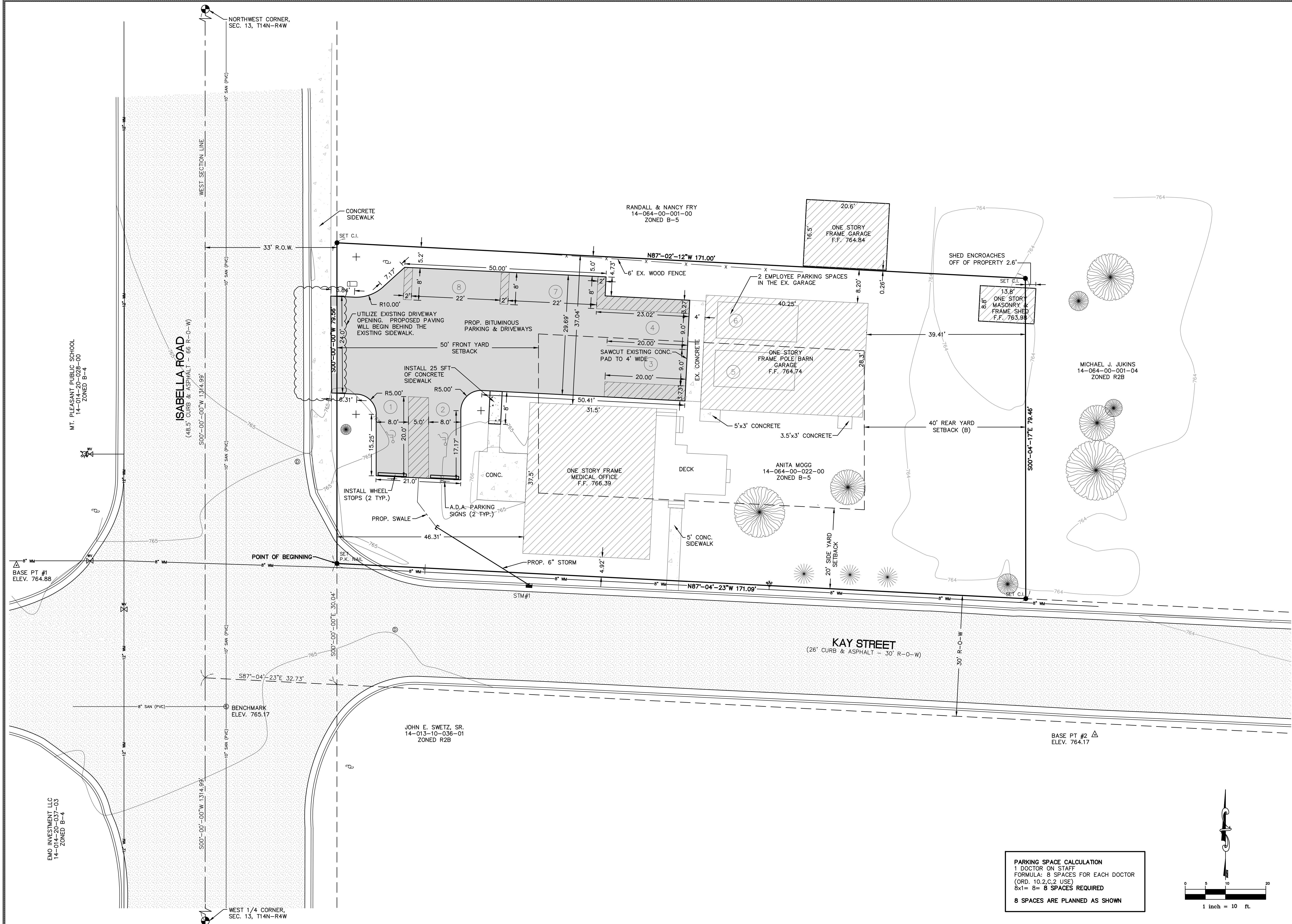
CHARTER TOWNSHIP OF UNION
PLANNING & ZONING
2010 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE
ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
RICK JAKUBIEC
drain@isabellacounty.org

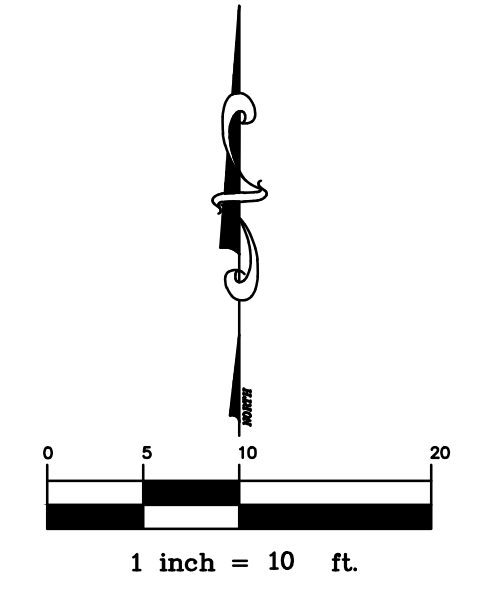
ISABELLA COUNTY ROAD COMMISSION
2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
PGaffney@isabellaroads.com



SCALE	1" = 10'
JOB NUMBER:	1607-090
DRAWN BY:	RLI
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER	2 OF 5
SUBMITTALS:	7-27-16 SUBMITTAL TO UNION TOWNSHIP
REVISIONS:	



PARKING SPACE CALCULATION
 1 DOCTOR ON STAFF
 FORMULA: 8 SPACES FOR EACH DOCTOR
 (ORD. 10.2.C.2 USE)
 8x1= 8= 8 SPACES REQUIRED
8 SPACES ARE PLANNED AS SHOWN



CMS & D
 SURVEYING / ENGINEERING
 510 W. PICKARD STREET - SUITE C
 MT. PLEASANT, MICHIGAN 48858
 MT. PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

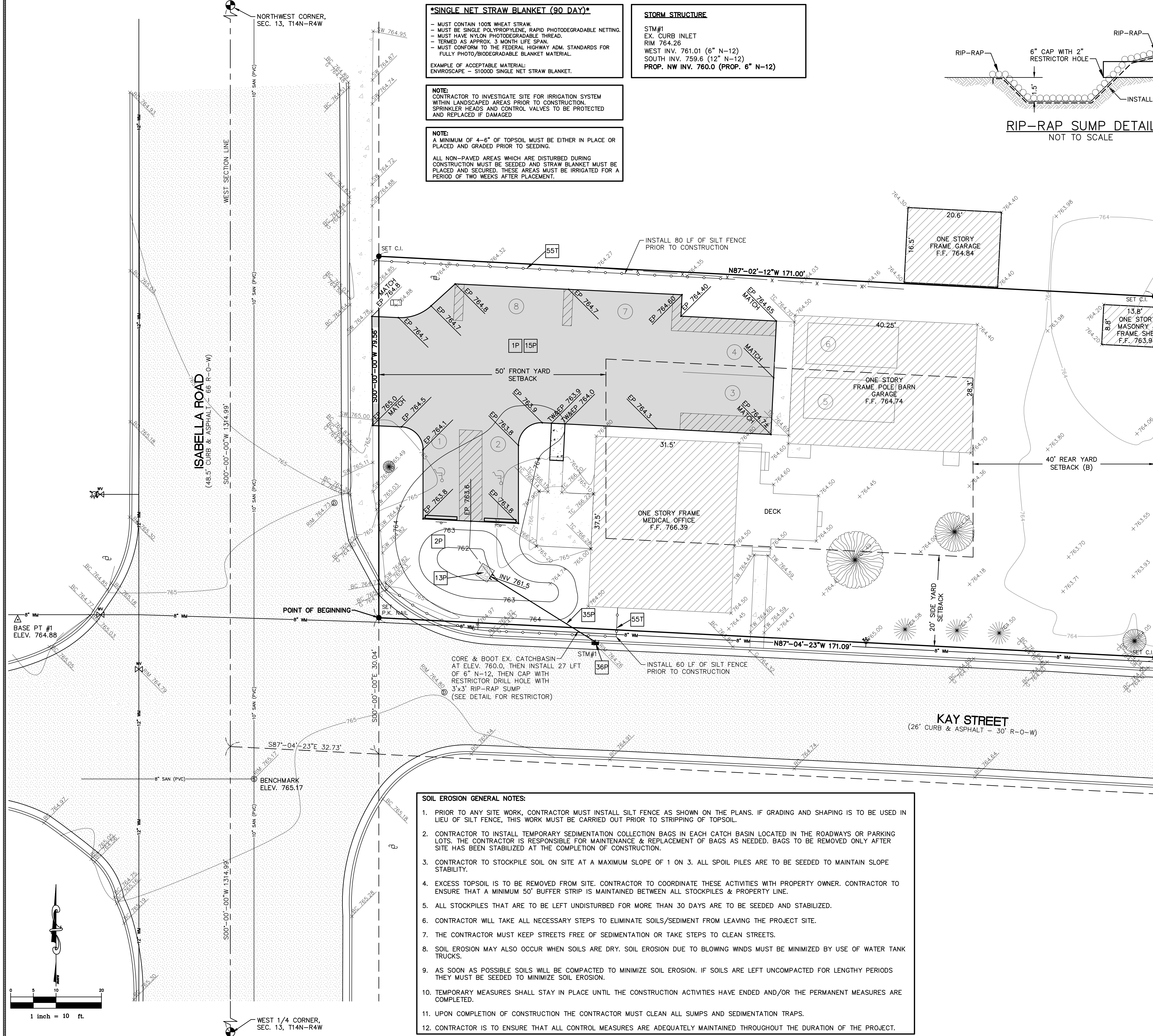


SITE & HORIZONTAL PLAN
 CASPITT MEDICAL BUILDING
 PART OF LOT ONE OF DYER'S GARDEN PLAT AND
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 13, T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:

SCALE	1" = 10'
JOB NUMBER:	1607-090
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SHEET NUMBER	3 OF 5



SINGLE NET STRAW BLANKET (90 DAY)

- MUST CONTAIN 100% WHEAT STRAW.
- MUST BE SINGLE POLYPROPYLENE, RAPID PHOTODEGRADABLE NETTING.
- MUST HAVE NYLON PHOTOGRADABLE THREAD.
- TERMED AS APPROX. 3 MONTH LIFE SPAN.
- MUST CONFORM TO THE FEDERAL HIGHWAY ADM. STANDARDS FOR FULLY PHOTO/BIODEGRADABLE BLANKET MATERIAL.

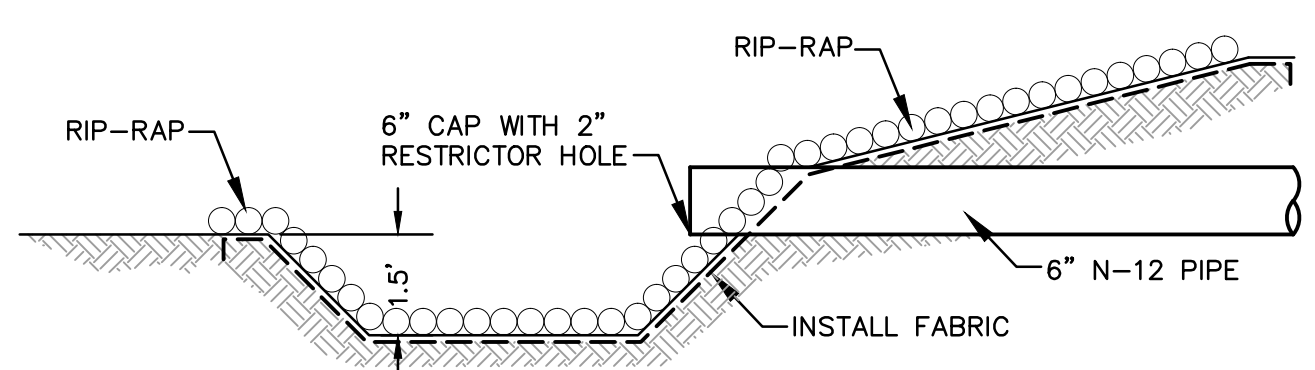
EXAMPLE OF ACCEPTABLE MATERIAL:
ENVIROSCAPE - STOOD SINGLE NET STRAW BLANKET.

STORM STRUCTURE

STM#1
EX. CURB INLET
RIM 764.26
WEST INV. 761.01 (6" N-12)
SOUTH INV. 759.6 (12" N-12)
PROP. NW INV. 760.0 (PROP. 6" N-12)

NOTE:
CONTRACTOR TO INVESTIGATE SITE FOR IRRIGATION SYSTEM WITHIN LANDSCAPED AREAS PRIOR TO CONSTRUCTION. SPRINKLER HEADS AND CONTROL VALVES TO BE PROTECTED AND REPLACED IF DAMAGED.

NOTE:
A MINIMUM OF 4-6" OF TOPSOIL MUST BE EITHER IN PLACE OR PLACED AND GRADED PRIOR TO SEEDING.
ALL NON-PAVED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION MUST BE SEED AND STRAW BLANKET MUST BE PLACED AND SECURED. THESE AREAS MUST BE IRRIGATED FOR A PERIOD OF TWO WEEKS AFTER PLACEMENT.



RIP-RAP SUMP DETAIL
NOT TO SCALE

STORM WATER CALCULATIONS:

Total Contributing Area = 0.14 acres
Impervious Area = 0.17 acres
Pervious Area = 0.17 acres
Design Ponding Elevation = 763.75 contour
Invert of restrictor elevation = 761.50

$$Q = (0.62)(A)(v)g$$

$$Q = (0.62)(\pi(12)^2/4)(v)2.32(2)(763.75-761.5)$$

$$Q = 0.16 \text{ cfs for } 2" \text{ restrictor}$$

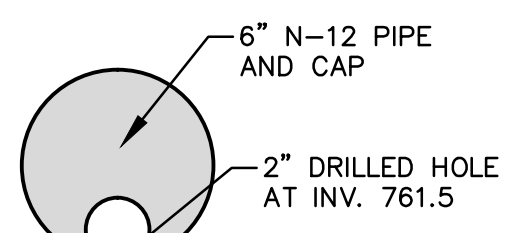
25 year - 24 hour detention required = 775 cft (see spread sheet)

Volume Provided

- Area of 762 contour: 69 sft
- Area of 763 contour: 301.5 sft
- Area of 764 contour: 1212 sft

Volume 1) $1/3 \times b \times h = 1/3 \times 69 \times 0.5 = 11.5 \text{ cft}$
Volume 2) $b_1 + b_2 \times h = 69 + 301.5 \times 0.25 = 185.25 \text{ cft}$
Volume 3) $b_1 + b_2 \times h = 301.5 + 1212 \times 0.25 = 756.75 \text{ cft}$

Total volume at 764 contour: 953.5 cft
25 year ponding occurs at 763.75 contour



RESTRICTOR DETAIL
NOT TO SCALE

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
1	Stripping & Stockpiling Topsoil	Topsoil may be stockpiled above borrow areas to act as a diversion. Stockpile should be temporarily seeded.
2	Selective Grading & Shaping	Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
6	Seeding w/ Mulch and/or Matting	Facilitates establishment of vegetative cover. Effective for drainage ways with low velocity. Easily placed in small quantities by inexperienced personnel. Should include prepared topsoil bed.
13	Riprap, Rubble, Cobble	Used where vegetation is not easily established. Effective for high velocities or high concentration. Permits runoff to infiltrate soil. Dissipates energy flow at system outlets.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
35	Storm Sewer	System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff. Must use filter bag in inlet as a temporary measure.
	Geotextile Silt Fence	ADD STRUCTURE PROTECTION AS NEEDED
55		Controls and contains sediment from sheet flow conditions. Fabric must be "loose" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

NOTE: **XXT** **XXP**
T = TEMPORARY P = PERMANENT

NOTE: **35P** **36P**
TYPICAL FOR ENTIRE STORM SEWER SYSTEM

SOIL EROSION GENERAL NOTES:

1. PRIOR TO ANY SITE WORK, CONTRACTOR MUST INSTALL SILT FENCE AS SHOWN ON THE PLANS. IF GRADING AND SHAPING IS TO BE USED IN LIEU OF SILT FENCE, THIS WORK MUST BE CARRIED OUT PRIOR TO STRIPPING OF TOPSOIL.
2. CONTRACTOR TO INSTALL TEMPORARY SEDIMENTATION COLLECTION BAGS IN EACH CATCH BASIN LOCATED IN THE ROADWAYS OR PARKING LOTS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE & REPLACEMENT OF BAGS AS NEEDED. BAGS TO BE REMOVED ONLY AFTER SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.
3. CONTRACTOR TO STOCKPILE SOIL ON SITE AT A MAXIMUM SLOPE OF 1 ON 3. ALL SPOIL PILES ARE TO BE SEED TO MAINTAIN SLOPE STABILITY.
4. EXCESS TOPSOIL IS TO BE REMOVED FROM SITE. CONTRACTOR TO COORDINATE THESE ACTIVITIES WITH PROPERTY OWNER. CONTRACTOR TO ENSURE THAT A MINIMUM 50' BUFFER STRIP IS MAINTAINED BETWEEN ALL STOCKPILES & PROPERTY LINE.
5. ALL STOCKPILES THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 30 DAYS ARE TO BE SEED AND STABILIZED.
6. CONTRACTOR WILL TAKE ALL NECESSARY STEPS TO ELIMINATE SOILS/SEDIMENT FROM LEAVING THE PROJECT SITE.
7. THE CONTRACTOR MUST KEEP STREETS FREE OF SEDIMENTATION OR TAKE STEPS TO CLEAN STREETS.
8. SOIL EROSION MAY ALSO OCCUR WHEN SOILS ARE DRY. SOIL EROSION DUE TO BLOWING WINDS MUST BE MINIMIZED BY USE OF WATER TANK TRUCKS.
9. AS SOON AS POSSIBLE SOILS WILL BE COMPACTED TO MINIMIZE SOIL EROSION. IF SOILS ARE LEFT UNCOMPACTED FOR LENGTHY PERIODS THEY MUST BE SEED TO MINIMIZE SOIL EROSION.
10. TEMPORARY MEASURES SHALL STAY IN PLACE UNTIL THE CONSTRUCTION ACTIVITIES HAVE ENDED AND/OR THE PERMANENT MEASURES ARE COMPLETED.
11. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN ALL SUMPS AND SEDIMENTATION TRAPS.
12. CONTRACTOR IS TO ENSURE THAT ALL CONTROL MEASURES ARE ADEQUATELY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET, SUITE C
MT. PLEASANT, MICHIGAN 48858
MT. PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

STORM WATER MANAGEMENT, GRADING AND SOIL EROSION PLAN
CASPIT MEDICAL BUILDING
PART OF LOT ONE OF DYER'S GARDEN PLAT AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER:	1607-090
DRAWN BY:	RLB
DESIGNED BY:	TELB
CHECKED BY:	TELB

7-27-16 SUBMITTAL TO UNION TOWNSHIP

SCALE: 1" = 10'

SHEET NUMBER: 4 OF 5

GENERAL NOTES:

THE SANITARY SEWER AND WATERMAIN MUST CONFORM TO THE UNION TOWNSHIP STANDARDS AND SPECIFICATIONS. SHOULD THERE BE A CONFLICT BETWEEN THE PLANS, NOTES, DETAILS AND SPECIFICATIONS, THE UNION TOWNSHIP STANDARDS SHALL GOVERN. THE CONTRACTOR WILL NOTIFY THE ENGINEER AS SOON AS A CONFLICT IS FOUND. INSTALLATION OF THESE UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UNION TOWNSHIP DEPARTMENT OF PUBLIC WORKS.

ALL SERVICE LINES ARE SHOWN FOR REFERENCE ONLY. THE EXACT LOCATIONS TO BE DETERMINED BY THE OWNER AND/OR UTILITY COMPANY.

INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES (INCLUDING TRANSFORMER PAD LOCATIONS) SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANIES AND THE ARCHITECT/ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS REQUIRED FOR WORKING WITHIN THE ROAD RIGHT-OF-WAY PRIOR TO COMMENCING CONSTRUCTION, WITHIN THESE AREAS.

THE PROPOSED ELEVATIONS SHOWN ARE TOP OF WALK, TOP OF CURB, FINISHED ASPHALT SURFACE AND GUTTER PAN ELEVATIONS, UNLESS OTHERWISE NOTED.

ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE UNION TOWNSHIP STANDARDS.

CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF MICHIGAN, COUNTY OF ISABELLA AND UNION TOWNSHIP.

DIMENSIONS SHOWN ON THE PLANS ARE GIVEN TO THE BACK OF CURB, FACE OR BACK OF WALK OR THE BUILDING OUTSIDE LINES.

STANDARD PARKING SPACES SHALL BE 9 FEET BY 20 FEET. THE SPACES ARE TO BE INDICATED BY 4 INCH WIDE WHITE LINES. THE PAINT LINES ON THE SITE, EXCEPT NEAR THE BUILDING, SHALL CONFORM TO THE ENGINEER'S PLAN.

ALL ABANDONED CURB STOP BOXES SHALL BE REMOVED AND SALVAGED.

GENERAL NOTES:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR WHERE POSSIBLE CONFLICTS EXIST PRIOR TO BEGINNING CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS, EXISTING UTILITIES, LOT AND BUILDING DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE PLANS. ARRANGE TO HAVE UTILITIES IDENTIFIED AND FLAGGED BEFORE STARTING CONSTRUCTION. THE OWNER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONSTRUCTION UNDER EXISTING OR PROPOSED PAVEMENT, EXISTING OR PROPOSED UTILITIES (INCLUDING LEADS), SHALL BE COMPLETELY BACKFILLED WITH SAND IN 12" LAYERS, AND COMPACTED TO NOT LESS THAN 95% OF ITS MAXIMUM UNIT WEIGHT, AS DETERMINED BY THE MODIFIED PROCTOR METHOD. THE COST IS TO BE INCLUDED IN THE UNIT PRICE BID FOR EACH ITEM.

THE CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT PART 91 OF PUBLIC ACT 451 OF 1994, AS AMENDED.

GEOTEXTILE FILTER BAGS SHALL BE USED AT ALL CATCH BASINS FOR SOIL AND SEDIMENTATION CONTROL. ALL CATCH BASINS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED PROJECT. COST FOR CLEANING THE CATCH BASINS SHALL BE INCLUDED IN THE COSTS FOR THE DRAINAGE STRUCTURES.

TOPSOIL SHALL BE STOCKPILED ON THE SITE AND USED AS TOPSOIL SURFACES AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. TOPSOIL WILL NEED TO BE SPREAD IN THE BASIN AREA TO A MINIMUM DEPTH OF 6 INCHES. THE BERMS SHOWN ON THE PLANS WILL NEED TO BE TOPSOIL OR TO HAVE A MINIMUM OF 6 INCHES ON TOPSOIL SPREAD OVER THEM. THE CURB ISLANDS WILL BE FILLED AS SPECIFIED WITH TOPSOIL. THE INTENT IS FOR THE CONTRACTOR AND THE LANDSCAPER TO USE THE EXISTING TOPSOIL TO COMPLETE THE PROJECT PRIOR TO HAULING ANY TOPSOIL ONTO THE SITE. UNSUITABLE TOPSOILS MUST BE DISPOSED OF DURING THE CLEANUP. ANY REMAINING STOCKPILES WILL NEED TO BE REMOVED. SOIL EROSION MEASURES MUST BE TAKEN TO ASSURE THAT THESE STOCKPILES ARE STABILIZED.

THE CONTRACTOR SHALL SEED AND FERTILIZE DITCH BANKS, SOILS PILES OR BANKS AND ANY OTHER DISTURBED AREAS AS SHOWN ON THE PLANS AND/OR DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL BACKFILL, COMPACT AND FINE GRADE ALL AREAS BETWEEN THE CURBS AND PAVEMENT AND THE PROPERTY LINES WITH TOPSOIL SUITABLE FOR LANDSCAPING. THE GRADES IN THESE AREAS WILL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

THE UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING AS STATED ON THE PLANS. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE STATED.

THE CONTRACTOR SHALL FURNISH AND INSTALL PLAIN RIP-RAP BANK PROTECTION IN AREAS WHERE BANK EROSION WILL MOST LIKELY OCCUR OR AS DIRECTED BY THE ENGINEER.

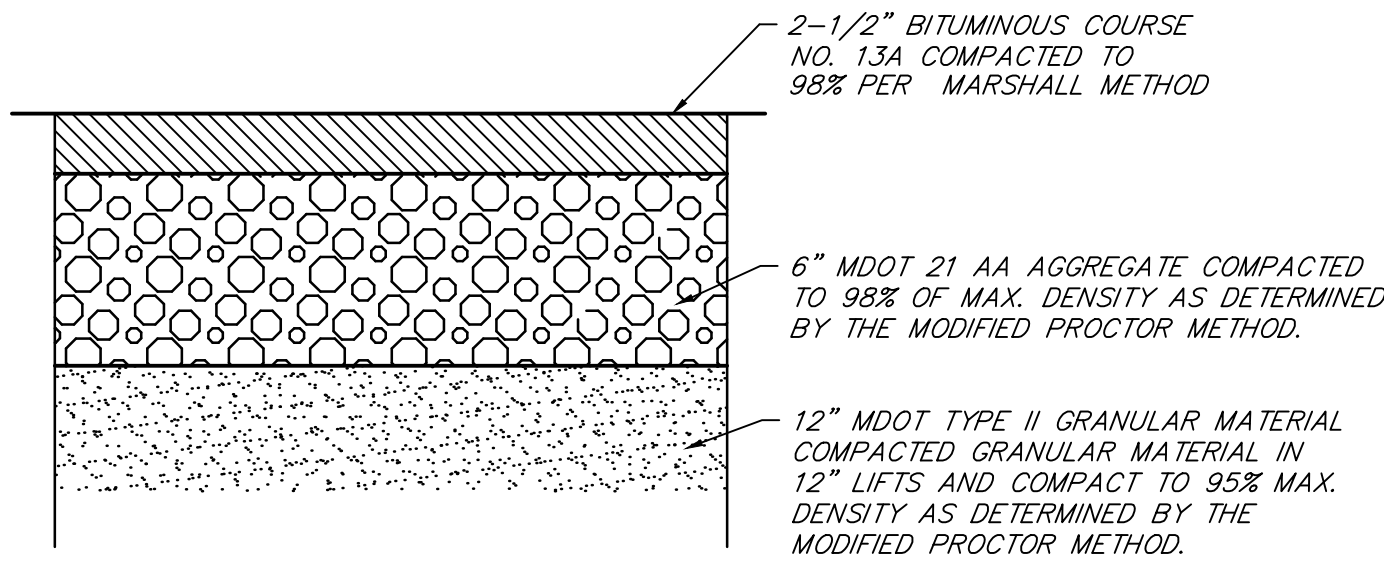
BROKEN CONCRETE AND DEBRIS SHALL BE CONSIDERED WASTE TO BE DISPOSED OF BY THE CONTRACTOR.

ALL DEWATERING REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE BID.

ALL JOINTS AT INTERSECTION APPROACHES AND DRIVEWAYS SHALL BE SAWCUT WITH BUTT-JOINTS. THE COST SHALL BE INCLUDED WITH THE PAYMENT FOR EXCAVATION.

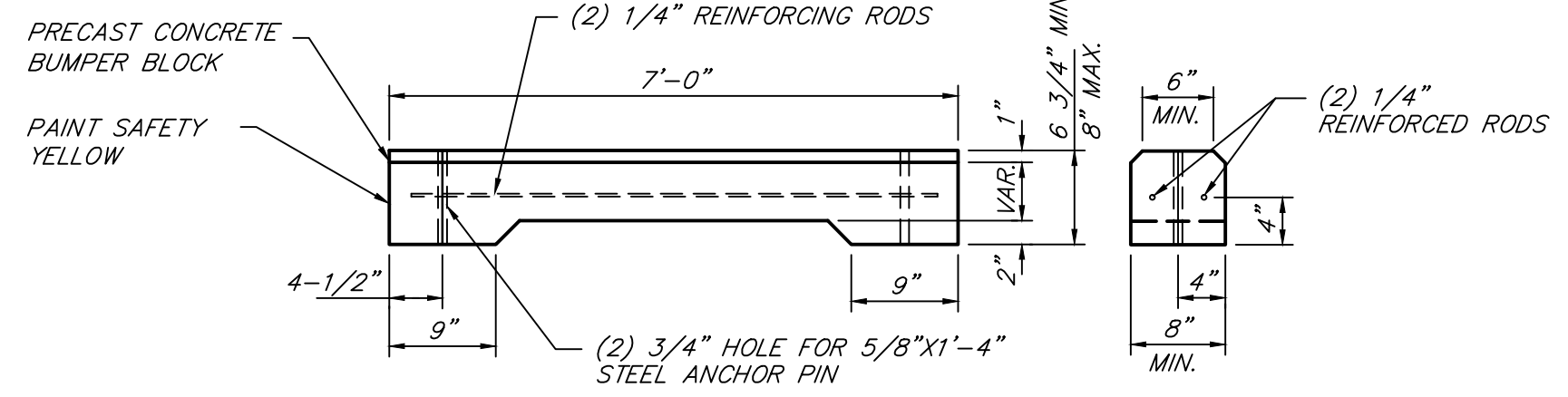
THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES ON THE PROJECT. THE COST IS TO BE INCLUDED IN THE LUMP SUM FEE.

ALL WATER VALVE BOXES, ELECTRICAL BOXES, GAS VALVES AND ANY OTHER EXISTING UTILITY STRUCTURES ON THE SITE SHALL BE ADJUSTED TO FINISHED GRADE. THE COST SHALL BE INCLUDED IN THE LUMP SUM FEE.

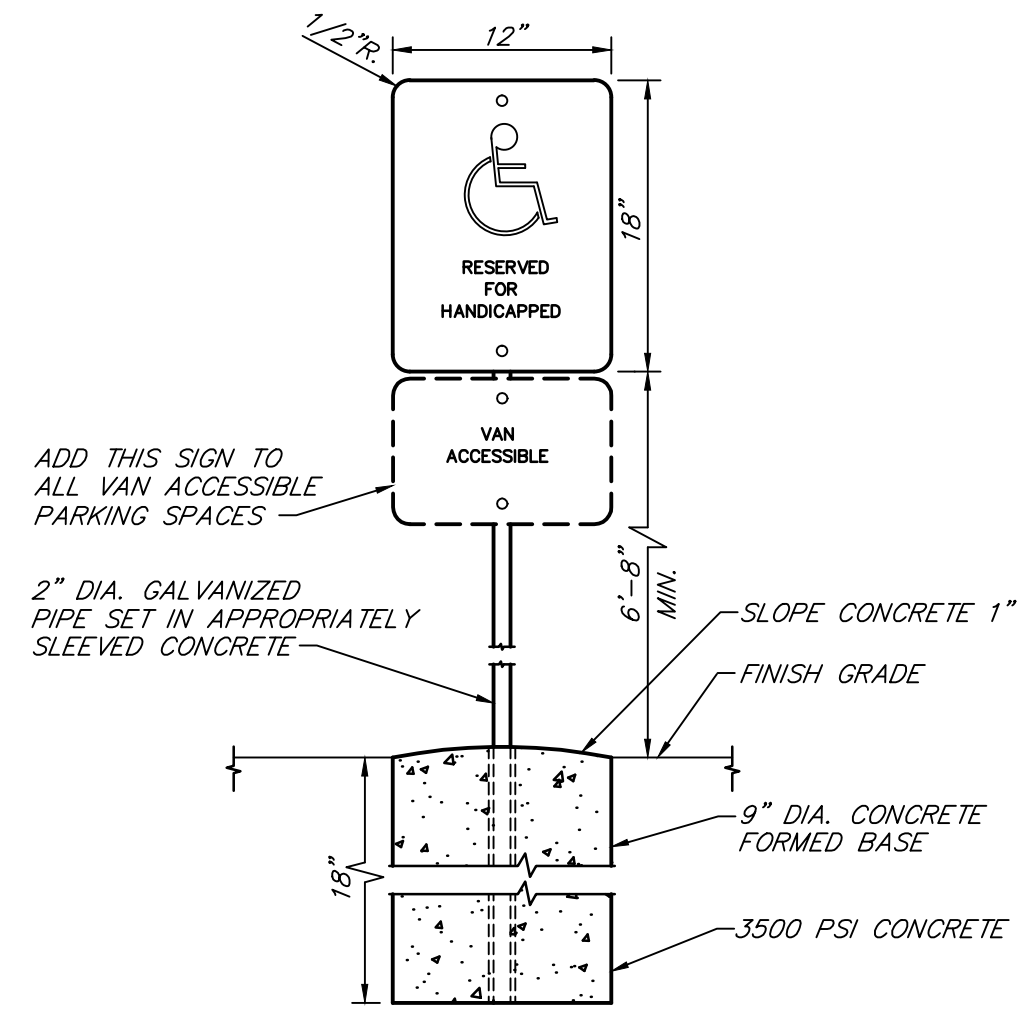


NOTE: COMPACTION TESTS ARE REQUIRED.
 RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL
 ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

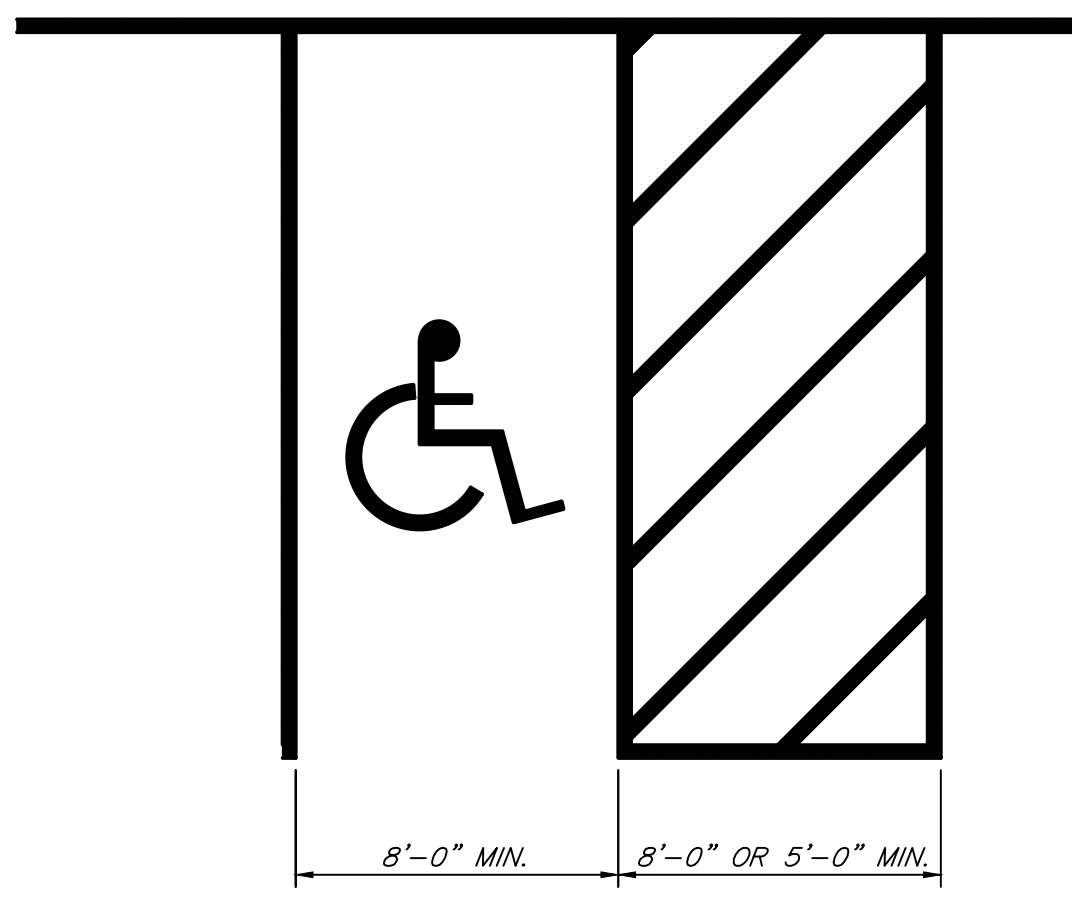
PARKING LOT ASPHALT PAVEMENT CROSS-SECTION
 NOT TO SCALE



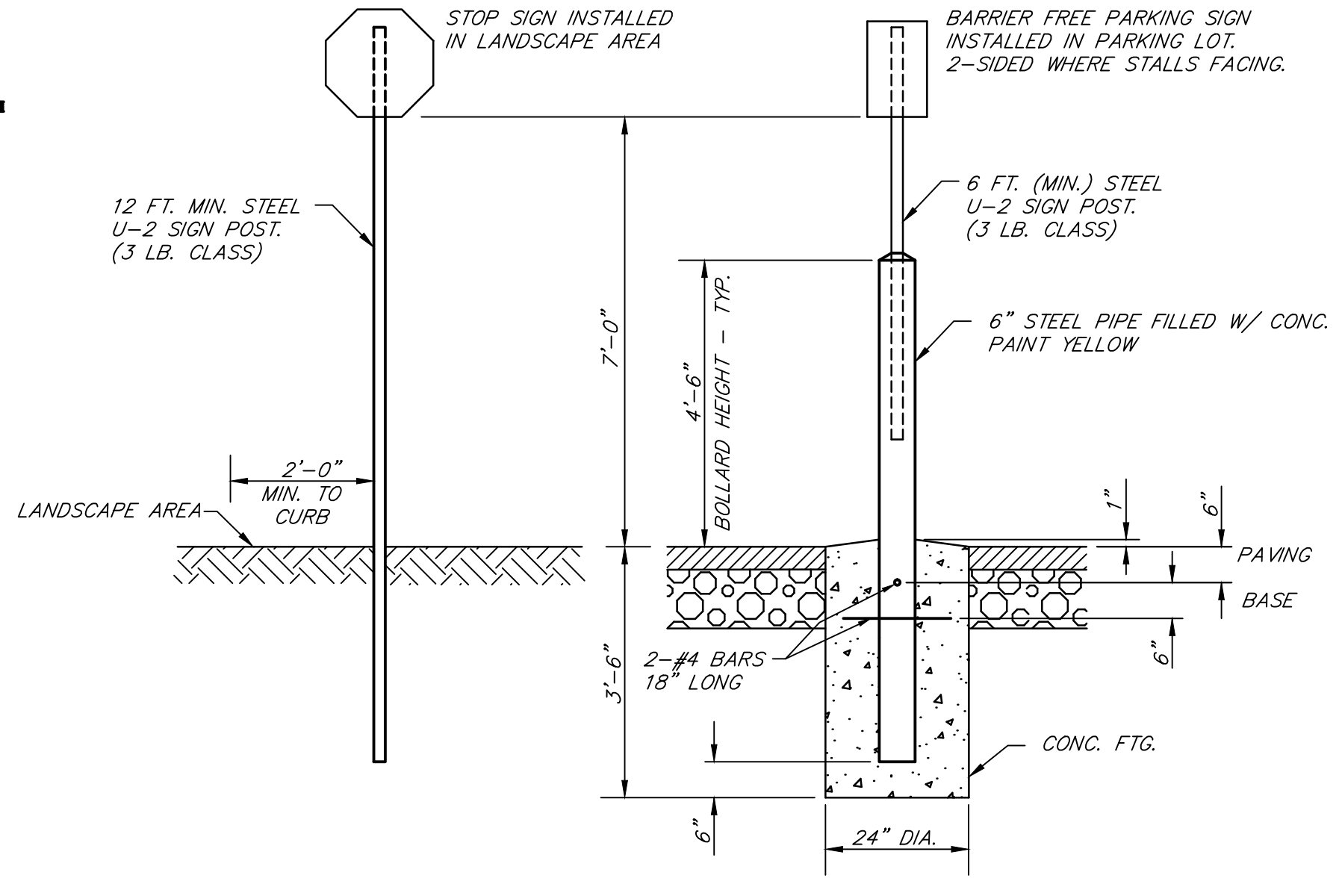
WHEEL STOP DETAIL
 NOT TO SCALE



TYP. BARRIER FREE PARKING SIGN
 NOT TO SCALE



BARRIER FREE PARKING SPACES
 NOT TO SCALE



PARKING LOT SIGN POST DETAILS
 NOT TO SCALE

REVISIONS:			
SUBMITTALS:	7-27-16	7-27-16	7-27-16
JOB NUMBER:	1607-090		
DRAWN BY:	RL		
DESIGNED BY:	TELB		
CHECKED BY:	TELB		
SCALE:	1" = 10'		
SHEET NUMBER:	5		
	OF		
	5		

REQUEST FOR TOWNSHIP BOARD ACTION

To: Zoning Board of Appeals **DATE:** November 30, 2016
FROM: Peter Gallinat, Township Planner **DATE FOR BOARD CONSIDERATION:** December 7, 2016
ACTION REQUESTED: Consider approval of the proposed Zoning Board of Appeals meeting dates for the 2017 calendar year in accordance with the Open Meetings Act.

Current Action ___X___ Emergency _____

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

Finance Approval _____

RESOLUTION

RESOLVED that the regular Zoning Board of Appeals meeting dates for the 2017 calendar year through December 31, 2017, scheduled for 7:00 p.m., on the first Wednesday of each month at Union Township Hall located at 2010 S. Lincoln Road, Union Township, Michigan, are hereby established in accordance with the Open Meetings Act, being MCL15.261, et, Seq., whereas these meetings are conducted and open to the public as follows:

- January 4, 2017**
- February 1, 2017**
- March 1, 2017**
- April 5, 2017**
- May 3, 2017**
- June 7, 2017**
- July 5, 2017**
- August 2, 2017**
- September 6, 2017**
- October 4, 2017**
- November 1, 2017**
- December 6, 2017**

Wednesday August 30, 2017 at 7:00p.m. (Joint Board of Trustees, ZBA, Planning Commission, EDA, and Sustainability meeting)

Resolved by _____ Seconded by _____

Yes:
 No:
 Absent: