



**Planning Commission  
Regular Meeting  
November 19, 2024  
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

-October 15, 2024 Regular Meeting

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
  - A. Thering updates from Board of Trustees
  - B. McDonald updates from ZBA
  - C. Community and Economic Development Monthly Report
  - D. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
  - A. PRES24-02 – Preliminary site plan application for new Leo’s Coney Island and Big Chicken Restaurants with drive-through windows plus two retail spaces on the south side of E. Bluegrass Rd. west of Encore Blvd. in the B-5 (Highway Business) Zone District**
    - a. Introduction by staff
    - b. Updates from the applicant
    - c. Commission review of the site plan
    - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)
  - B. Adoption of the Planning Commission’s Annual Report to the board of Trustees**
    - a. Introduction by staff
    - b. Commission discussion
    - c. Planning Commission action (adopt the report as presented or with changes or postpone action)
9. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
10. FINAL BOARD COMMENT
11. ADJOURNMENT

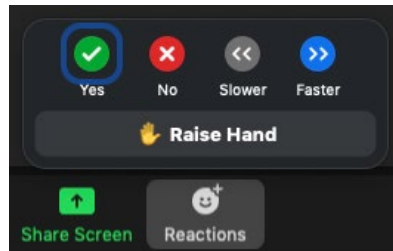
## Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “839 8031 3172” Password enter “240465”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “839 8031 3172” and the “#” sign at the “Meeting ID” prompt, and then enter “240465” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments for items on the agenda will be taken at the Public Comment and any issue not on the agenda will be taken at the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press \*9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

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

A regular meeting of the Charter Township of Union Planning Commission was held on October 15, 2024, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present: Browne, Gross, Lapp, Olver, Squatrito, and Thering

Excused: Shingles

Absent: McDonald

**Others Present**

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Tera Green, Administrative Assistant

**Approval of Agenda**

**Olver** moved **Gross** supported to approve the agenda as presented. **Vote: Ayes: 6. Nays: 0. Motion Carried**

**Approval of Minutes**

**Olver** moved **Gross** supported to approve the September 17, 2024 regular meeting as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – Gave updates on the Board of Trustees meetings.
- B. McDonald updates from ZB – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports

**Public Comment**

Open 7:09 p.m.

No comments were offered.

Closed 7:09 p.m.

**New Business**

- A. PREZ24-01 Township initiated rezoning request for the 0.53-acre lot at 943 S. Isabella Road (PID 14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District**
  - a. Introduction by staff
  - b. Public Hearing
  - c. Commission deliberation and action (recommendation to the Board of Trustees for approval, or rejection; or postpone action for further discussion)

Nanney introduced the PREZ24-01 Request to rezone 943 S. Isabella Road from I-1 (Light Industrial District) to the R-1 (Rural Residential District) per Section 14.5 (Amendments). This is a township-initiated rezoning action. This matter was first discussed at the regular August Planning Commission meeting when the family living at 943 S. Isabella Rd spoke during public commented on raising chickens.

Nanney highlighted the Master Plan Future Land Use Map noting that the location of the half acre lot is at

the edge of what the Master Plan designates as Industrial land in this area. The property at 943 S. Isabella is outside of that designated industrial area and falls within the area designated as "Rural Buffer." Although it is a township-initiated action, the Planning Commission is required by Section 14.5. G of the Zoning Ordinance to evaluate all relevant factors before recommending it to the Township Board. Nanney encouraged the commission to consider the factors outlined in the memo as they proceed with the request.

Mr. Nanney also acknowledged a 10/15/2024 letter received from Mr. Kurt Feight, copies of which were provided to the commissioners and added to the agenda packet for the meeting posted on the Township website.

#### Public hearing

Open: 7:26 p.m.

Jared Gallinger, 943 S. Isabella Rd. addressed inaccuracies provided in a letter from Kurt Feight.

Allison Bjerke, 975 S. Isabella Rd., read a statement she provided requesting the Planning Commission consider a rezoning designation of her property and outlined how the change would benefit not only her family but align with the well-being of the community.

Rick Maylee, 931 S. Isabella Rd., addressed concerns with the number of animals, waste and odor the animals will cause if rezoned to rural residential.

Sandy Halasz, 580 S. Shepherd Rd., expressed her surprise with the exaggerated letter from Kurt Feight. She noted that the comments are getting away from the issue to request a rezone from Industrial to Residential.

Jessica Kandariss-Gallinger, 943 S. Isabella Rd., apologized to Mr. Maylee and noted she was not aware of the smell. Addressed the letter provided by Kurt Feight.

Allison Bjerke, 975 S. Isabella Rd., followed up with a comment on how many animals are typically allowed in a particular space.

Closed: 7:27 p.m.

During deliberation it was noted that a rezone is distinct from a special use permit; any limitation imposed would be based on the zoning ordinance. In the R-1 District, farming activities are allowable land uses to which provisions of Michigan's Right to Farm Act would be applicable. If the rezoning is granted, the township can only encourage the property owners to follow Michigan's adopted Generally Accepted Agricultural Management Practices (GAAMPs).

Chair Squattrito pointed out that this matter was brought before the commission due to a zoning violation. However, since it is a rezone request, the future land use should take precedence.

Commissioner Gross expressed concern about the number of animals and potential odor issues, noting that these problems will remain whether the parcel is rezoned or not.

Commissioner Browne emphasized that the discussion of the proposed rezoning should focus on whether the change aligns with the Future Land Use Map rather than framed as a nuisance issue.

Commissioner Lapp agreed with Commissioner Browne but remarked that it appears that we are giving the nuisance people what they want rather than considering the concerns of the affected neighbors. She acknowledged that while this is a zoning issue, the original reason for bringing it to the commission was due to unresolved nuisance problems.

Commissioner Thering highlighted the need of being responsible neighbors.

Commissioner Olver stated that the role of the Commission is to fix inconsistency of the zoning.

**Olver** moved **Browne** supported to recommend that the Board of Trustees approve a rezoning of the 0.53-acre lot at 943 S. Isabella Road (PID 14-001-30-004-01) from I-1 (Light Industrial District) to R-1 (Rural Residential District). **Roll Call Vote: Ayes: Browne, Gross, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion Carried.**

**B. Adoption of the 2025 Schedule of Planning Commission meetings**

**Olver** moved **Thering** supported to approve the schedule of regular meetings of the Planning Commission for the 2025 calendar year in accordance with the requirements of the Open Meetings Act. **Roll Call Vote: Ayes: Browne, Gross, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion Carried.**

**C. Master Plan updated – review of draft plan materials**

- a. Introduction by staff
- b. Commission discussion

Nanney reviewed materials provided for the Township Master Plan updates. The Township’s Engineering Consultants will complete a more detailed evaluation of the US-127 corridor from the perspective of infrastructure needs and to identify areas along the corridor that are appropriate for future industrial and warehouse development.

The Commissioners reviewed the areas listed in the draft document dated October 9<sup>th</sup>. During deliberations, Commissioner Olver questioned why a site near the intersection of S. Isabella Rd. and E. Bluegrass Rd. was not referenced as a potential site for evaluation on the map provided in the packet. Nanney pointed out that the particular property belongs to the Saginaw Chippewa Indian Tribe, which is a Sovereign Nation and is not governed by our Zoning Ordinance. Commissioner Gross referred to the previous owner of this property as the old Coons Family Farm. Chair Squatrito observed that there was a general consensus of the Commission for staff to proceed with evaluating the areas listed.

**Extended Public Comments**

Open: 8:42 p.m.

Allison Bjerke, 975 S. Isabella Rd. clarified that her letter that was presented at the public comment was not an application and asked that the commission consider initiating a rezone of her property that is also zoned I-1.

Closed: 8:49 p.m.

**Final Board Comment**

Squatrito – asked for the commissioners thoughts on considering initiating a rezoning to property 975 S. Isabella.

Browne – need to be consistent with considering the Future Land Use and the specific zone concerns.

Gross – echoed Commissioner Browne’s comment.

Squatrito – suggested that it makes sense not to proceed with rezoning the property at this time, but rather address it through the Future Land Use discussion.

**Adjournment** – Chair Squatrito adjourned the meeting at 8:55 p.m.

**APPROVED BY:**

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Jessica Lapp – Secretary  
Tom Olver – Vice Secretary

*(Recorded by Tera Green)*

## Board Expiration Dates

| Planning Commission Board Members (9 Members) 3 year term               |          |             |                 |
|---|----------|-------------|-----------------|
| #   | F Name   | L Name      | Expiration Date |
| 1-BOT Representative  | James    | Thering     | 11/20/2024      |
| 2-Chair   | Phil     | Squatrito   | 2/15/2026       |
| 3-Vice Chair  | Stan     | Shingles    | 2/15/2027       |
| 4-Secretary   | Jessica  | Lapp        | 2/15/2026       |
| 5 - Vice Secretary  | Thomas   | Olver       | 2/15/2027       |
| 6   | Vacant   |             | 2/15/2025       |
| 7   | Paul     | Gross       | 2/15/2025       |
| 8   | Nivia    | McDonald    | 2/15/2026       |
| 9   | Philip   | Browne Jr.  | 2/15/2025       |
| Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term   |          |             |                 |
| #   | F Name   | L Name      | Expiration Date |
| 1-Chair   | Liz      | Presnell    | 12/31/2025      |
| 2 -Vice Chair   | Richard  | Barz        | 12/31/2025      |
| 3- PC Rep   | Nivia    | McDonald    | 2/15/2026       |
| 4 -   | Lori     | Rogers      | 12/31/2026      |
| 5 -   | Eric     | Loose       | 12/31/2024      |
| Alt. #1   | David    | Coyne       | 12/31/2024      |
| Alt #2  | Brian    | Clark       | 12/31/2026      |
| Board of Review (3 Members) 2 year term                                 |          |             |                 |
| #   | F Name   | L Name      | Expiration Date |
| 1   | Jeanette | Corbin      | 12/31/2024      |
| 2   | Sarvjit  | Chowdhary   | 12/31/2024      |
| 3   | Vacant   |             | 12/31/2024      |
| Alt #1  | Vacant   |             | 12/31/2024      |
| Construction Board of Appeals (3 Members) 2 year term                   |          |             |                 |
| #   | F Name   | L Name      | Expiration Date |
| 1   | Joseph   | Schafer     | 12/31/2025      |
| 2   | Andy     | Theisen     | 12/31/2025      |
| 3   | William  | Gallaher    | 12/31/2025      |
| Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term |          |             |                 |
| 1   | Mark     | Stuhldreher | 12/31/2024      |
| 2   | John     | Dinse       | 12/31/2025      |
| Chippewa River District Library Board 4 year term                       |          |             |                 |
| 1   | Ruth     | Helwig      | 12/31/2027      |
| 2   | Lynn     | Laskowsky   | 12/31/2025      |



## Board Expiration Dates

| EDA Board Members (9 Members) 4 year term   |         |           |                 |
|---|---------|-----------|-----------------|
| #   | F Name  | L Name    | Expiration Date |
| 1-Chair   | Thomas  | Kequom    | 4/14/2027       |
| 2-VC/BOT Rep  | Bryan   | Mielke    | 11/20/2024      |
| 3   | James   | Zalud     | 4/14/2027       |
| 4   | Richard | Barz      | 2/13/2025       |
| 5   | Robert  | Bacon     | 1/13/2027       |
| 6   | Marty   | Figg      | 6/22/2026       |
| 7   | Sarvjit | Chowdhary | 6/22/2027       |
| 8   | Jeff    | Sweet     | 2/13/2025       |
| 9   | David   | Coyne     | 3/26/2026       |
| Mid Michigan Area Cable Consortium (2 Members)  |         |           |                 |
| #   | F Name  | L Name    | Expiration Date |
| 1   | Kim     | Smith     | 12/31/2025      |
| 2   | Vacant  |           |                 |
| Cultural and Recreational Commission (1 seat from Township) 3 year term                 |         |           |                 |
| #   | F Name  | L Name    | Expiration Date |
| 1   | Vacant  |           | 12/31/2025      |
| Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term |         |           |                 |
| #   | F Name  | L Name    | Expiration Date |
| 1 - Union Township  | Rodney  | Nanney    | 12/31/2026      |



## Department Monthly Report

**Department:** Community and Economic Development

**Month/Year:** November 2024

### Global Ends

- 1.1 Community well-being and the common good
- 1.2 Prosperity through economic diversity, cultural diversity, and social diversity
- 1.3 Health and Safety
- 1.4 Natural environment
- 1.5 Commerce

### Prior Month Activities

#### **Economic Development Activities (1.1, 1.2, 1.3, 1.5):**

- The Community and Economic Development Director served as Chair for the October meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director participated in a Housing Stock Committee meeting hosted by the East Michigan Council of Governments to coordinate plans for a regional housing-related needs assessment project.
- The Community and Economic Development Director represented the Township at the annual Tourism Awards Luncheon hosted by the Mt. Pleasant Area Convention and Visitors Bureau.
- The Community and Economic Development Director represented the Township at the ribbon cutting event for the recently renovated and expanded WalMart store on Encore Blvd.
- The Community and Economic Development Director and Township Engineer at Gourdie-Fraser Associates are continuing work on evaluation and prioritization of infrastructure improvements for potential new industrial/research/business park development along the US-127 corridor per the state Rural Readiness Grant awarded to the Township for our Master Plan update project.
- The Building Services Clerk supported the Community and Economic Development Director and EDA Board and served as contact person for East DDA District service contractors.

#### **Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- During their regular October 15, 2024 meeting the EDA Board:
  - Authorized Mister Car Wash on E. Pickard Rd. to remove two of the four existing trees within the road right-of-way, which were found to be blocking visibility of the business sign.
  - Adopted the FY2025 East and West DDA Fund budgets and recommended them to the Board of Trustees for final action.
  - Adopted the 2025 Schedule of EDA Board meetings.

#### **Building Services (1.1, 1.2, 1.3, 1.5):**

- The Building Official provided the following services during the month:
  - 46 Building Inspections
  - 36 Permits issued
  - 4 Certificate of Occupancy's Issued



- 2 FOIA Requests
- Follow up phone calls
- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk provided the following services during the month:
  - Served as a second Township Hall contact person for the public and helped process payments at counter and through mail.
  - Assisted homeowners and contractors with building permit applications and coordinated with the Building Official, Zoning Administrator, Assessor, and Public Services Department as needed to facilitate timely reviews of permit applications.
  - Administrative support for Rental Inspector
  - Prepared monthly Census and HBA reports for building permits
  - Assisted the Clerk with election help as needed.
  - Provided on-boarding training and orientation for our new Rental Inspector.
- The Rental Inspector observed a roofing replacement job taking place at 755 Meadowbrook Drive-Drove with no visible permit posted. Although the Rental Inspector did not contact the roofing crew directly, the presence of a red Township truck at their job site was enough to inspire the contractor, Storm Master Exterior, to hustle over to the Twp. Hall and secure the required permit.

#### **Rental Inspection Services (1.1, 1.2, 1.3, 1.5):**

- Site visits with inspections, re-inspections, issue investigation, etc. for apartment complexes, hotels, as well as duplex and single-family units (**456 units inspected**-391 apartments, 51 single-family units and 14 duplex units.
- Expired and re-inspection certificate scheduling.
- Attended Cyber Fraud training remotely.
- Joined the Home Builders Association as an affiliate member.
- Hands on training in the field with Larry Sommer.
- Read the 2018 IPMC Code and Commentary Book.
- Distributed copies of a flyer designed to answer questions about common issues that can become rental violations, which has been well-received and appreciated by managers of the various apartment complexes.
- The Rental Inspector responded to a complaint about too many people currently living in a certified rental property on E. High St. and is investigating to determine if there are any violations.

#### **Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- The Zoning Administrator provided the following services:
  - Approval of Minor site plan for CrossFit Fitness center at 2262 E. Remus Road.
  - (7) Zoning approvals related to building permits.
  - (2) Miss Dig notifications for various projects. Owners contacted for permits on projects.
- The Community and Economic Development Director and Zoning Administrator met with:
  - a prospective developer regarding a potential duplex project.
  - landowners regarding potential farm market/agri-tourism activities on their land.
  - the owner of a residence on S. Crawford Road regarding water drainage issues in the surrounding area.
  - Prospective developers of a multi-restaurant and retail space project.
- The Community and Economic Development Director and Zoning Administrator met with the development team for a planned direct use solar energy facility project remotely via Zoom twice to answer questions and provide guidance related to ordinance requirements.

- The Community and Economic Development Director assisted Dr. Mohan with connections to the Rosewood North Condominium Association leadership so they could discuss the future of an existing condo-related ground sign on Dr. Mohan’s property.
- The Community and Economic Development Director participated in a MTA-led webinar on utility-scale wind and solar energy facility development in the current Public Act 233 regulatory environment.

**Ordinance Enforcement Activities (1.1, 1.3):**

- 5105 E. Kay Street. – junk. The owner of the property is deceased. A family relative responded to notice of the violation. The site clean-up is complete. This matter has been closed.
- 5401 S. Lincoln Rd. – An 1,800 square-foot detached accessory building constructed without a building permit and in violation of applicable maximum height and maximum 1,500 square-foot floor area requirements. The owner applied for and was granted a height variance in May 2023 contingent upon completion of alterations to reduce the building floor area by 300 square-feet. The owner’s contractor subsequently secured a building permit for the work, which expired on 1/17/2024 with no activity. Despite months to complete corrective actions, the owner has failed to do so. There has also been no activity on a potential purchase of additional land from the neighbor, which if done correctly to increase the total lot area to at least 2.5 acres would resolve the remaining violations. This matter will be forwarded to the Twp. Attorney for further legal action.
- 1651 Airway Dr. – Complaint about chickens at a legal non-conforming residence on a small lot in an Industrial zoning district. The owner had previously indicated they were moving and the chickens would be removed, but a new inspection by staff found chickens still on-site. A final notice of violation is in process, which will be followed by a civil infraction ticket if necessary.
- 943 S. Isabella Rd. – Complaint about chickens and other fowl at a legal non-conforming residence on a small lot in an Industrial zoning district. A notice of violation was sent to the owner. Enforcement action for this lot has been put on hold pending the final outcome of a Planning Commission-initiated proposal to rezone the lot to the R-1 zoning district consistent with the Master Plan’s designation of this land as part of the “Rural Buffer” area. If rezoned, keeping of chickens would be a lawful land use.
- 975 S. Isabella Rd. – Complaint about chickens and other farm animals at a legal non-conforming residence on a small lot in an Industrial zoning district. A notice of violation was sent to the owner. The owner has been working to reduce the number of farm animals on the premises. At the owner’s request, the Planning Commission discussed initiating a rezoning of this lot. The consensus of the commissioners was to take no action, since the subject lot is designated for future industrial/employment land uses. Staff has directed the owner to submit a timeline for completing removal of the remaining farm animals.
- Indian Hills Shopping Center - Owner and contractor were notified of a possible violation related to the approved minor site plan for sidewalk, pedestrian access, and parking lot improvements to the Indian Hills Shopping Center property. The applicant’s agreed-upon timeline for completion of site improvements per the approved site plan has concluded with several key elements left incomplete. Failure to conform to an approved site plan is an ordinance violation. The owners have not responded to multiple notices. A civil infraction ticket was issued, for which the owners have confirmed receipt.
- 386 Bluegrass Road. - Junk in the yard. Owner has continued to have junk removed when able to due to age. The owner has continued to have the lawn maintained. Township staff conduct site visits to discuss remaining items with the owner and continue to assist the owner in finding companies and organizations that can help. Owner to report back to Zoning Administrator with any progress made.

- 4941 E Valley Rd. – Dilapidated and potentially unsafe dwelling. The owner confirmed that he wants the roof completed but does not have the funds. The Building Official and a contractor are continuing to look into options to help the owner resolve the violations.
- Northeast corner of S. Lincoln Rd. and E. Broomfield Rd. – unlawful contractor’s storage yard and unlawful grading/fill activities without a grading permit. The owner claimed a “grandfathered” status as a legal nonconforming use. This matter remains under review by the Township Attorney with additional follow-up anticipated.

**Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- During their regular October 15, 2024 meeting the Planning Commission:
  - Held a public hearing, deliberated, and adopted a motion to recommend the proposed PREZ24-01 – Township Initiated rezoning request of the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District to the Board of Trustees for adoption.
  - Adopted their 2025 Schedule of Planning Commission meetings.
  - Reviewed and discussed draft Master Plan update materials.

**Zoning Board of Appeals Activities (1.1):**

- The regular October meeting was cancelled due to a lack of agenda items.

**Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):**

- The Community and Economic Development Director is working with the Township’s engineering consultants to resolve final issues related to securing a county Road Commission permit for the sidewalk construction project along the east side of Bud St. from E. Pickard Rd. (M-20) north to Jameson Park. (1.1, 1.3, 1.4)
- The Community and Economic Development Director participated in the quarterly meeting of the Convention and Visitors Bureau Sports Commission to coordinate needs and facilities for planned sports tournaments and related events.

**Other Activities:**

- The Community and Economic Development Director participated in a continuing education webinar from the American Planning Association for professional development. (1.2)
- The Community and Economic Development Director attended a webinar on updates to state marijuana-related regulations. (1.1)
- The Director meets weekly with the Community and Economic Development Department staff as a group and regularly on an individual basis to provide guidance, coordinate provision of services, ensure good intra- and inter-departmental communication, and identify and resolve issues. (1.1)

**Current Month Anticipated Activities**

**Economic Development Activities (1.1, 1.5):**

- The Community and Economic Development Director plans to attend the Michigan Downtowns Association annual conference for professional development.
- The Community and Economic Development Director plans to participate with other Mt. Pleasant Airport Joint Operations and Management Board members in an upcoming meeting on 11/21/2024 with City and Tribal leaders and the Airport’s consulting team to review and discuss the preliminary findings and conclusions of a feasibility study for potential airport improvements and expansion.
- The Community and Economic Development Director will continue business retention contacts.

- The Building Services Clerk coordinated removal of the Art Reach streetlight banners and installation of holiday lighting along the E. Pickard Rd. (M-20) corridor.

**Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- The regular November 19, 2024 EDA Board meeting agenda is anticipated to include:
  - RFBA – Consideration of Approval for the proposal from Graber & Associates for irrigation design, bid assistance, and construction administration services in the amount of \$17,500.00 to support reconstruction of the E. Pickard Rd. (M-20) irrigation system.
  - RFBA – Approval of participation in the 2025 Art Reach Festival of Banners.

**Building Services (1.1, 1.3, 1.5):**

- Continued progress on Isabella County Jail (1.1, 1.3)
- Continued progress on Krist Mini Mart Project (1.1, 1.3)
- Continued progress on Walmart Project (1.1, 1.3)
- Start of Valvoline (1.1, 1.3)
- Progress on My Michigan Health MRI Room (1.1, 1.3)
- Building Services Clerk to continue to provide support to the Clerk’s office for upcoming elections. (1.1, 1.2)
- Follow up phone calls.
- Continue to do site visits, inspections, issue permits, plan reviews.
- Continued work on expired permit list.

**Rental Inspection Services (1.1, 1.2, 1.3):**

- The Rental Inspector will:
  - Investigate and follow up on any rental complaints as needed.
  - Continue to collaborate with the Fire Department on hotel rental inspections.
  - Schedule complexes, hotels, as well as duplex and single-family units for inspections.
  - Conduct follow-up inspections to verify correction of violations.
  - Work on expired certificate scheduling as needed.
  - Arrange for site visits as needed for compliance or informational.

**Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- The Community and Economic Development Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- Community and Economic Development Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- Zoning Administrator review of site plan applications eligible for administrative approval.
- Zoning Administrator review of building permits for zoning compliance.
- Zoning compliance letters
- Sign permits
- Continued use of MissDig notifications for activity in the Township needing zoning approval.
- Enforcement follow ups
- Yard sales
- The Community and Economic Development Director and Zoning Administrator regularly hold informal pre-application development meetings with developers and business/property owners.

**Ordinance Enforcement Activities (1.1, 1.3):**

- Ordinance enforcement follow up on current matters and investigation of any new complaints.

**Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):**

- The regular November 19, 2024 Planning Commission meeting is anticipated to include:
  - PRES24-02 – Preliminary site plan application for new Leo’s Coney Island and Big Chicken restaurants with drive-through windows plus two retail spaces on the south side of E. Bluegrass Rd. west of Encore Blvd. in the B-5 (Highway Business) zoning district.
  - Master Plan update – review of draft plan materials

**Zoning Board of Appeals Activities (1.1):**

- No meeting scheduled for November.

**Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):**

- The Community and Economic Development Director is working on preparation of updated draft Parks & Recreation Plan elements for Planning Commission review. (1.1, 1.4)
- The Community and Economic Development Director and the Township’s engineering consultant at Gourdie-Fraser are proceeding with attempting to secure easements needed for new sidewalk projects along the north side of Pickard Rd. east from S. Lincoln Rd. to the existing sidewalk near Ashland Dr.; the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd.; and the west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary.
- The Township’s engineering consultant at Gourdie-Fraser has begun work for planning construction of a new sidewalk along the south side of E. Bluegrass Rd. from S. Mission Rd. east across the frontage of the Red Lobster parcel to complete a connection to the Indian Pines Shopping Center.

**Other Activities:**

- The Community and Economic Development Director and Mt. Pleasant City Planner periodically meet to discuss coordination of City/Township projects of mutual interest. A remote meeting was held on 11/1/2024 via the Microsoft Teams app.
- Under the Community and Economic Development Director’s direction, the Building Services Clerk will continue to coordinate with the file scanning contractor Graphic Sciences to transfer historical documents and files from the basement for scanning. (1.1)

**Future Board of Trustee Meeting Agenda Items**

- PRE24-01 – Township Initiated rezoning request of the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) from I-1 Light Industrial District to R-1 Rural Residential District.

**Significant Items of Interest Longer Term**

- Economic Development – The Community and Economic Development Director will complete and distribute a request for qualifications from sign contractors with the capability to design and install a new gateway sign for the East DDA District to be located at the corner of M-20 and S. Summerton Rd. in cooperation with Mid-Michigan College and Consumers Energy, and to design and install new Enterprise Industrial Park signage at the corner of M-20 and Enterprise Dr.
- Other Activities – The Community and Economic Development Director will begin work to prepare a proposed scope of work and request for proposals from qualified consulting firms to prepare a detailed evaluation of housing needs and priorities in accordance with the approved MSHDA Housing Readiness Incentive Grant to expand the Township’s Master Plan update project.

- Zoning Administration – The Community and Economic Development Director and Zoning Administrator will review the current Zoning Board of Appeals bylaws to coordinate with recent updates to relevant sections of Zoning Ordinance 20-06. (1.1)
- Other Activities - The Community and Economic Development Director and the Township Assessor will be working on developing policy proposals for Board of Trustees consideration to establish updated guidelines for consideration of requests for new or amended Industrial Development Districts and Industrial Facility Tax Exemption (IFTE) applications under Michigan Public Act 198 of 1973, as amended. (1.5)
- Economic Development - The Community and Economic Development Director will expand information on the Township’s website related to development approval processes and pre-application meeting options to further assist the development community. (1.2, 1.5)
- Economic Development – The Community and Economic Development Director will prepare an updated summary document for the website outlining economic development programs and incentives available from the State of Michigan and our DDA Districts for various types of projects. (1.2, 1.5)
- Other Activities - Consideration of a new 2025 - 2029 Parks and Recreation Master Plan for adoption, following a recommendation from the Planning Commission and a public hearing. (1.1, 1.2, 1.3, 1.4)
- Building Services - When the county’s office situation stabilizes, the Community and Economic Development Director will resume working with the county Community Development Dept. Director to develop a draft reciprocal intergovernmental agreement proposal for Isabella County to provide for residential and commercial building inspection services during vacations. (1.3, 1.5)
- Economic Development - Possible future airport-related Zoning Ordinance changes to create a separate zoning district for the Mt. Pleasant Airport to expand options for airport-related business activities beyond the scope allowed under the current the AG (Agricultural) district. (1.1, 1.5)
- Building Services – The Building Official continues to work in close coordination with the County’s plumbing, mechanical, and electrical inspectors on building projects to minimize delays and to ensure that construction meets the applicable health and safety standards. (1.1, 1.3, 1.5)
- PILOT Housing Projects - The Community and Economic Development Director will continue to oversee the administration of the Tax Exemption Ordinance and adopted PILOT resolutions in coordination with the Finance Director and Twp. Assessor to verify continuing compliance by the sponsors of the eligible housing projects. (1.1, 1.2)
- Other Activities – Consideration of new International Fire Code Ordinance for adoption, which would replace Ordinance No. 2014-05 and would reference the updated fire code to be enforced by the Mt. Pleasant Fire Department in both the City and the Township. (1.1, 1.3)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney to prepare an updated Noxious Weeds Ordinance for Board of Trustees consideration that improves consistency in applicable regulations of tall grass and weeds. (1.1, 1.3, 1.4)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney and Township Assessor to prepare an updated Land Division Ordinance for Board of Trustees consideration that clarifies application requirements and the division, combination, and boundary adjustment approval process. (1.1, 1.5)
- Other Activities – The Community and Economic Development Director will work with the Township Attorney and Public Services Director to prepare updates to the Township’s ordinance establishing rules for our parks. (1.1, 1.3)
- Other Activities – Consider updates to the Township’s ordinance on open burning. (1.1, 1.3)
- Other Activities - Consider updates to the Subdivision of Land Ordinance No. 1994-6 for consistency with updates to the state’s subdivision plat approval requirements. (1.1, 1.3, 1.5)

- Other Activities – Consider ways to maximize the usefulness, readability, and functionality of the Township website’s Announcements, Public Notices, and News features. (1.1, 1.2)
- Other Activities – When the county’s office situation stabilizes, the Community and Economic Development Director, the County’s Community Development Director, and the City Planner will resume work on creating a unified “regional planning/zoning” theme on the County’s FetchGIS website where County, City, and Township zoning district and future land use maps could be displayed together with other relevant data.

RECEIVED  
 NOV 01 2024  
 Charter Township of Union  
 By APPLICATION FOR SITE PLAN REVIEW

RECEIVED  
~~OCT 30 2024~~  
 By Final Site Plan

Minor Site Plan  Preliminary Site Plan  Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project: LEO'S CONEY & BIKI CHICKEN PLAZA  
 Common Description of Property & Address (if issued): (2) RESTAURANTS & (2) RETAIL SPACES (NO ADDRESS HAS YET BEEN ISSUED)  
 Applicant's Name(s): Hafaid Gobah  
 Phone/Fax numbers: 313-995-2132 Email: Hafaid.gobah@yahoo.com  
 Address: 8474 INDIAN PIPE DR City: GRAND BLANC Zip: 48439

Legal Description:  Attached  Included on Site Plan Tax Parcel ID Number(s): OUTLOT 4 (NO TAX PARCEL YET)  
 Existing Zoning: B5 Land Acreage: 3.0 Existing Use(s): VACANT  
 ATTACHED: Letter describing the project and how it conforms to Section 14.2.5. (Standards for Site Plan Approval)

|   |   |
|---|---|
| Firm(s) or Individuals(s) who prepared site plan(s)   | 1. Name: <u>ROARK GALT ARCHITECTS</u> Phone: <u>221-557</u> Email: <u>rgarch50@gmail.com</u>  |
|   | 2. Address: <u>10166 N LINDEN RD</u> <u>3304</u><br>City: <u>CLIO</u> State: <u>MI</u> Zip: <u>48420</u><br>Contact Person: <u>DAVID J. MCDADE</u> Phone: _____ |
| Legal Owner(s) of Property.<br>All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed. | 1. Name: <u>Hafaid Gobah</u> Phone: <u>313-995-2132</u>   |
|   | Address: <u>8474 INDIAN PIPE DR</u><br>City: <u>GRAND BLANC</u> State: <u>MI</u> Zip: <u>48439</u>  |
|   | *Signature: <u>[Signature]</u> Interest in Property: <u>OWNER</u>   |
|   | 2. Name: _____ Phone: _____<br>Address: _____<br>City: _____ State: _____ Zip: _____<br>Signature: _____ Interest in Property: _____                            |

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. 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. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.

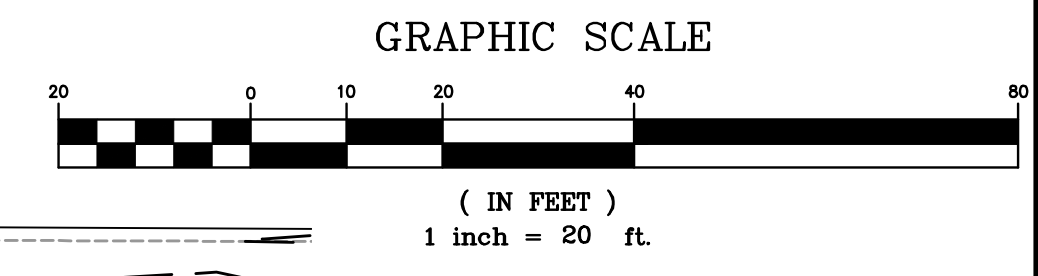
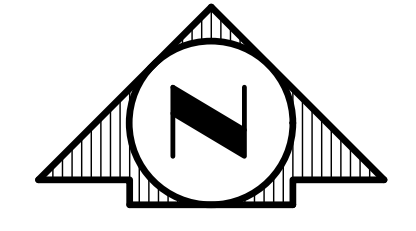
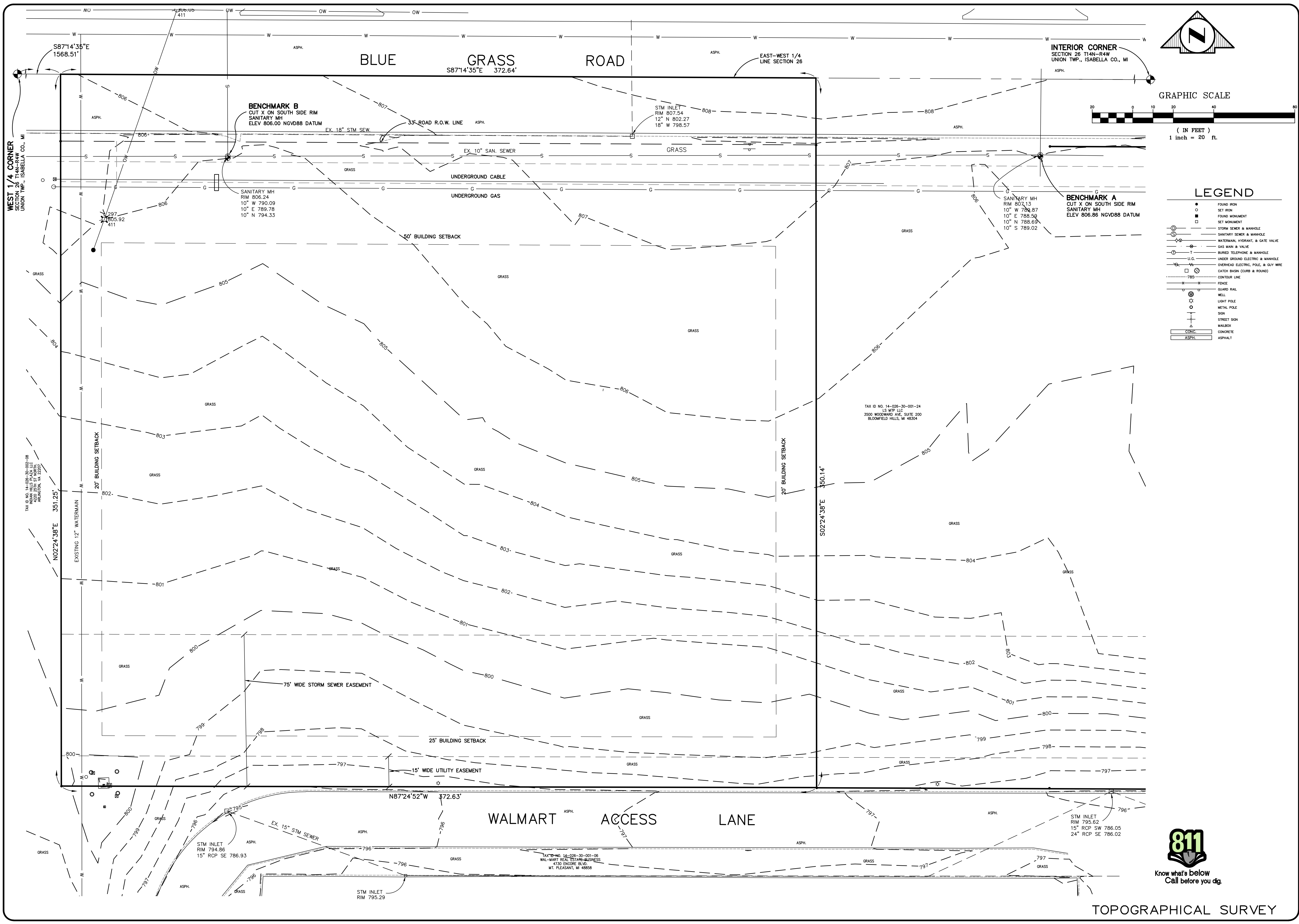
\* [Signature] Signature of Applicant 10-31-2024  
Date

Office Use Only

Application Received By: \_\_\_\_\_ Fee Paid: \$ 700.00  
 Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ 2,000.00







**LEGEND**

|   |                                     |
|---|-------------------------------------|
| ● | FOUND IRON                          |
| ○ | SET IRON                            |
| ■ | FOUND MONUMENT                      |
| □ | SET MONUMENT                        |
| ⊖ | STORM SEWER & MANHOLE               |
| ⊕ | SANITARY SEWER & MANHOLE            |
| ⊗ | WATERMAIN, HYDRANT, & GATE VALVE    |
| ⊙ | GAS MAIN & VALVE                    |
| ⊚ | BURIED TELEPHONE & MANHOLE          |
| ⊛ | U.G. UNDERGROUND ELECTRIC & MANHOLE |
| ⊜ | OVERHEAD ELECTRIC, POLE, & GUY WIRE |
| ⊝ | CATCH BASIN (CURB & ROAD)           |
| ⋯ | CONTOUR LINE                        |
| — | FENCE                               |
| — | GUARD RAIL                          |
| ⊙ | WELL                                |
| ⊙ | LIGHT POLE                          |
| ⊙ | METAL POLE                          |
| ⊙ | SIGN                                |
| ⊙ | STREET SIGN                         |
| ⊙ | MAILBOX                             |
| ▭ | CONC. CONCRETE                      |
| ▭ | ASPH. ASPHALT                       |

Revisions

| REVISION |  |
|----------|--|
|          |  |
|          |  |
|          |  |

**TOPOGRAPHICAL SURVEY**

**LEO'S CONEY ISLAND & BIG CHICKEN**  
SECTION 26, CITY OF MT. PLEASANT  
ISABELLA COUNTY, MICHIGAN

**F.S.E** Surveying & Engineering  
Since 1957  
5370 MILLER ROAD, SUITE 113 • SWARTZ CREEK, MI 48473  
PHONE: (616) 230-1323 FAX: (616) 230-7844

Date : 10-11-24

Drawn by: B.J.B.

Designed by: K.R.C.

Sheet No. C-1

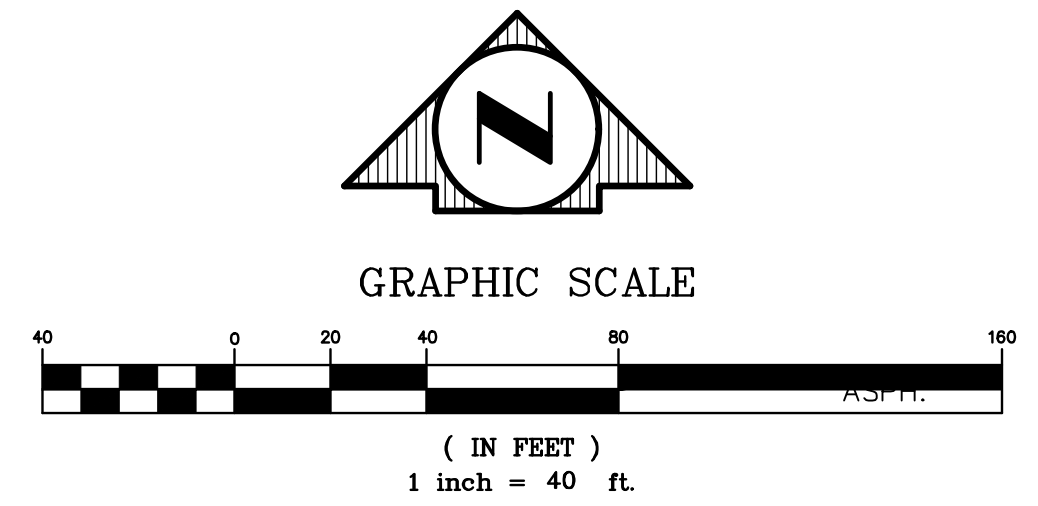
Job No. 26958





**LEGEND**

|     |                                      |
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| ●   | FOUND IRON                           |
| ○   | SET IRON                             |
| ■   | FOUND MONUMENT                       |
| □   | SET MONUMENT                         |
| ⊕   | STORM SEWER & MANHOLE                |
| ⊙   | SANITARY SEWER & MANHOLE             |
| ⊗   | WATERMAIN, HYDRANT, & GATE VALVE     |
| ⊖   | GAS MAIN & VALVE                     |
| ⊕   | BURIED TELEPHONE & MANHOLE           |
| ⊖   | U.G. UNDER GROUND ELECTRIC & MANHOLE |
| ⊕   | OVERHEAD ELECTRIC, POLE, & GUY WIRE  |
| ⊖   | CATCH BASIN (CURB & ROUND)           |
| --- | CONTOUR LINE                         |
| --- | FENCE                                |
| --- | GUARD RAIL                           |
| ○   | WELL                                 |
| ○   | LIGHT POLE                           |
| ○   | METAL POLE                           |
| ○   | SIGN                                 |
| +   | STREET SIGN                          |
| +   | MAILBOX                              |
| ▭   | CONCRETE                             |
| ▭   | ASPHALT                              |



EXPANDED TOPOGRAPHICAL SURVEY WITH AERIAL

Revisions

| REVISION |
|----------|
|          |
|          |
|          |

**EXPANDED TOPOGRAPHICAL SURVEY W/AERIAL**

**LEO'S CONEY ISLAND & BIG CHICKEN**  
SECTION 26, CITY OF MT. PLEASANT  
ISABELLA COUNTY, MICHIGAN

**F.S.E** Surveying & Engineering Since 1957  
5270 MILLER ROAD, SUITE 133 • SWARTZ CREEK, MI 48473  
PHONE: (616) 230-1323 FAX: (616) 230-7844

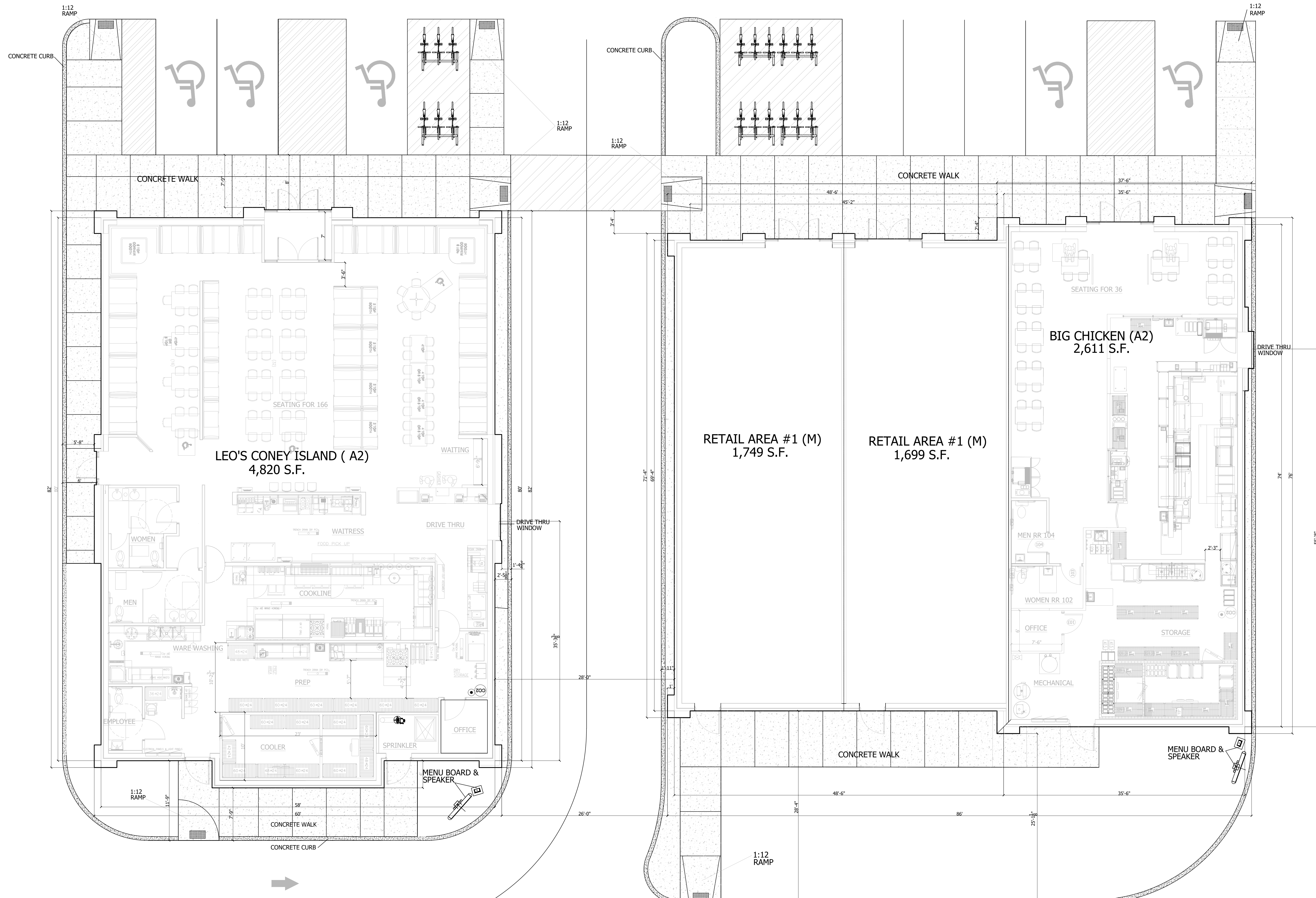
Date : 10-11-24

Drawn by: B.J.B.

Designed by: K.R.C.

Sheet No. C-2

Job No. 26958



|              |          |
|--------------|----------|
| ISSUED FOR   | DATE     |
| OWNER REVIEW | 8.27.24  |
| PRE LIM SITE | 10.28.24 |

I CONFORM TO ALL THE REQUIREMENTS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF MICHIGAN. I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF MICHIGAN AND THAT I AM THE AUTHOR OF THIS DESIGN. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE.

**David J. McDade**  
 Architect  
 130033797

**ROARK ARCHITECTS/LLC**  
 10000 WOODLAND AVENUE, SUITE 100  
 BIRMINGHAM, ALABAMA 35244  
 TEL: (205) 970-1000  
 FAX: (205) 970-1001

ARCHITECT SIGNATURE: **David J. McDade**

PROJECT DESCRIPTION:  
**PRELIMINARY SITE PLAN FOR:  
 LEO'S CONEY ISLAND AND BIG CHICKEN PLAZA**

ADDRESS:  
**BLUEGRASS ROAD  
 MT. PLEASANT**

DRAWN BY:  
 DJM

CHECKED BY:  
 DJM

SCALE:  
 3/32" = 1'-0"

DATE:  
 10.28.24

JOB NUMBER:  
 2024034

TITLE:  
 FLOOR PLANS

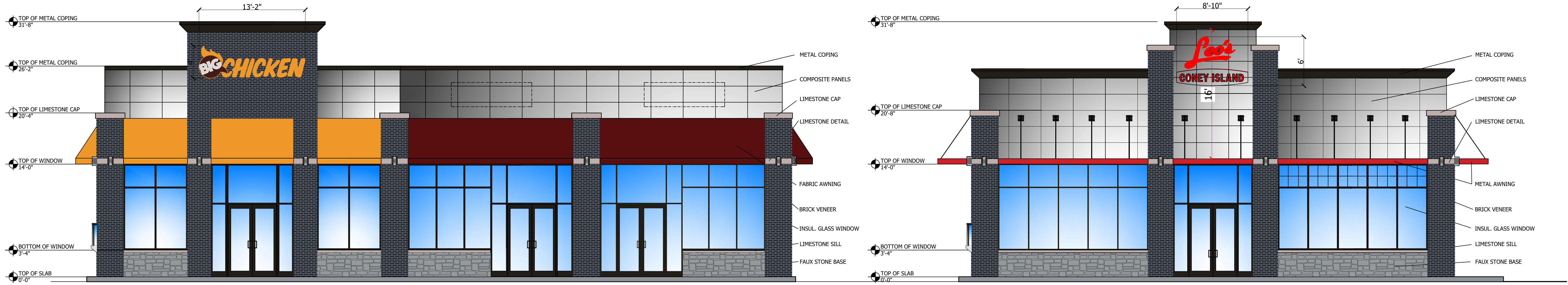
SHEET NUMBER  
**A1**  
 OF  
 3

BIG CHICKEN FACADE AREA = 972 S.F.  
 ALLOWED SIGNAGE = 97.2 S.F.  
 FRONT FACADE SIGNAGE = 52.67 S.F.  
 REAR FACADE SIGNAGE = 28 S.F.  
 SIDE FACADE SIGNAGE = 15.28 S.F.  
 TOTAL SIGNAGE PROVIDED = 95.95 S.F.

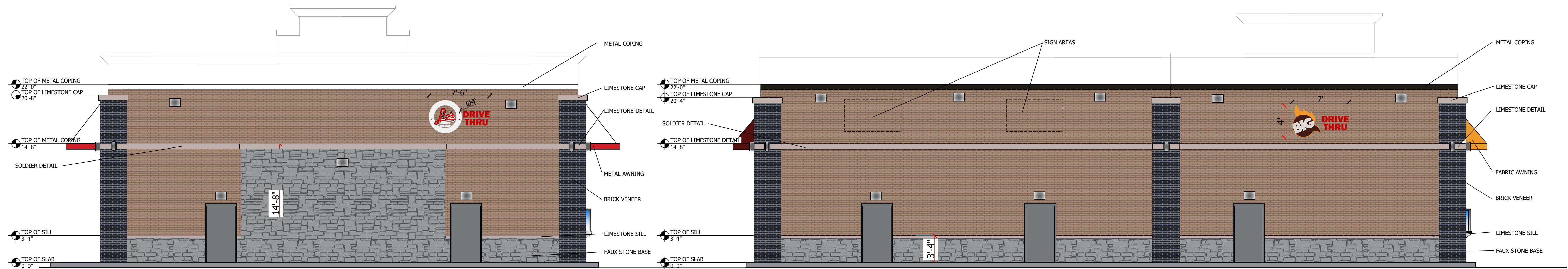
RETAIL FACADE AREA = 603.6 S.F.  
 ALLOWED SIGNAGE = 60.4 S.F.  
 FRONT FACADE SIGNAGE = 30 S.F.  
 REAR FACADE SIGNAGE = 28 S.F.  
 TOTAL SIGNAGE PROVIDED = 58 S.F.

RETAIL FACADE AREA = 634.1 S.F.  
 ALLOWED SIGNAGE = 63.4 S.F.  
 FRONT FACADE SIGNAGE = 30 S.F.  
 REAR FACADE SIGNAGE = 28 S.F.  
 TOTAL SIGNAGE PROVIDED = 58 S.F.

LEOS CONEY ISLAND FACADE AREA = 1,311 S.F.  
 ALLOWED SIGNAGE = 97.2 S.F.  
 FRONT FACADE SIGNAGE = 53 S.F.  
 REAR FACADE SIGNAGE = 30 S.F.  
 SIDE FACADE SIGNAGE = 19.63 S.F.  
 TOTAL SIGNAGE PROVIDED = 92.26 S.F.



FRONT (NORTH) ELEVATIONS



REAR (SOUTH) ELEVATIONS

|   |          |
|---|----------|
| ISSUED FOR  | DATE     |
| OWNER REVIEW  | 8.27.24  |
| PRE LIM SITE  | 10.28.24 |
|   |          |
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| ARCHITECT SIGNATURE: <b>David J. McDade</b>   |          |

PROJECT DESCRIPTION:  
**PRE LIM SITE FOR  
 LEOS CONEY ISLAND AND BIG CHICKEN**

ADDRESS:  
**BLUEGRASS ROAD  
 MT. PLEASANT**

DRAWN BY:  
 DJM

CHECKED:  
 DJM

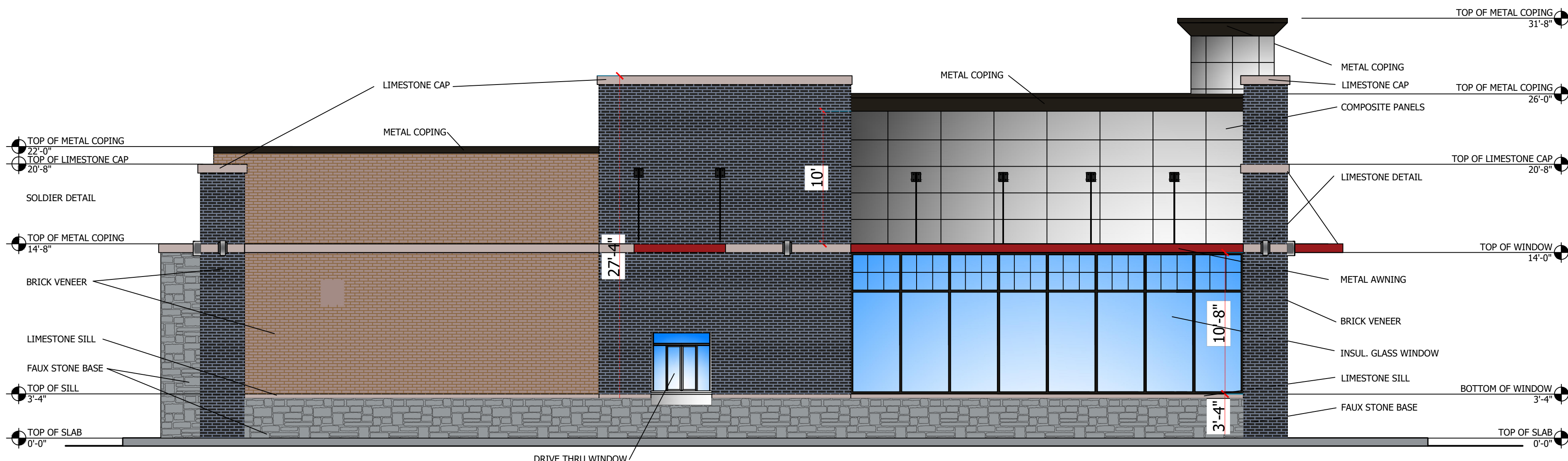
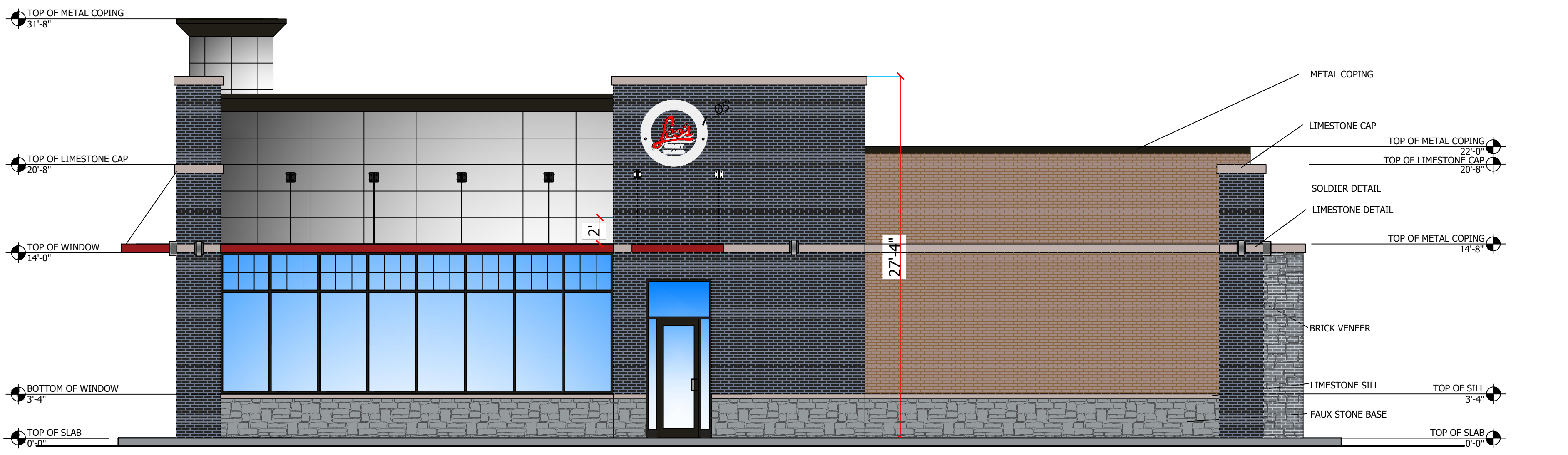
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DATE:  
 10.28.24

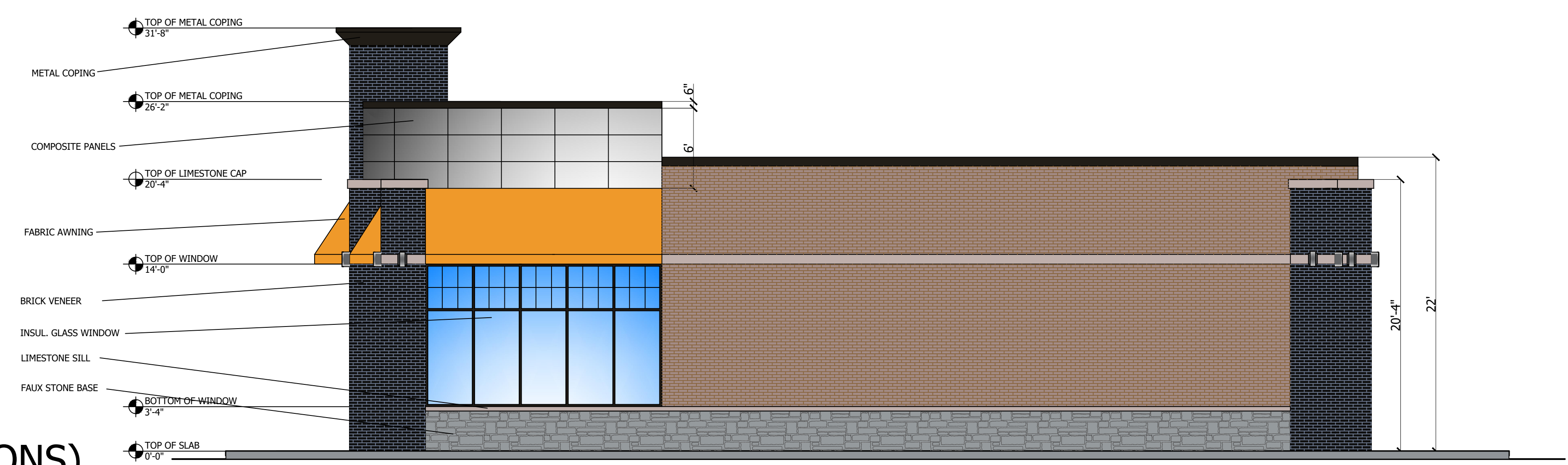
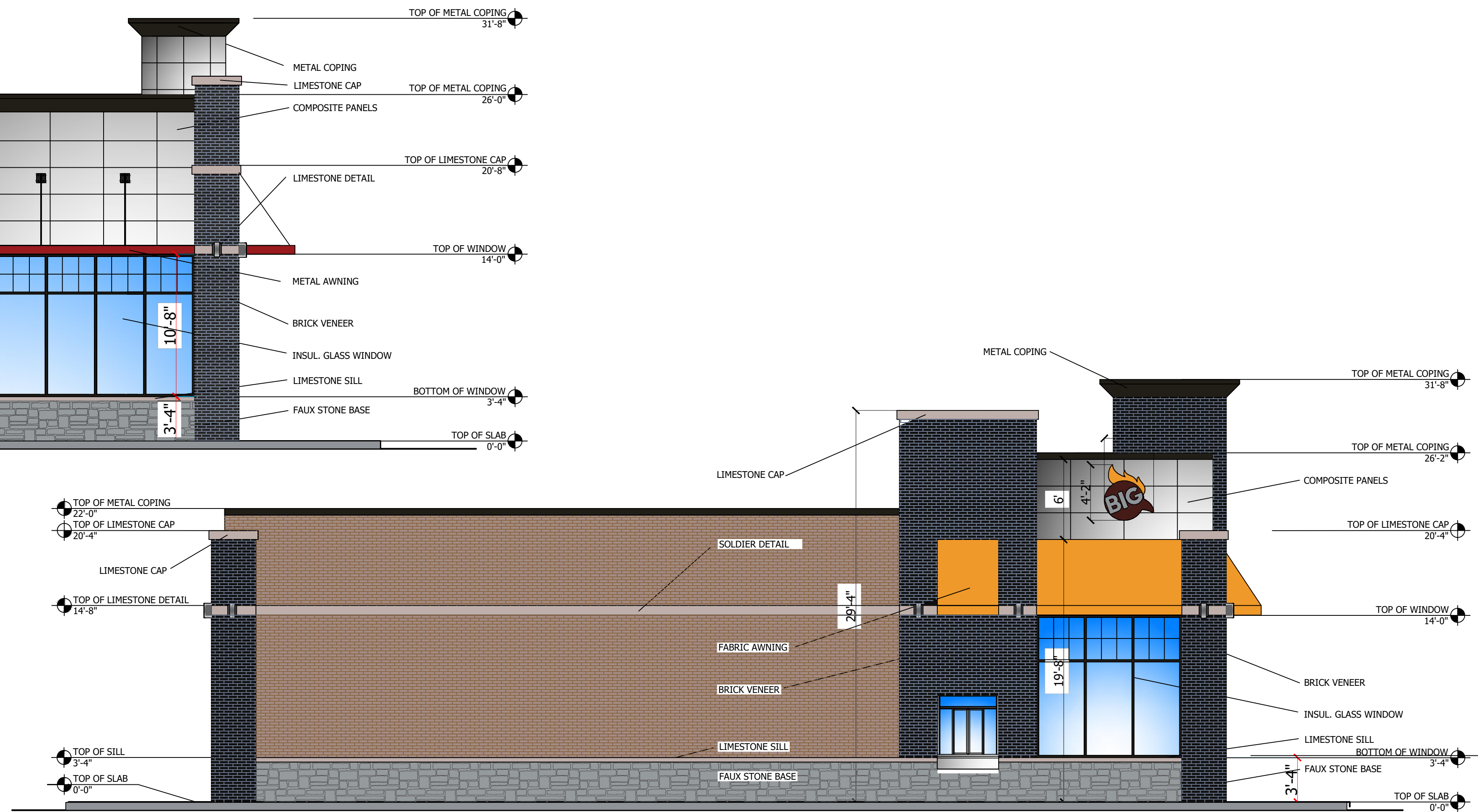
JOB NUMBER:  
 2024034

TITLE:  
 ELEVATIONS

SHEET NUMBER  
**A2**  
 OF  
 3



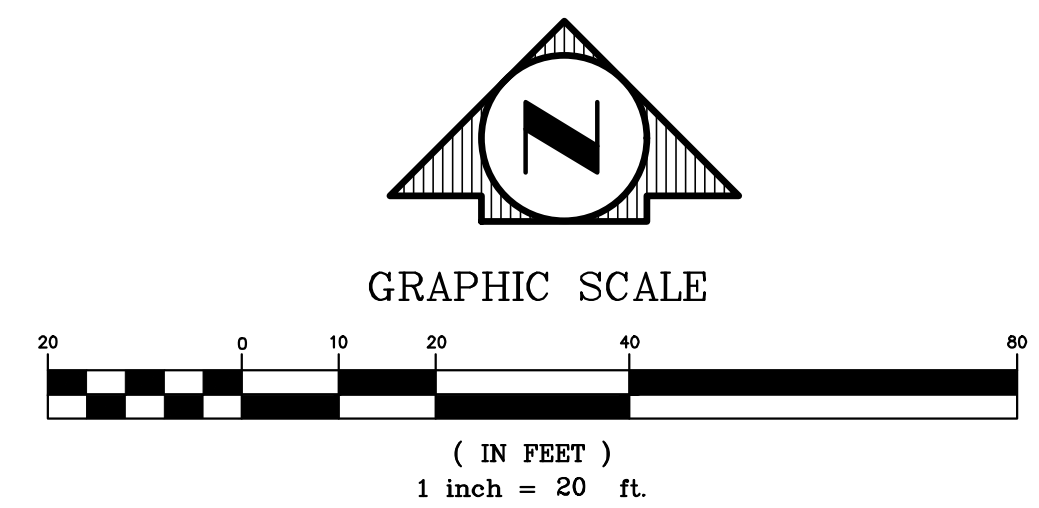
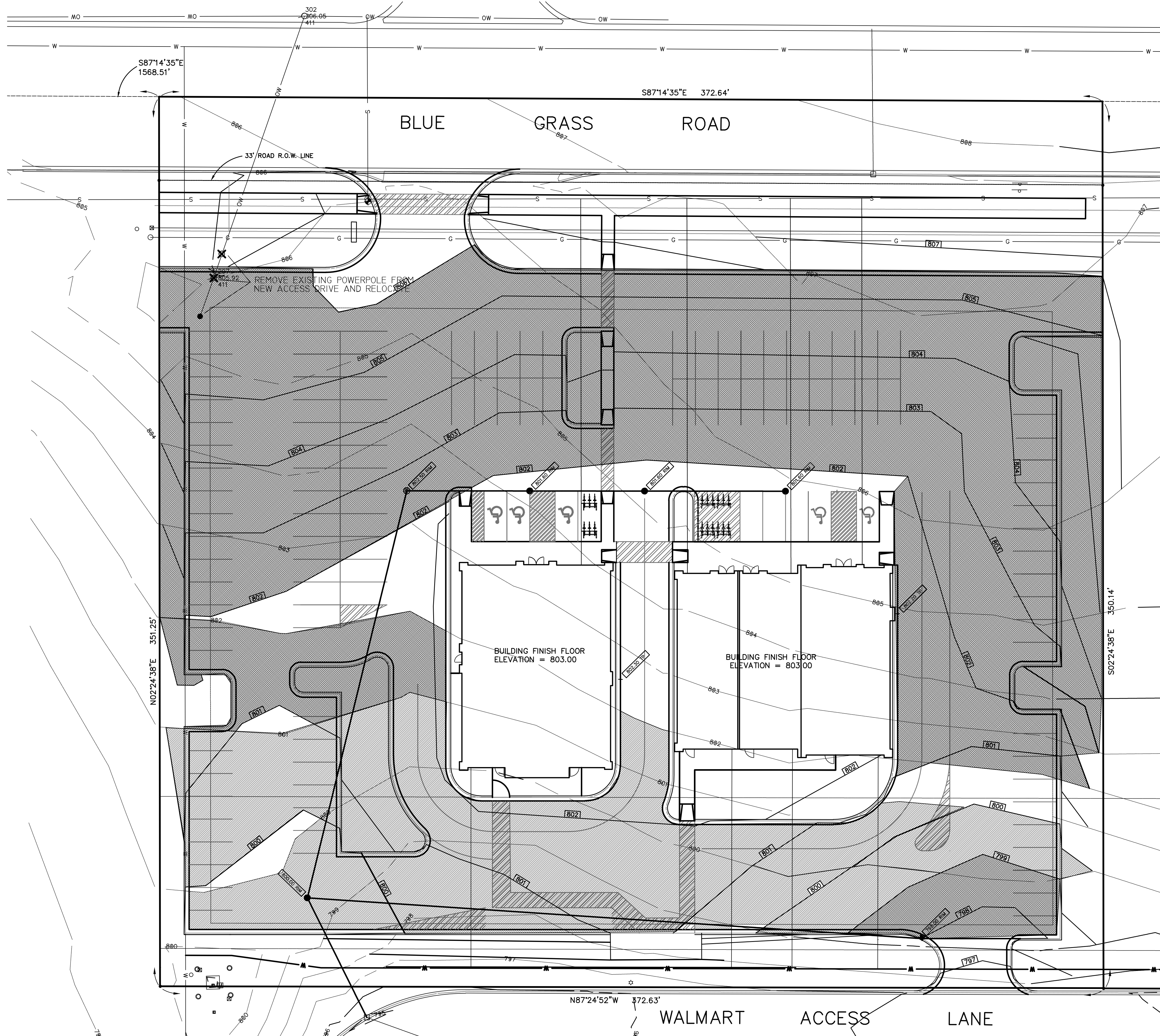
LEO'S SIDE ( EAST & WEST ELEVATIONS)



BIG CHICKEN SIDE ( EAST & WEST ELEVATIONS)

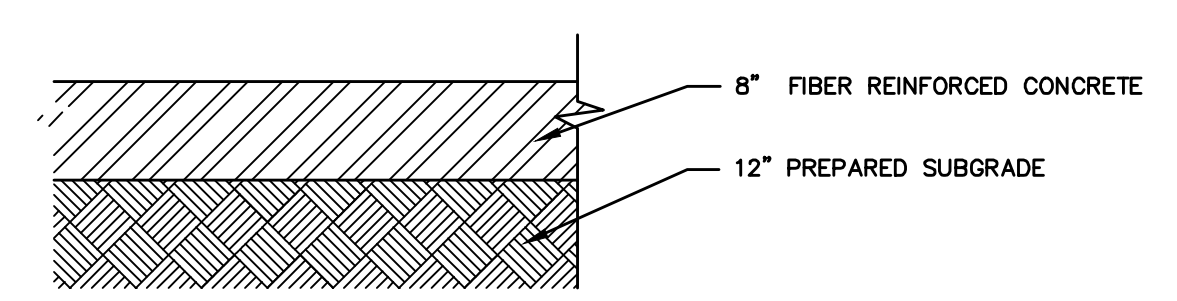
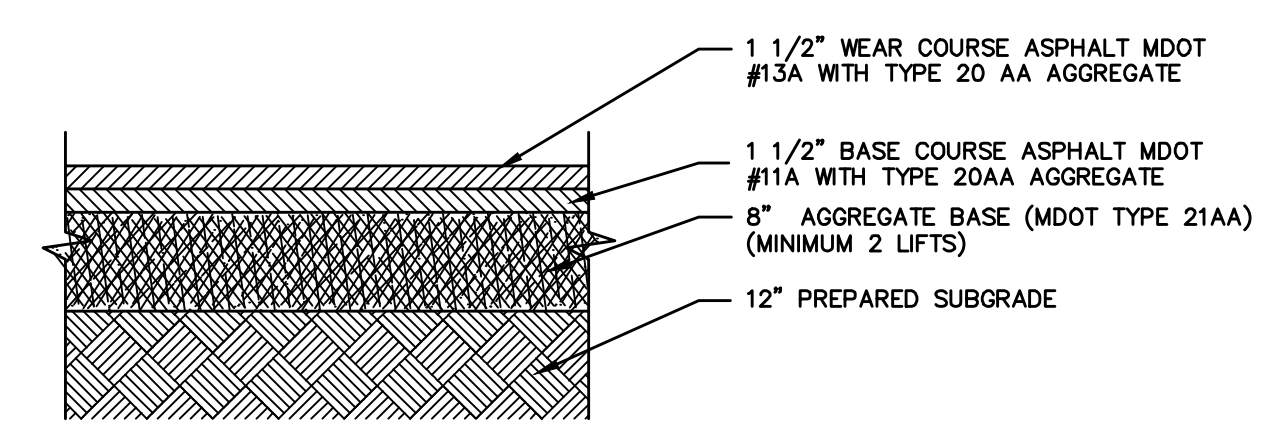
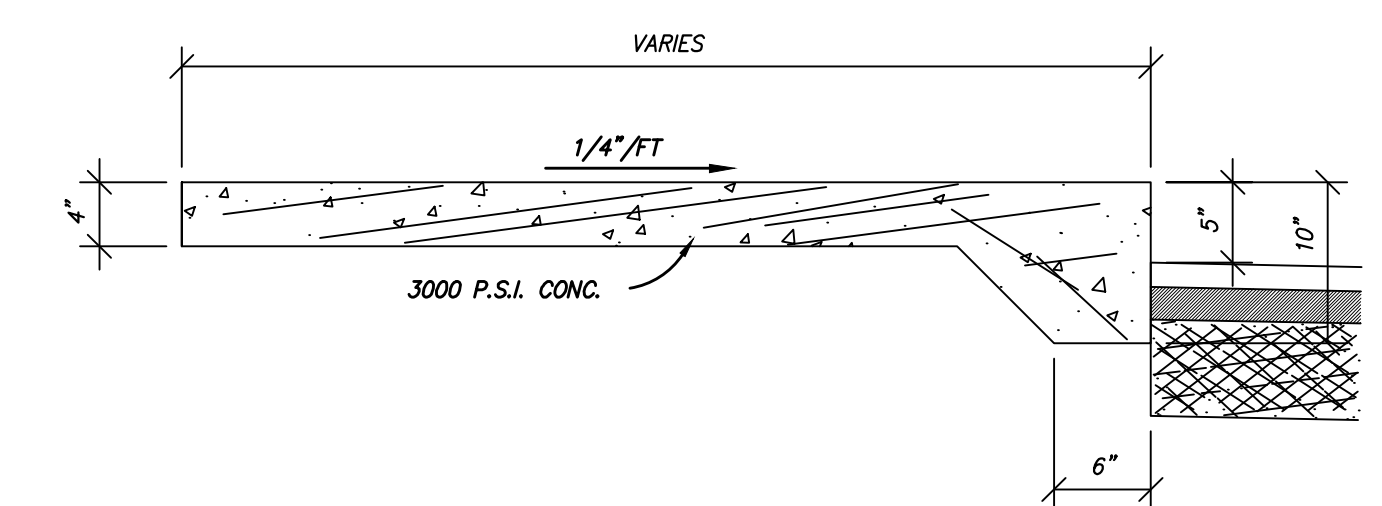
| ISSUED FOR   | DATE     |
|--|----------|
| OWNER REVIEW   | 8.27.24  |
| PRE LIM SITE   | 10.28.24 |
|  |          |
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| <b>David J. McDade</b><br>ARCHITECT SIGNATURE:   |          |

|                      |  |
|----------------------|--|
| PROJECT DESCRIPTION: | PRE LIM SITE FOR<br><b>LEO'S CONEY AND BIG CHICKEN</b> |
| ADDRESS:             | BLUEGRASS ROAD<br>MT. PLEASANT                         |
| DRAWN BY:            | DJM  |
| CHECKED:             | DJM  |
| SCALE:               | 3/32" = 1'-0"  |
| DATE:                | 10.28.24   |
| JOB NUMBER:          | 2024034  |
| TITLE:               | ELEVATIONS   |
| SHEET NUMBER         | <b>A3</b><br>OF<br><b>3</b>                            |



**LEGEND**

| PROPOSED                      | EXISTING                             |
|-------------------------------|--------------------------------------|
| PROPOSED SANITARY SEWER       | SANITARY SEWER & MANHOLE             |
| PROPOSED WATERMAIN            | WATERMAIN, HYDRANT, & GATE VALVE     |
| PROPOSED STORM SEWER          | STORM SEWER & MANHOLE                |
| PROPOSED SANITARY MANHOLE     | GAS MAIN & VALVE                     |
| PROPOSED FIRE HYDRANT         | BURIED TELEPHONE & MANHOLE           |
| PROPOSED VALVE & BOX          | U.G. UNDERGROUND ELECTRIC & PEDESTAL |
| PROPOSED STORM MANHOLE        | CATCH BASIN (CURB & ROUND)           |
| PROPOSED STORM CATCH BASIN    | 785' CONTOUR LINE                    |
| PROPOSED STORM INLET          | FENCE                                |
| PROPOSED SAND BACKFILL C.I.P. | GUARD RAIL                           |
| SEE NOTE THIS SHEET           | WELL                                 |
| PROPOSED TOP PAVEMENT         | LIGHT POLE                           |
| PROPOSED GUTTER GRADE         | METAL POLE                           |
| PROPOSED TOP WALK             | SIGN                                 |
| PROPOSED TOP CURB             | STREET SIGN                          |
|                               | MAILBOX                              |



AREAS OF LANDFILL REQUIRED

AREAS OF LANDCUT REQUIRED



GRADING PLAN

Revisions

| REVISION |
|----------|
|          |
|          |
|          |
|          |

GRADING PLAN

LEO'S CONEY ISLAND & BIG CHICKEN  
SECTION 26, CITY OF MT. PLEASANT  
ISABELLA COUNTY, MICHIGAN

**F.S.E.** Surveying & Engineering Since 1957  
5370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473  
PHONE: (810) 230-1333 FAX: (810) 230-7844

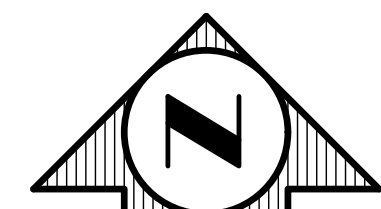
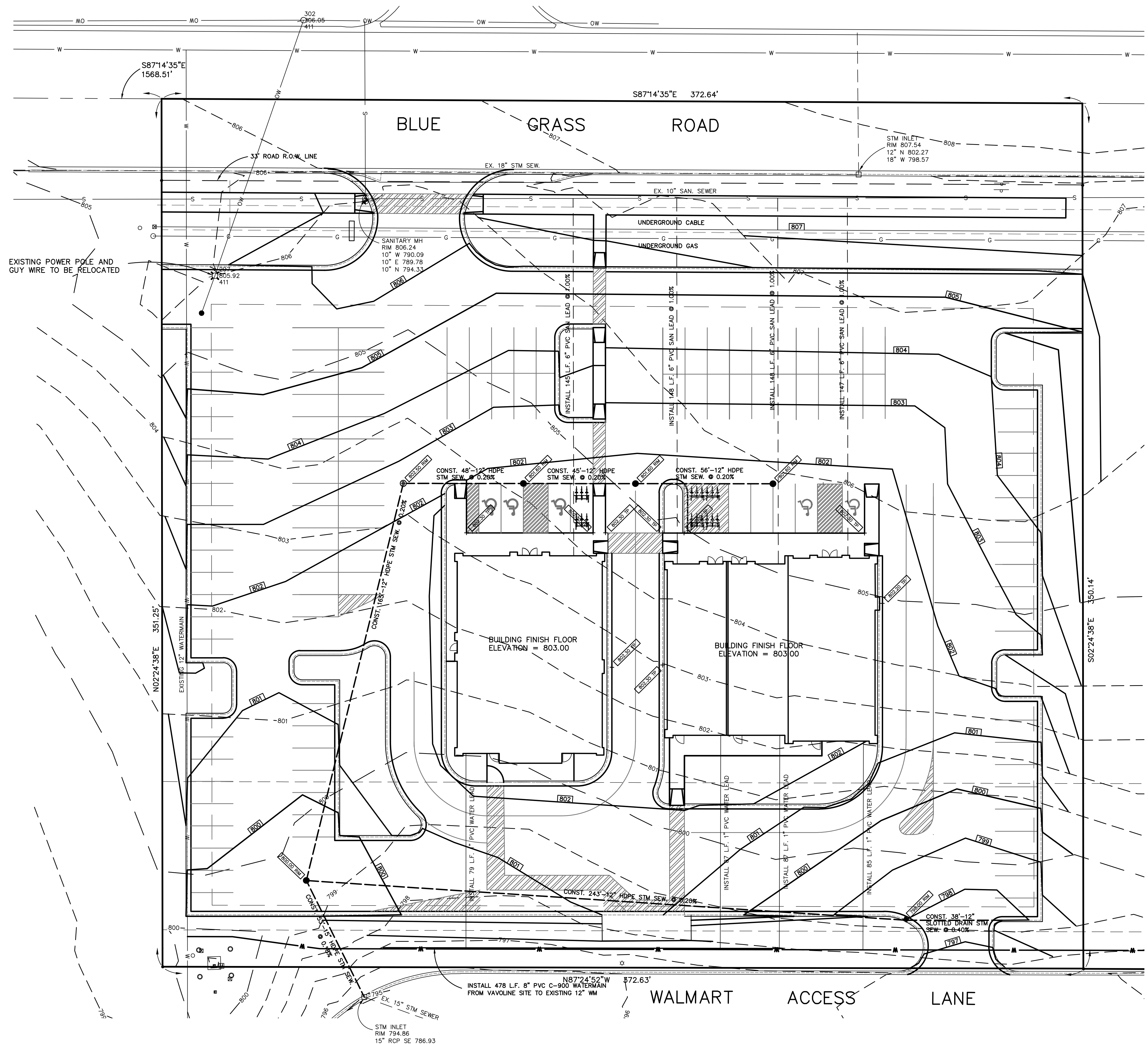
Date: 10-24-24

Drawn by: N.C.C.

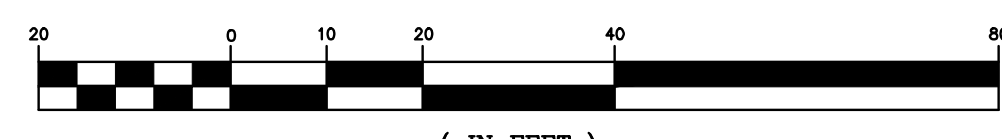
Designed by: K.R.C.

Sheet No. C-3

Job No. 26958



GRAPHIC SCALE



LEGEND

| PROPOSED  | EXISTING                              |
|---|---------------------------------------|
| PROPOSED SANITARY SEWER                           | SANITARY SEWER & MANHOLE              |
| PROPOSED WATERMAIN                                | WATERMAIN, HYDRANT, & GATE VALVE      |
| PROPOSED STORM SEWER                              | STORM SEWER & MANHOLE                 |
| PROPOSED SANITARY MANHOLE                         | GAS MAIN & VALVE                      |
| PROPOSED FIRE HYDRANT                             | BURIED TELEPHONE & MANHOLE            |
| PROPOSED VALVE & BOX                              | U.G. UNDER GROUND ELECTRIC & PEDESTAL |
| PROPOSED STORM MANHOLE                            | OVERHEAD ELECTRIC, POLE, & GUY WIRE   |
| PROPOSED STORM CATCH BASIN                        | CATCH BASIN (CURB & ROUND)            |
| PROPOSED STORM INLET                              | CONTOUR LINE                          |
| PROPOSED SAND BACKFILL C.I.P. SEE NOTE THIS SHEET | FENCE                                 |
| PROPOSED TOP PAVEMENT                             | GUARD RAIL                            |
| PROPOSED GUTTER GRADE                             | WELL                                  |
| PROPOSED TOP WALK                                 | LIGHT POLE                            |
| PROPOSED TOP CURB                                 | METAL POLE                            |
|   | SIGN                                  |
|   | STREET SIGN                           |
|   | MAILBOX                               |

Revisions

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

UTILITY PLAN

LEO'S CONEY ISLAND  
& BIG CHICKEN  
SECTION 26, CITY OF MT. PLEASANT  
ISABELLA COUNTY, MICHIGAN

**F.S.E** Surveying & Engineering  
Since 1957  
5370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473  
PHONE: (616) 230-1333 FAX: (616) 230-7844

Date : 10-24-24

Drawn by: N.C.C.

Designed by: K.R.C.

Sheet No. C-4

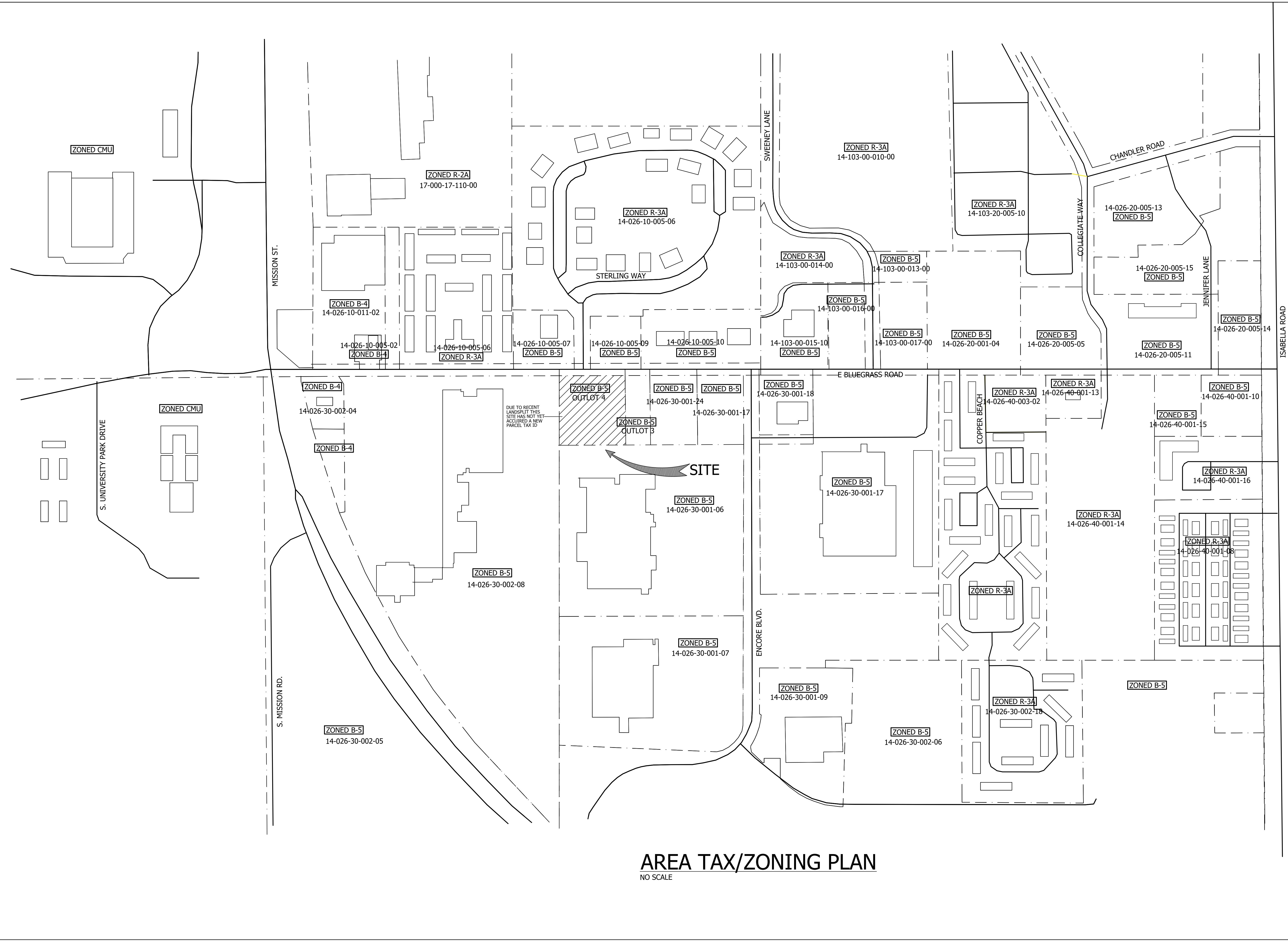
Job No. 26958



Know what's below  
Call before you dig  
ST. CHARLES  
15" RCP SW 786.05  
24" RCP SE 786.02

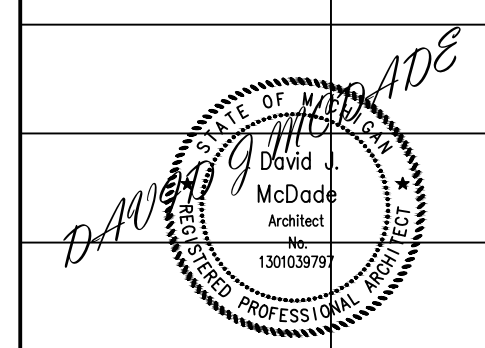
UTILITY PLAN



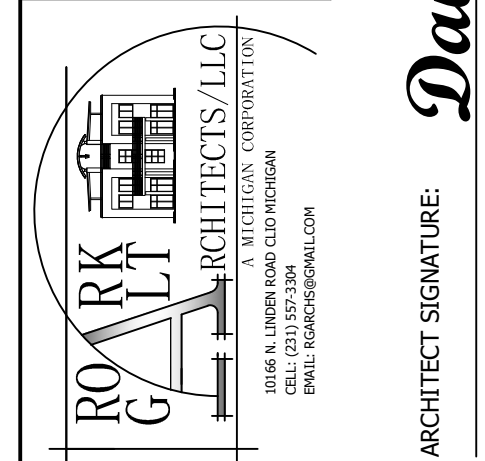


**AREA TAX/ZONING PLAN**  
NO SCALE

|              |          |
|--------------|----------|
| ISSUED FOR   | DATE     |
| OWNER REVIEW | 8.27.24  |
| PRE LIM SITE | 10.28.24 |



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ARCHITECT SIGNATURE: **David J. McDade**

PROJECT DESCRIPTION:  
**PRE LIM SITE PLAN FOR  
LEO'S CONEY AND BIG CHICKEN PLAZA**

ADDRESS:  
**BLUEGRASS RD  
MT. PLEASANT**

DRAWN BY:  
DJM

CHECKED:  
DJM

SCALE:  
NONE

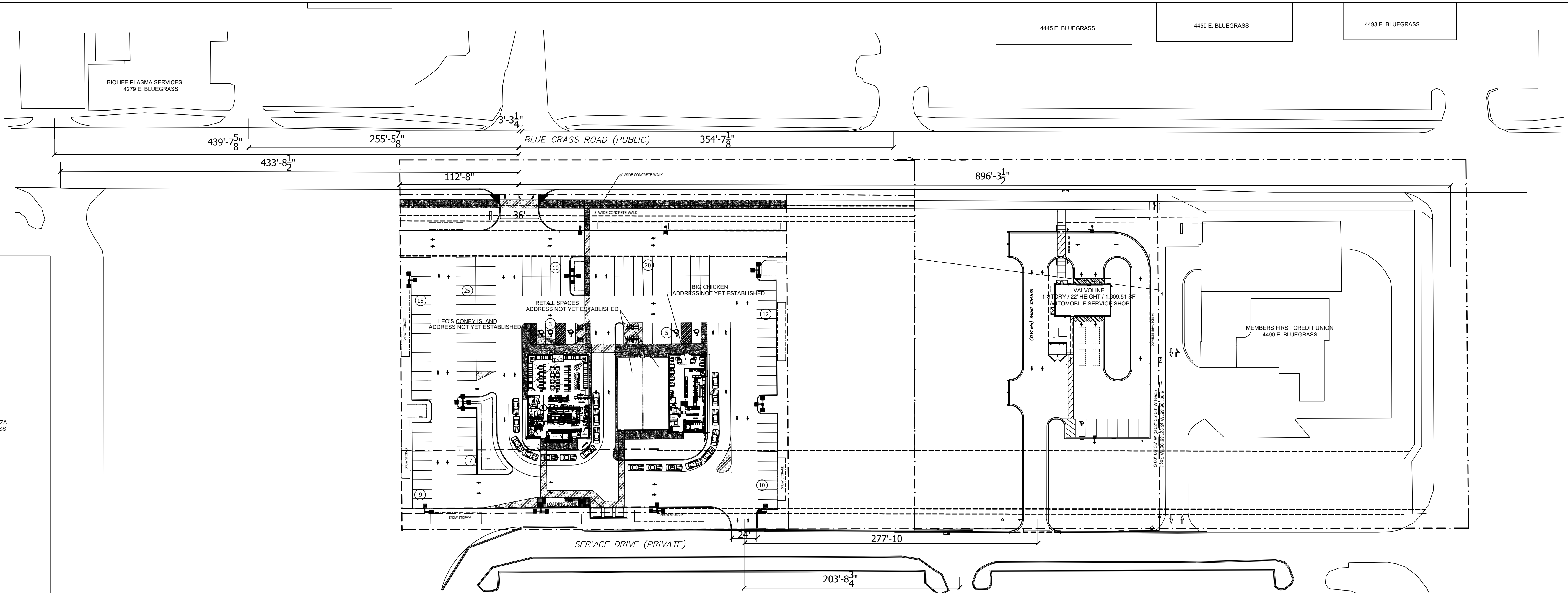
DATE:  
10.28.24

JOB NUMBER:  
2024034

TITLE:  
AREA TAX/ZONING PLAN

SHEET NUMBER

**S1**  
OF  
**10**



**AREA SITE PLAN**  
1" = 50'

**2 SITE WORK**

- 2.0 Excavate as required to install footings shown on drawings. All footings shall bear on firm and undisturbed soil regardless of depth shown on drawings. All exterior footings shall extend a minimum of 36" below finished grade. All interior footings shall extend a minimum 36" below existing grade.
- 2.1 Soil capacity – Test borings where not made available for footing design. All footing designed with the assumed soil bearing pressure of 1,500 psf, unless noted otherwise on plans. If soil of this capacity is not found at elevation indicated, lower or enlarge footing at the direction of the Architect and at the owners expense.
- 2.2 Back filling operations are the responsibility of the contractor. Foundation walls shall be adequately braced before back filling all back fill materials shall be approved granular materials compacted to 95% maximum density, at optimum moisture content over entire area.
- 2.3 Strip top soil from entire area of construction, and stockpile where directed by owner, for reuse in final grading. All excavated fill material shall be removed from the site, at the contractors expense.
- 2.4 Demolition – All demolition materials shall be removed from the site and legally disposed of.
- 2.5 The contractor shall visit the site to obtain first hand knowledge of his specific requirements.
- 2.6 Care shall be taken to protect adjacent undisturbed areas and to minimize disruption to owner's normal activity. protection of existing structures shall be the contractors responsibility.
- 2.7 Properly cap, plug or seal all water, sewer, gas and electric, as required. Coordinate with utility company.
- 2.8 No cutting of structural members without specific direction of the Architect.
- 2.9 The premises shall be left neat, clean and orderly, ready for the construction trades.
- 2.10 Asphalt – Areas indicated on plans shall receive new bituminous paving as follows:  
 6" 22a gravel based compacted 95% density  
 2" mdot 1100 asphalt base  
 ss-1h tack coat (.10 to .15 gal. sq. yd.)  
 2" mdot wear course  
 Provide smooth, even slope from new spot elevation to catch basins, stripe parking spaces as shown on plans with 2 coats of acrylic paint, yellow in color. All handicapped parking to be blue in color.

|              |          |
|--------------|----------|
| ISSUED FOR   | DATE     |
| OWNER REVIEW | 8.27.24  |
| PRE LIM SITE | 10.28.24 |
|              |          |
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David J. McDade  
Architect  
No. 3803979

ROARK GROUP, INC.  
ARCHITECTS/LLC  
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1000 S. WASHINGTON  
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PH: 314.434.0000  
WWW.ROARKGROUP.COM

**David J. McDade**  
 ARCHITECT SIGNATURE

PROJECT DESCRIPTION:  
**PRELIMINARY SITE PLAN FOR  
 LEO'S CONEY AND BIG CHICKEN PLAZA**  
 ADDRESS:  
**BLUE GRASS RD  
 MT. PLEASANT**

DRAWN BY:  
 DJM


CHECKED:  
 DJM

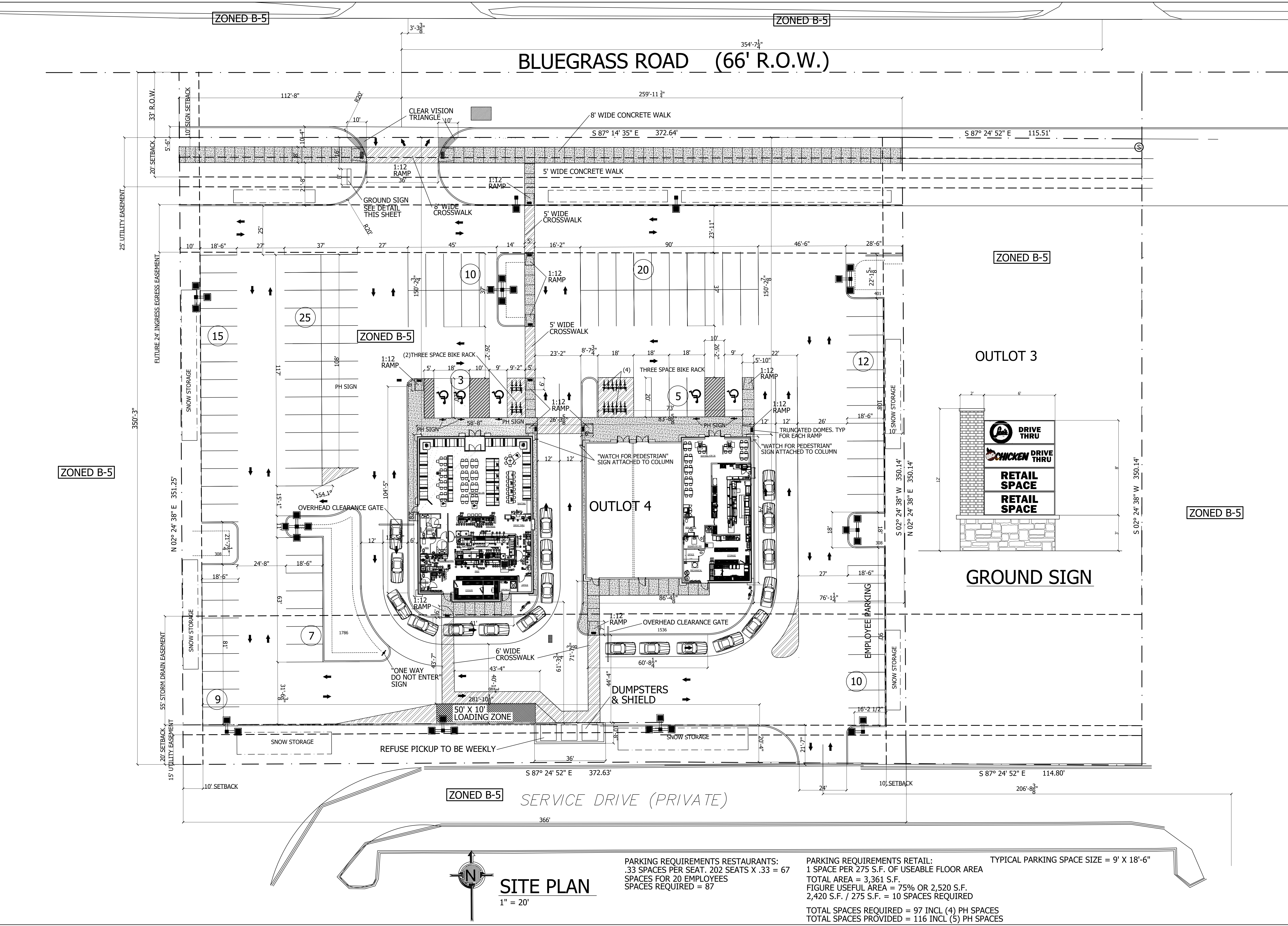
SCALE:  
 1" = 50'

DATE:  
 10.28.24

JOB NUMBER:  
 2024034

TITLE:  
 AREA SITE PLAN  
 SHEET NUMBER  
**S2**  
 OF  
**10**

|   |          |
|---|----------|
| ISSUED FOR  | DATE     |
| OWNER REVIEW  | 8.27.24  |
| PRE LIM SITE  | 10.28.24 |
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| <small>ROARK ARCHITECTS/LLC<br/>1100 N. UNIVERSITY AVENUE, SUITE 100<br/>MOUNTAIN VIEW, MONTANA 59717<br/>TEL: 406.466.1100<br/>WWW.ROARKARCHITECTS.COM</small>   |          |
| ARCHITECT SIGNATURE:  |          |



ZONED B-5 SERVICE DRIVE (PRIVATE)



**PARKING REQUIREMENTS RESTAURANTS:**  
 .33 SPACES PER SEAT. 202 SEATS X .33 = 67 SPACES FOR 20 EMPLOYEES  
 SPACES REQUIRED = 87

**PARKING REQUIREMENTS RETAIL:**  
 1 SPACE PER 275 S.F. OF USEABLE FLOOR AREA  
 TOTAL AREA = 3,361 S.F.  
 FIGURE USEFUL AREA = 75% OR 2,520 S.F.  
 2,420 S.F. / 275 S.F. = 10 SPACES REQUIRED

TOTAL SPACES REQUIRED = 97 INCL (4) PH SPACES  
 TOTAL SPACES PROVIDED = 116 INCL (5) PH SPACES

TYPICAL PARKING SPACE SIZE = 9' X 18'-6"

PROJECT DESCRIPTION:  
**PRELIMINARY SITE PLAN FOR  
 LEO'S CONEY AND BIG CHICKEN PLAZA**

ADDRESS:  
**BLUEGRASS ROAD  
 MT. PLEASANT**

DRAWN BY:  
 DJM

CHECKED BY:  
 DJM

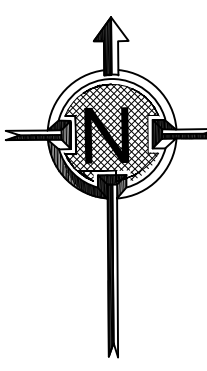
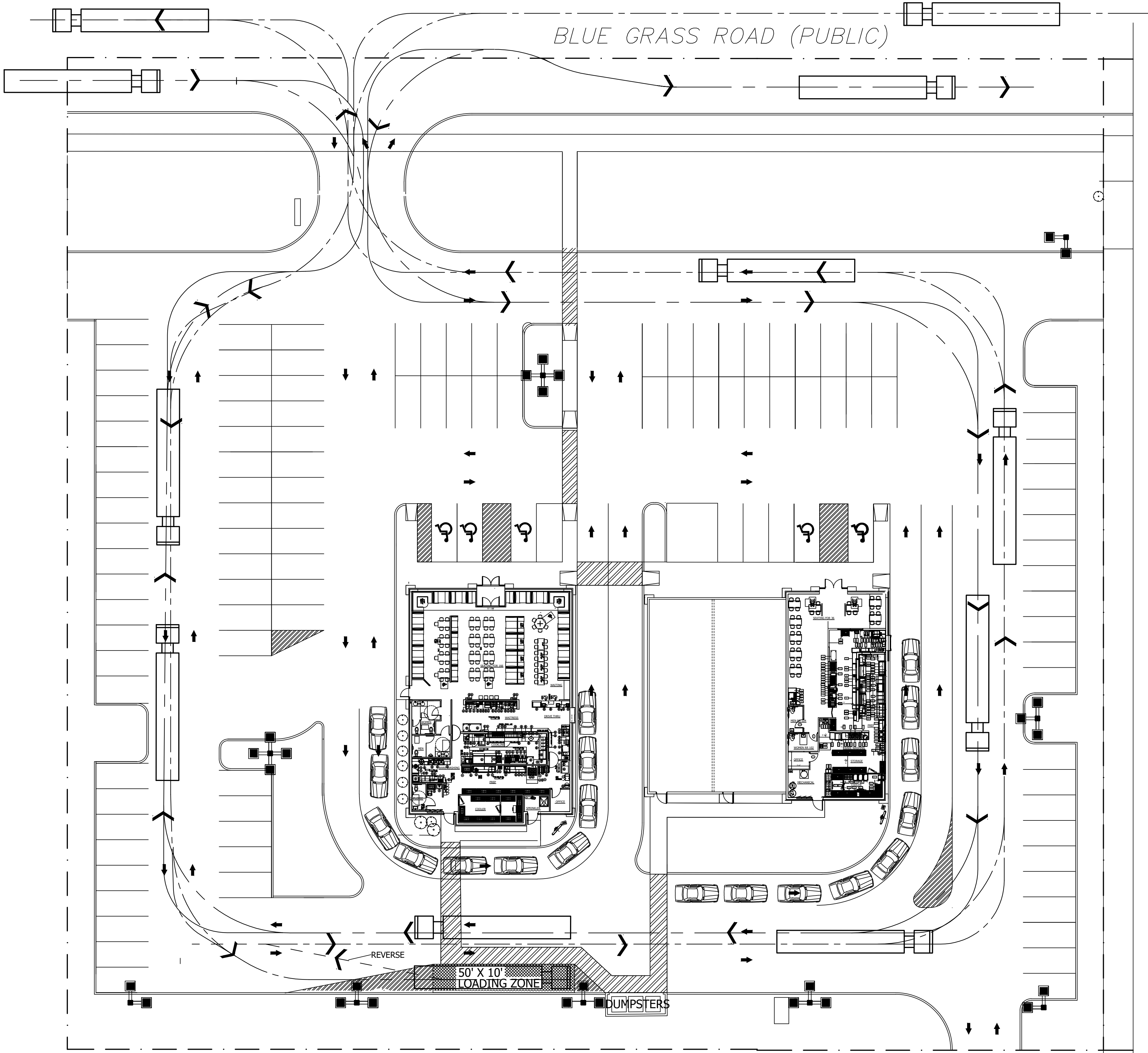
SCALE:  
 1" = 20'

DATE:  
 10.28.24

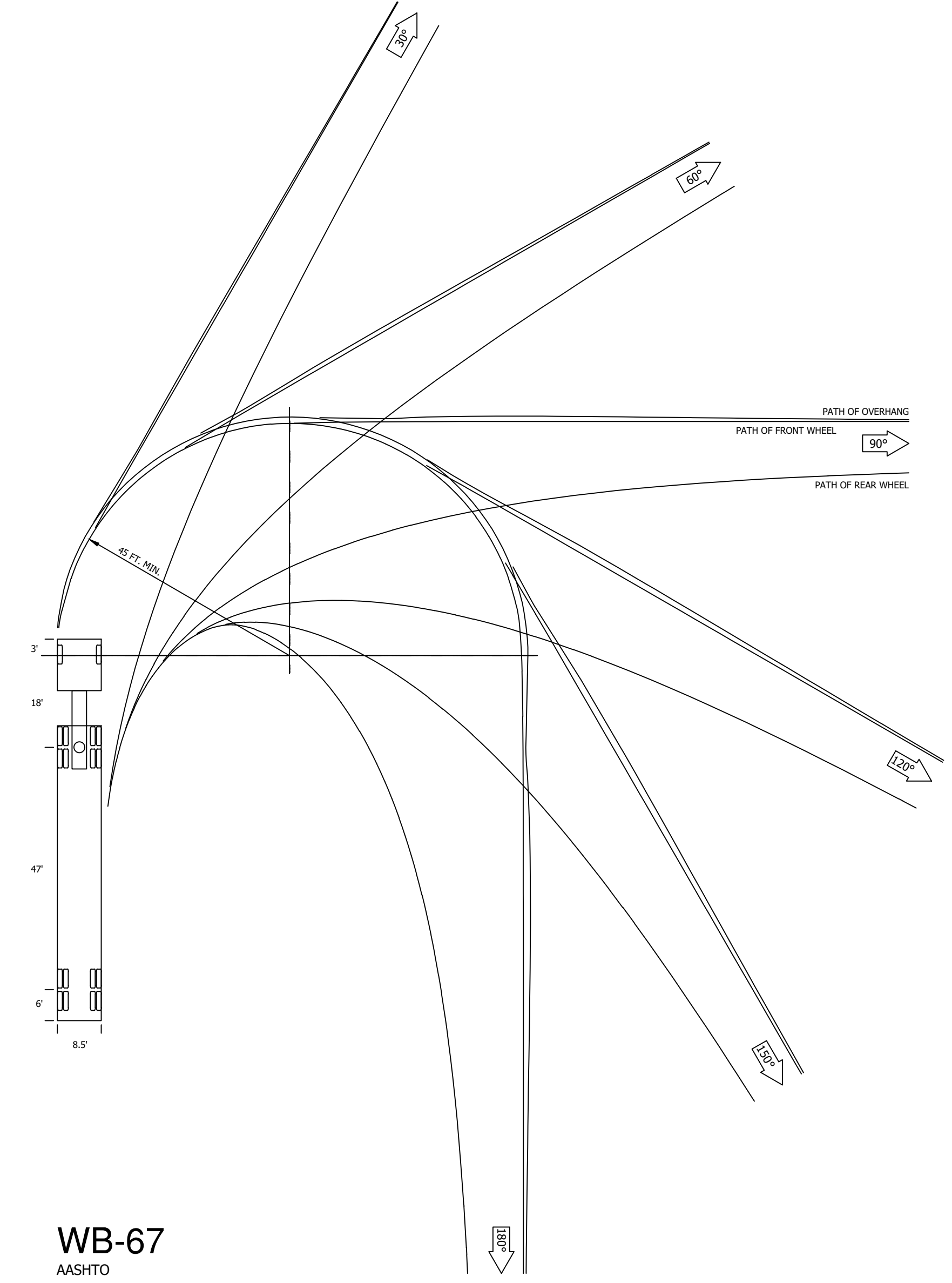
JOB NUMBER:  
 2024034

TITLE:  
 SITE PLAN

SHEET NUMBER  
**S3**  
 OF  
**10**



**SITE EMERGENCY CIRCULATION PLAN**  
1" = 20'

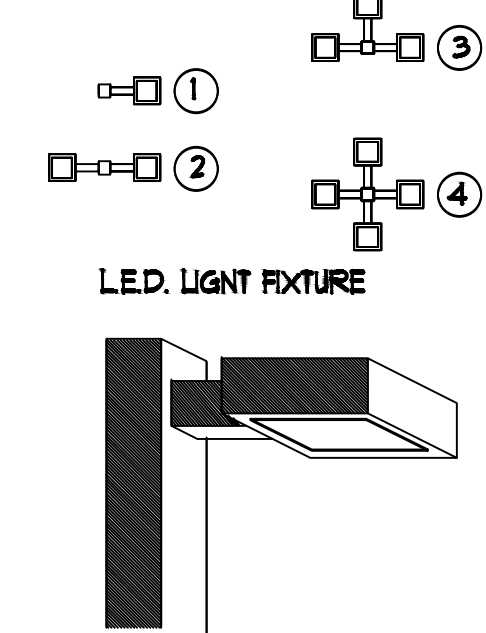
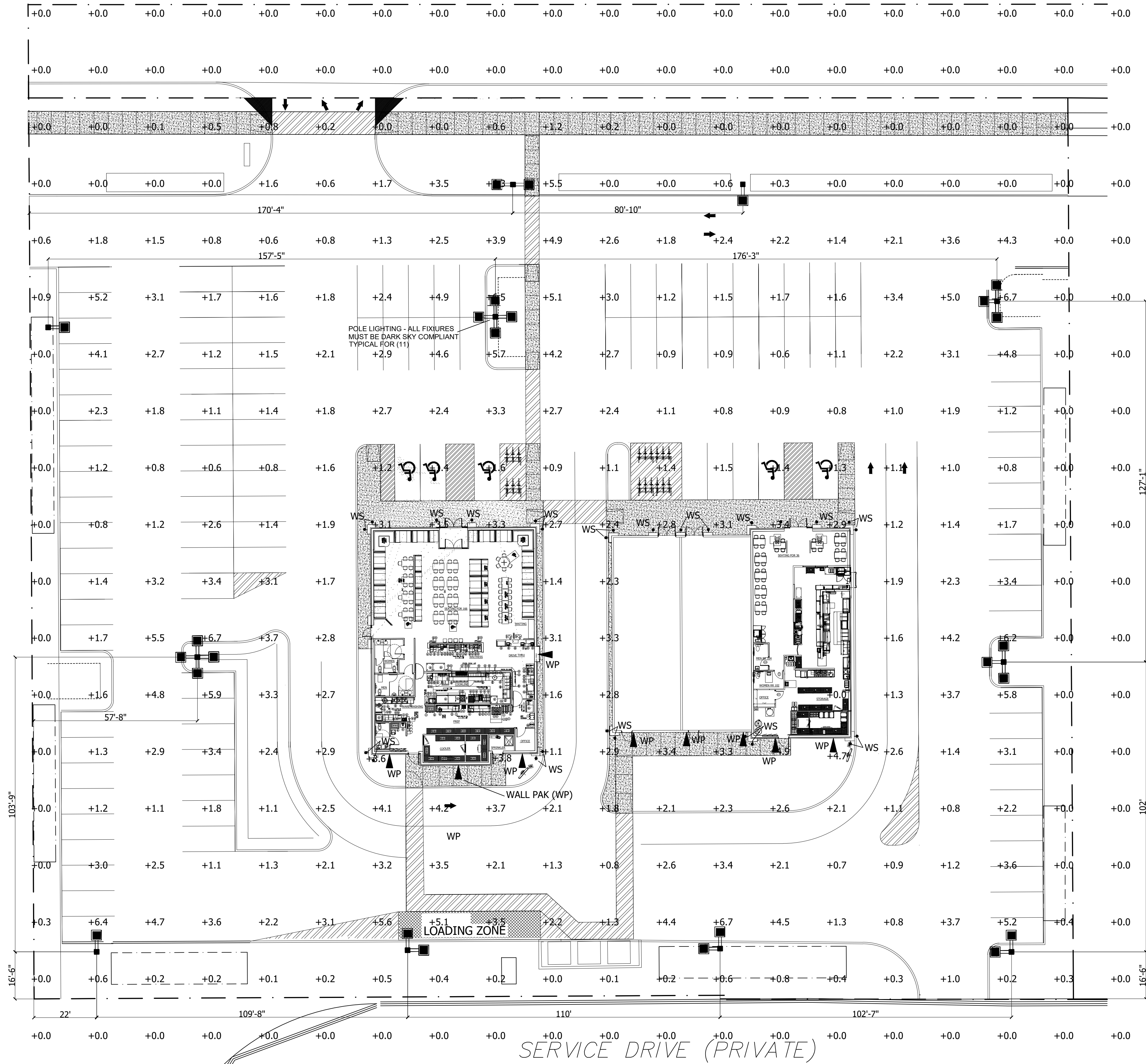


**HIGHWAY SEMI TRUCK TURN PATH**  
NO SCALE

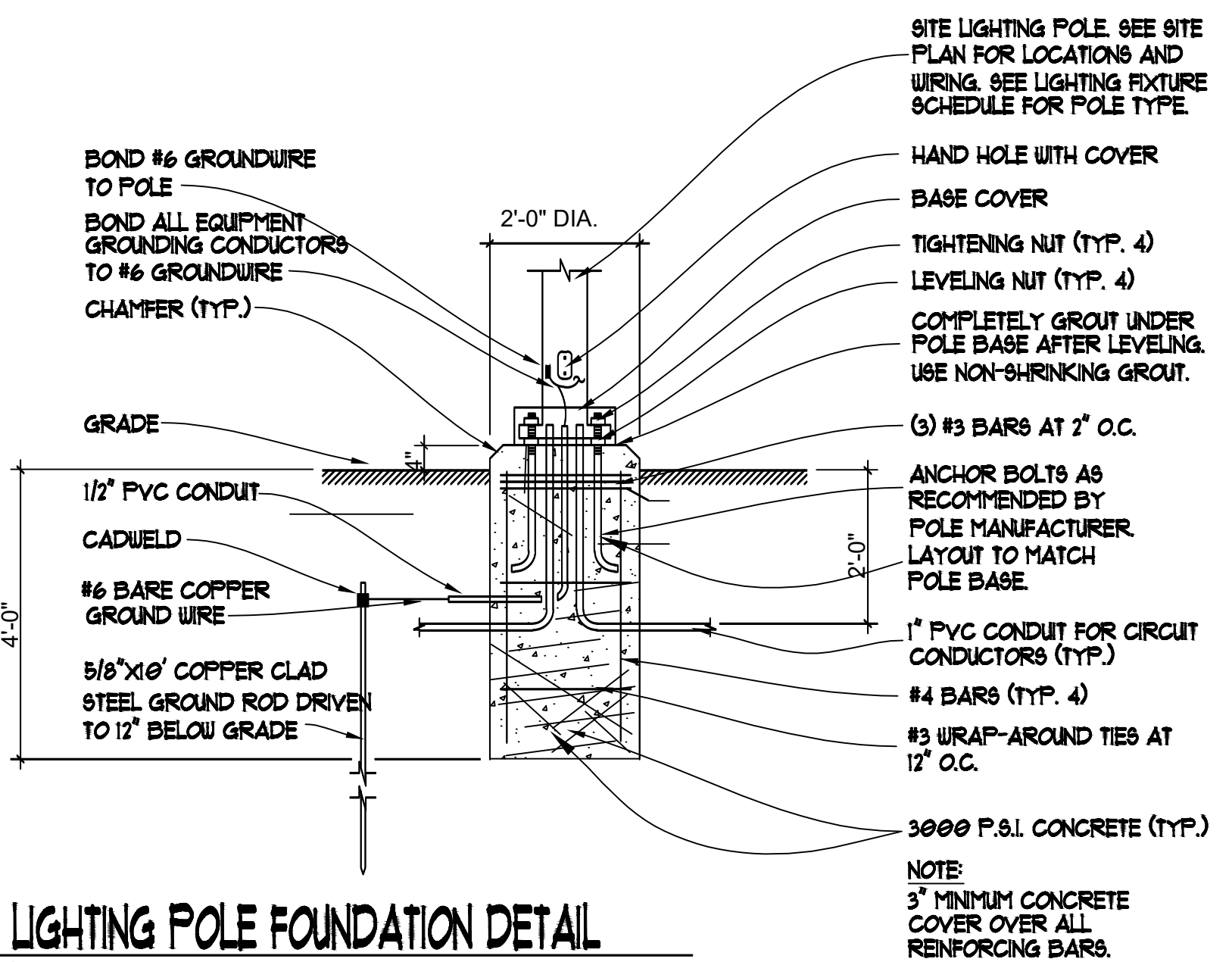
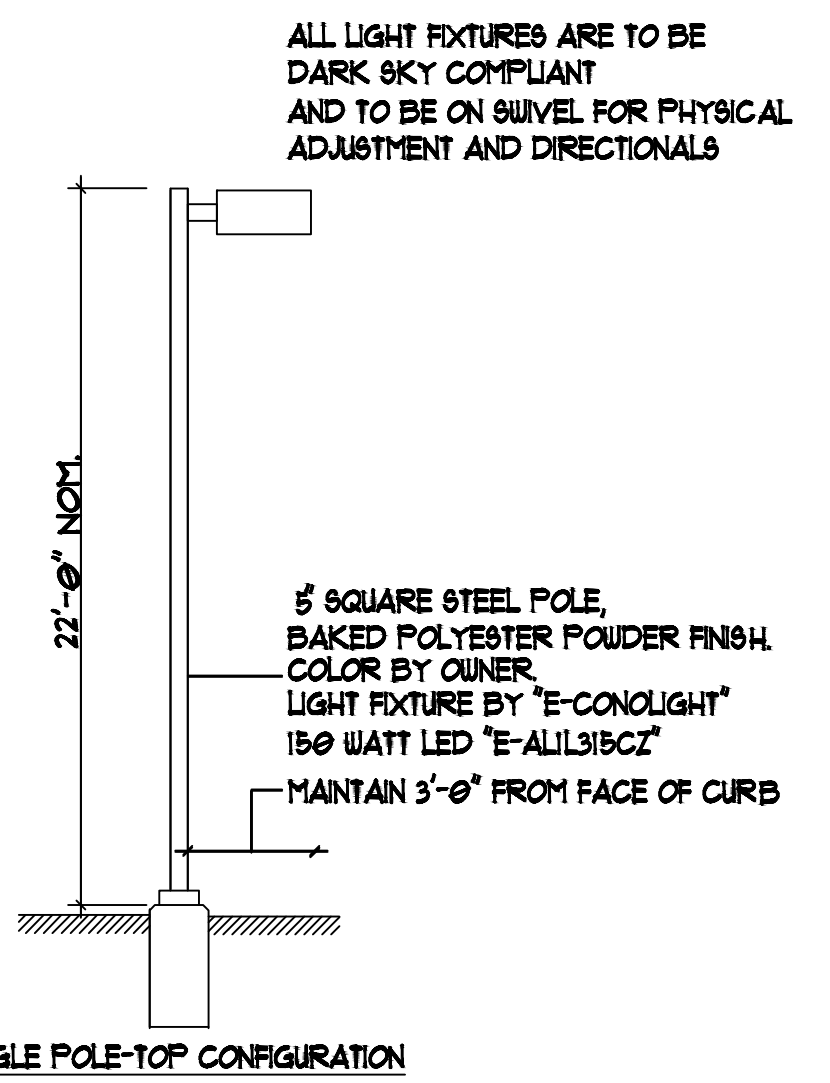
|  |          |
|--|----------|
| ISSUED FOR   | DATE     |
| OWNER REVIEW   | 8.27.24  |
| PRE LIM SITE   | 10.28.24 |
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|  |          |
| <p>ARCHITECT SIGNATURE:</p>  |          |

|  |  |
|--|--|
| <p>PROJECT DESCRIPTION:<br/><b>PRELIMINARY SITE PLAN FOR<br/>LEO'S CONEY AND BIG CHICKEN PLAZA</b></p> | <p>ADDRESS:<br/><b>BLUEGRASS ROAD<br/>MT. PLEASANT</b></p> |
| <p>DRAWN BY:<br/>DJM</p>   | <p>CHECKED:<br/>DJM</p>                                    |
| <p>SCALE:<br/>1" = 20'</p>   | <p>DATE:<br/>10.28.24</p>                                  |
| <p>JOB NUMBER:<br/>2024034</p>   | <p>TITLE:<br/>SITE CIRCULATION</p>                         |
| <p>SHEET NUMBER</p>  | <p><b>S4</b><br/>OF<br/><b>10</b></p>                      |

BLUE GRASS ROAD (PUBLIC)



SITE LIGHTING POLE DETAIL  
NO SCALE



SITE LIGHTING POLE FOUNDATION DETAIL  
NO SCALE

**E-WFC06 Series**

| INCHES                   | PRODUCT WEIGHT | MONITORING WEIGHT | SPACING                     |
|--------------------------|----------------|-------------------|-----------------------------|
| 10.5" H x 11" W x 4.0" D | 7.25 lbs.      | 15.25 lbs.        | 4 times the mounting height |

**Features Specifications**

- HOUSING:** Low copper die-cast aluminum housing and frame. Die-cast aluminum powder coat finish. Heat-dissipating fins.
- LENS ASSEMBLY:** Heat-treated glass lens with impact protection. Impact glass lens is thermal shock & impact resistant. Polycarbonate lens is available for use in high-visibility applications.
- REAR HOUSING:** 1/2" reinforced stainless steel rear housing with impact-resistant powder coat finish. The cast aluminum back box for easy mounting.

**Electrical Performance**

| OPERATING TEMPERATURE           | LIFESPAN                 | POWER FACTOR | TOTAL HARMONIC DISTORTION | DIMMABLE |
|---------------------------------|--------------------------|--------------|---------------------------|----------|
| -40°C to 140°C (-40°F to 284°F) | Estimated +100,000 hours | >0.95        | <20%                      | Yes      |

**Warranty & Certifications**

| WARRANTY       | UL LISTED | ULC |
|----------------|-----------|-----|
| 5 Year Limited | Yes       | Yes |

**Output Specifications**

| SKU           | LIGHT OUTPUT | COLOR TEMP. (Color Temp.) | POWER CONSUMPTION | COLOR ACCURACY | REPLACES |
|---------------|--------------|---------------------------|-------------------|----------------|----------|
| E-WFC06A-F30Z | 1200 Lumens  | Cool White (5000K)        | 10W               | > 90 CRI       | 50W PS4H |
| E-WFC06A-F42Z | 1800 Lumens  | Neutral White (4000K)     | 10W               | > 90 CRI       | 50W PS4H |
| E-WFC06A-F30Z | 1800 Lumens  | Warm White (3000K)        | 10W               | > 90 CRI       | 50W PS4H |

**E-APE Series**

| INCHES                                 | PRODUCT WEIGHT | MONITORING WEIGHT | SPACING                          |
|--|----------------|-------------------|----------------------------------|
| 12.0" H x 14.0" W x 5.0" D (Mount Cap) | 10.0 lbs.      | 18.0 lbs.         | 4 to 5 times the mounting height |

**Features Specifications**

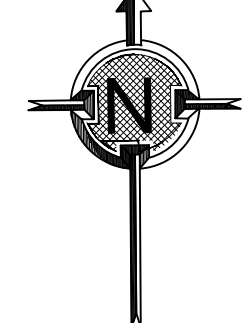
- HOUSING:** Die-cast aluminum with die-cast frame for easy installation access. UV-protected powder coat finish.
- LENS ASSEMBLY:** Polycarbonate lens with impact protection.
- REAR HOUSING:** 2 inch adjustable die-cast aluminum rear housing for easy mounting. 4 inch mounting hole for pole mount. For use in 18" up to 4" ventilation only.

**Electrical Performance**

| OPERATING TEMPERATURE           | LIFESPAN                 | POWER FACTOR | TOTAL HARMONIC DISTORTION | DIMMABLE    |
|---------------------------------|--------------------------|--------------|---------------------------|-------------|
| -40°C to 140°C (-40°F to 284°F) | Estimated +100,000 hours | >0.95        | <20%                      | Yes (0-10V) |

**Warranty & Certifications**

| WARRANTY       | UL LISTED | ULC |
|----------------|-----------|-----|
| 5 Year Limited | Yes       | Yes |



PHOTOMETRIC PLAN  
1" = 20'

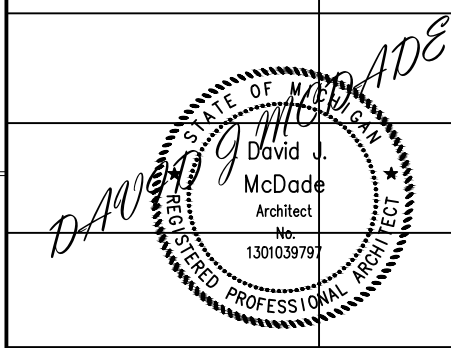
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|---|----------|
| ISSUED FOR  | DATE     |
| OWNER REVIEW  | 8.27.24  |
| PRELIM SITE   | 10.28.24 |
| <p>PROJECT DESCRIPTION:<br/><b>PRELIMINARY SITE PLAN FOR<br/>LEO'S CONEY AND BIG CHICKEN PLAZA</b></p> <p>DRAWN BY:<br/>DJM</p> <p>CHECKED BY:<br/>DJM</p> <p>SCALE:<br/>1" = 20'</p> <p>DATE:<br/>10.20.24</p> <p>JOB NUMBER:<br/>2024034</p> <p>TITLE:<br/>PHOTOMETRIC PLAN</p> <p>SHEET NUMBER<br/><b>S5</b><br/>OF<br/>10</p> |          |

ARCHITECT SIGNATURE: *David J. McDade*

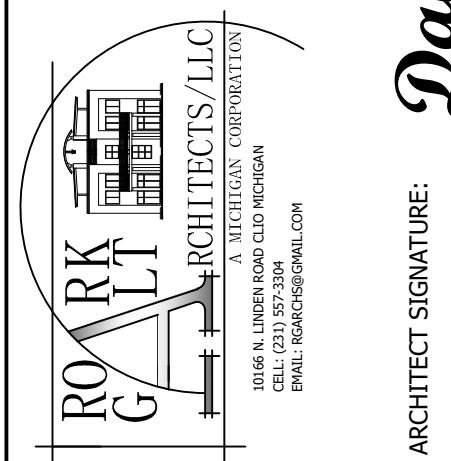
ARCHITECT'S OFFICE: **ROARK ARCHITECTS/LLC**

ADDRESS: **MT. PLEASANT**

|              |          |
|--------------|----------|
| ISSUED FOR   | DATE     |
| OWNER REVIEW | 8.27.24  |
| PRELIM SITE  | 10.28.24 |



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.



ROARK ARCHITECTS/LLC  
1000 W. WISCONSIN AVENUE, SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.333.1000  
WWW.ROARKARCHITECTS.COM

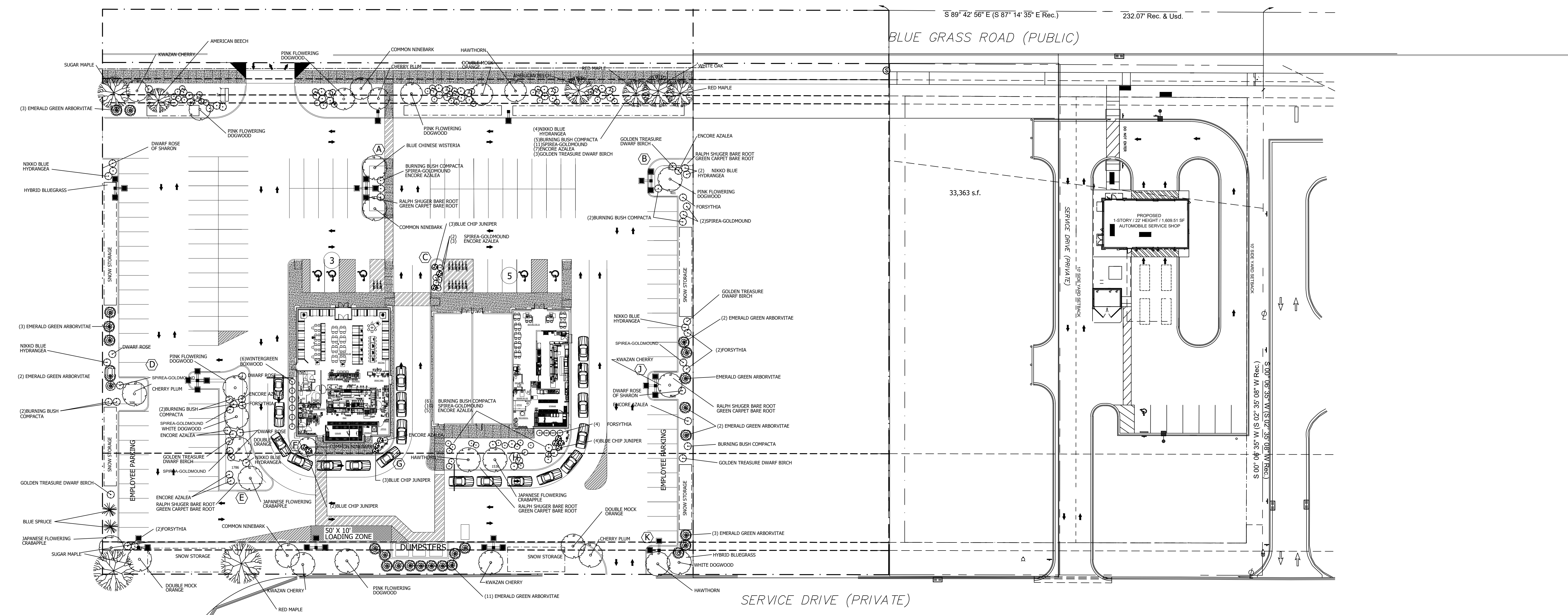
ARCHITECT SIGNATURE: **David J. McDade**

PROJECT DESCRIPTION:  
**PRELIM SITE FOR:  
LEO'S CONEY AND BIG CHICKEN PLAZA**

ADDRESS:  
**BLUEGRASS ROAD  
MT. PLEASANT**

DRAWN BY:  
DJM  
CHECKED BY:  
DJM  
SCALE:  
1" = 30'  
DATE:  
10.28.24  
JOB NUMBER:  
2024034  
TITLE:  
LANDSCAPING  
SHEET NUMBER

**S6**  
OF  
**10**



- LANDSCAPE MAINTENANCE NOTES:**
- LAWN/TURF - MOW COOL SEASON TURFGRASS TO MAINTAIN HEIGHT OF 2 1/2" - 3 1/2". THERE IS TO BE NO IRRIGATION. WATER GRASS AS NEEDED. AERATE ONCE YEARLY IN EARLY FALL.
  - SHRUBBERY - PRUNE AS NEEDED BASIS AND ONLY TO MAINTAIN PLANT'S NATURAL APPEARANCE. ALLOW SHRUBS TO MATURE AND FILL PLANTING AREAS AS DESIGNED. MAINTAIN MULCH AT 3" THICKNESS.
  - GROUNDCOVERS - KEEP FREE OF WEEDS AND GRASS. ALLOW TO FILL INTENDED PLANTING AREAS.
  - TREES - REMOVE WEEDS AND SUCKERS FROM AROUND TREE BASE AS NEEDED. PRUNE TREES FOR SAFETY, HEALTH, OR STRUCTURAL CLEARANCE. REMOVE CROSSING AND DAMAGED BRANCHES. ALLOW LEAVES TO REMAIN WHERE THEY FALL, RETURNING NUTRIENTS AND ORGANIC MATTER TO SOIL.
  - MULCH - MAINTAIN ORGANIC, WALL ON WOOD OR MIXED GREENWASTE AT 3" THICKNESS. REPLENISH AS NEEDED. KEEP AWAY FROM PLANT STEMS AND TREE TRUNKS. LEAVES FALLING ON MULCH MAY BE LEFT IN PLACE.
  - WEED MANAGEMENT - IDENTIFY WEEDS TO DETERMINE MOST EFFECTIVE METHOD OF MANAGEMENT. WEED REMOVAL MAY BE PERFORMED BY CUTTING, PULLING, AND SCRAPING. USING HAND OPERATED TOOLS.
  - FERTILIZATION - MINIMIZE THE USE OF PESTICIDES THAT POLLUTE WATERWAYS. USE ONLY PER MANUFACTURERS PRODUCT LABEL.
  - REPLACEMENT - REPLACE ANY AND ALL DEAD OR DISEASED PLANT MATERIALS WITH ALIKE MATERIALS AND CONSISTENT WITH MINIMUM HEIGHTS/IZES.

**LANDSCAPING SCHEDULE**

| COMMON NAME                 | SCIENTIFIC NAME                    | QUAN.    | HEIGHT/SIZE |
|-----------------------------|------------------------------------|----------|-------------|
| BURNING BUSH COMPACTA       | EUONYMUS ALATUS 'COMPACTA'         | 17       | 3'          |
| BLUE CHIP JUNIPER           | JUNIPERUS HORIZONTALIS             | 12       | 1'          |
| WINTERGREEN BOXWOOD         | BUXUS MICROPHYLLA 'WINTERGREEN'    | 6        | 3'          |
| GOLDEN TREASURE DWARF BIRCH | BETULA X PLETKEI                   | 8        | 3'          |
| SPIREA-GOLDMOUND            | SPIREA X 'GOLDMOUND'               | 26       | 3'          |
| ENCORE AZALEA               | AZALEA X 'CONLEC'                  | 21       | 3'          |
| FORSYTHIA                   | FORSYTHIA SUSPENS                  | 10       | 3'          |
| NIKKO BLUE HYDRANGEA        | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | 11       | 3'          |
| DWARF ROSE                  | HIBISCUS SYRIACUS LIL KIM          | 4        | 3'          |
| SPIREA-GOLDMOUND            | SPIREA JAPONICA                    | 28       | 3'          |
| HYBRID BLUEGRASS            | POA PRATENSIS L.                   | AS DESIG | SEEDED      |
| RALPH SHUGER BARE ROOT      | VINCA MINOR                        | AS DESIG | SEEDED      |
| GREEN CARPET BARE ROOT      | PACHYSANDRA TERMINALIS             | AS DESIG | SEEDED      |

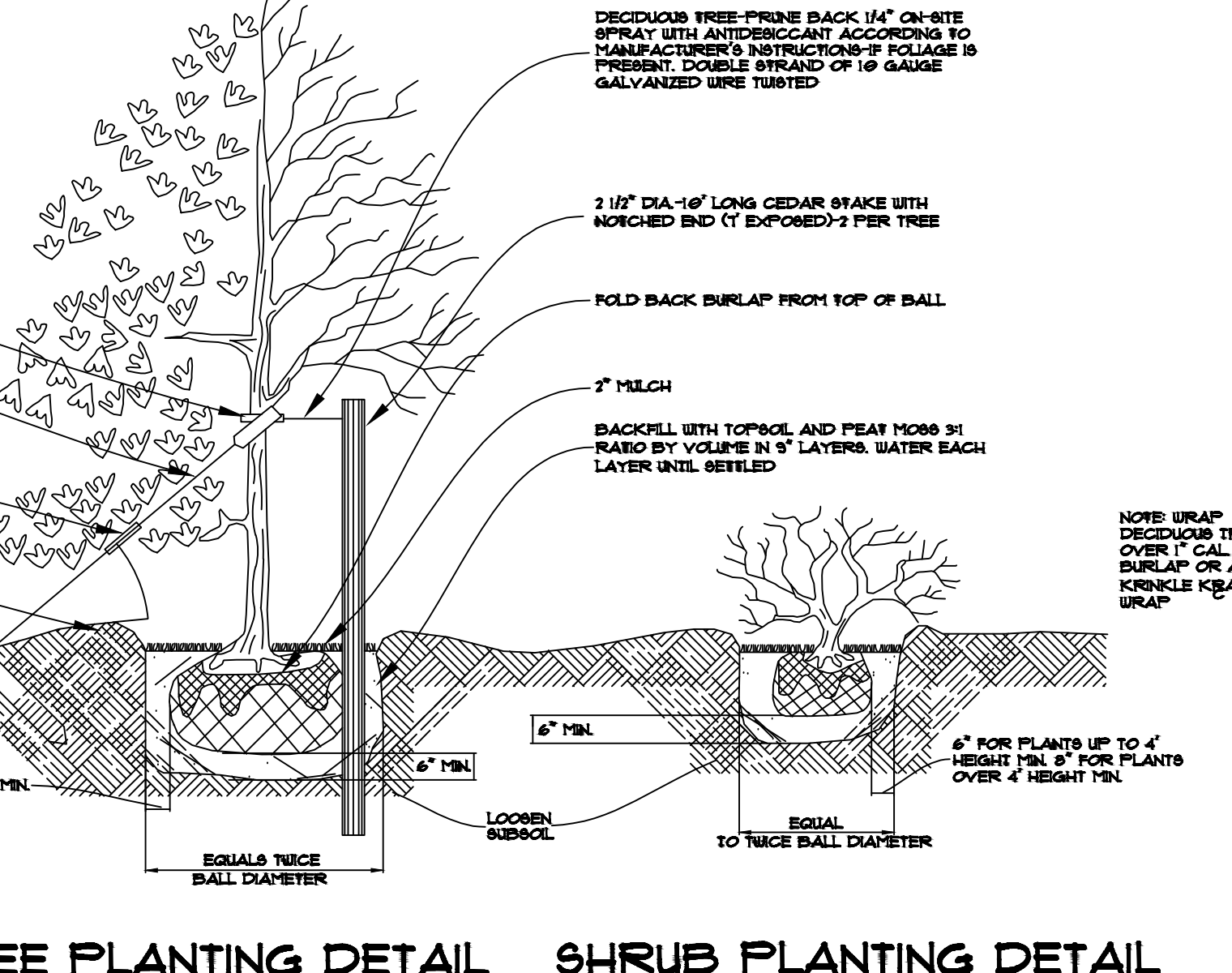
| COMMON NAME                  | SCIENTIFIC NAME        | QUAN. | HEIGHT/SIZE    |
|------------------------------|------------------------|-------|----------------|
| JAPANESE FLOWERING CRABAPPLE | MALUS FLORIBUNDA       | 2     | 2 1/2' CALIPER |
| PINK FLOWERING DOGWOOD       | CORNUS FLORIDA         | 6     | 2 1/2' CALIPER |
| COMMON NINEBARK              | PHYSCARPUS             | 4     | 2 1/2' CALIPER |
| CHINESE BLUE WISTERIA        | WISTERIA SINENSIS      | 2     | 2 1/2' CALIPER |
| HAWTHORN                     | CRATAEGUS ROSACEAE     | 3     | 2 1/2' CALIPER |
| CHERRY PLUM                  | PRUNUS CERASIFERA      | 3     | 2 1/2' CALIPER |
| KWAZAN CHERRY                | PRUNUS KWAZAN          | 4     | 2 1/2' CALIPER |
| WHITE DOGWOOD                | CORNUS FLORIDA         | 2     | 2 1/2' CALIPER |
| DOUBLE MOCK ORANGE           | PHILADELPHUS SNOWBELLE | 4     | 2 1/2' CALIPER |
| RED MAPLE                    | ACER RUBRUM            | 3     | 3' CALIPER     |
| SUGAR MAPLE                  | ACER SACCHARUM         | 2     | 3' CALIPER     |
| WHITE OAK                    | PICAE PUQUERIUS ALBA   | 3     | 3' CALIPER     |
| AMERICAN BEECH               | FAGUS SYLVATICA        | 1     | 3' CALIPER     |
| EMERALD GREEN ARBORVITAE     | THUJA OCCIDENTALIS     | 26    | 8'             |
| BLUE SPRUCE                  | PICAE PUNGENS          | 2     | 8'             |

TOTAL TREES = 65 TOTAL SHRUBS = 170

**EVERGREEN TREE NOTES**

- EVERGREEN TREE - GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY
- GARDEN HOSE
  - 3 GAU'S OF 10 GAUGE TUBED WIRE 10'S APART AROUND TREE
  - TURNBUCKLE
  - 4" SOIL SAUCER
  - 24" X 24" STAKE DRIVEN FLUSH WITH FINISHED GRADE

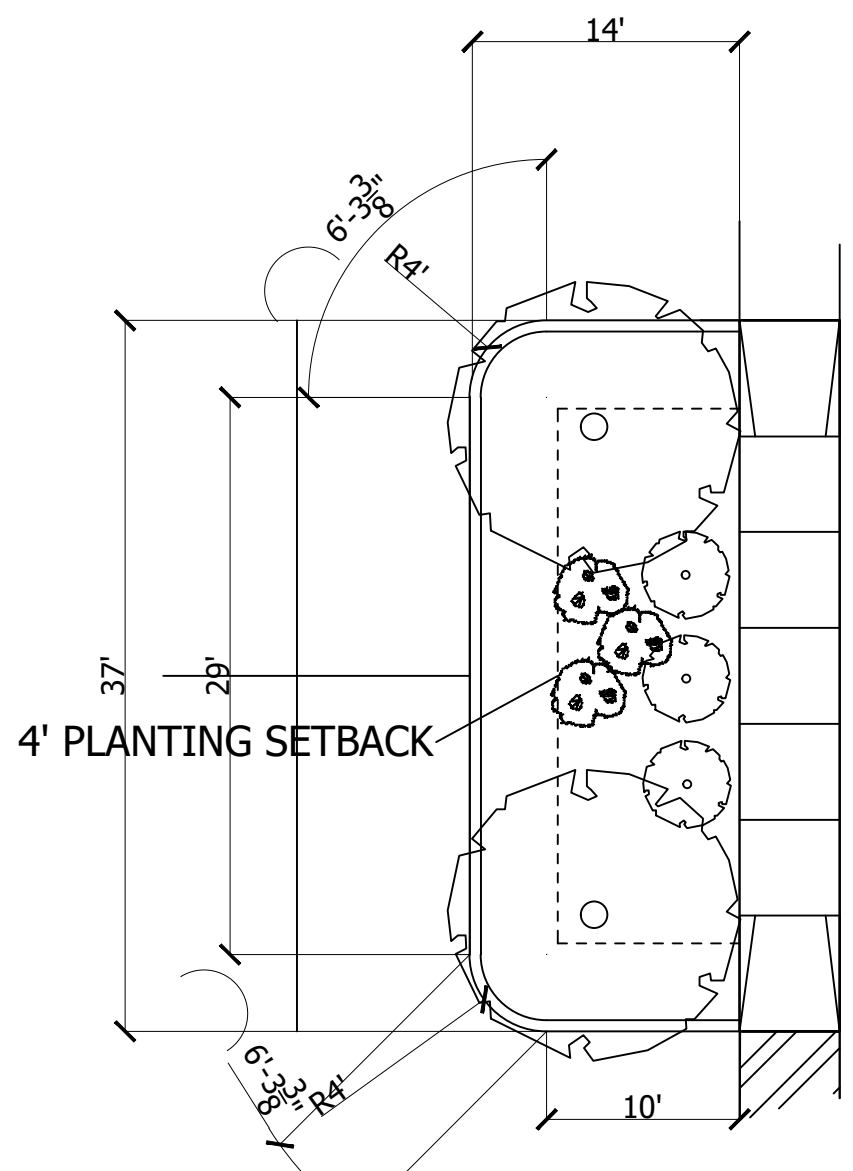
**DECIDUOUS TREE NOTES**



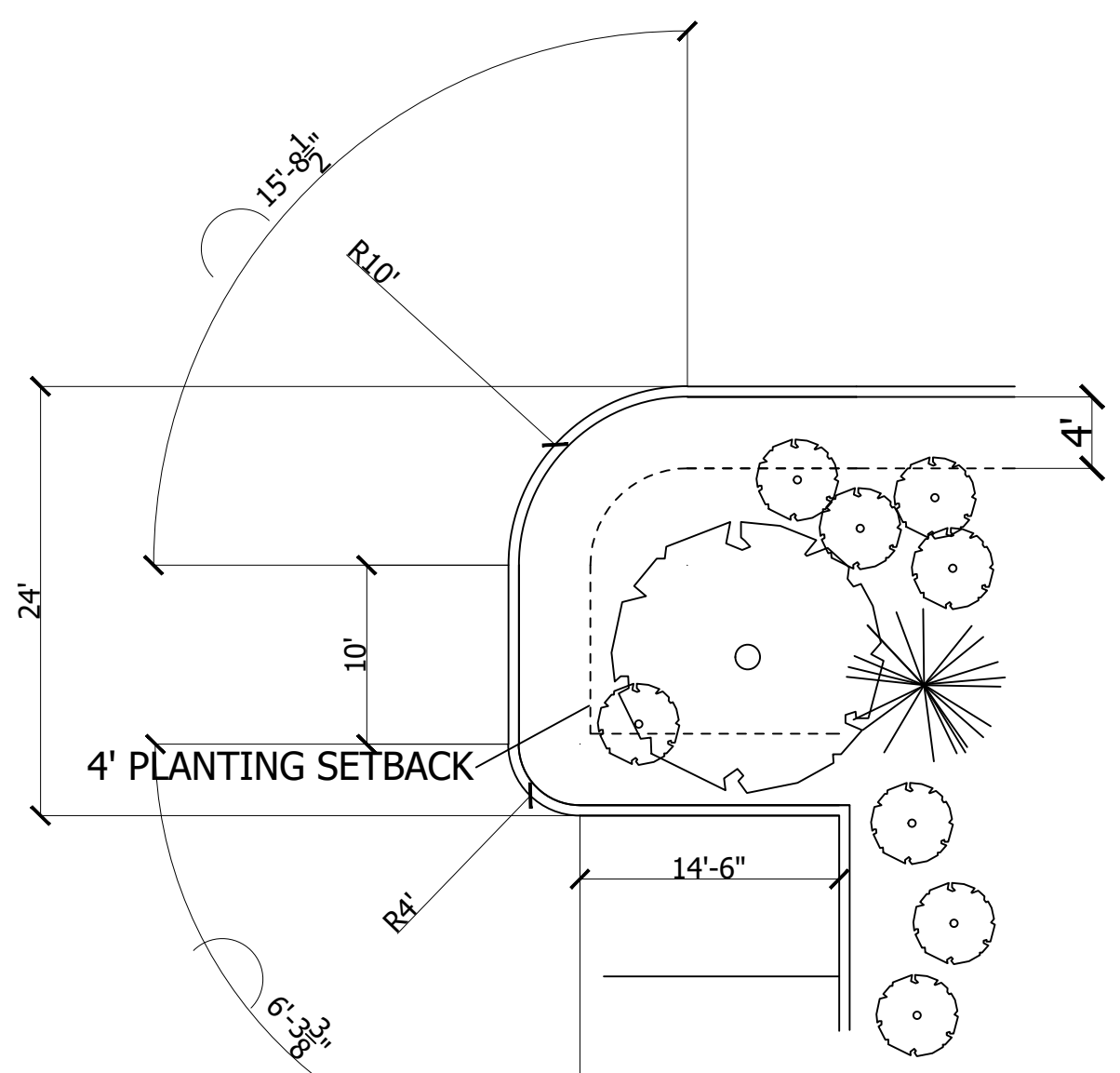
**DECIDUOUS TREE NOTES**

- DECIDUOUS TREE - PRUNE BACK 1/4" ON-SITE. SPRAY WITH ANTI-DESICCANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF FOLIAGE IS PRESENT, DOUBLE STRAND OF 10 GAUGE GALVANIZED WIRE TUBED.
- 2 1/2" DIA - 16' LONG CEDAR STAKE WITH NOTCHED END (1' EXPOSED) 2 PER TREE
  - FOLD BACK BURLAP FROM TOP OF BALL
  - 2" MULCH
  - BACKFILL WITH TOPSOIL AND PEAT MOSS 3:1 RATIO BY VOLUME IN 6" LAYERS. WATER EACH LAYER UNTIL SETTLED.
- NOTE: UNRIP DECIDUOUS TREES OVER 1" CAL WITH BURLAP OR ASPHALT KRINKLE KEAPT TREE WRAP
- PARKING REQUIREMENTS RESTAURANTS:  
.33 SPACES PER SEAT. 202 SEATS X .33 = 67 SPACES FOR 20 EMPLOYEES SPACES REQUIRED = 97
- PARKING REQUIREMENTS RETAIL:  
1 SPACE PER 275 S.F. OF USEABLE FLOOR AREA  
TOTAL AREA = 3,361 S.F.  
FIGURE USEFUL AREA = 75% OR 2,520 S.F.  
2,420 S.F. / 275 S.F. = 10 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 97  
TOTAL SPACES PROVIDED = 118
- LANDSCAPE ISLANDS:  
NO LESS THAN 9' IN WIDTH IN ANY DIRECTION AND MIN 300 S.F. IN AREA MUST BE CURBED  
MIN 50% MUST BE COVERED IN LIVING PLANT MATERIAL  
NO PLANT MATERIAL WITHIN 4' OF CURB EXCEPT FOR GROUND COVER  
INTERIOR LANDSCAPING REQUIRED = 116 X 30 = 3,480 S.F.  
INTERIOR LANDSCAPING PROVIDED = 5,013 S.F.
- TOTAL INT. TREES = 116/5 = 24  
TOTAL INT. TREES PROVIDED = 24
- ROADWAY LANDSCAPING: BASED ON 366' - 30" DRIVE = 336' OF FRONTAGE  
DECIDUOUS TREES = 1 PER 40'. 336' / 40' = 9 TREES  
ORNAMENTAL TREES = 1 PER 100'. 366' / 100' = 4 TREES  
SHRUBS: 8 PER 40' = 336'/40' = 8.4 X 8 = 68 SHRUBS

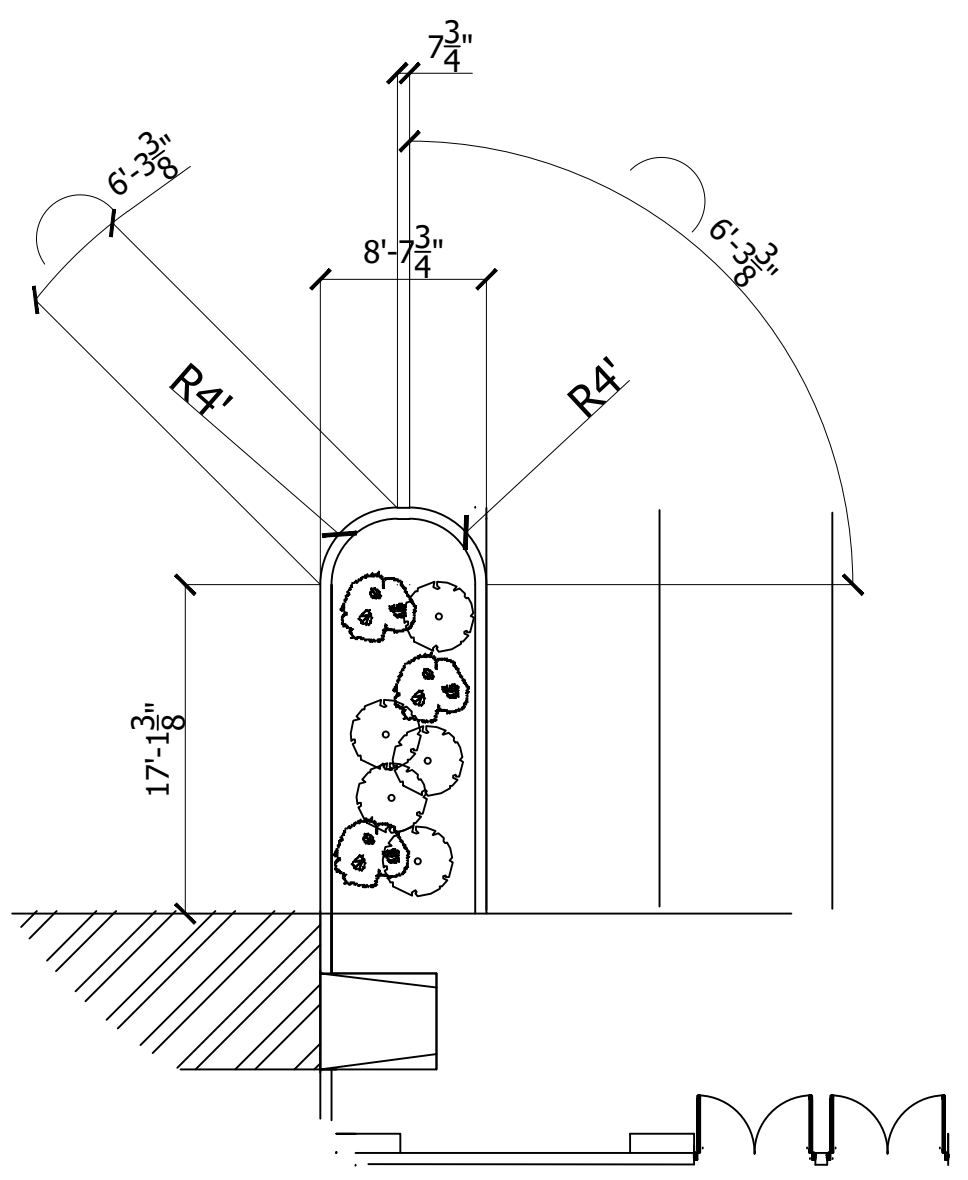
**TREE PLANTING DETAIL SHRUB PLANTING DETAIL**



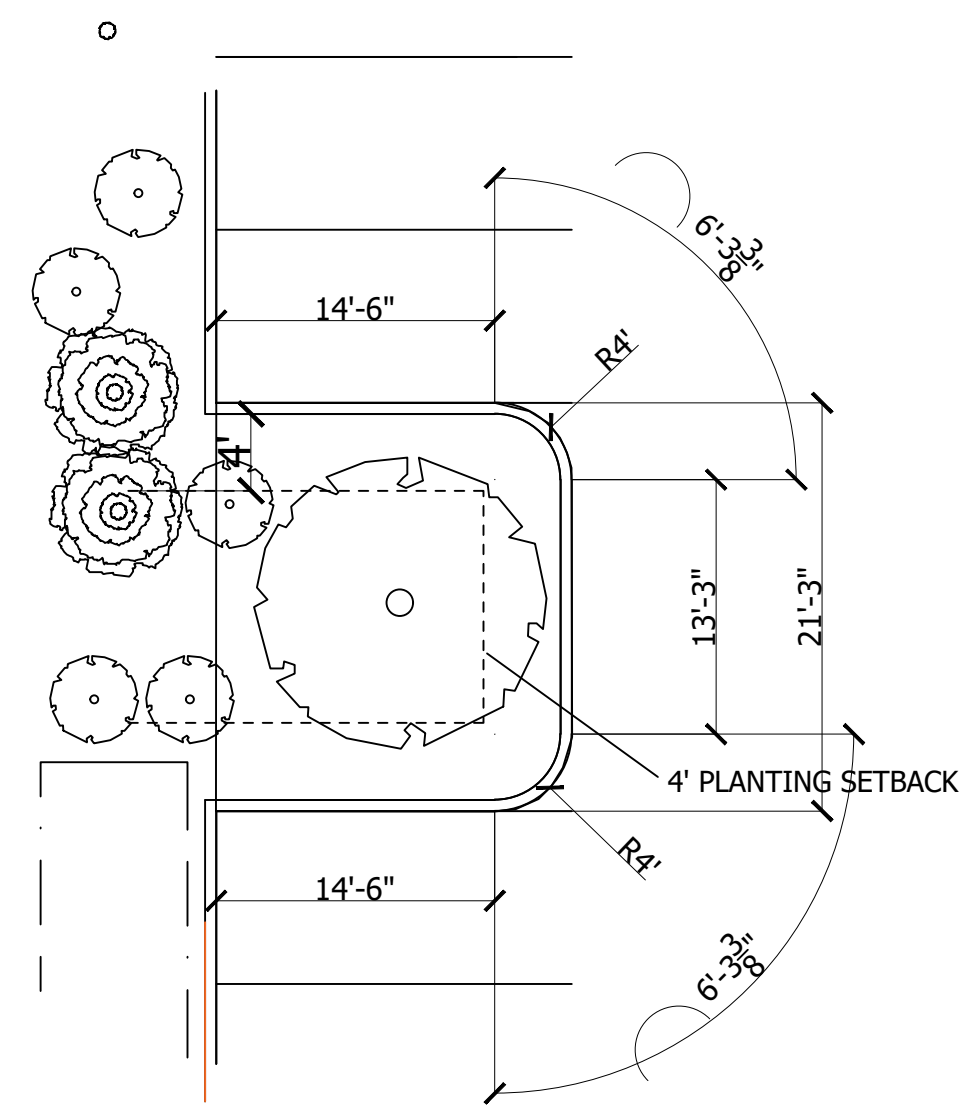
**DETAIL 'A'**  
479 S.F.



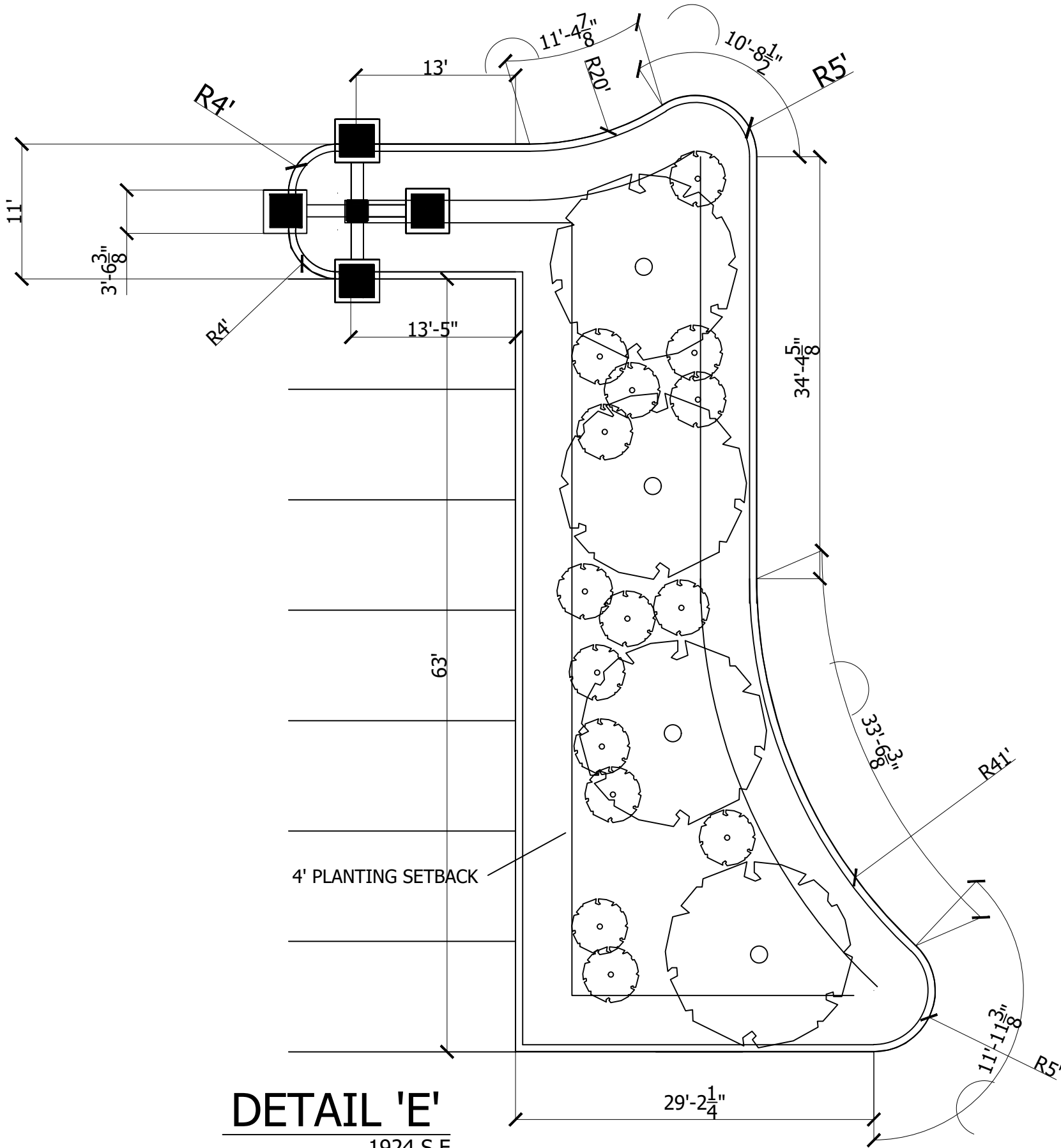
**DETAIL 'B'**  
401 S.F.



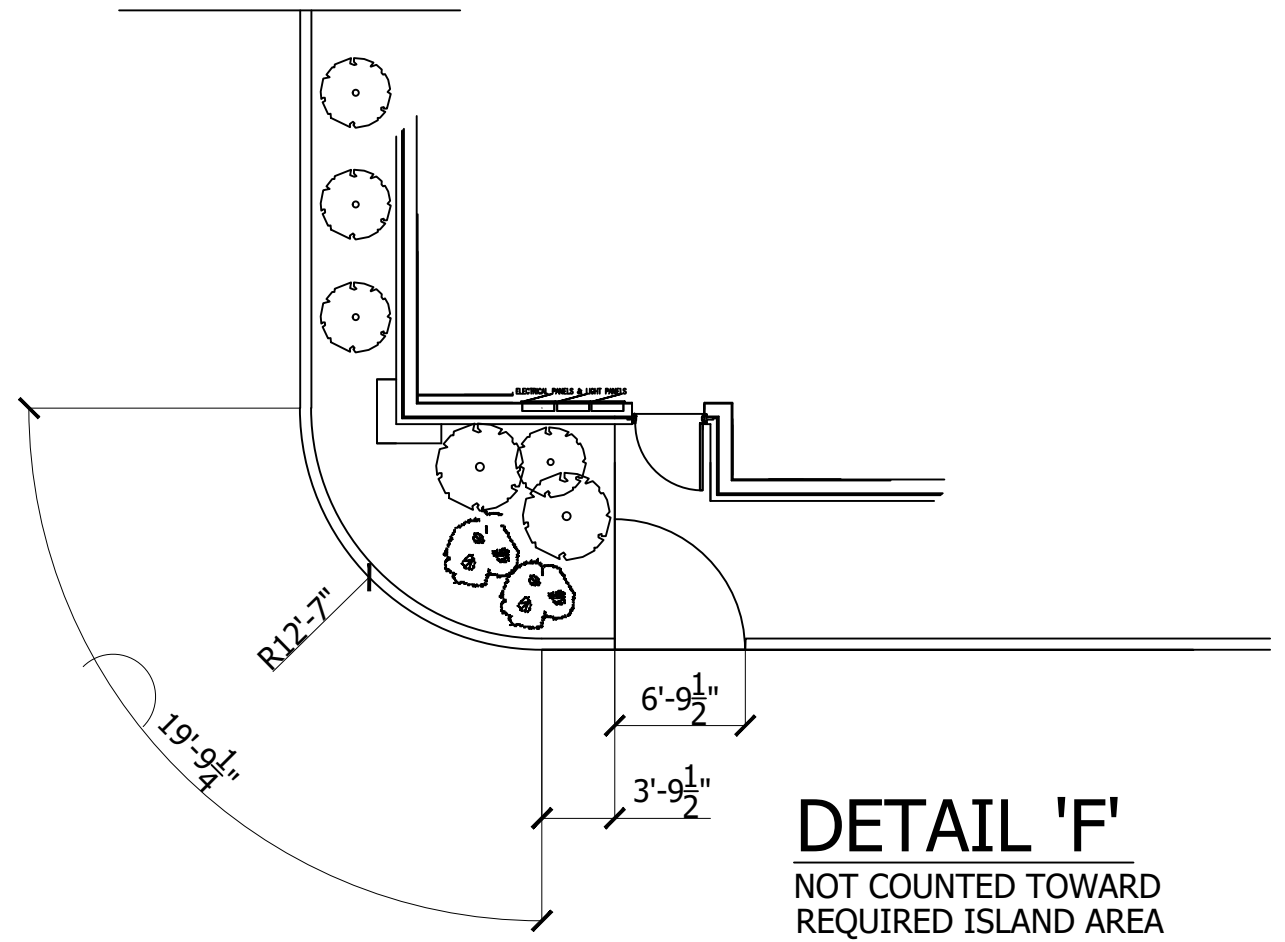
**DETAIL 'C'**  
NOT COUNTED TOWARD  
REQUIRED ISLAND AREA



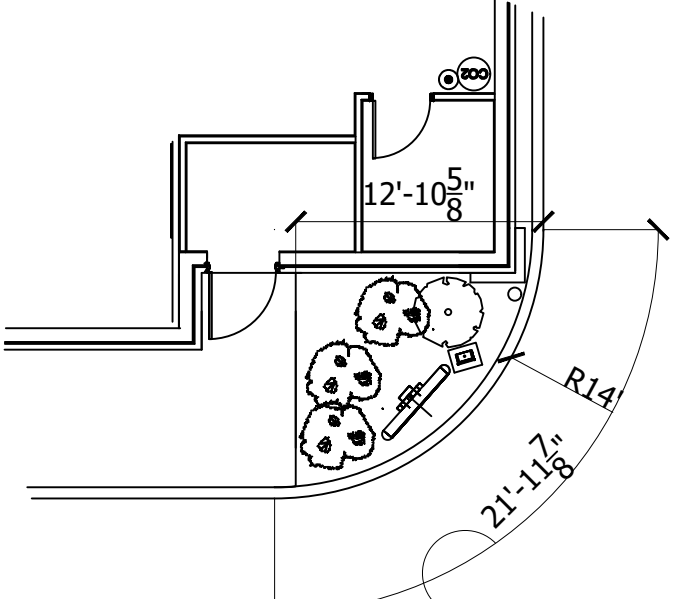
**DETAIL 'D'**  
308 S.F.



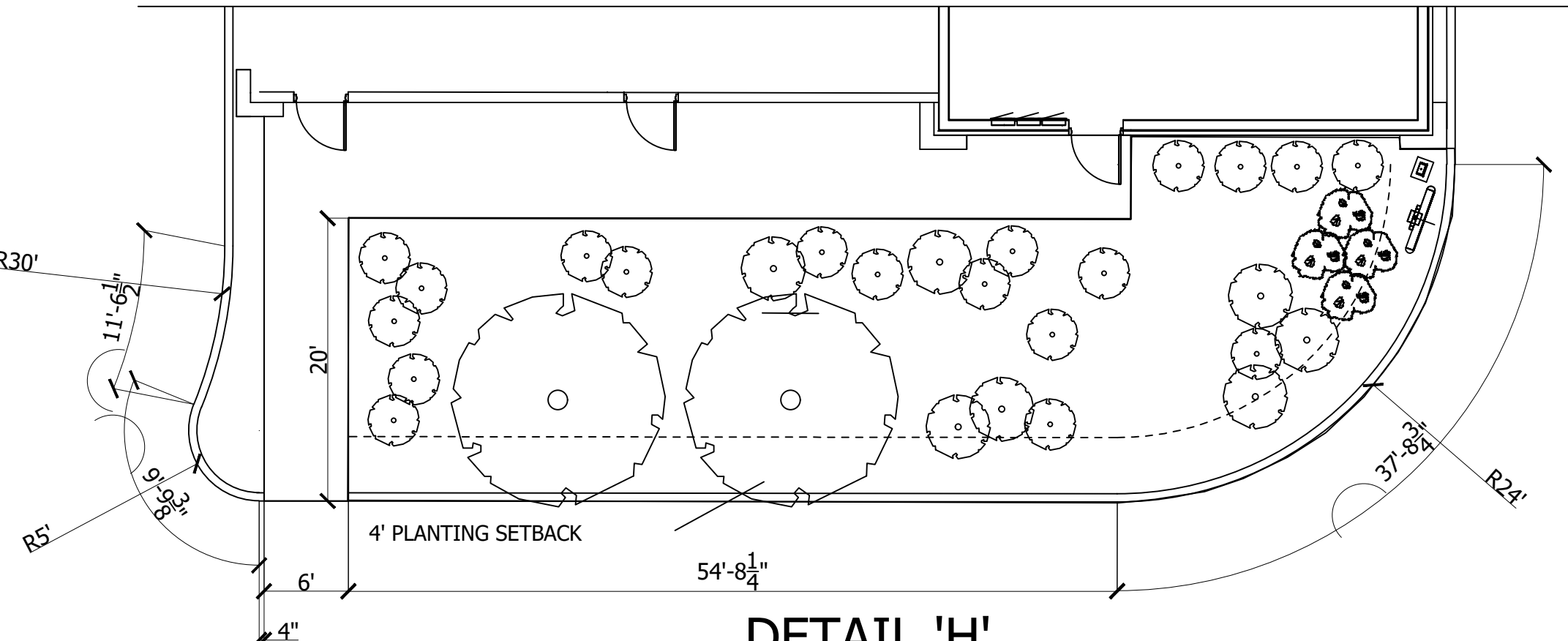
**DETAIL 'E'**  
1924 S.F.



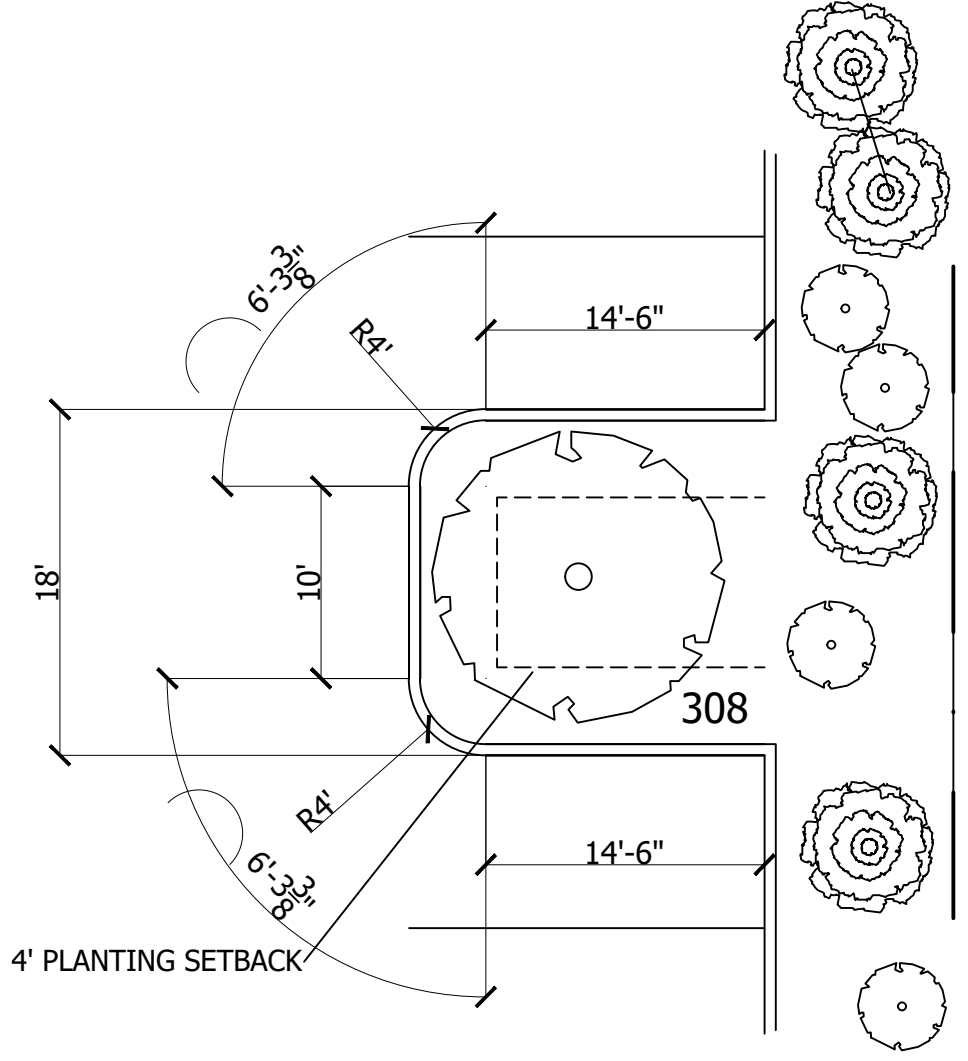
**DETAIL 'F'**  
NOT COUNTED TOWARD  
REQUIRED ISLAND AREA



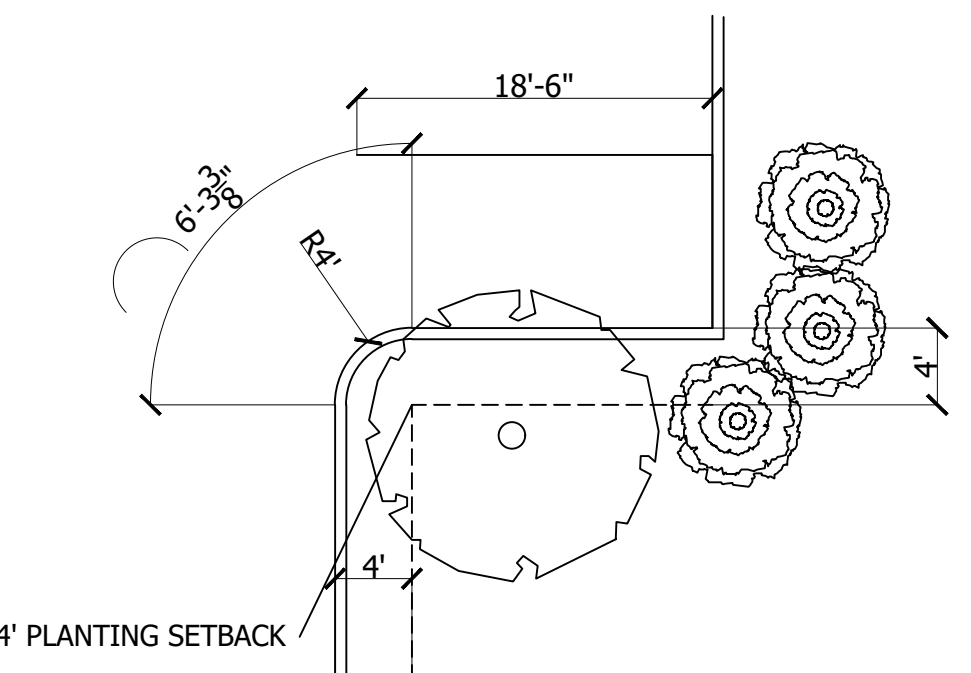
**DETAIL 'G'**  
NOT COUNTED TOWARD  
REQUIRED ISLAND AREA



**DETAIL 'H'**  
1,593 S.F.

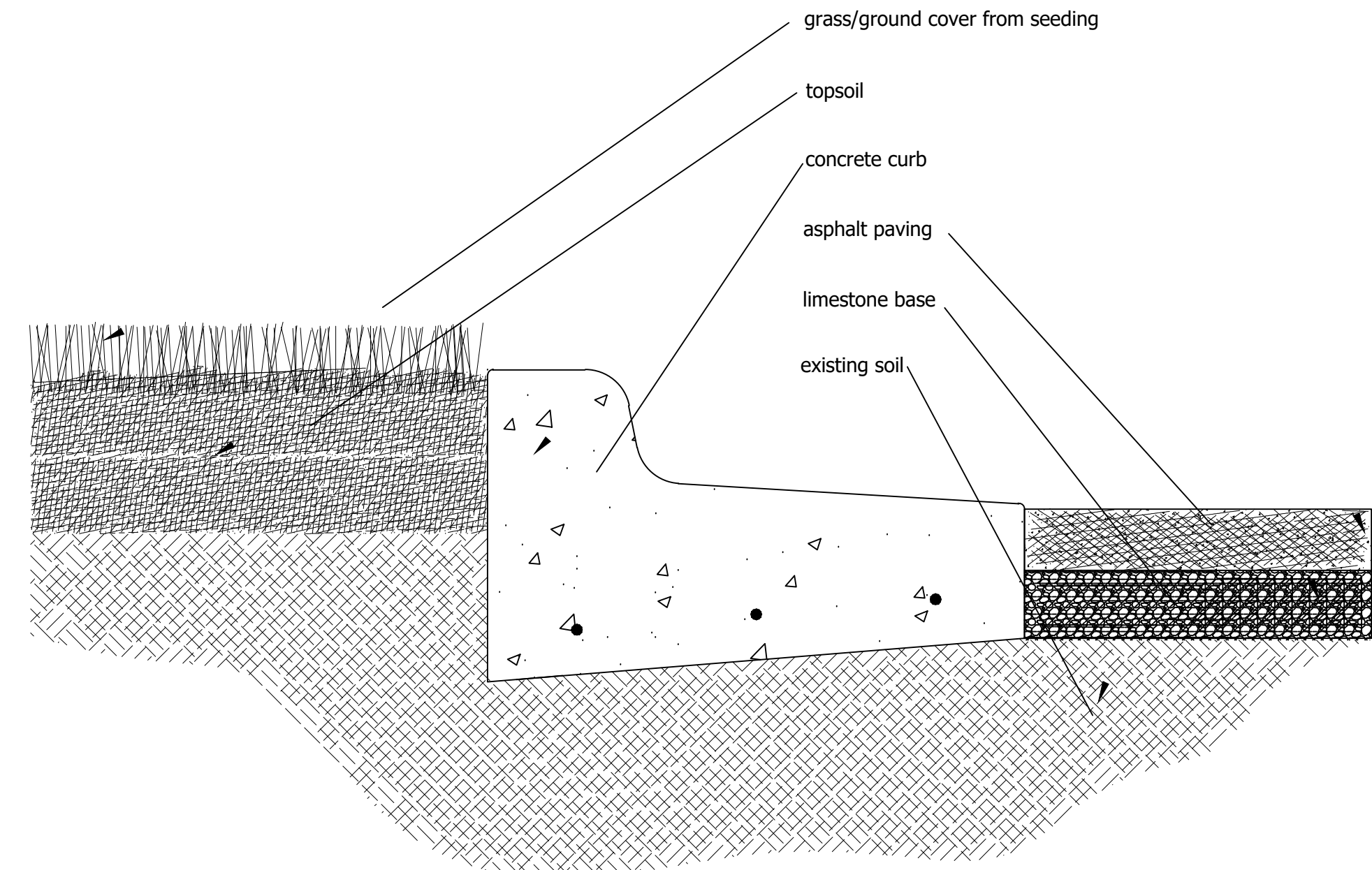


**DETAIL 'J'**  
308 S.F.



**DETAIL 'K'**  
NOT COUNTED TOWARD  
REQUIRED ISLAND AREA

LANDSCAPE ISLANDS:  
NO LESS THAN 9' IN WIDTH IN ANY DIRECTION AND MIN 300 S.F. IN AREA  
MUST BE CURBED  
MIN 50% MUST BE COVERED IN LIVING PLANT MATERIAL  
NO PLANT MATERIAL WITHIN 4' OF CURB EXCEPT FOR GROUND COVER  
INTERIOR LANDSCAPING REQUIRED = 116 X 30 = 3,480 S.F.  
INTERIOR LANDSCAPING PROVIDED = 5,013 S.F.



**LANDSCAPE ISLAND CURB DETAIL**  
NO SCALE

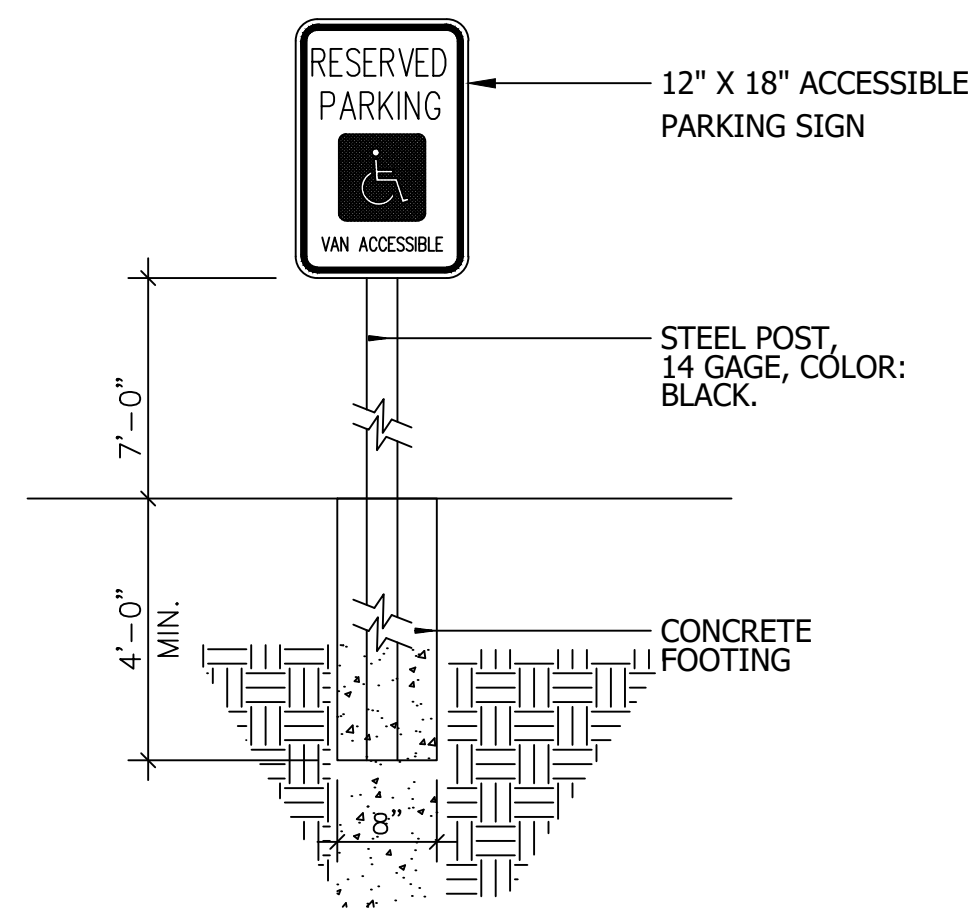
|  |          |
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| ISSUED FOR   | DATE     |
| OWNER REVIEW   | 8.27.24  |
| PRELIM SITE  | 10.28.24 |
|  |          |
|  |          |
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|  |          |
| ARCHITECT SIGNATURE: <b>David J. McDade</b>  |          |

PROJECT DESCRIPTION:  
**PRE LIM SITE FOR  
LEO'S CONEY AND BIG CHICKEN PLAZA**  
ADDRESS:  
**BLUE GRASS ROAD  
MT. PLEASANT**

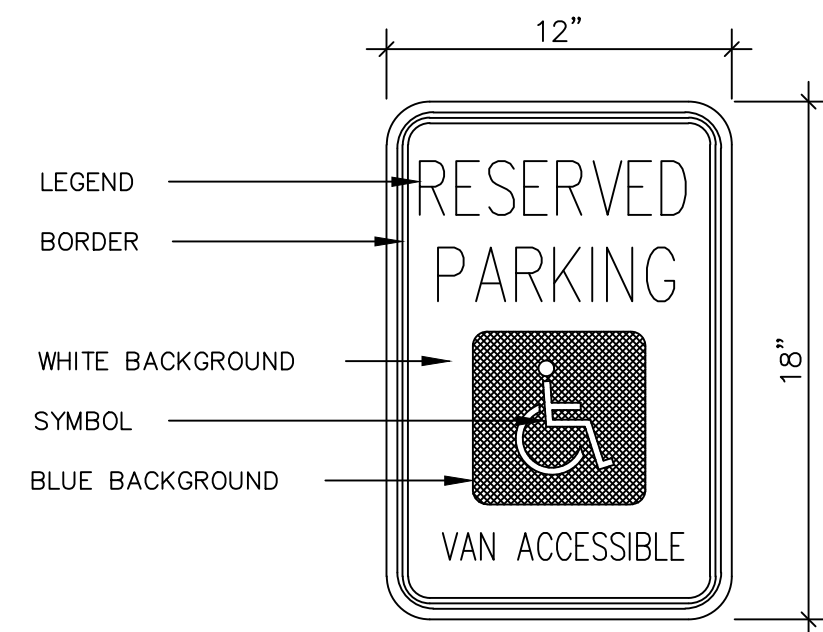
|              |                       |
|--------------|-----------------------|
| DRAWN BY:    | DJM                   |
| CHECKED:     | DJM                   |
| SCALE:       | 1" = 10'              |
| DATE:        | 10.28.24              |
| JOB NUMBER:  | 2024034               |
| TITLE:       | LANDSCAPE ISLAND DET. |
| SHEET NUMBER |                       |

**INTERIOR LANDSCAPING ISLAND DETAILS**

1" = 10'

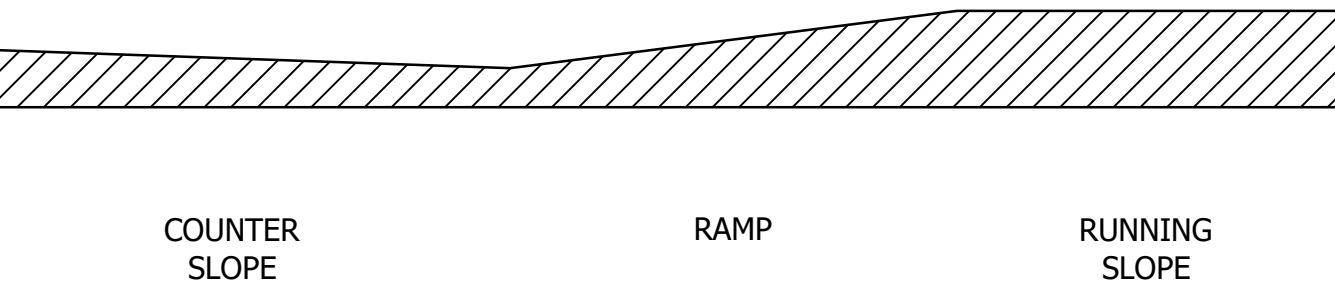
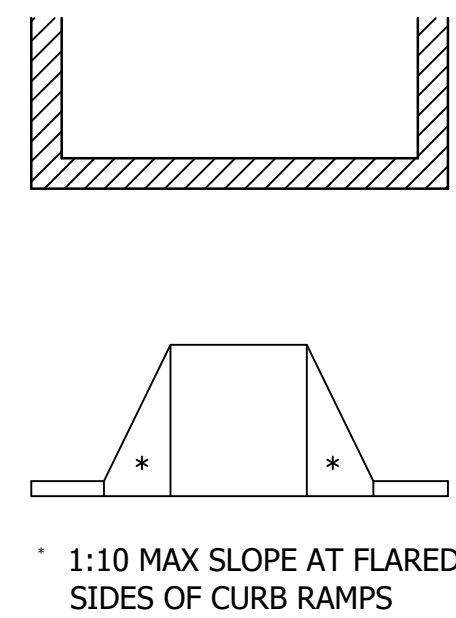


1 ACCESSIBLE SIGN INSTALLATION  
NONE

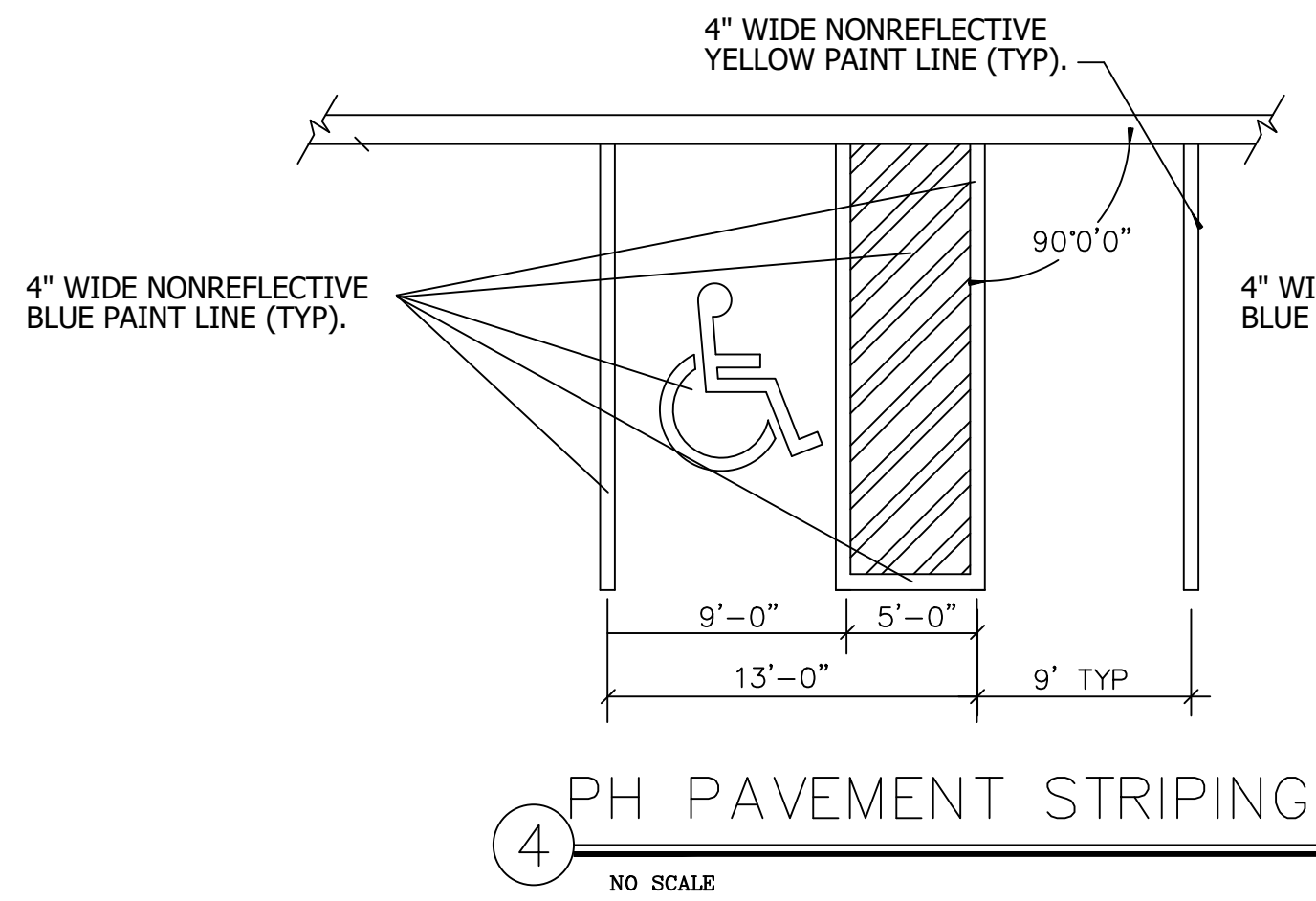


- NOTES
1. PLACE ONE ACCESSIBLE SIGN PER ACCESSIBLE PARKING SPACE.
  2. ALL SIGNS SHALL BE ALUMINUM PLATED.
  3. SIGN COLORS:  
ARROW, LEGEND AND BORDER - GREEN  
SYMBOL - WHITE ON BLUE BACKGROUND  
BACKGROUND - WHITE
  4. SEE ACCESSIBLE STRIPING DETAILS FOR PLACEMENT.
  5. VAN ACCESSIBLE SPACE REMOVE ARROW AND REPLACE WITH "VAN ACCESSIBLE".

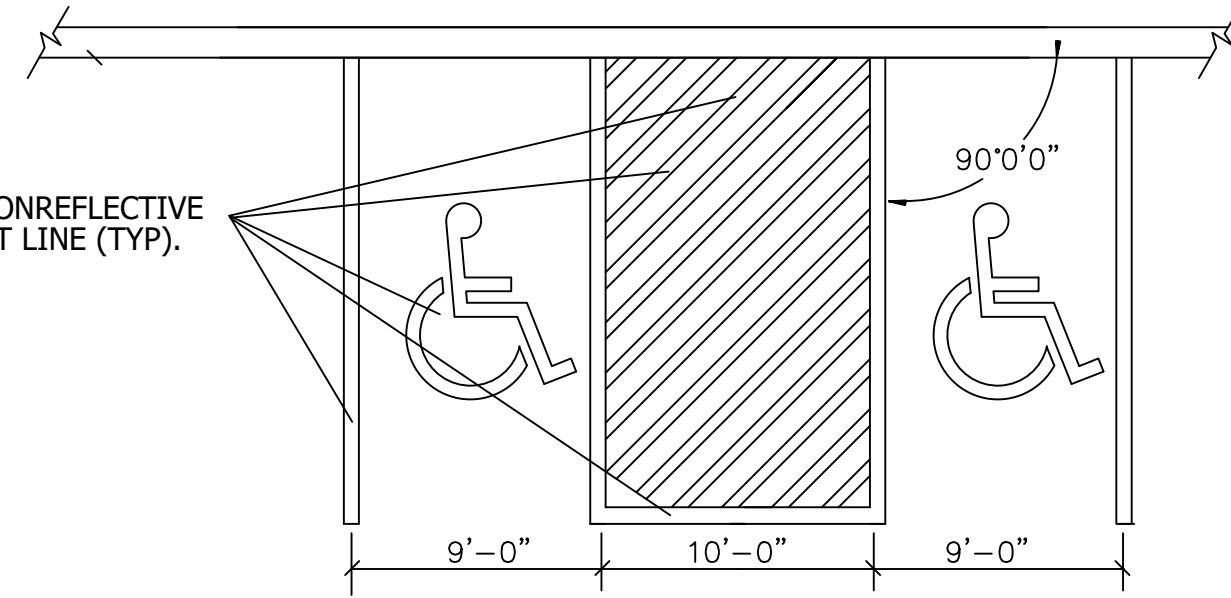
2 ACCESSIBLE SIGN DETAIL  
NONE



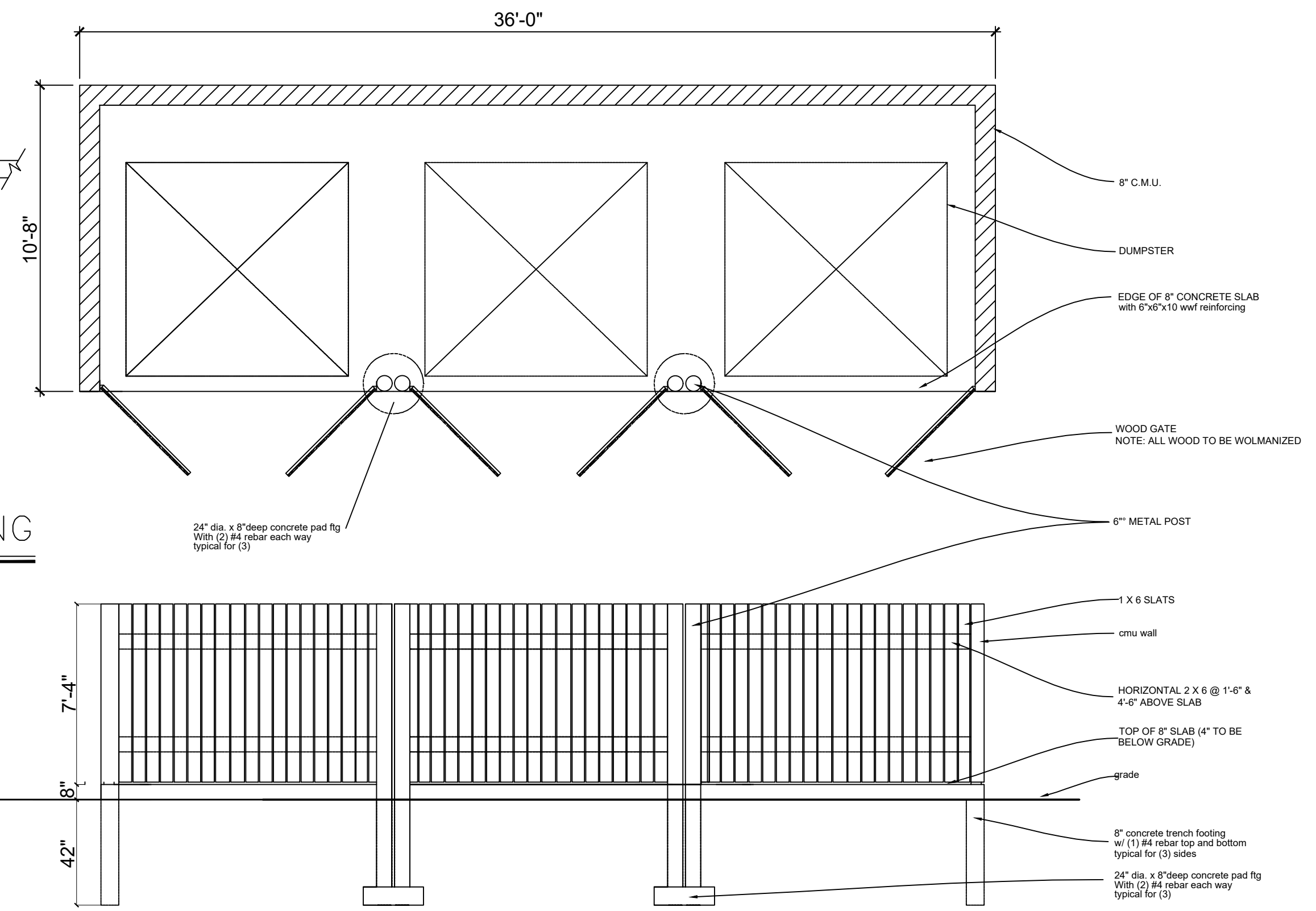
3 P.H. RAMP DETAILS  
NONE



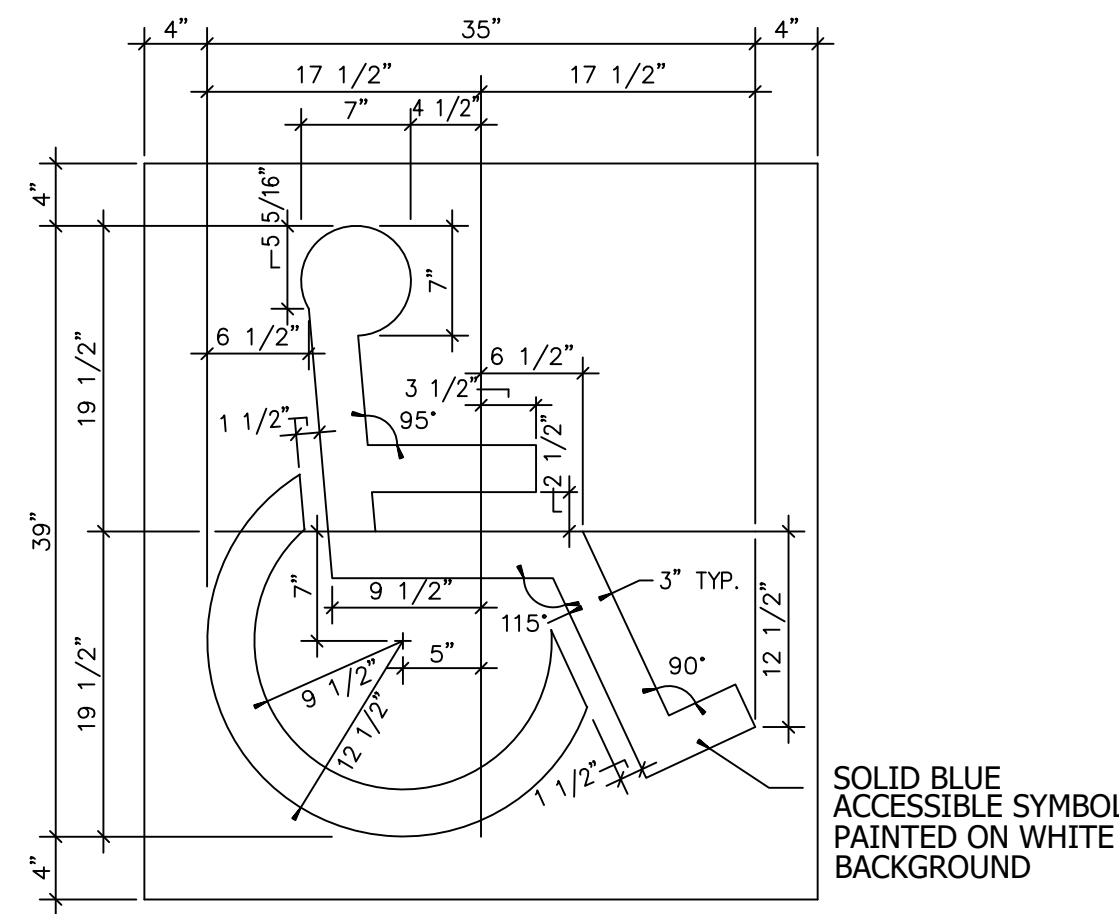
4 PH PAVEMENT STRIPING  
NO SCALE



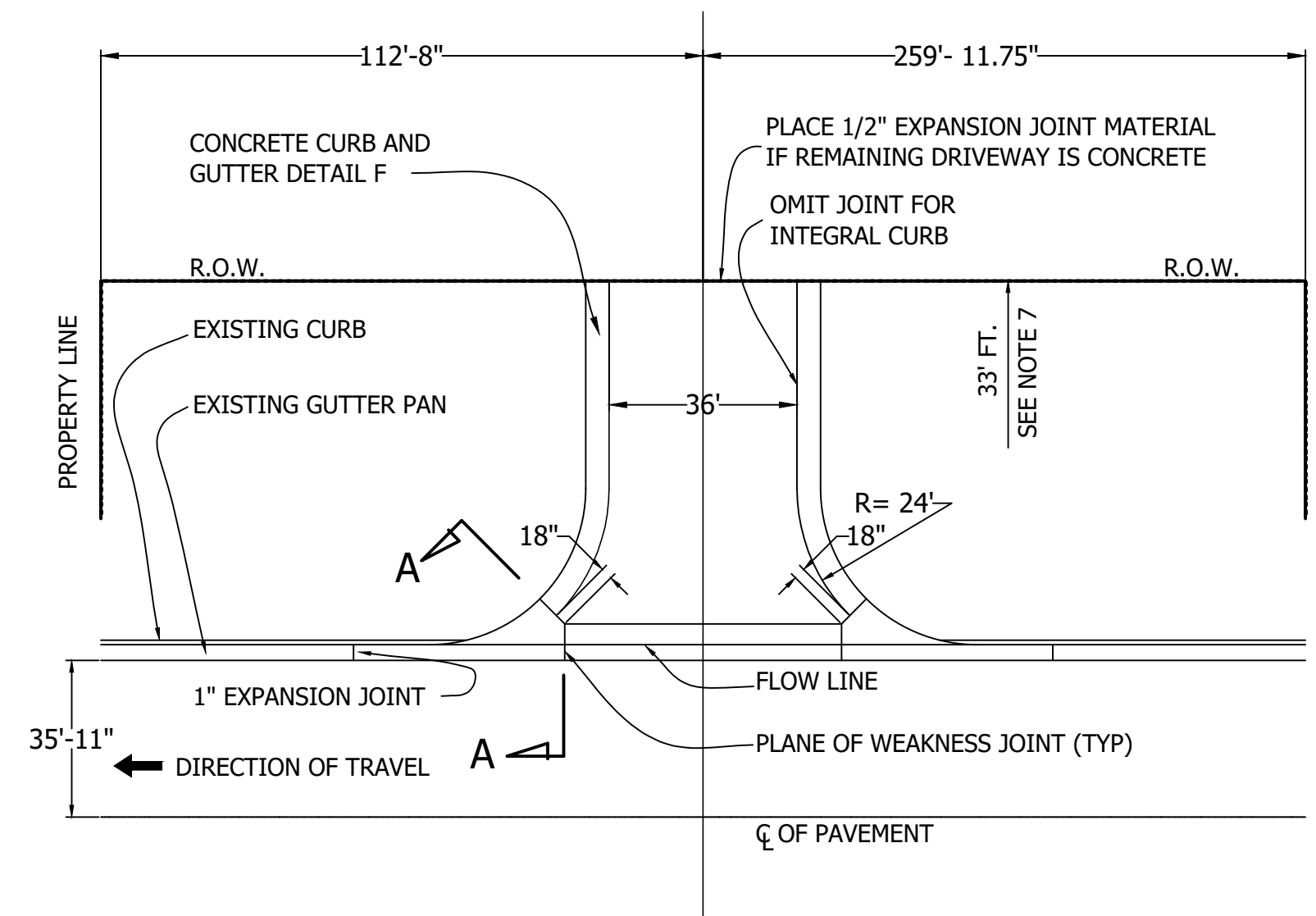
5 PH VAN PAVEMENT STRIPING  
NO SCALE



7 PAVEMENT STRIPING  
NO SCALE



6 PAINTED ACCESSIBLE PARKING SYMBOL  
NO SCALE

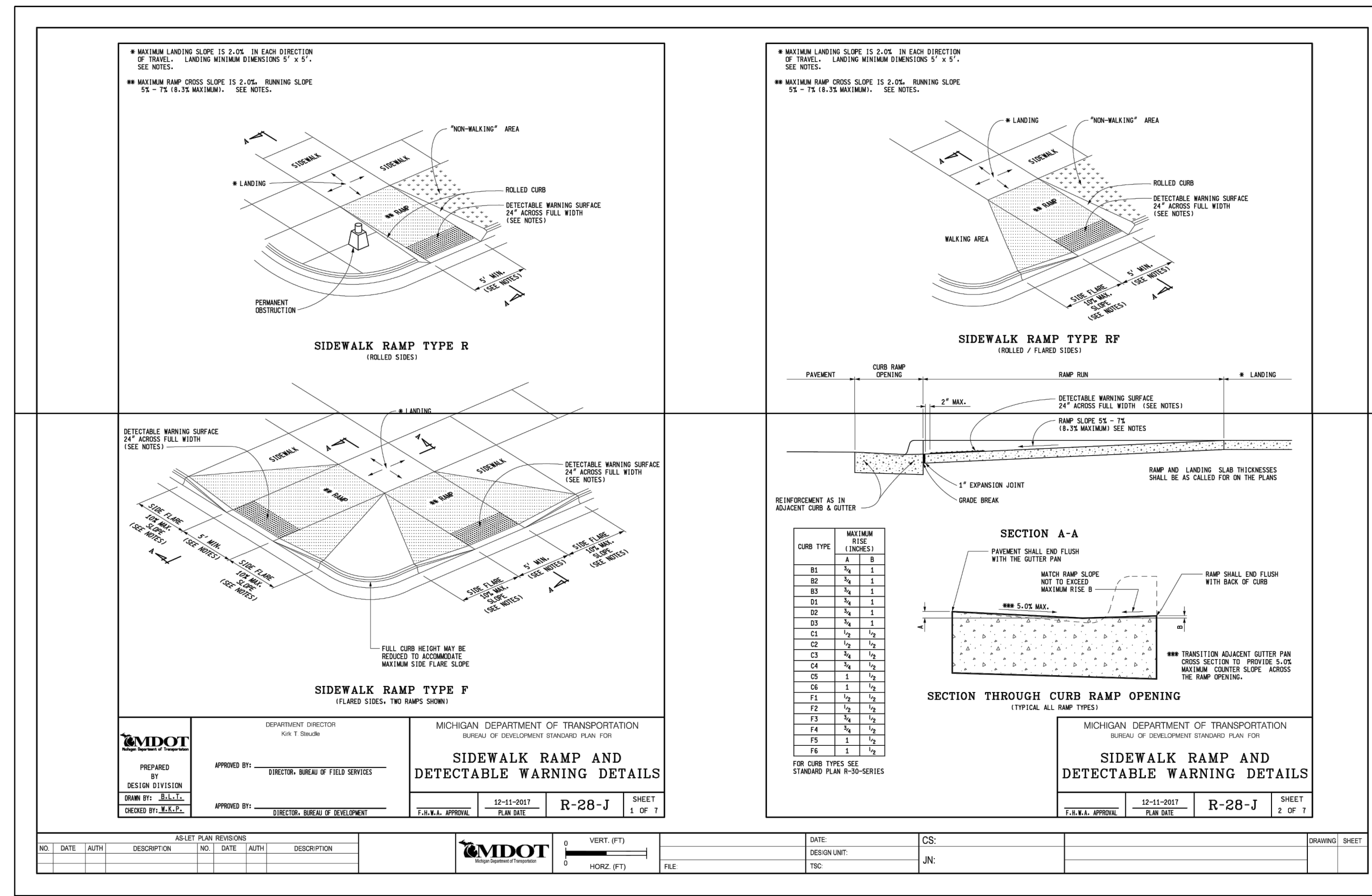


- NOTES:
1. THE SURFACE SHALL BE EQUAL TO OR BETTER THAN THE FOLLOWING:
    - a. 1 1/2" INCH BITUMINOUS MIXTURE 13A TOP
    - 1 1/2" INCH BITUMINOUS MIXTURE 13A LEVELING
    - 3" INCH BITUMINOUS MIXTURE 11A BASE
    - 6" INCH COMPACTED GRAVEL OR 22A CRUSHED STONE
    - 6" INCH SUBBASE COMPATIBLE WITH THAT USED ON THE HIGHWAY
  2. 9" OF REINFORCED CONCRETE ON 6 INCH OF COMPACTED GRAVEL OR CRUSHED STONE AND SUBBASE COMPATIBLE WITH THAT USED ON THE HIGHWAY
  3. CONCRETE GRADE P1 SHALL BE USED
  4. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND ACCORDING TO THE ADMINISTRATIVE RULES OF ACT 200, P.A. FO 1969.
  5. DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL AND SEE OR SOD ONLY. MINIMUM OF 3 INCHES OF TOPSOIL REQUIRED.
  6. A DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT ADVERSELY AFFECT THE HIGHWAY DRAINAGE. THE DRAINAGE AND STABILITY OF THE HIGHWAY SUBGRADE SHALL NOT BE ALTERED BY DRIVEWAY CONSTRUCTION OR ROADSIDE DEVELOPMENT.
  7. CURB IS TO EXTEND TO R.O.W. LINE OR A MINIMUM OF 10' BEYOND THE RADIUS OR AS DIRECTED BY THE ENGINEER.
  8. LANE TIES MAY BE OMITTED, AS DIRECTED BY THE ENGINEER IF THE EXISTING PAVEMENT HAS DETERIORATED TO THE POINT WHERE THE LANE TIES CANNOT BE PLACED.
  9. LANE TIES FOR THE CURB & GUTTER SHALL BE SPACED \$ 4'-6 3/4" AS SHOWN ON STANDARD PLAN II-41 SERIES.

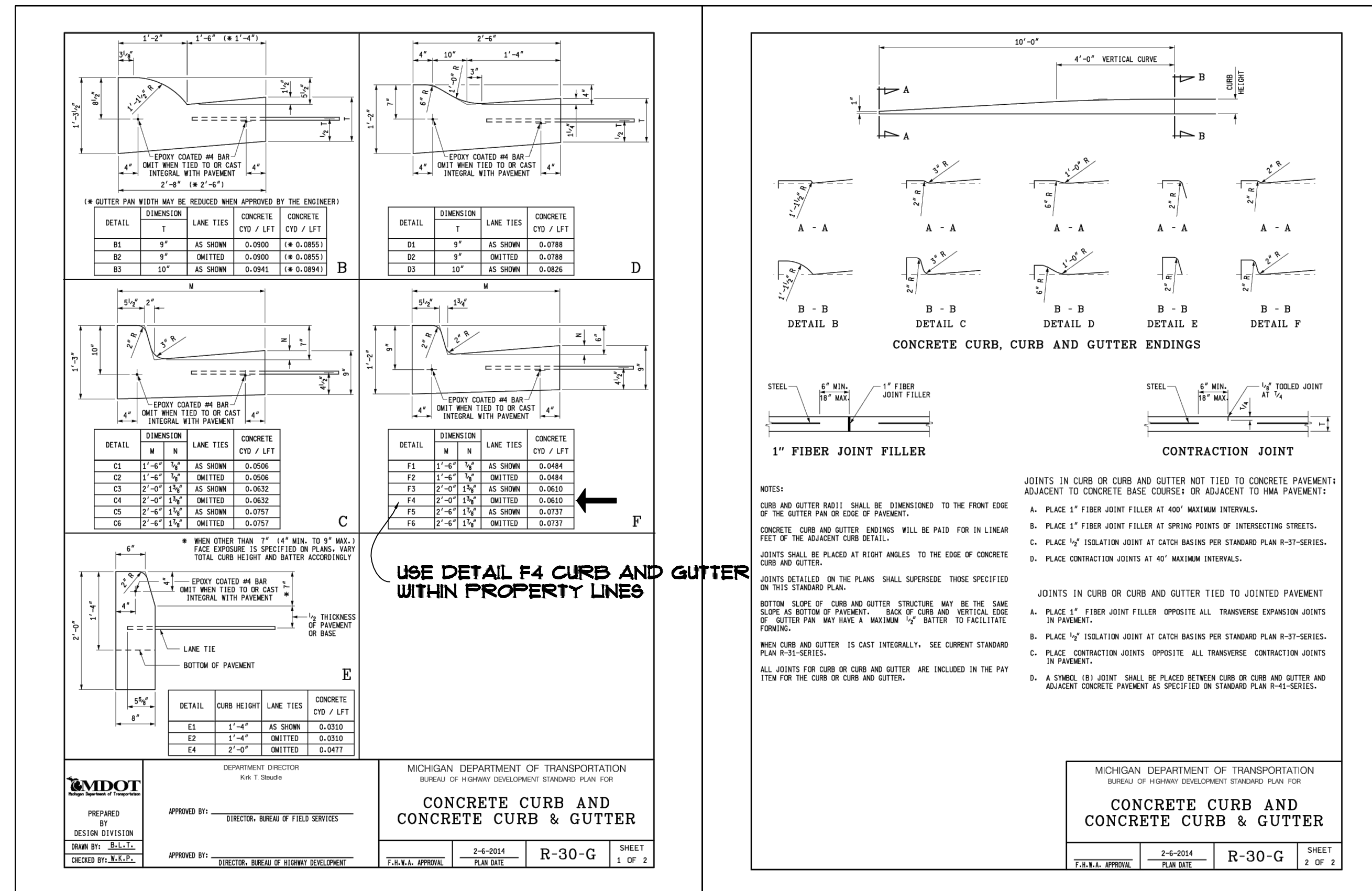
8 CONCRETE TWO WAY DRIVE OPENING  
DETAIL M

|   |          |
|---|----------|
| ISSUED FOR  | DATE     |
| OWNER REVIEW  | 8.27.24  |
| PRELIM SITE   | 10.28.24 |
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| <p>PROJECT DESCRIPTION:<br/>PRELIM SITE FOR<br/><b>LEO'S CONEY AND BIG CHICKEN PLAZA</b><br/>ADDRESS:<br/>VARIES<br/>MT. PLEASANT</p>   |          |
| <p>DRAWN BY:<br/>DJM</p>  |          |
| <p>CHECKED BY:<br/>DJM</p>  |          |
| <p>SCALE:</p>   |          |
| <p>DATE:<br/>10.28.24</p>   |          |
| <p>JOB NUMBER:<br/>2024034</p>  |          |
| <p>TITLE:<br/>SITE DETAILS</p>  |          |
| <p>SHEET NUMBER<br/><b>S8</b><br/>OF<br/><b>10</b></p>  |          |

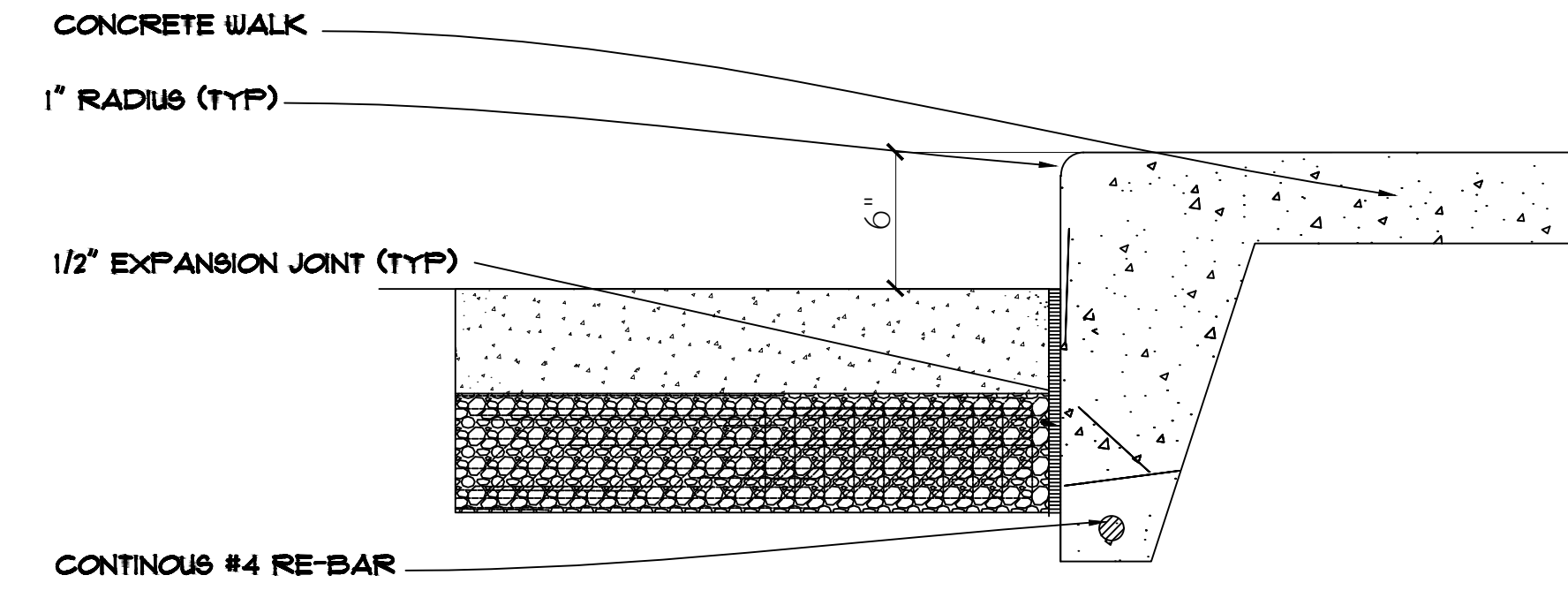




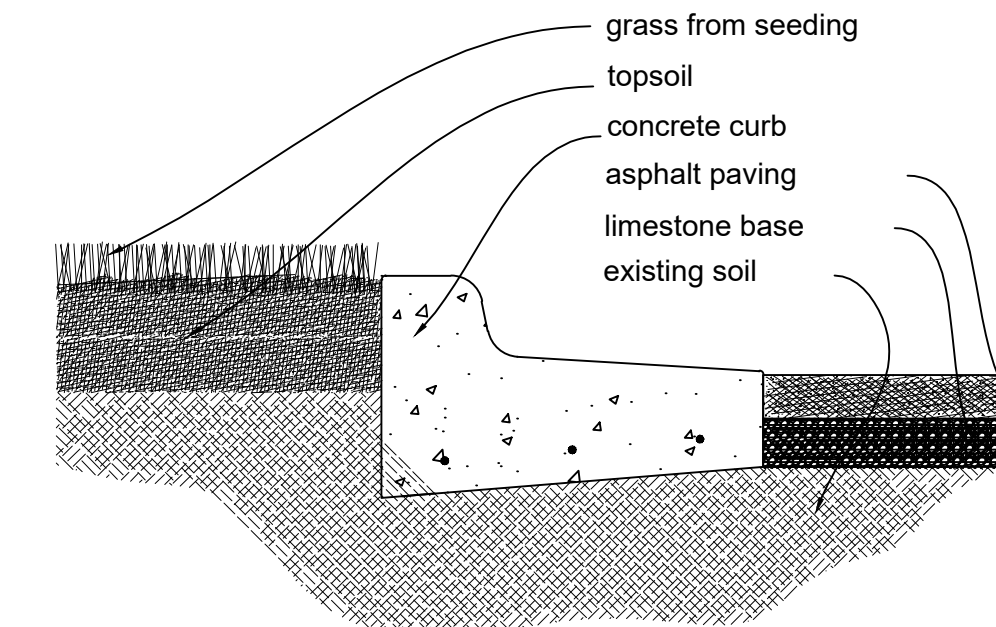
**17** NO SCALE



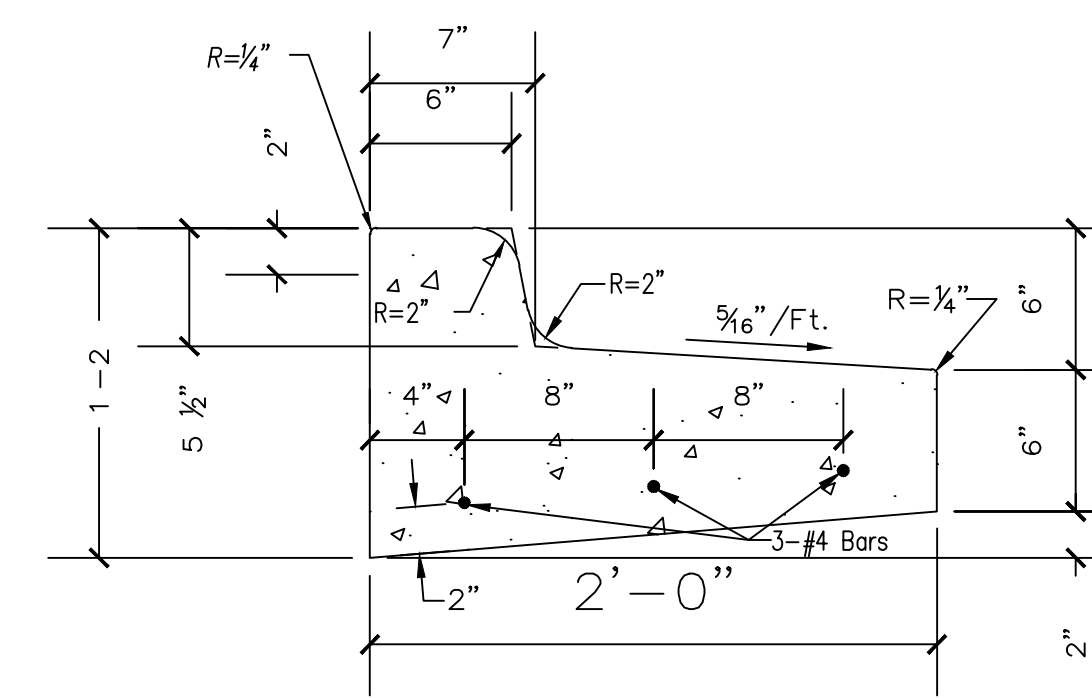
**17** NO SCALE



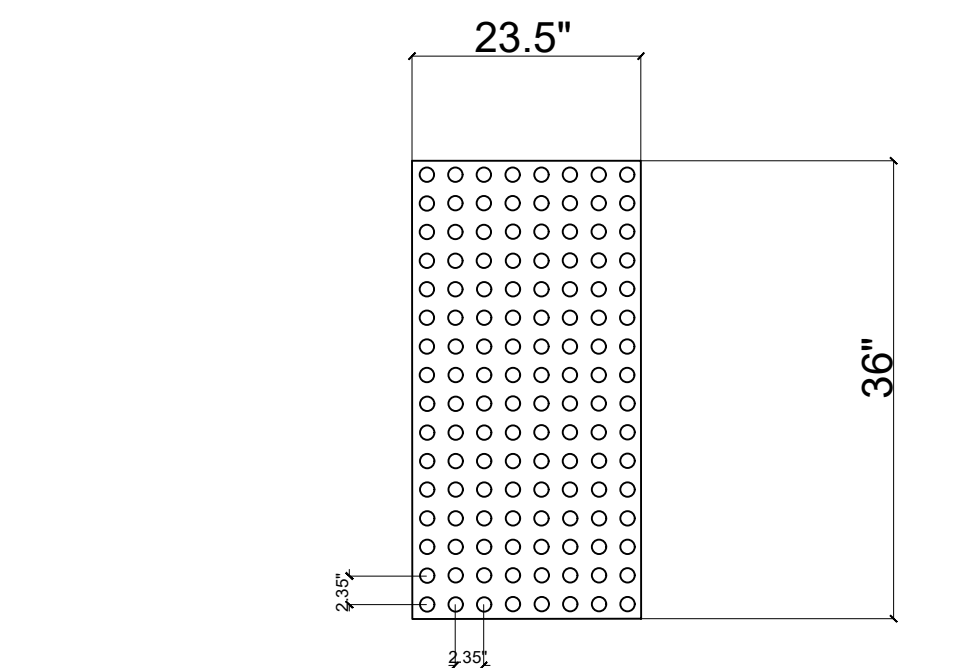
**6** NO SCALE



**11** NO SCALE



**7** NO SCALE



**12** NO SCALE

| ISSUED FOR   | DATE     |
|--------------|----------|
| OWNER REVIEW | 8.27.24  |
| PRELIM SITE  | 10.28.24 |

ROARK ARCHITECTS/LLC  
11500 E. GRAND AVENUE, SUITE 100  
DENVER, CO 80231  
TEL: 303.755.1000  
WWW.ROARKARCHITECTS.COM

PROJECT DESCRIPTION:  
**PRELIM SITE FOR  
LEO'S CONEY AND BIG CHICKEN PLAZA**

ADDRESS:  
BLUEGRASS ROAD  
MT. PLEASANT, MICHIGAN

DRAWN BY:  
DJM

CHECKED BY:  
DJM

SCALE:  
VARIES

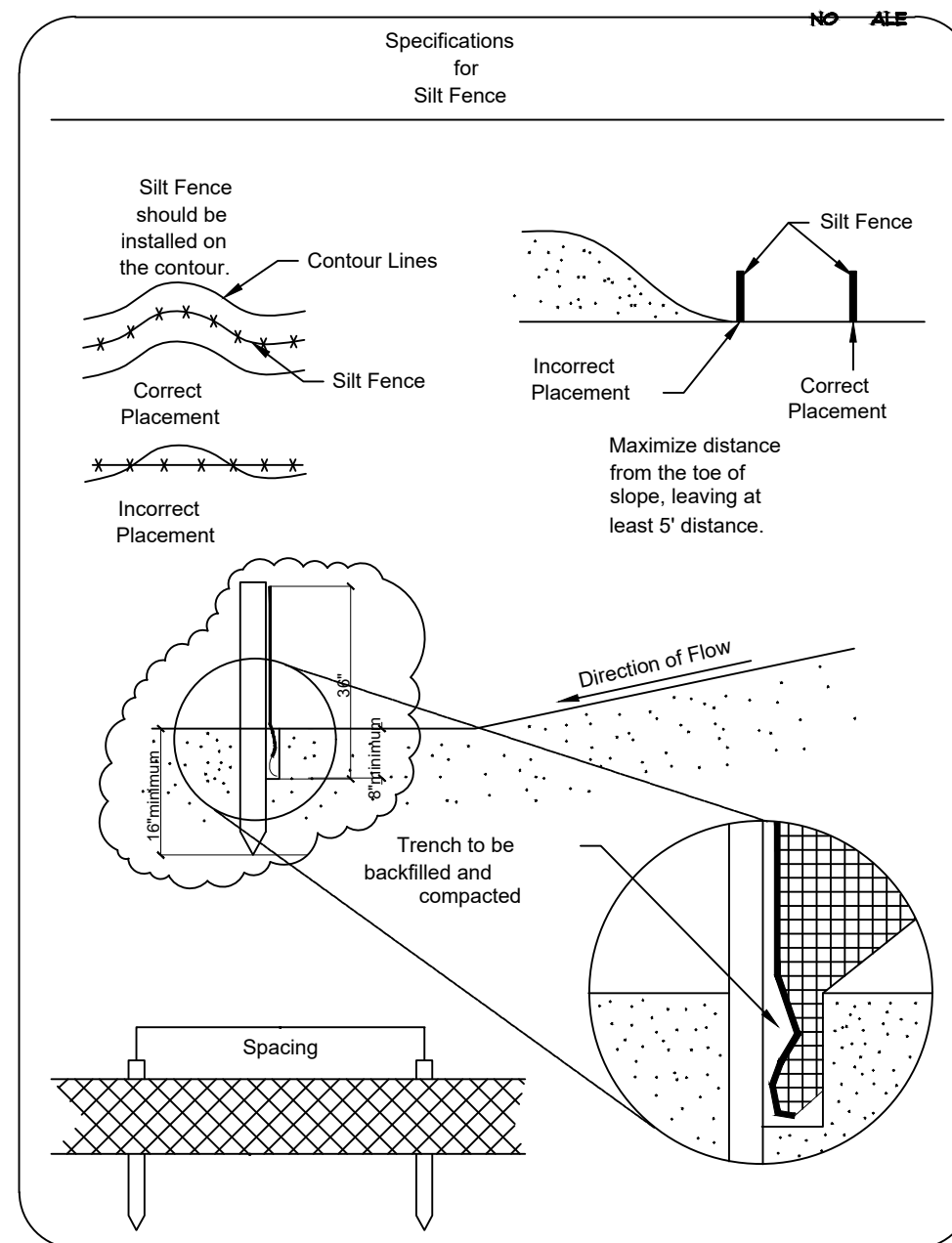
DATE:  
10.28.24

JOB NUMBER:  
2024034

TITLE:  
SITE DETAILS

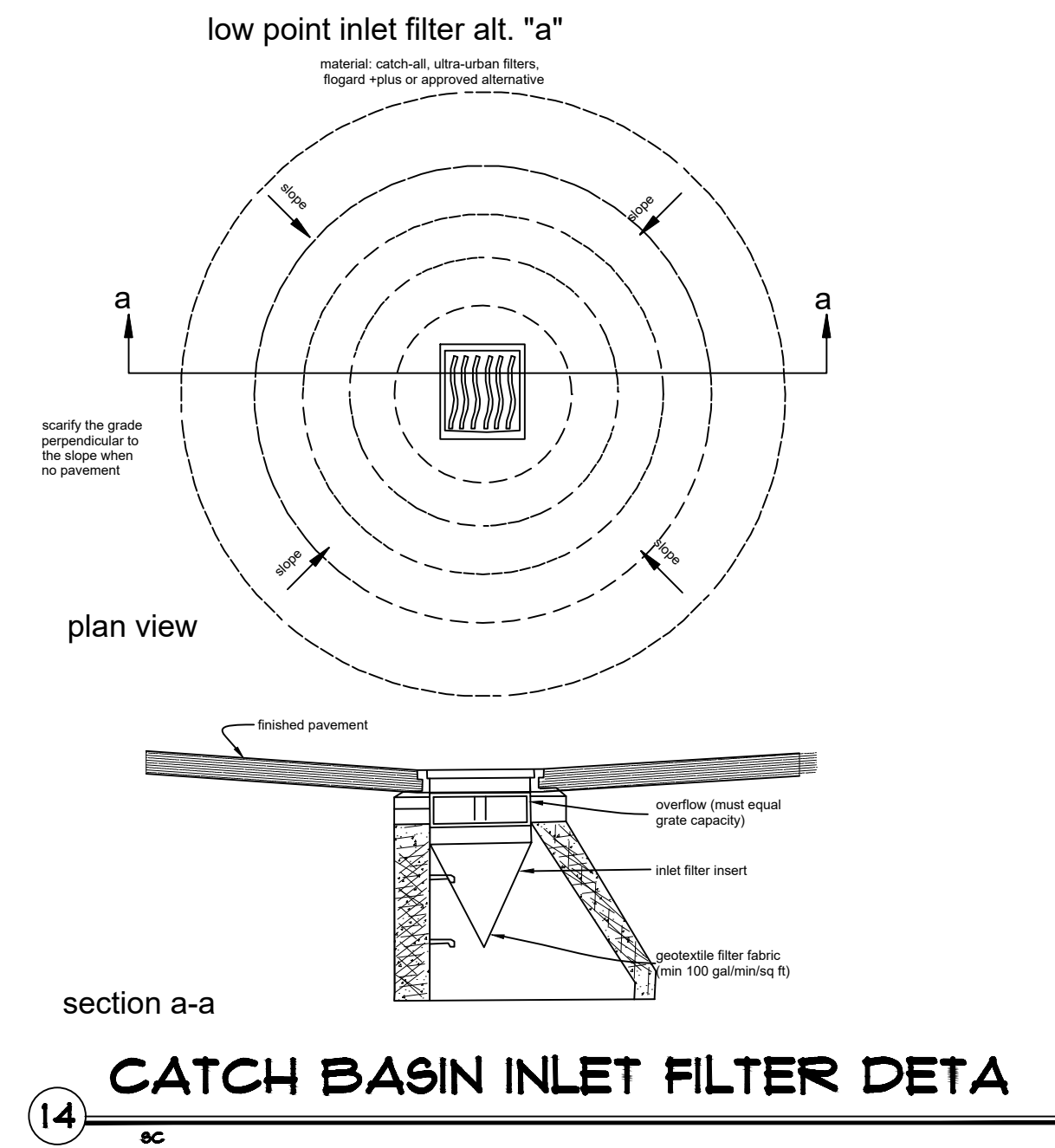
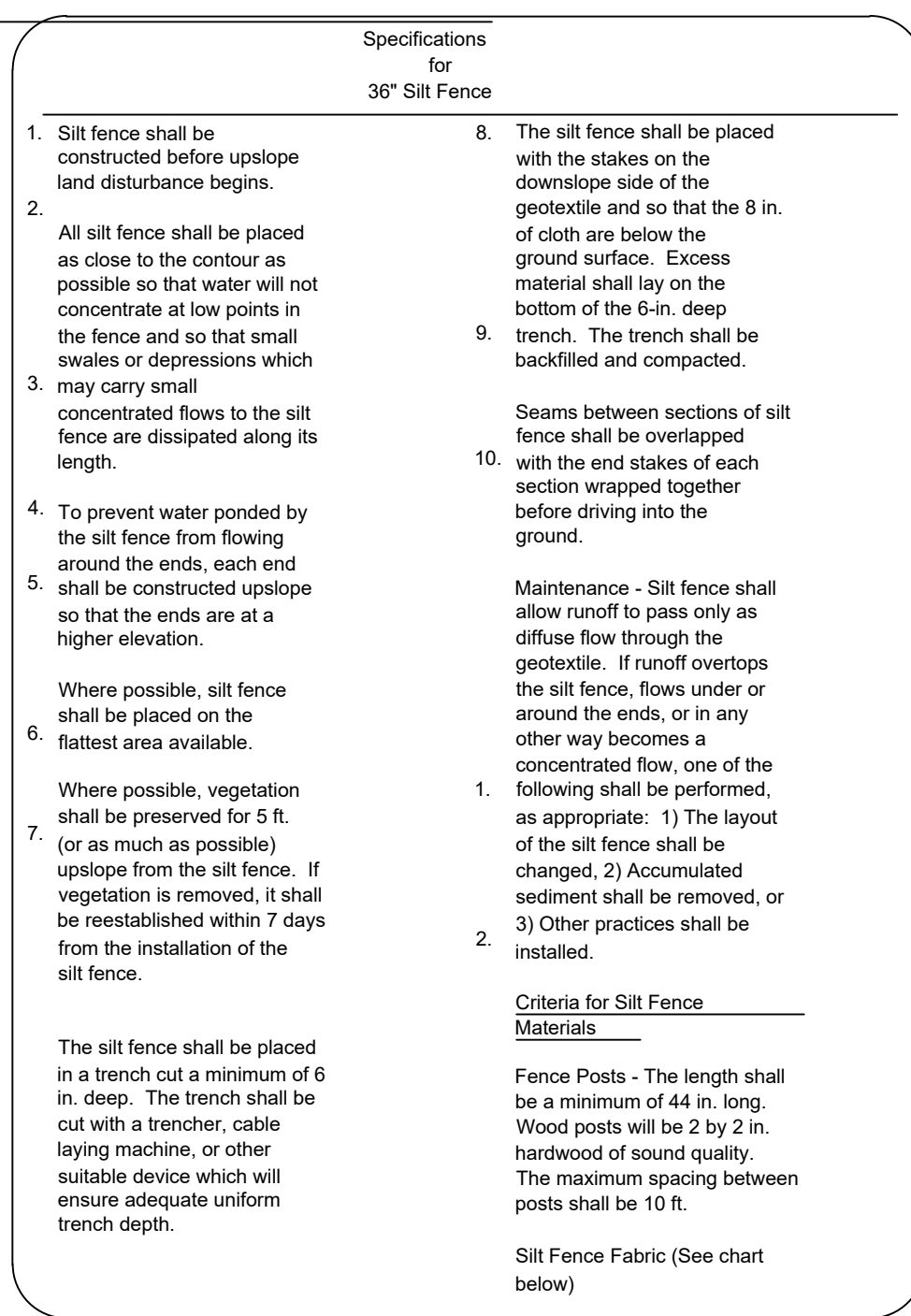
SHEET NUMBER

**S9**  
OF  
**10**



| Fabric Properties               | Values                 | Test Method            |
|---------------------------------|------------------------|------------------------|
| GRASS TENILE STRENGTH           | 90 lb. minimum         | ASTM D 1682            |
| TULLEN BURST STRENGTH           | 190 psi minimum        | ASTM D 3786            |
| Slurry Flow Rate                | 0.3 GAL/MIN/FT MAXIMUM |                        |
| EQUIVALENT OPENING SIZE         | 40-80                  | 100 STD. SEIVE CP-0025 |
| ULTRAVIOLET RADIATION STABILITY | 90% minimum            | ASTM-G-26              |

**SILT FENCE DETAIL**  
NO SCALE



| ISSUED FOR   | DATE     |
|--------------|----------|
| OWNER REVIEW | 8.27.24  |
| PRELIM SITE  | 10.28.24 |
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David J. McDade  
Architect  
No. 130103979

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1100 W. BLUEGRASS ROAD  
MOUNTAIN VIEW, KY 40155  
TEL: 502.233.3333 FAX: 502.233.3334  
WWW.ROARKARCHITECTS.COM

ARCHITECT SIGNATURE: *David J. McDade*

PROJECT DESCRIPTION:  
PRELIME SITE FOR  
**LEO'S CONEY AND BIG CHICKEN PLAZA**  
ADDRESS:  
BLUEGRASS ROAD  
MT. PLEASANT

DRAWN BY: DJM  
CHECKED: DJM  
SCALE: VARIES  
DATE: 10.28.24  
JOB NUMBER: 2024034  
TITLE: SITE DETAILS

SHEET NUMBER  
**S10**  
OF  
**10**

**PRELIMINARY SITE PLAN REPORT**

|                                     |  |                         |                                |
|-------------------------------------|--|-------------------------|--------------------------------|
| <b>TO:</b>                          | Planning Commission  | <b>DATE:</b>            | November 8, 2024               |
| <b>FROM:</b>                        | Peter Gallinat Zoning Administrator  | <b>ZONING:</b>          | B-5, Highway Business District |
| <b>PROJECT:</b>                     | PRESPR24-02 Preliminary Site Plan approval – Proposed Leo’s Coney Island & Big Chicken Plaza. Two restaurants with double drive thru and retail space.   |                         |                                |
| <b>PARCEL(S):</b>                   | PID 14-026-30-001-28, 14-026-30-001-26 (partial half)  |                         |                                |
| <b>OWNER(S):</b>                    | Mount Pleasant Holdings LLC (Authorizing applicant Hafaid Gobah)   |                         |                                |
| <b>LOCATION:</b>                    | Approx. 2.94 acres when outlot 4 and half of outlot 3 are combined located at 4813 Encore Blvd. in the SW 1/4 of Section 26.   |                         |                                |
| <b>EXISTING USE:</b>                | Vacant lot   | <b>ADJACENT ZONING:</b> | B-5                            |
| <b>FUTURE LAND USE DESIGNATION:</b> | <i>Commercial/Light Industrial:</i> While currently more auto-centric, [the Bluegrass Center] area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population. |                         |                                |
| <b>ACTION:</b>                      | To approve the PRESPR24-04 preliminary site plan dated 10/28/2024 for a 4,820 square-foot Leo’s Coney Island restaurant with a drive-through lane, two retail areas of 1,749 and 1,699 square-feet, and a 2,611 square-foot Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Blvd. in the SW 1/4 of Section 26 and in the B-5 (Highway Business) District.  |                         |                                |

**Site Plan Approval Process**

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission “shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.” Planning Commission approval of a final site plan “constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met” (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

**Background Information**

This site was originally planned as part of the larger Union Commons development and is served by the regional private stormwater management system created for Union Commons and still managed by the developer. Four (4) development parcels were planned along the E. Bluegrass Rd. frontage, but not divided until much later when one (1) outlot was created for what is now

the Members First Credit Union site on the southwest corner of E. Bluegrass Rd. and Encore Blvd. In 2023, the remaining vacant land was split into three (3) parcels by the owner, Mount Pleasant Holdings, LLC. A Valvoline development was approved earlier this year for outlot #2 (PID 14-026-30-001-24), which is immediately west of the Members First Credit Union. This proposed development will occupy all of outlot #4 (14-026-30-001-28) and approximately half of outlot #3 (14-026-30-001-26).

### **Preliminary Site Plan Review Comments**

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** Except for details noted elsewhere in this report that could be addressed by the applicant on the final site plan for this project, the site plan can conform to the minimum Section 14.2.P. information requirements for a preliminary site plan. However, it is noted by staff that the site plan sheet numbering is inconsistent, making references more of a challenge. The following will need to be addressed by the applicant on the final site plan:

- Add an overall sheet list to the cover sheet for reference and update sheet numbering for consistency.
- Include a survey showing parcel lines, dimensions, and legal description for outlots 4 and 3 as they are today and the proposed configurations once a land combination/boundary adjustment application has been approved. **CAN CONFORM**

2. **Section 8 (Environmental Performance Standards).** The following will need to be addressed by the applicant on the final site plan:

- The hazardous substance reporting form and EGLE permit checklist (part of the application materials) will need to be filled out and submitted with the final site plan application. **CAN CONFORM**

3. **Section 9 (Off-Street Parking, Loading Requirements).** Page S3 of the site plan demonstrates the correct parking formulas required for both restaurant and retail use. The dimensions of the parking spaces meet the minimum of 18.5-feet in length and 9-feet in width. Each drive-through lane meets the minimum 6-car stacking requirement. There are 97 spaces required and a total of 116 parking spaces are proposed. One-loading space is required for this development. It is located near the south side of the property and is 50-feet by 10-feet.

A total of six (6) three-space bike racks are provided on page S-3, which exceeds the minimum required based on 5% of total anticipated occupancy as listed on the cover sheet. 18 bicycle spaces would meet the minimum if the anticipated maximum occupancy Section 9.1.C.5. requires that *“Bicycle parking facilities shall be located at least 3 feet from adjacent walls, poles, landscaping, street furniture, drive aisles, and primary pedestrian routes and at least 6 feet from vehicle parking spaces.”* The following details will need to

be provided on the final site plan:

- Add a detail of the bicycle parking areas with dimensional measurements to confirm compliance with Section 9.1.C.5. standards. **CAN CONFORM**

4. **Section 9.6.C (Access Management, Service Drive).** The site will utilize an existing service drive to the south as well as having access to an existing curb cut on E. Bluegrass Road. 24-foot-wide “future” cross-access ingress/egress easements are shown on the plan near the northeast and northwest corners of the site to connect internally to neighboring lots. On page S-4 it demonstrates how highway semi-truck traffic will maneuver in, out, and around the site. The plan provides for multiple areas for snow storage in the winter. The following detail will need to be addressed by the applicant:

- Copies of the final easement document for each cross-access ingress/egress easement as recorded at the Isabella County Register of Deeds Office must be submitted to and accepted by the Township Zoning Administrator before a building permit can be obtained post-final site plan approval. **CAN CONFORM**

5. **Section 7.10 (Sidewalks and Pathways).** The plan demonstrates an 8-foot-wide sidewalk along E. Bluegrass Road as required, as well as a five-foot-wide sidewalk that head south internally to connect to the two buildings. The proposed sidewalk along E. Bluegrass Road is located outside of the existing road right-of-way. A separate easement extending from the road right-of-way line to one (1) foot beyond the inside edge of this sidewalk will be needed to dedicate this space to the Township for public use and future repairs. The width of the sidewalk along the front of the building with car spaces meets the requirement of 7-feet as shown on page A-1. The following detail will need to be addressed by the applicant:

- Copies of the final easement document for the sidewalk along E. Bluegrass Road as recorded at the Isabella County Register of Deeds Office must be submitted to and accepted by the Township Zoning Administrator before a building permit can be obtained post-final site plan approval. **CAN CONFORM**

6. **Section 7.14 (Trash Removal and Collection).** A 36-foot by 10-foot 8-inch enclosure is shown on the plan on page S-4 in the rear of the property and in detail on page S-8 of the plan. There will be 3 refuse containers within the enclosure. The enclosure will be a CMU wall that is 7-foot 4-inches in height. The gates will be wolmanized wood, meeting the requirement of being durable and visually opaque. The following details will need to be provided on the final site plan:

- Show on the plan the 10-foot concrete pad as required in front of the dumpster location, along with a cross-section detail of the paving and base materials and depth. **CAN CONFORM**

## Additional Comments - Looking Ahead to the Final Site Plan

7. **Land combination/boundary adjustment required.** The current site plan only currently shows the proposed future boundaries of outlots 3 and 4. On the final site plan, the applicant will need to show a survey of how the parcels are now and how they will be once a land combination is approved.
  - A land combination/boundary adjustment application must be submitted to and approved by the Township Assessor before a building permit can be obtained post-final site plan approval (this application can be submitted any time after preliminary site plan approval).
  
8. **Stormwater Management and the Existing Storm Drain Easement.** A 55-foot wide private “storm drain easement” is shown on the site plan. The trash enclosure structure, several light poles, and substantial portions of the parking, loading, and drive-through facilities encroach into this private easement. The following detail will need to be addressed by the applicant on the final site plan:
  - Add explanatory notes on the site plan to describe the scope of this private easement and to demonstrate how the proposed development is consistent with it. The applicant may also provide a separate signed and notarized letter from the easement holder which confirms acceptance of the development arrangement as proposed.
  
9. **Section 10 (Landscaping and Screening).** Detailed landscape plans are not required at the preliminary site plan stage, but the applicant has provided a preliminary plan for review. In general, the proposed landscaping meets or exceeds Section 10 standards. The following details will need to be addressed by the applicant on the final site plan:
  - Correct the E. Bluegrass Rd. entrance width conflict between sheets S3 (noted as 36-foot) and S6 (noted as 30-foot).
  - Correct the lineal road frontage calculation for minimum planting requirements to subtract the E. Bluegrass Road driveway width (30 or 36 feet) and the internal five-foot wide sidewalk width. The change does not alter the number of required trees but does reduce the number of required shrubs from 68 to 65.
  - Correct the parking lot landscaping calculation to reference the 118 parking spaces proposed (the current calculation is for 116 parking spaces). Please note that the proposed plantings meet or exceed what is required for either 118 or 116.
  
10. **Section 8.2 (Exterior Lighting).** An exterior lighting plan is not required for preliminary site plan approval, but the applicant has provided a plan on sheet S5 for review. The proposed light fixtures are downshielded and of the correct height, and the proposed photometric plan demonstrates that anticipated illumination levels will be consistent with Section 8.2 standards. *The applicant should be aware that light levels will be verified in the field by staff prior to issuance of a certificate of occupancy.*
  
11. **Outside agency approvals.** The applicant is responsible for obtaining all necessary outside agency permits or approvals prior to submittal of a final site plan application,

including from the Twp. Engineer (Gourdie Fraser Associates) for a stormwater management permit approval, Isabella County Transportation Commission, Township Public Services Department (for water and sewer approvals), Isabella County Road Commission (driveway permit), and the Mt. Pleasant Fire Department.

### **Objective**

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

### **Key Findings**

- The proposed project as laid out will require a land combination application approved by the Township. It currently expands over two separate legal parcels.
- With the exception of details that can be addressed by the applicant on the final site plan, the plan substantially conforms to Section 14.2.P. (Required Site Plan Information) and Section 14.2.S. (Standards for Site Plan Approval) for a preliminary site plan.

### **Recommendations**

Based on the above findings, I recommend approval of the PRES24-02 preliminary site plan application as presented. Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

***Peter Gallinat – Zoning Administrator***

**Draft Motions: PRESPR 24-02 Preliminary Site Plan Review Application  
Leo's Coney Island & Big Chicken Plaza**

**MOTION TO APPROVE THE PRELIMINARY SITE PLAN AS PRESENTED:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the PRESPR24-04 preliminary site plan dated October 28, 2024 for a Leo's Coney Island restaurant with a drive-through lane, two retail areas, and a Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan fully complies with the applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval).

**MOTION TO APPROVE THE PRELIMINARY SITE PLAN WITH CONDITIONS:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the PRESPR24-04 preliminary site plan dated October 28, 2024 for a Leo's Coney Island restaurant with a drive-through lane, two retail areas, and a Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Blvd. in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan can comply with the applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. A land combination/boundary adjustment application must be submitted to and approved by the Township Assessor prior to issuance of a building permit for the project.
2. Copies of the final easement document for each cross-access ingress/egress easement and for the new sidewalk along E. Bluegrass Road as recorded at the Isabella County Register of Deeds Office must be submitted to and accepted by the Township Zoning Administrator prior to issuance of a building permit for the project.

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**MOTION TO POSTPONE ACTION:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to postpone action on the PRESPR24-04 preliminary site plan dated October 28, 2024 for a Leo's Coney Island restaurant with a drive-through lane, two retail areas, and a Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Blvd. in the B-5 (Highway Business) zoning district until \_\_\_\_\_, 2024 for the following reasons:

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**MOTION TO DENY:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to deny the PRESPR24-04 preliminary site plan dated October 28, 2024 for a Leo's Coney Island restaurant with a drive-through lane, two retail areas, and a Big Chicken restaurant with a drive-through lane on the south side of E. Bluegrass Rd. west of Encore Blvd. in the B-5 (Highway Business) zoning district, finding that the site plan does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:



**ANNUAL REPORT FOR 2024**

|                |   |              |                   |
|----------------|---|--------------|-------------------|
| <b>TO:</b>     | Board of Trustees   | <b>DATE:</b> | November 13, 2024 |
| <b>FROM:</b>   | Planning Commission   |              |                   |
| <b>ACTION:</b> | To adopt the annual report to the Board of Trustees as required by the Michigan Zoning Enabling Act and the Planning Commission Bylaws. |              |                   |

**2024 Meetings**

The Planning Commission met on the third Tuesday of each month in 2024. There were no canceled meetings or additional special meetings held.

**Site Plan and Other Applications for Planning Commission Action**

1. **PRESPR23-03 Preliminary Site Plan application** for Valvoline Instant Oil Change Shop on the south side of E. Bluegrass Rd. west of Encore Blvd. **(APPROVED)**
2. **PSUP23-01 Special Use Permit application** from Brent Curtiss for a Short-Term Rental at 5339 E. Broadway Rd. **(APPROVED)**
3. **PFINAL24-01 Final Site Plan application** for Walmart Grocery Pick-Up Services Expansion and Parking Lot Site Improvements. Located at 4730 Encore Blvd. **(APPROVED)**
4. **Request for Extension of the Final Site Plan approval from the Planning Commission** for PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road **(APPROVED)**
5. **PTXT24-01 Zoning Ordinance Amendments** – Township-initiated Zoning Ordinance amendments to Section 11 (Signs). **(Recommended to the Board of Trustees for adoption)**
6. **PSUP24-01 Special Use Permit application** from Howling Hammer Builders, Inc. for an accessory dwelling unit within a new single-family dwelling at 3057 Paddock Lane in the AG zoning district. **(APPROVED)**
7. **PTXT24-02 Zoning Ordinance Amendments** – Township-initiated Zoning Ordinance amendments to Section 14.2 (Site Plan Review) for administrative approval of final site plans that fully conform to applicable ordinance standards and to Section 12.5 (Nonconforming Sites) to clarify application of provisions to minor site plans subject only to administrative approval **(Recommended to the Board of Trustees for adoption)**
8. **PRESPR24-01 Preliminary Site Plan application** for Isabella County Materials Recovery Facility Additions (4208 E. River Rd.). **(APPROVED)**
9. **PREZ24-01 Zoning Map amendments amendment** - Township initiated rezoning request for the 0.53-acre lot at 943 S. Isabella Road (PID14-001-30-004-01) rezoned from I-1 Light

Industrial District to R-1 Rural Residential District. **(Recommended to the Board of Trustees for adoption)**

10. **PRESR24-02 Preliminary Site Plan application** for new Leos’s Coney Island and Big Chicken restaurants with drive through windows plus two retail spaces on the south side of E. Bluegrass Rd. west of Encore BLVD in the B-5 (Highway Business) zoning District. **(under review)**

### **Minor Site Plan Applications for Zoning Administrator Approval**

As authorized by the Zoning Ordinance No. 20-06, as amended, a range of potential development projects are now eligible for administrative review and approval of a “minor site plan” by the Zoning Administrator. This process provides significant benefits to developers by reducing review time and a reduced scope of detail typically needed for a minor site plan:

11. **PMINORSR24-01 Preliminary Site Plan application** for exterior door modifications on south wall and outdoor patio area for Victory Church located at 2445 S. Lincoln Road. **(APPROVED)**
12. **PMINORSR24-02 Minor Site Plan application** to ensure adequate parking for change of use from medical office to insurance office use with modified interior layout located at 2185 E. Pickard Road. **(APPROVED)**
13. **PMINORSR24-03 Minor Site Plan application** for 512-square-foot accessory structure at the Renaissance Academy school located at 2797 S. Isabella Road. **(APPROVED)**
14. **PMINORSR24-04 Minor Site Plan application** Self Storage Warehouses (5252 S. Mission Rd.) – amendments to the approved final site plan for a modified entrance, gate, and interior circulation design. **(APPROVED)**
15. **PMINORSR24-05 Minor Site Plan application** amending a change of use and floor plan layout from the approved PFINALSPR23-02 indoor golf, archery range and office space plan. **(APPROVED)**
16. **PMINORSR24-06 Minor Site Plan application** for lighting plan of wall pack lights and new fixtures on existing light poles that were not on approved PFINALSPR24-01 site plan for Walmart Grocery Pick-Up Services Expansion and Parking Lot Site Improvements. Located at 4730 Encore Blvd. **(APPROVED)**
17. **PMINORSR24-07 Minor Site Plan application** for replacement and expansion of gate enclosure for Consumers Energy substation related to safety located on S. Crawford Rd. **(APPROVED)**
18. **PMINORSR24-08 Minor Site Plan application** for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road –modified sidewalk location and landscaping modifications. **(APPROVED)**
19. **PMINORSR24-09 Minor Site Plan application** for removal of inground pool and replacement of open green area/dog park for residents of multi-family residential complex located at 4300 S. Collegiate Way. **(APPROVED)**

20. **PMINORSR24-10 Minor Site Plan application** for alterations of façade of a site condominium located at 3046 Jen’s Way. **(APPROVED)**
21. **PMINORSR24-11 Minor Site Plan application** for lighting plan of exterior pavilion, pickleball courts and shuffleboard courts at the Isabella County Commission on Aging located at 2200 S. Lincoln Road. **(APPROVED)**
22. **PMINORSR24-12 Minor Site Plan application** amending the approved landscaping plan PFINALSPR23-02 indoor golf, archery range and office space, and PMINOR24-05 changes in and floor layout located at 2160 E. Remus Road. **(APPROVED)**
23. **PMINORSR24-13 Minor Site Plan application** for change in use from carpet floor sales and installation to CrossFit gym located at 2262 E. Remus Road. **(APPROVED)**

**Other Items of Planning Commission Business**

- Review and revision of the proposed Private Road Ordinance, with a final recommendation to the Board of Trustees for adoption.
- Review and revision of the proposed Sidewalk and Pathway Ordinance, with a final recommendation to the Board of Trustees for adoption.
- Review and revision of an updated Sidewalk and Pathway Construction Policy Resolution, with a final recommendation to the Board of Trustees for adoption.
- Elected Officers for 2024 and appointed Nivia McDonald as liaison from the Planning Commission to the Zoning Board of Appeals.
- Discussion of accomplishments, projects, desired outcomes, and discussion topics to share with the Board of Trustees during the 2024 Annual Joint Meeting.
- Discussion of the Final Report of Findings for the 2023 Township Survey of Residents for the Master Plan and Parks & Recreation Plan Update Project.
- Discussion of the R-1 and I-1 Zoning district boundaries on the east side of S. Isabella Rd. North of E. River Rd.; consideration of initiating a proposed rezoning of one or more lots from I-1 to R-1.
- Discussion of accessory dwelling regulations in Zoning Ordinance No 20-06.
- Continuation of a Process to Update the Master Plan and Parks & Recreation Plan.
- Chairman Squattrito and Commissioner Gross attended training seminars from the Michigan Association of Planning.

Respectfully submitted,

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**Phil Squattrito, Chair**

*Prepared by Peter Gallinat, Zoning Administrator*