

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on January 21, 2025, 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, Hayes, Lapp, McDonald, Olver, Shingles, Squattrito, and Thering

Others Present

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

Approval of Agenda

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

Approval of Minutes

Olver moved Hayes supported to approve the December 17, 2024 regular meeting minutes as presented. **Vote: Ayes: 9. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the January 8th Board of Trustees Meeting.
- B. ZBA Update by McDonald – 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. **PRESR24-03 – Preliminary Site Plan Application for the new 28,300 square-foot Thrive Community Church Facility on the northeast corner of S. Isabella Rd. and Bud St.**
 - 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)

Nanney introduced the PRESR24-03 Preliminary site plan for the new 28,300 square-foot Thrive Community Church facility located on the northeast corner of S. Isabella Road and Bud Street. There are a number of details missing from the preliminary site plan which are typically included, such as the detailed use statement and details regarding the loading areas. It is noted that the plans propose a sidewalk on part of the Isabella frontage but stops at the property's wetlands. Staff understand that these are state regulated wetlands, which means any future pedestrian crossing may need to be an elevated boardwalk or require added fill into the regulated wetland. Although the sidewalk section is missing from the plan, the applicant has not applied for relief of construction of the sidewalk. It is staff's opinion that those details can be addressed on the final site plan.

A discussion ensued regarding the regulated wetlands and the missing items that are typically on a preliminary site plan.

Jeff Parker of Jeffry Parker Architects provided an overview of the project, while Mr. Parker addressed the discovery of identified wetlands. A wetlands consultant was hired to delineate the edges of these areas. The team met with EGLE, conducted a site walk, and discussed the plan to avoid encroaching on the wetlands. Furthermore, the wetlands extend all the way to Isabella Road. Because of this, they would prefer not to disturb that area and will be asking for relief from construction of the sidewalk.

Mr. Parker and Elder Jensen of Thrive Church were available for questions. The Commissioners deliberated.

Olver moved **Gross** supported to approve the PRES24-03 preliminary site plan dated December 23, 2024 for the new 28,300 square-foot Thrive Community Church facility on the northeast corner of S. Isabella Road and Bud Street in the southwest quarter of Section 22 and in the B-7 (Retail and Service Highway Business) zoning district, finding 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 conditions:

1. The applicant shall address the items of missing required information, as delineated in the staff report dated January 15, 2025 including the detailed use statement, and access and sidewalk details on the final site plan to the Planning Commission's satisfaction.
2. Additionally, due to the absence of Mr. Beebe and existence of a wetland on the property, the Planning Commission requests review of the final site plan.

Roll Call Vote: Ayes: Browne, Gross, Hayes, Lapp, McDonald, Olver, Shingles, Squattrito, and Thering. Nays: 0. Motion Carried.

Extended Public Comments

Open: 8:15 p.m.

Lisa Campbell, 1669 S. Isabella Rd., has concerns with the water table rising when construction begins and how it will affect her property.

Kevin Jensen, Elder of Thrive Church, stated their primary intention is to be a good neighbor and address all the details listed in the final site plan including the water run off concerns.

Closed: 8:25 p.m.

Final Board Comment


Chair Squattrito – Reminded the commissioners of the upcoming trainings available and encouraged the commissioners with expiring terms to reapply. Thanked Commissioner Gross for his services.

Commissioner Thering – noted there is an applicant for the Planning Commission in the Board of Trustees packet.

Commissioner Gross – appreciates the opportunity to serve. It's been a pleasure being a part of the Planning Commission.

Adjournment – Chair Squattrito adjourned the meeting at 8:28 p.m.

APPROVED BY:



Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)