



Planning Commission
Regular Meeting
February 18, 2025
7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - January 21, 2025 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. Presentation/Discussion of the PSUP25-01 Special Use Permit and PRES25-02 Preliminary Site Plan application from OHB Properties LLC (Old Hickory Buildings) for a proposed open air accessory structure dealership business at 4694 E. Pickard Road (PID 14-014-20-030-00) in the B-7 (Retail and Service Highway Business) zoning district**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission questions and discussion
 - B. Presentation/Discussion of the PRES25-01 Preliminary Site Plan application for Mid-Michigan College's proposed 39,161 square-foot Events Center located on their campus at 2600 S. Summerton Road (PID 14-013-40-001-05) in the B-4 (General Business) zoning district.**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission questions and discussion
 - d. Commission deliberation and action
9. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
10. FINAL BOARD COMMENT
11. ADJOURNMENT

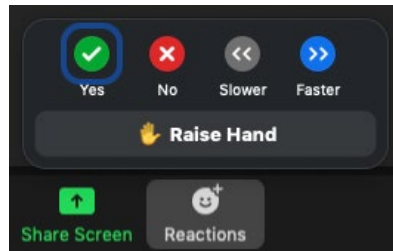
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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 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: Brown, 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. PRESPR24-03 – 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 PRESPR24-03 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, we would prefer not to disturb that area and will be asking for relief from construction of the sidewalk.

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

Olver moved **Gross** supported to approve the PRESR24-03 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: Brown, 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)

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
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	John	Hayes	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 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
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	12/31/2026
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	11/20/2028
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
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Lori	Rogers	11/20/2028
3	Jeff	Brown	11/20/2028



Department Monthly Report

Department: Community and Economic Development

Month/Year: February 2025

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 participated with other Mt. Pleasant Airport Joint Operations and Management Board members in a meeting with City leaders and the Airport's consulting team to receive further updates on the feasibility study for potential airport improvements and expansion.
- The Community and Economic Development Director met with the new President of the Middle Michigan Development Corporation and with the CEO of Mid-Michigan Industries to discuss several economic development projects.
- The Community and Economic Development Director participated in the annual Michigan Downtowns Association Board of Directors strategic planning retreat.
- 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):

- The EDA Board met on January 21, 2025 and took action on the regular, recurring business items.

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

- The Building Official provided the following services during the month:
 - 33 Building Inspections
 - 12 Permits issued
 - 3 Final Certificate of Occupancy Issued
 - Completion of MyMich Health MRI Room
 - Issued MyMich Health renovation permit for Lab, registration office and ENT suite
 - Issued Temporary Certificate of Occupancy for Administrative portion of the new Jail
 - Follow up phone calls
- The Building Official attending NMCOA training event for professional development

- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk provided the following services during the month:
 - 3 FOIA Requests
 - Updated Building Department forms for new website
 - Worked on building services page for new website
 - 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
- Building Services Clerk & Building Official working on expired permit lists from 2024.

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 (109 units inspected-55 apartments, 12 single-family units and 52 duplex units).
- The Rental Inspector and Building Official responded to a new complaint on living conditions by a tenant on Wing Road. Complaint by tenant led to getting the rental into the system, paying the rental fee by landlord, and getting list of corrections to bring up to rental code.
- The Community and Economic Development Director met with the general manager of The Reserve apartment community to help facilitate resolution of a past due invoice that was holding the property's annual rental certification.
- Expired and re-inspection certificate scheduling.
- For professional development - continued to review the 2015 International Property Maintenance Code book.
- Continuing to distribute 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.
- Now scheduling both the initial and follow up inspections at the same time for units in large apartment complexes to improve response time and increase efficiencies for all concerned related to completion of any corrective actions. Multiple apartment complex managers have responded that this change has been helpful for them.
- Attended monthly meeting with local inspectors, enforcement, and fire personnel.
- Follow up reminder contacts with apartment complexes and other landlords with unpaid invoices prior to deadlines to avoid late fees.

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

- The Zoning Administrator met with a Township resident about the possibility of a Special Use – Home Based Limited Business for a Dog Daycare.
- The Zoning Administrator conducted site visits to the new County Jail to ensure that the final site plan was followed - no outstanding violations.
- The Community and Economic Development Director and Zoning Administrator met with:
 - a development firm exploring possible affordable housing projects in the Township.
 - a development team regarding options for a new private school project.
 - an owner of Physical Therapy and Wellness located at 2245 S. Isabella Rd. regarding conversion of existing accessory building garage into space for physical therapy exercise.

- The project engineer for the proposed Mid-Michigan College Event Center project about preliminary site plan approval process.
- the prospective buyer regarding a land combination proposal located on Terri Lynn Lane.

Ordinance Enforcement Activities (1.1, 1.3):

- Mancino’s Pizza of Mt. Pleasant (4152 E. Bluegrass Rd. – Indian Hills Shopping Center) - excessive/dilapidated temporary signage. The manager responded promptly to the notice of violation by removing the signage. This matter is now closed.
- Kuji Restaurant (5768 E. Pickard Rd.) – temporary sign in the M-20 right-of-way. After follow up from staff, the sign was removed. This matter is now 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 has been forwarded to the Twp. Attorney for further legal action.
- 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 property is currently in tax foreclosure.
- 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. The owner did not respond to the final notice of violation. A civil infraction ticket has been issued. Additional follow up, including issuance of a second ticket, if the matter is not resolved.
- 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. After multiple notices, a civil infraction ticket was issued, for which the owners have confirmed receipt. At the owners’ request, additional details of the site plan violations were forwarded by the Zoning Administrator. Staff recently met with the owner about this and other topics related to the shopping center. Additional follow up is planned.
- 386 Bluegrass Road. - Junk in the yard. Owner has continued to have junk removed when able to due to age. 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.
- 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.
- 2946 S. Meadowlark Dr. - complaint about multiple cars parked on grass and in road, along with a toilet left outside in the yard near an existing deck. The owner responded to an initial notice of the violations by removing all cars from the road and lawn area. The owner responded to a follow up notice by relocating the toilet next to their deck. The owner has not otherwise responded to staff contacts or invitations to meet. Additional follow up is planned.

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

- During their regular January 21, 2025 meeting, the Planning Commission approved the PRES24-03 Preliminary Site Plan for the new 28,300 square-foot Thrive Community Church facility on the northeast corner of S. Isabella Rd. and Bud St., subject to several conditions.

Zoning Board of Appeals Activities (1.1):

- No meeting scheduled in January.

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

- The Community and Economic Development Director participated in the quarterly meeting of the Convention and Visitors Bureau's Sports Committee to coordinate resources for various regional events and tournaments. (1.1, 1.5)
- 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)

Other Activities:

- The Community and Economic Development Director continued to work with the team developing the new Township website to answer questions and provide direction on details. (1.1, 1.2, 1.5)
- 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 will serve as Chair for the February meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- 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)
- 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)
- The Community and Economic Development Director plans to follow up with the Executive Director of the Mt. Pleasant Area Convention and Visitors Bureau to complete arrangements for replacement of the permanent gateway banners at the US-127 interchange in 2025.
- 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.
- The Community and Economic Development Director will continue business retention contacts.

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

- The EDA Board will meet on February 18, 2025.

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)
- 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
- 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 February 18, 2025 Planning Commission meeting is anticipated to include:
 - Presentation of proposed open air special use located at 4694 E. Pickard Road. Applicant, Old Hickory Buildings, will present for feedback.
 - Discussion of the PRESR25-01 Preliminary Site Plan for Mid-Michigan College’s proposed 39,161 square-foot Events Center located on campus at 2600 S. Summerton Road.

Zoning Board of Appeals Activities (1.1):

- Regular February ZBA meeting canceled 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 on preparation of updated draft Parks & Recreation Plan elements for Planning Commission review. (1.1, 1.4)

- The Township’s engineering consultant at Gourdie-Fraser has completed proposed construction plans for 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, and has forwarded the plans to the state and county road agencies for review and comment.

Other Activities:

- The Community and Economic Development Director is participating in the Rollie Denison Leadership Institute’s Capstone sponsored by the Chamber of Commerce, which will focus on planning for and implementing a community improvement project in 2025.
- The Community and Economic Development Director and Mt. Pleasant City Planner periodically meet to discuss coordination of City/Township projects of mutual interest.
- 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

- 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)

Significant Items of Interest Longer Term

- Other Activities – 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.
- 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)
- 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)
- 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)

- Building Services - 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)
- 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 – 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 – 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.

Charter Township of Union

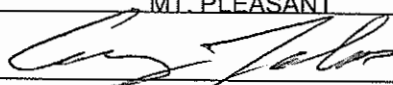
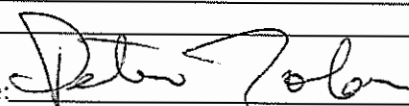
APPLICATION FOR SPECIAL USE PERMIT APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.3 (Special Use Permits); and be accompanied by a separate minor site plan or preliminary site plan application per Section 14.02.C. (Site Plan Approval Required).

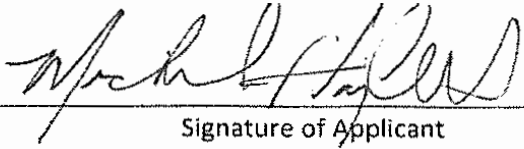
Minor Site Plan
 Preliminary Site Plan

Name of Proposed Development/Project	OHB PROPERTIES, L.L.C. SITE PLAN		
Common Description of Property & Address (if issued)	4694 E. PICKARD ROAD MT. PLEASANT, MI 48858		
Applicant's Name(s)	OHB PROPERTIES LLC		
Phone/Fax numbers	615-890-8075 / 615-300-2594	Email	michael.hazlett@oldhickorybuildings.com
Address	P.O. BOX 331973	City:	MURFREESBORO Zip: 37133

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-014-20-030-00
Existing Zoning:	B7	Land Acreage:	1.5	Existing Use(s): SALES LOT
<input type="checkbox"/> ATTACHED: Letter describing the proposed use and how it conforms to Section 14.3.J. (Standards for Special Use Approval)				

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: CMS&D Phone: _____ Email: _____
	2. Address: 2257 E. BROOMFIELD ROAD City: MT. PLEASANT State: MI MI Zip: 48858 Contact Person: TIMOTHY BEBEE Phone: 9897750756
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: GEORGE & PETRO TOLAS Phone: _____
	Address: 306 E BROADWAY ST City: MT. PLEASANT State: MI MI Zip: 48858
	Signature:  Interest in Property: owner/lessee/other
	2. Name: _____ Phone: _____
	Address: _____
	City: _____ State: MI MI Zip: _____
	Signature:  Interest in Property: owner/lessee/other

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 may be cause for revocation of the special use permit approval. Approval of the requested special use shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



1-27-25
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

Charter Township of Union

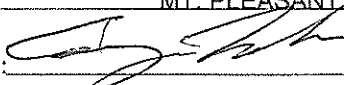
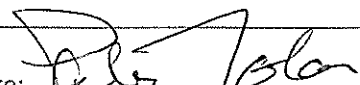
APPLICATION FOR SITE PLAN REVIEW

Minor Site Plan Preliminary Site Plan Final Site Plan

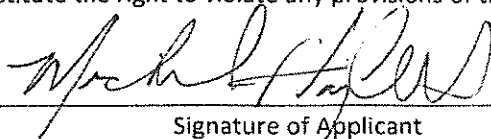
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	OHB PROPERTIES, L.L.C. SITE PLAN		
Common Description of Property & Address (if issued)	4694 E. PICKARD ROAD MT. PLEASANT, MI 48858		
Applicant's Name(s)	OHB PROPERTIES LLC		
Phone/Fax numbers	615-890-8075 / 615-300-2594	Email	michael.hazlett@oldhickorybuildings.com
Address	P.O. BOX 331973	City:	MURFREESBORO Zip: 37133

Legal Description:	Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-014-20-030-00
Existing Zoning:	B7	Land Acreage:	1.5	Existing Use(s): SALES LOT
ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)				

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: CMS&D Phone: 9897750756 Email: tbebee@cms-d.com
	2. Address: 2257 E. BROOMFIELD ROAD City: MT. PLEASANT State: MI Zip: 48858 Contact Person: TIMOTHY BEBEE Phone: 9897750756
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: GEORGE & PETRO TOLAS Phone: _____
	Address: 306 E BROADWAY ST City: MT. PLEASANT State: MI Zip: 48858
	Signature:  Interest in Property: OWNER
	2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ 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 of Applicant

1-27-25
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

PRELIMINARY SITE PLAN

4694 E. PICKARD, MT. PLEASANT, MI 48858

CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



COVER SHEET
 OHB PROPERTIES, L.L.C.
 PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE
 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 14, T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN



LOCATION SKETCH
NOT TO SCALE

ZONED B7 (RETAIL & SERVICE HWY. BUSINESS DISTRICT)	SPECIFICATION
MINIMUM FRONT YARD SETBACK	15 FT. MIN.
MINIMUM SIDE YARD SETBACK	10 FT. MIN.
MINIMUM REAR YARD SETBACK	10 FT. MIN.
MAXIMUM BUILDING HEIGHT	35 FT. MAX.
MINIMUM LOT WIDTH	130 FT MIN. (1)
MINIMUM LOT AREA	20,000 SQ. FT.
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	30%

- (1) Site Access Alternatives: If one of the following site access alternatives is provided, the minimum lot frontage requirement shall be reduced to one hundred (100) feet and the maximum lot coverage shall be increased to fifty percent (50%).
- A service road paralleling M-20 is provided across the entire parcel and primary ingress and egress to the parcel is via such service road.
 - Alternative ingress and egress to the parcel is available, such as by way of a rear access road or a street intersecting M-20.
 - Ingress and egress to the parcel from M-20 is via a driveway shared with adjoining properties.
 - Ingress and egress to the parcel is through inter-connected parking areas with adjacent properties, if approved by the Planning Commission upon determining there will be safe and efficient vehicular and pedestrian circulation.
 - Gross land area = 142,211.65 sf or 3.26 acres.

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

UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

SHEET INDEX	
SHEET 1.....	COVER SHEET
SHEET 2.....	TOPOGRAPHIC SURVEY & SITE PLAN

FLOOD ZONE CERTIFICATION:
THE PROPERTY IS LOCATED IN ZONE X AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26073C03070D WITH A REVISION DATE OF 2/5/2014 FOR THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BEARING BASIS PER GEODETIC OBSERVATION MICHIGAN STATE PLANE SOUTH. THE BEARING BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER WAS DETERMINED TO BE S88°-26'-02"E

SITE:	4694 E. PICKARD ROAD MT. PLEASANT, MI 48858
OWNER:	GEORGE TOLAS AND PETRO TOLAS 306 E. BROADWAY STREET MT. PLEASANT, MI 48858
CLIENT:	OHB PROPERTIES, LLC P.O. BOX 331973 MURFREESBORO, TN 37133 CONTACT: MICHAEL HAZLETT
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 2257 E BROOMFIELD ROAD MT. PLEASANT, MI 48858 CONTACT: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS 2014 S. MISSION MT. PLEASANT, MI 48858 (989) 621-0505 JODY LAMROUX jlamroux@chartercom.com	UNION TOWNSHIP UTILITIES DEPARTMENT OF PUBLIC SERVICES 2010 S. LINCOLN MT. PLEASANT, MI 48858 (989) 772-4600 EXT. 224 KIM SMITH ksmith@uniontownshipmi.com
CONSUMERS ENERGY 1000 CONSUMERS ENERGY PARKWAY CLARE, MI 48617 (313) 592-3244 ERICA BAUMANN erica.baumann@cmsenergy.com	UNION TOWNSHIP DEVELOPMENT COMMUNITY & ECONOMIC DEVELOPMENT 2010 S. LINCOLN MT. PLEASANT, MI 48858 989 772-4600 EXT. 232 RODNEY NANNEY, AICP rnanney@uniontownshipmi.com
FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 763-3129 CHRIS STANTON chris.stanton@fr.com	UNION TOWNSHIP ZONING ZONING DEPARTMENT 2010 S. LINCOLN MT. PLEASANT, MI 48858 989 772-4600 EXT. 241 PETER GALLINATI pgallinat@uniontownshipmi.com
DTE ENERGY 809 BJORNSON BIG RAPIDS, MI 49307 (231) 349-2364 LARRY BOURKE lbourke@dteenergy.com	DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isabellacounty.org
MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 LT. BRAD DOEPKER bdoepker@mt-pleasant.org	ISABELLA COUNTY ROAD COMMISSION 2251 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY PGaffney@isabellaroads.com
MICHIGAN DEPARTMENT OF TRANSPORTATION BAY REGION - MT. PLEASANT TSC 1212 CORPORATE DRIVE MT. PLEASANT, MI 48858 (989)773-7756 JACK HOFWEBER	

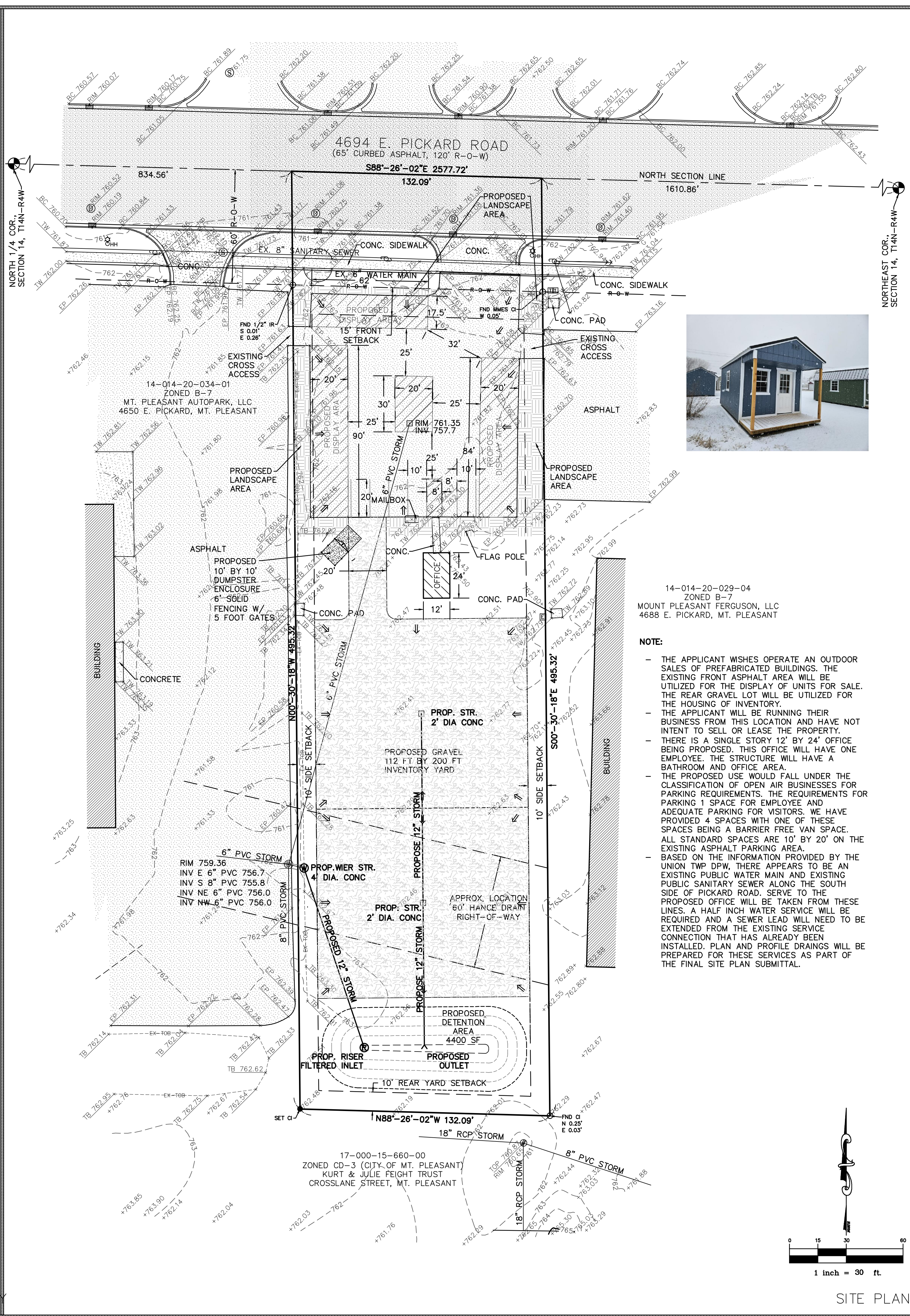
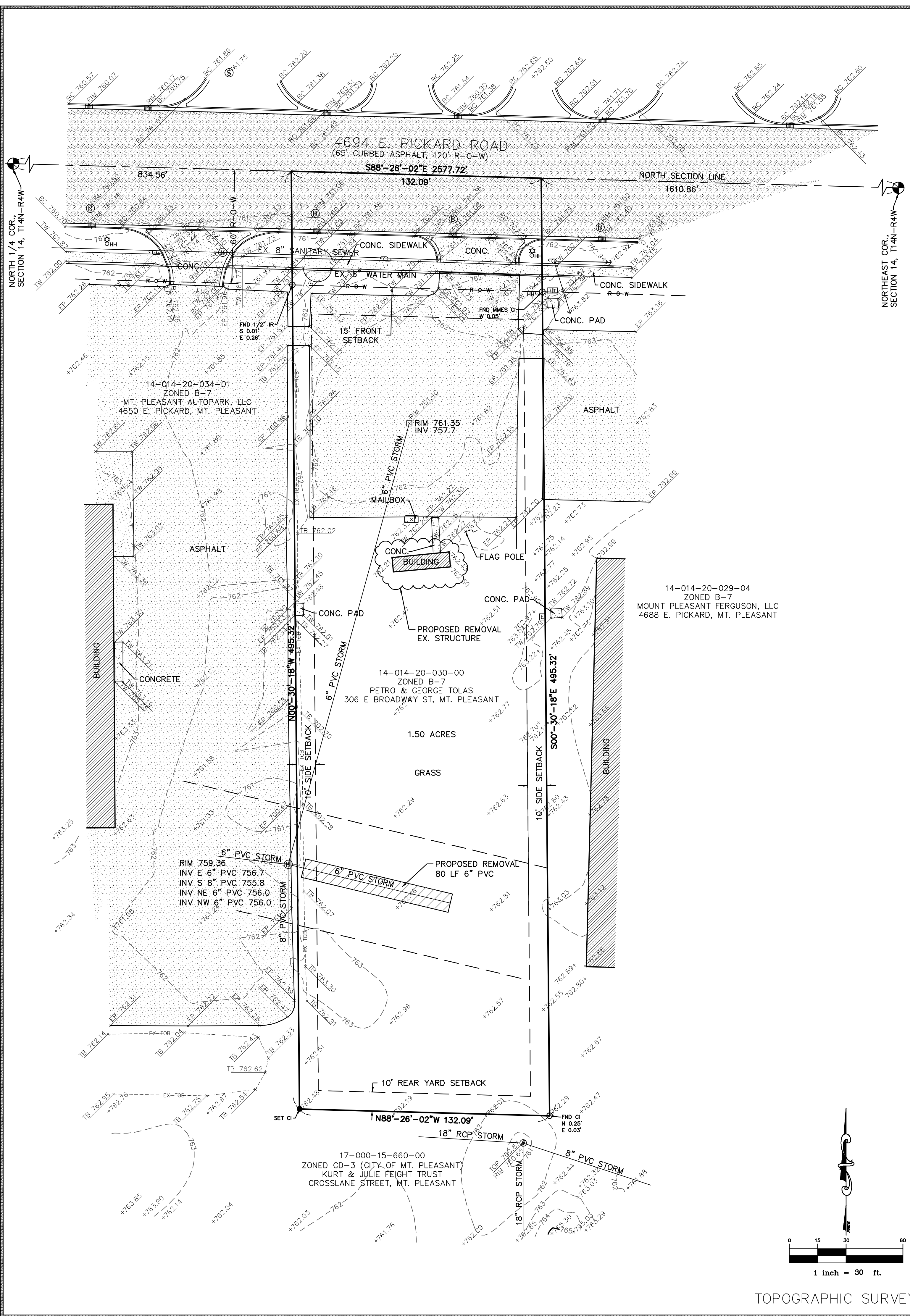
LEGEND SYMBOLS		
○ BOLLARD	☐ GAS RISER	⊗ SOIL BORING
⊞ CATCH BASIN (CURB INLET)	⊙ GUY ANCHOR	⊕ GAS MARKER
⊕ CATCH BASIN (ROUND)	⊗ HYDRANT - EXISTING	⊞ TELEPHONE RISER
⊞ CATCH BASIN (SQUARE)	⊗ HYDRANT - PROPOSED	⊗ TREE - CONIFEROUS
⊕ CLEAN OUT	⊙ LIGHT POLE	⊗ TREE - DECIDUOUS
→ DRAINAGE FLOW	☐ MAILBOX	⊙ UTILITY POLE
☐ ELECTRICAL BOX	⊕ TELEPHONE MANHOLE	⊗ WATER MAIN VALVE
⊕ FOUND CONC. MONUMENT	⊕ SANITARY SEWER MANHOLE	⊗ WATER SHUT-OFF
○ FOUND IRON	⊕ SET IRON	⊗ WATER WELL
⊗ GAS MAIN VALVE	⊙ SIGN	⊗ WOOD STAKE

LINETYPES		HATCH PATTERNS	
—ELEC—	BURIED ELECTRICAL CABLE	[Hatch]	ASPHALT - EXISTING
—PHONE—	BURIED TELEPHONE CABLE	[Hatch]	ASPHALT - PROPOSED
---DITCH-CL---	CENTERLINE OF DITCH	[Hatch]	CONCRETE
---FM---	FORCE MAIN	[Hatch]	GRAVEL
---GAS---	GAS MAIN	[Hatch]	LANDSCAPING
---RD-CL---	ROAD CENTERLINE	[Hatch]	RIP-RAP
---8" SAN---	SANITARY SEWER		
---12" SS---	STORM SEWER		
---EX-TOS---	TOE OF SLOPE		
---EX-TOP---	TOP OF BANK		
---OHE---	UTILITIES - OVERHEAD		
---UTIL---	UTILITIES - UNDERGROUND		
---12" WM---	WATER MAIN		

DESCRIPTION PROVIDED:
T14N R4W, SEC 14; E 8 RDS OF N 20 RDS OF W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 ALSO S 10 RDS OF E 8 RDS OF N 30 RDS OF W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4

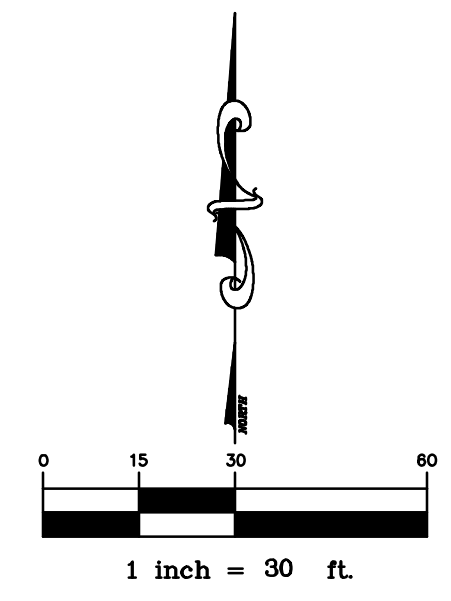
AS SURVEYED
PARCEL 1
THE EAST 8 RODS OF THE NORTH 20 RODS AND THE SOUTH 10 RODS OF THE EAST 8 RODS OF THE NORTH 30 RODS OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-26'-02"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 834.56 FEET TO THE NORTHWEST CORNER OF SAID EAST 8 RODS OF THE NORTH 20 RODS AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.88°-26'-02"E., ON AND ALONG SAID NORTH SECTION LINE, 132.09 FEET TO THE NORTHEAST CORNER OF SAID EAST 8 RODS OF THE NORTH 20 RODS; THENCE S.00°-30'-18"E., AT A RIGHT ANGLE TO SAID NORTH SECTION LINE, 495.32 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 10 RODS OF THE EAST 8 RODS OF THE NORTH 30 RODS; THENCE N.88°-26'-02"W., PARALLEL WITH SAID NORTH SECTION LINE, 132.09 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 10 RODS OF THE EAST 8 RODS OF THE NORTH 30 RODS; THENCE N.00°-30'-18"W., AT A RIGHT ANGLE TO SAID NORTH SECTION LINE, 495.32 FEET BACK TO THE POINT OF BEGINNING. SUBJECT TO HIGHWAY USE OF THE NORTH 60 FEET THEREOF THAT LIES ALONG AND ADJACENT TO THE NORTH SECTION LINE RESPECTIVELY, AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

SUBMITTAL TO UNION TWP PLANNING 1-28-25
 JOB NUMBER: 2411-139
 SCALE: 1" = 30'
 SHEET NUMBER: 1 OF 2
 DESIGNED BY: RLL
 CHECKED BY: TELB
 DRAWN BY: RLL
 TELB

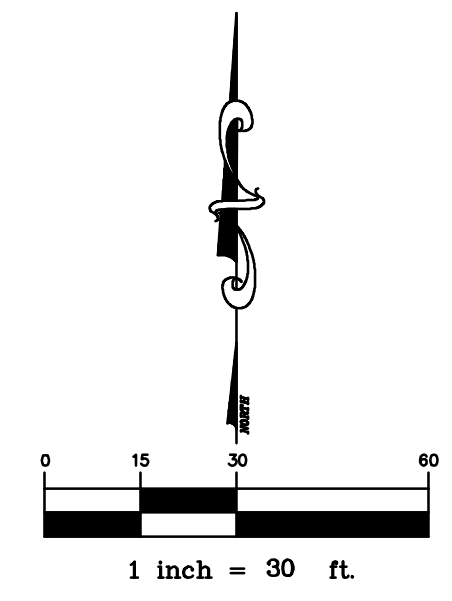


NOTE:

- THE APPLICANT WISHES OPERATE AN OUTDOOR SALES OF PREFABRICATED BUILDINGS. THE EXISTING FRONT ASPHALT AREA WILL BE UTILIZED FOR THE DISPLAY OF UNITS FOR SALE. THE REAR GRAVEL LOT WILL BE UTILIZED FOR THE HOUSING OF INVENTORY.
- THE APPLICANT WILL BE RUNNING THEIR BUSINESS FROM THIS LOCATION AND HAVE NOT INTENT TO SELL OR LEASE THE PROPERTY.
- THERE IS A SINGLE STORY 12' BY 24' OFFICE BEING PROPOSED. THIS OFFICE WILL HAVE ONE EMPLOYEE. THE STRUCTURE WILL HAVE A BATHROOM AND OFFICE AREA.
- THE PROPOSED USE WOULD FALL UNDER THE CLASSIFICATION OF OPEN AIR BUSINESSES FOR PARKING REQUIREMENTS. THE REQUIREMENTS FOR PARKING 1 SPACE FOR EMPLOYEE AND ADEQUATE PARKING FOR VISITORS. WE HAVE PROVIDED 4 SPACES WITH ONE OF THESE SPACES BEING A BARRIER FREE VAN SPACE. ALL STANDARD SPACES ARE 10' BY 20' ON THE EXISTING ASPHALT PARKING AREA.
- BASED ON THE INFORMATION PROVIDED BY THE UNION TWP DPW, THERE APPEARS TO BE AN EXISTING PUBLIC WATER MAIN AND EXISTING PUBLIC SANITARY SEWER ALONG THE SOUTH SIDE OF PICKARD ROAD. SERVE TO THE PROPOSED OFFICE WILL BE TAKEN FROM THESE LINES. A HALF INCH WATER SERVICE WILL BE REQUIRED AND A SEWER LEAD WILL NEED TO BE EXTENDED FROM THE EXISTING SERVICE CONNECTION THAT HAS ALREADY BEEN INSTALLED. PLAN AND PROFILE DRAINGS WILL BE PREPARED FOR THESE SERVICES AS PART OF THE FINAL SITE PLAN SUBMITTAL.



TOPOGRAPHIC SURVEY



SITE PLAN

CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



TOPOGRAPHIC SURVEY & SITE PLAN
 OHB PROPERTIES, L.L.C.
 PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE
 NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF
 SECTION 14, T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

REVISIONS:	
SUBMITTALS:	SUBMITTAL TO UNION TWP PLANNING 1-28-35
JOB NUMBER:	2411-139
DRAWN BY:	RLI
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	1" = 30'
SHEET NUMBER:	2 OF 2

PRESENTATION MEMO FOR DISCUSSION OF PSUP25-01

TO:	Planning Commission	DATE:	February 11, 2025
FROM:	Rodney C. Nanney, AICP Community and Economic Development Director	ZONING:	B-7, Retail and Service Highway Business District
PROJECT:	PSUP25-01 Special Use Permit and PRESR25-02 Preliminary Site Plan applications from OHB Properties LLC (Old Hickory Buildings) for a proposed open air accessory structure dealership business at 4694 E. Pickard Road (PID 14-014-20-030-00) in the B-7 (Retail and Service Highway Business) zoning district.		

Background Information

The subject lot at 4694 E. Pickard Rd. is the former site of a used car dealership and is currently occupied only by a dilapidated sales trailer. Staff met with an Old Hickory Buildings representative in 2024 to answer questions about the site and applicable ordinance standards. The Zoning Administrator confirmed that the change of use to an open air business for storage and sales of sheds and other accessory structures would require a public hearing and Planning Commission approval of a special use permit, in addition to the typical site plan approvals for the proposed site improvements. A subsequent review of available Township records found no documentation of any prior special use permit approval for the former dealership.

Incomplete applications and site plan

The applicant did submit a preliminary site plan application in time for review and consideration during the February Planning Commission meeting, but did not submit the associated special use permit application in a timely manner. As of the date of this memo, the Township has now received both permit applications and all required fees, but the following deficiencies remain to be addressed prior to scheduling of a public hearing:

1. A letter of explanation from Old Hickory Buildings that describes the proposed operations and addresses how the proposed use will be consistent with Section 14.3.J. (Standards for Special Use Approval).
2. The initial preliminary site plan submittal was found by staff to not be ready for a full Planning Commission review and action.

Introduction and Invitation for Planning Commission Feedback

Staff recently met with the project engineer to go over the site plan and discuss the items that need to be resolved prior to a formal review and action by the Planning Commission. These included some legibility issues associated with the 11" x 17" plan size and overlapping layers, along with required screening for the adjacent residential zoning district to the south and a staff recommendation to relocate the new business office to minimize the length of new utility leads and internal sidewalk. We understand that these changes are in process.

The applicant’s intent is to submit revised applications and a revised preliminary site plan soon after the February Planning Commission meeting, potentially in time for a public hearing on the special use permit during the March Commission meeting. In the meantime, the applicant asked for the application materials and plans to be shared with the Planning Commission so they would have an opportunity to introduce the project, answer Commission questions, and invite Commission feedback on any issues of concern that they could then address on the revised plans.

Standards for Special Use Permit Approval

For the Commission’s reference, the standards for special use permit approval (Section 14.3.J. of the Zoning Ordinance) are included below:

Section 14.3.J. (Standards for Special Use Approval)	
1	The proposed land use is identified in Section 3 as a special use in the zoning district.
2	The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be hazardous, detrimental or injurious to the environment or the public health, safety or general welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.
3	The special use will be designed, constructed, operated, and maintained in a manner compatible with adjacent uses, the surrounding area, and the intent of the zoning district. Where determined necessary by the Planning Commission, the applicant has provided adequately for any restrictions on hours or days of operation, minimization of noise, and screening improvements or other land use buffers to ensure land use compatibility and minimize adverse impacts.
4	The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
5	The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.
6	The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.
7	The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including but not limited to roads, police and fire protection services, refuse disposal, municipal water or sewerage systems, other utilities, drainage facilities, and public or private wells. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.

Recommendation

No formal action is needed, but the Planning Commission is encouraged to ask questions and to give the applicant feedback regarding items to address on the plan.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

Charter Township of Union

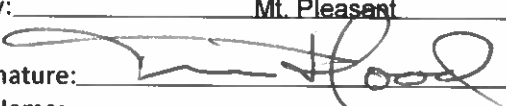
APPLICATION FOR SITE PLAN REVIEW

Minor Site Plan Preliminary Site Plan Final Site Plan

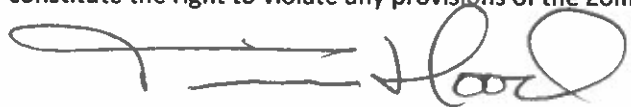
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	Mid Michigan College - Mt Pleasant Event Center		
Common Description of Property & Address (if issued)	Mid Michigan College - Mt Pleasant Campus 2600 S. Summerton, Mt Pleasant, MI 48858		
Applicant's Name(s)	Mid Michigan Community College (attn. Matthew Miller)		
Phone/Fax numbers	989-386-6600	Email	mmiller@midmich.edu
Address	1375 S. Clare Avenue	City:	Harrison Zip: 48625

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-013-40-001-05	
Existing Zoning:	B-4	Land Acreage:	45.3	Existing Use(s):	General Business
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name: ROWE Professional Services Company	Phone: 989-772-2138	Email: awendzel@rowepsc.com
	2. Address: 127 S. Main Street	City: Mt. Pleasant State: Zip: 48858	
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	Contact Person: Aaron J. Wendzel, P.E.	Phone 989-772-2138	
	1. Name: Mid Michigan College	Phone: 989-386-6600	
	Address: 2600 S. Summerton, Mt Pleasant, MI 48858	City: Mt. Pleasant State: MI Zip: 48625	
	Signature: 	Interest in Property: Owner	
	2. Name: _____	Phone: _____	
	Address: _____	City: _____ State: _____ Zip: _____	
	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 of Applicant

1/20/2025
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____
Date Received: _____ Escrow Deposit Paid: \$ _____

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

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 in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission 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.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW

HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: Mid Michigan College

Name of business owner(s): Tim Hood, President

Street and mailing address: 2600 S. Summerton Rd.
Mt. Pleasant, MI 48625

Telephone: _____

Fax: 989-386-6602

Email: thood@midmich.edu

I affirm that the information submitted is accurate.

Owner(s) signature and date:

 Hood 1/20/2025

Information compiled by:

Matt Miller, Mid Michigan College, mmiller@midmich.edu

Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

COMMON NAME	CHEMICAL NAME (components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
None				
X _____ NONE	KEY: LQ. = liquid P.LIQ. = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank

Section 14.2 Site Plan Review (excerpts)

A. Purpose and Scope.

The purposes of this Section are to establish uniform requirements of procedure for review of site plans for new development in the Township; to confirm compliance with this Ordinance and other Township ordinances prior to the start of construction; and to ensure that development in the Township is consistent with the adopted policies of the Township's Master Plan.

B. Authority.

Flexible standards have been established to ensure that the type of review and amount of required information is proportional to the project's scale and intensity. The Planning Commission shall have the authority to review and take action on preliminary site plan and final site plan applications and the Zoning Administrator shall have authority to review and take action on minor site plan applications, all in accordance with this Section and Ordinance.

1. Preliminary site plan. Requirements for a preliminary site plan are intended to allow for review of the general character of the proposed use(s), general site layout, and location of structures and other site improvements; and to confirm that the overall development can conform to Ordinance requirements.
2. Final site plan. A final site plan is a set of engineering, architectural, and/or landscape design drawings that satisfy all applicable requirements of this Ordinance and outside agencies with jurisdiction, which are prepared by registered design professionals based on an approved preliminary site plan and depict all planned building, pedestrian access, parking, grading, drainage, infrastructure, exterior lighting, and other site improvement details for a given lot and development project.
3. Minor site plan. The reduced information requirements for a minor site plan submittal, as specified in Section 14.2(P) (Required Site Plan Information), are intended to allow for administrative review of a limited range of low intensity projects that do not include significant engineering or design details.

C. Site Plan Approval Required.

No permits shall be issued, no construction of or addition to any structure shall take place, and no land use for which site plan approval is required shall be established or expanded until all required site plans have been approved in accordance with this Section and Ordinance. Except as permitted in accordance with this Section, no grading, grubbing, cutting of trees or other vegetation, excavation, landfilling, or construction of improvements shall commence for any development for which site plan approval is required until all required site plans have been approved in accordance with the following:

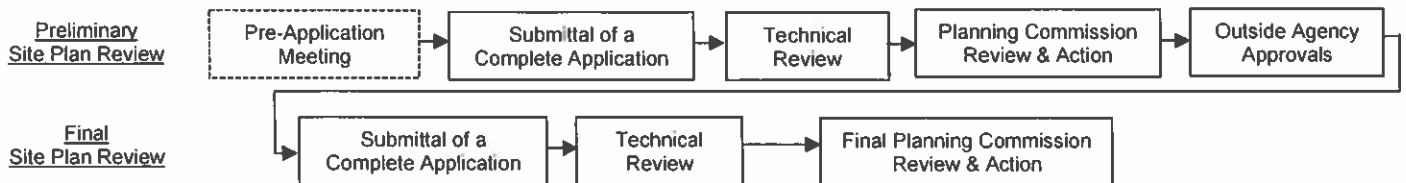
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All other land uses subject to special use permit approval in the zoning district, and all land uses for which site plan approval is otherwise required by provisions of this Ordinance.	✓	✓		
Farm-based tourism and entertainment activities (agri-tourism), public stables, permanent auction facilities, and religious institutions as allowed in the Agricultural (AG) District per Section 3.	✓	✓		
Private off-road courses as allowed in the Agricultural (AG) District per Section 3.			✓	
Customary agricultural operations, private stables, and greenhouses as allowed in the Agricultural (AG) and Rural Residential (R-1) zoning districts per Section 3, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓
Construction, relocation or alteration of a two family (duplex) dwelling, detached single family dwelling or customary accessory structures on a single lot, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Home occupations that conform to the requirements of Section 6.19.				✓
Family day care homes, adult foster care family homes and small group homes, and child foster family homes and family group homes, as licensed by the State of Michigan.				✓
Multiple-family residential buildings and uses, independent or dependent senior housing, assisted living facilities, nursing homes; homes for the aged, and religious institutions as allowed in the Residential Districts per Section 3.	✓	✓		
All land uses allowed in the Business Districts and Industrial Districts per Section 3.	✓	✓		
All planned unit development (PUD) projects, as approved by the Township Board in accordance with Section 3.18.	✓	✓		
Construction or expansion of buildings, equipment storage yards, and associated above-ground site improvements occupied by or intended for occupancy by essential services in any zoning district.	✓	✓		
The improvement, expansion, extension or abandonment of public or private overhead or underground utility lines or easements.				✓
Any development which would, if approved, provide for the establishment of more than one principal use or building on a lot.	✓	✓		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Act and Section 5.1 of this Ordinance provided that no new construction or alteration of existing buildings or site improvements are proposed or required, and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Establishment or alteration of any other condominium subdivision in accordance with the Condominium Act and Section 5.1.	✓	✓		
A change in use for an existing multiple-family, mixed use or non-residential building where the Zoning Administrator has determined that no new construction or alteration of the building or site improvements are required and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other change in use for an existing multiple-family, mixed use or non-residential building.	✓	✓		
Expansion of an existing multiple-family, mixed use or non-residential principal building of up to ten percent (10%) of the gross floor area, and any alterations that affect the exterior appearance, pedestrian access or function of the building without a floor area increase.			✓	
Expansion of an existing multiple-family, mixed use or non-residential principal building exceeding ten percent (10%) of the gross floor area.	✓	✓		
Relocation of a multiple-family, mixed use or non-residential building.	✓	✓		
Establishment or alteration of a multiple-family, mixed use or non-residential accessory use or structure where the Zoning Administrator has determined that compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure,	✓	✓		
Expansion of any multiple-family, mixed use or non-residential off-street parking facility by up to 2,750 square feet.			✓	

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Expansion of any multiple-family, mixed use or non-residential off-street parking facility exceeding 2,750 square feet.	✓	✓		
Construction, extension or alteration of a private road, as authorized by Ord. No. 2009-09, that is located outside of a subdivision plat.	✓	✓		
Incidental changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved final site plan.			✓	
Incidental building modifications that do not significantly alter the facade, height or floor area of a multiple-family, mixed use or non-residential building.			✓	
Changes to a site required to comply with State Construction Code requirements.			✓	
Sidewalk or pedestrian pathway construction, or barrier-free improvements.			✓	
Construction of fences, exterior lighting improvements, or installation of screening around a waste receptacle, mechanical unit or similar equipment for a multiple-family, mixed use or non-residential use.			✓	
Re-occupancy of an existing multiple-family, mixed use or non-residential building that has been vacant for more than 365 calendar days, provided that no variances to the requirements of this Ordinance are required and the proposed use will be conducted within a completely enclosed building, and will not require access changes or other substantial modifications to the existing site.			✓	

1. Extraction operations. For extraction operations as authorized under the Township's Extraction Ordinance No. 20-01, Planning Commission approval of an Extraction Permit and associated mining and reclamation plans shall also constitute site plan approval for the use under this Ordinance.
2. Mobile home parks. Construction, expansion or alteration of a mobile housing park shall be subject to preliminary plan approval in accordance with Section 3.12 and the procedures and standards established under Section 11 of the Mobile Home Commission Act (Public Act 96 of 1987, as amended), as summarized below:
 - a. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.
 - b. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the review procedure outlined in this Section for preliminary site plan approval, where applicable, except where pre-empted by requirements of the Mobile Home Commission Act or Manufactured Housing Rules.
 - c. Pursuant to Section 11 of the Mobile Home Commission Act, the Planning Commission shall take action on the preliminary plan within 60 days after the Township officially receives the plan.

D. Summary of the Site Plan Review Processes.



NOTE: Applicant may combine preliminary and Final Site Plan Review, per Section 14.2(M)

P. Required Site Plan Information.

The following minimum information shall be included with any application for site plan approval, except where the Township Planner, Zoning Administrator or Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
SITE PLAN DESCRIPTIVE INFORMATION			
Name, address, and other contact information for the applicant and property owners, along with proof of ownership and signed consent if applicant is not the owner.	●	●	●
Name, address, and other contact information of the firm or individual preparing the site plan. Site plans prepared by an architect, community planner, engineer, landscape architect or land surveyor shall bear the individual's professional seal.	●	●	●
A final site plan shall be prepared and sealed by an architect, engineer, landscape architect or land surveyor registered in the State of Michigan.			●
Location, address(es), and tax identification number(s) of subject parcel(s); dimensions of the site, and the gross and net land area.	●	●	●
Legal description(s) of the subject parcel(s)		●	●
Legal description of the proposed development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.		●	●
Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association.			●
Description of applicant's intentions regarding selling or leasing of all or portions of land, dwelling units or building spaces.		●	●
Residential projects: Gross and net dwelling unit density, lot area per dwelling unit, and a schedule of the number, sizes (bedrooms, floor areas), and types of dwellings.		●	●
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	●	●	●
SITE PLAN DATA AND NOTES			
Minor site plans shall be drawn to a scale appropriate for the sheet size and of such accuracy that the Zoning Administrator can readily interpret the plan.	●		
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and legible at the required sheet size. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.		●	●
Vicinity map showing the general location of the site, map scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).		●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).		●	●
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.		●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Calculations for parking, lot coverage, total ground floor area, and other applicable Ordinance requirements.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
EXISTING CONDITIONS			
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.		●	●
SITE PLAN DETAILS			
Delineation of required yards, and other setback areas and open space.	●	●	●
Identification of general location(s) and area(s) of each development phase; and the planned construction program and schedule for each development phase.		●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site.	●	●	●
Location, type, area, height, and lighting specifications of proposed signs.	●		●
An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding.	●		●
Location, area, and dimensions of any outdoor sales, display or storage areas.	●	●	●
Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions; indication how recycling will be implemented.		●	●
BUILDING DESIGN AND ORIENTATION			
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	●	●	●
Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site.		●	●
Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries.		●	●
Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials.		●	●
Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer.			●
ACCESS AND CIRCULATION			
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.		●	●
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●		●
Parking space dimensions, pavement markings, and traffic control signage.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials.		●	●
Identification of proposed names for new public or private roads serving the site.		●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.			●
NATURAL FEATURES AND OPEN SPACE AREAS			
A general description and preliminary delineation of existing natural features on and abutting the site.		●	●
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and any mitigation measures as may be required by Township ordinance or state statute.			●
Outdoor open space and recreation areas; location, area, and dimensions.		●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.			●
SCREENING AND LANDSCAPING			
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●	●	●
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved.			●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting.			●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials.			●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices.	●	●	●
UTILITIES, STORMWATER MANAGEMENT, AND GRADING			
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.		●	●
Details of the location, layout, and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site, including line sizes, inverts, hydrants, flow patterns, manholes, and catch basins.			●
Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable.			●
Calculations for capacity of stormwater management and drainage facilities.			●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.			●
General areas of intended filling or cutting.		●	●
Directional arrows showing existing and proposed drainage patterns on the lot.	●		●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.			●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.		●	●
Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established.			●
Other information as requested by the Township Planner, Zoning Administrator or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	●	●	●

Q. Expiration and Extension of Site Plan Approval.

Site plan approvals shall expire and may be extended in accordance with the following:

1. Expiration of preliminary site plan approval. Approval of a preliminary site plan shall be valid for a period of 545 calendar days from the date of approval and shall expire and be of no effect unless an application for final site plan approval for all or part of the area included in the approved preliminary site plan is filed with the Township Clerk within that time period.
2. Expiration of final site plan approval. A final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.
3. Extension of preliminary or final site plan approval. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a preliminary or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.
4. Expiration of Minor Site Plan Approval. A minor site plan shall expire and be of no effect unless, within 365 calendar days of approval, appropriate permits have been approved, construction has begun on the property, and such work is diligently pursued in conformance with the approved minor site plan. No extensions of minor site plan approval shall be granted by the Zoning Administrator.

R. Phasing of Development.

The applicant may divide the development into two (2) or more phases. Phasing shall be subject to the following requirements:

1. In the case of a phased development, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
2. In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
3. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
4. The Township Planner or Planning Commission may require the applicant to post an acceptable performance guarantee to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

S. Standards for Site Plan Approval.

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

Standards for Site Plan Approval	Minor Site Plan	Preliminary Site Plan	Final Site Plan
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSGuide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application , 517-284-5567:		
a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? Union Township and Isabella County	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system system? Union Township Public Services Department and Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and WRD, Part 41 Construction Permit Program (staff), 906-228-4527, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? Union Township and Public Swimming Pool Program , 517-284-6541, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD,Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), Solid Waste , 517-284-6588, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Wastewater Discharge System?		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section , or EGLE District Office , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, Permit Section , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? MMD , 517-284-6588 or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters		
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, Public Swimming Pools Program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, Campgrounds , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, Aquatic Nuisance Control , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, Surface Water Assessment Section , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<p>Petroleum & Mining, OGMD, 517-284-6826</p> <p>41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?</p> <p>42) Does the project involve the surface or open-pit mining of metallic mineral deposits?</p> <p>43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?</p> <p>44) Does the project involve mining coal?</p> <p>45) Does the project involve changing the status or plugging of a mineral well?</p> <p>46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?</p>	<p>Y <input type="checkbox"/></p> <p>Y <input type="checkbox"/></p> <p>Y <input type="checkbox"/></p> <p>Y <input type="checkbox"/></p> <p>Y <input type="checkbox"/></p> <p>Y <input type="checkbox"/></p>	<p>N <input checked="" type="checkbox"/></p> <p>N <input checked="" type="checkbox"/></p> <p>N <input checked="" type="checkbox"/></p> <p>N <input checked="" type="checkbox"/></p> <p>N <input checked="" type="checkbox"/></p> <p>N <input checked="" type="checkbox"/></p>

Contact **Union Township** and [EGLE Permits & Bonding](#), OGMD, 517-284-6841



Site Plan Review Process:

Contact Information for Outside Agencies

Required Agency Contact Information

Mt. Pleasant Fire Department

Lt. Brad Doepker
804 E. High St.
Mt. Pleasant, MI 48858
Office: 989-779-5122
Cell Phone: 989-506-1442.
Email: bdoepker@mt-pleasant.org

Gourdie-Fraser Associates – Stormwater Management

Jennifer Graham, PE
123 W. Front Street
Traverse City, MI 49684
(231) 946-5874 (office)
(231) 946-3703 (fax)
(231) 313-4861 (cell)
Email: jennifer@gfa.tc

Charter Township of Union Department of Public Services

Kim Smith, Public Works Department Director
5228 South Isabella Road
Mt. Pleasant, MI 48858
Phone (989) 772-4600 ext. 224
Fax (989) 773-1988
ksmith@uniontownshipmi.com

Isabella County Road Commission

Patrick J. Gaffney, PE, Engineer Superintendent
2261 E. Remus Rd.
Mt. Pleasant, MI 48858
989-773-7131 x115
989-772-2371 fax
pgaffney@isabellaroads.com

Isabella County Transportation Commission

Rick Collins, Executive Director
2100 E. Transportation Dr.
Mt. Pleasant, MI 48858
Phone 989-773-6766
Fax 989-773-1873
rcollins@ictcbus.com

Optional Agency Contact Information

Michigan Transportation Department (Only required when work done in M-20 ROW) *

Ben Burrows
Mt. Pleasant TSC
1212 Corporate Drive
Mount Pleasant, MI 48858
989-775-6104 ext. 305
burrowsb@michigan.gov

City of Mt. Pleasant - Division of Public Works (Only required for Mt Pleasant city water/sewer) *

Stacie Tewari, P.E., LEED® AP
City Engineer
1303 N. Franklin Avenue
Mt. Pleasant, MI 48858
Phone: 989.779.5404
Fax: 989.772.6250
stewari@mt-pleasant.org

Isabella County Soil Erosion & Sedimentation Control

200 N. Main St.
Mt. Pleasant, MI 48858
989-317-4061

Central Michigan District Health Department

2012 E. Preston
Mt. Pleasant, MI 48858
989-773-5921

DTE

111 E. Pickard St.
Mt Pleasant, MI 48858
989-772-9061

Miss Dig

1-800-482-7171

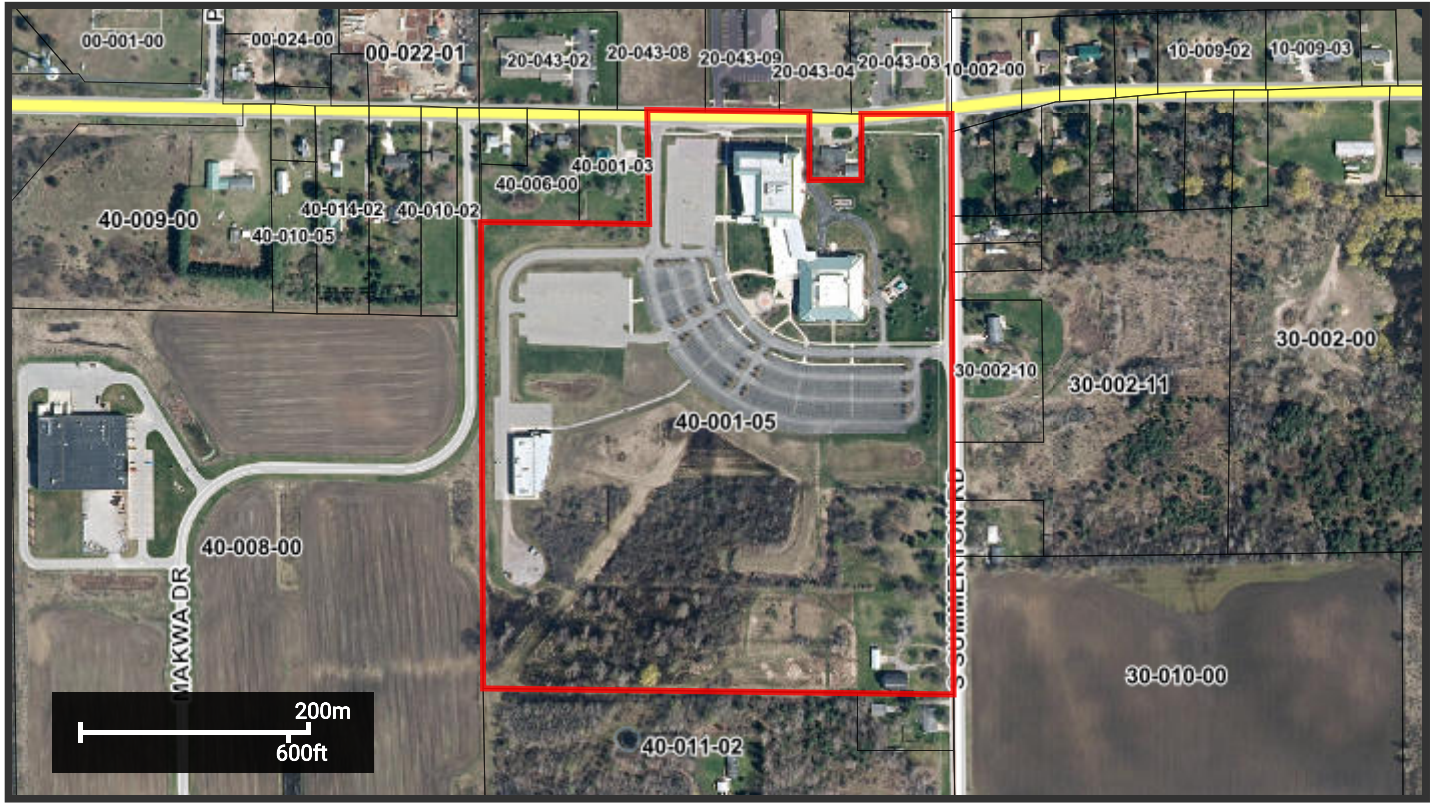


Isabella County GIS Tax Info

Parcel Report: 14-013-40-001-05

1/20/2025

10:30:47 AM



Property Address

2600 S SUMMERTON RD
MOUNT PLEASANT, MI, 48858

Owner Address

MID MICHIGAN COMMUNITY COLLEGE
--
1375 S CLARE AVE
HARRISON, MI 48625

Unit: 14
Unit Name: UNION

General Information for 2024 Tax Year

Parcel Number: 14-013-40-001-05

<u>Prop. Class Code:</u>	201
<u>Prop. Class Name:</u>	COMMERCIAL-IMPROVED
<u>School Dist Code:</u>	37010
<u>School Dist Name:</u>	MT PLEASANT CITY SCHOOL DIST

Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

Land Information

Acreage:	45.286
Zoning:	
Town/Range/Sec	14N 04W 013

Tax Description

T14N R4W COM AT E 1/4 COR OF SECTION 13 TH W 264 FT; TH S 165 FT; TH W 132 FT; TH N 165 FT; TH W 458 FT; TH S 330 FT; TH W 447 FT; TH S 1310 FT; TH E 1310 FT; TH N 170 FT; TH W 159 FT; TH N 137 FT; TH W 180 FT; TH N 264.5 FT; TH E 330 FT; TH N 1069 FT TO POB. COMBINATION FOR 2023 FROM 14-013-40-001-04 & 14-013-40-002-00 & 14-013-40-003-00 & 14-013-40-012-00 INTO 14-013-40-001-05.

Sales Information

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	201
Class Name:	COMMERCIAL-IMPROVED
Last Payment Date:	
Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%
Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
Mid Mich College	1.2175	0.00	\$0.00
Chippewa Library	1.75	0.00	\$0.00
Grat/Isab Voc ED	1	0.00	\$0.00
Grat/Isab SpEd	4.2	0.00	\$0.00
Grat/Isab RESD	0.264	0.00	\$0.00
MPPS Debt 2024	1.34	0.00	\$0.00
MPPS Debt 2022	1.1	0.00	\$0.00
MPPS Debt 2020	0.64	0.00	\$0.00
MPPS Debt 2016	1.8	0.00	\$0.00
MPPS Oper FC	18	0.00	\$0.00
MPPS Oper	18	0.00	\$0.00
Township Fire	2.25	0.00	\$0.00

Township Oper	1	0.00	\$0.00
Parks and Rec	0.35	0.00	\$0.00
Comm on Aging	1	0.00	\$0.00
Medical Care Fac	1	0.00	\$0.00
ICTC	0.862	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	201
Class Name:	COMMERCIAL-IMPROVED

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
County Operation	6.61	0.00	\$0.00
State Educ Tax	6	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	201
Class Name:	COMMERCIAL-IMPROVED

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
ICTC	0.862	0.00	\$0.00
Medical Care Fac	1	0.00	\$0.00
Comm on Aging	1	0.00	\$0.00
Parks and Rec	0.35	0.00	\$0.00
Township Oper	1	0.00	\$0.00
Township Fire	2.25	0.00	\$0.00
MPPS Oper	18	0.00	\$0.00
MPPS Oper FC	18	0.00	\$0.00
MPPS Debt 2022	1.52	0.00	\$0.00
MPPS Debt 2016	1.76	0.00	\$0.00
MPPS Debt 2020	0.7	0.00	\$0.00
Grat/Isab RESD	0.264	0.00	\$0.00
Grat/Isab SpEd	4.2	0.00	\$0.00
Grat/Isab Volc	1	0.00	\$0.00
Chippewa Library	1.75	0.00	\$0.00
Mid Mich College	1.2183	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	201
Class Name:	COMMERCIAL-IMPROVED
Last Payment Date:	
Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%
Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
County Operation	6.61	0.00	\$0.00
State Educ Tax	6	0.00	\$0.00

Application Use and Disclaimer

This application is intended for use by the general public as an aid for searching available land records. Any use of automated processes (program scripts, 'bots', ect.) to search records or mine data is strictly prohibited and may result in the suspension or termination of the violator's access privileges. Any high-volume automated access attempts will be regarded as Denial of Service (DoS) attacks and may be reported to the proper authorities.

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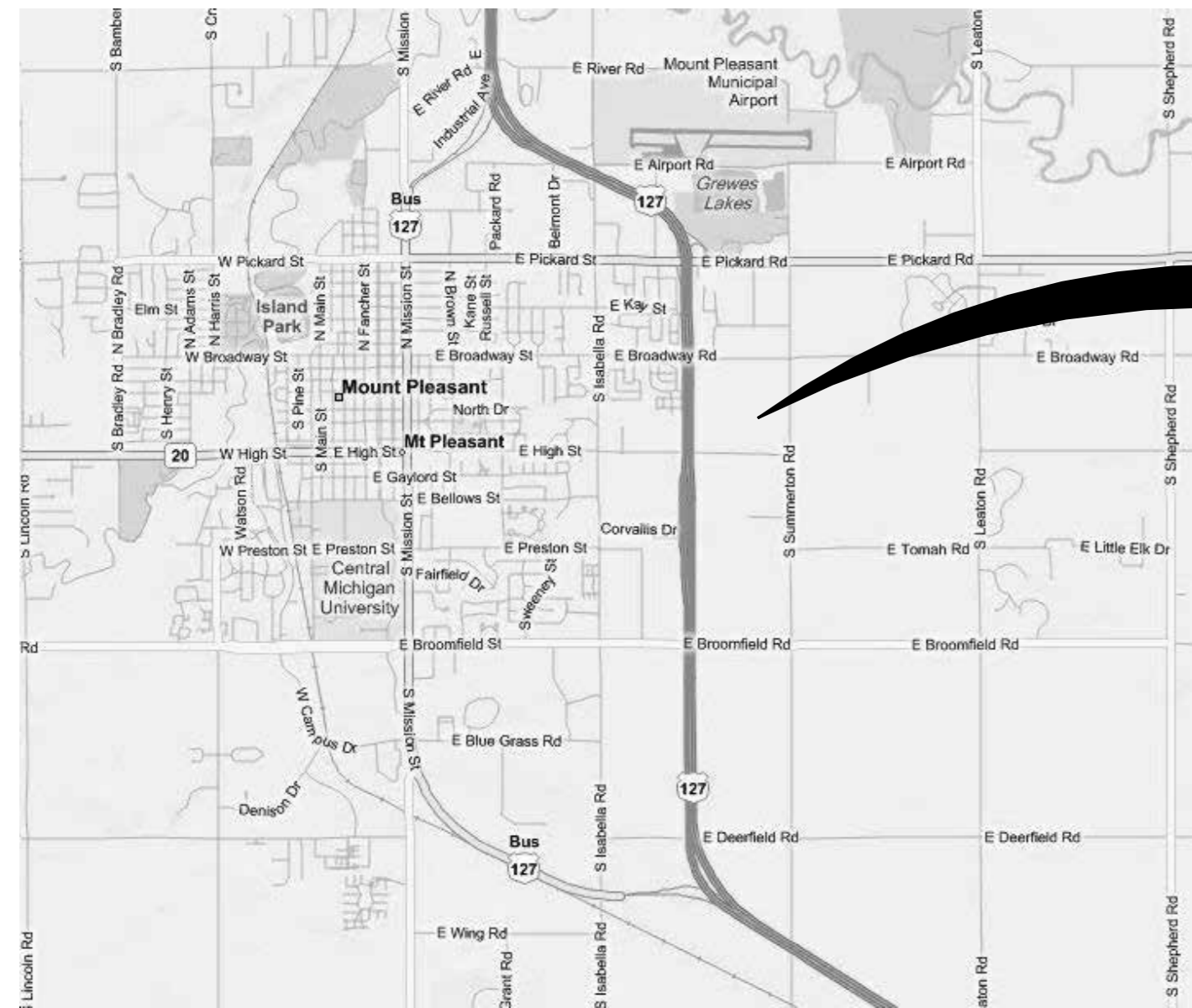


MT PLEASANT EVENT CENTER

2600 S.SUMMERTON
MT PLEASANT, MI 48858

HOBBS + BLACK PROJECT #: 24-704

PRELIMINARY SITE PLAN REVIEW APPLICATION 01/27/2025



SITE VICINITY MAP

**PROJECT
LOCATION**



SITE LOCATION MAP

**PROJECT
LOCATION**

DRAWING INDEX	
GENERAL	
A-000	TITLE SHEET DRAWING INDEX
CIVIL	
C-101	NOTE SHEET
C-102	LEGEND SHEET
C-103	DETAIL SHEET
C-104	DETAIL SHEET
C-105	DETAIL SHEET
C-106	DETAIL SHEET
C-200	EXISTING CONDITIONS
C-201	DEMOLITION PLAN
C-300	OVERALL SITE PLAN
C-301	SITE PLAN
C-302	UTILITY PLAN
C-400	LANDSCAPE PLAN
ARCHITECTURAL	
A-401	EAST & SOUTH EXTERIOR ELEVATIONS
A-402	WEST & NORTH EXTERIOR ELEVATIONS

BUILDING HEIGHT & AREAS	
GROUND LEVEL FLOOR AREA:	31,826 SQ.FT. GROSS 30,966 SQ.FT. NET
MEZZANINE FLOOR AREA:	7,335 SQ.FT. GROSS 6,635 SQ.FT. NET
TOTAL BUILDING FLOOR AREA:	39,161 SQ.FT. GROSS 37,601 SQ.FT. NET
BUILDING HEIGHT:	APPROX 40FT < 70FT ALLOWABLE

OWNER AND CONSULTANTS:

OWNER

MID MICHIGAN COLLEGE
1375 SOUTH CLARE AVE.
HARRISON, MI, 48625

CIVIL AND LANDSCAPE DESIGN

ROWE PROFESSIONAL SERVICES COMPANY
127 S. MAIN STREET
MOUNT PLEASANT, MI, 48858
PH: (989)-772-2138
FX: (989)-773-7757

ARCHITECT OF RECORD

HOBBS + BLACK ASSOCIATES, INC.
117 E. ALLEGAN STREET
LANSING, MI, 48104
PH: (517)-484-4870
FX: (517)-484-1369

STRUCTURAL ENGINEER

JDH STRUCTURAL ENGINEERING
3000 IVANREST SW SUITE B
GRANDVILLE, MI, 49418
PH: (616)-531-6020

MECHANICAL / PLUMBING ENGINEER

PETER BASSO ASSOCIATES, INC.
5145 LIVERNOIS, SUITE 100
TROY, MI, 48098
PH: (248)-879-5666
FX: (248)-879-0007

PRELIM. SITE REVIEW	01/27/2025
DATE ISSUED	
SM	DRAWN BY
	CHECKED BY

**HOBBS + BLACK
ARCHITECTS**
117 E. Allegan St.
Lansing, MI 48104
P. 517.484.4870
www.hobbs-black.com

MID MICHIGAN
COLLEGE
MT PLEASANT CAMPUS
EVENT CENTER
2600 S.SUMMERTON
MT PLEASANT, MI 48858

PROJECT

CONSULTANT

SHEET TITLE

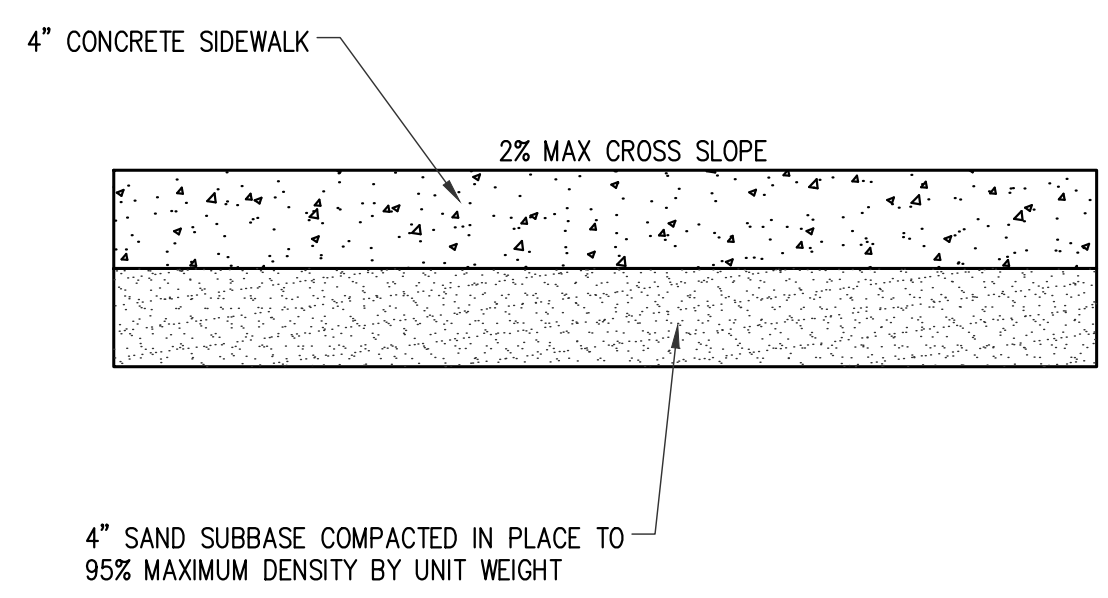
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PROJECT NUMBER

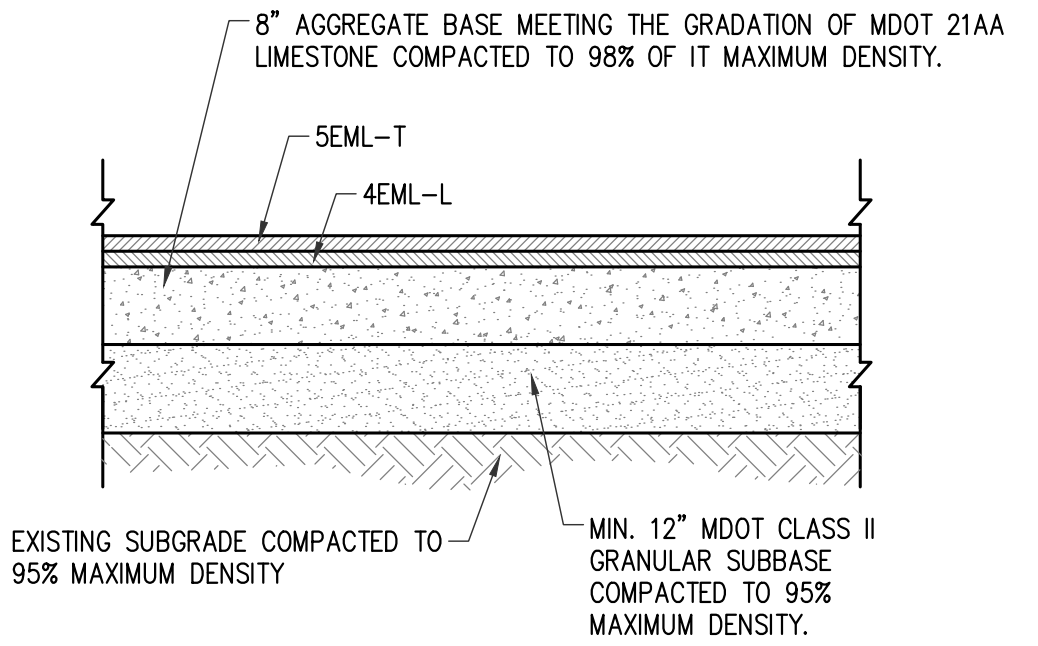
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SHEET NUMBER

FOR REFERENCE ONLY



CONCRETE SIDEWALK CROSS SECTION
 NOT TO SCALE

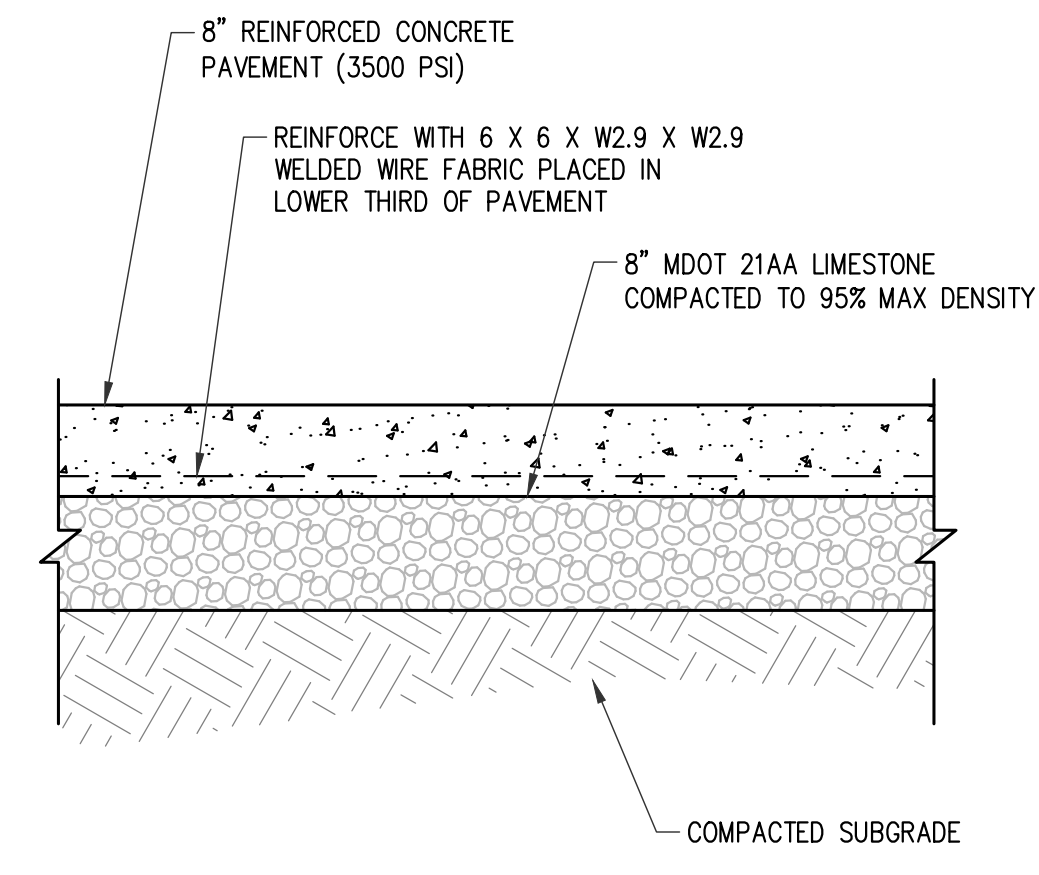


HMA APPLICATION CHART

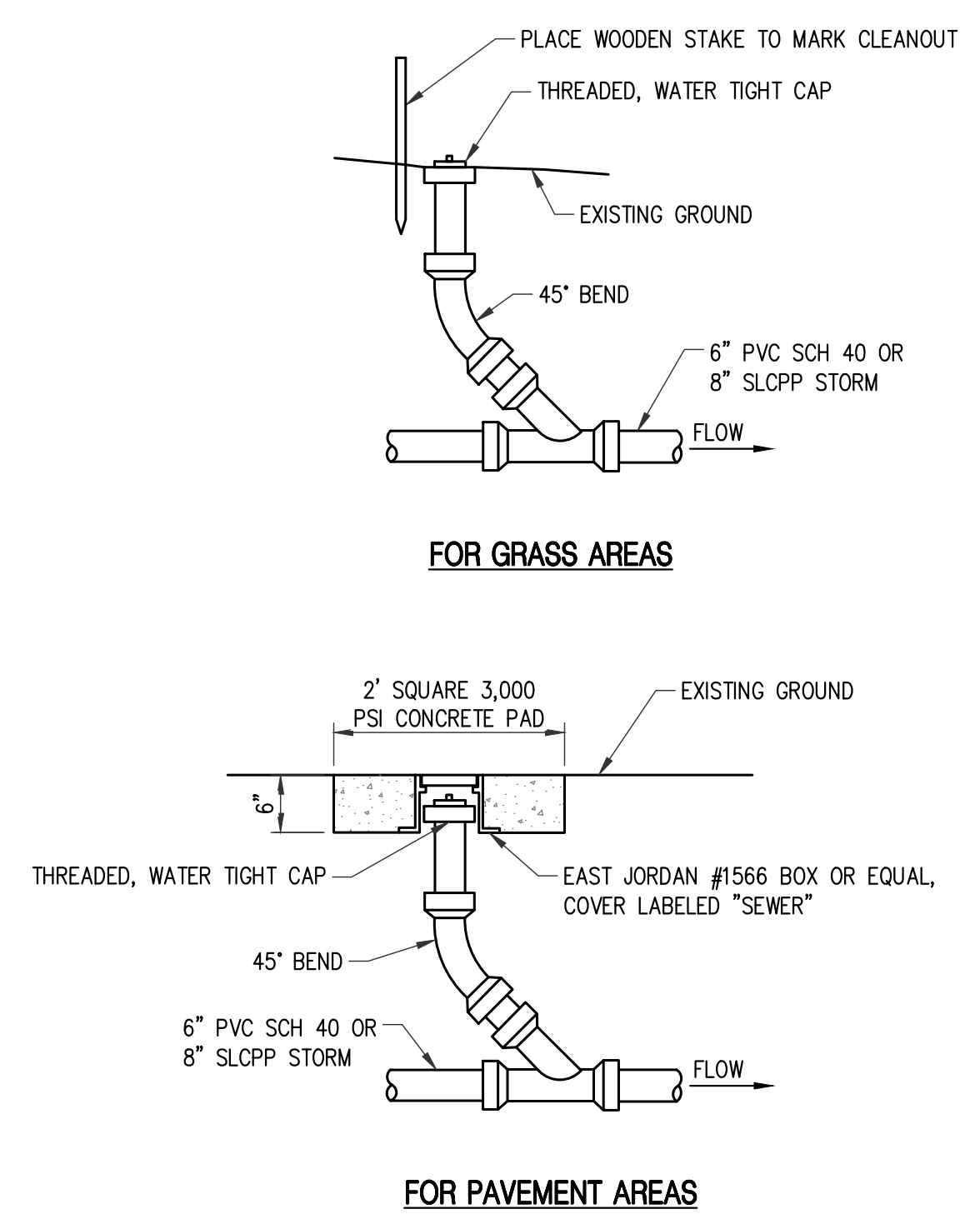
IDENT NO	ITEM/HMA PAVEMENT	THICKNESS	PERFORMANCE GRADE	COMMENTS
5EML-T	HMA, 5EML	1.5"	64-28	TOP COURSE
4EML-L	HMA, 4EML	2.5"	64-28	LEVELING COURSE

RAP SHALL BE LIMITED TO TIER 1 DESIGN (17% MAX RAP BY BINDER WEIGHT)
 BOND COAT RATE SHALL BE 0.05 TO 0.15 GAL/SYD
 TOP COURSE AGG. WEAR INDEX (AW) EL = 220 MIN

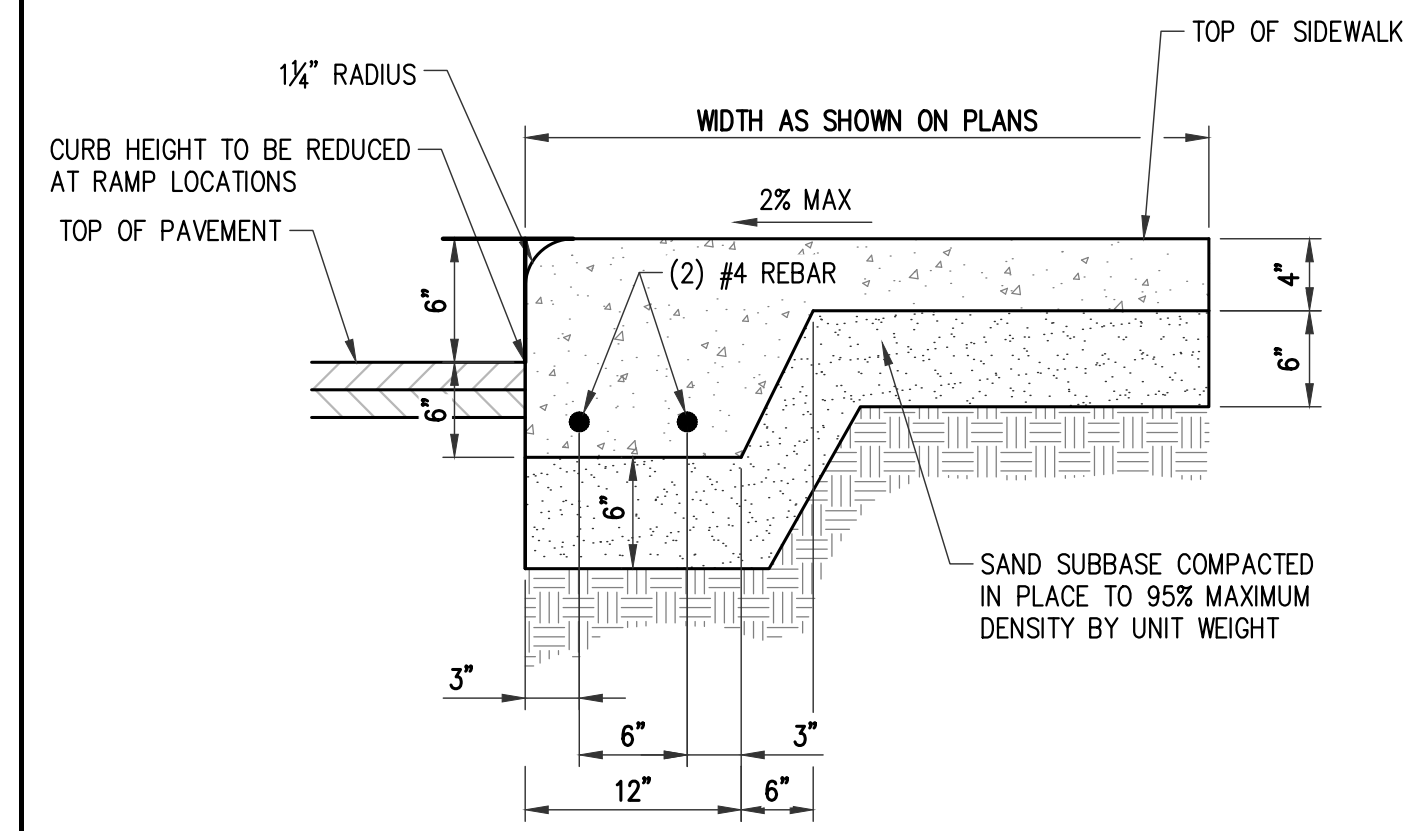
HMA PAVEMENT CROSS SECTION
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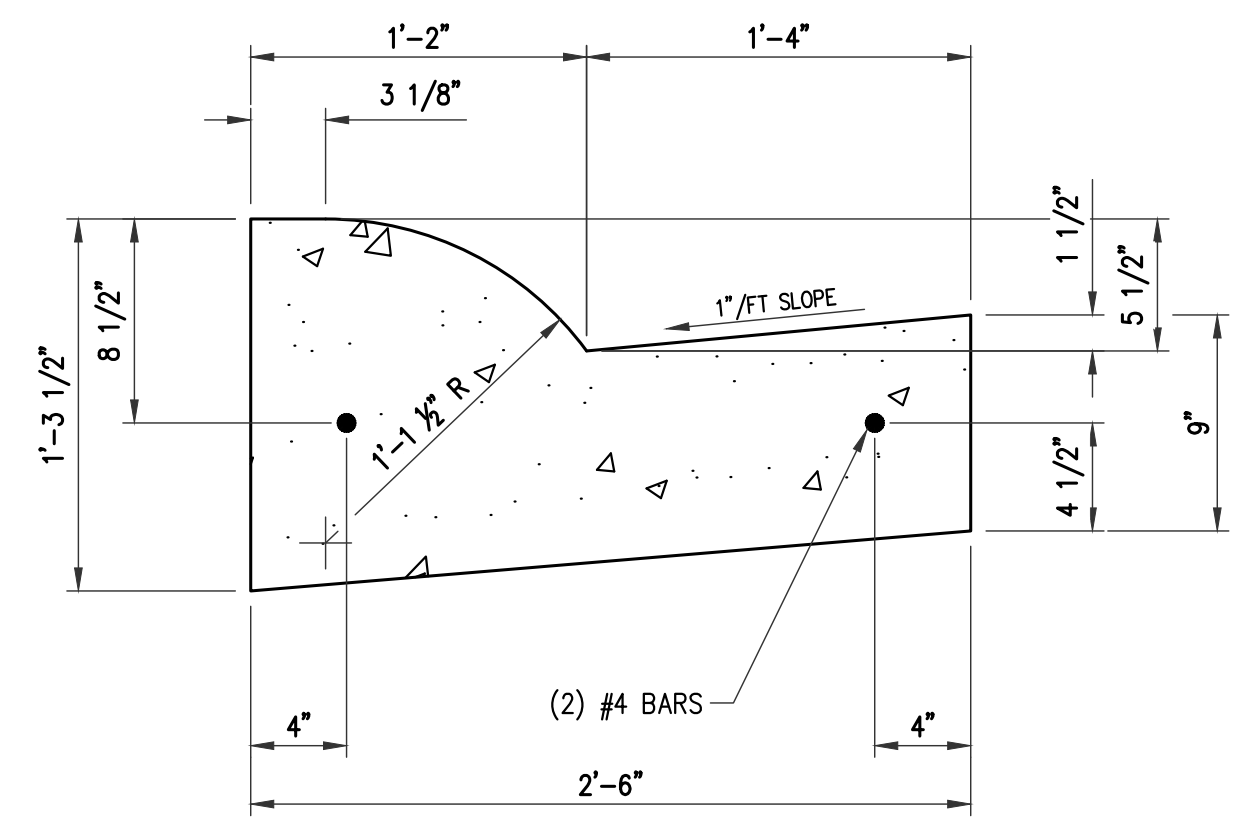
CONCRETE PAVEMENT CROSS SECTION
 NOT TO SCALE



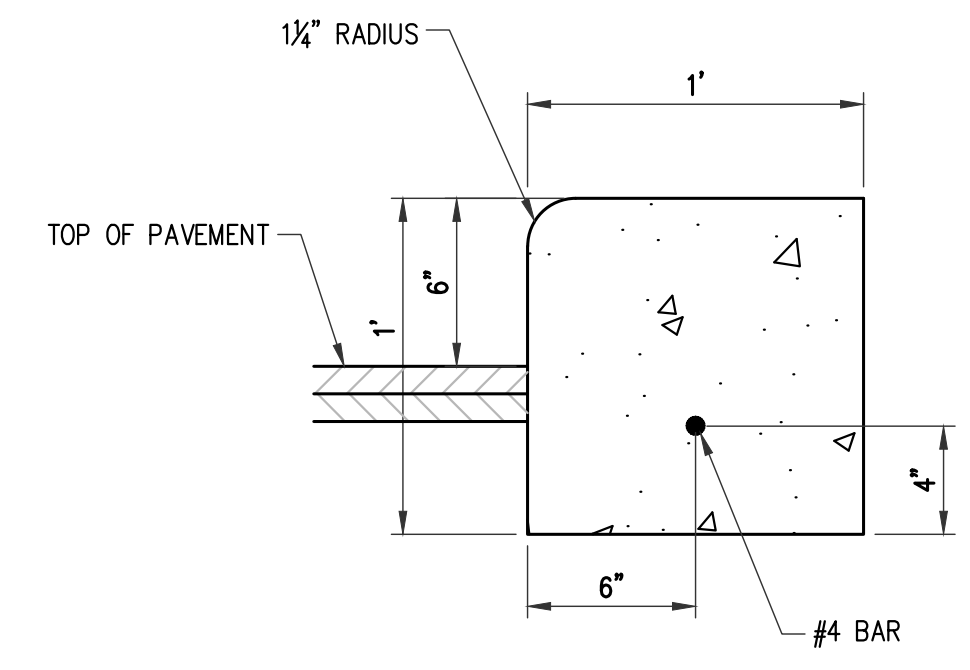
CLEANOUT RISER DETAIL
 NOT TO SCALE



RAISED EDGE WALK DETAIL
 NOT TO SCALE



CONCRETE CURB & GUTTER DETAIL B-2
 NOT TO SCALE



CONCRETE CURB
 NOT TO SCALE

PRELIM. SITE REVIEW 01/27/2025
 DATE ISSUED
 JPB
 DRAWN BY
 AJW
 CHECKED BY

HOBBS + BLACK ARCHITECTS
 117 E. Allegan Street
 Lansing, MI 48933
 P: 517 484 4870
 www.hobbs-black.com

MID MICHIGAN COLLEGE
 MT PLEASANT CAMPUS
 EVENT CENTER
 2600 S. SUMMERTON
 MT PLEASANT, MI 48858
 PROJECT

ROWE
 507 39th Street SE
 Grand Rapids, MI 49548
 D: (616) 272-7125
 www.roweinc.com
 CONSULTANT

DETAIL SHEET

SHEET TITLE

24704
 PROJECT NUMBER

C-103
 SHEET NUMBER

For Review 01/27/2025 9:12:16 AM



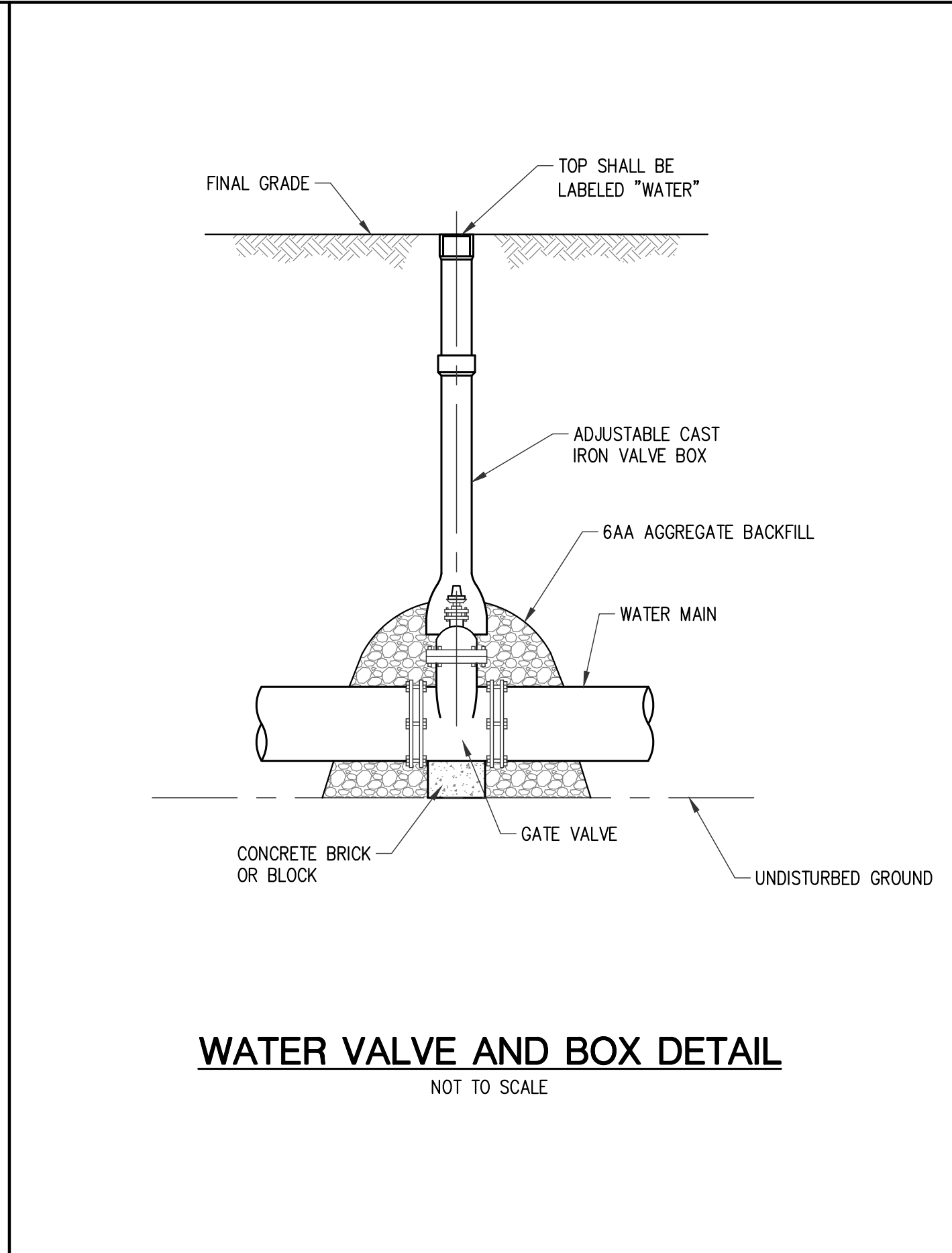
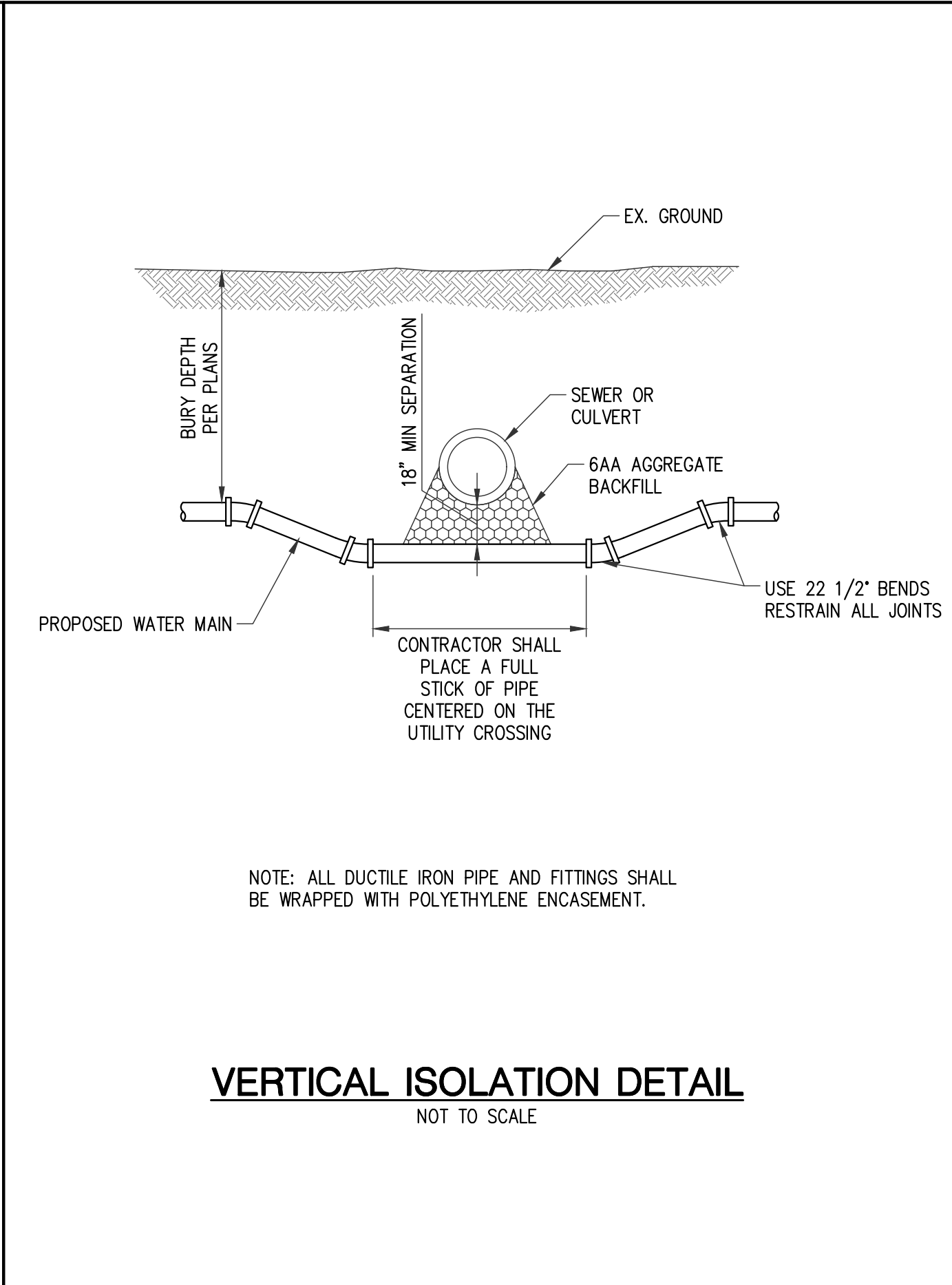
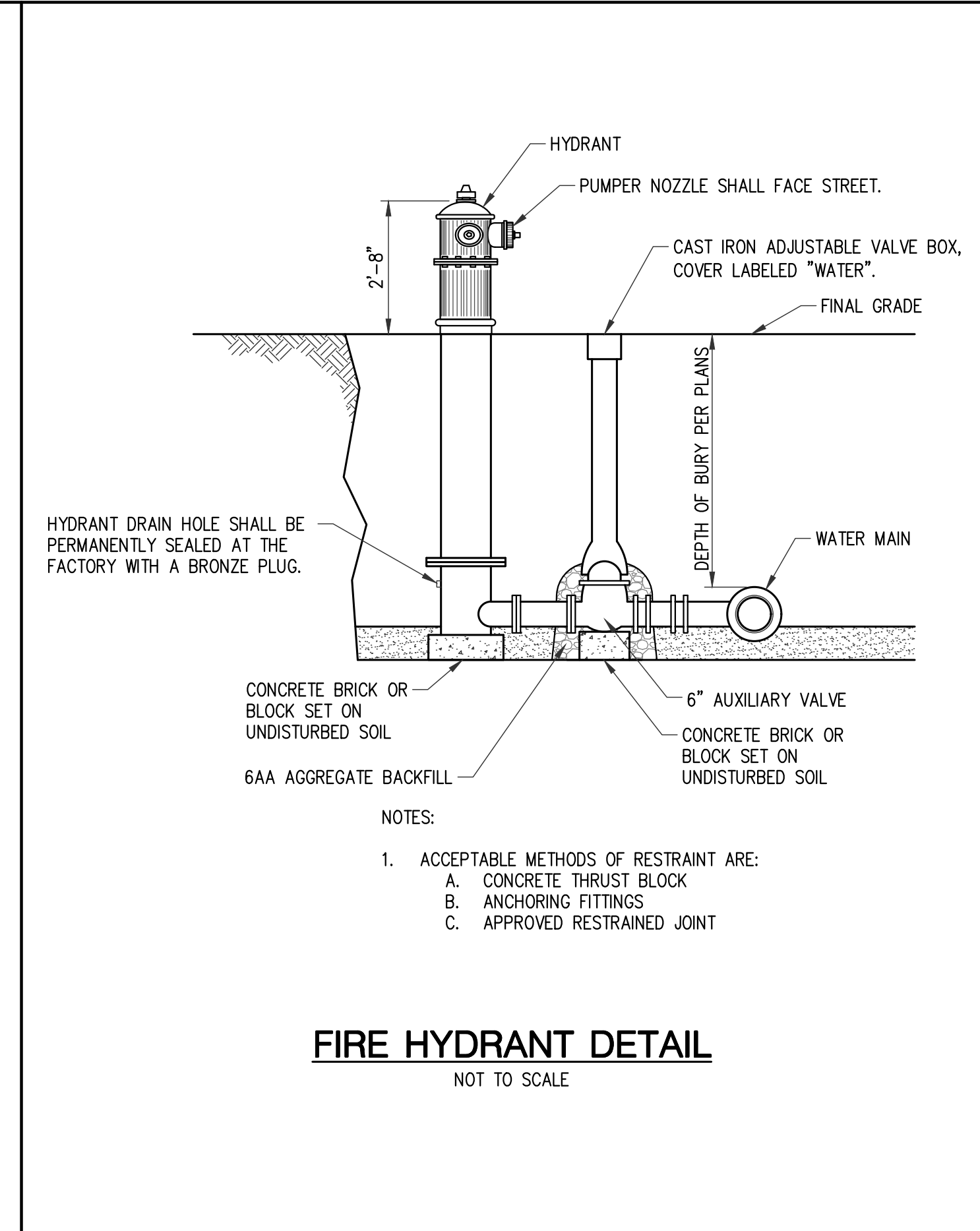
Know what's below.
 Call before you dig.

Drawing: R:\Projects\240005\1\0\Drawings\Construction Drawings\SH-240005-0-DET.dwg
 Date: Jan 24, 2025, 3:50pm Layout: DET 1 Plotted by: 973jpb

For Review
 01/27/2025 9:12:16 AM



Know what's below.
 Call before you dig.



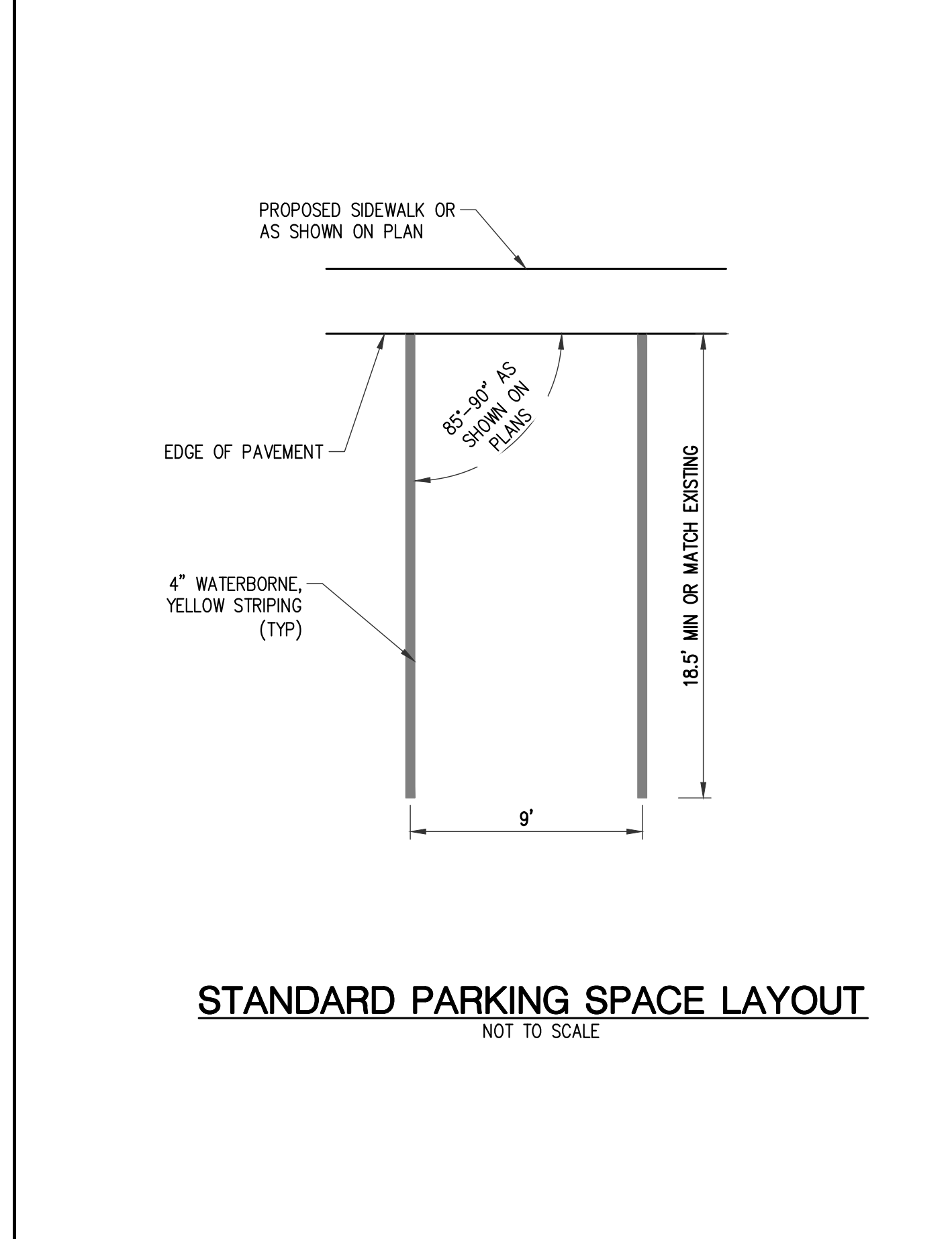
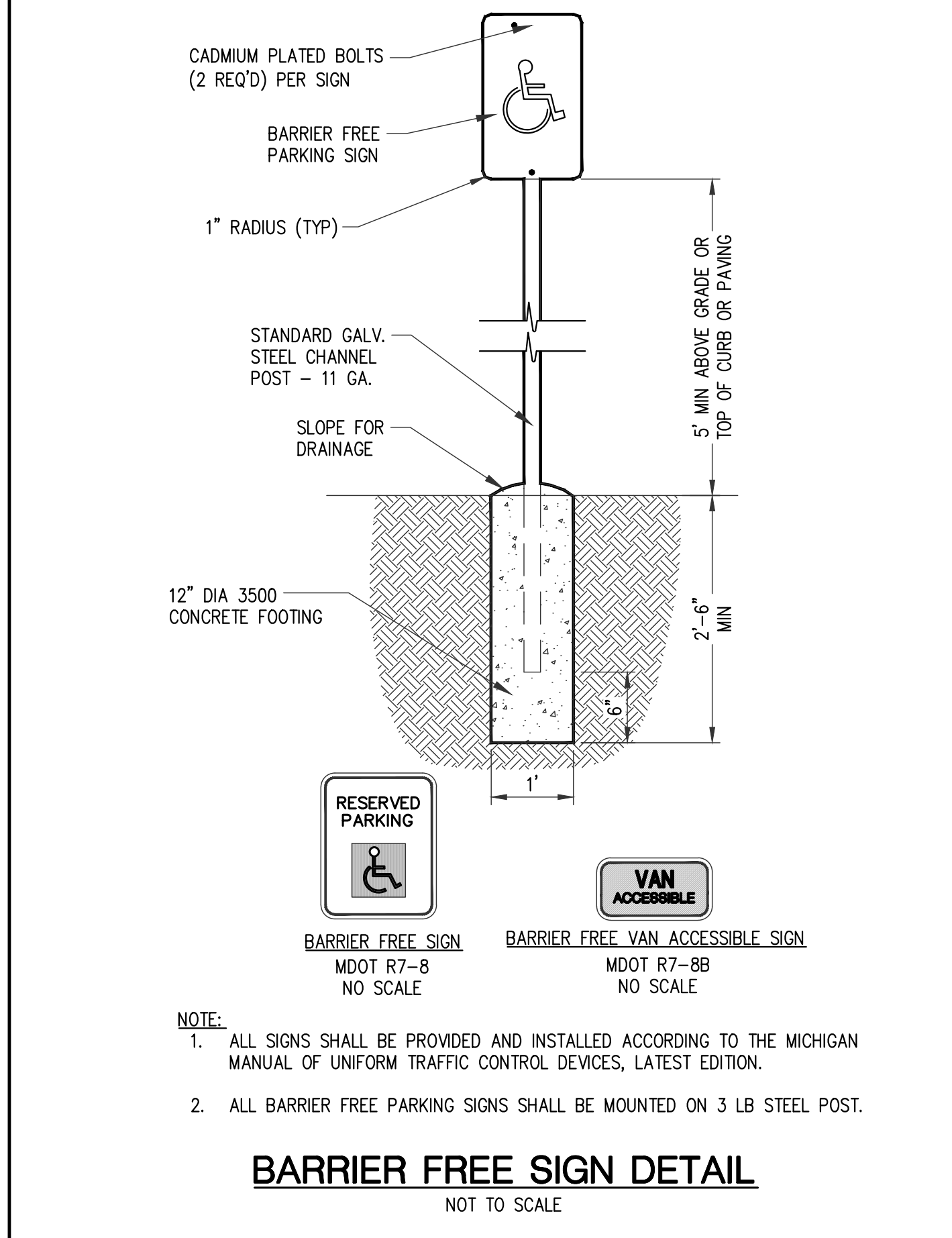
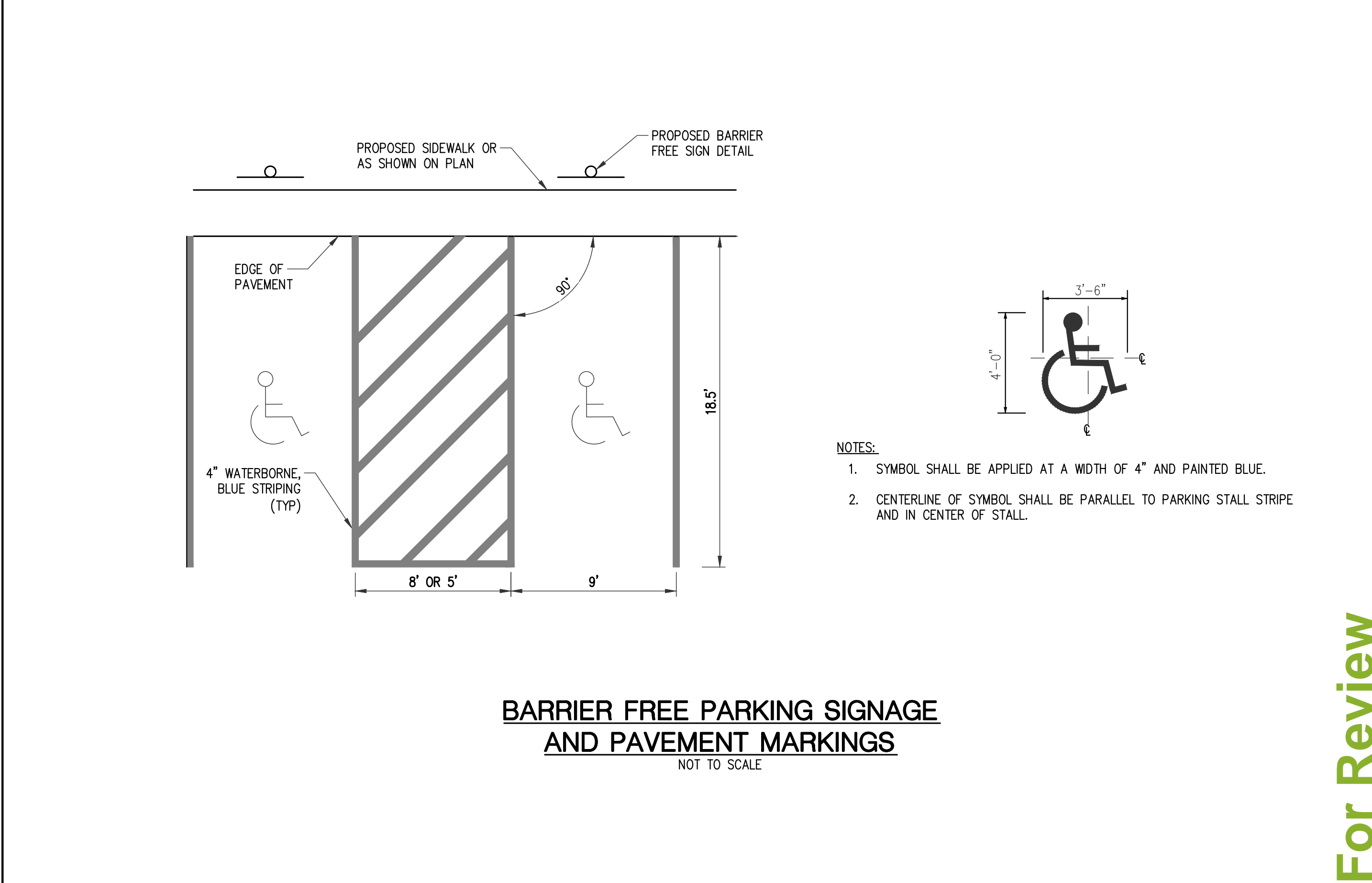
MINIMUM PIPE RESTRAINT SCHEDULE FOR GROUND BURIED PRESSURE PIPES (SEE NOTE 1)

LENGTH (IN FEET) OF RESTRAINT REQUIRED (SEE NOTE 2)

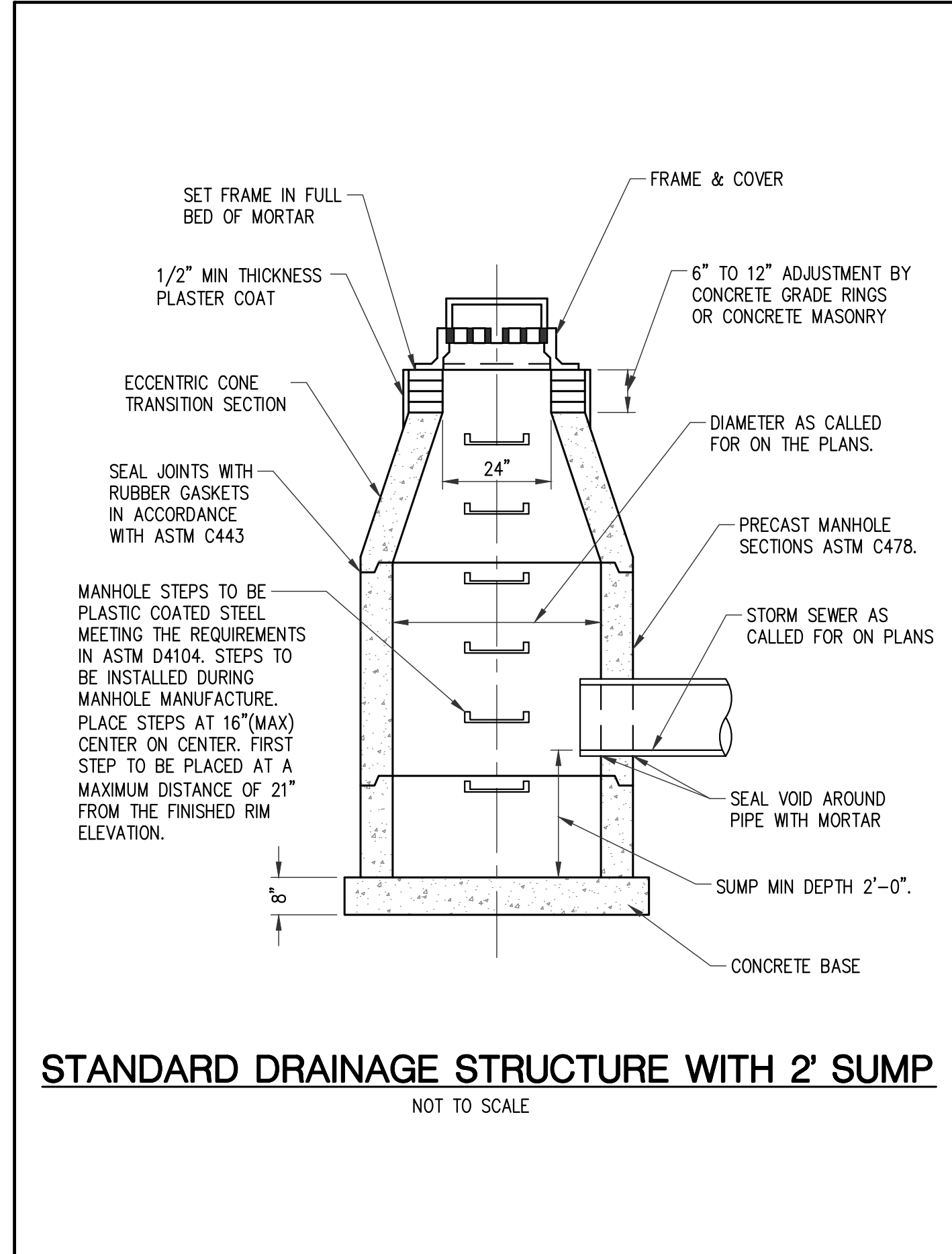
PIPE DIAMETER	DEFLECTION ANGLE	22 1/2'	33 3/4'	45'	56 1/4'	67 1/2'	78 3/4'	90' TEE OR DEAD END
6"	3	6	11	16	23	29	37	
8"	4	8	15	22	31	41	50	
10"	5	11	18	28	38	49	61	
12"	6	13	22	33	45	59	73	
14"	7	14	25	37	52	68	84	
16"	8	16	28	42	59	77	95	
18"	8	18	31	47	66	86	107	
20"	9	20	35	53	73	95	118	
24"	11	23	40	61	85	111	138	
30"	13	29	50	75	105	136	170	
36"	15	34	59	88	123	160	199	
42"	17	39	67	101	141	184	228	
48"	19	43	75	113	157	206	255	

PIPE RESTRAINT SCHEDULE
 NOT TO SCALE

NOTES:
 1. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE + WATER HAMMER.) FOR OTHER TEST PROCEDURES, ALL VALUES ARE TO BE INCREASED OR DECREASED PROPORTIONALLY.
 2. IN EACH DIRECTION FROM POINT OF DEFLECTION OR TERMINATION EXCEPT FOR A TEE AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE TEE STEM.
 3. IF TIE RODS ARE USED, PLACE 2 RODS 5/8 INCH DIAMETER MINIMUM FOR WATER MAIN 6 INCH TO 10 INCH AND 4 RODS 5/8 INCH DIAMETER MINIMUM FOR 12 INCH AND LARGER.



Drawing: R:\Projects\240006\1\0\Drawings\Construction\Drawings\SH-240006\6-DET.dwg
 Date: Jan 27, 2025, 9:20am
 Layout: DET 2
 Plotted by: 973.jpb

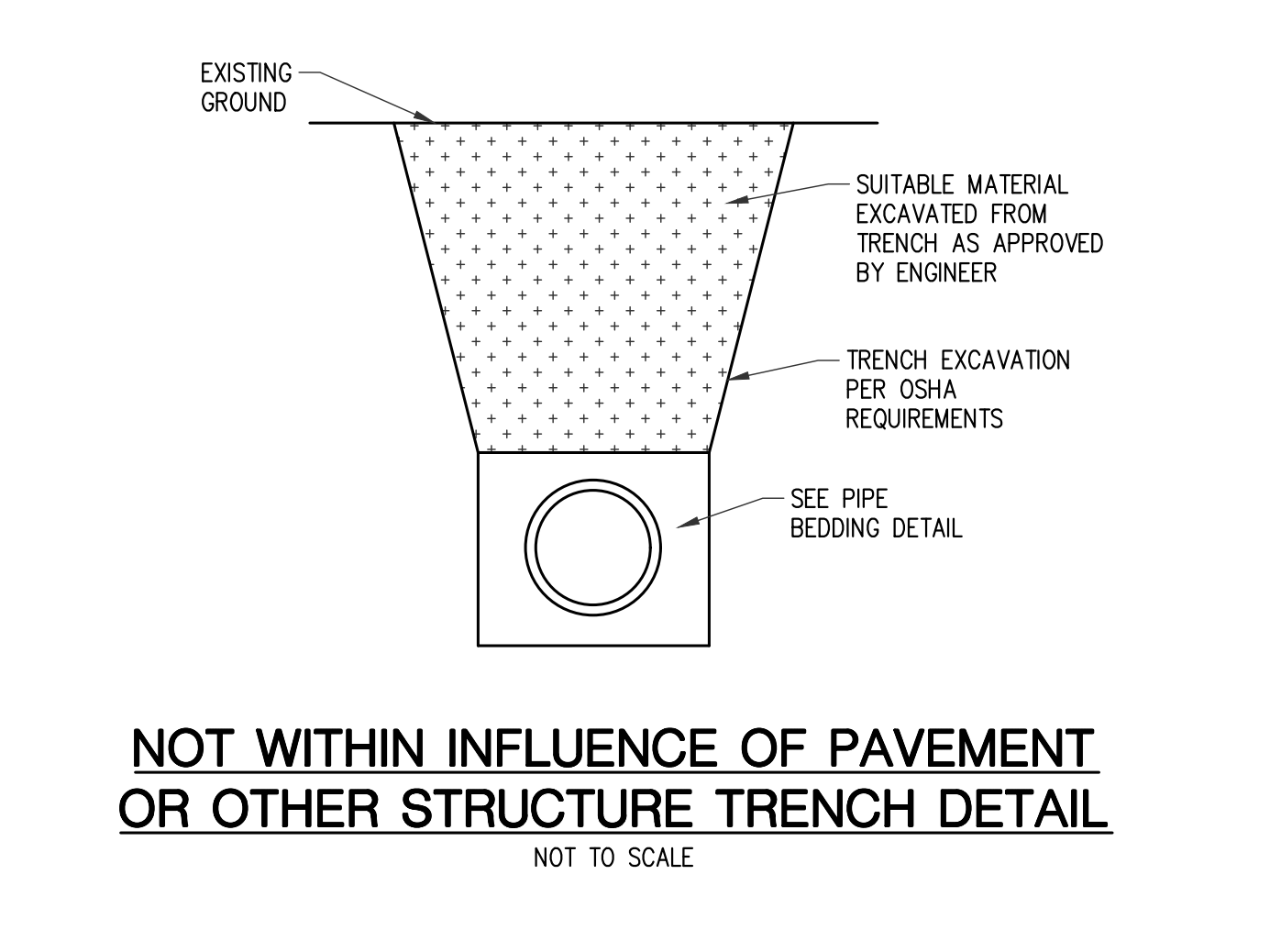


STANDARD DRAINAGE STRUCTURE WITH 2' SUMP
 NOT TO SCALE

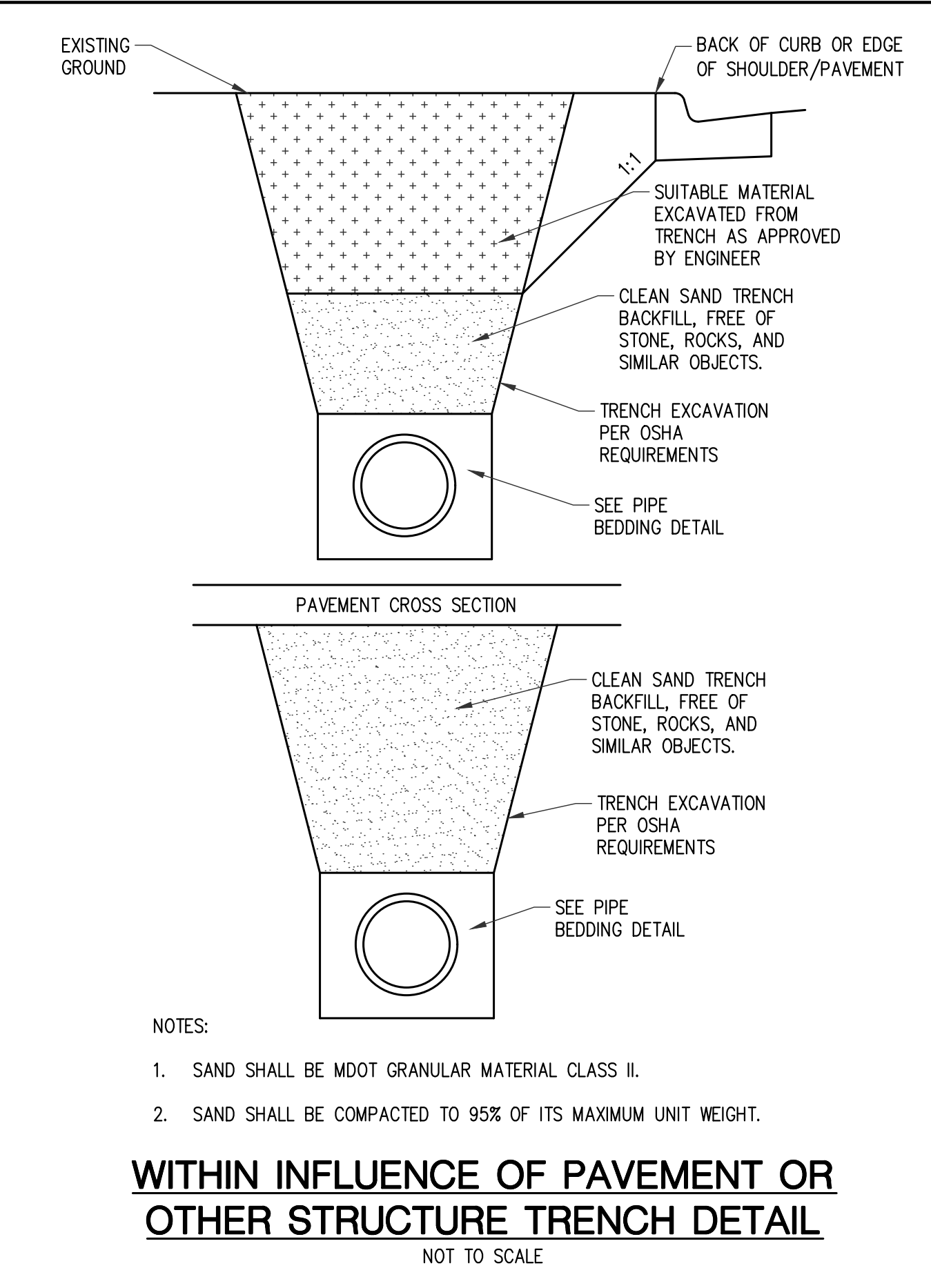
NOTES:

- SUFFICIENT TRENCH WIDTH SHALL BE PROVIDED TO ALLOW FREE WORKING SPACE AND TO PERMIT COMPACTING THE BACKFILL AROUND THE PIPE.
- THE FOLLOWING ARE MINIMUM TRENCH WIDTHS:

I.D. PIPE SIZE (INCHES)	18 OR SMALLER	21	24	30	36	42	48	54	
"W" TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.5	
I.D. PIPE SIZE (INCHES)	60	66	72	78	84	90	96	102	108
"W" TRENCH WIDTH (FEET)	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0



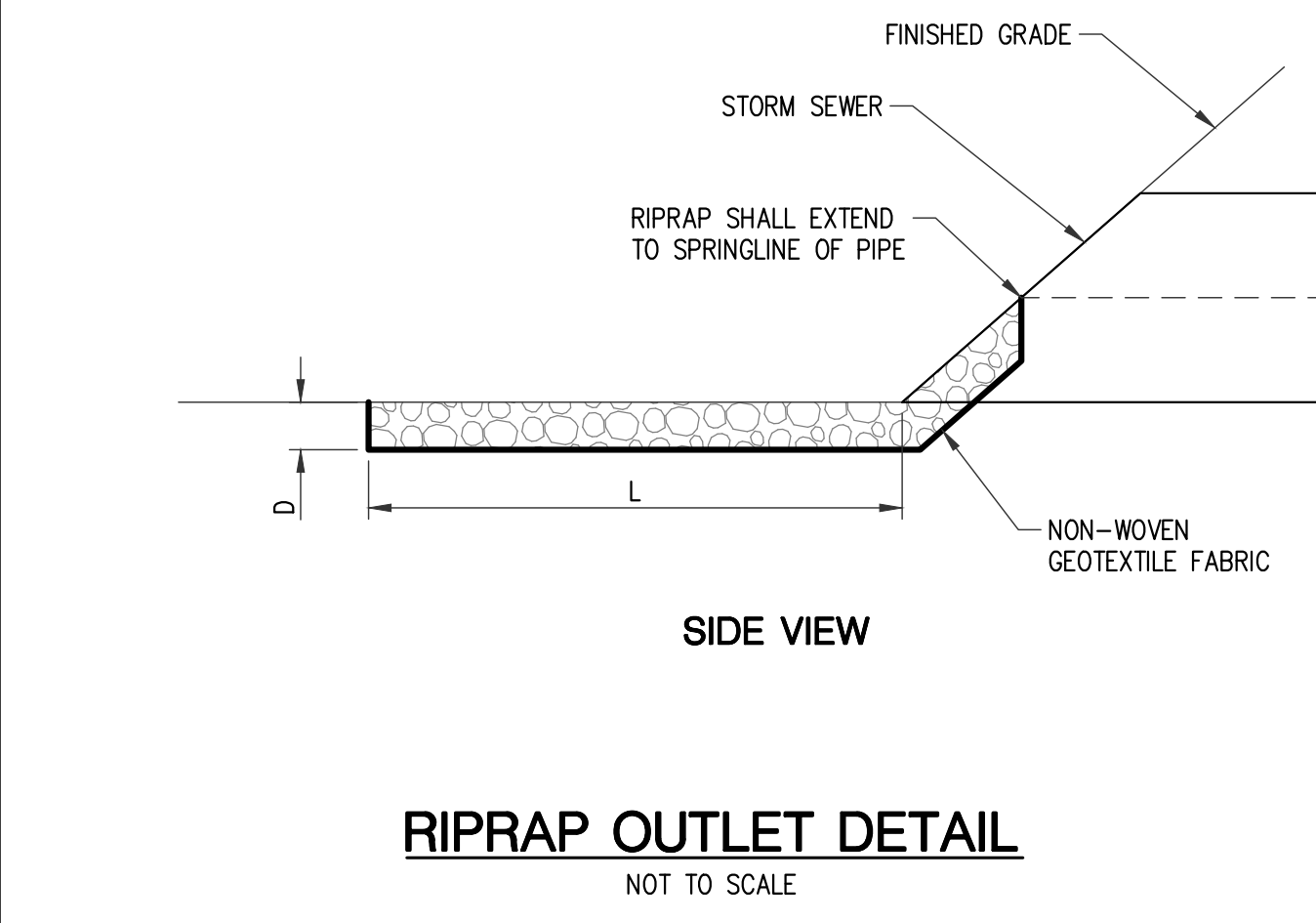
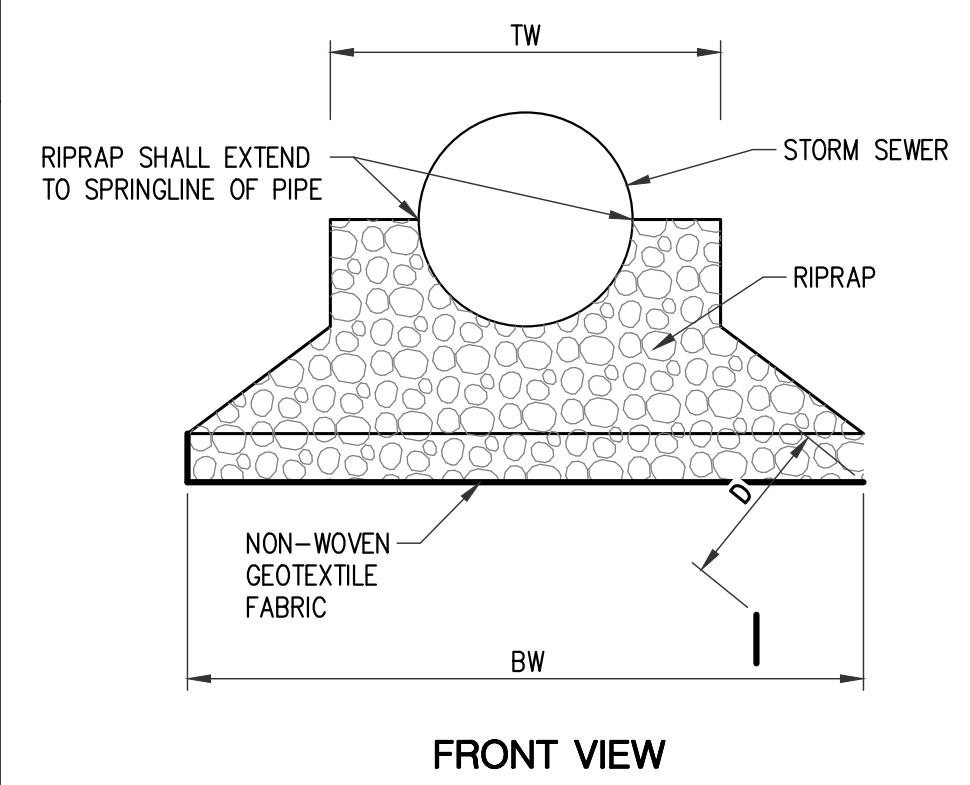
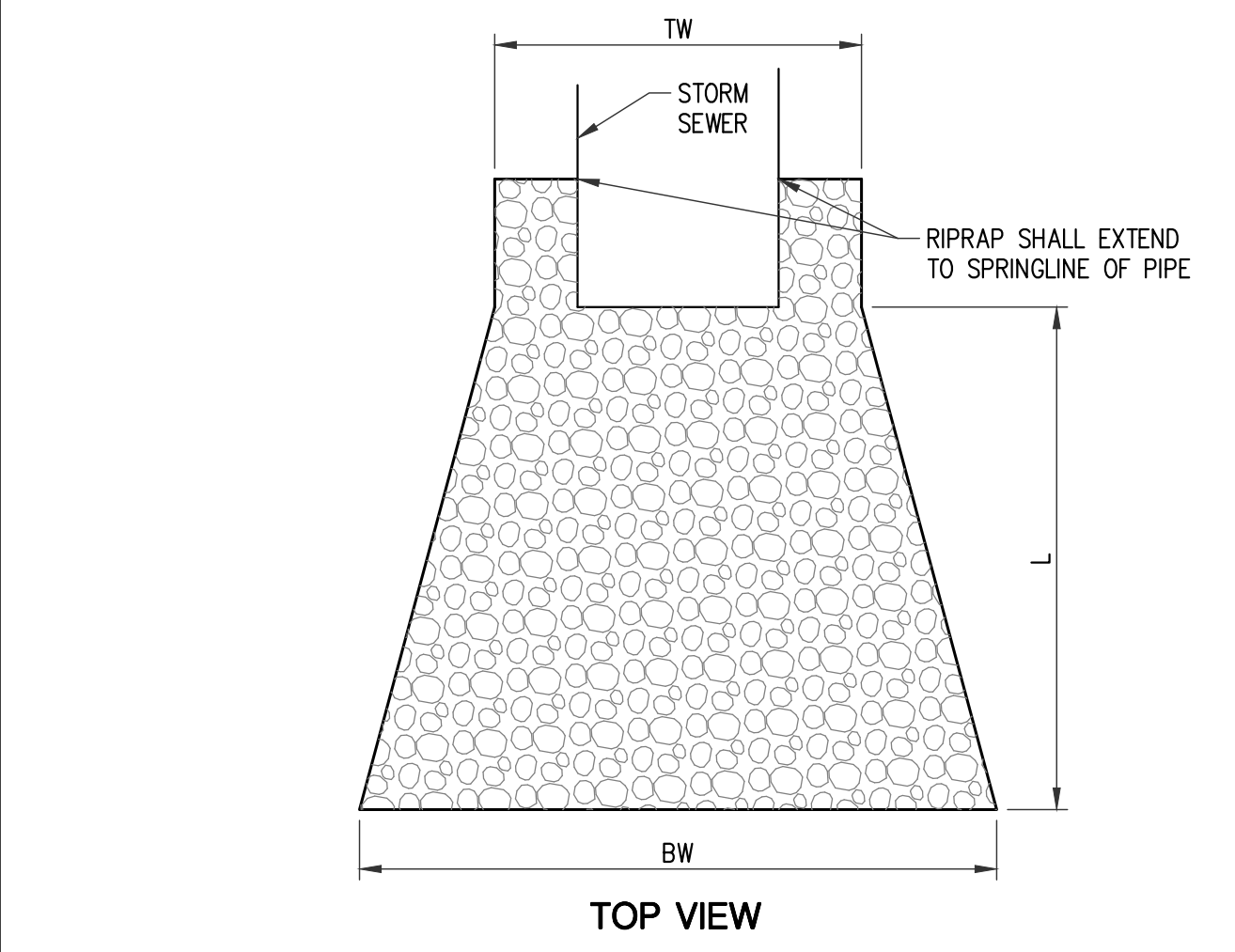
NOT WITHIN INFLUENCE OF PAVEMENT OR OTHER STRUCTURE TRENCH DETAIL
 NOT TO SCALE



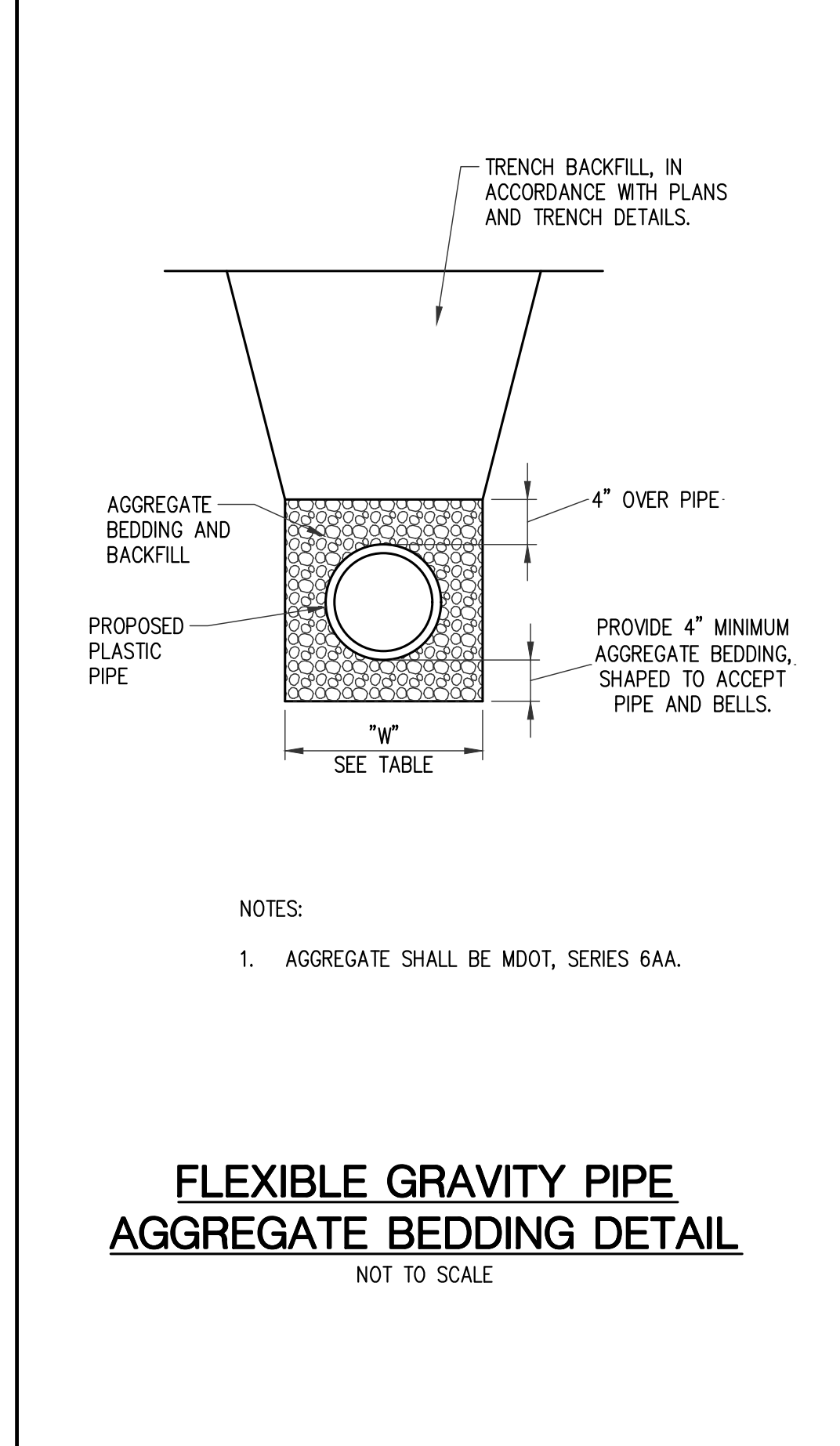
WITHIN INFLUENCE OF PAVEMENT OR OTHER STRUCTURE TRENCH DETAIL
 NOT TO SCALE

RIPRAP APRON DIMENSIONS

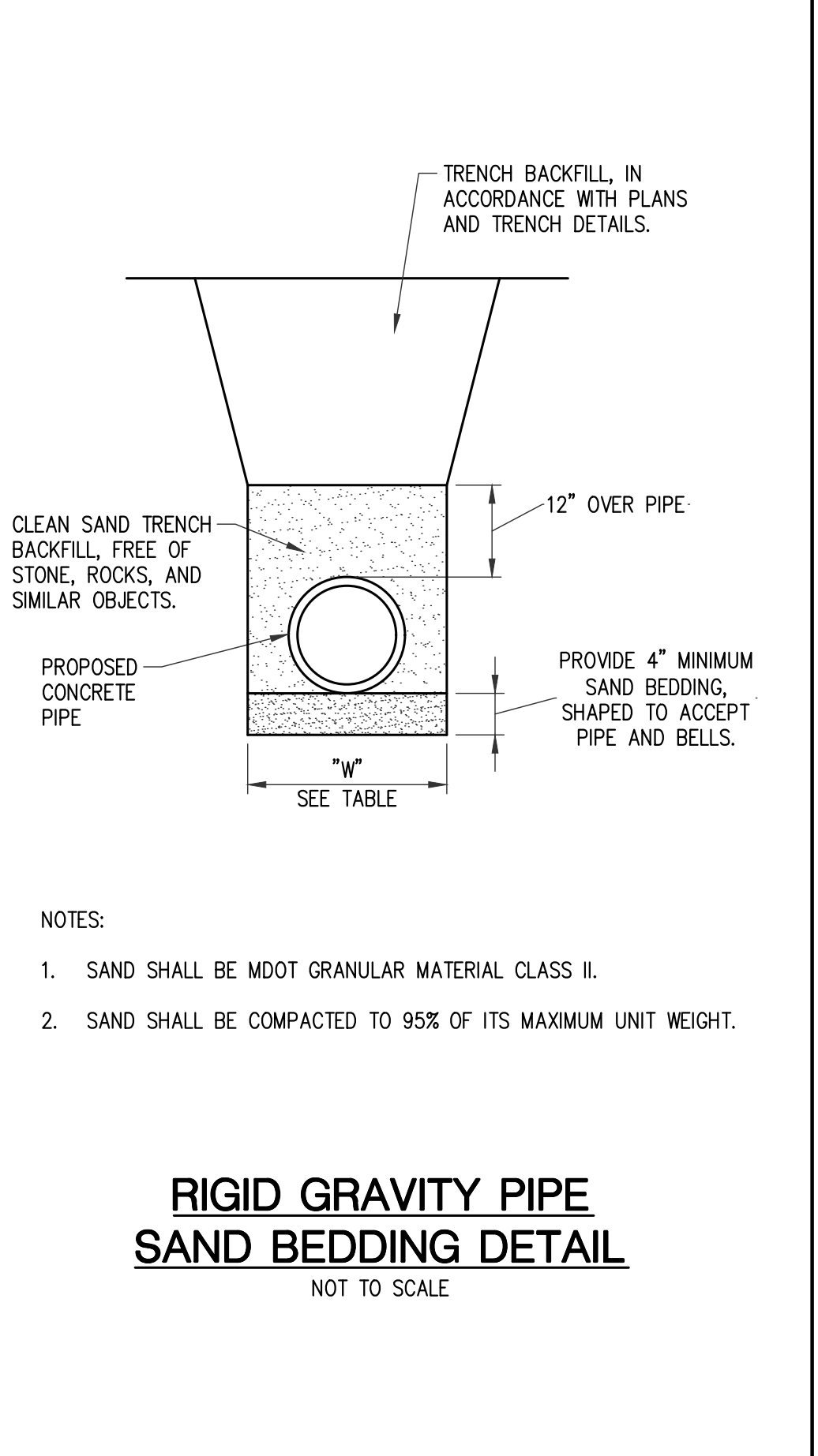
LOCATION	DEPTH (D)	LENGTH (L)	TOP WIDTH (TW)	BOTTOM WIDTH (BW)
END SECTION	INCH	FT	FT	FT
	X	X	X	X



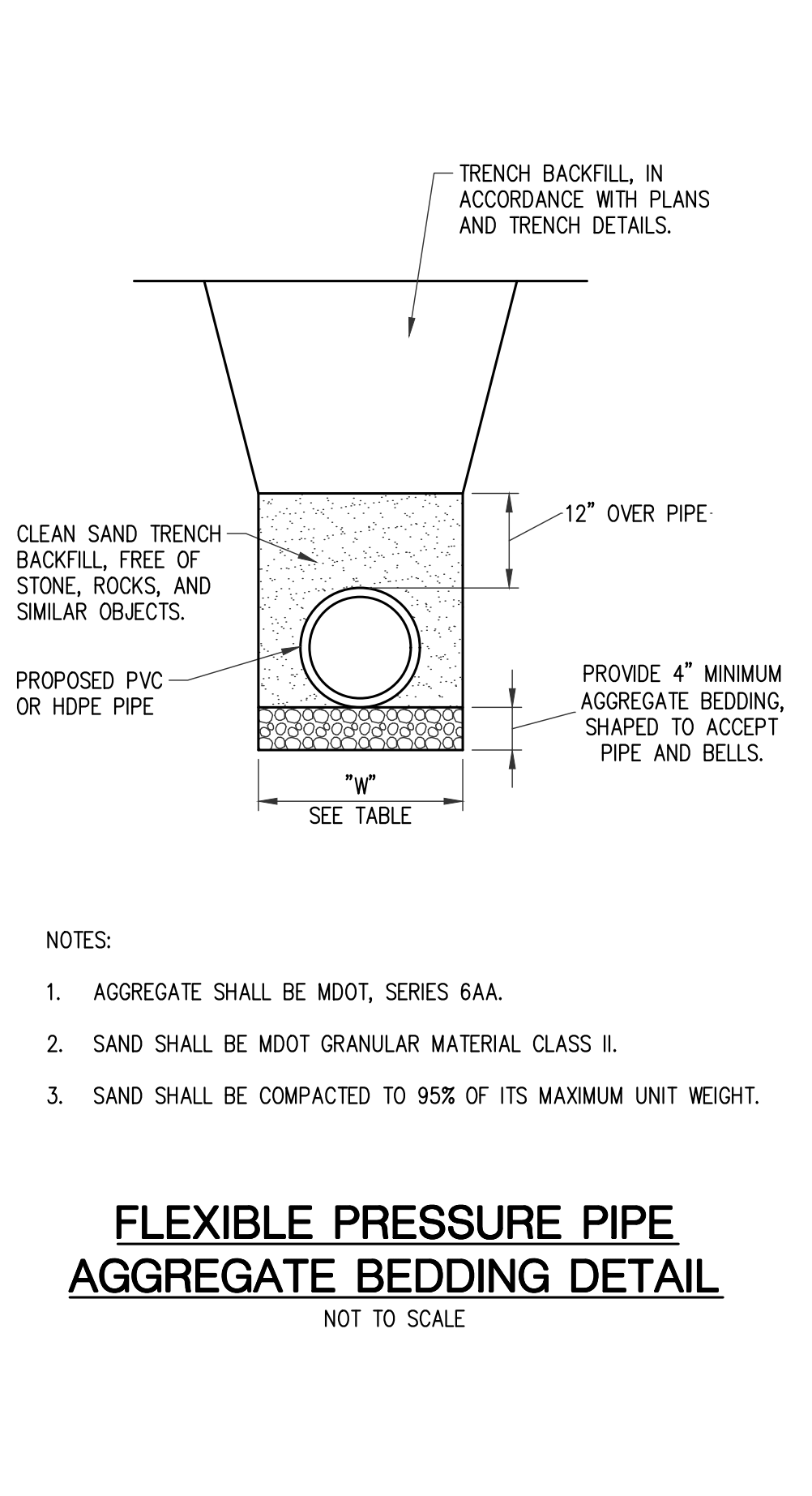
RIPRAP OUTLET DETAIL
 NOT TO SCALE



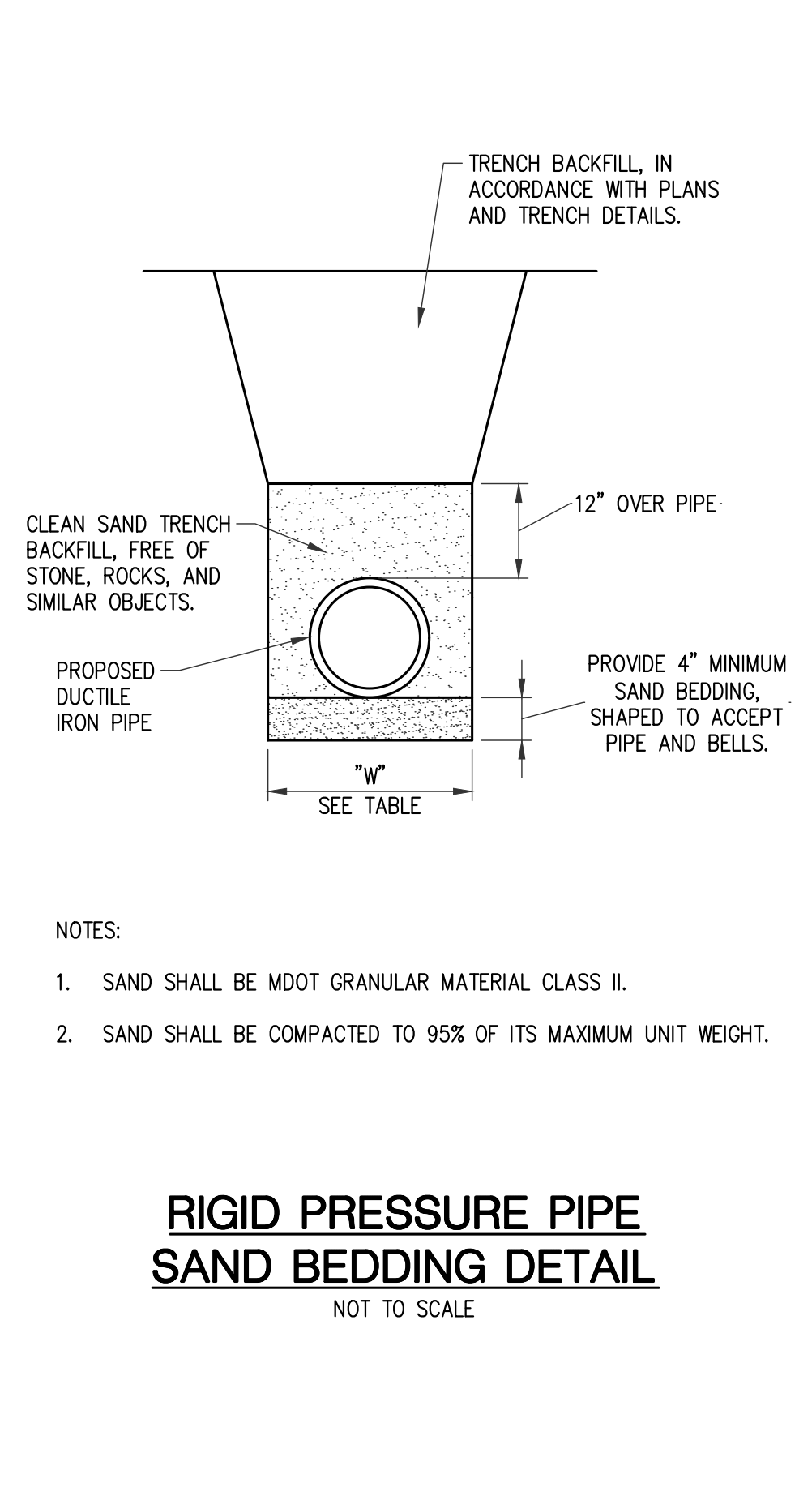
FLEXIBLE GRAVITY PIPE AGGREGATE BEDDING DETAIL
 NOT TO SCALE



RIGID GRAVITY PIPE SAND BEDDING DETAIL
 NOT TO SCALE



FLEXIBLE PRESSURE PIPE AGGREGATE BEDDING DETAIL
 NOT TO SCALE



RIGID PRESSURE PIPE SAND BEDDING DETAIL
 NOT TO SCALE

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 www.hobbs-black.com

MID MICHIGAN COLLEGE OF ARTS & DESIGN
 MT PLEASANT CAMPUS
 EVENT CENTER
 2600 S. SUMMERTON
 MT PLEASANT, MI 48858
 PROJECT

ROWE
 507 39th Street SE
 Grand Rapids, MI 49548
 D: (616) 272-7125
 www.roweapc.com
 CONSULTANT

DETAIL SHEET

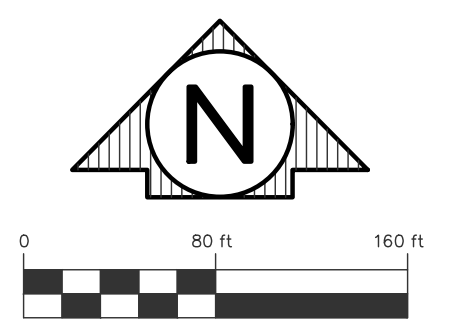
SHEET TITLE

24704
 PROJECT NUMBER

C-105
 SHEET NUMBER

Drawing: R:\Projects\240000\1\0\Drawings\Construction Drawings\SH-240000-06-DET.dwg
 Date: Jan 24, 2025, 3:50pm
 Layout: DET 3
 Plotted by: 972jpb





LEGAL DESCRIPTION

COMBINED PARCEL #14-013-40-001-05
 PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 13, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S00°08'36"E, ALONG THE EAST LINE OF SAID SECTION 13, 1633.20 FEET; THENCE S89°51'27"W, 1337.46 FEET TO THE EAST, N-S 1/8 LINE OF SAID SECTION 13; THENCE N00°20'20"W, ALONG SAID 1/8 LINE, 1336.25 FEET; THENCE S88°44'00"E, PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 13, 447.07 FEET; THENCE N00°19'56"W, 330.00 FEET TO A POINT ON SAID 1/4 LINE; THENCE S88°44'00"E, ALONG SAID 1/4 LINE, 500.32 FEET; THENCE S00°08'36"E, PARALLEL TO THE EAST LINE OF SAID SECTION 13, 165.00 FEET; THENCE S88°44'00"E, 132.04 FEET; THENCE N00°19'36"W, 165.00 FEET TO A POINT ON SAID 1/4 LINE; THENCE S88°44'00"E, ALONG SAID 1/4 LINE, 284.08 FEET TO THE POINT OF BEGINNING, CONTAINING 46.87 ACRES OF LAND, SUBJECT TO THE USE OF THE NORTHERLY AND EASTERLY 33 FEET THEREOF AS BROADWAY ROAD AND SUMMERTON ROAD RESPECTIVELY AND ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF RECORD.

EX STRUCTURE INVENTORY

NO.	TYPE	COVER	RM	INVERT
MH# 17	TYPE: STORM	COVER: BEEHIVE	RM= 762.20	12" RCP N INV.=759.20 12" RCP S INV.=755.27 8" PVC S INV.=759.20
MH# 4127	TYPE: SANITARY	COVER: CURB INLET	RM= 763.67	12" RCP E INV.=755.57 12" RCP S INV.=755.27 12" RCP W INV.=755.57 12" RCP N INV.=755.37
MH# 5354	TYPE: SANITARY	COVER: SOLID	RM= 761.50	8" PVC SW INV.=754.50 8" PVC NE INV.=754.60
MH# 6151	TYPE: STORM	COVER: SOLID	RM= 763.19	24" RCP NE INV.=756.39 24" RCP S INV.=756.39 12" PV W INV.=758.09
MH# 6700	TYPE: STORM	COVER: FLAT GRATE	RM= 762.19	12" RCP E INV.=758.39
MH# 3058	TYPE: STORM	COVER: BEEHIVE	RM= 760.95	12" RCP N INV.=757.85 12" RCP E INV.=757.85
MH# 4130	TYPE: STORM	COVER: SOLID	RM= 761.78	8" PVC W INV.=756.58 12" RCP E INV.=756.48
MH# 5629	TYPE: STORM	COVER: FLAT GRATE	RM= 761.04	18" RCP NW INV.=756.74 24" RCP SE INV.=756.74
MH# 6163	TYPE: STORM	COVER: FLAT GRATE	RM= 760.87	24" RCP NW INV.=756.67 24" RCP SE INV.=756.67
MH# 5630	TYPE: STORM	COVER: FLAT GRATE	RM= 760.99	18" RCP NW INV.=756.79 24" RCP SE INV.=756.79
MH# 5039	TYPE: STORM	COVER: SOLID	RM= 761.30	12" RCP W INV.=756.30 12" RCP SE INV.=756.30
MH# 3198	TYPE: SANITARY	COVER: SOLID	RM= 764.10	8" PVC S INV.=750.90 8" PVC W INV.=750.90
MH# 5139	TYPE: STORM	COVER: SOLID	RM= 761.60	12" RCP NW INV.=755.90 12" RCP E INV.=755.90
MH# 3207	TYPE: SANITARY	COVER: SOLID	RM= 764.03	8" PVC N INV.=750.53 8" PVC E INV.=750.43
MH# 5188	TYPE: STORM	COVER: CURB INLET	RM= 763.12	12" RCP N INV.=755.72 12" RCP S INV.=755.62 12" RCP W INV.=755.72
MH# 3274	TYPE: SANITARY	COVER: SOLID	RM= 763.76	8" PVC NE INV.=751.46 8" PVC SW INV.=751.36
MH# 3274	TYPE: SANITARY	COVER: SOLID	RM= 762.58	8" PVC NE INV.=752.68 8" PVC W INV.=752.68 8" PVC E INV.=755.36
MH# 3440	TYPE: SANITARY	COVER: SOLID	RM= 763.33	8" PVC S INV.=749.63 8" PVC W INV.=750.23 8" PVC NE INV.=749.73
MH# 5192	TYPE: STORM	COVER: CURB INLET	RM= 763.38	12" RCP S INV.=755.68 12" RCP W INV.=755.78 12" RCP N INV.=755.78
MH# 5268	TYPE: STORM	COVER: FLAT GRATE	RM= 760.96	24" RCP N INV.=756.16 30" RCP W INV.=756.06 30" RCP SE INV.=755.96
MH# 5289	TYPE: STORM	COVER: FLAT GRATE	RM= 761.65	24" RCP S INV.=756.46 24" RCP N INV.=756.46 12" RCP W INV.=757.76
MH# 6087	TYPE: STORM	COVER: FLAT GRATE	RM= 762.25	12" RCP E INV.=758.45
MH# 6089	TYPE: STORM	COVER: SOLID	RM= 762.68	12" RCP N INV.=758.48 12" RCP S INV.=758.38 12" RCP W INV.=758.38
MH# 6168	TYPE: STORM	COVER: FLAT GRATE	RM= 760.84	30" RCP E INV.=756.04 30" RCP W INV.=756.04
MH# 6150	TYPE: STORM	COVER: SOLID	RM= 763.96	24" RCP S INV.=756.46 24" RCP N INV.=756.46 12" RCP W INV.=757.76
MH# 6167	TYPE: STORM	COVER: FLAT GRATE	RM= 760.87	12" RCP W INV.=756.87 12" RCP S INV.=756.47 30" RCP E INV.=756.37
MH# 6168	TYPE: STORM	COVER: FLAT GRATE	RM= 760.84	30" RCP E INV.=756.04 30" RCP W INV.=756.04
MH# 6698	TYPE: STORM	COVER: FLAT GRATE	RM= 762.35	12" RCP W INV.=758.15 12" RCP S INV.=758.15
MH# 6928	TYPE: STORM	COVER: BEEHIVE	RM= 760.83	12" RCP W INV.=757.83 12" RCP E INV.=757.83
MH# 6998	TYPE: STORM	COVER: BEEHIVE	RM= 761.82	12" RCP W INV.=757.12 8" PVC S INV.=757.12 12" RCP E INV.=756.82
MH# 7000	TYPE: STORM	COVER: SOLID	RM= 760.87	12" RCP N INV.=756.50 12" RCP W INV.=756.50 12" RCP E INV.=756.50

BENCHMARK DATA TABLE

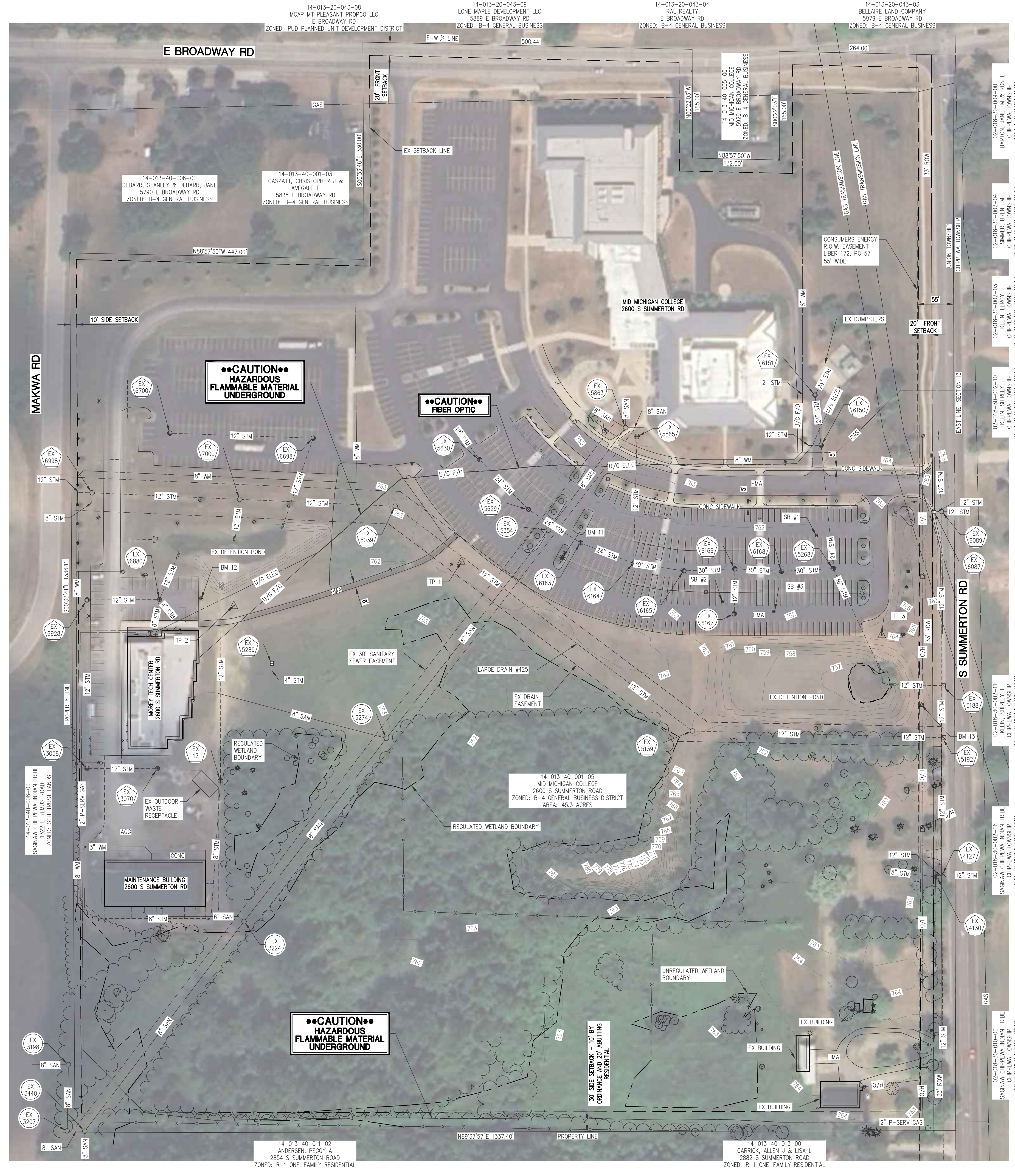
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 11	766298	13027153	764.98	SET "SQUARE" MARK ON SW SIDE OF CONCRETE LIGHT POLE BASE, THIRD LIGHT POLE FROM SE END OF PARKING LOT
BM 12	766236	13026605	764.75	SET "SQUARE" MARK ON EAST SIDE OF CONCRETE LIGHT POLE BASE, EAST END OF SMALL PARKING LOT, 50'± NORTH OF NE CORNER OF BUILDING
BM 13	766074	13027699	763.78	SET SPIKE IN WEST FACE OF POWER POLE, EAST SIDE OF EXISTING DETENTION POND

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	766291.6960	13027000.2720	SET IRON W/ "TROWE TRAV" CAP, 27' SW OF PARKING LOT EDGE, 32' SE OF BIT WALK, 16' EASTERLY OF 4" TREE
TP 2	766224.9610	13026654.8100	SET IRON W/ "TROWE TRAV" CAP, 65' NE OF NE CORNER OF TECH CENTER BUILDING, 18' NORTH OF BIT WALK
TP 3	766180.7600	13027638.5860	SET IRON W/ "TROWE TRAV" CAP, SE SIDE OF PARKING LOT, S24E 69' OF LIGHT POLE, 30'± WEST OF PINE TREE

EXISTING UTILITY NOTE

EXISTING UTILITIES HAVE NOT BEEN EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. THE TOPOGRAPHICAL SURVEY LOCATED ALL VISIBLE SITE UTILITIES. AVAILABLE EXISTING RECORDS WERE ALSO USED. THERE ARE EXISTING PRIVATE UTILITIES ONSITE THAT WERE NOT VISIBLE. THE CONTRACTOR SHALL EXCAVATE, LOCATE, AND VERIFY DEPTH OF ANY EXISTING UTILITIES PRIOR TO CONSTRUCTION TO LOCATE UTILITIES PRIOR TO COMMENCING WORK ONSITE. IF CONFLICTS WITH PROPOSED CONSTRUCTION ITEMS ARE IDENTIFIED, THE CONTRACTOR SHALL RELOCATE THE UTILITY TO FACILITATE CONSTRUCTION.



PRELIM. SITE REVIEW 01/27/2025
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 AJW
 CHECKED BY

HOBBS + BLACK ARCHITECTS
 117 E. Allegan Street
 Lansing, MI 48933
 P: 517 484 4870
 www.hobbs-black.com

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 MT PLEASANT CAMPUS
 EVENT CENTER
 2600 S. SUMMERTON
 MT PLEASANT, MI 48858
 PROJECT

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 Grand Rapids, MI 49548
 D: (616) 272-7125
 www.roweapc.com

CONSULTANT

EXISTING CONDITIONS

SHEET TITLE

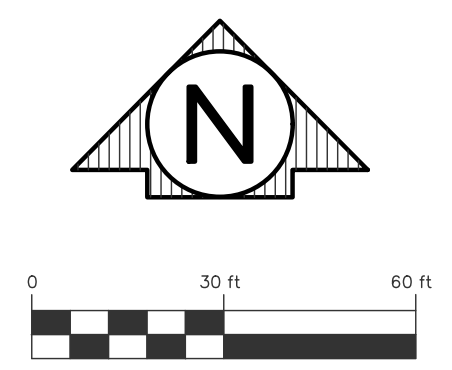
24704
 PROJECT NUMBER

C-200
 SHEET NUMBER

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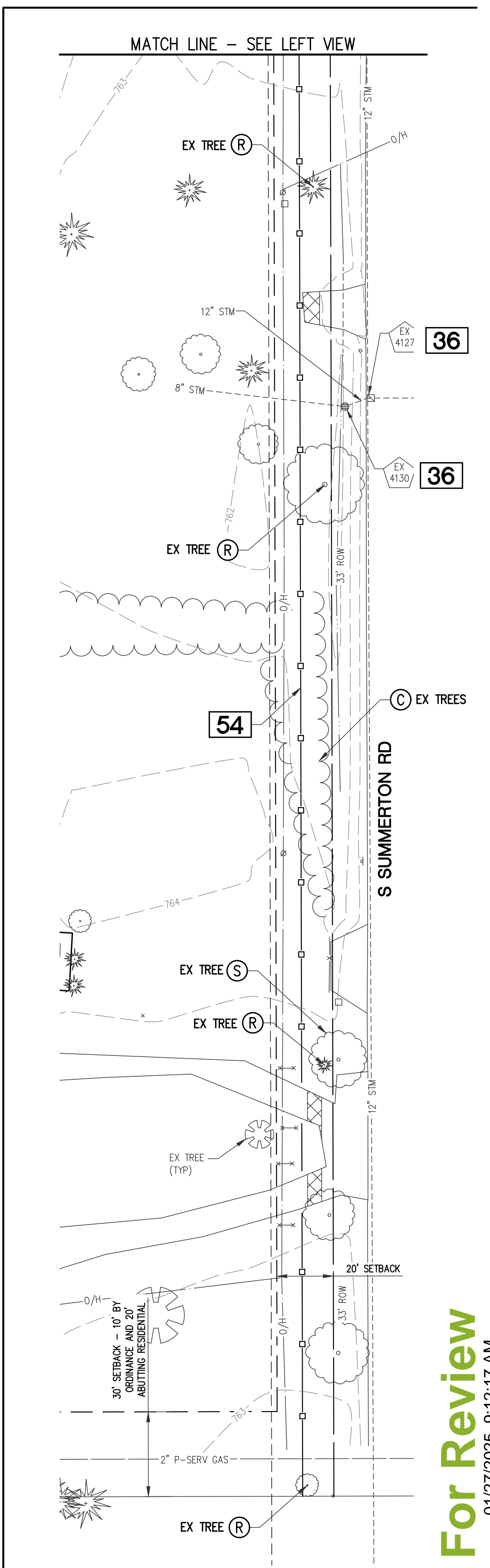
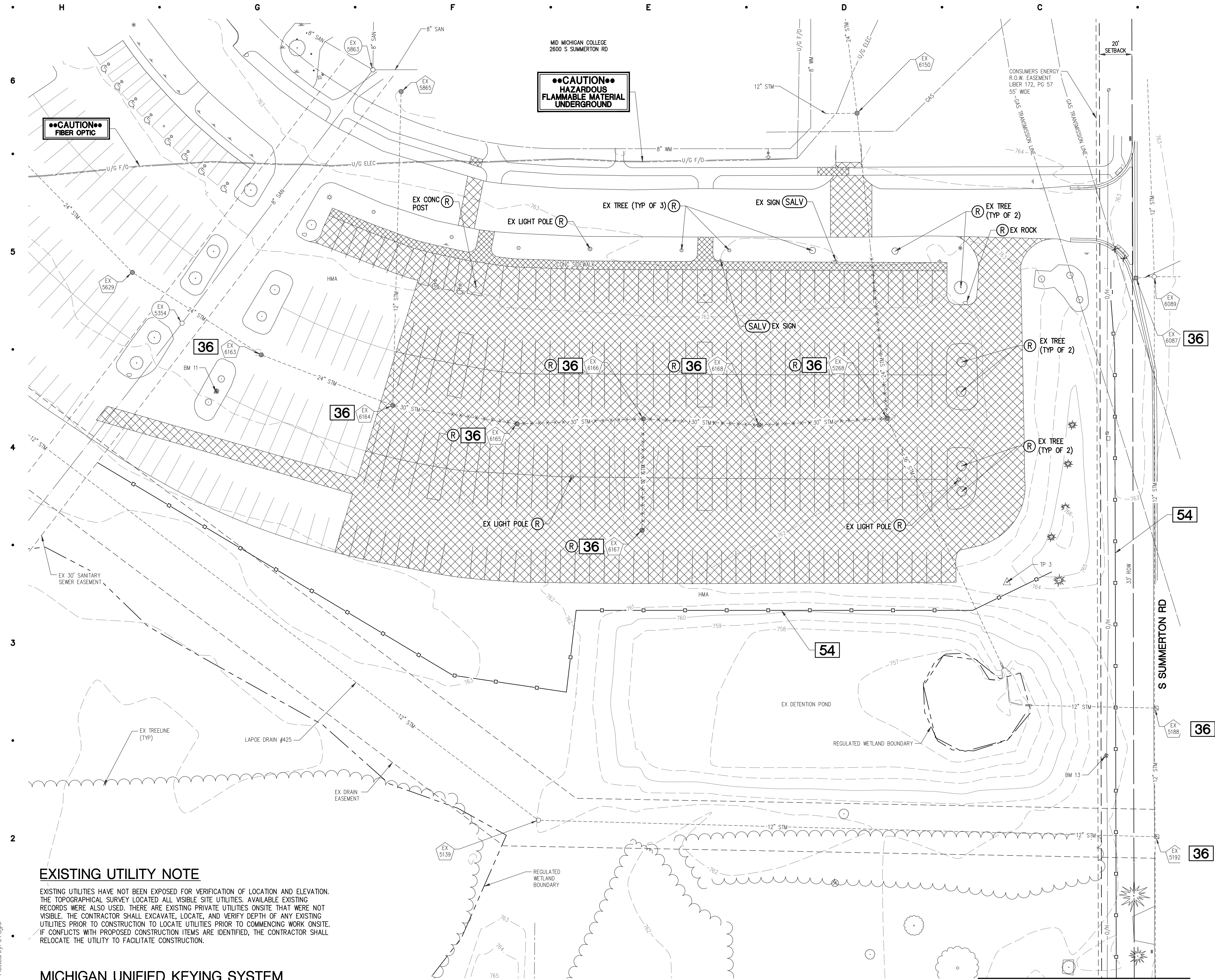


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 Date: Jan 24, 2025, 3:51 pm
 Layout: SURV
 Plotted by: 9773jpb



CAUTION
 HAZARDOUS
 FLAMMABLE MATERIAL
 UNDERGROUND

CAUTION
 FIBER OPTIC



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 D: 616 272 7125
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 CONSULTANT

DEMOLITION
 PLAN

SHEET TITLE
 24704
 PROJECT NUMBER

C-201
 SHEET NUMBER

EXISTING UTILITY NOTE
 EXISTING UTILITIES HAVE NOT BEEN EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. THE TOPOGRAPHICAL SURVEY LOCATED ALL VISIBLE SITE UTILITIES. AVAILABLE EXISTING RECORDS WERE ALSO USED. THERE ARE EXISTING PRIVATE UTILITIES ONSITE THAT WERE NOT VISIBLE. THE CONTRACTOR SHALL EXCAVATE, LOCATE, AND VERIFY DEPTH OF ANY EXISTING UTILITIES PRIOR TO CONSTRUCTION TO LOCATE UTILITIES PRIOR TO COMMENCING WORK ONSITE. IF CONFLICTS WITH PROPOSED CONSTRUCTION ITEMS ARE IDENTIFIED, THE CONTRACTOR SHALL RELOCATE THE UTILITY TO FACILITATE CONSTRUCTION.

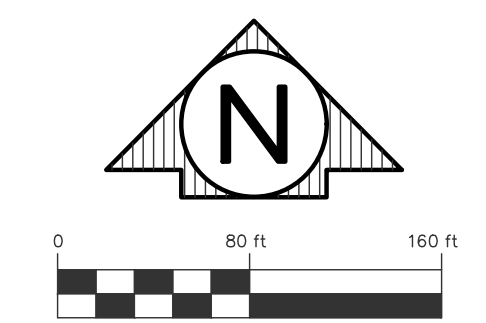
**MICHIGAN UNIFIED KEYING SYSTEM
 SESC MEASURES**

KEY	DETAIL	CHARACTERISTICS
36		COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
54		USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

For Review
 01/27/2025 9:12:17 AM



Drawing: R:\Projects\240001\811\Drawings\Construction\Drawings\SH-240001-1-DEM.dwg
 Date: Jan 24, 2025, 3:51 pm
 Layout: DEMO
 Plotted by: 973jpb



SITE PLAN DESCRIPTIVE INFORMATION

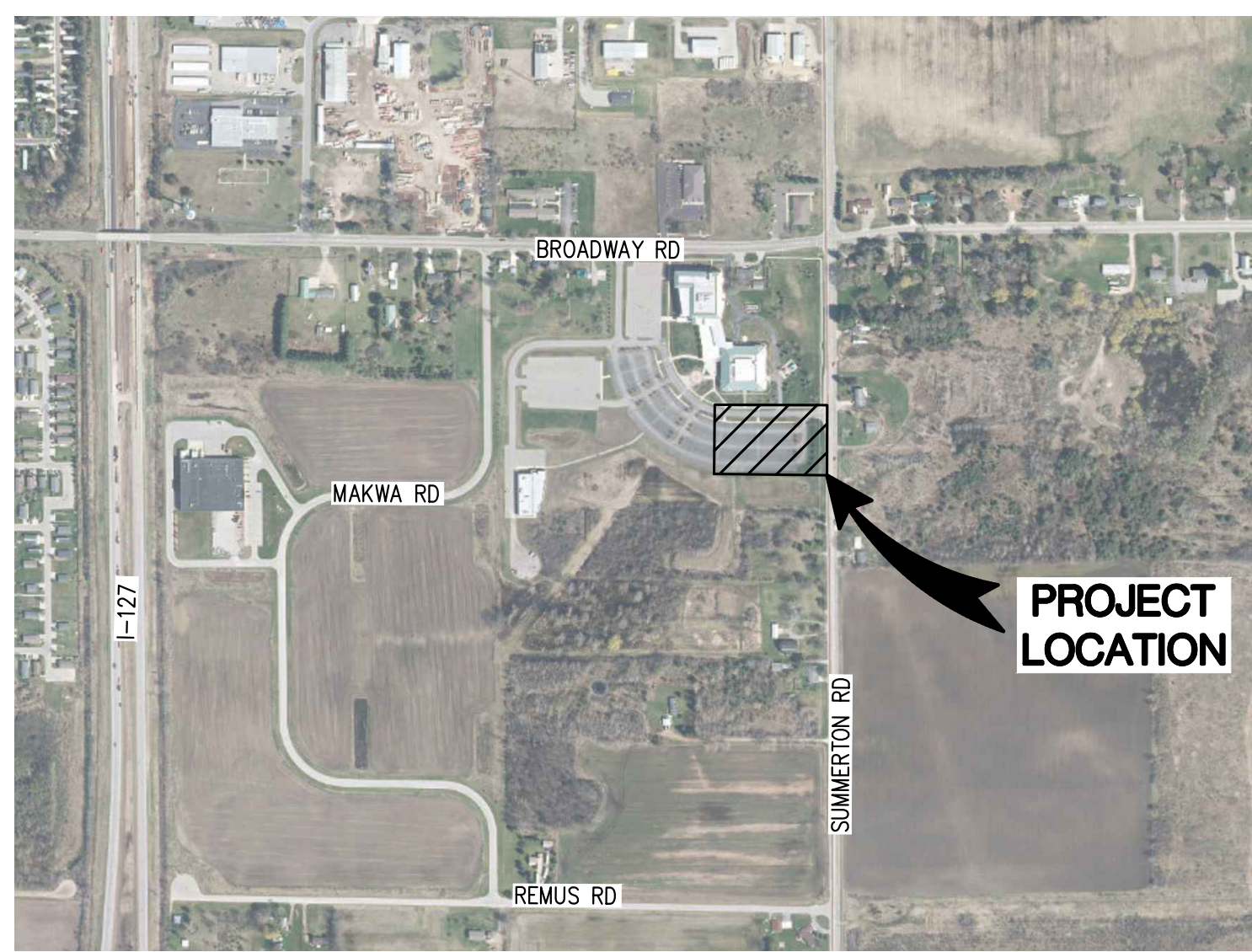
- 1. APPLICANT AND PROPERTY OWNER**
 MID MICHIGAN COLLEGE
 ATTN: MATT MILLER
 1375 SOUTH CLARE AVE
 HARRISON, MI 48625
 PH. (989) 386-6600
- 2. FIRM PREPARING SITE PLAN**
 ROWE PROFESSIONAL SERVICES COMPANY
 ATTN: AARON WENZEL
 127 S MAIN ST
 MT PLEASANT, MI 48858
 PH. (989) 772-2138
- 3. SUBJECT PARCEL**
 MID MICHIGAN COLLEGE (TAX ID: 14-013-40-001-05)
 2600 S SUMMERTON RD
 MT PLEASANT, MI 48858

 SITE DIMENSIONS: SEE SHEET C-200
 GROSS LAND AREA: 45.3 ACRES
 NET LAND AREA: 36.3 ACRES (BASED ON WETLAND REPORT BY MARX WETLANDS, LLC DATED 3/30/22)

 LEGAL DESCRIPTION:
 PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 13, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S00°08'36"E, ALONG THE EAST LINE OF SAID SECTION 13, 1633.20 FEET; THENCE S89°51'27"W, 1337.46 FEET TO THE EAST, N-S 1/8 LINE OF SAID SECTION 13; THENCE N00°20'20"W, ALONG SAID 1/8 LINE, 1336.25 FEET; THENCE S88°44'00"E, PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 13, 447.07 FEET; THENCE N00°19'56"W, 330.00 FEET TO A POINT ON SAID 1/4 LINE; THENCE S88°44'00"E, ALONG SAID 1/4 LINE, 500.32 FEET; THENCE S00°08'36"E, PARALLEL TO THE EAST LINE OF SAID SECTION 13, 165.00 FEET; THENCE S88°44'00"E, 132.04 FEET; THENCE N00°08'36"W, 165.00 FEET TO A POINT ON SAID 1/4 LINE; THENCE S88°44'00"E, ALONG SAID 1/4 LINE, 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 46.87 ACRES OF LAND, SUBJECT TO THE USE OF THE NORTHERLY AND EASTERLY 33 FEET THEREOF AS BROADWAY ROAD AND SUMMERTON ROAD RESPECTIVELY AND ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

 PROPERTY BOUNDARY INFORMATION: SEE SHEET C-200
- 4. INTENDED USE**
 APPLICANT'S INTENTIONS OF SELLING OR LEASING: THE APPLICANT DOES NOT INTEND TO SELL OR LONG-TERM LEASE THE BUILDING.

 APPLICANT'S INTENDED USE: SEE SHEET C-106 FOR INTENDED USE.
- 5. SITE PLAN DATA AND NOTES**
 ENGINEER'S SCALE: AS SHOWN ON SHEETS. ALL LESS THAN 1"=50' EXCEPT FOR OVERALL COMPOSITE SHEET
 VICINITY MAP: SEE MAP BELOW
 PLAN DATE: SEE TITLE BLOCK
 REVISION DATE: SEE TITLE BLOCK
 EXISTING ZONING CLASSIFICATIONS FOR SUBJECT PARCEL: GENERAL BUSINESS DISTRICT (B-4)
 EXISTING ZONING CLASSIFICATIONS FOR SURROUNDING PARCELS: SEE SHEET C-200
 SURROUNDING PARCEL INFORMATION: SEE SHEET C-200
 DIMENSIONS OF ALL PROPERTY BOUNDARIES: SEE SHEET C-200
 CALCULATIONS FOR PARKING: SEE SHEET C-106
 LOT COVERAGE: 3.2 BUILDING ACRE / 45.3 GROSS LAND ACRE = 0.07%
 TOTAL GROUND FLOOR AREA: 31,826 SFT
- 6. EXISTING CONDITIONS INFORMATION**
 EXISTING SITE INFORMATION: SEE SHEET C-200
 INDICATION OF PRESERVATION OR ALTERATION OF EXISTING SITE: SEE SHEET C-200
- 7. SITE PLAN DETAILS**
 DELINEATION OF REQUIRED YARDS, AND OTHER SETBACK AREAS AND OPEN SPACE: SEE SHEETS C-200 AND C-300
 IDENTIFICATION OF DEVELOPMENT LOCATION: SEE SHEET C-301
 LOCATIONS OF EASEMENTS AND RIGHT-OF-WAYS: SEE SHEET C-200
 PROPOSED SIGNAGE INFORMATION: N/A FOR PRELIMINARY SITE PLAN SUBMITTAL
 SITE LIGHTING REQUIREMENTS: N/A FOR PRELIMINARY SITE PLAN SUBMITTAL
 OUTDOOR SALES/DISPLAY/STORAGE LOCATIONS: NONE PROPOSED
 LOCATION OF PROPOSED OUTDOOR WASTE RECEPTACLE: UTILIZING EXISTING FACILITY AT MAINTENANCE BUILDING
- 7. BUILDING DESIGN AND ORIENTATION**
 PROPOSED BUILDING LOCATION: SEE SHEETS C-300 AND C-301
 PROPOSED BUILDING GFA: 31,826 SFT
 HEIGHT OF PROPOSED STRUCTURE: APPROX 40 FT
 EXISTING STRUCTURES: SEE SHEET C-200
 SEPARATE DISTANCES: SEE SHEET C-300
 BUILDING INFORMATION: SEE SHEETS A-101 - A-402
- 8. ACCESS AND CIRCULATION**
 LOCATION AND LAYOUT OF ROADS AND ACCESS DRIVES: SEE SHEETS C-300 AND C-301
 LAYOUT OF PARKING LOTS AND SIDEWALKS: SEE SHEET C-301
 LOCATIONS AND LAYOUT OF VEHICLE ACCESS POINTS: SEE SHEET C-301
 LOCATIONS OF PROPOSED SIDEWALK: SEE SHEET C-301 AND DETAIL SHEET C-103
 PARKING SPACE DIMENSIONS: SEE SHEET C-301 AND DETAIL SHEET C-104
 PARKING SPACE ANGLES: SEE SHEET C-301 AND DETAIL SHEET C-104
 ISLAND DIMENSIONS: SEE SHEET C-301
 FIRE LANES: SEE SHEET C-301
 LOADING AREAS: SEE SHEETS C-300 AND C-301
 TYPICAL CROSS SECTION OF PROPOSED PAVEMENT: SEE DETAIL SHEET C-103
 SPOT ELEVATIONS: N/A FOR PRELIMINARY SITE PLAN SUBMITTAL
- 9. NATURAL FEATURES AND OPEN SPACE AREAS**
 DESCRIPTION OF NATURAL FEATURES ON THE SITE: SEE SHEET C-200 FOR EXISTING CONDITIONS
 DESCRIPTION OF EXISTING NATURAL FEATURES ON THE ADJACENT SITES: SEE SHEET C-200 FOR EXISTING CONDITIONS
 DETAILS OF ALL NATURAL FEATURES AN INDICATIONS OF CHANGES: N/A FOR PRELIMINARY SITE PLAN SUBMITTAL
 OUTDOOR OPEN SPACE AND RECREATION AREAS: NOT REQUIRED
- 10. SCREENING AND LANDSCAPING**
 GENERAL LAYOUT: SEE SHEET C-400
 PROPOSED SCREENING, FENCES AND WALLS: TRANSFORMER, GENERATOR AND CHILLER WILL BE SCREENED.
- 11. UTILITIES, STORMWATER MANAGEMENT, AND GRADING**
 GENERAL LAYOUT OF UTILITIES: SEE SHEET C-302
 GENERAL AREAS OF INTENDED FILLING OR CUTTING: NO SIGNIFICANT CUTS/FILLS ARE ANTICIPATED EXCEPT AS REQUIRED FOR STORMWATER DETENTION POND EXPANSION
 LOCATION OF RETAINING WALLS: NO RETAINING WALLS ARE PROPOSED.



VICINITY MAP

For Review
 01/27/2025 9:12:17 AM

PRELIM. SITE REVIEW	01/27/2025
DATE ISSUED	01/27/2025
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CHECKED BY	AJM

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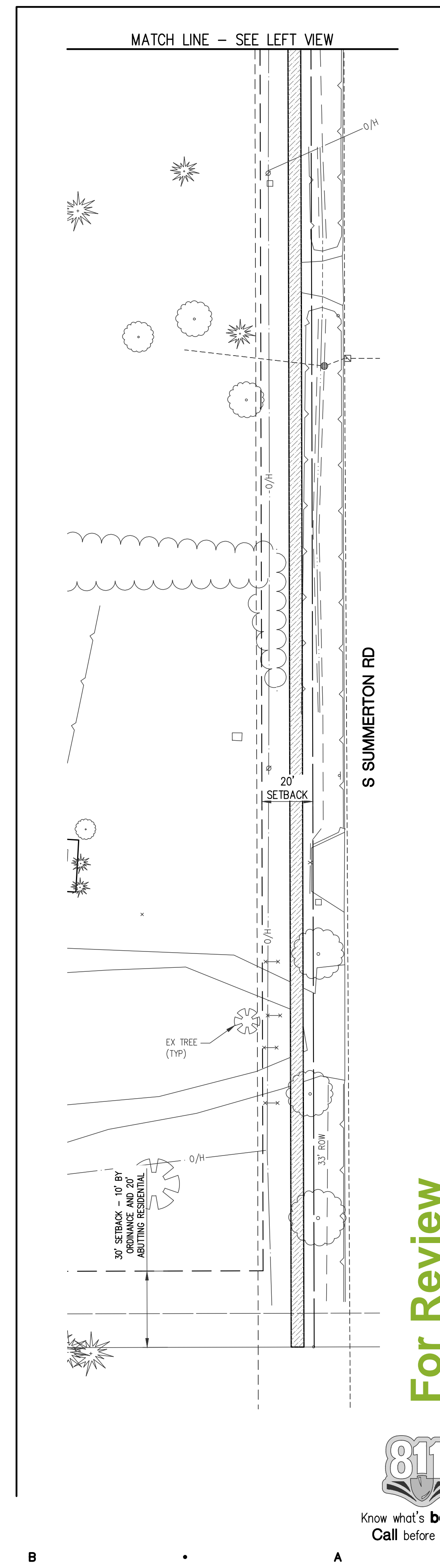
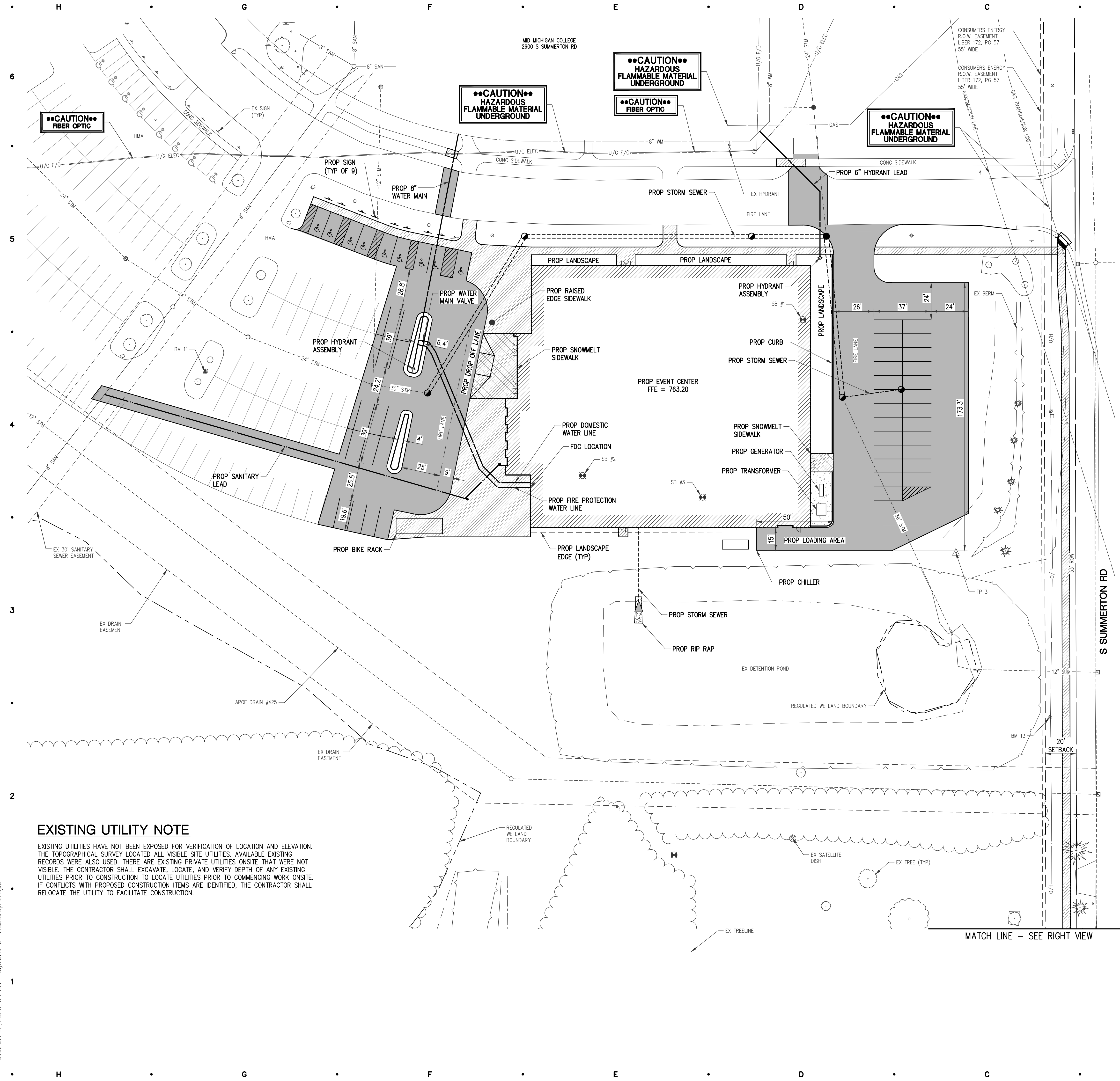
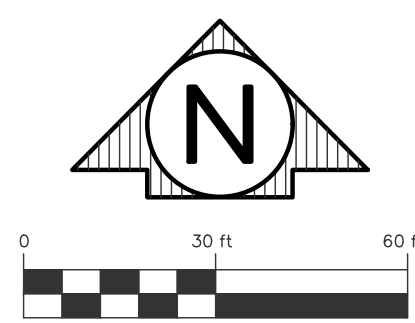
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 MT PLEASANT CAMPUS
 EVENT CENTER
 2600 S. SUMMERTON
 MT PLEASANT, MI 48858
 PROJECT


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 Grand Rapids, MI 49548
 D: (616) 272-1225
 www.roweps.com
 CONSULTANT

OVERALL SITE PLAN
 SHEET TITLE
 24704
 PROJECT NUMBER
 C-300
 SHEET NUMBER



Drawing: R:\Projects\240006\1\Drawings\Construction Drawings\SH-240006\6-SITE_OVERALL.dwg
 Date: Jan 27, 2025, 9:52 am Layout: SITE Ported by: 973jpb



EXISTING UTILITY NOTE

EXISTING UTILITIES HAVE NOT BEEN EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. THE TOPOGRAPHICAL SURVEY LOCATED ALL VISIBLE SITE UTILITIES. AVAILABLE EXISTING RECORDS WERE ALSO USED. THERE ARE EXISTING PRIVATE UTILITIES ONSITE THAT WERE NOT VISIBLE. THE CONTRACTOR SHALL EXCAVATE, LOCATE, AND VERIFY DEPTH OF ANY EXISTING UTILITIES PRIOR TO CONSTRUCTION TO LOCATE UTILITIES PRIOR TO COMMENCING WORK ONSITE. IF CONFLICTS WITH PROPOSED CONSTRUCTION ITEMS ARE IDENTIFIED, THE CONTRACTOR SHALL RELOCATE THE UTILITY TO FACILITATE CONSTRUCTION.

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OVERALL SITE PLAN

SHEET TITLE

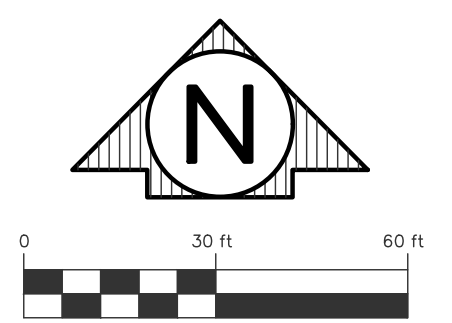
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PROJECT NUMBER

C-301
SHEET NUMBER

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Know what's **below.**
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PRELIM. SITE REVIEW 01/27/2025
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 JPB
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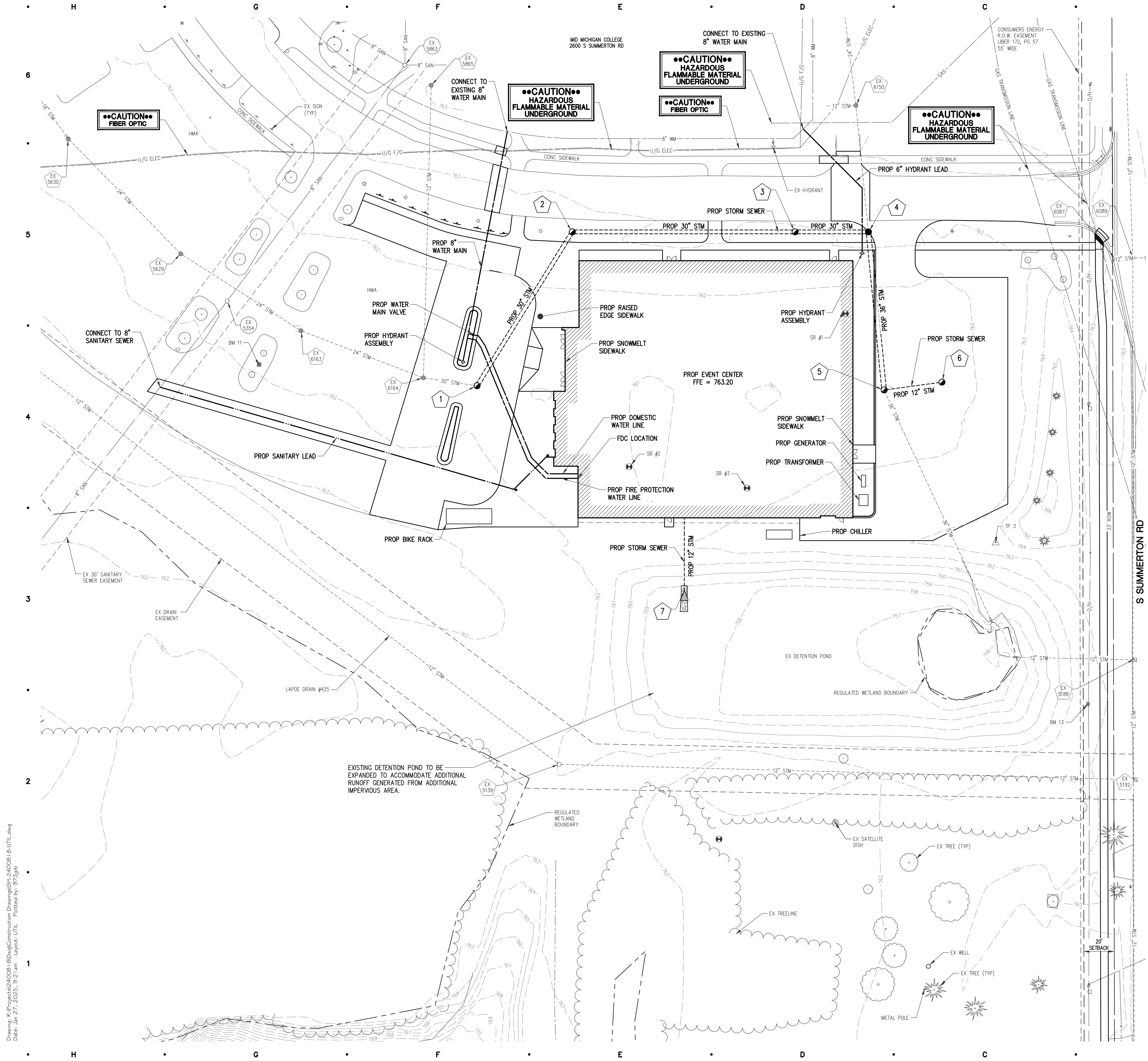
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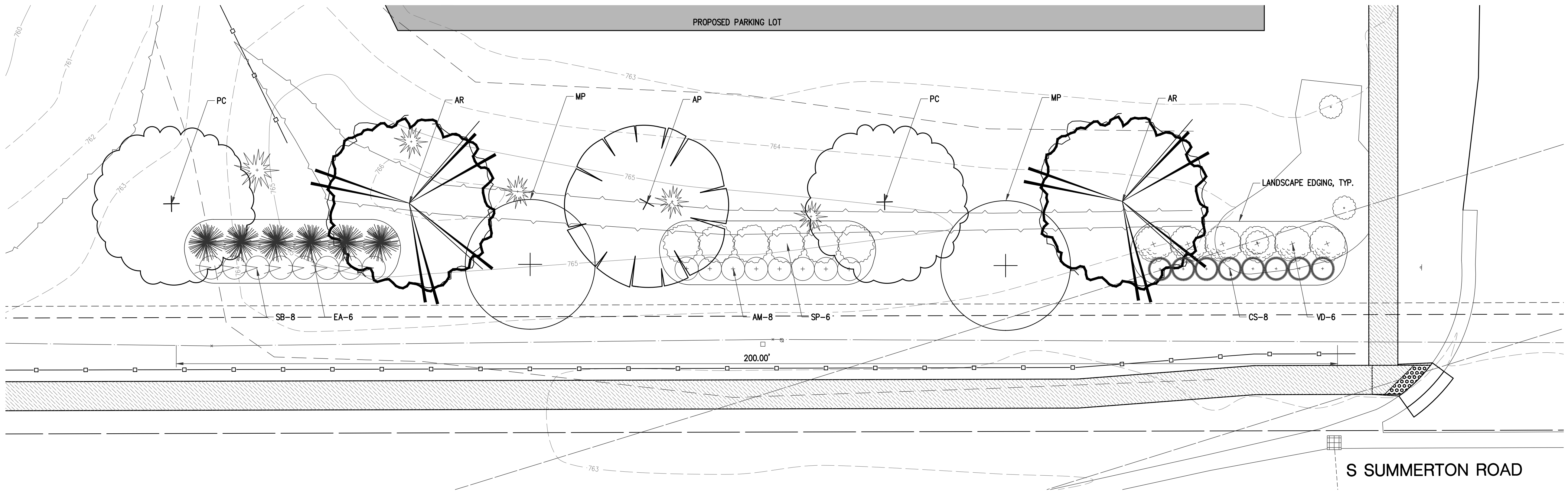
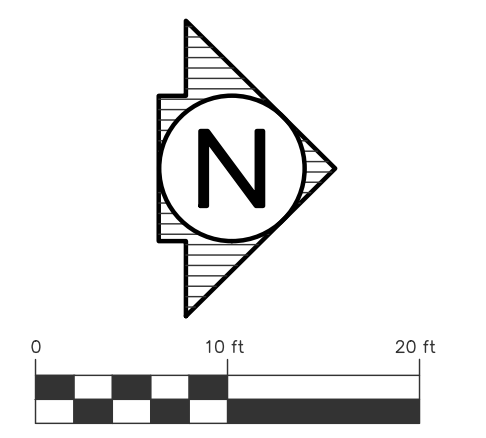
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 Grand Rapids, MI 49548
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OVERALL SITE PLAN
 SHEET TITLE
 24704
 PROJECT NUMBER
 C-302
 SHEET NUMBER

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 Date: Jan 27, 2025, 9:52 am
 Layout: UTIL
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S SUMMERTON RD LANDSCAPE PLANTING PLAN

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 DATE ISSUED
 ALS
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 AJW
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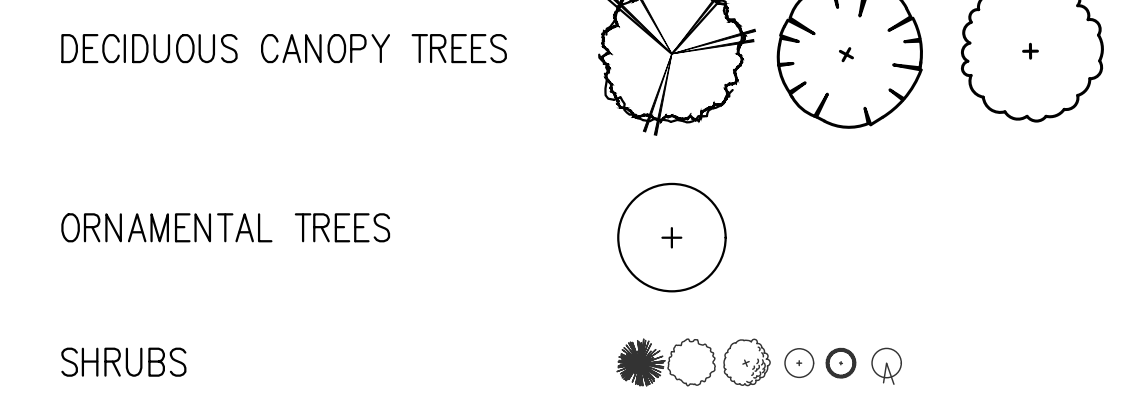
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LANDSCAPE PLAN
 SHEET TITLE
 24704
 PROJECT NUMBER
 C-400
 SHEET NUMBER

LEGEND



LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE DURING AND AT THE END OF THE GUARANTEE PERIOD.
- ALL PLANTINGS SHALL CONFORM TO ANSI 260.1 OR CURRENT EDITION.
- AREAS SPECIFIED WITH PLANT MATERIAL SHALL BE FINE GRADED AND SEEDED FOR TURF ESTABLISHMENT.
- ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
- THE CONTRACTOR SHALL PLACE 3" OF PEA GRAVEL IN LANDSCAPE BEDS PER SPECIFICATIONS.
- 4" STEEL LANDSCAPE EDGING IS TO BE INSTALLED ALONG PLANTING BED EDGES WHERE PEA GRAVEL AND LAWN MEET.
- LANDSCAPING ADJACENT TO ROADS (ORDINANCE SECTION 10.2, SUBSECTION B)

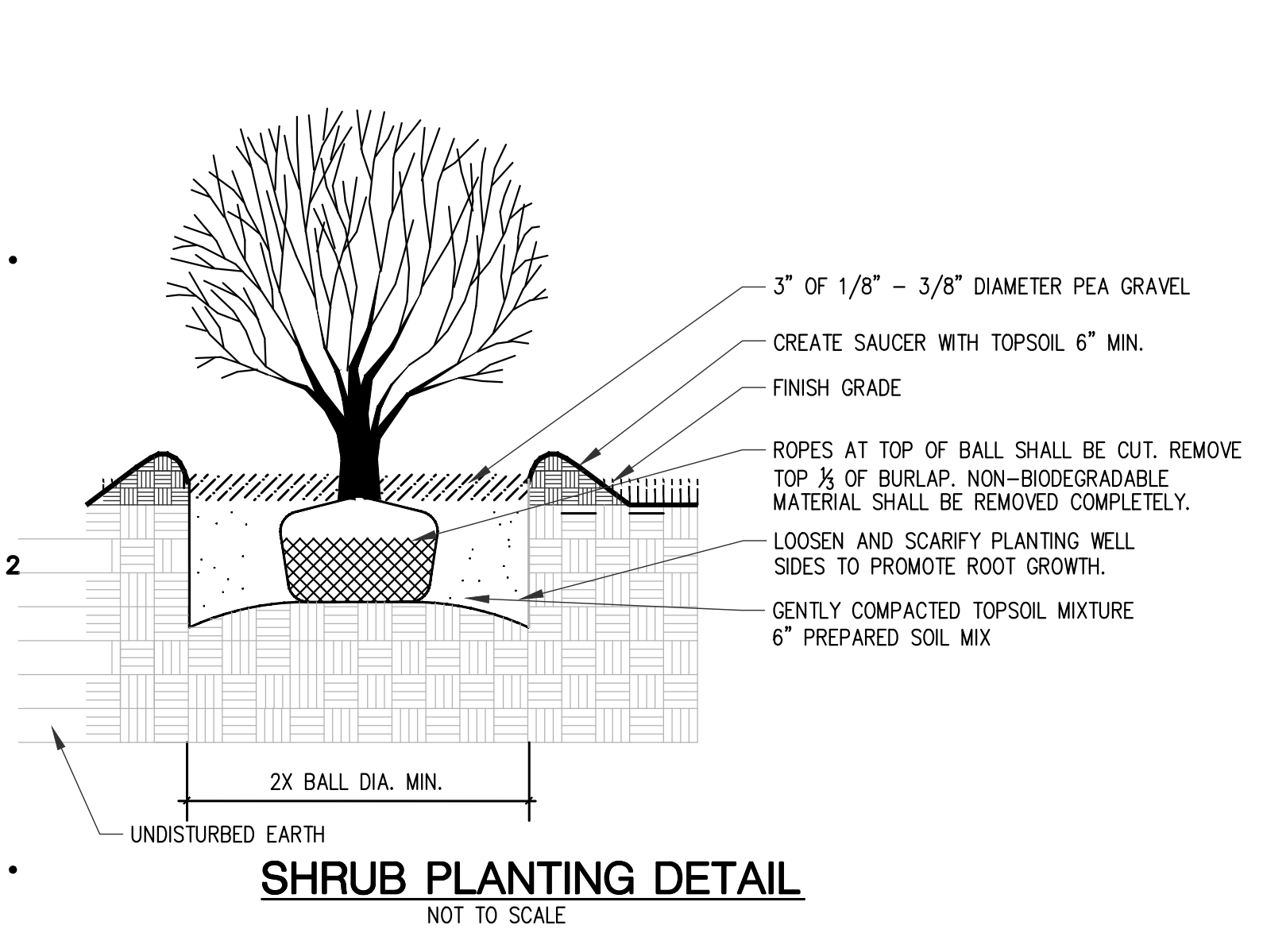
S. SUMMERTON ROAD REQUIREMENTS
 ROAD FRONTAGE = 200 LFT
 CANOPY TREES - 1/40 LFT FRONTAGE
 REQUIRED: 5 TREES
 PROPOSED: 5 TREES
 ORNAMENTAL TREES - 1/100 LFT FRONTAGE
 REQUIRED: 2 TREES
 PROPOSED: 2 TREES
 SHRUBS - 8/40 LFT FRONTAGE
 REQUIRED: 40 SHRUBS
 PROPOSED: 42 SHRUBS

DECIDUOUS CANOPY TREE SCHEDULE					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
AP	2 1/2" CAL.	ACER PLATANOIDES 'DEBORAH'	DEBORAH NORWAY MAPLE	B&B	1
AR	2 1/2" CAL.	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	2
PC	2 1/2" CAL.	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B	2

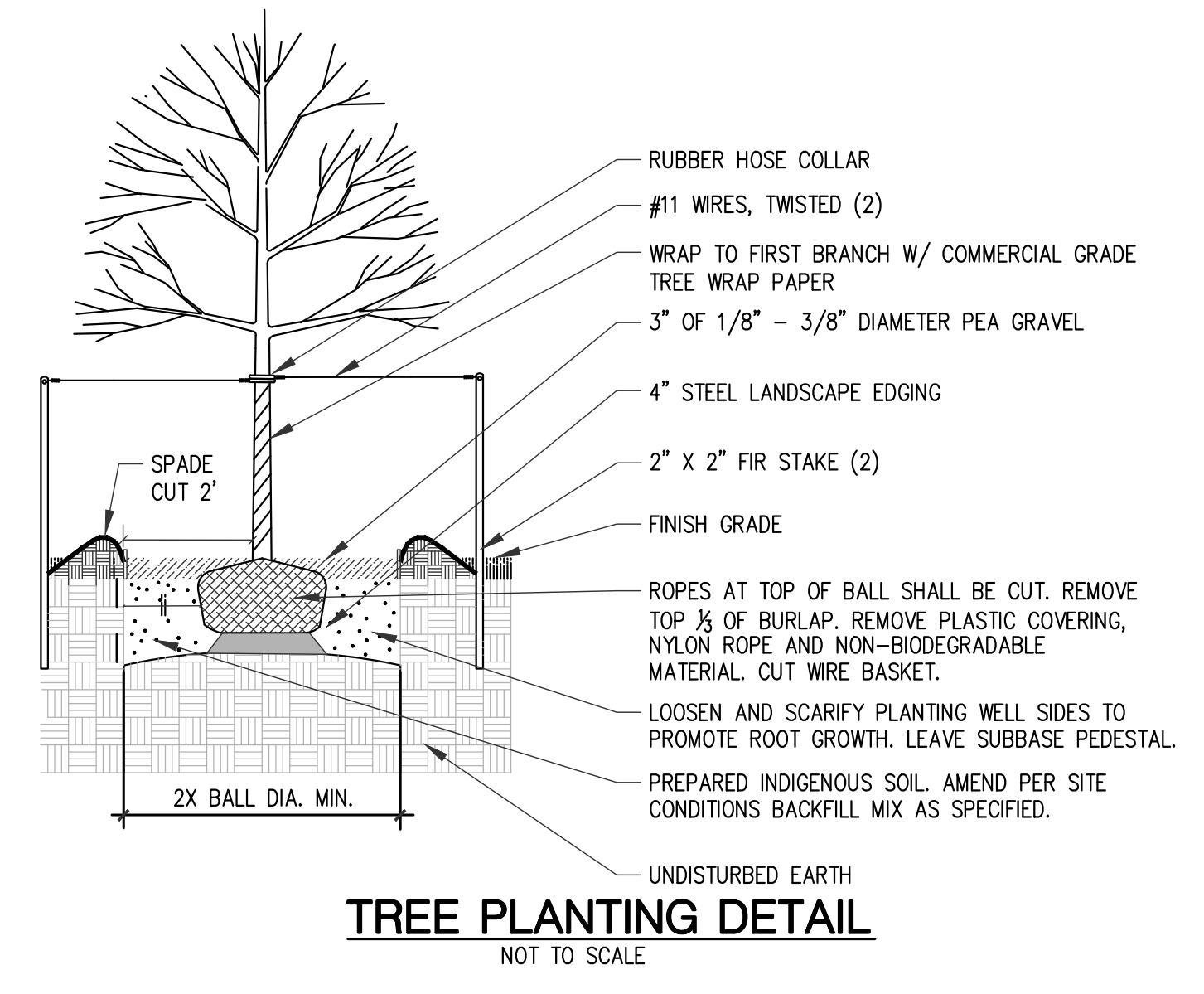
ORNAMENTAL TREE SCHEDULE					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
MP	2" CAL.	MALUS 'PRARIFIRE'	PRARIFIRE CRABAPPLE	B&B	2

DECIDUOUS SHRUB SCHEDULE					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
AM	3' HT.	ARONIA MELANOCARPA	BLACK CHOKEBERRY	NO. 5 CONT.	8 @ 4' SPACING
CS	3' HT.	CORNUS SERICEA	RED OSIER DOGWOOD	NO. 5 CONT.	8 @ 4' SPACING
EA	3' HT.	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	NO. 5 CONT.	6 @ 6' SPACING
SB	3' HT.	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	NO. 5 CONT.	8 @ 4' SPACING
SP	3' HT.	SPIRAEA PRUNIFOLIA	BRIDALWREATH SPIREA	NO. 5 CONT.	6 @ 6' SPACING
VD	3' HT.	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	NO. 5 CONT.	6 @ 6' SPACING

For Review
 01/27/2025 9:12:17 AM

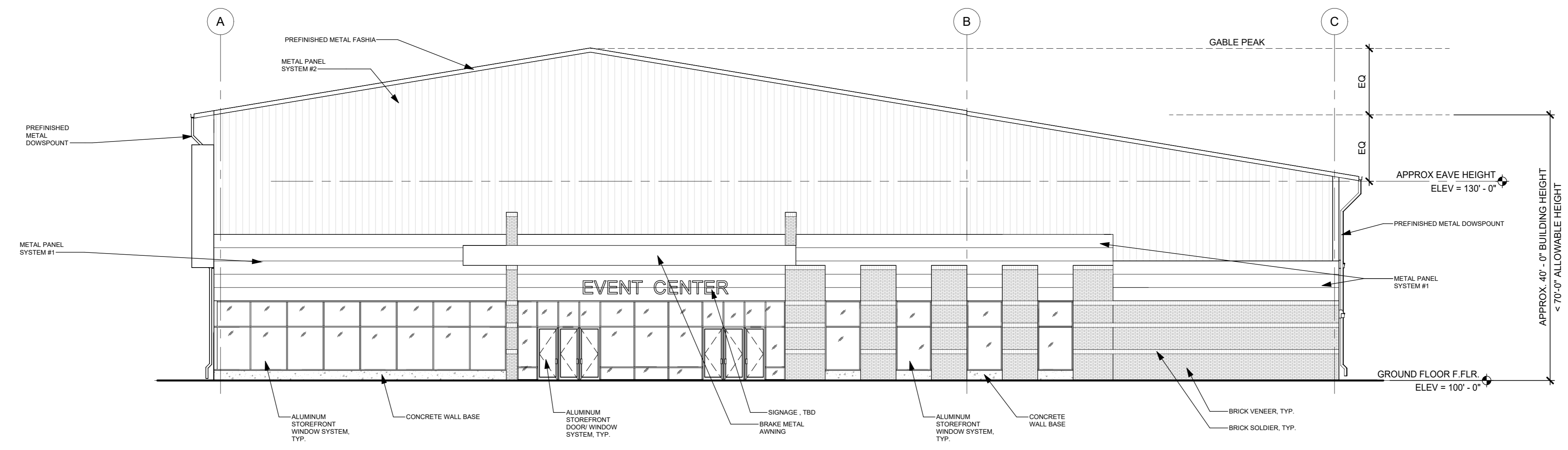


SHRUB PLANTING DETAIL
 NOT TO SCALE



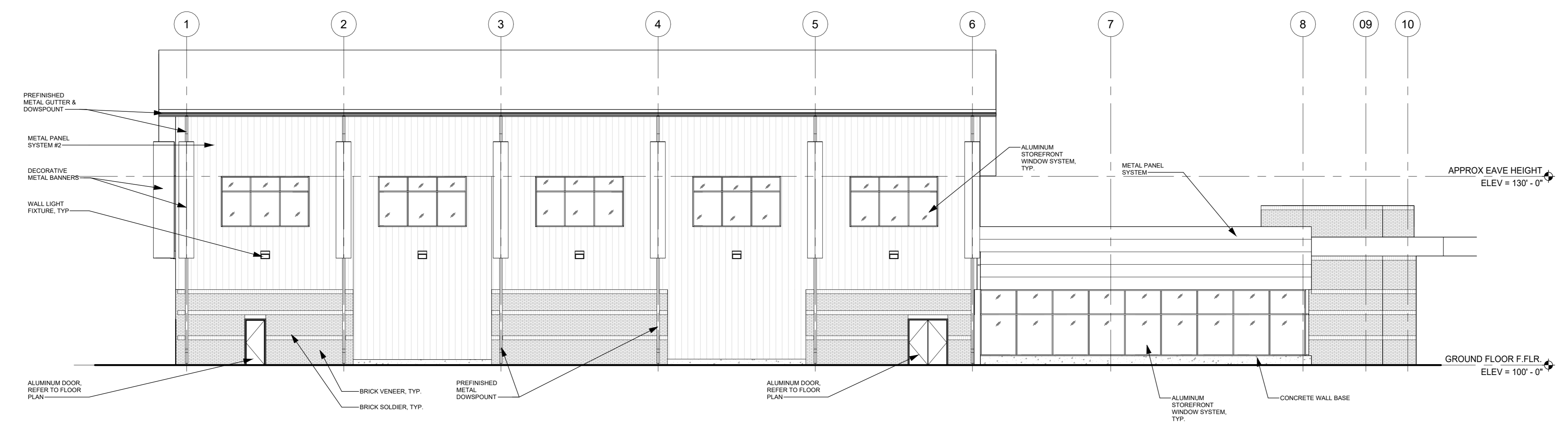
TREE PLANTING DETAIL
 NOT TO SCALE

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 Date: Jan 27, 2025, 9:22am
 Layout: LSCP
 Plotted by: 973jpb



1 WEST ELEVATION
 A-401 SCALE - 3/32" = 1'-0"

- NOTES**
1. EXTERIOR MATERIALS TO BE SIMILAR TO AND COMPLIMENT THE EXISTING COLOR PALETTE OF THE CAMPUS.
 2. BUILDING FOOTPRINT (EXTERIOR FACE OF EXTERIOR WALL) = 31,826 SQ.FT.
 3. BUILDING HEIGHT:
 A. MAXIMUM HEIGHT PER SECTION 6.34 PUBLIC AND INSTITUTIONAL USES AS APPLIED TO THE PROPOSED BUILDING LOCATION = 70'-0".
 C. ACTUAL HEIGHT / GABLE CONDITION = APPROX. 40'-0".



2 NORTH ELEVATION
 A-401 SCALE - 3/32" = 1'-0"

FOR REFERENCE ONLY

Autodesk Docs://24704 Mid Michigan College - Mt Pleasant Event Center/MMC Event Center.rvt

PRELIM. SITE REVIEW	01/27/2025
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 MT PLEASANT CAMPUS
 EVENT CENTER
 2600 S. SUMMERTON
 MT PLEASANT, MI 48858

PROJECT

CONSULTANT

EAST & SOUTH ELEVATION

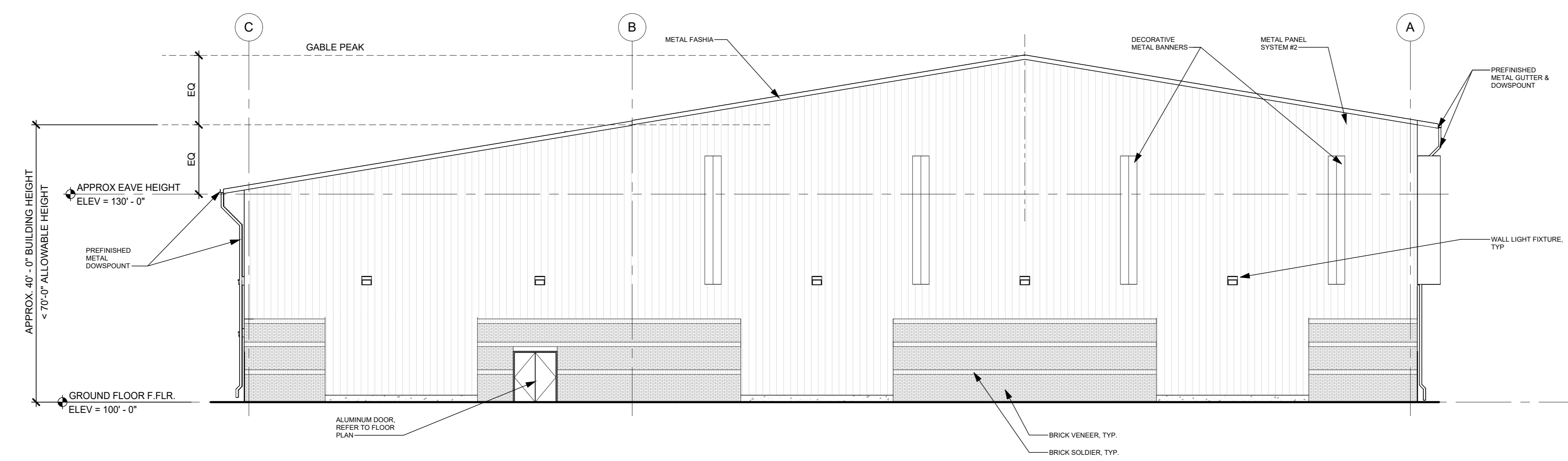
SHEET TITLE

24704

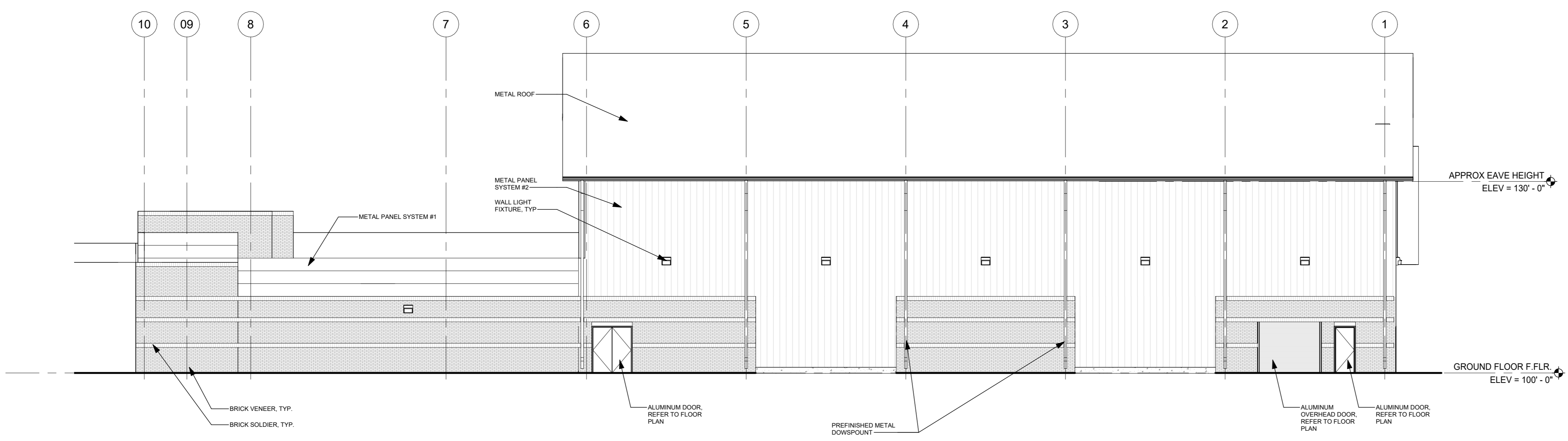
PROJECT NUMBER

A-402

SHEET NUMBER



1 EAST ELEVATION
 SCALE - 3/32" = 1'-0"



2 SOUTH ELEVATION
 SCALE - 3/32" = 1'-0"

FOR REFERENCE ONLY

PRESENTATION MEMO FOR DISCUSSION OF PRESR25-01

TO:	Planning Commission	DATE:	February 11, 2025
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B4, General Business District; and R-1, Rural Residential
PROJECT:	PRESR25-01 Preliminary Site Plan Application – Mid Michigan College’s 39,161 square-foot Event Center located at 2600 S. Summerton Road.		
OWNER(S):	Mid-Michigan College		
LOCATION:	Approximately 47 acres located at 2600 S. Summerton Road in the SE 1/4 of Section 13.		
EXISTING USE:	Mid-Michigan College	ADJACENT ZONING:	B-4, R-1, SCIT, and Commercial/AG in Chippewa Township
FUTURE LAND USE DESIGNATION:	<i>Recreation/Institutional:</i> This category is designated primarily for indoor/outdoor recreation both private and publicly owned.		

Background Information

In 2022 Mid-Michigan College was given final site plan approval for a new accessory storage facility and sports complex fields. Due to funding, only the accessory storage facility was constructed and finished. Township staff met with ROWE Engineering and Mid-Michigan College to discuss a new project in November of 2024. During this meeting, Mid-Michigan briefly discussed the college’s master plan vision for the Mt. Pleasant Campus location but focused the agenda of the meeting on one project. This project is proposed as an “Events Center.”

During review of preliminary plans submitted for the Event Center issues were identified and shared with the applicant that presented hurdles for the application to move forward to the Planning Commission for approval.

Public and Institutional Buildings/Uses and a Maximum Height Violation.

The applicant twice asserts on the site plan that the Event Center is a Public and Institutional Use. This is done for building height purposes and parking calculations. However, the definition of this term in Section 2 of the Zoning Ordinance specifically excludes colleges:

***Public and Institutional Buildings and Uses:** Principal structures dedicated to the use by the public or government operations. For the purposes of this Ordinance, Public and Institutional Buildings shall include libraries, museums, municipal offices, County, State, or Federal Offices, police and fire stations, K-12 schools, and other buildings used by the public or government. Exceptions: Colleges, universities, and publicly owned recreational*

facility buildings shall be defined as described in this section and shall not be considered Public and Institutional Buildings.

The current height of the building is proposed at 40-feet, and the applicant has indicated that the final, fully engineered design may require the building to end up slightly taller than that. This height was considered while using Section 6.34.A.1 Public and Institutional Uses, Maximum Height Exception, which states, “The building height shall be permitted to exceed maximum requirements up to a maximum height equal to twice the permitted maximum height of the zoning district, provided that the minimum required front, side and rear yard setbacks shall be increased by one (1) foot for each foot of additional building height above the maximum.”

Because the college and the associated Event Center are not defined as a Public and Institutional Building or Use, this height exception cannot be used for this project. The maximum allowable height in the B-4 zoning district is 35.0 feet.

Under the 1991 Zoning Ordinance in effect when the Mid Michigan College was originally constructed, the college buildings did meet the definition of “Public and Institutional Buildings” specified in that former ordinance. However, there was no height exception in that ordinance for this type of building.

Based on a review of the Zoning Ordinance and the allowable uses in the B-4 (General Business) zoning district, it is the determination of the Zoning Administrator that “Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly” is the accurate use description for the Event Center, including when considering parking. The parking formula shown on the initial site plan submittal is proposed based on the Public and Institutional Buildings and Uses standard. However, this same standard also applies to “Theaters, Assembly Halls...” so this is a minor correction that will need to be made to the plan.

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:

Section 14.2.P. (Required Site Plan Information). The site plan substantially conforms to the minimum Section 14.2.P. information requirements for a preliminary site plan. The following details and corrections will need to be addressed on the final site plan:

Issues identified on the Preliminary Site Plan	
Required loading space shall be located to the rear of the building being served such that it is screened from view from adjoining roads with a vertical clearance of fifteen (15) feet. Add screening details and a note about the vertical clearance to the plan.	<input type="checkbox"/>
Identify sidewalk width as at least 5-feet wide on the plan and add completion of the missing section of sidewalk along the E. Broadway Rd. frontage of the College to the plan.	<input type="checkbox"/>
Some notes and labels on the 11” x 17” sheets are so small as to be not fully or comfortably legible. Increase font sizes and labels as needed so as to be easily readable at this sheet size.	<input type="checkbox"/>

Issues identified on the Preliminary Site Plan	
Add parking formulas for Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly and Business Schools, Colleges, and Private Schools Operated for Profit. Remove parking formula for Public and Institutional Buildings and Uses. Add a request for approval of an alternative parking standard to the plan for shared use of available parking with justification to support this alternative standard as being sufficient and appropriate for this site.	<input type="checkbox"/>
Clarify with detail the operational schedule of how the operations of the College and the Event Center will be coordinated for event scheduling to ensure that the 600 proposed parking spaces will satisfy the parking requirements for both the College operations and the Event Center operation at the maximum capacity of 1,400 people.	<input type="checkbox"/>
Existing trees and shrubs that exist along S. Summerton Road to remain after the construction should be identified on the plan and counted towards the requirement of street trees and shrubs. Section 10.7 (Modifications to Landscaping Requirements) would apply to this project related to use of existing trees and shrubs to satisfy certain landscaping/screening standards.	<input type="checkbox"/>
Section 12.5 (Nonconforming Sites) would apply for this project, so the specific improvement categories should be noted on the plan to show how the project is consistent with Section 12.5.B. and 12.5.C. Per Section 12.5.E., the applicant may also include a reasonable timetable for completion of certain improvements.	<input type="checkbox"/>

Options to Resolve Maximum Building Height Violation

Although the as-submitted site plan is substantially complete as it relates to the minimum required information for a preliminary site plan, it is not ready for Planning Commission action primarily because the Event Center building as proposed would violate the maximum 35.0-foot building height standard of the B-4 zoning district. There are a number of ways this discrepancy can be resolved, several of which would require a separate Planning Commission action. The following is a summary of the potential options for resolution for your consideration:

- A. **Text amendment to increase the maximum allowable building height for the B-4 (General Business) zoning district from 35-feet to 45-feet.** This change would match the 45.0-foot maximum height allowed in the B-5 and B-7 zoning districts, just as the Township previously changed the setback requirements to be the same in all three Business Districts. A concern with this option to consider is that the B-4 District is intended to be the least intensive of the three Business Districts.

In addition, this proposed change would be inconsistent with the Township’s OS (Office Service) zoning district, which in many locations is located adjacent to a B-4 District on the Official Zoning Map. The OS District has a 35-foot maximum height limit. An increase to the overall building height for the B-4 (and possibly the OS) zoning district would also have increased potential for visual and other impacts on neighboring residential uses.

- B. **Text amendment to add a height exception for Business Schools, Colleges, Universities, and Private Schools Operated for Profit** where they are currently permitted within the Township, similar to what the current Zoning Ordinance offers for Public and Institutional Buildings and Uses. This option would benefit both the current project and any future building construction on the campus, while limiting the scope of the ordinance change.

- C. **Apply to the Zoning Board of Appeals for a variance** from the 35-foot building height requirement. This option if sought and granted would only apply to the proposed building and would not be able to apply to any other future projects. Significant hurdles for the applicant to overcome include demonstrating that the conditions that necessitate the granting of a variance are not self-created and are more than mere inconvenience.
- D. **Rezone the property to a Planned Unit Development (PUD).** This offers flexibility that could be beneficial to a college campus given the range of uses and potential future development options. However, if a PUD rezoning is sought it is recommended that the PUD conceptual development plan include the broader scope of future uses and planned development on the campus.
- E. **Rezone the property to either B-5 (Highway Business) District or B-7 (Retail and Service Highway Business) District.** The B-4 District allows a maximum building height of 35-feet. The B-5/B-7 Districts, which are more intense business districts, allow a maximum of 45-feet for building height. A hurdle to this option is the Township Master Plan. The current Future Land Use Map designates this area as Recreation/Institutional. This designation would not support rezoning the property to B-5/B-7.
- F. **Revise the building design to conform to the 35-foot maximum height standard.** While this is an option, the applicant has indicated in discussions with staff that design requirements for the building necessitate the additional height.

Key Findings

- A College Event Center is not a Public and Institutional Use or Building as defined in Section 2 of the Zoning Ordinance.
- The proposed building height exceeds the maximum height of 35-feet that is allowed in the B-4 General Business District.
- The Parking as proposed accounts for daily usage at the college and small to medium size events but operational details related to the shared use parking and timing of events need to be added to confirm that the alternative parking standard proposed by the applicant will be able to account for the College and a proposed Event Center with a potential occupancy of up to 1,400 people.

Recommendations

The Planning Commission is encouraged to ask questions and give the applicant feedback regarding items to address on the plan, as well as to consider providing direction by motion related to any preferred option to resolve the building height issue.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Draft Motions: PRES25-01 – Mid Michigan College Building Height Issue Only

Text Amendment to Increase Maximum Allowable Height in the B-4 District:

Motion by _____, supported by _____, to direct staff to prepare a draft amendment to increase the maximum allowable height in the B-4 (General Business) District from 35 feet to 45 feet, and to schedule a public hearing for the proposed change.

Motion by _____, supported by _____, to invite the applicant to prepare and submit a Zoning Ordinance text amendment application to increase the maximum allowable height in the B-4 (General Business) District from 35 feet to 45 feet, and to schedule a public hearing for the proposed change.

Text Amendment to Add a Height Exception for Business Schools, Colleges, Universities, and Publicly Owned Recreational Facility Buildings:

Motion by _____, supported by _____, to direct staff to prepare a draft amendment to allow business schools, colleges, universities, and publicly owned recreational facility buildings to exceed the maximum allowed height in the zoning district subject to a corresponding increase in minimum required yard setbacks, and to schedule a public hearing for the proposed change.

Motion by _____, supported by _____, to invite the applicant to prepare and submit a Zoning Ordinance text amendment application to allow business schools, colleges, universities, and publicly owned recreational facility buildings to exceed the maximum allowed height in the zoning district subject to a corresponding increase in minimum required yard setbacks, and to schedule a public hearing for the proposed change.

Invite the Applicant to Apply for a Rezoning of the Land (B-5, B-7 or PUD):

Motion by _____, supported by _____, to invite the applicant to prepare and submit an application to rezone the Mid Michigan College tract of land into a zoning district that can be consistent with the Master Plan and applicable Zoning Ordinance standards.

Height Alteration or Consideration of a Building Height Variance by the Zoning Board of Appeals:

Motion by _____, supported by _____, to postpone action on the PRES25-01 preliminary site plan for the new Mid Michigan College Event Center at 2600 S. Summerton Road in the B-4 zoning district for up to 95 calendar days, pending resolution of the conflict with the B-4 District maximum building height standard through a revised site plan or an application to the Zoning Board of Appeals for consideration of a variance.