

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. <u>NEW BUSINESS</u>
  - A. Presentation/Discussion of the PSUP25-01 Special Use Permit and PRESPR25-02 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 PRESPR25-01 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

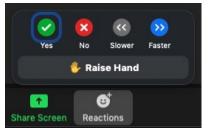
#### Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

The public can view all Union Township meetings live by clicking on our <u>YouTube Channel</u>. For those who would like to participate, you can do so via Zoom.

<u>Click here</u> 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. <u>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.</u>
  - **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 PRESPR24-03 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	Squattrito	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 Boar	rd 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	Vac	cant	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		
			12/31/2026		
Alt #1	Vac	cant	12/31/2024		
Co	nstruction Board of Appe	als (3 Members) 2 year te	rm		
#	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 Ba	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 I	ibrary 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	F Name L Name Expiration Date					
1-Chair	Thomas	Kequom	4/14/2027				
2-VC/BOT Rep	Bryan	Mielke	11/20/2028				
3	James	4/14/2027					
4	Richard	2/13/2025					
5	Robert	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	Vac	ant					
Cultural and Recreational Commission (1 seat from Township) 3 year term							
#	F Name	L Name	Expiration Date				
1	Vac	ant	12/31/2025				
Mt. Pleasant Airport	Joint Operations and Mg	mt Board (1 seat from Tov	wnship) 3 year term				
#	F Name	L Name	Expiration Date				
1 - Union Township	Rodney	Nanney	12/31/2026				
Local Ele	ction Commission Commi	ttee (3 BOT Members) 4 y	vear 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
  - o 12 Permits issued
  - o 3 Final Certificate of Occupancy Issued
  - o Completion of MyMich Health MRI Room
  - o Issued MyMich Health renovation permit for Lab, registration office and ENT suite
  - o 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:
  - o 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.
  - o 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:
  - o a development firm exploring possible affordable housing projects in the Township.
  - o a development team regarding options for a new private school project.
  - o 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.
- o 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. <u>This matter is now closed</u>.
- 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 PRESPR24-03 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.
  - o 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.
  - o 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 PRESPR25-01 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, Minor Site Plan 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). 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 OHB PROPERTIES LLC Applicant's Name(s) Phone/Fax numbers 615-890-8075 / 615-300-2594 Fmail michael.hazlett@oldhickorybuildings.com P.O. BOX 331973 Address\_ Legal Description: Attached 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 proposed use and how it conforms to Section 14.3.J. (Standards for Special Use Approval) Firm(s) or 1. Name: CMS&D Phone: Email Individuals(s) who 2. Address: 2257 E. BROOMFIELD ROAD prepared site plan(s) MT. PLEASANT City:\_\_\_\_\_ \_\_\_\_\_\_State:\_\_\_MIMI Z<u>ir48858</u> Contact Person: TIMOTHY BEBEE Phone 9897750756 Legal Owner(s) of 1. Name: GEORGE & PETRO TOLAS Phone: Property. Address: \_\_\_ 306 E BROADWAY ST City: MM MT. PLEASANT Zip: 48858 All persons having legal interest in the Interest in Property: owner/lessee/other Signature:\_\_ property must sign 2. Name: this application. Phone: Address: Attach a separate City:\_ State: sheet if more space \_Zip:\_\_ is needed. 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 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. Signature of Applicant Office Use Only Application Received By:\_\_\_\_\_ \_\_\_\_\_ Fee Paid: \$\_\_\_\_\_ Date Received: Escrow Deposit Paid: \$\_\_\_\_\_

Revised: 9/14/2020

## **Charter Township of Union**

#### APPLICATION FOR SITE PLAN REVIEW

1	Minor Site Plan Prelin	ninary Site Plan Final S	Site Plan
A Completed Applicat	نت ion will contain all the information re	quired per the Zoning Ordinance, Section	14.2 (Site Plan Review).
Name of Proposed Dev	elopment/Project if Property & Address (if issued)	OHB PROPERTIES, L.L.C. SITE 4694 E. PICKARD	ROAD
Common Description o	MT. PLEA	SANT, MI 48858	
Applicant's Name(s)		OHB PROPERTIES LLC	
Phone/Fax numbers	615-890-8075 / 615-300-2	2594 Email michael.hazlett	@oldhickorybuildings.com
Address	P.O. BOX 331973		EESBORO Zip: 37133
Address	- Adding		
Legal Description:	Attached	e Plan Tax Parcel ID Number(s):	14-014-20-030-00
Existing Zoning: B7	Land Acreage: 1.5	Existing Use(s): SAI	ES LOT
ATTACHED: Letter of	describing the project and how it cor	nforms to Section 14.2.S. (Standards for	Site Plan Approval)
Firm(s) or	1. Name: CMS&		Email_tbebee@cms-d.com
Individuals(s) who	2. Address:	2257 E. BROOMFIELD ROAD EASANT State:	MI Zì#8858
prepared site plan(s)		TIMOTHY BEBEE	
	Contact reison.	THEORETT DEBLE	7 110112 00017 007 00
Legal Owner(s) of	1. Name: GEORG	E & PETRO TOLAS Ph	ione:
Property.	Address:	306 E BROADWAY ST	
All persons having	City: MT. PLE	ASANT State:	MI Zip: 48858
legal interest in the		Interest in Pro	operty: OWNER
property must sign this application.	Signature:		ione:
Attach a separate	a st	Ph	lone.
sheet if more space	City:	State:	Zip:
is needed.	1	la	
	Signature: C	Interest in Pro	operty:
true and accurate to t all the owners of the p any permits issued pur	he best of my knowledge and that property. False or inaccurate infor rsuant to site plan approval and/o	escriptions, exhibits submitted on or t I am authorized to file this applicati mation placed upon this plan may be r removal of work installed. Approval ng Ordinance or other applicable code	on and act on behalf of cause for revocation of of this plan shall not
-p/ 1	14/01/		1.27.75
	gnature of Applicant		
· / 2/8	знасите от <del>у</del> ррисапт		Date
	Offi	ce Use Only	
Application Received E	Зу:	Fee Paid:	:\$
Date Received:		Escrow Deposit Paid	;\$

Revised: 9/14/2020

# PRELIMINARY SITE PLAN

# 4694 E. PICKARD, MT. PLEASANT, MI 48858



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. (I)
MINIMUM LOT AREA	20,000 SQ. FT.
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	30%

- (I) 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 interesting M-20. 3. Ingress and egress to the parcel from M-20 is via a driveway shared with adjoining
- 4. 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. 5. Gross land area = 142,211.65 sf or 3.26 acres.

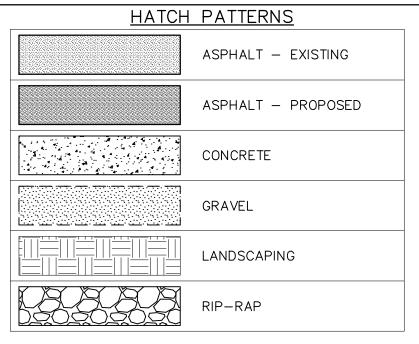
# MISS DIG:

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.

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.

#### LEGEND **SYMBOLS O** BOLLARD GAS RISER SOIL BORING im | CATCH BASIN (CURB INLET) GAS MARKER GUY ANCHOR HYDRANT - EXISTING TELEPHONE RISER 🏋 HYDRANT — PROPOSED TREE - CONIFEROUS CATCH BASIN (SQUARE) CLEAN OUT LIGHT POLE TREE - DECIDUOUS MAILBOX UTILITY POLE DRAINAGE FLOW TELEPHONE MANHOLE ELECTRICAL BOX WATER MAIN VALVE FOUND CONC. MONUMENT SANITARY SEWER MANHOLE WATER SHUT-OFF ● SET IRON WATER WELL - SIGN GAS MAIN VALVE WOOD STAKE

<u>LINE</u>	TYPES		
ELEC.	BURIED ELECTRICAL CABLE		
PHONE	BURIED TELEPHONE CABLE		
	CENTERLINE OF DITCH		
FM—	FORCE MAIN		
GAS	GAS MAIN		
	ROAD CENTERLINE		
8" SAN	SANITARY SEWER		
12" SS	STORM SEWER		
—— —— EX-TOS— — ——	TOE OF SLOPE		
EX-TOB	TOP OF BANK		
OHE	UTILITIES - OVERHEAD		
——UTIL.——	UTILITIES - UNDERGROUND		
12" WM	WATER MAIN		





LOCATION SKETCH

NOT TO SCALE

## **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

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 SOUTHEAST 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.

	SHEET INDEX
	SHEET 1COVER SHEET
L	SHFFT 2

#### FLOOD ZONE CERTIFICATION:

BEARING BASIS PER GEODETIC OBSERVATION MICHIGAN STATE PLANE SOUTH. THE BEARING BETWEEN

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 MURFREEBORO, 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 (989) 775-5012 EMAIL: info@cms-d.com

#### CHARTER COMMUNICATIONS 2014 S. MISSION

MT. PLEASANT, MI 48858 (989) 621-0505 JODÝ LAMROUEX jlamrouex@chartercom.com

CONSUMERS ENERGY 1CONSUMERS ENERGY PARKWAY CLARE, MI 48617 (231) 592-3244 ÈRICA BAUMANN

erica.baumann@cmsenergy.com

FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 763-3129

CHRIS STANTON

chris.stanton@ftr.com DTE ENERGY 609 BJORNSON BIG RAPIDS, MI 49307 (231) 349-2364LARRY BOURKE

Ibourke@dteenergy.com MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET

MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 LT. BRAD DOEPKER bdoepker@mt-pleasant.org

MICHIGAN DEPARTMENT OF TRANSPORTATION BAY REGION - MT. PLEASANT TSC 1212 CORPORATE DRIVE MT. PLEASANT, MI 48858 (989)773-7756 JACK HOFWEBER

UNION TOWNSHIP UTILITIES DEPARTMENT OF PUBLIC SERVICES 2010 S. LINCOLN MT. PLEASANT, MI 48858 (989) 772-4600 EXT. 224 ŘIM ŚMITH ksmith@uniontownshipmi.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

UNION TOWNSHIP ZONING ZONING DEPARTMENT 2010 S. LINCOLN MT. PLEASANT, MI 48858 989 772-4600 EXT. 241 PETER GALLINAT pgallinat@uniontownshipmi.com

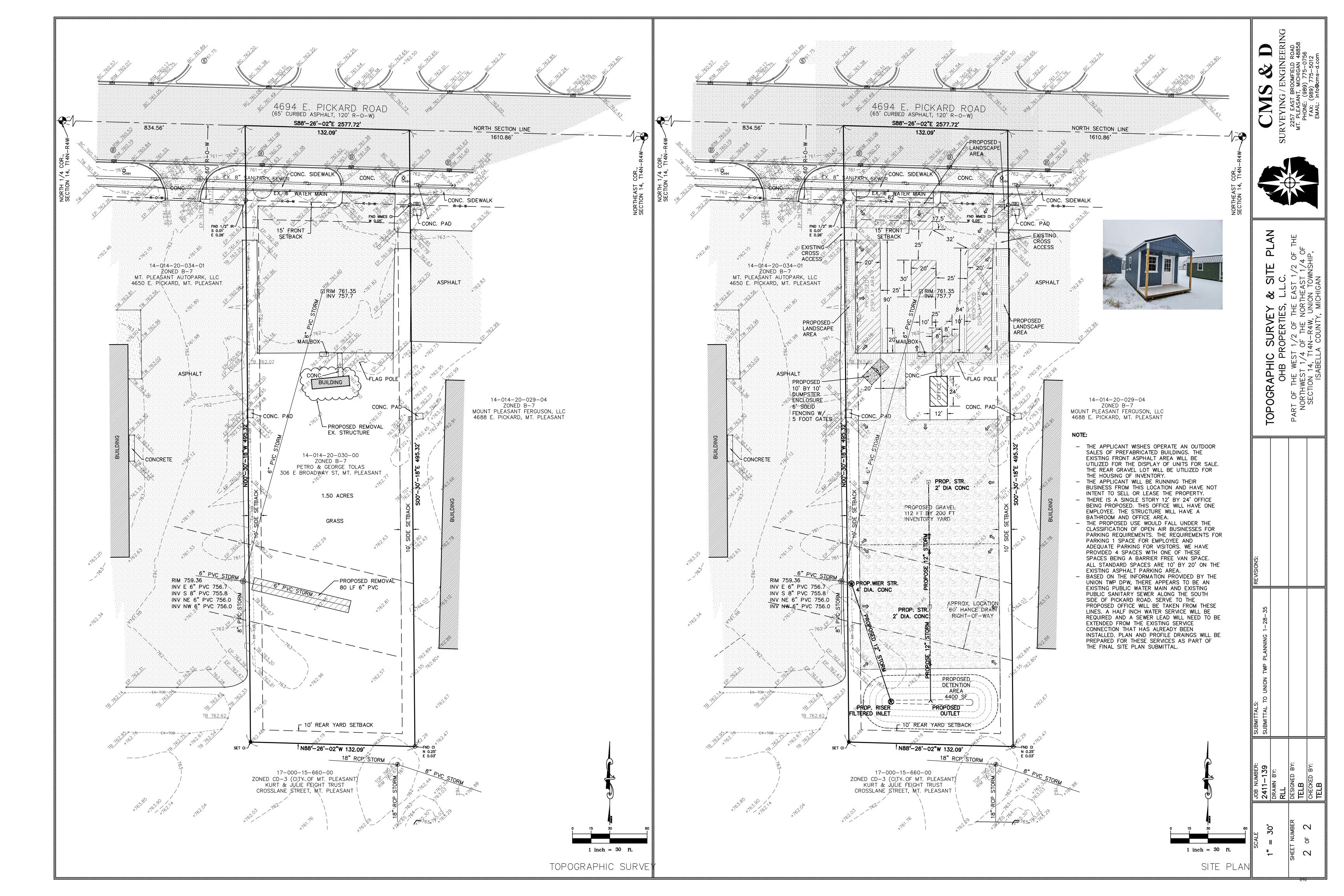
DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBÉRT WILLOUGHBY

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

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JOB DRAV RLL DESIG





#### **Community and Economic Development Department**

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 241

#### PRESENTATION MEMO FOR DISCUSSION OF PSUP25-01

TO: Planning Commission DATE: February 11, 2025

**FROM:** Rodney C. Nanney, AICP **ZONING:** B-7, Retail and Service

Community and Economic Development Director Highway Business District

**PROJECT:** PSUP25-01 Special Use Permit and PRESPR25-02 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 Si	te Plan	Final Site	Plan
A Completed Applicat	tion will contain all th	e information required pe	r the Zoning Ordinar	nce, Section 14.2	2 (Site Plan Review).
Name of Proposed Dev	/elopment/Project	Mid Mich	igan College - Mt	Pleasant Ever	nt Center
		ss (if issued)			
		0 S. Summerton, Mt Ple			· ·
Applicant's Name(s)		Mid Michigan Commun	ity College (attn. I	Matthew Miller	)
Phone/Fax numbers	98	9-386-6600	Email	mmiller@	midmich.edu
Address	1375 S. C	lare Avenue	City:	Harris	on Zip: 48625
Legal Description:	Attached 🗸	Included on Site Plan	Tax Parcel ID N	lumber(s):	14-013-40-001-05
Existing Zoning: B-4	Land Acreage:			General B	usiness
ATTACHED: Letter of	lescribing the projec	t and how it conforms to	Section 14.2.S. (Sta	Indards for Site	Plan Approval)
					0
Firm(s) or	1. Name: ROWE	Professional Services C	ompar Phone:98	9-772-2138 Em	ail awendzel@rowepsc.
Individuals(s) who	2. Address:	10.5	127 S. Main St	reet	
prepared site plan(s)	City:	Mt. Pleasant		_ State:	Zip:_48858_
	Contact Person:_	Aaron J	. Wendzel, P.E.		Phone 989-772-2138
Legal Owner(s) of	1. Name:	Mid Michigan	College	Phone	989-386-6600
Property.	Address:	2600 S. Sum	merton, Mt Pleasa	ant, MI 48858	
All persons having	City:	Mt. Pleasant		State: M	<u> Zip: 48625</u>
legal interest in the		1			_
property must sign this application.	Signature:		Inte	•	rty: <u>Owner</u>
Attach a separate	Address:			Pnone	
sheet if more space				State:	Zip:
is needed.					
	Signature:		Inte	rest in Proper	ty:
all the owners of the p any permits issued pur constitute the right to	ne best of my know property. False or in suant to site plan a		horized to file this aced upon this pla of work installed. nce or other applic	s application a n may be caus Approval of th	and act on behalf of se for revocation of his plan shall not
		Office Use Or			
Application Received B	<b>A</b> :			Fee Paid: \$	
Date Received:			Escrow De	posit Paid: \$	

Revised: 9/14/2020

#### **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

Mid Michigan College

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:

Name of busin	ess owner(s):	
	F-	Tim Hood, President
Street and ma	ailing address:	2600 S. Summerton Rd.
		Mt. Pleasant, MI 48625
Telephone:		
Fax:	989-386-6602	
Email:	thood@midmic	ch.edu
I affirm that the info	ormation submitted	l is accurate.
Owner(s) sig	nature and date:	1600 1/20/2025
	_	11M-11M-11M-11M-11M-11M-11M-11M-11M-11M
Information co	ompiled 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				
	KEY:			KEY:
	LiQ. = liquid			AGT = above ground tank
	_			DM = drums
				UGT = underground tank
NONE				Cy = cylinders
	48			CM = metal cylinders
				GW = 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.

- 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. <u>Final site plan</u>. 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.
- 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:

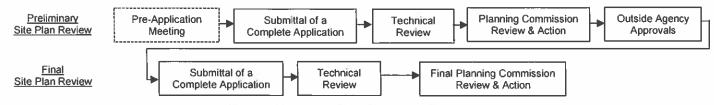
	Туре	of Approv	al Requir	ed
Site Plan Approval Required	Preliminary Site Plan		Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			~	
All other land uses 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.	1	<b>y</b>		
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.	ıl			>
Construction, relocation or alteration of a two family (duplex) dwelling detached single family dwelling or customary accessory structures or a single lot, provided that the structures and improvements shal conform to all applicable Ordinance standards.				•

	Туре	of Approv	al Requir	be
Site Plan 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.		<b>&gt;</b>		
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.	~	<b>y</b>		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Accand 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.	t s		•	
Any other change in use for an existing multiple-family, mixed use of 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.	1		•	
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 Administrato has determined that compliance with the requirements and standards of this Ordinance will not be affected.	Ч		•	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure,	1 /	~		
Expansion of any multiple-family, mixed use or non-residential off street parking facility by up to 2,750 square feet.	-		<b>-</b>	

	Туре	of Approv	al Requir	ed
Site Plan 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.		i	~	
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.			<b>Y</b>	
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 of other substantial modifications to the existing site.			•	

- 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.
- 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:
  - 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.		i	•
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.
- 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.
- In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
- 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 Pan
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.	1	•	•
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.	1		•
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.	•	- 6	•

#### 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]

Ho	w Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes	No 🗆
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), <u>Permit Section</u>	Y[X]	N□
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, <u>Asbestos Program</u> , 517-284-6777	Υ□	N⊠
3)	Please consult the <u>Permitting at the Land and Water Interface Decision Tree document</u> 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) - <u>Joint Permit Application</u> , 517-284-5567:		
	a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Υ□	N\X
	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?	Υ□	NX
	c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Υ□	NΧ
	d. Does the project involve construction of a dam, weir or other structure to impound flow?	Υ□	NΧ
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	YX	ΝÜ
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	ΥX	N□
6)	Does the project involve construction or alteration of any sewage collection or treatment facility? <b>Union Township Public Services Department</b> and <u>WRD, Part 41 Construction</u> <u>Permit Program (staff)</u> , 906-228-4527, or <u>EGLE District Office</u>	Y	NX
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? <b>Union Township</b> and Public Swimming Pool Program, 517-284-6541, or EGLE District Office	Y	NX
8)	Does the project involve the construction or modification of a campground? <b>Union Township</b> and DWEHD, Campgrounds program, 517-284-6529	Υ□	NX

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	Υ□	NX
10)	Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u> , 517-284-6562	Υ□	N[X]
Wh	o Regulates My Drinking (Potable) Water Supply?		
11)	I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	ΥX	N
12)	I have a Non-Community Water Supply (Type II) <u>Guide</u> , <u>Contact (District or County) Local</u> <u>Health Department</u> , 517-485-0660	Υ□	NΧ
13)	I am a community water supply (Type I) <u>Community Water Supply, DWEHD District Office</u> <u>Community Water Supply Program</u> , 517-284-6512	Υ□	NX
14)	Do you desire to develop a <u>withdrawal of over 2,000,000 gallons of water per day</u> 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	Υ□	NX
Wh	o Regulates My Wastewater Discharge System?		ASSETTING
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, <u>EGLE District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u> , 517-284-5568	Υ□	NX
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, <u>Permits Section</u> , or <u>EGLE</u> <u>District Office</u> , 517-284-5588	Υ□	N⊠
17)	Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, <u>Groundwater Permits Program</u> , 517-290-2570	Y	NX
18)	Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y	NX
Wh	nat 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	N⊠
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	Υ□	NX
Wł	nat 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	Υ□	NΣ
22)	Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, <u>Hazardous and Liquid Waste</u> , 517-284-6562	Υ□	NX
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	NΧ

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Υ□	NX
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD <u>Radioactive Material and Standards Unit</u> , 517-284-6581	Υ□	NX
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, <u>Medical Waste Regulatory Program</u> , 517-284-6594	Υ□	NX
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?	Y	N <u>X</u>
MMD, <u>Transporter Program</u> , 517-284-6562 28) Does the project involve the <i>transport</i> of hazardous waste? MMD, <u>Transporter Program</u> ,	Υ□	NX
517-284-6562  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	NX
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, <u>Septage Program</u> , 517-284-6535	Y	N[X]
31) Do you store, haul, shred or process scrap tires? MMD, Scrap Tire Program, 517-284-6586	Y□	N⊠
Sectors		
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, <u>Dry Cleaning Program</u> , 517-284-6780	Y	NX.
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? <u>Laboratory Services Certifications</u> , 517-284-5424	Y	NX
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, <u>Public Swimming Pools Program</u> , 517-284-6529	Y	NX
35) Does the project involve the operation of a <i>campground</i> ? <b>Union Township</b> and DWEHD, <u>Campgrounds</u> , <b>517</b> -284-6529	Υ□	N⊠
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	NX
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, <u>Surface Water Assessment Section</u> , 517-331-5228	Y	NX
	-	

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	Υ□	N⊠
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, <u>Sand Dune Mining Program</u> , 517-284-6826	Υ□	N[X]
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	Υ□	NX
Petroleum & Mining, OGMD, 517-284-6826		
41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Υ□	NX
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y□	
43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Υ□	N X
44) Does the project involve mining coal?	Υ□	
45) Does the project involve changing the status or plugging of a mineral well?	Y	NΧ
46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Υ□	NX

Contact Union Township and EGLE Permits & Bonding, OGMD, 517-284-6841



#### **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

#### <u>Gourdie-Fraser Associates – Stormwater</u>

#### **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

#### <u>Charter Township of Union Department of</u> 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

#### **Site Plan Review Process:**

#### Contact Information for Outside Agencies

#### **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) \*

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



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 Name: UNION	Unit:	14
	Unit Name:	UNION

#### General Information for 2024 Tax Year

Parcel Number:	14-013-40-001-05	
		036

1/20/2025, 10:31 AM EST

Prop. Class Name:COMMERCIAL-IMPROVEDSchool Dist Code:37010	
School Dist Code: 37010	
School Dist Name: 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

2/6

Tax Details 2024 Winter	Tay	<b>Details</b>	2024	Winter
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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	

State Educ Tax	6	0.00	\$0.00
County Operation	6.61	0.00	\$0.00
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
Tax Items 2024 Summer			
Total Paid:		\$0.00	
Interest Fees Paid:		\$0	
Admin Fees Paid:		\$0.00	
Base Paid:		\$0.00	
Exemption Percent:		0%	
State Equalized Value:		\$0	
Taxable Value:		\$0	
Assessed Value:		\$0	
Total Tax & Fees:		\$0.00	
Interest Fees:		\$0.00	
Base Tax: Admin Fees:		\$0.00 \$0.00	
		***	
Last Payment Date:			
Class Name:		COMMERCIAL-IMPR	OVED
Property Class:		201	
School Dist. Name:		MT PLEASANT CITY	SCHOOL DIST
School Dist. Code:		37010	
Tax Details 2024 Summer			
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

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
Tay Itams 2023 Winter	

#### 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

1/20/2025, 10:31 AM EST 5/6

#### Tax Details 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
Tax Items 2023 Summer			
Total Paid:		\$0.00	
Interest Fees Paid:		\$0	
Admin Fees Paid:		\$0.00	
Base Paid:		\$0.00	
Exemption Percent:		0%	
State Equalized Value:		\$0	
Taxable Value:		\$0	
Assessed Value:		\$0	
Total Tax & Fees:		\$0.00	
Interest Fees:		\$0.00	
Admin Fees:		\$0.00	
Base Tax:		\$0.00	
Last Payment Date:			
Class Name:		COMMERCIAL-IMPRO	DVED
Property Class:		201	
School Dist. Name:		MT PLEASANT CITY S	SCHOOL DIST
School Dist. Code:		37010	

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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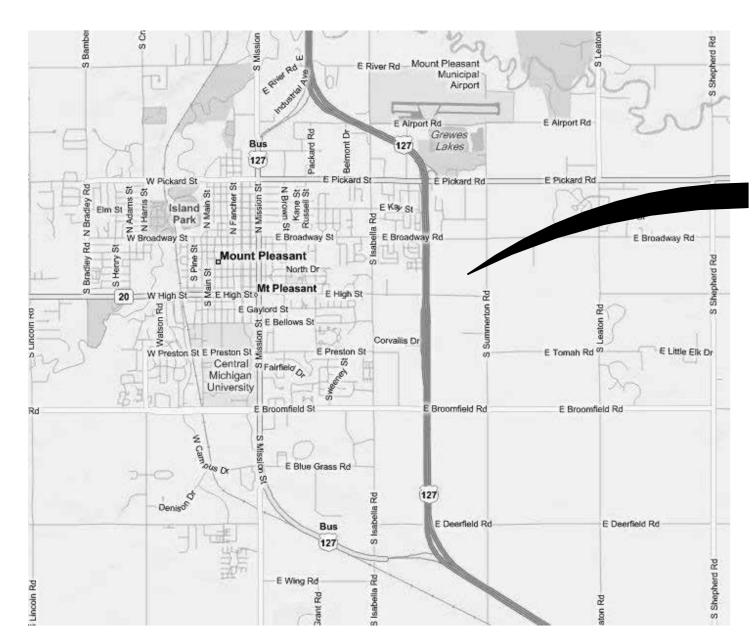


# MT PLEASANT EVENT CENTER

2600 S.SUMMERTON MT PLEASANT, MI 48858

HOBBS + BLACK PROJECT #: 24-704

# PRELIMINARY SITE PLAN REVIEW APPLICATION 01/27/2025



PROJECT LOCATION







# **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

# **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-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-302 UTILITY PLAN

ARCHITECTURA

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 CHECKED

LACK C T S

OBBS + BRAMER OF A COMPANY OF THE STATE OF T

COLLEGE

T PLEASANT CAMPUS
EVENT CENTER
2600 S.SUMMERTON
F PLEASANT, MI 48858

CONSULTANT

**PROJECT** 

PROJECT NUMBER

A-000.

SHEET4NUMBER

# UNDERGROUND UTILITY IDENTIFICATION AND LOCATION

THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

#### PUBLIC UTILITIES

EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

#### VERIFICATION OF UNDERGROUND UTILITIES

THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

## UTILITY SERVICE

UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

#### PRIVATE IRRIGATION SYSTEMS

WHERE IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON THE OWNER'S PROPERTY.

### SOIL BORINGS / PAVEMENT CORES

IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

# MAINTAINING TRAFFIC

LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

# LAYOUT

ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED

IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:

 CURB INLETS – THE ELEVATION OF THE TOP OF CURB • ALL OTHER INLETS — THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

CONSTRUCTION STAKING WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS. BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE

SURVEYOR TO WITNESS AND TO RE-SET THE POINTS. PROTECTION OF TREES, SHRUBS, AND LANDSCAPING

ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

# CONSTRUCTION SIGNING AND BARRICADING

THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

#### TURF ESTABLISHMENT

ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

#### ADA COMPLIANCE

ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE THEIR BID ON THEIR DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

#### BACKFILL AND EMBANKMENT

BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

# WORK HOURS

WORK HOURS TO BE APPROVED BY THE OWNER.

# DRAINAGE

THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

# PAVING PROJECTS

# ADJUSTING STRUCTURES

WHERE CASTINGS FOR MANHOLES, CATCH BASINS, INLETS, VALVE BOXES, AND MONUMENT BOXES ARE TO BE ADJUSTED TO MEET A NEW PAVEMENT SURFACE ELEVATION, THE FINAL ADJUSTMENT SHALL NOT BE COMPLETED UNTIL ALL PAVEMENT COURSES HAVE BEEN PLACED EXCEPT THE FINAL COURSE. THE FINAL ADJUSTMENT SHALL BE COMPLETED JUST PRIOR TO PLACEMENT OF THE FINAL COURSE OF PAVEMENT.

THE MATERIALS AND PROCEDURES FOR ADJUSTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION OVER THE ROAD AND UTILITIES.

# SUBGRADE PREPARATION

TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENT ON A SUBGRADE; THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY, THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT, PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

# CURB AND GUTTERS

THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DIMENSIONS OF CURB OPENINGS FOR DRIVEWAYS, RAMPS, AND DRAINAGE STRUCTURES.

# HOT MIX ASPHALT (HMA) PAVING

PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEPT TO REMOVE ALL DIRT AND DEBRIS.

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

# DRIVEWAY CONSTRUCTION

DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

# SIDEWALK CONSTRUCTION

SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT

EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

IN TURF AREAS. THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4 INCH HIGHER THAN THE ADJACENT GROUND SURFACES, EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS, OR PAVEMENTS.

SIDEWALK SHALL BE CONSTRUCTED ON A SAND BASE, COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT

THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SIDEWALK FORMS HAVE BEEN SET AND THE SAND BASE PREPARED. CONCRETE SHALL NOT BE PLACED UNTIL THE ENGINEER HAS OBSERVED THE FORMS. CONCRETE DELIVERY SHALL BE SCHEDULED TO ALLOW SUFFICIENT TIME FOR ADJUSTMENT OF THE FORMS, IN THE EVENT THAT ADJUSTMENT IS NECESSARY.

THE CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC, OR VANDALISM. DAMAGED CONCRETE SHALL BE REPLACED BY THE CONTRACTOR'S EXPENSE.

# SANITARY SEWER CONSTRUCTION NOTES

THE NEW SANITARY SEWER SHALL NOT BE CONNECTED TO THE EXISTING SEWER UNTIL APPROVED BY THE

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE SEWER AND EXISTING WATER MAINS.

MANHOLES SHALL BE LOCATED NEAR PROPERTY LINES, WHEN POSSIBLE.

MANHOLES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS MEETING ASTM C478. MANHOLE JOINTS SHALL BE MADE WITH RUBBER O-RING GASKETS MEETING ASTM C443. THE SECTION BETWEEN THE TOP OF THE PRECAST CONE AND THE BOTTOM OF THE CASTING SHALL BE CONSTRUCTED OF PRECAST GRADE RINGS. OF TOTAL THICKNESS SO THAT THE MANHOLE CASTING IS PLACED AT THE PROPER FINAL ELEVATION. EXCEPT THAT THE TOTAL THICKNESS SHALL NOT EXCEED TEN INCHES.

MANHOLE STEPS SHALL BE EQUALLY SPACED AT 15 INCHES. THE DISTANCE FROM THE TOP STEP TO THE TOP OF THE MANHOLE CASTING SHALL NOT EXCEED 16 INCHES.

THE CONTRACTOR SHALL CONDUCT A LOW PRESSURE AIR TEST ON ALL SANITARY SEWERS LESS THAN 24 INCHES IN DIAMETER. THE AIR TEST SHALL MEET THE REQUIREMENTS OF ASTM C924 FOR CONCRETE PIPE AND ASTM F1417 FOR PLASTIC PIPE. IN AREAS WHERE GROUNDWATER IS OVER THE PIPE, THE TEST PRESSURE SHALL BE INCREASED EQUAL TO THE HYDRAULIC PRESSURE EXERTED BY THE WATER OVER THE PIPE. AS DETERMINED BY THE ENGINEER.

# WATER MAIN CONSTRUCTION NOTES

WATER MAINS AND SERVICES SHALL CONFORM WITH THE CHARTER TOWNSHIP OF UNION USE OF APPROVAL AND DESIGN REQUIREMENTS, THE CURRENT STANDARDS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES. AND ENERGY. AND THE "TEN STATES STANDARDS FOR WATER WORKS".

HYDRANTS, VALVES, AND OTHER MATERIALS SHALL MEET THE OWNER'S STANDARDS, WITH REGARD TO MANUFACTURER AND MODEL, AND DETAILS SUCH AS OPENING DIRECTION, HYDRANT COLOR, HYDRANT CONFIGURATION, AND HYDRANT THREAD PATTERN.

NEW WATER MAIN SHALL NOT BE CONNECTED TO THE EXISTING WATER MAIN WITHOUT THE APPROVAL OF

AT LEAST TEN FEET OF HORIZONTAL AND EIGHTEEN INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND SEWERS (STORM OR SANITARY).

THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE PROVIDED, AS A MINIMUM, OVER THE TOP OF THE WATER MAIN PIPE TO THE FINISHED GROUND OR PAVEMENT SURFACE. UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE DRAWINGS, THE DEPTH OF BURY SHOWN ON THE PLANS SHALL BE MAINTAINED BETWEEN THE BOTTOM OF DITCHES AND THE TOP OF THE PIPE.

ALL BENDS, TEES, PLUGS, HYDRANTS, VALVES, AND OTHER FITTINGS WHERE THRUST MAY OCCUR SHALL BE RESTRAINED APPROPRIATELY BY THRUST BLOCKS OR JOINT RESTRAINT.

HYDRANTS SHOULD BE LOCATED NEAR PROPERTY LINES, WHERE POSSIBLE.

EXISTING WATER VALVES SHALL BE OPERATED ONLY BY THE WATER DEPARTMENT'S PERSONNEL.

THE SHUTTING DOWN OF EXISTING WATER MAINS TO ALLOW FOR COMPLETING THE CONTRACTOR'S WORK SHALL BE SCHEDULED IN ADVANCE BY THE CONTRACTOR WITH THE OWNER. THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO AFFECTED WATER CUSTOMERS IN AT LEAST A DAY IN ADVANCE OF ANY SCHEDULED SERVICE DISRUPTIONS.

THE CONTRACTOR SHALL EXPOSE EXISTING MAINS TO VERIFY THE SIZE, MATERIALS, AND ANY FITTINGS NECESSARY BEFORE SHUTTING DOWN EXISTING WATER MAINS FOR NEW CONNECTIONS. ALL FITTINGS, PARTS, AND EQUIPMENT NECESSARY TO COMPLETE THE PROPOSED CONNECTIONS TO THE EXISTING MAIN SHALL BE AVAILABLE AT THE SITE BEFORE THE EXISTING MAIN IS SHUT DOWN.

THE COMPLETED WATER MAIN SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE. THE TEST PRESSURE SHALL BE 150 PSI. THE TEST DURATION SHALL BE 2 HOURS. THE CONTRACTOR SHALL CONDUCT SUCH PRELIMINARY TESTING TO EXPEL AIR AND VERIFY THAT THERE ARE NO LEAKS IN THE PIPELINE. THE TEST SHALL BE WITNESSED BY THE ENGINEER OR OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR

IF THE CONTRACTOR ELECTS TO PRESSURE TEST AGAINST AN EXISTING VALVE, THE OWNER DOES NOT GUARANTEE THAT EXISTING VALVES CAN RESIST THE TEST PRESSURE. IF THE CONTRACTOR BELIEVES THAT AN EXISTING VALVE IS THE CAUSE OF A FAILED PRESSURE TEST. THE CONTRACTOR SHALL EITHER REPAIR THE VALVE AND RETEST OR TEST AGAINST A PLUG, AT THEIR EXPENSE.

UNLESS SPECIFICALLY PROVIDED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE TO FURNISH WATER FOR TESTING AND DISINFECTION.

THE CONTRACTOR SHALL FURNISH AND INSTALL CORPORATIONS, TAPS, PIPING, AND FITTINGS AS NECESSARY TO COMPLETE THE REQUIRED FLUSHING AND TESTING FOR ACCEPTANCE. AFTER ACCEPTANCE, THE

TAPS FOR SERVICE CONNECTIONS SHALL BE COMPLETED UNDER PRESSURE. THE CORPORATION AND SERVICE LEAD SHALL BE VISUALLY CHECKED FOR LEAKAGE WHILE UNDER PRESSURE. ALL JOINTS SHALL REMAIN EXPOSED UNTIL THE ENGINEER HAS OBSERVED THEM.

CORPORATIONS SHALL BE LEFT IN THE "OPEN" POSITION. CURB STOPS FOR FUTURE CONNECTIONS SHALL BE LEFT "CLOSED"; CURB STOPS FOR CURRENT WATER CUSTOMERS SHALL BE LEFT "OPEN" ONCE CONNECTED.

# STORM SEWER CONSTRUCTION NOTES

TESTING. TAPS TO THE WATER MAIN SHALL BE PLUGGED WITH BRASS PLUGS.

DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS MEETING ASTM C478.

SUMPS IN DRAINAGE STRUCTURES AND PIPELINES SHALL BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF ACCEPTANCE BY THE OWNER.

OWNER AT LEAST 24 HOURS IN ADVANCE OF THE TIME FOR TESTING.

WATER FROM THE CONTRACTOR'S FLUSHING AND DISINFECTION ACTIVITIES SHALL BE DISPOSED OF TO PREVENT EROSION OR FLOODING.

CONTRACTOR SHALL REMOVE ALL CORPORATIONS, TAPS, PIPING, AND FITTINGS USED FOR FLUSHING AND

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NOTE SHEET

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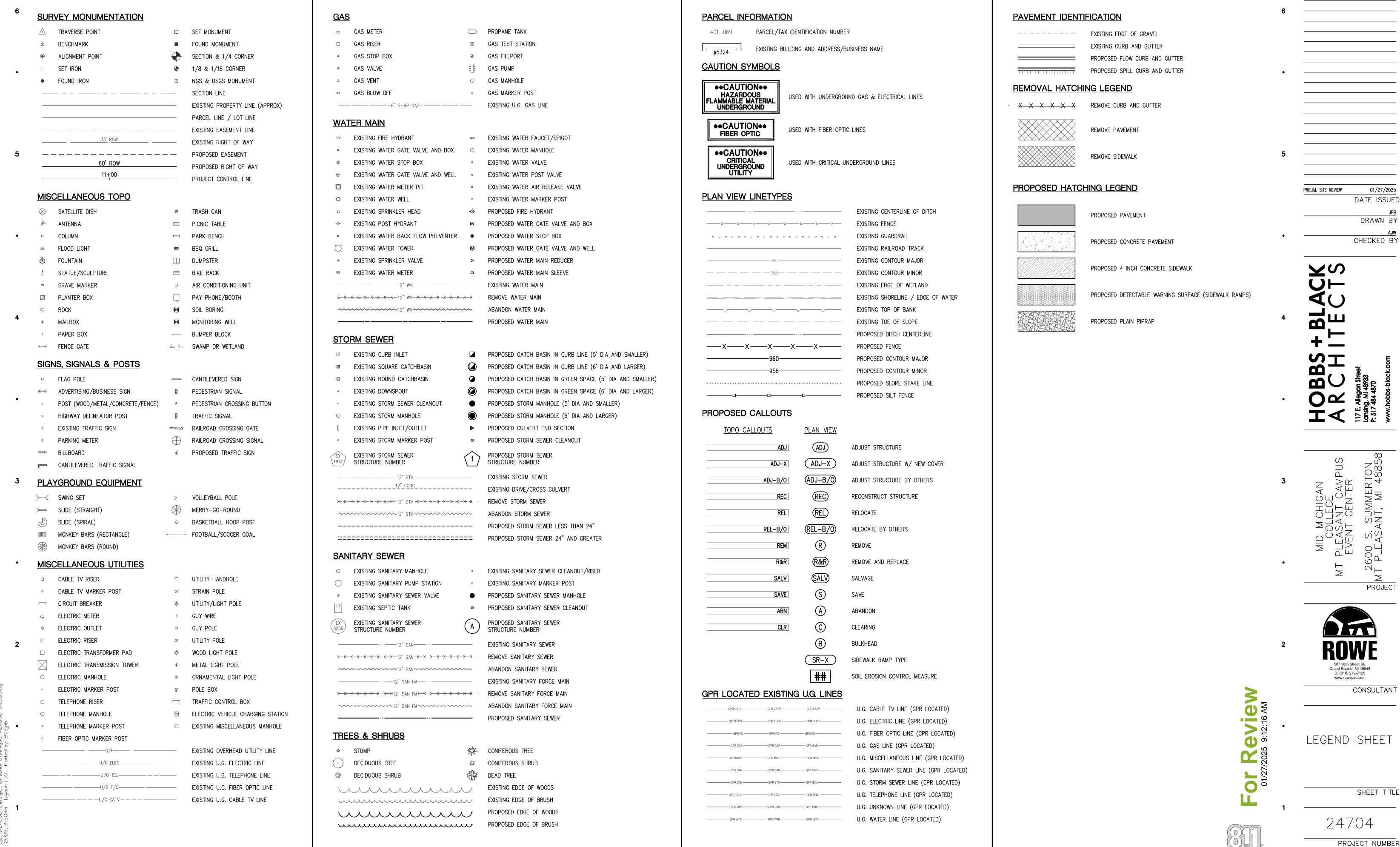
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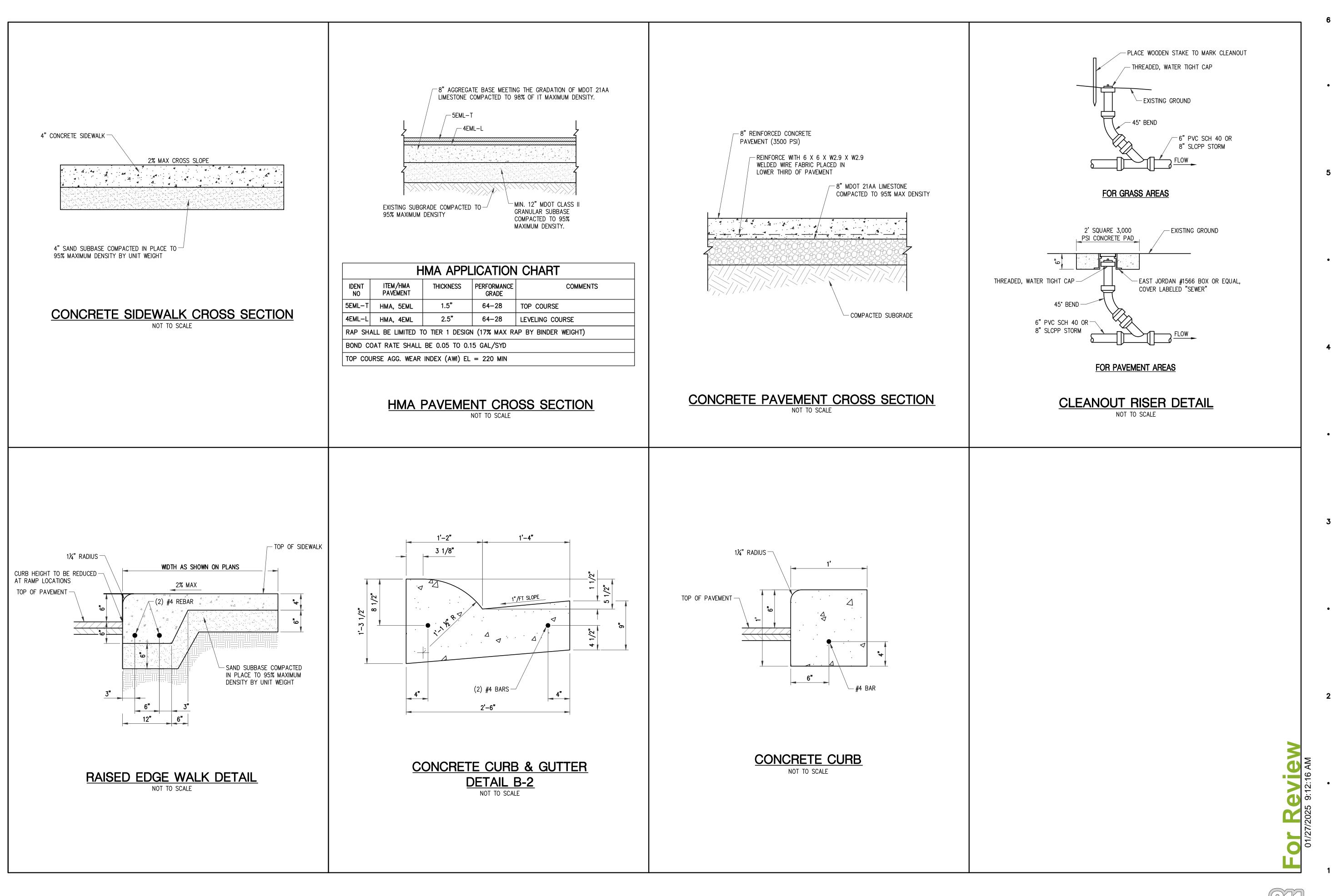
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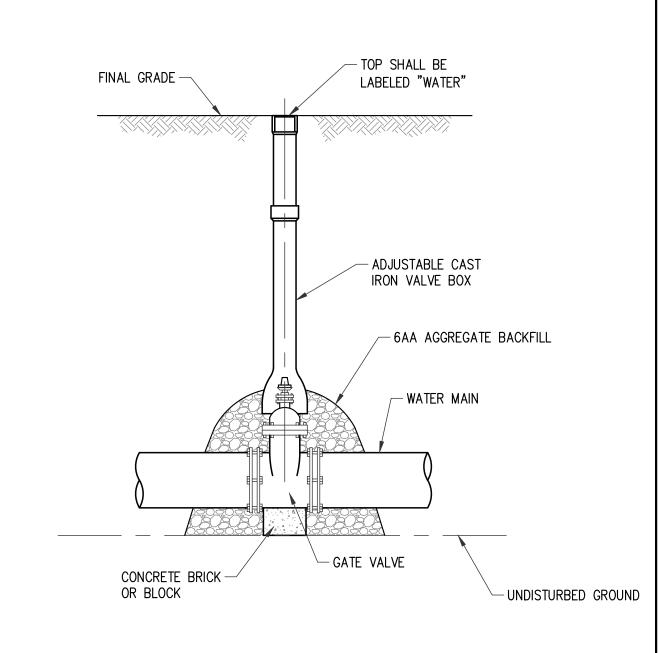
PRELIM. SITE REVIEW

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

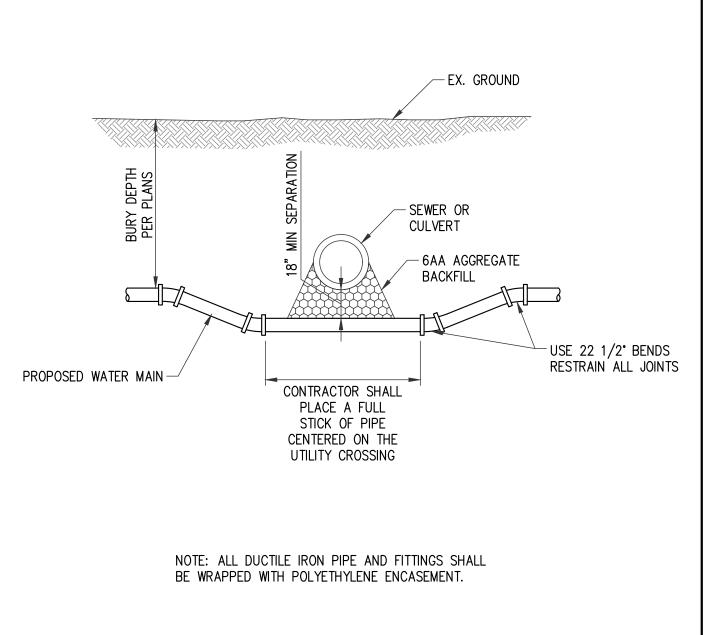
LENG1	TH (IN FE	ET) OF R	ESTRAINT	REQUIRE	ID (SEE 1	NOTE 2)	
DEFLECTION PIPE ANGLE DIAMETER	22 1/2°	33 3/4°	45°	56 1/4°	67 1/2°	78 3/4°	90° TEE OR DEAD END
6"	3	6	11	16	23	29	37
8"	4	8	15	22	31	41	50
10"	5	11	18	28	38	49	61
12"	6	13	22	33	45	59	73
14"	7	14	25	37	52	68	84
16"	8	16	28	42	59	77	95
18"	8	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	11.3	157	206	255

- 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
- 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.

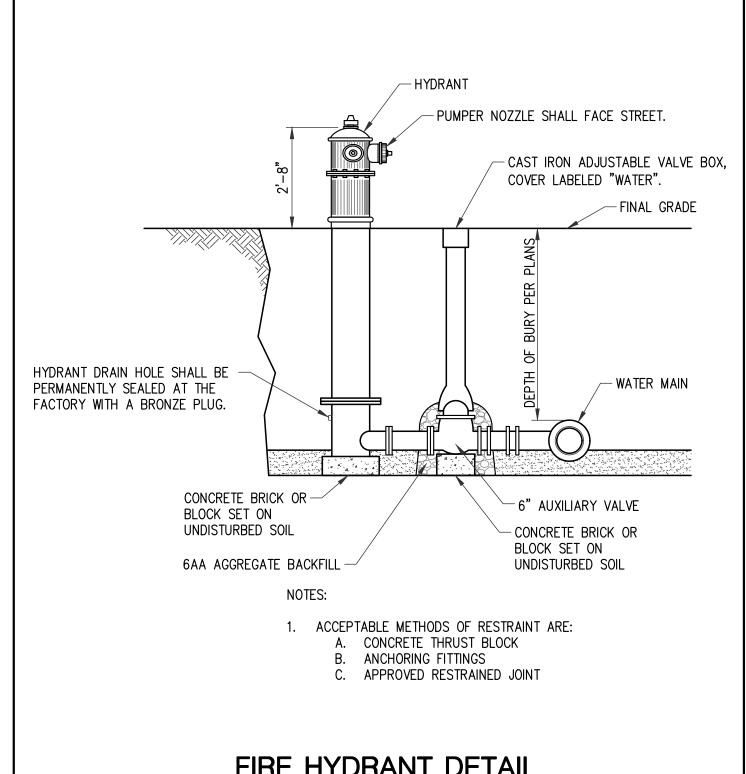
# PIPE RESTRAINT SCHEDULE



WATER VALVE AND BOX DETAIL NOT TO SCALE



**VERTICAL ISOLATION DETAIL** NOT TO SCALE



FIRE HYDRANT DETAIL NOT TO SCALE

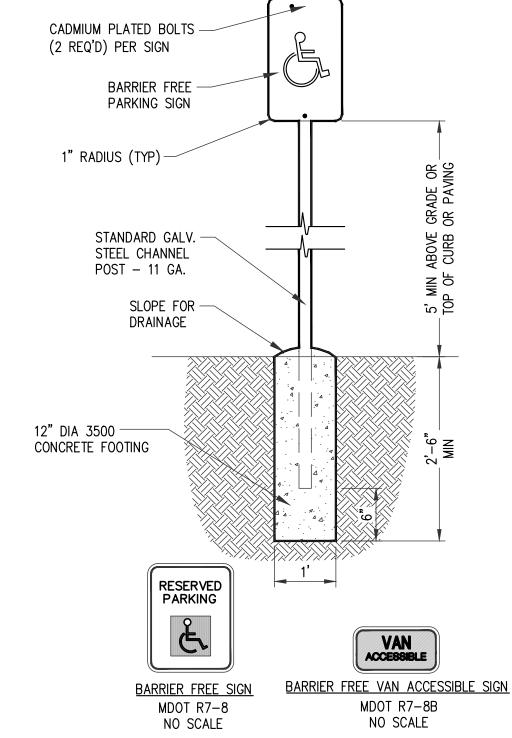
1. SYMBOL SHALL BE APPLIED AT A WIDTH OF 4" AND PAINTED BLUE.

AND IN CENTER OF STALL.

2. CENTERLINE OF SYMBOL SHALL BE PARALLEL TO PARKING STALL STRIPE

PROPOSED SIDEWALK OR — AS SHOWN ON PLAN EDGE OF PAVEMENT 4" WATERBORNE, YELLOW STRIPING (TYP)

STANDARD PARKING SPACE LAYOUT

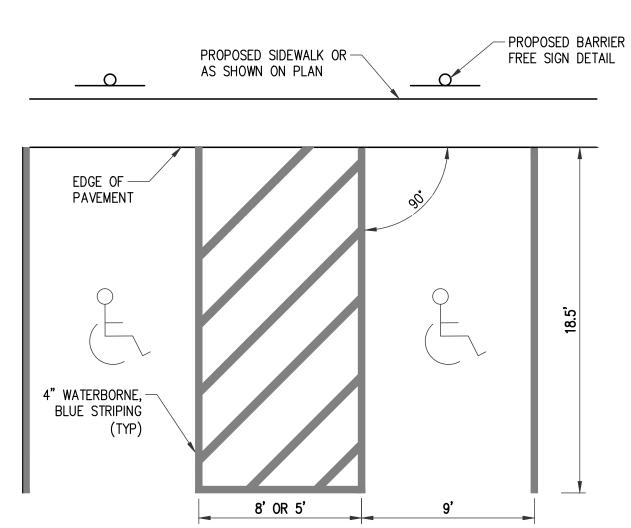


NOTE:

1. ALL SIGNS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

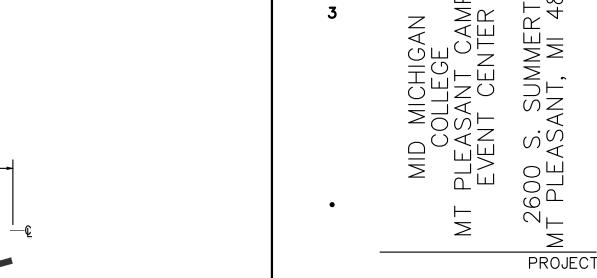
2. ALL BARRIER FREE PARKING SIGNS SHALL BE MOUNTED ON 3 LB STEEL POST.

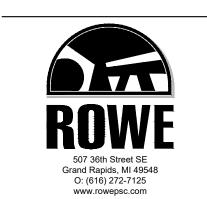
BARRIER FREE SIGN DETAIL NOT TO SCALE



AND PAVEMENT MARKINGS

NOT TO SCALE





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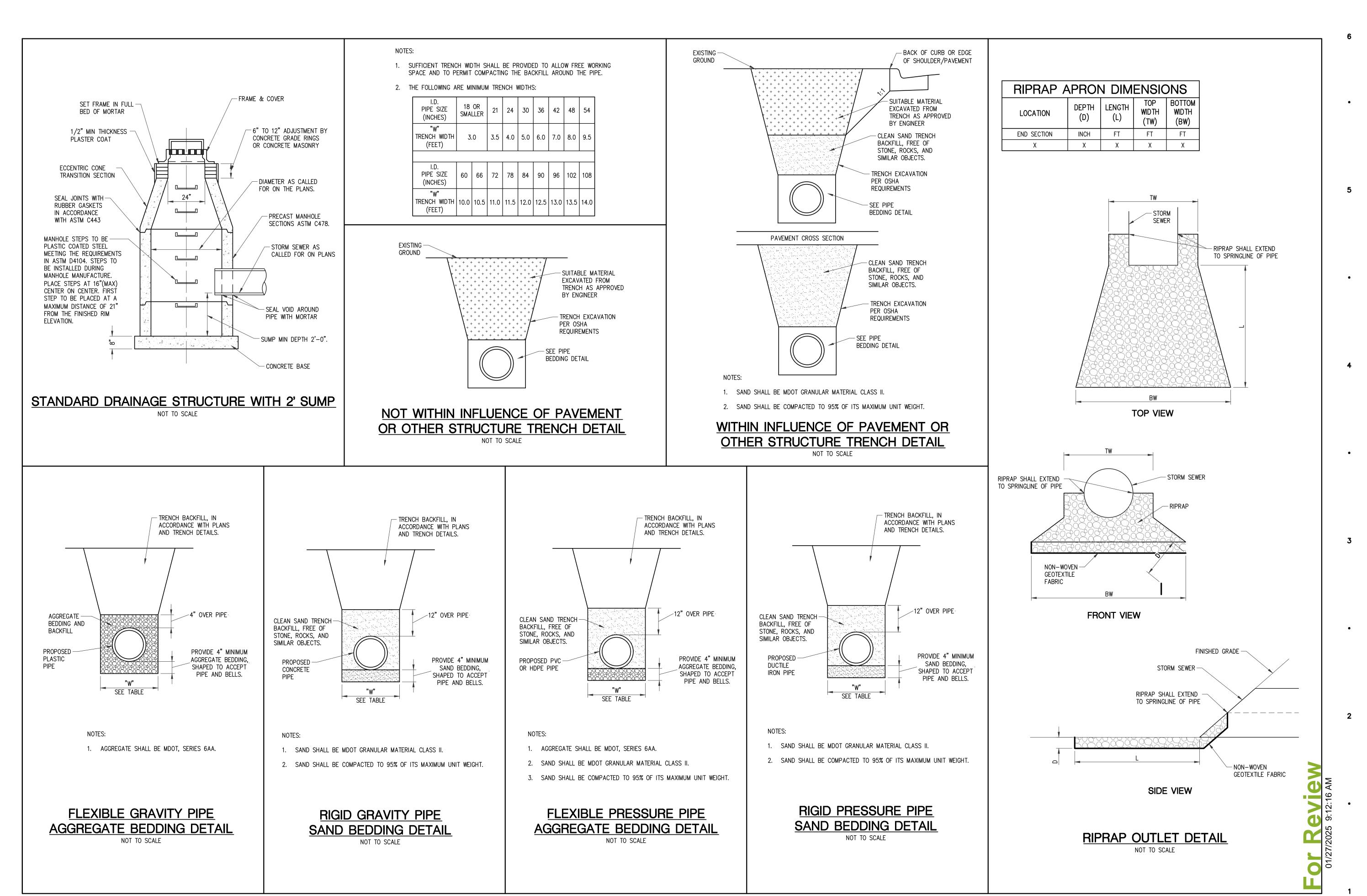
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BARRIER FREE PARKING SIGNAGE



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EVENT CENTER

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#### Parking Capacity Analysis

For two months, during both busy and slow times, Mid Michigan College has been conducting a detailed survey of parking lot usage to determine existing and future parking lot capacity and needs.

Based on the survey of current usage and the anticipated Event Center usage, the College believes that its current parking – even with the loss of spaces – is more than adequate to meet the needs of the new facility.

The addition of an Event Center on the Mt. Pleasant Campus is expected to change the use of the parking spaces, but not create a need for additional spaces.

The College currently has 771 parking spots available.

have been available.

- That parking has been much more than sufficient.
- During the parking survey: ■ The highest level of parking lot usage was 41% of spots being used. The average was at only 18% of spots being used.
- The Event Center project will reduce the number of available parking spaces to 600.
  - Even with this lower number, during the parking survey: The highest level of parking lot usage would have been 52% of spots being used
    - 286 spots would have been available. The average would have been only 23% of spots being used - 473 spots would
- It is important to note that the survey captured the first day of the Winter semester, which is one of the busiest days for parking.
  - Even on the busiest day of the year, the parking lot peaked at only 41% of capacity (only
  - 52% of future total capacity) around 2pm.
  - By 5pm that day, only 11% of parking spots were being used (14% of the future capacity).
  - Even with hundreds of parking spaces available on the busiest day of the year, Mid would not hold large events in the new Event Center on that day. The College does not have the staffing capacity to welcome new students and hold a big event simultaneously.
- The demand for Event Center parking will be heaviest in the evenings and weekends, when there is virtually no traditional parking lot usage.
  - Collegiate basketball and volleyball games generally begin at 5:30pm on weeknights and
  - o Non-athletic events that might draw a big crowd will also be held on evenings and
  - weekends. By their very nature, larger events are held at those times because a large number of attendees usually aren't available during the day.
  - Athletic and non-athletic events are likely to attract no more than 200-500 attendees,
  - which would require only 165 spaces on the high end. This is well within our current parking lot availability during the day – and especially during evenings and weekends.
- Use of the Event Center for rentals, events, tournaments, or camps will also most often occur on evenings and weekends - and typically in the summer - when parking lot usage is minimal.
- During the course of a normal day, when the College's parking lots are being used by students
- and staff, the Event Center will not be utilized for high-capacity events.
- o Smaller events (up to 200-300 people) may take place during the weekdays on occasion.
- Per ordinance 9.2, we would need 75-100 parking spots for these smaller events. O Even if we assume the need for 100 parking spots for a weekday event, the survey clearly shows that those spots (and more) are readily available – even during the busiest
- of times on campus. • While the Event Center has a capacity of about 1,400 people, we expect that only the annual
- commencement ceremony in May will get anywhere near that number of attendees
  - Ordinance 9.2 requires 0.33 parking spaces per seat, which would be 462 spots for commencement. The College meets that requirement with 600 total parking spots.
- O Parking lot usage is very light on evenings and weekends (leaving 462 spaces easily
- O Those numbers are for events that put the space at maximum capacity, which will be
- exceedingly rare. If there were other events with an expected attendance at that level, the College would evaluate its ability to host each event based on parking as well as a number of factors including: staffing, scheduling, cost, mission alignment, etc.

The results of the parking lot survey can be found on the following pages. The survey started on November 18, 2024 (week 13 of the Fall semester) and concluded on January 22, 2025 (week 2 of the

- By capturing the end of one semester, the holiday break, and the beginning of the next semester, we surveyed during some of the busiest and slowest times on campus.
- These weeks are also during the basketball season so it demonstrates parking lot use during the

The parking lot survey includes all cars – including College employees. During the semester, from Monday through Thursday, there are about 75-85 employees on campus during the day. On low-volume days, which includes Fridays and all of summer, there about 50-60 employees on campus.

# Future Parking

While the College is fully confident that the proposed parking plan is more than adequate to meet its parking needs, the College does have additional parking outlined in its 2023 Campus Master Plan. As Ordinance 9.1.C.4. suggests, we could add parking in the future if needed. The College's proposed plan also complies with Ordinance 9.2.A. which encourages applicants to "minimize the amount of parking provided in order to minimize excessive areas of pavement."



#### **Bicycle Parking Analysis**

Per Ordinance 9.1.C.5., the requirement for bicycle parking is 5% of capacity for a Health/Sports Facility. Because of its multiple purposes, it is unclear which category the proposed Event Center best fits in, but Mid is requesting that the "capacity" as it relates to the bicycle parking ordinance be set at 100 persons. While the capacity of the entire building is about 1,400 persons, the College expects the day-to-day use to be about 100 persons.

#### This daily capacity is supported by:

Current Parking Lots

**Total Available Spaces** 

182

163

101

50

600

163

272

50

771

Lot 2

Lot 3

Lot 4

Lot 5

Total

- There are about 100 student-athletes who will use the facility for practice and training.
- There will only be two or three staff in the building.
- There are only 23 stations in the fitness center. • Larger events would bring people in by school bus or cars, typically not bicycles.

The campus currently has 12 spaces for bicycles, which are very rarely used. The College is planning to add another 12 spaces for the Event Center. With 100 people in the Event Center, we would need to have spaces for 5 bicycles.

Based on the current bicycle parking capacity and usage on campus and the expected use of the facility, the College believes that the proposed 24 spaces are fully sufficient.

While the College believes that this is adequate, it also commits to adding more spaces for bicycles if needed in the future.



#### **Use Statement**

The Mid Michigan College Event Center, proposed to be located at 2600 South Summerton Road in the Charter Township of Union, will include space for college and community events (job fairs, commencement, student activities, etc.) as well as athletic events (basketball, volleyball, fitness, etc.).

The rural site is a 45.5-acre parcel located directly southwest from the intersection of Broadway and Summerton roads. It is the location of the College's campus and is surrounded by a mix of uses including residential and commercial. In addition to existing structures, the site will include a new Event Center (approx. 30,988 sf) located south of the existing Doan Center in the current parking lot and adjacent to South Summerton Road.

The Event Center will include a lobby for attendee circulation, offices for athletic staff and coaches, team rooms for student-athletes, classrooms, a fitness center, a gym with bleachers, and a mezzanine space for training.

While the Event Center will have the capacity for large events, the typical athletic event is expected to have about 300 people in the facility. Current attendance at games held at Morey Courts is about 150-200, which includes spectators who wander over from other courts. We do not expect attendance at the stand-alone Event Center to be much higher because we will lose the people who "wander" over. Even if the Event Center were used as an overflow for a volleyball tournament for Morey Courts, with two nets and 15 players per team, we would only have 60 players at a time. If each of those players had an average of four relatives/spectators, the total attendees would be about 300 people.

Beyond athletic competitions, Mid expects to host four to six smaller events (200-300 attendees) throughout the year. Larger events (300-500 attendees) may take place a few times per year on evenings and weekends. We do not expect to host high-capacity events often, but once a year Mid will hold its commencement ceremony on a Saturday with expected attendance of about 1,100 people.

On a day-to-day basis, the Event Center will house two or three staff in the athletic department along with a few part-time coaches who will drop in for practices and meetings as needed. These staff are existing and will move from current facilities to the new facility. Mid has about 100 student athletes who will use the facility for training and fitness activities. These students attend classes on the Mt. Pleasant Campus and will simply stay on campus for practices. General students and staff may also use the facility when it is available – we do not anticipate opening the facility for community memberships.

The College conducted a thorough survey of parking lot usage. The site plan calls for the removal of 171 spaces from the existing parking lot on the southeast corner of campus. Based on the survey of current usage and the anticipated future use, the College's proposed parking capacity will be more than adequate to meet the needs of the new facility. See the Parking Capacity Analysis for more details.

Natural landscape has been incorporated to screen and diffuse vehicular movements and headlights from neighboring parcels. Site lighting will be appropriate and will be located on new structures as necessary to facilitate safe movement at night.

# HOBBS + BLACK ARCHITEGTS

#### ALLOWABLE BUILDING HEIGHT UNDERSTANDING

MID Michigan College is undertaking construction of a new Event Center at on the Mt. Pleasant Campus location. This facility's purpose will be to provide a venue for college sporting events such as basketball and volleyball and support the indoor practice of baseball and softball as well as student-led activities. It will also be used to host graduation once a year in the spring, as well as community events or other functions if they do not impede MID's use of the facility.

Buildings of this type need to be designed to accommodate their use and must also comply with NCAA field of play requirements and best practices, which have been considered and incorporated for this

The allowable building height per the Union Township Zoning Ordinance as applied to this facility and its location on the site is as follows:

- Section 6.34 Public and Institutional Uses, A: Maximum Height Exception, Item #1:
- Item #1: 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.

• Front Yard Setback 20'-0" (Summerton Ave): Building is 151'-0" from the setback.

- Side Yard Setback (10' + 20' residential increase) 30'-0" (South Property Line): Building is 739'-0" from setback.
- Side Yard Setback 20'-0" (Broadway Rd): Building is 678'-0" from setback.
- Rear Yard Setback: Was not considered due to the distance being greater than all other setbacks.
- Maximum building height per zoning district = 35'-0".
- Allowable building height = 70'-0" according to the current distances for setbacks.
- Actual building height based on gable condition = 40'-0".

117 E. Allegan Street Lansing, Michigan 48993 | 517.484.4870

PRELIM. SITE REVIEW

01/27/2025

DATE ISSUED

DRAWN BY

CHECKED BY



CONSULTANT

DETAIL SHEET

SHEET TITLE

24704 PROJECT NUMBER

**Parking Lot Survey** 

		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Total -	- Current	Tot	al - Future	Spots	
Date	Time	Used	Used	Used	Used	Used	Used	% used	Used	% used	Open	
Monday, November 18, 2024	11:46am	73	0	55	46	6	180	23%	180	30%	420	Week 13
Monday, November 18, 2024	7:15pm	10	0	5	14	0	29	4%	29	5%	571	
Wednesday, November 20, 2024	11:50am	76	1	74	48	8	207	27%	207	35%	393	
Wednesday, November 20, 2024	5:00pm	48	0	27	22	0	97	13%	97	16%	503	
Thursday, November 21, 2024	1:17pm	75	0	85	67	13	240	31%	240	40%	360	
Monday, December 2, 2024	5:10pm	20	0	25	15	0	60	8%	60	10%	540	Week 15
Thursday, December 5, 2024	10:25am	69	0	64	39	6	178	23%	178	30%	422	
Friday, December 6, 2024	1:45pm	22	0	21	17	9	69	9%	69	12%	531	
Tuesday, December 10, 2024	10:30am	68	0	60	39	8	175	23%	175	29%	425	Week 16
Thursday, December 12, 2024	1:40pm	43	0	37	27	12	119	15%	119	20%	481	
Friday, December 13, 2024	5:10pm	50	0	32	31	1	114	15%	114	19%	486	
Monday, December 16, 2024	8:24am	13	0	11	5	1	30	4%	30	5%	570	No Classe
Wednesday, December 18, 2024	3:30pm	39	0	19	11	6	75	10%	75	13%	525	
Thursday, January 2, 2025	3:20pm	16	0	13	8	1	38	5%	38	6%	562	No Classe
Wednesday, January 8, 2025	3:00pm	55	0	31	18	7	111	14%	111	19%	489	No Classe
Friday, January 10, 2025	3:10pm	17	0	11	12	2	42	5%	42	7%	558	
Monday, January 13, 2025	1:55pm	81	0	129	97	7	314	41%	314	52%	286	Week 1
Monday, January 13, 2025	5:15pm	23	0	28	34	1	86	11%	86	14%	514	
Wednesday, January 15, 2025	12:25pm	83	0	118	79	9	289	37%	289	48%	311	
Thursday, January 16, 2025	3:35pm	61	0	48	43	3	155	20%	155	26%	445	
Thursday, January 16, 2025	5:15pm	18	0	25	22	1	66	9%	66	11%	534	
Friday, January 17, 2025	11:00am	29	0	37	62	3	131	17%	131	22%	469	
Tuesday, January 21, 2025	11:10am	88	0	91	64	8	251	33%	251	42%	349	Week 2
Wednesday, January 22, 2025	1:25pm	86	0	100	63	7	256	33%	256	43%	344	
			-	:	:	-	138	18%	138	23%	462	Average

0 2

Know what's **below.** Call before you dig.

# LEGAL DESCRIPTION

14-013-20-043-03 BELLAIRE LAND COMPANY 5979 E BROADWAY RD ZONED: B-4 GENERAL BUSINESS

CONSUMERS ENERG R.O.W. EASEMENT LIBER 172, PG 57 55' WIDE

EX DETENTION POND

14-013-20-043-04 RAL REALTY

E BROADWAY RD

MID MICHIGAN COLLEGE 2600 S SUMMERTON RD

NED: B-4 GENERAL BUSINESS

14-013-20-043-09

LONE MAPLE DEVELOPMENT LLC

ZONED: B-4 GENERAL BUSINE

EX SETBACK LINE

••CAUTION••
FIBER OPTIC

LAPOE DRAIN #425 -

REGULATED WETLAND BOUNDARY

MID MICHIGAN COLLEGE

2600 S SUMMERTON ROAD ZONED: B-4 GENERAL BUSINESS DISTRICT AREA: 45.3 ACRES

EX 30' SANITARY SEWER EASEMENT

••CAUTION••

HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND

5889 E BROADWAY RD

14-013-20-043-08

MCAP MT PLEASANT PROPCO LLC

E BROADWAY RD

14-013-40-001-03 CASZATT, CHRISTOPHER J &
AVEGALE F
5838 E BROADWAY RD

DNED: B-4 GENERAL BUSINES

\*\*CAUTION\*\* **HAZARDOUS** FLAMMABLE MATERIAL UNDERGROUND

E BROADWAY RD

DEBARR, STANLEY & DEBARR, JANE 5790 E BROADWAY RD

ZONED: B-4 GENERAL BUSINESS

MAINTENANCE BUILDING 2600 S SUMMERTON RD

10' SIDE SETBACK

ONED: PUD PLANNED UNIT DEVELOPMENT DISTRICT

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 NOO"19'56"W, 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.

# EX STRUCTURE INVENTORY

MH# 17 TYPE: STORM	MH# 4127 TYPE: STORM	MH# 5354 TYPE: SANITARY	MH# 6151 COVER: STORM	MH# 6700 TYPE: STORM
COVER: BEEHIVE	COVER: CURB INLET	COVER: SOLID	COVER: SOLID	COVER: FLAT GRAT
RIM= 762.20	RIM= 763.87	RIM= 761.50	RIM= 763.19	RIM= 762.19
12" RCP N INV.=759.20	12" RCP E INV.=755.57	8" PVC SW INV.=754.50	24" RCP NE INV.=756.39	12" RCP E INV.=758.39
3" PVC S INV.=759.20	12" RCP S INV.=755.27	8" PVC NE INV.=754.60	24" RCP S INV.=756.39	
	12" RCP W INV.=755.57		12" PV W INV.=758.09	
	12" RCP N INV.=755.37		12 1 7 11 1111. 700.00	MH# 6880
MH# 3058	12 101 14 1144730.07	MH# 5629		TYPE: STORM
TYPE: STORM		TYPE: STORM	MH# 6163	COVER: FLAT GRAT
COVER: BEEHIVE	MH# 4130	COVER: FLAT GRATE	COŸER: STORM	RIM= 760.93
RIM= 760.95	TYPE: STORM	RIM= 761.04	COVER: FLAT GRATE	4" CPP SE INV.=758.43
2" RCP N INV.=757.85	COVER: BEEHIVE	24" RCP NW INV.=756.74	RIM= 760.97	12" RCP W INV.=757.83
12" RCP E INV.=757.85	RIM= 761.78	24" RCP SE INV.=756.74	24" RCP NW INV.=756.67	8" CPP SW INV.=757.83
	8" PVC W INV.=756.58		24" RCP SE INV.=756.67	12" RCP N INV.=757.63
	12" RCP E INV.=756.48			
MH# 3070		MH# 5630		
TYPE: STORM		TYPE: STORM	MH# 6164	MH# 6928
COVER: BEEHIVE	MH# 5039	COVER: FLAT GRATE	TYPE: STORM	TYPE: STORM
RIM= 761.35	TYPE: STORM	RIM= 760.99	COVER: FLAT GRATE	COVER: BEEHIVE
12" RCP W INV.=758.25	COVER: SOLID	18" RCP NW INV.=756.79 24" RCP SE INV.=756.79	RIM= 760.98	RIM= 760.83 12" RCP W INV.=757.8
	RIM= 761.30	24 KUP SE INV.=/30./9	12" RCP N INV.=756.68	
MH# 3198	12" RCP W INV.=756.30		24" RCP NW INV.=756.68	12" RCP E INV.=757.83
TYPE: SANITARY	12" RCP SE INV.=756.30	MH# 5863	30" RCP E INV.=756.68	
COVER: SOLID		TYPE: SANITARY		MH# 6998
RIM= 764.10	MH# 5139	COVER: SOLID	MH# 6165	TYPE: STORM
3" PVC S INV.=750.90	TYPE: STORM	RIM= N/A	TYPE: STORM	COVER: BEEHIVE
8" PVC W INV.=750.90	COVER: SOLID	8" PVC E INV.=N/A	COVER: FLAT GRATE	RIM= 761.82
	RIM= 761.60	8" VCP NW INV.=N/A	RIM= 760.91	12" RCP W INV.=757.12
	12" RCP NW INV.=755.90	8" VCP SW INV.=N/A	30" RCP W INV.=756.61	8" PV S INV.=757.12
MH# 3207	12" RCP E INV.=755.90	8" PVC N INV.=N/A	30" RCP E INV.=756.61	12" RCP E INV.=756.82
TYPE: SANITARY				
COVER: SOLID				
RIM= 764.03	MH# 5188	MH# 5865	MH# 6166	MH# 7000
B" PVC N INV.=750.53	TYPE: STORM	TYPE: STORM	TYPE: STORM	TYPE: STORM
3" PVC E INV.=750.43	COVER: CURB INLET	COVER: BEEHIVE	COVER: FLAT GRATE	COVER: SOLID
	RIM= 763.12	RIM= 762.44	RIM= 760.87	12" RCP N INV.=756.50
MH# 3224	12" RCP N INV.=755.72	8" CPP NW INV.=758.33	30" RCP W INV.=756.37	12" RCP W INV.=756.50
TYPE: SANITARY	12" RCP S INV.=755.62	12" RCP S INV.=757.14	12" RCP S INV.=756.47	12" RCP E INV.=756.50
COVER: SOLID	12" RCP W INV.=755.72	6" PV NE INV.=758.94	30" RCP E INV.=756.37	
RIM= 763.76				
3" PVC NE INV.=751.46	MH# 5192	MILI CORT	MH# 6167	
3" PVC SW INV.=751.36	TYPE: STORM	MH# 6087 TYPE: STORM	TYPE: STORM	
	COVER: CURB INLET	COVER: FLAT GRATE	COVER: FLAT GRATE	
	RIM= 763.38	RIM= 762.25	RIM= 760.87	
MH# 3274	12" RCP S INV.=755.68	12" RCP E INV.=758.45	12" RCP N INV.=756.57	
TYPE: SANITARY	12" RCP W INV.=755.78	12 Not E 1144 700.10	, , , , , , , , , , , ,	
COVER: SOLID	12" RCP N INV.=755.78			
RIM= 762.58	,	MH# 6089	MH# 6168	
B" PVC SW INV.=752.68		TYPE: STORM	TYPE: STORM	
B" PVC NE INV.=752.68	MH# 5268	COVER: SOLID	COVER: FLAT GRATE	
B" PVC W INV.=755.38	TYPE: STORM	RIM= 762.68	RIM= 760.84	
	COVER: FLAT GRATE	12" RCP N INV.=758.48	30" RCP E INV.=756.04	
MH# 3440	RIM= 760.96	12" RCP S INV.=756.88	30" RCP W INV.=756.04	
TYPE: SANITARY	24" RCP N INV.=756.16	12" RCP W INV.=758.38		
COVER: SOLID	30" RCP W INV.=756.06	12" CMP E INV.=758.38	MH# 6608	
RIM= 763.33	36" RCP SE INV.=755.96		MH# 6698 TYPE: STORM	
B" PVC S INV.=749.63		111111111111111111111111111111111111111	COVER: FLAT GRATE	
B" PVC W INV.=750.23	MIL# 5000	MH# 6150	RIM= 762.35	
B" PVC NE INV.=749.73	MH# 5289 TYPE: STORM	TYPE: STORM	12" RCP W INV.=758.15	
	IIFE, SIUNM	COVER: SOLID	12" DOD C INV = 759.15	

# 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 BUI
BM 13	766074	13027699	763.78	SET SPIKE IN WEST FACE OF POWER POLE, EAST SIDE OF EXISTING DETENTION POND

RIM= 763.96

24" RCP S INV.=756.46

24" RCP N INV.=756.46

12" RCP W INV.=757.76

# TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	766291.6960	13027000.2720	SET IRON W/ "ROWE 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/ "ROWE 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/ "ROWE TRAV" CAP, SE SIDE OF PARKING LOT, S24E 69' OF LIGHT POLE, 30'± WEST OF PINE TREE

COVER: FLAT GRATE

4" CPP S INV.=760.85

RIM= 761.65

# **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.



Know what's **below.** Call before you dig. SHEET TITLE

Grand Rapids, MI 49548 O: (616) 272-7125 www.rowepsc.com

EXISTING CONDITIONS

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01/27/2025

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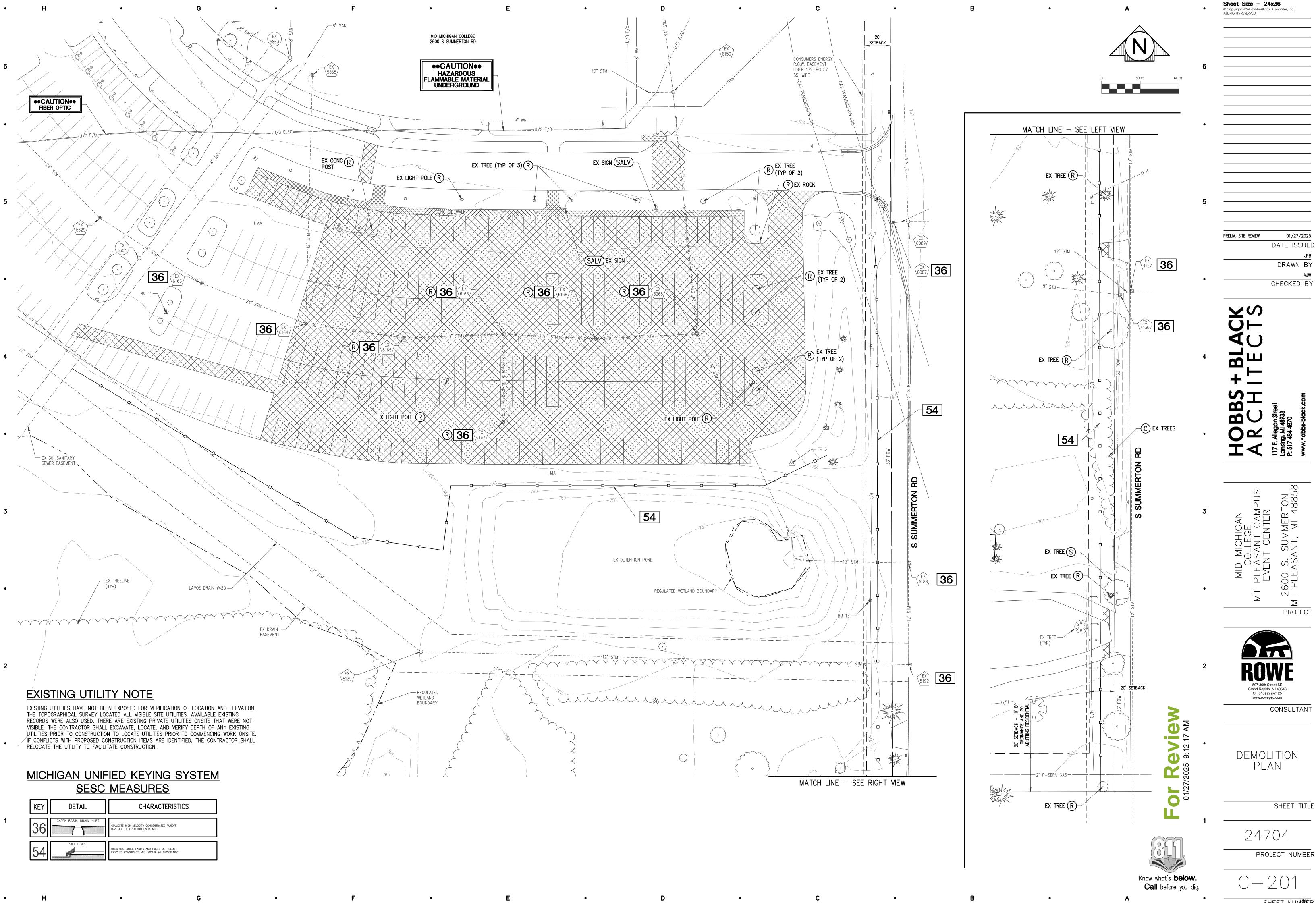
SHEET NUMBER

N89°37'57"E 1337.40' ANDERSEN, PEGGY A CARRICK, ALLEN J & LISA L 2854 S SUMMERTON ROAD ZONED: R-1 ONE-FAMILY RESIDENTIAL 2882 S SUMMERTON ROAD
ZONED: R-1 ONE-FAMILY RESIDENTIAL

UNREGULATED WETLAND

12" RCP S INV.=758.15

PROJECT



01/27/2025 DATE ISSUED JPB DRAWN BY

CONSULTANT

# SITE PLAN DESCRIPTIVE INFORMATION

 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 WENDZEL

127 S MAIN ST MT PLEASANT, MI 48858 PH. (989) 772-2138

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)

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 NOO19'56"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

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.

ENGINEERS SCALE: AS SHOWN ON SHEETS. ALL LESS THAN 1"=50' EXCEPT

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 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

FACILITY AT MAINTENANCE BUILDING

EXISTING SITE INFORMATION: SEE SHEET C-200 INDICATION OF PRESERVATION OR ALTERATION OF EXISTING SITE: SEE SHEET

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

PROPOSED SIGNAGE INFORMATION: N/A FOR PRELIMINARY SITE PLAN 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

LOCATIONS OF EASEMENTS AND RIGHT-OF-WAYS: SEE SHEET C-200

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

ACCESS AND CIRCULATION

LOCATION AND LAYOUT OF ROADS AND ACCESS DRIVES: SEE SHEETS C-300

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

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

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 ABUTTING 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** 

17 AW 01/2

OVERALL SITE PLAN

SHEET TITLE

PROJECT

24704 PROJECT NUMBER

PRELIM. SITE REVIEW

スの

MICHIGAN OLLEGE SANT CAMPU

01/27/2025

DATE ISSUED

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CHECKED BY

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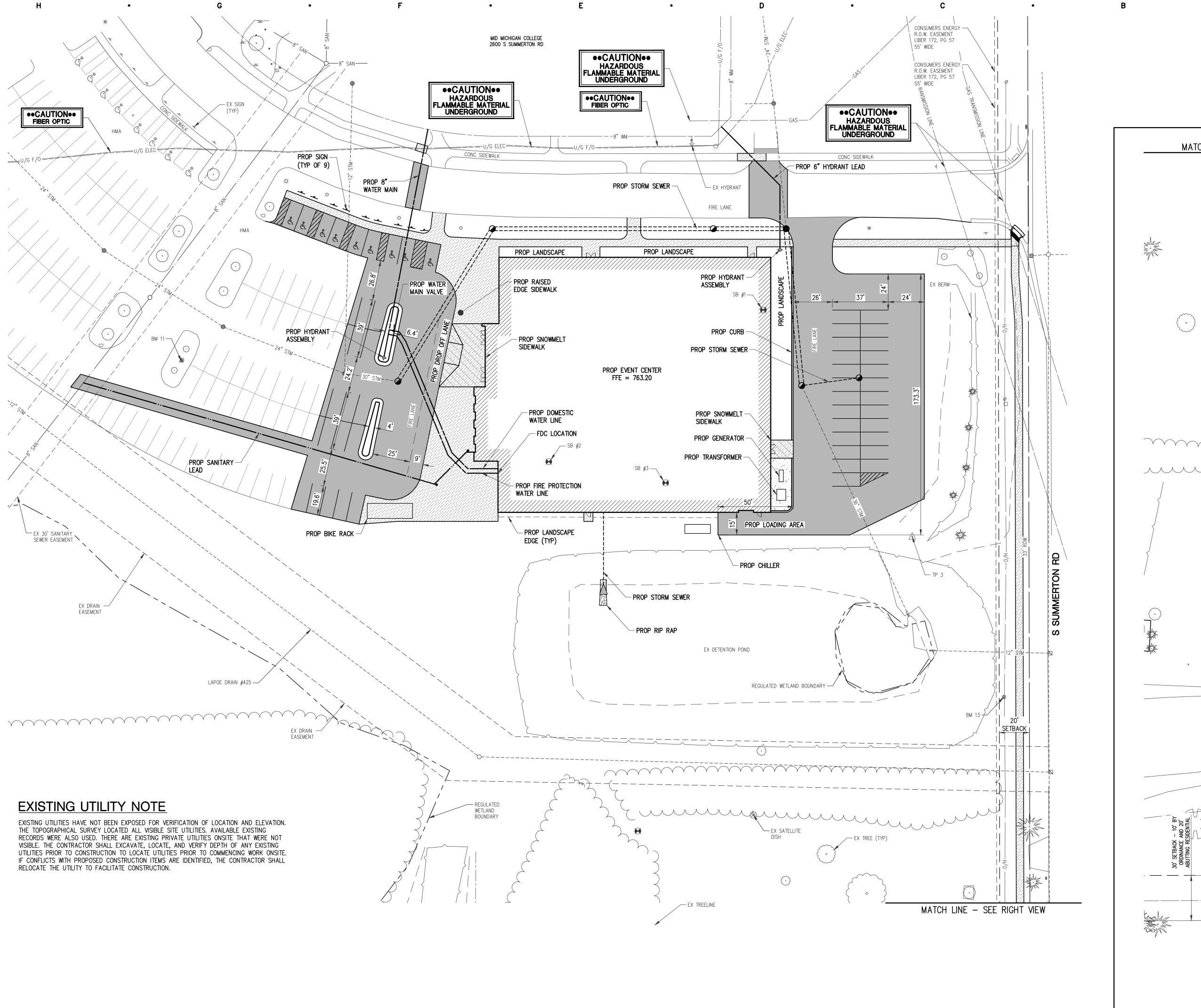
EX SETBACK LINE 2600 S SUMMERTON RD 10' SETBACK ••CAUTION•• **HAZARDOUS** FLAMMABLE MATERIAL UNDERGROUND ••CAUTION••
FIBER OPTIC PROP EVENT CENTER EX 30' SANITARY SEWER EASEMENT LAPOE DRAIN #425 EX DETENTION POND WASTE RECEPTACLE MAINTENANCE BUILDING 2600 S SUMMERTON R ••CAUTION•• HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND N89°37'57"E 1337.40'

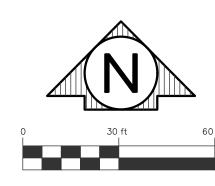
E-W 1/4 LINE

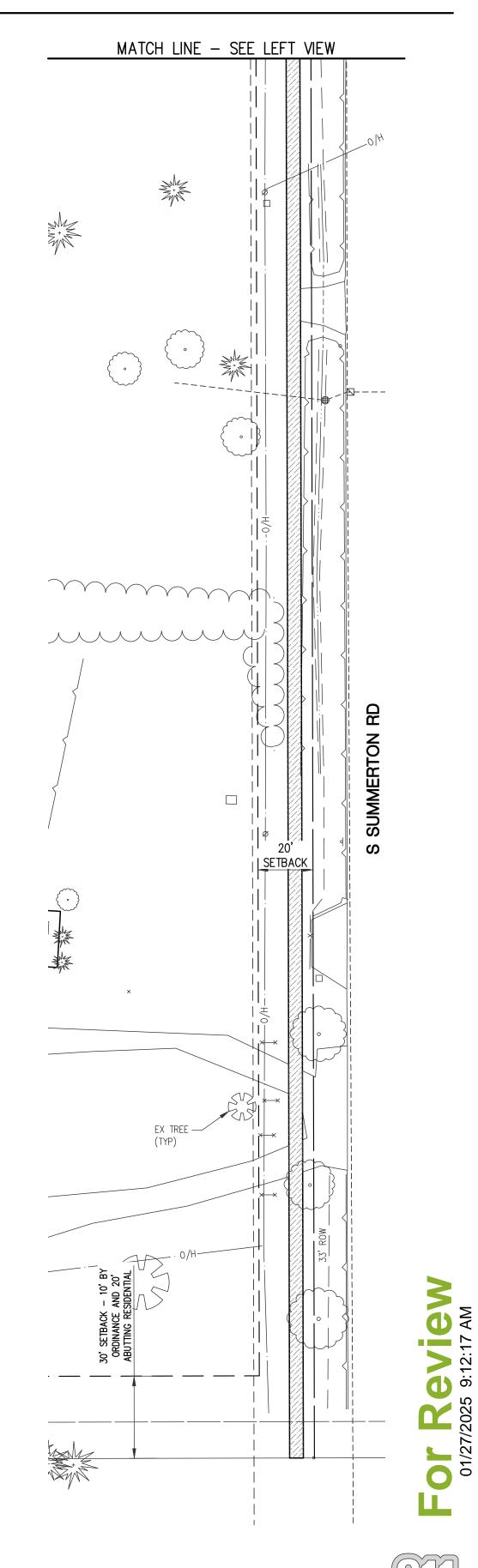
E BROADWAY RD

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SHEET NUMBER







HOBBS + BLACK ARCHITECTS

PRELIM. SITE REVIEW

01/27/2025

DATE ISSUED

DRAWN BY

CHECKED BY

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



CONSULTANT

OVERALL SITE PLAN

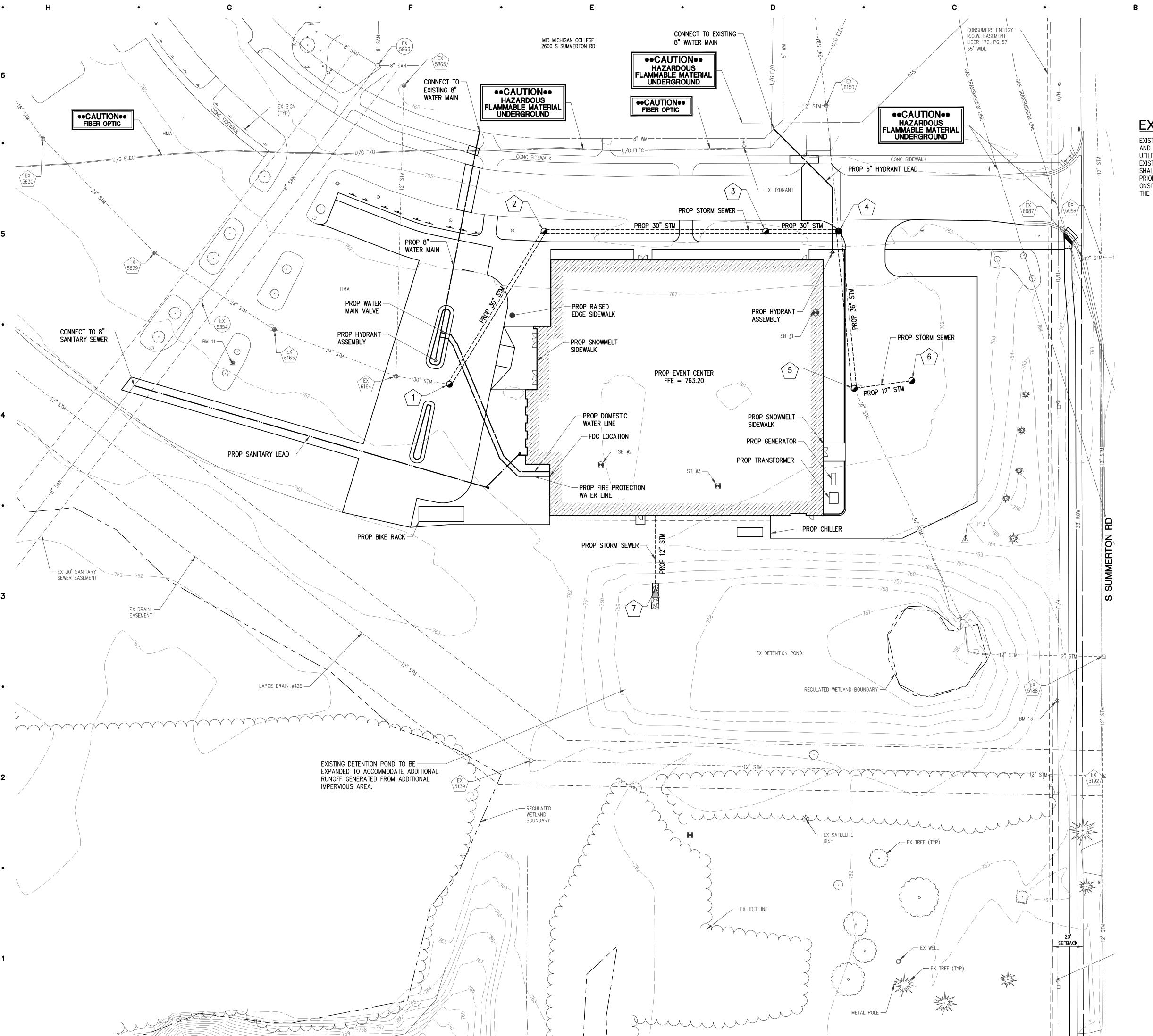
SHEET TITLE

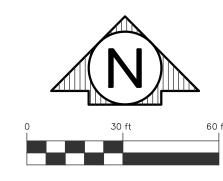
24704

Know what's **below.**Call before you dig.

CUEET NUM 052

PROJECT 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.

PRELIM. SITE REVIEW 01/27/2025

DATE ISSUED

DRAWN BY

CHECKED BY

ARCHITE Allegan Street
Lansing, MI 48933
P: 517 484 4870

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



CONSULTANT

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OVERALL SITE PLAN

SHEET TITLE

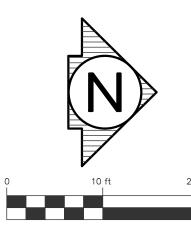
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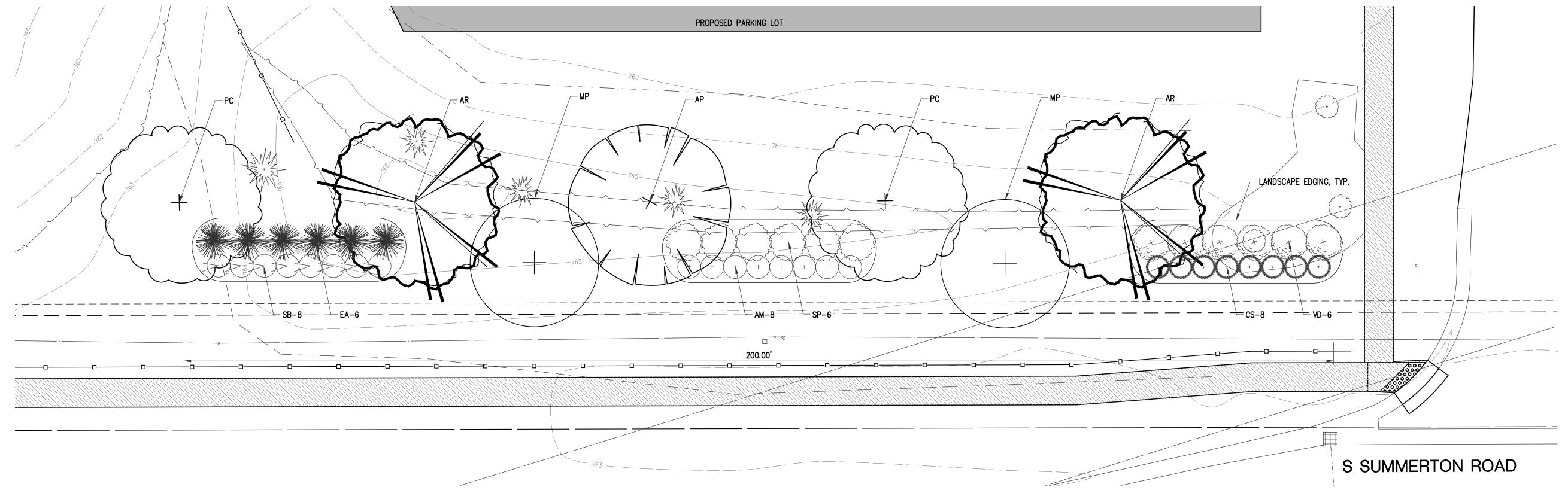
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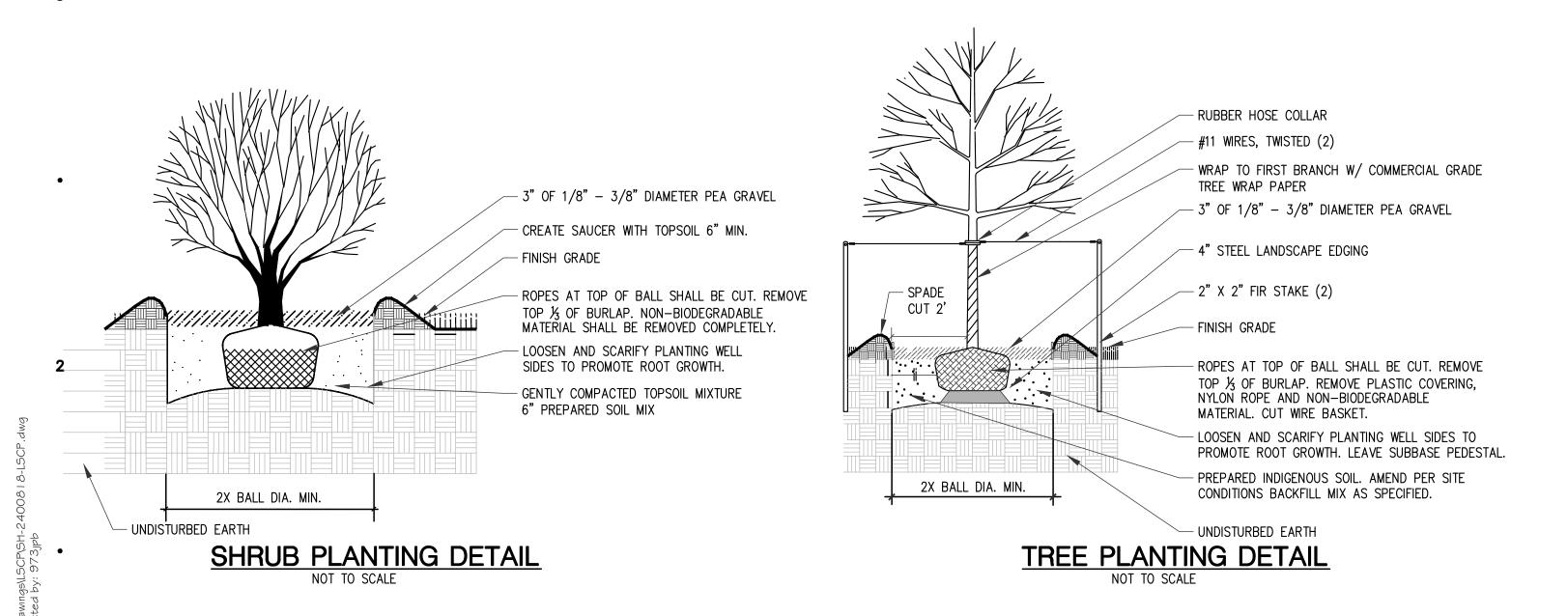
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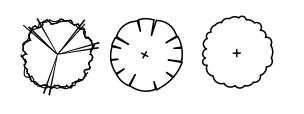


# S SUMMERTON RD LANDSCAPE PLANTING PLAN



# **LEGEND**

DECIDUOUS CANOPY TREES



ORNAMENTAL TREES

SHRUBS

# 

# **LANDSCAPE NOTES:**

- 1. ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION. 2. 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.
- 3. ALL PLANTINGS SHALL CONFORM TO ANSI 260.1 OR CURRENT EDITION. 4. AREAS SPECIFIED WITH PLANT MATERIAL SHALL BE FINE GRADED AND SEEDED FOR TURF
- ESTABLISHMENT. 5. 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.
- 6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- 7. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
- 8. THE CONTRACTOR SHALL PLACE 3" OF PEA GRAVEL IN LANDSCAPE BEDS PER SPECIFICATIONS.
- 9. 4" STEEL LANDSCAPE EDGING IS TO BE INSTALLED ALONG PLANTING BED EDGES WHERE PEA GRAVEL AND LAWN MEET.
- 10. LANDSCAPING ADJACENT TO ROADS (ORDINANCE SECTION 10.2, SUBSECTION B)
- S. SUMMERTON ROAD REQUIREMENTS ROAD FRONTAGE = 200 LFTCANOPY 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 ½" CAL.	ACER PLATANOIDES 'DEBORAH'	DEBORAH NORWAY MAPLE	B&B	1					
AR	2 ½" CAL.	ACER RUBURM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	2					
PC	2 ½" CAL.	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B	2					

	ORNAMENTAL TREE SCHEDULE							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY			
MP	2" CAL.	MALUS 'PRARIEFIRE'	PRARIEFIRE 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	<b>@</b>			
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	7			

Grand Rapids, MI 49548 O: (616) 272-7125 www.rowepsc.com

LANDSCAPE

SHEET TITLE

PROJECT NUMBER

Know what's **below.** Call before you dig.

01/2

01/27/2025 DATE ISSUED DRAWN BY

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MID MICHIGAN COLLEGE PLEASANT CAMPUS EVENT CENTER

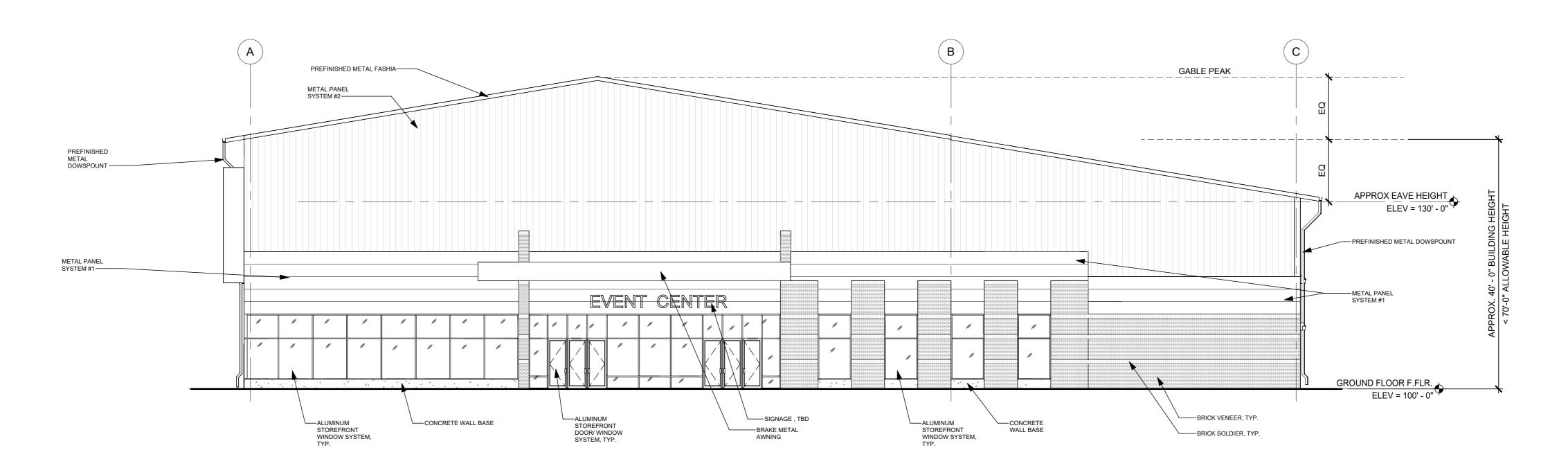
PROJECT

CONSULTANT

PLAN

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SHEET NUMBER

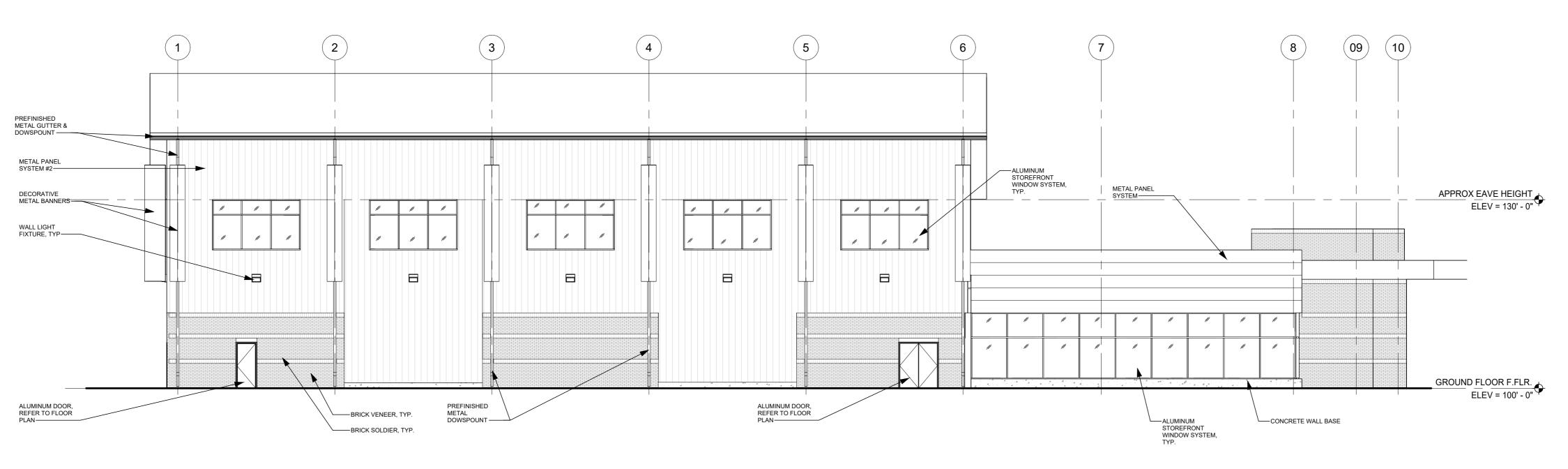




# **NOTES**

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- EXTERIOR MATERIALS TO BE SIMILAR TO AND COMPLIMENT THE EXISTING COLOR PALETTE OF THE CAMPUS.
- BUILDING FOOTPRINT (EXTERIOR FACE OF EXTERIOR WALL) = 31,826 SQ.FT. 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".





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PRELIM. SITE REVIEW 01/27/2025

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WEST & NORTH ELEVATION

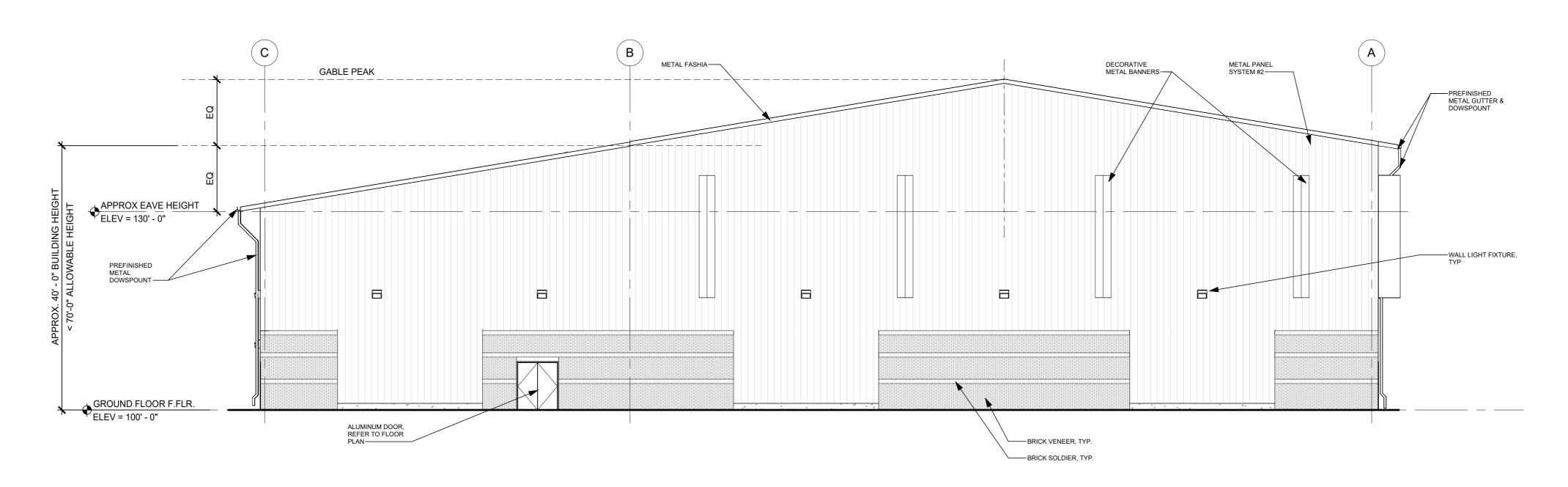
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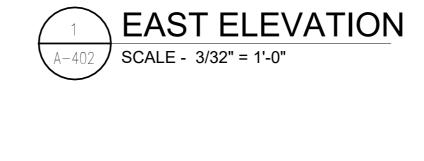
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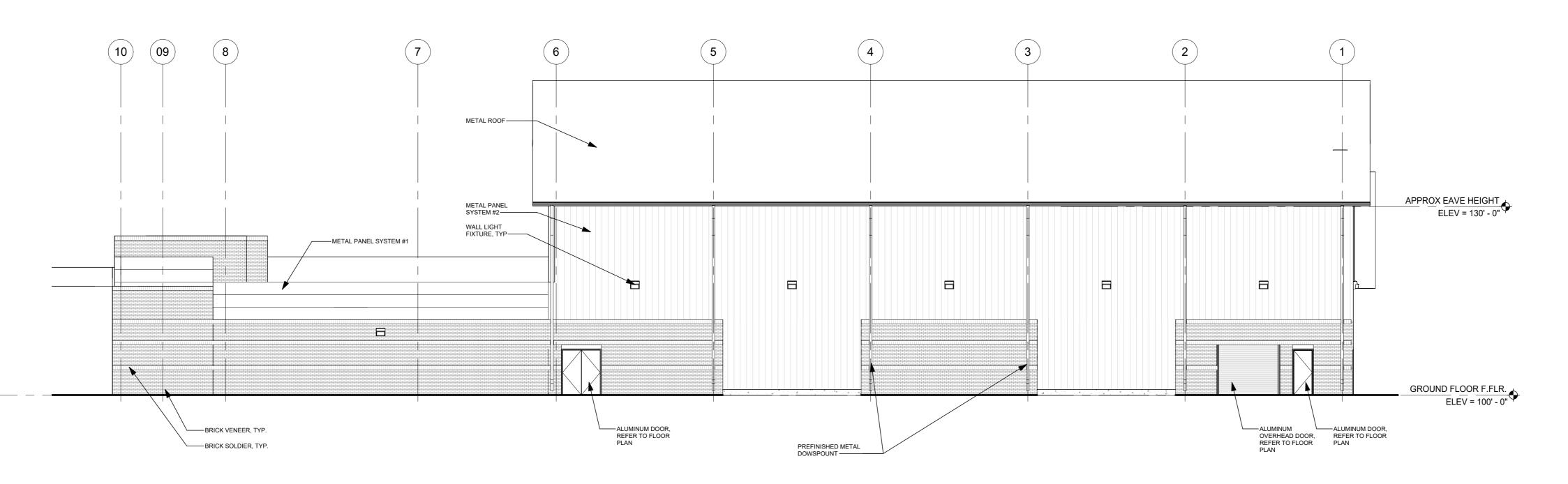
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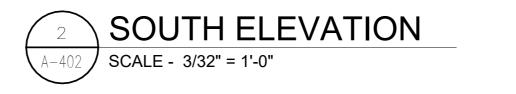
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PRELIM. SITE REVIEW 01/27/2025

DRAWN BY

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A N N N N

> 117 E. Allegan St. Lansing, MI 49533 P. 517.484.4870 www.hobbs-black.com

MT PLEASANT CAMPUS
EVENT CENTER

2600 S.SUMMERTON
MT PLEASANT, MI 48858

CONSULTANT

EAST & SOUTH ELEVATION

24704

PROJECT NUMBER

SHEET TITLE

A-402

SHEET56NUMBER

# Charter Township Of Union

#### **Community and Economic Development Department**

2010 S. Lincoln Rd. Mt. Pleasant, MI 48858 989-772-4600 ext. 241

#### PRESENTATION MEMO FOR DISCUSSION OF PRESPR25-01

**TO:** Planning Commission **DATE:** February 11, 2025

**FROM:** Peter Gallinat, Zoning Administrator **ZONING:** B4, General Business District;

and R-1, Rural Residential

**PROJECT:** PRESPR25-01 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 ADJACENT ZONING: B-4, R-1, SCIT, and Commercial/AG

College in Chippewa Township

FUTURE LAND USE DESIGNATION: Recreation/Institutional: 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

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

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 "<u>Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly</u>" 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.	
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.	
Some notes and labels on the $11'' \times 17''$ 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.	

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.	
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.	
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.	
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.	

#### 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

# <u>Draft Motions</u>: PRESPR25-01 – Mid Michigan College Building Height Issue Only

Text Amendment to Increase Maximum Allowable Height in the B-4 District:
Motion by, supported by, to <u>direct staf</u>
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 <u>invite the</u>
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 <u>direct staf</u>
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 <u>invite the</u>
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 PRESPR25-01 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 ar
application to the Zoning Board of Appeals for consideration of a variance.
- late