



**Planning Commission
Regular Meeting
March 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
 - February 18, 2025 Regular Meeting
6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. McDonald updates from ZBA
 - C. Community and Economic Development Monthly Report
 - D. Other Reports
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PTXT25-01 Planning Commission-initiated Zoning Ordinance Text Amendment to revise and extend limited allowance for additional building height for Business Schools, Colleges, Universities, and Indoor Publicly Owned, Recreation Facilities**
 - a. Introduction by staff
 - b. Public hearing
 - c. Commission deliberation and action (recommend approval or denial to the Board of Trustees, or postpone action)
 - B. PSUP25-01 Special Use Permit Application by OHB Old Hickory Buildings for an open-air business to sell accessory buildings located at 4694 E. Pickard Road.**
 - a. Introduction by staff and the applicant
 - b. Public hearing
 - c. Commission review of the application
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

C. PRES25-02 Preliminary Site Plan Approval Application for OHB Old Hickory Buildings for the open-air business use to sell accessory buildings located at 4694 E. Pickard Road

- a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission review of the application
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)
9. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue
10. FINAL BOARD COMMENT
11. ADJOURNMENT

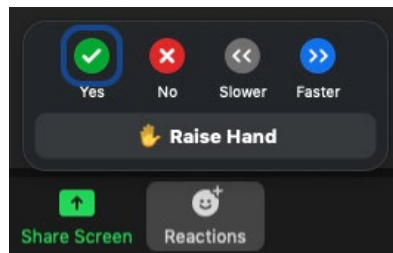
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

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

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

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

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



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

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

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

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on February 18, 2025, at 7:00 p.m. at the Union Township Hall.

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

Chair Squatrito welcomed Everett Bradshaw to the Planning Commission.

Roll Call

Present: Bradshaw, Browne, Hayes, Lapp, Olver, Squatrito, and Thering

Excused: McDonald and Shingles

Others Present

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

Approval of Agenda

Olver moved **Thering** supported to approve the agenda as presented. **Vote: Ayes: 7. Nays: 0. Motion Carried**

Approval of Minutes

Bradshaw moved **Browne** supported to approve the January 21, 2025 regular meeting minutes as amended. **Vote: Ayes: 7. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the February 12th 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: 7:14 p.m.

No comments were offered.

Closed: 7:14 p.m.

New Business

- A. **PSUP25-01 Special Use Permit and PRES25-02 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**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission questions and discussion

Nanney introduced the PSUP25-01 Special Use Permit and PRES25-02 Preliminary Site Plan application submitted by OHB Properties LLC, proposing an open-air business for storage and sales of sheds and other accessory structures. The lot, previously occupied by a used car dealership, did not have any record of a Special Use Permit issued to the previous owner.

Staff noted some deficiencies in the submitted site plan, which the applicants are actively addressing. The purpose for this informal presentation was to introduce and gather feedback from the commissioners. The applicant intends to submit a revised application and preliminary site plan soon, potentially in time for a public hearing on the special use permit during the March Planning Commission meeting.

Shanee Thayer from CMS&D Surveying and Engineering, spoke on behalf of the applicants, outlining plans for the site and emphasizing the potential for the business to enhance the area’s visual appeal for the township. Shanee was available for questions.

Discussion by the commissioners.

B. Presentation/Discussion of the PRES25-01 Preliminary Site Plan application for Mid-Michigan College’s proposed 39,161 square-foot Events Center located on their campus at 2600 S. Summerton Road (PID 14-013-40-001-05) in the B-4 (General Business) zoning district.

Nanney presented the PRES25-01 Preliminary site plan application for the proposed Event Center at Mid-Michigan College’s. In 2022, Mid-Michigan College was given final site plan approval for a new accessory storage facility and sports complex. However, due to funding limitations, only the storage facility was completed. In 2024, township staff met with ROWE engineering and Mid-Michigan College to discuss its master plan vision and proposed Events Center.

Upon submission of the preliminary site plan, staff identified a height issue regarding the Event Center. The B-4 Zoning District permits a maximum height of 35 feet, while the proposed height is at least 40 feet. The applicant had incorrectly based the proposed Event center height on the standards that apply to a Public and Institutional Use under the zoning ordinance. However, this defined term in Section 2 of the Zoning Ordinance specifically excludes colleges from the definition. Staff provided several options to resolve the maximum building height violation.

Martin Ruitter, Hobbs & Black Architects and Matt Miller, VP of Student Services of Mid-Michigan College was provided key information on the buildings and were available to answer questions.

During deliberations, the Commission reached a consensus that the most favorable solution would be to implement a text amendment to add a height exception for business schools, colleges, universities and publicly owned recreational facility buildings.

Browne moved **Hayes** supported to direct staff to prepare a draft amendment to allow business schools, colleges, universities, and publicly owned recreational facility buildings to exceed the maximum allowed height in the zoning district subject to a corresponding increase in minimum required yard setbacks, and to schedule a public hearing for the proposed change. **Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion Carried.**

Extended Public Comments

Open: 8:15 p.m.

No comments were offered.

Closed: 8:25 p.m.

Final Board Comment

Chair Squatrito – reminded the board and the new commissioner of the Michigan Association of Planning and Michigan Township Association training opportunities.

Adjournment – Chair Squatrito adjourned the meeting at 8:21 p.m.

APPROVED BY:

(Recorded by Tera Green)

Jessica Lapp – Secretary
Tom Olver – Vice Secretary

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
2-Chair	Phil	Squatrito	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	John	Hayes	2/15/2028
7	Everette	Bradshaw	2/15/2028
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2028
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2026
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2028
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2029
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Miranda	Ley	12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Lori	Rogers	11/20/2028
3	Jeff	Brown	11/20/2028



Department Monthly Report

Department: Community and Economic Development

Month/Year: March 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 and Zoning Administrator met remotely via Zoom with the ownership team for the Indian Hills Shopping Center to discuss immediate needs related to the (then potential) loss of JoAnn Fabrics as an anchor tenant, development potential and options for underutilized land, and opportunities for improving vehicular and pedestrian access to the site.
- The Community and Economic Development Director participated in the Michigan Downtowns Association (MDA) Advocacy Day at the State Capitol, meeting with legislators to encourage their support for protection of downtown development authorities, tax increment financing, and the Brownfield Redevelopment Act as essential local economic development tools. During the last legislative session, all three of these tools were the subject of bills that, if adopted, would have weakened or damaged the functionality and utility of these tools to promote redevelopment of older sites and to maintain a vibrant business district or downtown area.
- For the second year, the Township is running a ¼ page ad in two editions of the quarterly Michigan Builder magazine (a publication of the state Home Builders Association) to invite land developers to “bring their best game” to the Township. The Township also has prime placement again for a full-page ad in the annual Chamber of Commerce business directory publication. Both ads can be seen on the Township’s website under [Community Information/Business](#).
- 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 Chair opened the February regular meeting, recognized the absence of a quorum (resulting in part from a last-minute absence of a member due to injury), and closed the meeting.

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

- The Building Official provided the following services during the month:
 - 34 Building Inspections (1.3)
 - 10 Permits issued (1.3)
 - 10 Final Certificate of Occupancy Issued (1.3, 1.4, 1.5)

- Issued Temporary Certificate of Occupancy for 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 participated in two webinar-based training workshops for professional development: (1) Online Permitting module with BS&A, and (2) Now You Know – Basic Records Management. (1.1,1.5)
- The Building Services Clerk provided the following services during the month:
 - 3 FOIA Requests
 - Updated Building Department forms for new website
 - Worked on building services page for new website
 - Served as a second Township Hall contact person for the public and helped process payments at counter and through mail.
 - Assisted homeowners and contractors with building permit applications and coordinated with the Building Official, Zoning Administrator, Assessor, and Public Services Department as needed to facilitate timely reviews of permit applications.
 - Administrative support for Rental Inspector
 - Prepared monthly Census and HBA reports for building permits
- Building Services Clerk & Building Official working on expired permit lists from 2024.

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

- Site visits with inspections, re-inspections, issue investigation, etc. for apartment complexes, hotels, as well as duplex and single-family units (**235 units inspected**-44 apartments, 14 single-family units, 171 hotel rooms and 12 duplex units).
- The Rental Inspector addressed complaint by hotel employee about 2 items of concern; one was resolved by the hotel, the other was referred to the Isabella County mechanical inspector.
- Complaint by tenant led to getting the rental into the system, paying the rental fee by landlord and getting list of corrections completed to bring up to rental code.
- Complaint by tenant about HVAC system in apartment; gave them direction to file a formal written complaint to property management and they issued a work order to repair system.
- The Rental Inspector walked homeowner through the process of turning her rental into a VRBO from initial inspection to steps to getting special use permit through the zoning department.
- Expired and re-inspection certificate scheduling.
- For professional development - hands on and textbook training with the Building Official (Larry) on various egress and exit codes.
- 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 provided the following services during the month:
 - Five (5) Zoning approvals related to building permits.

- Approved PMINOR25-01 Minor Site Plan for remodel and new use of an accessory building to expand the Physical Therapy and Wellness Center at 2245 S. Isbella Rd.
- Met with the owner of 1688 E. Remus Road about potential repairs and additions to an existing non-conforming single-family home.
- Met with Water Whirlpools representatives about private swimming pool located at 2066 Cornerstone Dr.
- The Community and Economic Development Director and Zoning Administrator met with Representatives of Mid-Michigan College regarding height and use questions related to their proposed Event Center project.

Ordinance Enforcement Activities (1.1, 1.3):

- 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, where they have been observed by staff to use it as a place to sit while outdoors. The site will continue to be periodically monitored by the ordinance enforcement official, but investigation and action on this complaint is now closed.
- Zalud Extraction Operation Site NE corner of S. Lincoln Rd. & E. Millbrook Rd.) — The Community and Economic Development Director met remotely with James and Jeremy Zalud to go over details of the consent agreement and approved Extraction Permit plans that need to be addressed prior to start-up of any extraction of sand and gravel on the site in the Spring. The Director noted that the required berms and screening by the adjacent residences had been installed per the approved plans, but that other required elements (including setback markers, active cell perimeter berms, and security gates) remain to be completed. The Director also noted a typographical error in the as-submitted performance bond that would need to be corrected. The owners confirmed that all details will be satisfied prior to start of activities on the site in 2025.
- 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 also met with the owner about this and other topics related to the shopping center, which is currently challenged by the loss of several long-term tenants (Big Lots, JoAnn Fabrics, Five Below). The owner cited these challenges in partial justification for their failure to follow the approved minor site plan they prepared and submitted to the Township for approval. 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.
- 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.
- Northeast corner of S. Lincoln Rd. and E. Broomfield Rd. – unlawful contractor’s storage yard and unlawful grading/fill activities without a grading permit. The owner claimed a “grandfathered” status as a legal nonconforming use. This matter remains under review by the Township Attorney with additional follow-up anticipated.

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

- During their regular February 18, 2025 meeting, the Planning Commission:
 - Received an introductory presentation for the proposed open air special use located at 4694 E. Pickard Road., and provided informal feedback to the project engineer's representative and the applicant.
 - Received an introductory presentation for Mid-Michigan College's proposed 39,161 square-foot Events Center project located on campus at 2600 S. Summerton Road, provided informal feedback to the project team, and provided direction by consensus of the Commission to staff related to preparation of a text amendment to clarify and extend a height exception that applies to public and institutional buildings and religious institutions.

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 is working with the Township's engineering consultants and the Township Attorney 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 Building Services Clerk used her MCAT cross-training to support the Township Assessor by entering multiple Personal Property Tax Exemption Forms into BS&A (1.1)
- The Building Services Clerk responded to a total of five (5) Freedom of Information Act (FOIA) requests for departmental records during the month. (1.2)
- 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 March meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director continued to work with the team developing the new Township website to provide an updated summary document outlining economic development programs and incentives available from the State of Michigan and our DDA Districts for various types of project, expand information related to development approval processes and pre-application meeting options to further assist the development community, answer questions, and provide direction on details. (1.1, 1.2, 1.5)
- The Community and Economic Development Director and Executive Director of the Mt. Pleasant Area Convention and Visitors Bureau are working to complete arrangements for replacement of the permanent gateway banners at the US-127 interchange in 2025. The contractor is currently preparing a cost estimate for creation of the new banners.
- 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 March meeting of the EDA Board was cancelled to the lack of an available quorum.

Building Services (1.1, 1.3, 1.5):

- Continued progress on Krist Mini Mart Project (1.1, 1.3)
- Follow up phone calls.
- Continue to do site visits, inspections, issue permits, plan reviews.
- Continued work on expired permit list.

Rental Inspection Services (1.1, 1.2, 1.3):

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

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

- The Community and Economic Development Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- 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 March 18, 2025 Planning Commission meeting is anticipated to include:
 - Public hearing, deliberation, and action for the PTXT25-01 Planning Commission-initiated Zoning Ordinance Text Amendment to revise and extend limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional, Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned, Recreation Facilities, subject to expanded setback area requirements and other specific conditions and limitations.
 - Public hearing, deliberation, and action for the PSUP25-01 special use permit application by OHB Old Hickory Buildings for an open-air business to sell accessory buildings located at 4694 E. Pickard Road.
 - PRESPR25-01 Preliminary Site Plan Review for OHB Old Hickory Buildings for the open-air business use to sell accessory buildings located at 4694 E. Pickard Road.

Zoning Board of Appeals Activities (1.1):

- Regular March ZBA meeting was 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 met with National Fitness Campaign (NFC) representatives to receive an update on usage of our Outdoor Fitness Court (based on NFC smartphone app data) and to learn more about the NFC Healthy Site Scoring and potential grant funding for other potential fitness court sites in the area. (1.1, 1.2, 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.

DeSana introduces legislation to allow backyard chickens

PRESS RELEASE | February 13, 2025

Contact: State Representative James DeSana

State Rep. Jim DeSana has re-introduced legislation that would give people back the freedom to raise and keep backyard chickens.

The legislation would allow chicken coops on residential-zoned properties with an area of at least a quarter-acre. Five hens could be kept per quarter-acre of lot size, up to 25 chickens total.

“A young hen lays an egg about two out of every three days. With just five hens, that’s approximately two dozen eggs a week,” said DeSana, R-Carleton. “Think about how much that could help families lower their grocery bills right now. The current egg shortage would be less severe had this bill been passed two years ago.”

DeSana originally introduced the legislation last term, but it didn’t get a vote when Democrats had control of the Michigan House of Representatives. Republicans now have a 58 to 52 seat majority after flipping control of the chamber in the November election.

“Chickens are easy to keep, and they are cheap,” DeSana said. He added that allowing backyard chickens would let more people be self-sufficient.

DeSana also pointed out that chickens shouldn’t disturb others in the neighborhood.

“There’s a misconception that backyard chickens can be a nuisance. They are no more trouble than a couple of dogs, or the neighbors having a few cats,” DeSana said. “Hens are very docile animals as long as you don’t have a rooster. A rooster could attack neighbors or children to defend the hens. They will peck at you. Hens don’t do that.”

DeSana’s legislation does not allow roosters because of the noise. It likewise requires a minimum lot size to prevent noise and odor issues from causing friction between neighbors.

“It’s easy to build or buy a chicken coop for under a few hundred dollars. It’s just a little wood house with some chicken wire around it, a roost inside, and a nesting area. One nesting box is plenty for five hens,” DeSana said.

“A hen can live its entire life inside a chicken run, but it’s better if they can get out and forage in the yard. Chickens will eat grass and bugs and even mice,” DeSana said. “But they don’t go far from their nesting area. Chickens tend to stay close to their roost.”

In the past year, more than 40 million egg-laying hens have been killed nationwide. Here in Michigan, more than 6.5 million hens have been lost due to bird flu. That’s a big part of the reason why there’s been a spike in prices and egg shortages.

When an egg-production operation becomes infected with the highly contagious bird flu, the entire flock must be destroyed. It then takes nine to 12 months to clean and disinfect the facilities, raise a new flock of hens, and get back to full egg production.

DeSana introduces legislation to allow backyard chickens

PRESS RELEASE | February 13, 2025

Contact: State Representative James DeSana

DeSana said bird flu isn't a major concern for backyard chicken coops.

"Most people who keep hens are going to consume the eggs by cooking them in their own household. As long as you properly cook the eggs, you're fine. But I wouldn't recommend drinking raw eggs like Rocky."

DeSana's legislation:

- Prevents local ordinances from banning backyard chickens
- Requires a minimum of a quarter acre of property size, in order to prevent noise and odor from disturbing neighbors
- Allows up to five hens per quarter acre, up to a total of 25 hens for residential-zoned property
- Requires people to follow generally accepted agricultural practices. The legislation does not dictate a specific setback, but generally accepted practices say to not put a coop within 50 feet of a neighbor's residence. The legislation also requires people to keep hens in their own yard
- Requires the Michigan Department of Agriculture to investigate complaints such as noise and odor, and manure from chickens going off property. It likewise creates penalties for individuals who repeatedly file unverified complaints against neighbors with backyard chickens

House Bills 4049 and HB 4050 were referred to the House Agriculture Committee.

DeSana has been a farmer for two decades; he is a member of the Michigan Sheep Producers and the Michigan Cattleman's Association. He and his wife operate Shamrock Station, a sheep farm where they raise grassfed lambs on pasture in northern Monroe County. They also raise, cattle, chickens, and Pyrenean Mountain Dogs which they train to protect livestock from predators.

DeSana represents the 29th House District, which spans portions of Monroe County and Wayne County, southwest of Detroit. It includes parts of Monroe, Taylor, and Romulus. It also includes the village of Carleton, Ash Township, Huron Township, and a portion of French township.

February 9, 2025

HOME LIFE

Soaring egg prices are piquing interest in backyard chickens

By **Leanne Italie**
The Associated Press

NEW YORK » Thinking about backyard chickens as egg prices soar? Think hard, especially in light of the bird flu outbreak.

Keeping home chickens as a pastime has continued to grow since the pandemic. But if eggs are the goal, remember that it takes planning and investment to raise the chickens and protect against bird flu. Costs might go well beyond the nationwide average of \$4.15 a dozen that commercial eggs sold for in December.

"Anyone who's done an ounce of research will very quickly understand that there are no free eggs, there are no inexpensive eggs in keeping chickens," said Kathy Shea Mormino, a home chicken blogger and author who has about 50 of the birds at her Suffield, Connecticut, home.

"You're going to pay more, particularly in your first several years, in your set up and in your birds. And there's a huge learning curve on how to care for animals that are really unusual pets," said Mormino, who has kept chickens for 15 years and calls herself the Chicken Chick.

Costs vary wildly, from about \$200 to \$2,000 for a coop alone. Feeders and waterers range from about \$8 to \$50 or more, depending on

the size and type.

Bird flu has forced farmers to slaughter millions of chickens a month, contributing (along with inflation) to the steep price of commercial eggs and resulting in some scantily stocked stores around the country. The scarcity and high prices are causing some to look for a backyard alternative.

"We've seen a real uptick in calls recently from people wanting to start their own backyard flocks. With the egg shortages at grocery stores, many are excited about the idea of raising chickens and taking steps toward sustainability," said Matthew Aversa, a co-owner of Winding Branch Ranch, a nonprofit sanctuary and farm animal rescue outside San Antonio.

"We adopt out whole flocks. We're receiving at least a dozen inquiries per week," he said.

Kate Perz, the animal science coordinator for Cornell Cooperative Extension of Suffolk County, New York, said that unlike other pandemic pastimes, raising home chickens has only grown.

"It's not always cost-effective," she said. "You have to really look at how many eggs you're eating and what the cost of those are versus what you would be spending."

There are other reasons, of course, to keep chickens at home, not the least of which is the sheer joy of their pres-

ence. Mormino and other "chickeneers," as she calls home enthusiasts, have a coop full of tips on how to get started.

Tend to legal matters

You may be ready to dive right in. Your town may not. Mormino, who wrote "The Chicken Chick's Guide to Backyard Chickens," said the first thing to consider is whether chickens are right for you. After that, don't assume your county, town or city will allow it.

Look up zoning and building codes yourself if you feel capable. Otherwise, consult an attorney who specializes in municipal law in your area.

Don't rely on word of mouth or even a town worker to know the ins and outs. Is a building permit required to build a coop? Are roosters banned under noise ordinances? Sometimes, zoning codes are silent on the subject. Don't assume that's a green light. Many codes are "permissive use" regulations, Mormino said, essentially meaning that if the code doesn't say you're permitted, you're not!

If chicken-keeping is allowed, is there a limit on how many birds? Are there restrictions on where a coop can be built in relation to neighboring property lines. Most homeowners associations have rules on animal keeping.

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HOUSE BILL NO. 4049

January 30, 2025, Introduced by Reps. DeSana, Markkanen, Meerman, Greene, Smit, Cavitt, Neyer, Alexander, Woolford, Maddock, Fox and Morgan and referred to Committee on Agriculture.

A bill to amend 2006 PA 110, entitled
"Michigan zoning enabling act,"
by amending section 204 (MCL 125.3204).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 204. **(1)** A zoning ordinance ~~adopted under this act~~ shall
2 provide for the use of a single-family residence by an occupant of
3 that residence for a home occupation to give instruction in a craft
4 or fine art within the residence.

5 **(2) The rearing of egg-laying hens is a permitted use of**
6 **property under a zoning ordinance and is not subject to a special**

1 land use approval or any other approval under this act if both of
2 the following requirements are met:

3 (a) The property is at least 1/4 acre in size.

4 (b) The number of hens does not exceed 5 hens for every 1/4
5 acre of property size or a total of 25 hens, whichever is less.

6 (3) This section does not prohibit the regulation of noise,
7 advertising, traffic, hours of operation, or other conditions that
8 may accompany ~~the a use of a residence~~ under this section.

9 Enacting section 1. This amendatory act does not take effect
10 unless House Bill No. 4050 (request no. H01183'25) of the 103rd
11 Legislature is enacted into law.

HOUSE BILL NO. 4050

January 30, 2025, Introduced by Reps. DeSana, Markkanen, Meerman, Greene, Smit, Cavitt, Neyer, Alexander, Woolford, Maddock, Fox and Morgan and referred to Committee on Agriculture.

A bill to amend 1981 PA 93, entitled
"Michigan right to farm act,"
by amending section 4 (MCL 286.474), as amended by 2018 PA 292.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 4. (1) Subject to subsection (2), the director shall
2 investigate all complaints involving a farm or farm operation,
3 including, but not limited to, complaints involving the use of
4 manure and other nutrients, agricultural waste products, dust,
5 noise, odor, fumes, air pollution, surface water or groundwater

1 pollution, food and agricultural processing by-products, care of
2 farm animals, and pest infestations. ~~Within~~ **Not later than** 7
3 business days ~~of~~ **after** receipt of the complaint, the director shall
4 conduct an on-site inspection of the farm or farm operation. The
5 director shall notify, in writing, the city, village, or township
6 and the county in which the farm or farm operation is located of
7 the complaint.

8 (2) The commission and the director shall enter into a
9 memorandum of understanding with the director of the department of
10 ~~environmental quality~~ **environment, Great Lakes, and energy**. The
11 investigation and resolution of environmental complaints concerning
12 farms or farm operations must be conducted in accordance with the
13 memorandum of understanding. However, the director shall notify the
14 department of ~~environmental quality~~ **environment, Great Lakes, and**
15 **energy** of any potential violation of the natural resources and
16 environmental protection act, 1994 PA 451, MCL 324.101 to
17 324.90106, or a rule promulgated under that act. Activities at a
18 farm or farm operation are subject to applicable provisions of the
19 natural resources and environmental protection act, 1994 PA 451,
20 MCL 324.101 to 324.90106, and the rules promulgated under that act.
21 The commission and the director shall develop procedures for the
22 investigation and resolution for other farm-related complaints.

23 (3) If the director finds ~~upon~~ **on** investigation under
24 subsection (1) that the person responsible for a farm or farm
25 operation is using generally accepted agricultural and management
26 practices, the director shall notify, in writing, that person, the
27 complainant, and the city, village, or township and the county in
28 which the farm or farm operation is located of this finding. If the
29 director identifies that the source or potential sources of the

1 problem were caused by the use of other than generally accepted
2 agricultural and management practices, the director shall advise
3 the person responsible for the farm or farm operation that
4 necessary changes should be made to resolve or abate the problem
5 and to conform with generally accepted agricultural and management
6 practices and that if those changes cannot be implemented within 30
7 days, the person responsible for the farm or farm operation shall
8 submit to the director an implementation plan ~~including that~~
9 **includes** a schedule for completion of the necessary changes. When
10 the director conducts a follow-up on-site inspection to verify
11 whether those changes have been implemented, the director shall
12 notify, in writing, the city, village, or township and the county
13 in which the farm or farm operation is located of the time and date
14 of the follow-up on-site inspection and shall allow a
15 representative of the city, village, or township and the county to
16 be present during the follow-up on-site inspection. If the changes
17 have been implemented, the director shall notify, in writing, the
18 person responsible for the farm or farm operation, the complainant,
19 and the city, village, or township and the county in which the farm
20 or farm operation is located of this determination. If the changes
21 have not been implemented, the director shall notify, in writing,
22 the complainant and the city, village, or township and the county
23 in which the farm or farm operation is located that the changes
24 have not been implemented and whether a plan for implementation has
25 been submitted. ~~Upon~~**On** request, the director shall provide a copy
26 of the implementation plan to the city, village, or township and
27 the county in which the farm or farm operation is located.

28 (4) A complainant who brings more than 3 unverified complaints
29 against the same farm or farm operation within 3 years may be

1 ordered, by the director, to pay to the department the full costs
2 of investigation of any fourth or subsequent unverified complaint
3 against the same farm or farm operation. As used in this
4 subsection, "unverified complaint" means a complaint in response to
5 which the director determines that the farm or farm operation is
6 using generally accepted agricultural and management practices.

7 (5) Except as provided in subsection (6), this act does not
8 affect the application of state statutes and federal statutes.

9 (6) ~~Beginning June 1, 2000, except~~ **Except** as otherwise
10 provided in this section, it is the express legislative intent that
11 this act preempt any local ordinance, regulation, or resolution
12 that purports to extend or revise in any manner the provisions of
13 this act or generally accepted agricultural and management
14 practices developed under this act. Except as otherwise provided in
15 this section, a local unit of government shall not enact, maintain,
16 or enforce an ordinance, regulation, or resolution that conflicts
17 in any manner with this act or generally accepted agricultural and
18 management practices developed under this act.

19 (7) A local unit of government may submit to the director a
20 proposed ordinance prescribing standards different from those
21 contained in generally accepted agricultural and management
22 practices if adverse effects on the environment or public health
23 will exist within the local unit of government. A proposed
24 ordinance under this subsection must not conflict with existing
25 state ~~laws~~ or federal laws. At least 45 days ~~prior to~~ **before the**
26 enactment of the proposed ordinance, the local unit of government
27 shall submit a copy of the proposed ordinance to the director. Upon
28 receipt of the proposed ordinance, the director shall hold a public
29 meeting in that local unit of government to review the proposed

1 ordinance. In conducting ~~its~~**the** review, the director shall consult
2 with the departments of ~~environmental quality~~**environment, Great**
3 **Lakes, and energy** and health and human services and ~~shall~~ consider
4 any recommendations of the county health department of the county
5 where the adverse effects on the environment or public health will
6 allegedly exist. ~~Within~~**Not later than** 30 days after the public
7 meeting, the director shall make a recommendation to the commission
8 on whether the ordinance should be approved. An ordinance enacted
9 under this subsection must not be enforced by a local unit of
10 government until approved by the commission.

11 (8) ~~By~~**Not later than** May 1, 2000, the commission shall issue
12 proposed generally accepted agricultural and management practices
13 for site selection and odor controls at new and expanding animal
14 livestock facilities. The commission shall adopt ~~such~~**the** generally
15 accepted agricultural and management practices ~~by~~**not later than**
16 June 1, 2000. In developing ~~these~~**the** generally accepted
17 agricultural and management practices **described under this**
18 **subsection**, the commission shall do both of the following:

19 (a) Establish an advisory committee to provide recommendations
20 to the commission. The advisory committee must include the entities
21 listed in section 2(d), 2 individuals representing townships, 1
22 individual representing counties, and 2 individuals representing
23 agricultural industry organizations.

24 (b) For the generally accepted agricultural and management
25 practices for site selection, consider groundwater protection, soil
26 permeability, and other factors determined necessary or appropriate
27 by the commission.

28 (9) **Not later than September 1, 2025, the commission shall**
29 **issue proposed generally accepted agricultural and management**

1 practices for site selection for the rearing of egg-laying hens in
 2 primarily residential areas. The commission shall adopt the
 3 generally accepted agricultural and management practices not later
 4 than October 1, 2025. In developing the generally accepted
 5 agricultural and management practices described under this
 6 subsection, the commission shall ensure that the practices include
 7 the following standards:

8 (a) The property used for rearing egg-laying hens must be at
 9 least 1/4 acre in size.

10 (b) The number of hens must not exceed 5 hens for every 1/4
 11 acre of property size or a total of 25 hens, whichever is less.

12 (10) ~~(9)~~—If generally accepted agricultural and management
 13 practices require ~~the~~a person responsible for the operation of a
 14 farm or farm operation to prepare a manure management plan, the
 15 person responsible for the operation of the farm or farm operation
 16 shall provide a copy of ~~that~~the manure management plan to the
 17 city, village, or township or the county in which the farm or farm
 18 operation is located, ~~upon~~on request. A manure management plan
 19 provided under this subsection is exempt from disclosure under the
 20 freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

21 (11) ~~(10)~~—The department shall do both of the following:

22 (a) Make available on the department's website current
 23 generally accepted agricultural and management practices.

24 (b) Establish a toll-free telephone number for receipt of
 25 information on noncompliance with generally accepted agricultural
 26 and management practices.

27 (12) ~~(11)~~—As used in this section:

28 (a) "Adverse effects on the environment or public health"
 29 means any unreasonable risk to human beings or the environment,

1 based on scientific evidence and taking into account the economic,
2 social, and environmental costs and benefits and specific
3 populations whose health may be adversely affected.

4 (b) "Commission" means the commission of agriculture and rural
5 development.

6 (c) "Department" means the department of agriculture and rural
7 development.

8 (d) "Director" means the director of the department or ~~his or~~
9 ~~her~~ **the director's** designee.

10 Enacting section 1. This amendatory act does not take effect
11 unless House Bill No. 4049 (request no. H01202'25) of the 103rd
12 Legislature is enacted into law.

TEXT AMENDMENT REPORT

TO: Planning Commission **DATE:** March 10, 2025

FROM: Rodney C. Nanney, AICP, Community and Economic Development Director

APPLICATION: PTXT25-01 Zoning Text Amendment (Charter Township of Union)

ACTION REQUESTED: To hold a public hearing on proposed amendments to Section 3.4 (Permitted Uses by District) and Section 6.34 (Public and Institutional Uses) to revise and extend a limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities; to review the proposed amendments and public comments from the hearing; and to deliberate and make any recommendations to the Board of Trustees for final action.

Background Information

During the Planning Commission’s regular February meeting, preliminary plans for a new Event Center facility on the Mid Michigan College campus were introduced and discussed. The initial proposed building height was noted by the project engineer to be 40-feet, with potential that the final, fully engineered design may require it to end up slightly taller than that. The maximum allowable height is 35.0 feet in the B-4 zoning district where the College is located.

Staff confirmed during the meeting that the project engineer had erroneously applied a limited height exception provision in Section 6.34 that currently applies only to Public and Institutional Uses and to Religious Institutions as defined in the Zoning Ordinance. Section 6.34.A.1 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 Event Center building as proposed would violate the maximum 35.0-foot B-4 District height standard, the preliminary site plan application was not ready for Planning Commission action. The 2/11/2025 staff memo noted the following ways this discrepancy could be resolved:

- *Rezone the land to the B-5 or B-7 zoning district or to a Planned Unit Development (PUD).*
- *Revise the building design to conform to the 35-foot maximum height standard.*
- *Apply to the Zoning Board of Appeals for a variance.*
- *Text amendment to increase the maximum allowable building height in the zoning district or to revise and the Section 6.34 height exception.*

Following deliberations, the Commission adopted the following motion:

Browne moved Hayes supported to direct staff to prepare a draft amendment to allow business schools, colleges, universities, and publicly owned recreational facility buildings to exceed the maximum allowed height in the zoning district subject to a corresponding increase

in minimum required yard setbacks, and to schedule a public hearing for the proposed change. Roll Call Vote: Ayes: Bradshaw, Browne, Hayes, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion Carried.

Summary of the proposed text amendment.

The proposed PTXT25-01 text amendment would expand the types of buildings/land uses that would be eligible under Section 6.34 for approval of a limited exception from the maximum height standards of the zoning district in a manner consistent with the Commission's February motion. Section 6.34 would also be amended to clarify how the exception would apply, including:

- Adding a provision to ensure adequate light and air by means of an expanded minimum setback where the building is adjacent to or located within the AG District or any residential zoning district, or adjacent to a lot occupied by an existing dwelling.
- Inserting a requirement for prior written confirmation from the Fire Department that available emergency response equipment is sufficient to serve the proposed building as designed in the event of an emergency.
- Expanding requirements for conformity with the character of the adjacent neighborhood through *“any combination of architectural design and compliance with Section 7.20 (Building Form and Composition) where applicable, provision of screening in accordance with Section 10.3, providing ample setbacks, providing amenities needed by the surrounding neighborhood, providing sufficient lot size, and similar means.”*

Public hearing notices.

Per the requirements of the state Zoning Act, a public hearing notice was posted at the Township Hall and published in The Morning Sun newspaper. Following publication, a typo in the header of the published amendment was observed. This typo did not impact in any way the accuracy or completeness of the published date, time, place, and purpose of the hearing as required by the state Zoning Act. Upon notification, the newspaper confirmed that the typo was inadvertently included in the header by the newspaper's staff. They subsequently published the notice a second time, with the typo removed from the header, at no charge to the Township.

A copy of the notice and proposed text of the amendment was also posted on the Township's website.

Project Timetable

Under the requirements of the Michigan Zoning Enabling Act, this Zoning Ordinance amendment is subject to a Planning Commission public hearing and recommendation to the Board of Trustees along with review and comment from the Isabella County Planning Commission.

Key Findings

- The proposed text amendment would expand the scope of buildings that could be allowed to exceed the maximum height standards of the zoning district without the need for a variance.

- The corresponding increases in the minimum required setback distance from lot boundaries and road rights-of-way are intended to minimize impacts on neighbors and to ensure adequate light and air for adjacent lots consistent with Section 1.2 (Purpose and Intent) of the Zoning Ordinance.

Recommendations

Under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, the Planning Commission has the responsibility to hold a public hearing on proposed amendments to the Zoning Ordinance or Official Zoning Map, and to make any recommendations for final action to the Board of Trustees. Following the public hearing, review, and deliberation, I recommend that the Planning Commission consider taking action by **motion to recommend to the Board of Trustees that the proposed amendments to Section 3.4 (Permitted Uses by District) and Section 6.34 (Public and Institutional Uses) of the Zoning Ordinance No. 20-06 be adopted as presented** or be adopted with the following additional changes:

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP, Director
Community and Economic Development Department

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN**

ORDINANCE NO. _____

An ordinance to amend Sections 3.4 (Permitted Uses by District) and 6.34 (Public and Institutional Uses) of the Charter Township of Union Zoning Ordinance No. 20-06 to revise and extend a limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities, subject to expanded setback area requirements and other limitations; and to provide for repeal, severability, publication, and an effective date; all by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

PART ONE – Title

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number _____, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

PART TWO – Delete and Replace the Land Use Table in Section 3.4 (Permitted Uses by District)

The land use table in Section 3.4 (Permitted Uses by District) is hereby deleted and replaced in its entirety to update provisions for Business Schools, Colleges, and Universities and Private Schools Operated for Profit, as follows:

Section 3.4 Permitted Uses by District

Key: A=Accessory Use
P=Principal Permitted Use
S=Special Use
[blank]=Use Not Permitted

Land Use	AG	R-1	R-2A	R-2B	R-3A	R-3B	R-4	B-4	B-5	B-7	I-1	I-2	OS	Use Standards
Public, Quasi-Public, and Recreational Uses														
Business Schools, Colleges, and Universities, and Private Schools Operated for Profit								P	P	P				Section 6.34
Indoor Publicly Owned Recreation Facilities Private Schools Operated for Profit	S	S	P	P	P	P		P	P	P			S	Section 6.34
Public and Institutional Buildings and Uses	S	S	P	P	P	P							P	Section 6.34
Religious Institutions	S	S	P	P	P	P		P	P	P			P	Section 6.34
Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly								P	P	P				

PART THREE – Delete and Replace Section 6.34 (Public and Institutional Uses)

Section 6.34 (Public and Institutional Uses) is hereby deleted and replaced in its entirety with a new section entitled, “Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities” to revise and expand allowances for additional building height for these land uses, as follows:

Section 6.34 Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities

Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities shall be subject to the following additional requirements and standards:

- A. **Maximum Height Exception.** The maximum height ~~of the allowed for a~~ principal building containing or intended to be occupied by ~~any public or institutional uses or religious institution~~ one or more of these uses shall be subject to the following exceptions:
1. The building height shall be permitted may be allowed by the Planning Commission to exceed maximum the zoning district requirements up to a maximum height equal to twice the permitted maximum height of allowed in the zoning district, subject to the following requirements:
 - a. ~~provided that the~~ 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 zoning district requirements.~~
 - b. Where located within or adjacent to the boundary of the AG (Agricultural) zoning district, of any residential zoning district, or of a lot in any zoning district occupied by an existing agricultural use or any existing dwelling unit(s), at no point shall the building's setback distance to the zoning district or lot boundary be less than one-hundred-fifty percent (150%) of the building height.
 - c. This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.
 2. The highest point of chimneys, stage towers of scenery lofts, church spires, cupolas, ~~and~~ domes and similar architectural elements may be allowed by the Planning Commission to exceed the zoning district requirements to be erected to a height not exceeding one-hundred-fifty percent (150%) of the building height of the building, provided that the total area of ~~no~~ such structure elements shall not occupy more than twenty percent (20%) of the roof area of the building.
 3. Any allowance for additional building height above the zoning district requirements shall be subject to prior written confirmation from the Fire Department that available emergency response equipment is sufficient to serve the proposed building as designed in the event of an emergency.
- B. **Conformity with Neighborhood Character.** Public and institutional uses, business schools, colleges, universities, and indoor publicly-owned recreation facilities shall conform to the character of the adjacent neighborhood. Conformity can be achieved through ~~style of architecture,~~ any combination of architectural design and compliance with Section 7.20 (Building Form and Composition) where applicable, provision of screening in accordance with Section 10.3, providing ample setbacks, providing amenities needed by the surrounding neighborhood, providing sufficient lot size, and similar means.
- C. **Additional Setbacks for Buildings that Conform to Zoning District Height Standards.** An additional 20.0 feet of side and rear year setback shall be provided ~~when abutting~~ where located within or adjacent to the boundary of the AG (Agricultural) District, of any residential zoning district, or of a lot in any zoning district occupied by an existing agricultural use or residential use one (1) or more any existing dwelling unit(s). This additional setback area shall be improved with screening elements and landscaping in accordance with Section 10 (Landscaping and Screening). No driveway, parking, signs, structures, stormwater management basins, or similar improvements shall be located within these setback areas.

PART FOUR – Repeal

All ordinances or parts of ordinances in conflict with the provisions of this amendatory ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this amendatory ordinance full force and effect.

PART FIVE – Severability

If any section, subsection, clause, phrase, or portion of this amendatory ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

PART SIX – Publication

The Clerk for the Charter Township of Union shall cause this amendatory ordinance to be published in the manner required by law.

PART SEVEN – Effective Date

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on _____, 2025, after initiation and a public hearing by the Planning Commission on _____, 2025 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Board of Trustees on _____, 2025 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on _____, 2025, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
PUBLIC HEARING NOTICE - ZONING ORDINANCE TEXT AMENDMENTS**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on **Tuesday, March 18, 2025 at 7:00 p.m.** in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on proposed amendments to Sections 3.4 (Permitted Uses by District) and 6.34 (Public and Institutional Uses) of Zoning Ordinance No. 20-06 to revise and extend a limited allowance for additional building height above the maximum otherwise allowed in the zoning district for Public and Institutional Uses, Religious Institutions, Business Schools, Colleges, Universities, and Indoor Publicly-Owned Recreation Facilities, subject to expanded setback area requirements and other specific conditions and limitations, by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

The proposed amendments, Zoning Ordinance, and Zoning Map may be inspected during business hours at the Township Hall and are available for viewing on the Township's website at:

<http://www.uniontownshipmi.com/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the after-hours drop box next to the Township Hall entrance.

For more information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772-4600 extension 241.

Charter Township of Union

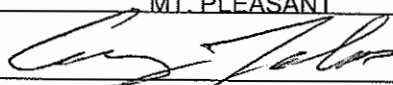
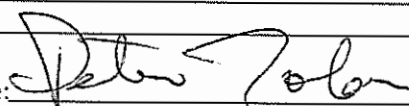
APPLICATION FOR SPECIAL USE PERMIT APPROVAL

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

Minor Site Plan
 Preliminary Site Plan

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

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

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

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for revocation of the special use permit approval. Approval of the requested special use shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.


 Signature of Applicant

1-27-25
 Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

OLD HICKORY BUILDINGS, LLC

215 MIDDLE TN BLVD
MURFREESBORO, TN 37129

2/6/25

To whom it may concern,

Old Hickory Buildings has been in business since 1997 selling and manufacturing residential storage buildings. We offer them as a convenient alternative to offsite mini-warehousing. Our buildings are locally built. We have a manufacturing factory just up the road in Clare Michigan, providing jobs to local people. We have thousands of dealers in USA and Canada, and over 30 in Michigan. We have found an ideal property in your town that we would like to invest in and wish to display our products and sell them from this location. Since we manufacture the buildings less than 20 miles away, we believe we will be able to give the public a great price on a locally built product.

Thank you,

Brian Berryman
900 Cpt Joe Fulghum Dr
Murfreesboro TN 37129
615-890-8075

www.OldHickoryBuildings.com
www.Metalmax.com

SPECIAL USE PERMIT APPLICATION

TO:	Planning Commission	DATE:	March 10, 2025
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7, Retail and Service Highway Business District.
PROJECT:	PSUP25-01 Special Use Permit Application, for OHB, Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road.		
PARCEL(S):	PID 14-014-20-030-00		
OWNER(S):	Tolas George and Petro		
LOCATION:	Approximately 1.5 acres at 4694 E. Pickard Road in the NE 1/4 of Section 14.		
EXISTING USE:	Former used car sales lot.	ADJACENT ZONING:	B-7, CD -3
FUTURE LAND USE DESIGNATION: <i>Retail/Service:</i> This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well managed access.			
ACTION REQUESTED: To hold a public hearing on and to review and take action on the PSUP25-01 special use application for an open-air business to sell accessory structures located at 4694 E. Pickard Rd. in the NE ¼ of Section 14 and in the B-7 (Retail and Service Highway Business) District.			

Background Information

The 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.

In February, the applicant introduced this proposed open-air business to sell accessory buildings and shared a preliminary site plan to give the Commission a visual concept of what the use might look like. After receiving comments from both staff and the Planning Commission, the applicant submitted complete applications for special use permit and preliminary site plan approvals along with an updated preliminary site plan. Following the public hearing and consideration of any public comments, the Planning Commission may take final action on the special use permit and then consider a separate action on the preliminary site plan.

Review Comments

Section 14.3.J. of the Zoning Ordinance establishes the standards for special use permit approval. No special use permit shall be granted unless the Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

Section 14.3.J. (Standards for Special Use Approval)		Status
1	<p>The proposed land use is identified in Section 3 as a special use in the zoning district.</p> <p>Open Air Business is listed in Section 3.15 as a special use in the B-7 (Retail and Service Highway Business District).</p>	Conforms
2	<p>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.</p> <p>The use as proposed is similar to nearby special uses for car lots and accessory building sales and is anticipated to operate in a similar fashion that will not adversely impact the environment, public or general welfare. All products are manufactured off-site and brought on to site to be displayed for sale.</p>	Conforms
3	<p>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.</p> <p>Add notes to the final site plan to confirm the hours of operation for the business and how the specific operational needs of the business justify and support Planning Commission approval of an alternative parking standard of six (6) parking spaces (including one barrier-free space) for the proposed use.</p> <p>Also, update the final site plan to demonstrate how the proposed use, outdoor display area, and on-site structures will conform to the perimeter yard setback requirements for the B-7 District and the Section 4.6 (Clear Vision Triangle) standards for the driveway and cross-access connections.</p>	Can Conform
4	<p>The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p> <p>The special use for an open-air business location is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p>	Conforms
5	<p>The proposed special use conforms to all applicable requirements or standards of this Ordinance or other Township ordinances.</p> <p>The proposed use as presented on the preliminary site plan can be revised to demonstrate conformance with all applicable requirements or standards of this Ordinance and other Township Ordinances on an approved final site plan.</p>	Can conform

Section 14.3.J. (Standards for Special Use Approval)		Status
6	Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.	Conforms
	The approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses. The property borders property in the City of Mount Pleasant that is zoned CD-3 (Sub-Urban). The CD-3 district permits single-family dwellings. To alleviate residential concerns the plan shows 130- lineal-feet of a 6-foot-high privacy fence to the south of the property	
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.	Conforms
	The proposed sales office building is small, designed for one on-site employee, and includes only one bathroom. The B-7 district is planned for uses that are far more intensive in terms of utility usage than what is planned for this open-air business. The planned use of the lot is not anticipated to be detrimental to or to adversely impact public services or infrastructure.	

Objectives

To hold a hearing on the special use permit application, followed by Planning Commission review of the application and any public comments, deliberation, and final action on the application.

Key Findings

- The application meets the requirements of Section 14.3.E. (Application Information) and can conform with all standards of Section 14.3.J (Standards for Special Use Approval).
- With the exception of details that can be addressed on the final site plan, the associated preliminary site plan is consistent with Section 14.2.P (Required Site Plan Information) and Section 14.2.S (Standards for Site Plan Approval).

Recommendations

Based on the above findings, I recommend that the Planning Commission approve the PSUP25-01 Special Use Permit Application for the proposed OHB Old Hickory Buildings open-air business to sell accessory structures at 4694 E. Pickard Road, subject to adding notes for hours of operation and justification of the alternative parking standard on the final site plan.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Draft Motions: PSUP25-01 Special Use Permit Application by OHB Old Hickory Buildings for an open-air business to sell accessory buildings located at 4694 E. Pickard Road

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSUP25-01 Special Use Permit for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that their application fully complies with Section 14.3.J. (Standards for Special Use Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSUP25-01 Special Use Permit for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that their application can comply with Section 14.3.J. (Standards for Special Use Approval), subject to the following condition:

1. Add notes for hours of operation and justification of the alternative parking standard on the final site plan.

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSUP25-01 Special Use Permit for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that their application does not comply with Section 14.3.J. (Standards for Special Use Approval), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSUP25-01 Special Use Permit for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) until _____, 2025 for the following reasons:

Charter Township of Union

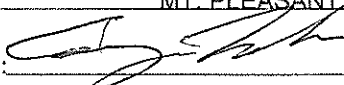
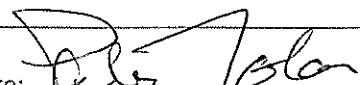
APPLICATION FOR SITE PLAN REVIEW

Minor Site Plan Preliminary Site Plan Final Site Plan

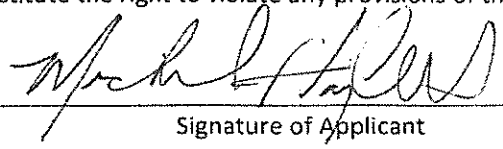
A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

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

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

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

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and/or removal of work installed. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.


Signature of Applicant

1-27-25
Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

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

Name of business: OHB PROPERTIES L.L.C.

Name of business owner(s): OHB PROPERTIES L.L.C.

Street and mailing address: P.O. BOX 331973, MURFREEBORO, TN 37133
615-890-8075 / 615-300-2594

Telephone: _____

Fax: _____

Email: michael.hazlett@oldhickorybuildings.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Information compiled by:
Shanee Thayer , Office Manager
Central Michigan Surveying & Development Co. , Inc.

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
N/A				
<p>_____ NONE</p>	<p>KEY: LIQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas</p>			<p>KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders OW = wooden or composition container TP = portable tank</p>

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

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

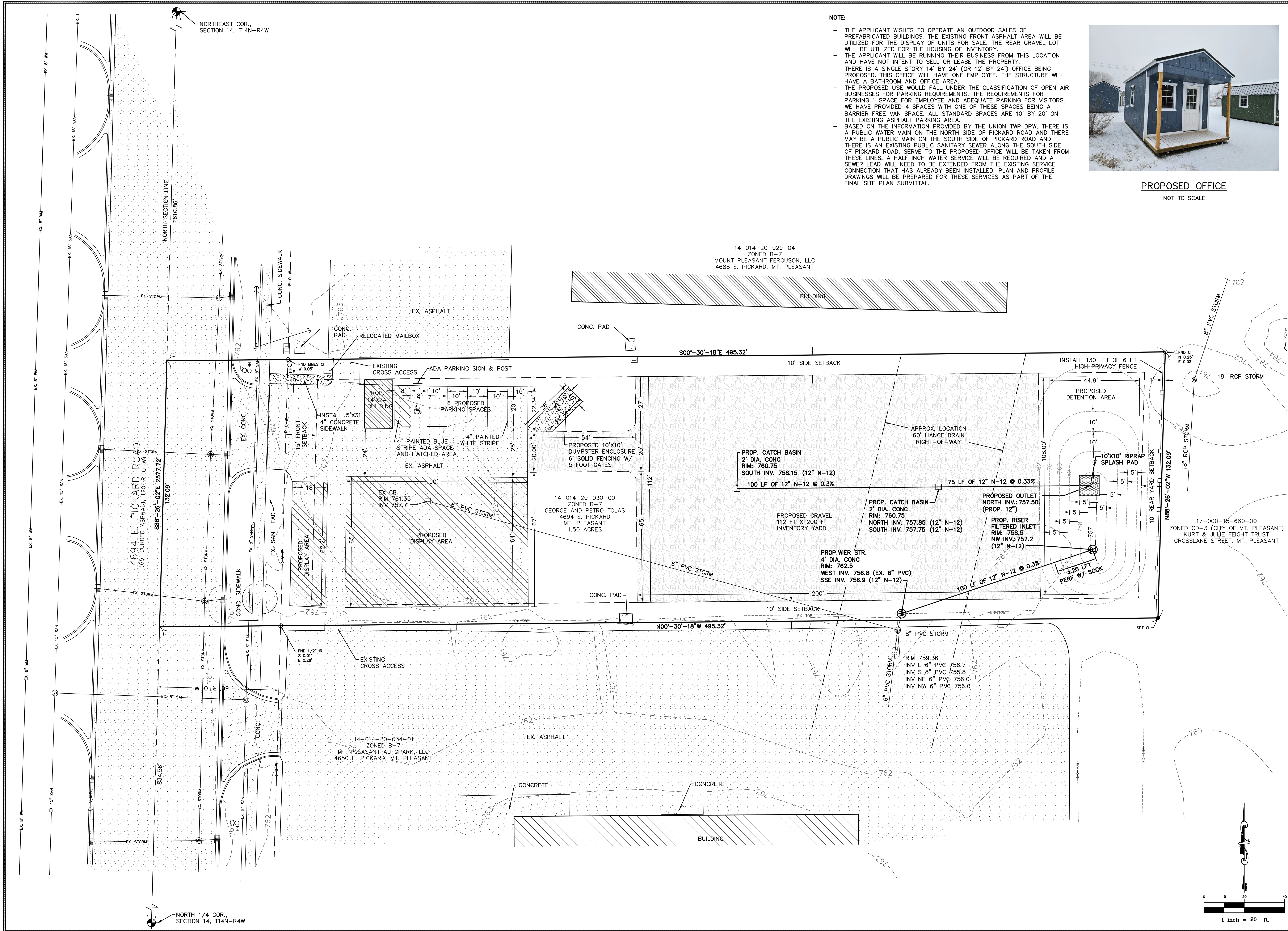
How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting,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

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

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

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

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



CMS & D
 SURVEYING / ENGINEERING
 2257 EAST BROOMFIELD ROAD
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 PHONE: (989) 775-0756
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 EMAIL: info@cms-d.com

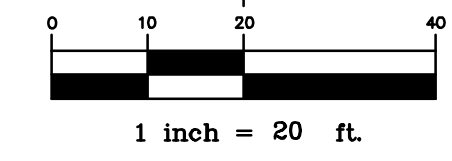


SITE AND HORIZONTAL PLAN
 OHB PROPERTIES, L.L.C.
 PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
 SECTION 14, T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

REVISIONS:

1	SUBMITTAL TO UNION TWP PLANNING 1-28-35
2	SUBMITTAL TO UNION TWP PLANNING 2-28-35

JOB NUMBER: 2411-139	SCALE: 1" = 20'
DRAWN BY: RLL	SHEET NUMBER: 3 OF 5
DESIGNED BY: TELB	CHECKED BY: TELB



NORTHEAST COR., SECTION 14, T14N-R4W

Total Drainage Area: 41,483 sq. ft. = 0.95 acres
 Total Impervious Area: 23,504 sq. ft. = 0.54 acres
 Total Pervious Area: 17,975 sq. ft. = 0.41 acres

PROPOSED POND VOLUME CALCULATIONS

757.0 CONTOUR= 107.7 SF
 758.0 CONTOUR= 567.2 SF
 759.0 CONTOUR= 1,330.1 SF
 760.0 CONTOUR= 2,337.5 SF
 761.0 CONTOUR= 3,603.0 SF
 762.0 CONTOUR= 5,794.5 SF OVERFLOW

758 CONTOUR= $(107.7 + 567.2) / 2 * 1 = 337.45$ CF
 759 CONTOUR= $(567.2 + 1,330.1) / 2 * 1 = 948.65$ CF
 760 CONTOUR= $(1,330.1 + 2,337.5) / 2 * 1 = 1,833.8$ CF
 761 CONTOUR= $(2,337.5 + 3,603.0) / 2 * 1 = 2,970.25$ CF
 762 CONTOUR= $(3,603.0 + 5,794.5) / 2 * 1 = 4,698.75$ CF OVERFLOW

T-VOL= 1,286.1 CF
 T-VOL= 3,119.9 CF
 T-VOL= 6,090.15 CF
 T-VOL= 10,788.9 CF

STORM WATER CALCULATIONS:

Allowable Discharge (0.10 cfs/acre) - 0.95 acres * 0.10 cfs/acre = 0.095 cfs
 Design Ponding Elevation = 761.0
 Invert of Restrictor Elevation = 756.85

Restrictor Calculation

Formula: $Q = Q_a / [0.62 \cdot ((64.4 \cdot h))^{1/2}]$
 Q_a = Area of orifice in sq. ft.
 Q_a = Allowable outflow
 h = elevation difference from maximum ponding elevation to centerline of orifice
 $a = 0.10$ cfs / $0.62 \cdot ((64.4) \cdot (759.4 - 756.85))^{1/2}$
 $a = 0.013$ sft
 $a = \pi(D \cdot D) / 4 = D = 0.13$ ft = 1-1/2" inches

MINIMUM ALLOWABLE RESTRICTOR SIZE = 2" ORIFICE

a = Area of 2" orifice in sq. ft. = 0.0218 sq. ft.
 h = elevation difference from maximum ponding elevation to centerline of orifice
 $0.0218 = Q_a$ cfs / $0.62 \cdot ((64.4) \cdot (759.3 - 756.85))^{1/2}$
 $Q_a = 0.17$ cfs

Therefore the required on site detention for a 25 Year/24 Hour Storm Event is 4,294 cft. The system provides the required detention at 759.4 elevation. Therefore, there is 2.6 feet of freeboard for the 25 Year/24 Hour Storm. The 100 Year/24 Hour Storm Event is 6,819 cft. This occurs at the 761.2 contour. The proposed system provides 0.8 feet of freeboard for the 100 year storm..

DETENTION POND DESIGN CALCULATION
 Site Location: Old Hickory Building - 4694 E Pickard Road
 Union Township - Parcel # 14-014-20-030-00

Area (Acres)	C	Proposed Runoff "C" Value	Proposed Runoff "C" Value
Hard Surface/Imperv. Area	0.95	0.67 (I)	0.67 (I)
Gravel	0.75	0.17 (G)	0.17 (G)
Green Space/Lawn	0.30	0.17 (G)	0.17 (G)
Cont. Drainage Area (Acres)	0.95 (J)	0.25	0.25

Duration (Minutes)	Duration (Hours)	25-Year Total Rainfall (Inches)	25-Year Rainfall Intensity (Inches/Hr)	Proposed Runoff (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)
5	0.08	0.50	6.00	3.82	1.145	0.17	1.094
10	0.17	0.87	5.22	3.32	1.992	0.17	1.890
15	0.25	1.12	4.48	2.85	2.564	0.17	2.411
20	0.33	1.30	3.90	2.48	2.976	0.17	2.772
30	0.50	1.54	3.08	1.96	3.526	0.17	3.220
40	0.67	1.75	2.63	1.67	4.007	0.17	3.599
50	0.83	1.89	2.27	1.44	4.327	0.17	3.817
60	1.00	1.95	1.95	1.24	4.465	0.17	3.853
90	1.50	2.27	1.51	0.96	5.197	0.17	4.279
120	2.00	2.41	1.21	0.77	5.518	0.17	4.294
180	3.00	2.66	0.89	0.56	6.090	0.17	4.254
360	6.00	3.11	0.52	0.33	7.121	0.17	3.449
720	12.00	3.61	0.30	0.19	8.265	0.17	921
1080	18.00	3.90	0.22	0.14	8.929	0.17	-2,081
1440	24.00	4.15	0.17	0.11	9.502	0.17	-5,186

Maximum: 4,294

DETENTION POND DESIGN CALCULATION
 Site Location: Old Hickory Building - 4694 E Pickard Road
 Union Township - Parcel # 14-014-20-030-00

Area (Acres)	C	Proposed Runoff "C" Value	Proposed Runoff "C" Value
Hard Surface/Imperv. Area	0.95	0.67 (I)	0.67 (I)
Gravel	0.75	0.17 (G)	0.17 (G)
Green Space/Lawn	0.30	0.17 (G)	0.17 (G)
Cont. Drainage Area (Acres)	0.95 (J)	0.25	0.25

Duration (Minutes)	Duration (Hours)	100-Year Total Rainfall (Inches)	100-Year Rainfall Intensity (Inches/Hr)	Proposed Runoff (CFS)	Proposed Runoff Volume (CFT)	Maximum Allowable Outflow (CFS)	Required Detention Storage (CFT)
5	0.08	0.50	6.00	3.82	1.145	0.17	1.094
10	0.17	0.87	5.22	3.32	1.992	0.17	1.890
15	0.25	1.12	4.48	2.85	2.564	0.17	2.411
20	0.33	1.30	3.90	2.48	2.976	0.17	2.772
30	0.50	1.54	3.08	1.96	3.526	0.17	3.220
40	0.67	1.75	2.63	1.67	4.007	0.17	3.599
50	0.83	1.89	2.27	1.44	4.327	0.17	3.817
60	1.00	1.95	1.95	1.24	4.465	0.17	3.853
90	1.50	2.27	1.51	0.96	5.197	0.17	4.279
120	2.00	2.41	1.21	0.77	5.518	0.17	4.294
180	3.00	2.66	0.89	0.56	6.090	0.17	4.254
360	6.00	3.11	0.52	0.33	7.121	0.17	6.631
720	12.00	3.61	0.43	0.27	11,814	0.17	4,470
1080	18.00	3.90	0.34	0.22	14,012	0.17	2,996
1440	24.00	4.15	0.24	0.15	13,188	0.17	-1,500

Maximum: 6,819

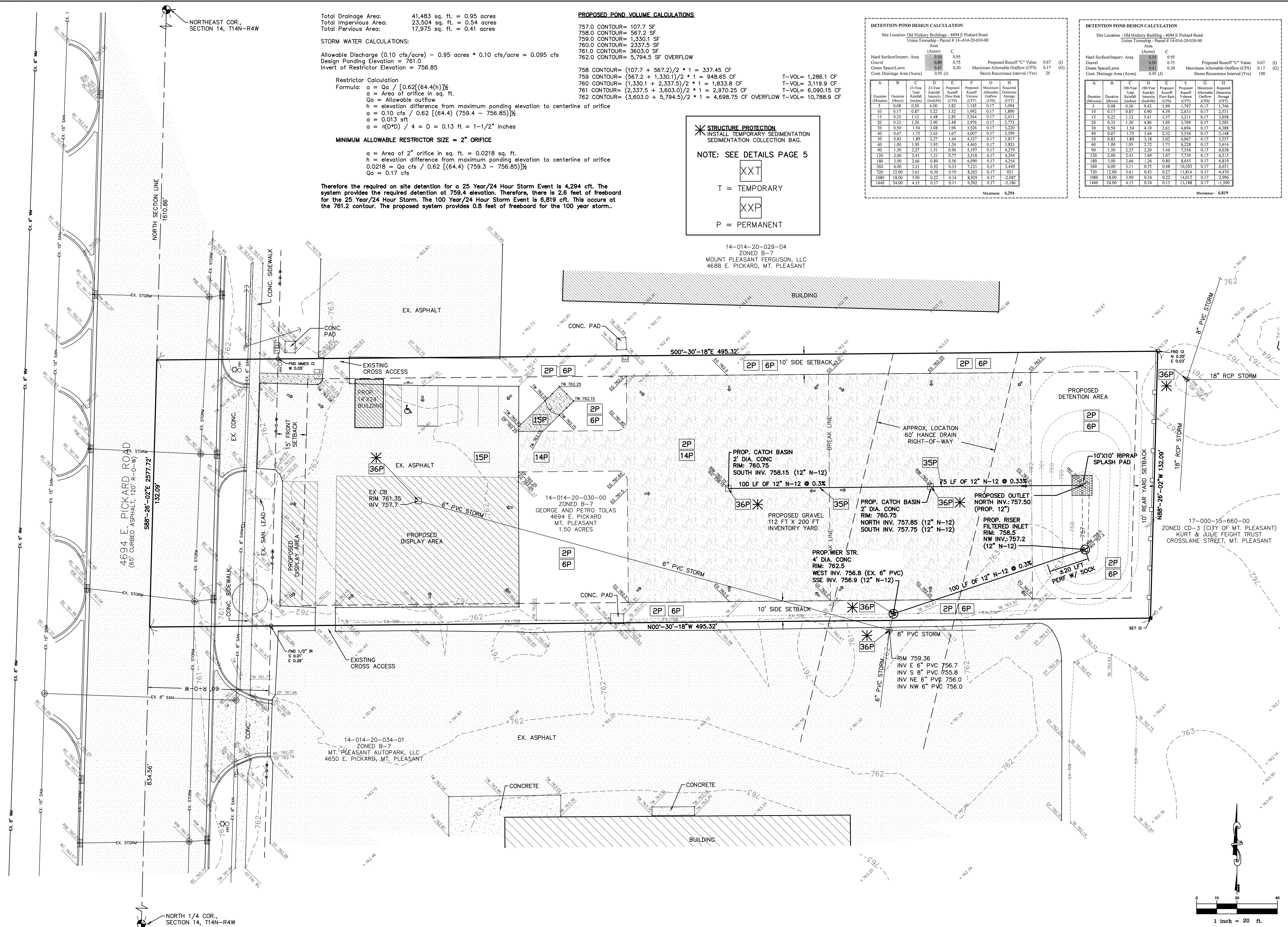
STRUCTURE PROTECTION
 INSTALL TEMPORARY SEDIMENTATION SEDIMENTATION COLLECTION BAG.

NOTE: SEE DETAILS PAGE 5

XXT
 T = TEMPORARY

XXP
 P = PERMANENT

14-014-20-029-04
 ZONED B-7
 MOUNT PLEASANT FERGUSON, LLC
 468B E. PICKARD, MT. PLEASANT



CMS & D
 SURVEYING/ENGINEERING
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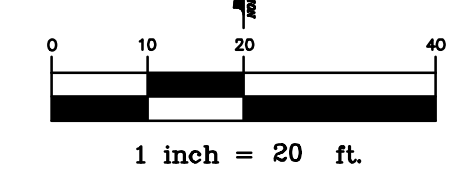
GRADING, STORM & SOIL EROS. PLAN
 OHB PROPERTIES, L.L.C.
 PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
 SECTION 14, T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	1-28-35	SUBMITTAL TO UNION TWP PLANNING
2	2-28-35	SUBMITTAL TO UNION TWP PLANNING

JOB NUMBER: 2411-139
 DRAWN BY: RLL
 DESIGNED BY: TELB
 CHECKED BY: TELB

SCALE: 1" = 20'
 SHEET NUMBER: 4 OF 5





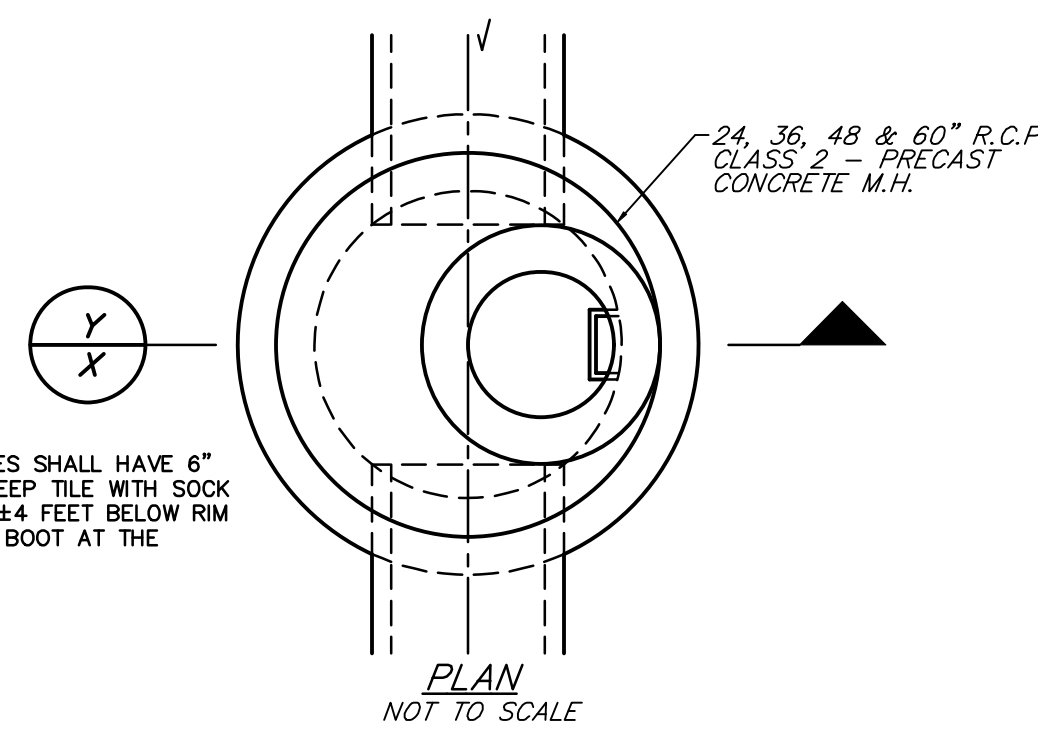
REVISIONS:

SUBMITTAL TO UNION TWP PLANNING 1-28-35
SUBMITTAL TO UNION TWP PLANNING 2-28-35

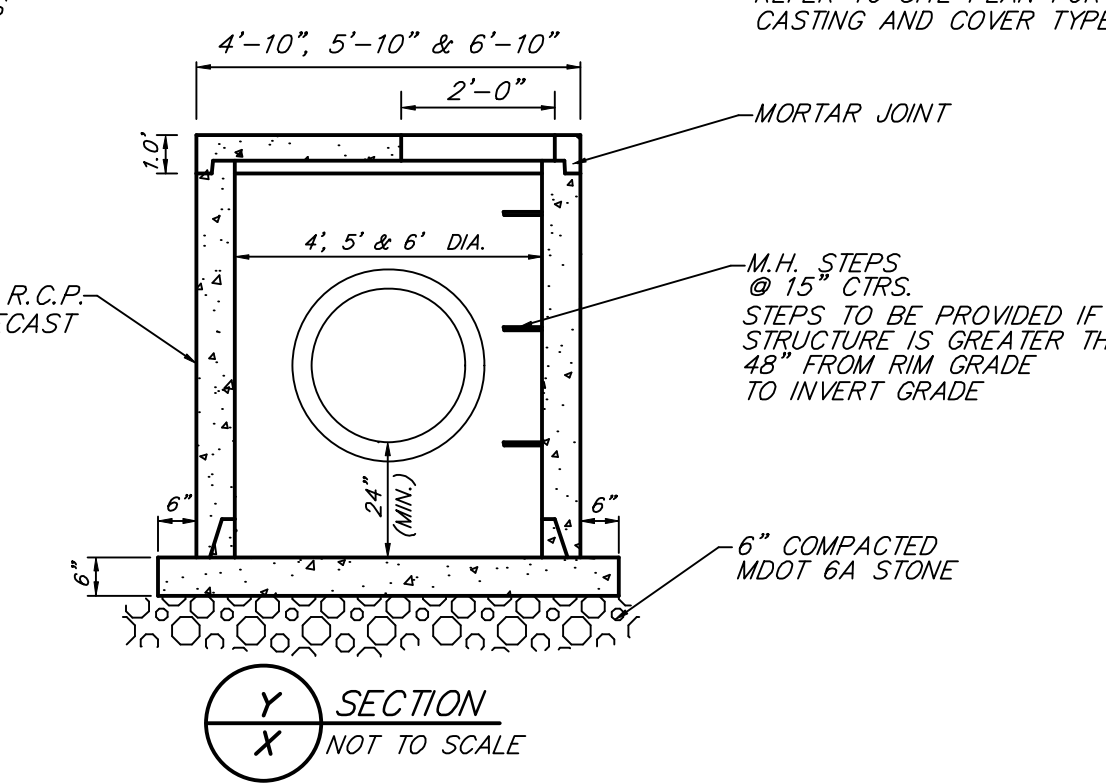
JOB NUMBER: 2411-139	DRAWN BY: RLL	DESIGNED BY: TELB	CHECKED BY: TELB
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SCALE: 1" = 20'	SHEET NUMBER: 5 OF 5
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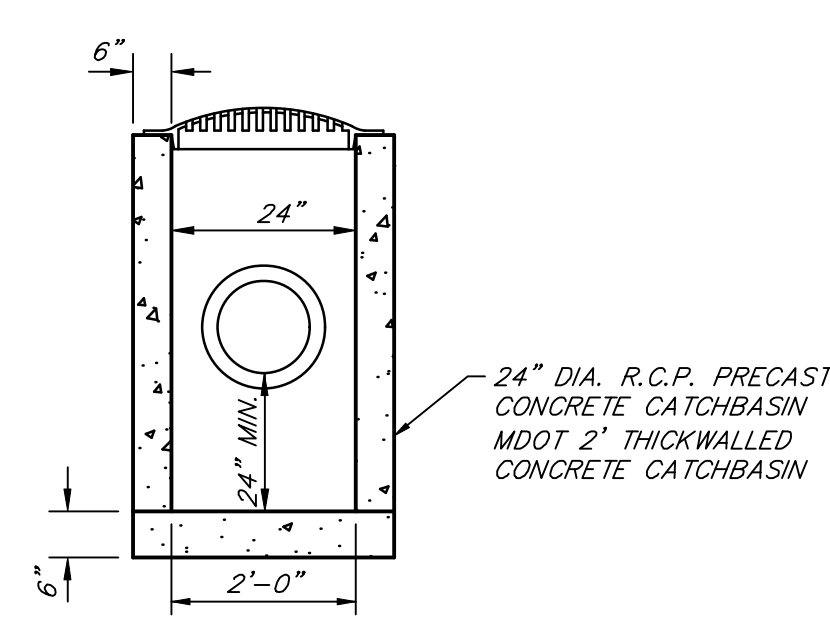
NOTE:
ALL STRUCTURES SHALL HAVE 6" PERFORATED WEEP TILE WITH SOCK FINGER DRAIN 4-4 FEET BELOW RIM GRADE WITH A BOOT AT THE STRUCTURE.



NOTE:
CONE SECTIONS MAY BE SUBSTITUTED WHERE DEPTH ALLOWS

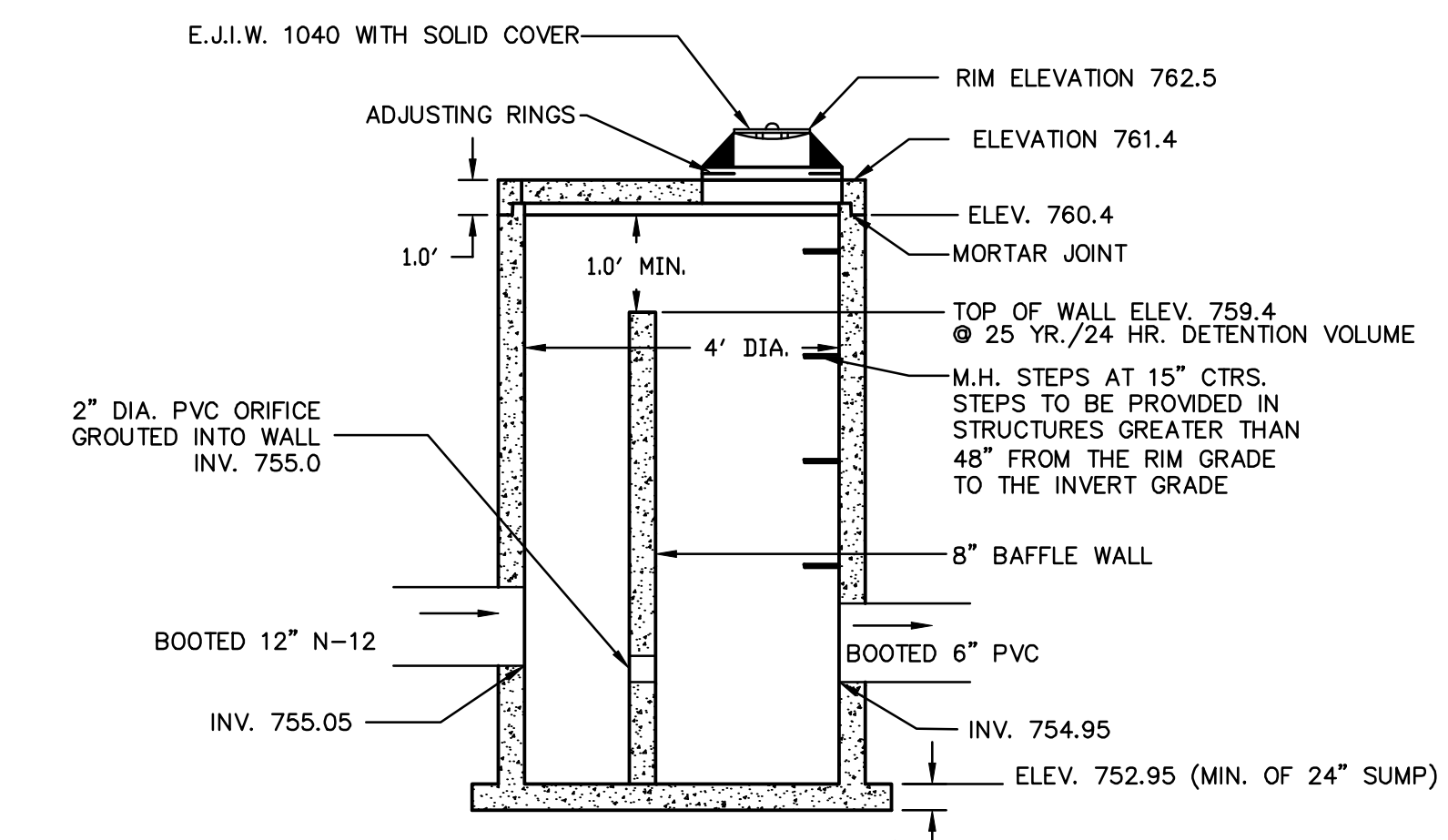


4', 5' & 6' DIA. COMBINATION M.H.-C.B.

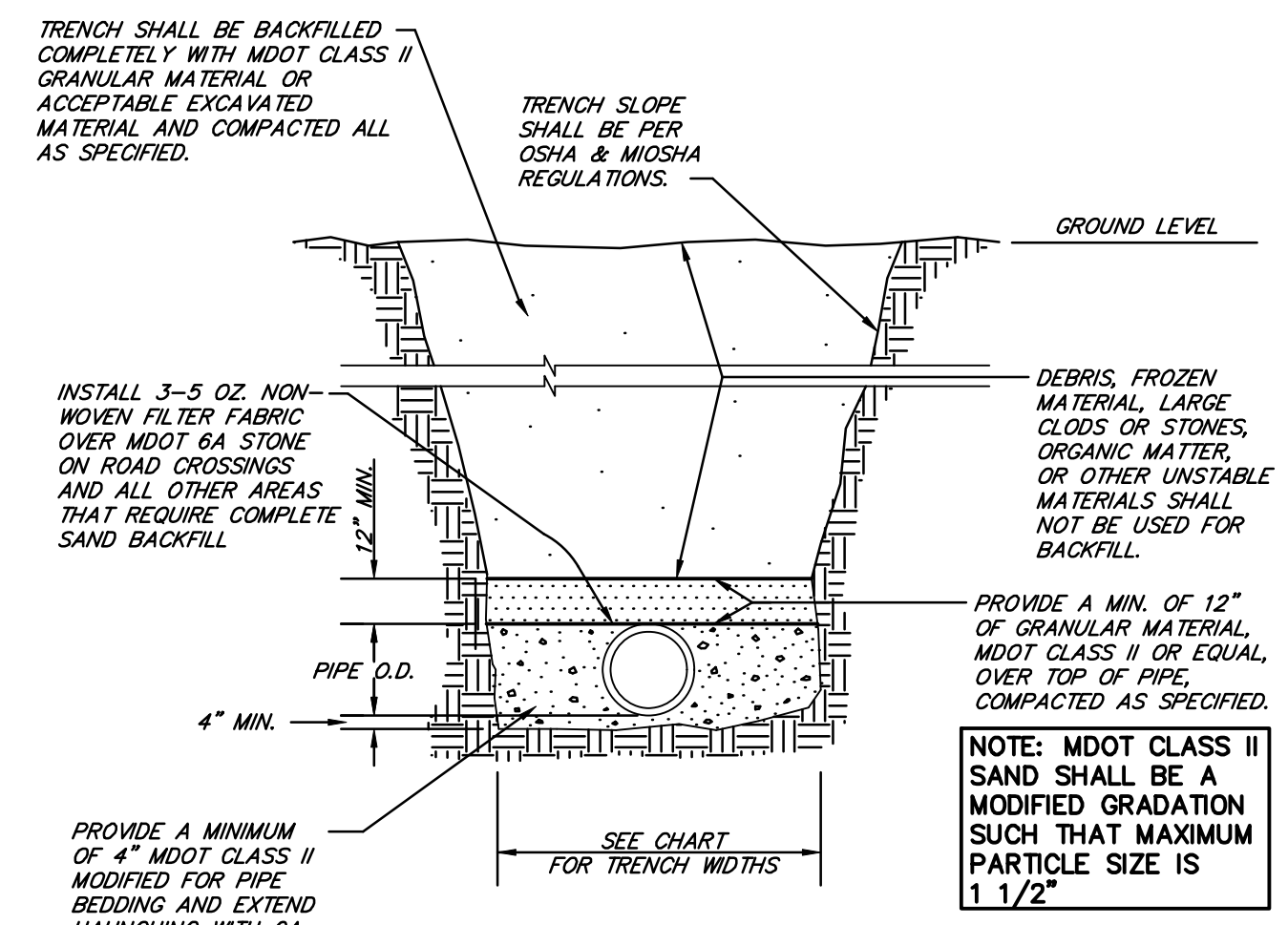
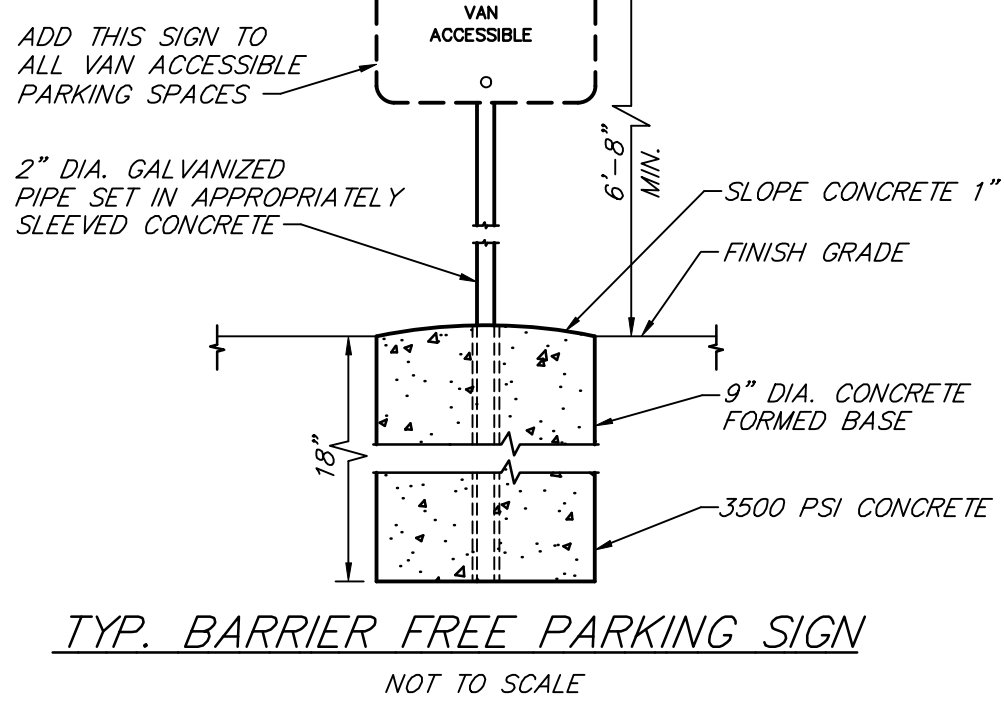
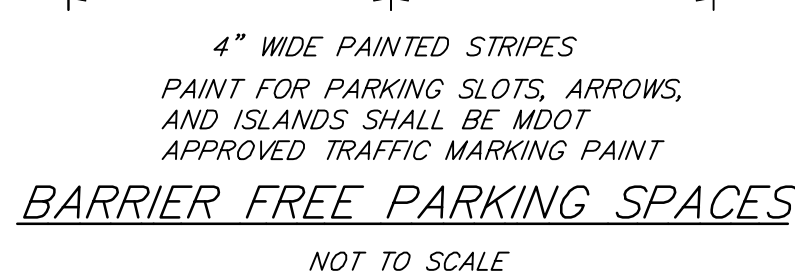


2' DIA. CATCH BASIN DETAIL
NOT TO SCALE

- BAFFLE WALL CONSTRUCTION NOTES**
1. BAFFLE WALL TO BE CONSTRUCTED OF 8" CONCRETE BLOCK WITH SMOOTH-RAKED JOINTS.
 2. EPOXY #4 REINFORCING BARS INTO THE SIDEWALLS AND BASE OF THE PRECAST STRUCTURE AT 8" SPACING. BARS ARE TO EXTEND ACROSS THE ENTIRE WIDTH OF THE STRUCTURE.
 3. PLACE #4 REINFORCING BARS IN THE BAFFLE WALL VERTICALLY AT 12" SPACINGS. THE VERTICAL BARS TO HORIZONTAL BARS.
 4. GROUT-FILL ALL CONCRETE BLOCK
 5. COAT ENTIRE BAFFLE WALL WITH XYPEX WATERPROOFING OR APPROVED EQUAL.



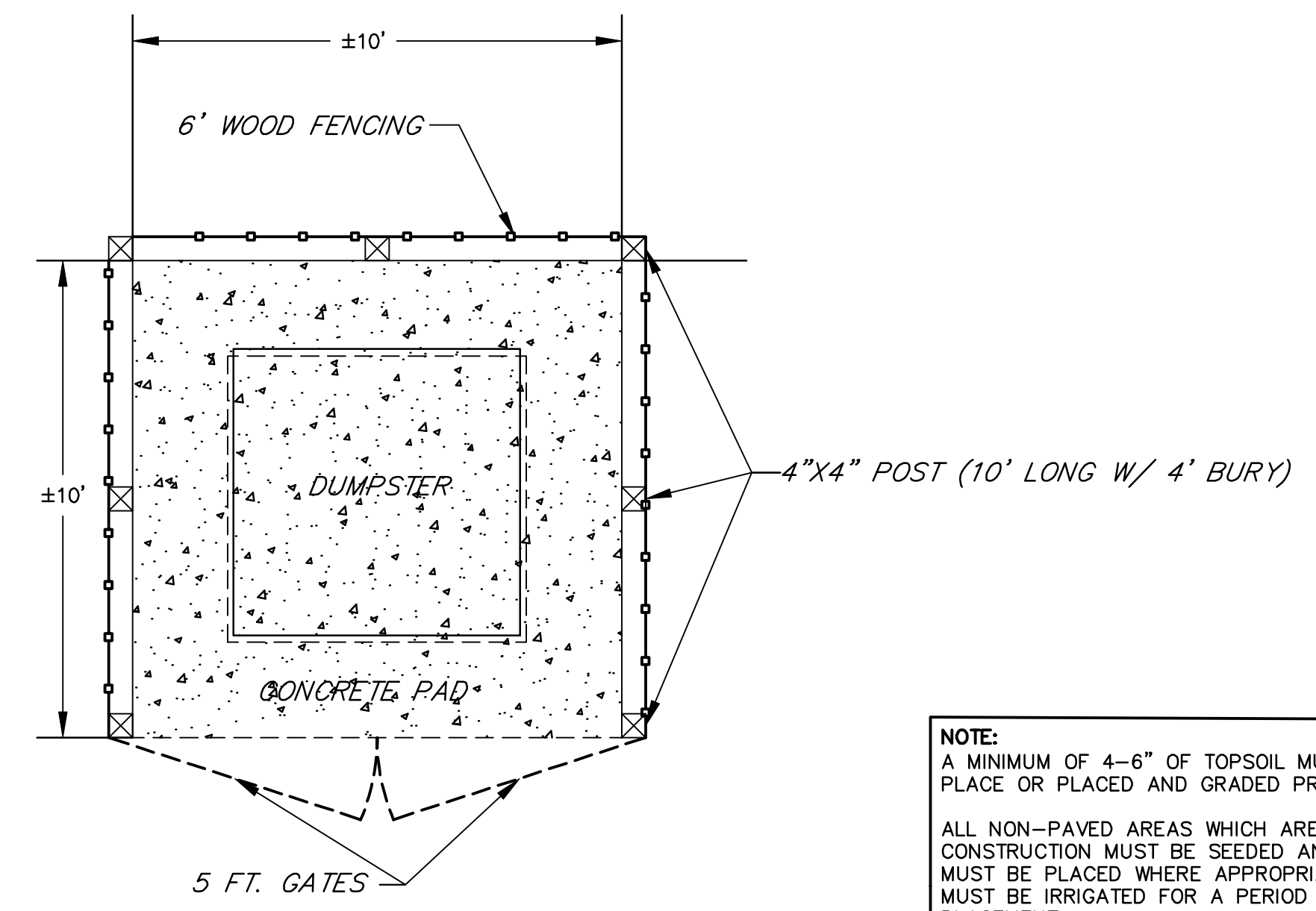
P-STMH#1 STORM OVERFLOW STRUCTURE
NOT TO SCALE



P.V.C. PIPE TRENCH DETAIL
NOT TO SCALE

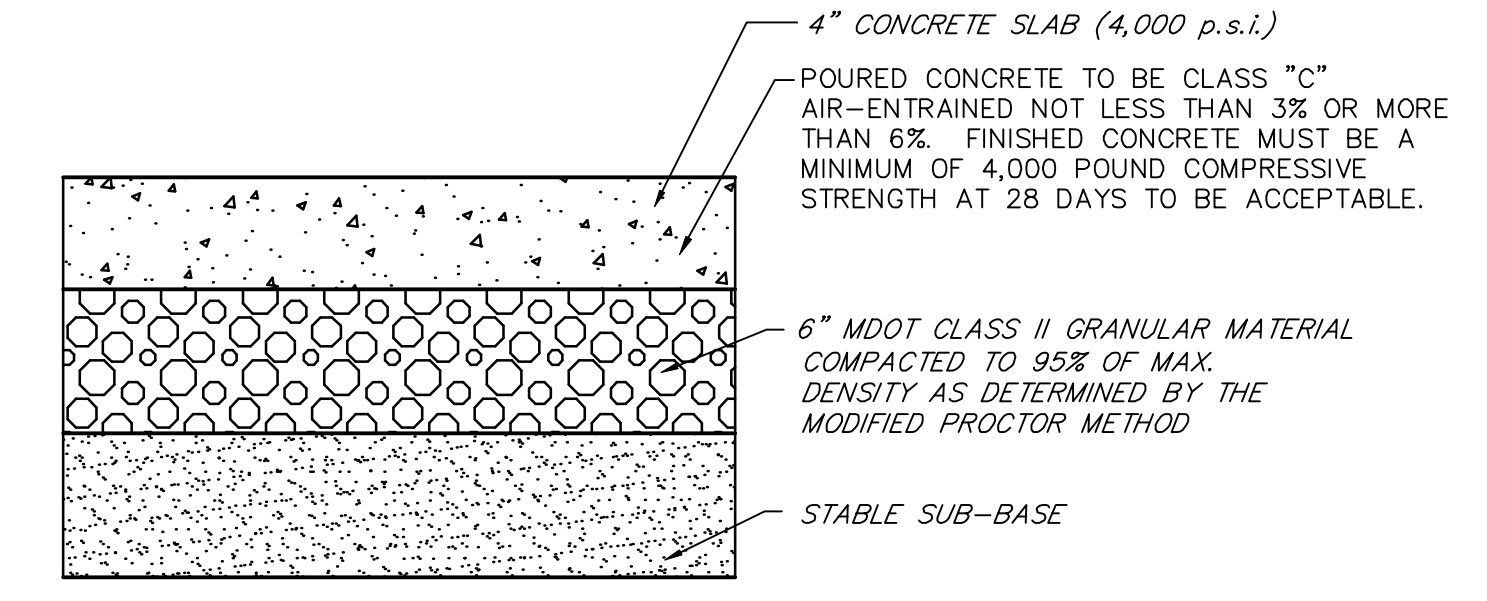
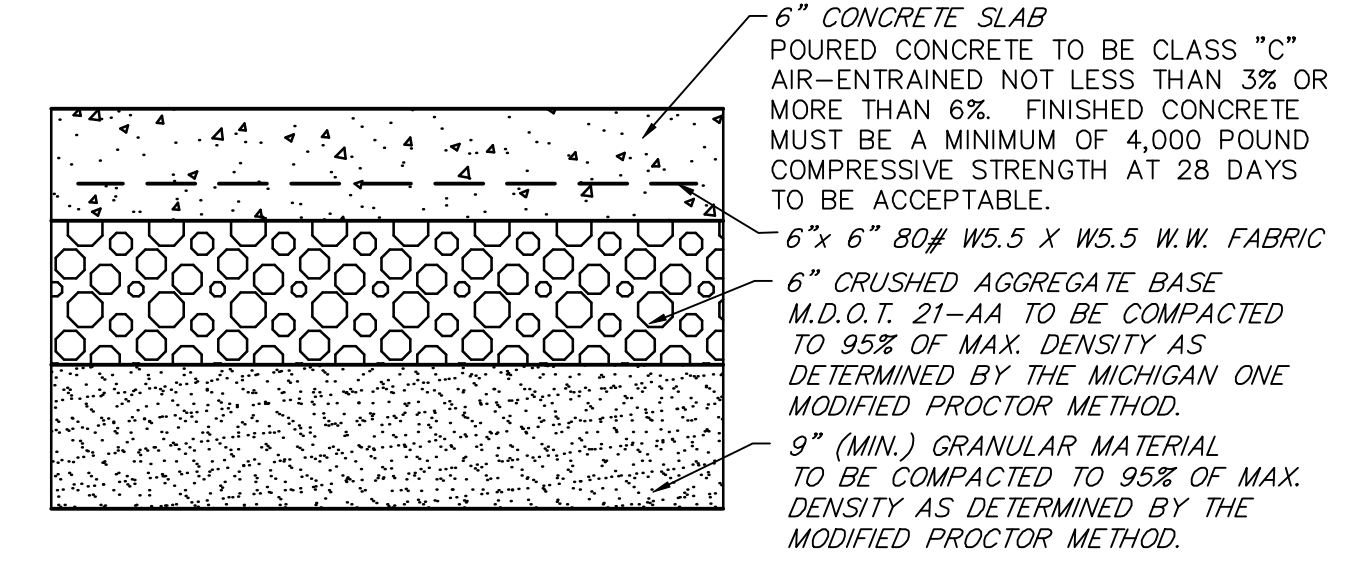
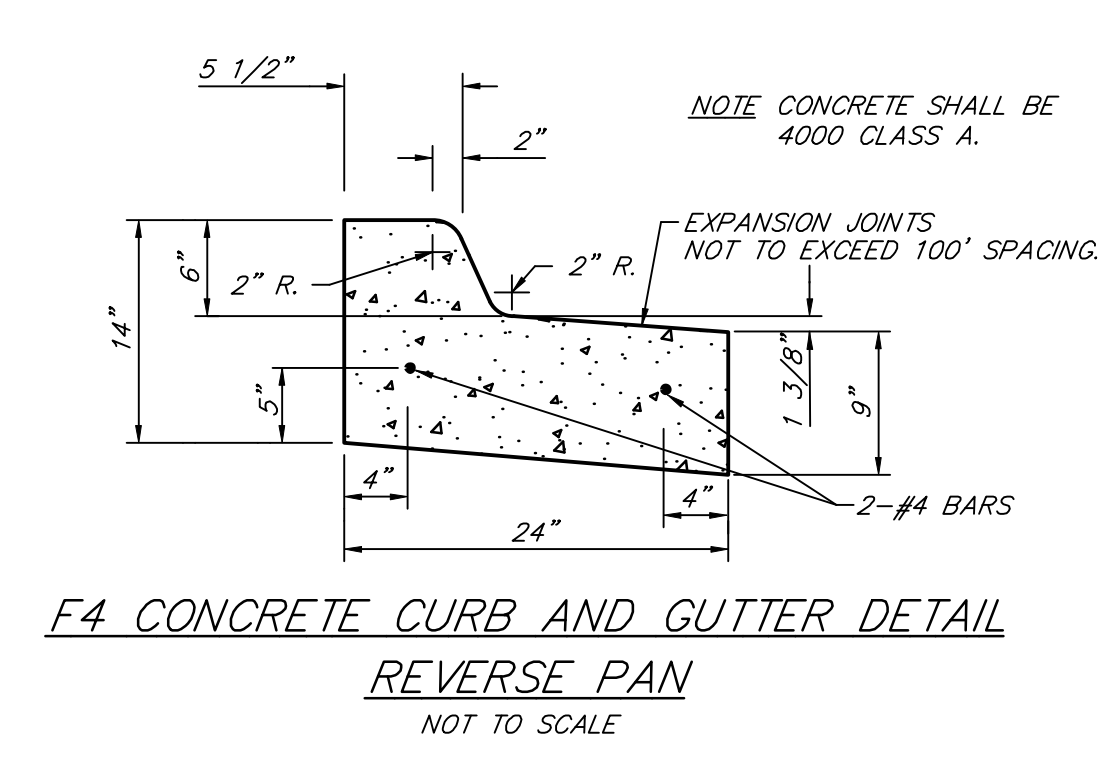
TRENCH WIDTH CHART

PIPE SIZE	MINIMUM	MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	34"	40"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D. +20"	I.D. +24"

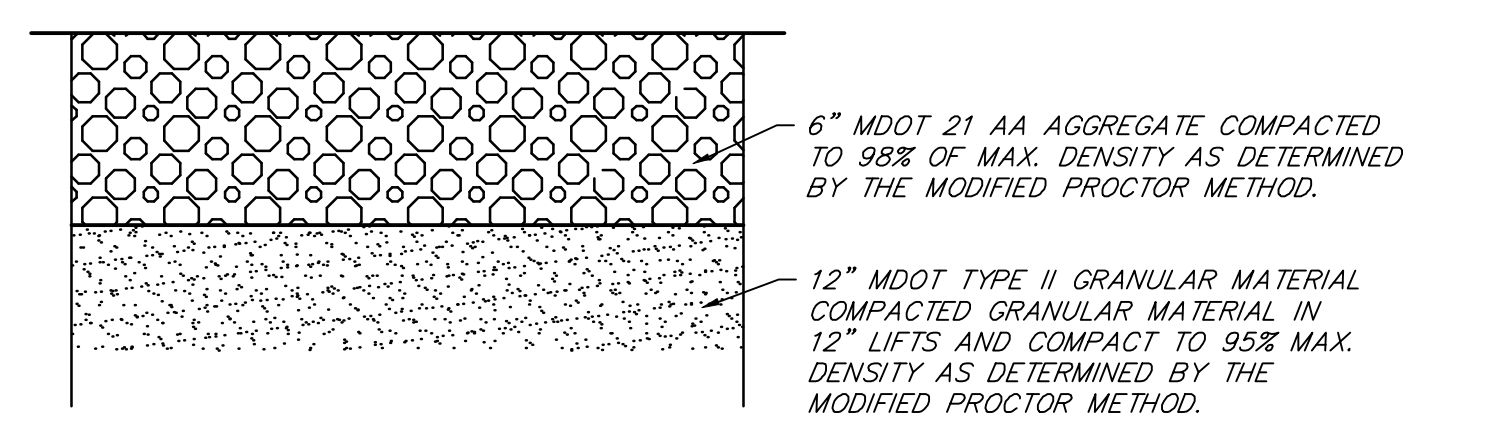


DUMPSTER PAD ENCLOSURE
NOT TO SCALE

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

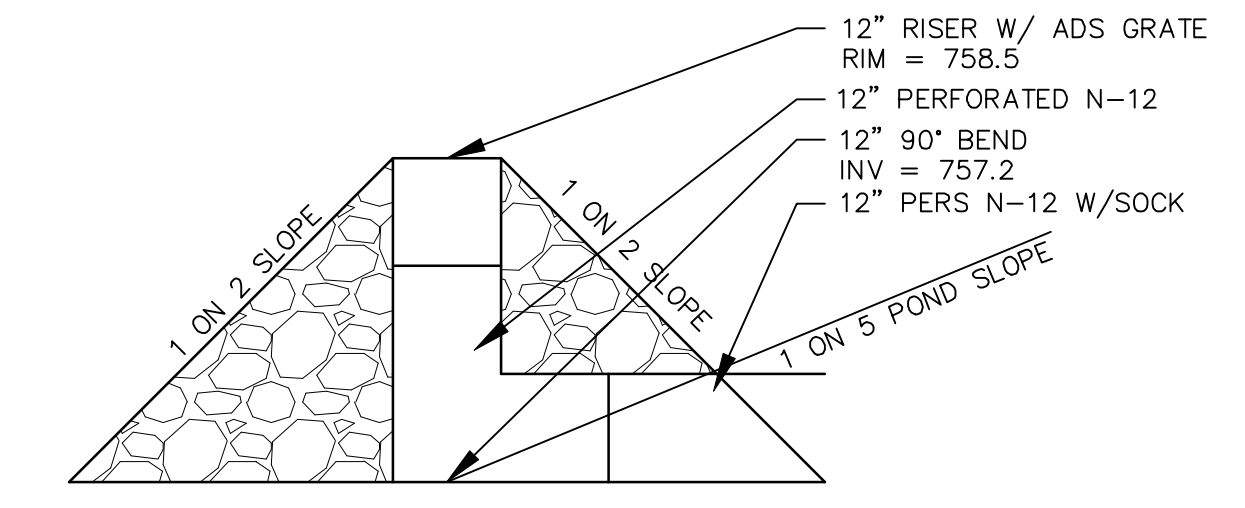


CONCRETE SIDEWALK CROSS-SECTION
NOT TO SCALE



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

PARKING LOT GRAVEL CROSS-SECTION
NOT TO SCALE



DETENTION POND FILTRATION DETAIL
NOT TO SCALE

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

PRELIMINARY SITE PLAN REPORT

TO:	Planning Commission	DATE:	March 10, 2025
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-7, Retail and Service Highway Business District.
PROJECT:	PRESR25-02 Preliminary Site Plan Application for OHB Old Hickory Buildings to operate an open-air business selling accessory buildings at 4694 E. Pickard Road, including a gravel inventory yard, paved display area, and 392 square-foot office.		
PARCEL(S):	PID 14-014-20-030-00		
OWNER(S):	Tolas George and Petro		
LOCATION:	Approximately 1.5 acres at 4694 E. Pickard Road in the NE 1/4 of Section 14.		
EXISTING USE:	Former used car sales lot.	ADJACENT ZONING:	B-7, CD -3
FUTURE LAND USE DESIGNATION:	<i>Retail/Service:</i> This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well managed access.		
ACTION REQUESTED:	To review PRESR25-02 Preliminary Site Plan dated 2/28/2025 from OHB Properties LLC (Old Hickory Buildings) for the proposed open-air business to sell accessory structures at 4694 E. Pickard Road in the NE 1/4 of Section 14 and in the B-7 zoning district.		

Site Plan Approval Process

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

Section 12.5 Nonconforming Sites

The 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. As a lot originally developed long before the current site development standards in Zoning Ordinance No. 20-06 were established, the lot is considered to be a “nonconforming site” subject to the provisions of Section 12.5 (Nonconforming Sites).

The purpose of this Section 12.5 is to prioritizing improvements to existing sites and allow for these sites to be improved or modified without a complete upgrade of all site elements. This Section establishes the following priorities and conditions for changes to nonconforming sites. Staff comments are included below in **bold** text:

- A. *A nonconforming site shall not be improved or modified in a manner that increases its nonconformity.* **CONFORMS**
- B. *The proposed site improvements shall address public health, safety, and welfare by resolving public safety deficiencies and pedestrian/vehicle conflicts and improving emergency access.* **CONFORMS**
- C. *The proposed site improvements shall include at least three (3) of the following, as accepted by the Planning Commission:* **CONFORMS**
 - 1. *Preservation of natural resources or historical site features.*
 - 2. ***Pedestrian access improvements.***
 - 3. *Vehicular access and circulation improvements.*
 - 4. ***Building design or exterior facade improvements.***
 - 5. *Off-street parking or loading improvements.*
 - 6. *Landscaping improvements.*
 - 7. ***Screening and buffering improvements.***
 - 8. ***Exterior lighting improvements.***
 - 9. ***Drainage and stormwater management improvements.***
 - 10. *Clean up or restoration of a blighted site, removal of contaminated soil, or similar environmental improvements.*

The applicant went above the required minimum and chose five (5) areas for improvement (as highlighted above). Township staff would add that the removal of the dilapidated sales trailer qualifies as “clean up or restoration of a blighted site.”

- D. *The scope of any additional site improvements requested by the Planning Commission shall be in reasonable proportion to the scale and construction cost of proposed building improvements, expansions, or other improvements.*
- E. *A reasonable timeline for completion of site improvements to an existing nonconforming site may be approved as part of any plan approval. Failure to complete improvements in accordance with an approved timeline shall be deemed a violation of this Ordinance.* **CONFORMS – All improvements to be completed prior to occupancy by the proposed use.**

Preliminary Site Plan Review Comments

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

- 1. **Section 14.2.P. (Required Site Plan Information).** The site plan can conform to the minimum Section 14.2.P. information requirements for a preliminary site plan with one exception regarding building elevations, where only the south and west elevations were submitted. The following will need to be addressed by the applicant on the final site plan:

- Correct the date on all submittal pages to reference 2025 (not the year 35 as appears on sheets 2-5).
 - Correct the minimum B-7 District yard setbacks to a front yard setback of 20-feet from the road right-of-way, 10-foot side yard setbacks, and a 20-foot rear yard setback.
 - Update the final site plan to demonstrate how the proposed use, outdoor display area, and on-site structures will conform to the perimeter yard setback requirements for the B-7 District and the Section 4.6 (Clear Vision Triangle) standards for the driveway and cross-access connections. Existing pavement that encroaches into these areas cannot be used for storage or display of sale products. This could be accomplished through removal of excess pavement, striping or otherwise marking the boundary lines on the site, or other acceptable means. **CAN CONFORM.**
2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist were submitted with the application. **CONFORMS.**
 3. **Section 9 (Off-Street Parking, Loading Requirements).** Open air businesses require a minimum of one (1) space per employee based on the largest daily work shift, plus *“adequate off-street parking for visitors based on anticipated use.”* The site plan shows one (1) space for the one (1) on-site employee, plus four (4) regular spaces along and one (1) barrier-free parking space for patrons. Based on the size of the proposed office building a standard loading area is not required, but a note describing how loading on the site will be handled is needed on the final site plan. The following details will need to be addressed by the applicant on the final site plan:
 - Add a note to explain how the specific operational needs of the business justify and support approval of an alternative parking standard of six (6) parking spaces (including one barrier-free space) for the proposed use.
 - Add a note to explain how loading/unloading will be handled on-site. **CAN CONFORM.**
 4. **Section 9.6.C (Access Management, cross connection).** The site contains an existing cross access to properties on the east and west side. This is an important access management tool that is vital on a state highway like M-20 (E. Pickard Road). This plan shows the connections will be maintained and available on both sides of the lot. **CONFORMS.**
 5. **Section 7.10 (Sidewalks and Pathways).** The plan proposes a 5-foot-wide internal sidewalk connector from the existing sidewalk along E. Pickard Road into the site. The following details will need to be addressed by the applicant on the final site plan:
 - Show a striped crosswalk from the new internal sidewalk to the office building to complete the connection. **CAN CONFORM.**
 6. **Section 7.14 (Trash Removal and Collection).** The plan provides for a dumpster with a 10-foot by 10-foot enclosure on a 10-foot by 28-foot concrete pad. The following details will need to be provided on the final site plan:
 - Add bollards in front of the enclosure to the detail sheet as required per Section 7.14.

- ❑ Add documentation to the detail sheet to verify compliance with the following Section 7.14 standards for wood construction: *“Only solid No. 1 pressure-treated wood shall be permitted. Posts shall be set in concrete 42 inches below grade level. Two types of posts shall be permitted: a. 6-inch x 6-inch pressure-treated wood, or b. 3-inch diameter galvanized steel posts.”* **CAN CONFORM.**

Additional Comments - Looking Ahead to the Final Site Plan

7. **Section 8.2 (Lighting).** The plan notes lighting as one of the Section 12.5 (Nonconforming Sites) improvements. All specifications for both building- and pole-mounted exterior lighting shall be shown on the final site plan, along with a photometric plan to demonstrate conformance to Section 8.2 standards. **CAN CONFORM**
8. **Outside agency approvals.** The applicant is responsible for obtaining all necessary outside agencies permits or approvals prior to submittal of a final site plan application, including from the Twp. Engineer (Gourdie Fraser Associates) for a stormwater management permit approval, Isabella County Transportation Commission, Township Public Services Department (for water and sewer approvals), and the Mt. Pleasant Fire Department. As long as no changes are proposed on the final site plan to areas within the M-20 road right-of-way, MDOT review is not required. **CAN CONFORM**

Objective

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

Key Findings

- If the special use permit for the proposed open-air business to sell accessory structures has been approved, then the preliminary site plan is ready for Planning Commission review.
- With the exception of details that can be addressed on the final site plan, the associated preliminary site plan is consistent with Section 14.2.P (Required Site Plan Information) and Section 14.2.S (Standards for Site Plan Approval).
- The lot is considered to be a “nonconforming site” and the scope of proposed improvements is well in excess of the minimum improvement priorities listed in Section 12.5 (Nonconforming Sites).

Recommendations

Based on the above findings, I recommend approval of the PRESR25-02 Preliminary Site Plan

Application, subject to the site plan information corrections, parking and loading/unloading notes, sidewalk connector crosswalk, and dumpster enclosure details are addressed by the applicant on the final site plan.

Please contact me at (989) 772-4600 ext. 232, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Township Zoning Administrator

**Draft Motions: PRES25-01 Preliminary Site Plan Approval Application
OHB Old Hickory Buildings, 4694 E. Pickard Road**

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PRES25-01 preliminary site plan for the proposed OHB Old Hickory Buildings open air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that the site plan dated February 28, 2025 fully complies with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PRES25-01 preliminary site plan for the proposed OHB Old Hickory Buildings open air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that the site plan dated February 28, 2025 can comply with applicable Zoning Ordinance requirements for preliminary site plan approval, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition:

1. The site plan information corrections, parking and loading/unloading notes, sidewalk connector crosswalk, and dumpster enclosure details identified in the staff report dated March 10, 2025 shall be addressed by the applicant on the final site plan.
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MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PRES25-01 preliminary site plan for the proposed OHB Old Hickory Buildings open air business selling accessory buildings at 4694 E. Pickard Road until _____, 2022 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PRES25-01 preliminary site plan for the proposed OHB Old Hickory Buildings open air business selling accessory buildings at 4694 E. Pickard Road (PID 14-014-20-030-00) in the northeast quarter of Section 14 and in the B-7 (Retail and Highway Service Business) District, finding that the site plan dated February 28, 2025 does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:
