



**BOARD OF TRUSTEES, PLANNING COMMISSION, ZONING BOARD OF APPEALS,
AND ECONOMIC DEVELOPMENT AUTHORITY BOARD**

**Annual Joint Meeting
Jameson Hall, 5142 Bud Street
April 16, 2025
6:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PRESENTATIONS
 - A. Discussion to promote alignment within the community in accordance with Governance Policy 3.5.
 1. Board of Trustees [Annual Report of 2024 Ends Accomplishments](#) and comments
 2. Economic Development Authority [2023 Annual Report](#) and Future Plans
 3. Planning Commission [2024 Annual Report](#) and Future Plans
 4. Zoning Board of Appeals Future Plans
6. PUBLIC COMMENT: Restricted to three minutes regarding any issue
7. FINAL BOARD/ COMMISSION/ AUTHORITY/ MEMBER COMMENT
8. ADJOURNMENT

3.5 POLICY TITLE: BOARD COMMISSION AND COMMUNITY LINKAGE

Annually, the Board will host the Planning Commission, Zoning Board of Appeals, Citizens Task Force on Sustainability, Hannah’s Bark Park Advisory Board, Chippewa River District Library, Union Township Economic Development Authority, Mid-Michigan Area Cable Consortium, Cultural and Recreational Commission, Sidewalks and Pathways Prioritization Committee and the Mid-Michigan Development Corporation to share Ends and promote alignment within the community.

Accordingly,

3.5.1 - To keep the Board fully informed, Planning Commission, Zoning Board of Appeals, Citizens Task Force on Sustainability, Hannah’s Bark Park Advisory Board, Chippewa River District Library, Union Township Economic Development Authority, Mid-Michigan Area Cable Consortium, Cultural and Recreational Commission, Sidewalks and Pathways Prioritization Committee and the Mid-Michigan Development Corporation will be invited to give an annual report to the Board in the third quarter of each year.

3.5.2 - To promote regional linkage, the Township Board will attempt to meet periodically with bordering municipalities, county authorities, and the Saginaw Chippewa Nation.

3.5.3 - The Township Board will name a liaison to each of these groups to establish and maintain communication with these authorities and report back to the Township Board.

Source: Union Township Governance Policy – Last revised July 2021

Charter Township of Union



To: Township Board of Trustees
From: Mark Stuhldreher, Township Manager
Subject: Policy Governance Review
Date: March 19, 2025

Policy Review: 1.1-1.5 Global Ends – 2024 Accomplishments
Type of Review: Internal
Review Interval: Annual
Review Month: March 2025

Policy Wording

The specific policies are listed in the data report

Manager Interpretation

Township Manager interprets this policy to be the primary driver that directs all activities of the Township administration. The goal of the administration is to focus efforts on advancing the various Ends articulated in the policy.

Justification of Reasonability of Interpretation

The Township Manager's interpretation utilizes the subsections of the policy which are clearly written and approved by the Board of Trustees.

Data

See attached report

Compliance

Based on the data presented, the Township Management Team is in compliance with the policy as stated.

Global Ends 2024 Accomplishment and Data Report

Union Township exists to support a sustainable community through the most effective use of resources that achieve the highest quality of life.

Ends

The highest quality of life encompasses sustained or enhanced:

1. Community well-being and the common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Health and Safety
4. Natural environment
6. Commerce

1. Community well-being and the common good

- Community and Economic Development Department staff participated in various professional training events throughout the year to stay up-to-date related to specific areas of expertise.
- The appointed members of the Planning Commission and Zoning Board of Appeals are regularly notified of and encouraged by staff to participate in training opportunities related to their responsibilities.
- The Community and Economic Development Director led a brief weekly departmental staff gathering to coordinate activities, ask questions, address issues of concern, and plan ahead. The Director also meets regularly in a one-on-one format with departmental staff members.
- The Township Hall administrative staff organized several special events for staff, including a holiday gathering, to help make the Township an even more cohesive workplace, which benefits all who interact with any staff member.
- Sealcoating of parking lots at WWTP, River Road Booster Pump Station, Meridian Treatment Plant, Broadway Tower, Township Hall Upper Parking Lot.
- FY 2023 Annual Audit received the highest opinion by the auditors and provided financial information free from material misstatements.
- FY 2024 annual budgets were amended as needed with the general fund ending the year \$703,000 under budget
- Completed FY2025 Public Service Department Budget Request, FY2025 Fees, and FY2025 Capital Improvements for water, sewer, parks, roads, and building maintenance.
- Completed Township Hall Feasibility Study

1. 1 Residents engage in a vibrant community life.

- The Community and Economic Development Director met periodically with the Mt. Pleasant City Planner to discuss community planning-related issues of mutual interest.

1.1.1 All demographics within the township can feel welcomed, feel belonging, and engage with the community.

- The Community and Economic Development Department staff are continually focused on the desired outcome of creating the best possible customer service experience for our residents, building contractors, landlords, tenants, and all others who interact with any member of our departmental team.
- The Economic Development Authority (EDA) Board continued to provide annual financial support for the Mt. Pleasant Municipal Airport's crew car courtesy vehicle that is available for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which was initiated in June of 2022 with EDA Board support and has proven to be very popular

1.1.1.1 A welcoming atmosphere, promoting tolerance and inclusion of all cultures, orientations, and economic status.

- The Community and Economic Development Department does not discriminate based on race, wealth, knowledge, or ability, and we strive to work through language and cultural barriers. Everyone is treated with respect and professionalism.
- Township staff coordinators Tera Green and Amy Peak initiated, organized, and managed the second annual Union Township donation drive to support The Care Store located in the William & Janet Strickler Nonprofit Center (1114 W. High St. in Mt. Pleasant), which provides personal and hygiene items and household cleaning products that are not eligible for retail purchase through Bridge Cards to anyone in Isabella County that has a referral from one of their partnering agencies. With the generous support of many community members and Township staff, a truckload of donated deodorant, feminine hygiene products, hairbrushes/combs/nail clippers, lotion, shaving supplies, shampoo/conditioner, toothbrushes, toothpaste, bathroom cleaners, brooms/mops/dustpans, laundry detergent, fabric softener, paper towels, toilet paper, trash bags and much more was delivered to The Care Store.

1.1.1.2 Fair and nondiscriminatory code enforcement

- The Community and Economic Development Department staff provides for consistent building, property maintenance, and rental housing code enforcement by utilizing inspection checklists, with documentation of inspection results recorded in the BS&A Building Module application to allow for quick reference.
- When a resident or property owner is found in violation of a Zoning Ordinance requirement, the Zoning Administrator sends a letter to

inform them of the violation and potential penalties, provide direction for corrective action, and establish a reasonable time period for completion. In the event of a failure to make necessary corrections, follow up enforcement actions are taken until the violation is resolved.

- The Community and Economic Development Director worked closely with the Township Attorney to prepare an ordinance to repeal several outdated and unenforceable ordinances that were still in the Code of Ordinances. The repeal ordinance was subsequently adopted by the Board of Trustees.

1.1.1.3 Residents take pride in their community, understand its past and engage in its future.

- The Community and Economic Development Director oversees the work of department staff and contractors to implement and maintain the East Downtown Development Authority Board-funded displays of banners, flowers, and holiday decorations along the E. Pickard Rd. corridor, along with grass-cutting, weed control, tree-trimming, and irrigation services that together establish a distinct visual character for this business district which is attractive for residents, welcoming to visitors, and supportive of local business investment and growth.

1.1.2 Residents look to the township as a key information source for community activities, services, and resources in the region.

- Community and Economic Development Department staff promptly responds to all questions from residents, business owners, landlords, tenants, and others about the building code, Zoning Ordinance, rental inspection program, and ordinance enforcement issues in the Township.
- Community and Economic Development Department staff responded to 28 Freedom of Information Act (FOIA) requests for building and zoning-related parcel and permit information.
- The Community and Economic Development Department staff and Tera Green, Administrative Assistant, regularly update the Township's website to keep the planning, zoning, building, community information, and economic development content current. The Rental Inspector used his photography skills to capture scenes from around the Township to update the website's photo galleries. The website is also regularly updated with announcements and hearing notices. The schedules and meeting packets for all regular Economic Development Authority (EDA) Board, Planning Commission, and Zoning Board of Appeals meetings are posted online to allow for public notice and review of meeting agendas and application materials well ahead of their meetings.
- The Finance Director and Community and Economic Development Director prepared and posted the Economic Development Authority (EDA) Board's annual report on the updated EDA page of the Township's website, filed the required

financial reports with the Michigan Department of Treasury, and participated with the EDA Board in two (2) special EDA informational meetings required by Public Act 57 of 2018 to inform the public of accomplishments, current contracts, and planned improvement projects in the DDA Districts.

- Community and Economic Development Department staff continued to expand the scope of digitized files in the BS&A Building Module software to improve accessibility and availability of the information for staff and the public.
- Public Services staff processed
 - 233 Transfers of Service/Final Bills/ACH Request.
 - 3,008 miscellaneous service request/work orders/phone calls/general inquiry /billing inquiries/emails/REU letter inquiries/cross connection program inquiries
 - Prepared 29 cost estimates/permits for new residential/commercial water and sewer services.
 - 514 yearly REU evaluations for all commercial water customer accounts
 - Completed 103 inspection/replacement of meter reading equipment and or meter replacements.
 - Quarterly meter reads/rereads/billing:
 - \$4,877,276.43 billed.
 - Applied penalties to customer water and sewer accounts in the amount of \$48,826.58 and prepared/mailed quarterly Shut-off/past-due reminders in the amount of \$289,381.47.
 - Completed 1,791 MISDIG marking request for water and sewer and Completed 17 MISDIG design ticket request for water and sewer.
- Preparation and distribution of 2023 Consumer Confidence Report – completed and submitted Certification of Delivery to EGLE via MIEDWHIS.
- GIS services provided:
 - Community and Economic Development - The GIS specialist provided water, sewer, parcels, planning, zoning, and other data to Gourdie-Fraser, for a project to help the Township identify infrastructure improvements needed for "potential new industrial/research/business park development along the US-127 corridor" (to quote the Community and Economic Development Director).
 - Streetlight Project - Completed a streetlight project to develop an East DDA streetlight mapping workspace by creating GIS data layers for streetlight electric distribution lines and poles owned by Union Township's Economic Development Authority. Uploaded a new electric station-code Area of Interest (AOI) layer file to the MISS DIG 811 Damage Prevention Portal.
 - Gravel Road Map Update - As part of the ongoing road maintenance program, the GIS specialist created a map using the Isabella County Road Commission's certified road maps as a basemap source. Updated the gravel road rehabilitation map to show completions in 2023 and previously

(roads graveled and grader ditched). The map also included the 2024 gravel roads recommendations.

- GIS: Parcels and Land Divisions - Worked with the Assessor's surveys and legal descriptions to do a two-acre parcel split for a new duplex on Crawford.
- GIS: Road Paving Special Assessment Districts - Created a map for a Paving Special Assessment District for the Stone Ridge and Meadowbrook subdivisions.
- GIS: Plans and Drawings Data Management: PDF to TIFF (Conversion) - PDF maps and drawings contain no spatial information. Succeeded in applying a method to convert PDFs to TIFFs to create higher quality images for mapping and archiving.
- Assisted Clerk with elections setup.
- Attended Administrative Support Professional Training August 12-14 Comfort Inn Mt. Pleasant – Jennifer Loveberry
- Worked with Civic Clarity Website Service for Public Service Department new website page.
- Completed Spectrum Franchise Agreement Renewal

1.1.2.1 Create more frequent opportunities for citizen/Board dialogue

- The Township received the final Report of Findings for the most recent (late 2023) Township survey of residents, which included several parks and recreation, planning, and economic development-related questions, from Dr. Senter and her team from CMU

2. Prosperity through economic diversity, cultural diversity, and social diversity

- The Township collected \$16.3 million in taxes and special assessments on behalf other entities in 2024 which creates efficiencies in tax collection for those entities.
- The Planning Commission considered and acted on seven (7) site plan and special use permit applications during 2024. For smaller development projects that no longer require a Planning Commission action, the Zoning Administrator reviewed and acted on thirteen (13) minor site plan approval applications.
- Community and Economic Development Department staff and the Planning Commission continued work on updates to the Township Master Plan and Parks and Recreation Plan

1.2 All residents can thrive and achieve more than their basic needs.

- The Community and Economic Development Director worked in conjunction with the Finance Director and Township Assessor to provide oversight of the Township's payment in lieu of taxes (PILOT) program to support affordable housing options for low-income residents

1.2.1 Diverse and special communities are attracted by the community's creative and innovative spirit and high quality of life.

- Community and Economic Development Director served as a member and the elected Chair of the Mt. Pleasant Airport's Joint Operations and Management Board, with a focus on working together with the City of Mt. Pleasant, the Saginaw Chippewa Indian Tribe, Isabella County, and the Middle Michigan Development Corporation representatives to identify and implement innovative ideas to increase corporate aircraft traffic and to promote airport growth as a regional resource to attract new airport-oriented businesses, business owners, and residents.

3. Health and Safety

- Successfully applied for fire protection reimbursement from the State of Michigan receiving \$10,200 for fire protection on State owned buildings in the Township
- Checked fire hydrants in remote areas and shoveled snow away from hydrants as needed.
- Respirator safety and fit test training held for appropriate staff at Public Services.
- Arranged CPR Training for all township employees
- Held forklift safety training and certification for Public Service Department employees.
- Submitted application for AED Grant through the Saginaw Chippewa Indian Tribe and Emergency Operations.
- Public Services Director completed MISDIG training modules required for maintaining streetlight MISDIG marking option available. Marking of streetlights is still pending in the MISDIG system.
- OSHA Safety Compliance Training completed
- Replacement of cameras at WWTP, Isabella Treatment Plant, Water Towers, and Mission Road Treatment Plant. Township hall camera replacements scheduled for 2024
- Sonic wall replacement for township computer network to address network security
- Following a determination in August of 2023 by the Rental Inspector and Building Official that six (6) staircases between the second and third floors of four (4) apartment buildings in the Village of Bluegrass development (4300 Collegiate Way) had deteriorated and were unsafe, the stairways were ordered closed and the apartment management company ultimately moved all affected tenants out these buildings. All necessary repairs and safety improvements were completed by the owner in 2024 and the buildings were reopened for occupancy.
- WWTP – Annual Stormwater Operator Training and inspections completed.

1.3 All residents may enjoy a safe and healthy environment and resources that are essential for their well-being and quality of life

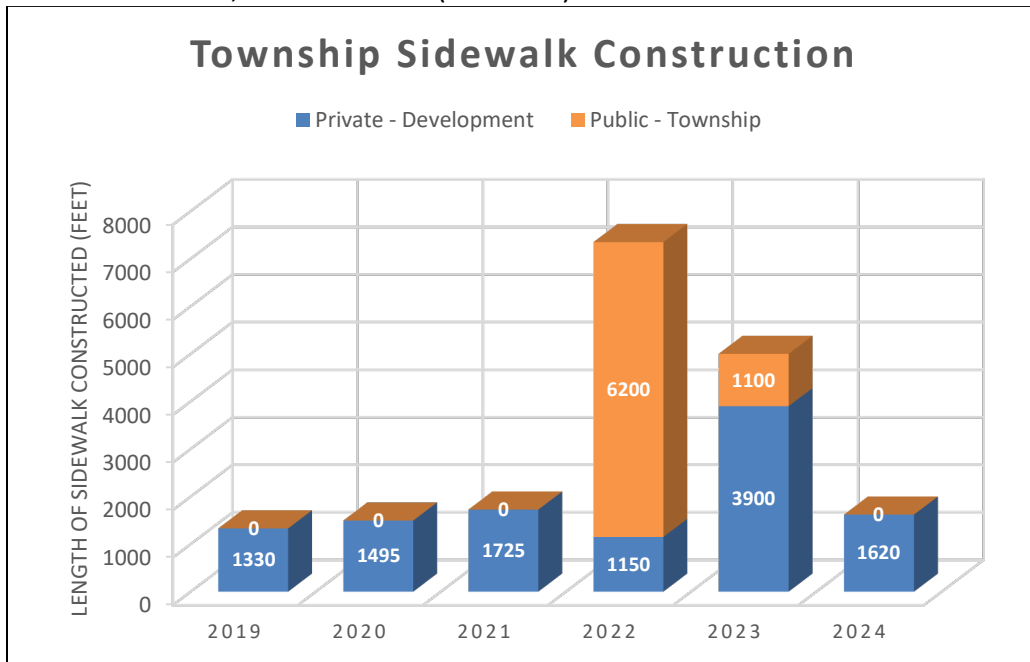
- Daily water plant reads, and tri-weekly backwashing completed.
- MOR-DEQ-22 Monthly water samples conducted timely
- Completed various fire protection flow test throughout water system.

- Investigated customer complaints throughout water system, low water pressure complaints, brown water complaints, and chlorine smell complaints
- Completed Spring and Fall Fire Hydrant Flushing and maintenance
- Renewal of Hydro Corp Cross Connection & Lead Service Line Identification Contract.
- Yearly maintenance test performed on wells by Peerless Midwest per EGLE requirements.
- Meridian Treatment Plant filter media replacement and air wash scour installation project completed
- Twenty percent (20%) Lead service line exterior identification completed and required reporting sent to EGLE

1.3.1 Safe, accessible routes for pedestrians, bicyclists, and motorized vehicles.

- Adopted new Private Road Ordinance No. 24-01 designed to eliminate regulatory conflicts and ambiguities in the previous, outdated private road ordinance, to establish minimum maintenance and safety standards for existing private roads and shared driveways, and to establish reasonable standards for construction and maintenance of new private roads in the Township. The updated standards reflect current engineering and design specifications for these types of roads.
- Winter maintenance (snowplowing) of the Economic Development Authority Board's network of public sidewalks along E. Pickard Rd. and S. Isabella Rd. in the East DDA District and along portions of E. Remus Rd. and S. Lincoln Rd. in the West DDA District ensures year-round accessibility for pedestrians and bicyclists seeking to access businesses in these areas. Winter snowplowing is also provided for sidewalks around the Township Hall and into McDonald Park to the outdoor fitness court.
- The Township's new Sidewalk and Pathway Ordinance No. 24-01 is designed to resolve some regulatory ambiguities in the ordinance it replaced, to update basic standards for sidewalks and pathway design and construction consistent with current practices, and to clearly state the authority and scope for sidewalk and pathway construction policy preparation and implementation within the ordinance. The new ordinance provides requirements for sidewalk easements where needed and clarifies requirements for connector sidewalks from building entrances to the public sidewalk, which will help to improve barrier-free access and pedestrian connectivity across the Township as new projects are constructed.
- Updated and expanded policies for temporary relief from construction of sidewalk and pathways as part of new development were approved by the Board of Trustees following review and recommendation by the Planning Commission. The Community and Economic Development Department staff continue to work to implement these adopted policies as new developments are proposed in the Township.

- Approximately 1,620 linear feet of new sidewalks were constructed as part of private development projects in the Township during 2024. Since 2019, a total of 18,520 linear feet (3.5 miles) of new sidewalk have been added in the Township.



- Ongoing maintenance and repair of the Economic Development Authority Board’s streetlighting system, benches, and other streetscape improvements ensure that the Township’s investments into these public improvements are protected and functional for residents and visitors.
- Completed Fox Meadows Paving Special Assessment District.
- Provided petitions and support to citizens for the Stoneridge and Meadowbrook Paving Special Assessment District.

1.3.2 Safe drinking water and wastewater systems that meet or exceed Michigan standards.

- Managed the four Divisions of the ARPA Grant Project- Division A – Well #12, Division B – Watermain Installation, Division C – Water Treatment Plant Upgrades Division D – Lead Service Line Project
 - Approval of Engineering Contract
 - Design, Permitting, Bidding, Bid Award, Well Drilling, and Well Report to EGLE completed.
 - Design, Permitting, Bidding, Bid Award, commencement of water main installation
 - Design, Permitting, Bidding, Bid Award, completed on water treatment plant upgrades and lead service line components
- GIS: Water and Sewer Infrastructure - Continued updating water mains, service lines, and curb stop valves in the GIS system to help manage and visualize the data associated with the service line verification project.

- GIS: Water and Sewer Plans and Drawings - Continued working on migrating scanned plans and drawings from MapInfo to ArcGIS, the GIS system that the Township's asset management software uses for its GIS Map Viewer. Both MapInfo and ArcGIS support hyperlinks using a field in a database table.
- GIS: PubWorks Asset Management - Synchronized 1,087 water laterals and continued developing and maintaining GIS data for asset management. Continued using MapInfo and ArcGIS to edit and update parcels and utilities for the GIS Map Viewer in PubWorks asset management.
- Solicited bids and completed water tower cleaning project in the amount of
- Pump station, manhole, and sanitary sewer main maintenance and cleaning completed throughout collection system
 - Manhole Rehabilitation Project completed nineteen (19) manholes completed
- Prepared and submitted annual EPA and State of Michigan Sanitary Sewer Asset Management Report
- Completed Annual EGLE Required Total Coliform Testing for Drinking Water Lab Certification Renewal.
- Submitted annual Pollutant Minimization Progress Report to EGLE.
- Attended SRF FY2025 Overburdened and Significantly Overburdened Seminar. Completed report and submitted to EGLE for resubmission of CWSRF Project Plan.
- GIS: Sanitary Sewer Map – Created a map from a list of manholes and their estimated depths for sanitary sewer manhole relining project.
- GIS: Wastewater surveillance for tracking COVID-19 2024 – Worked on a geospatial data request from Rebecca Uzarski, CMU’s Director of Environmental Health, and Safety, for sewer shed boundary polygons for sample sites for the CDC.
- Reviewed and submitted CWSRF Project Plan for next funding cycle.
- Perform WS-331 Study for Drinking Water QA/QC
- WWTP –
 - Completed flow study for station #14.
 - Completed 2024 Biosolids Land Application.
 - Drained and cleaned Digester #1 along with repairs and cleaning to air header and diffusers
 - Completed collection system mercury sampling.
 - Power washed and crack sealed sludge storage tank repaired digester roof.
 - Installed new motor bearings and new belt guard and mounting hardware Screw Pump #2 and changed gear box screw grease pump gearbox
 - Rebuilt screw pumps 1-3 grease pumps
 - Completed NPDES required additional monitoring requirements effluent sampling

- Completed NPDES required Whole Effluent Toxicity Testing
- Replaced screw pump #1 electric motor
- Replaced dissolved oxygen meter on oxidation ditch #1
- Repair broken backwash pump shoe on tertiary filter #1
- WWTP - Updated lab SOP manual for 2025.

Treated Water - Monthly

Month	Total Monthly Treated Water
January	28.041
February	25.555
March	26.330
April	26.866
May	33.298
June	38.756
July	40.830
August	40.953
September	38.506
October	31.620
November	26.592
December	26.933
Total	384.28

Waste Water Treatment Plant Monthly Flow

Month	Total Monthly Wastewater Influent
January	42.33
February	39.97
March	42.42
April	40.79
May	37.53
June	36.34
July	37.53
August	36.58
September	35.97
October	36.29
November	35.04
December	35.70
Total	456.49

above numbers in million gallons

1.3.3 Ensure safe township spaces with resources for a healthy and active lifestyle

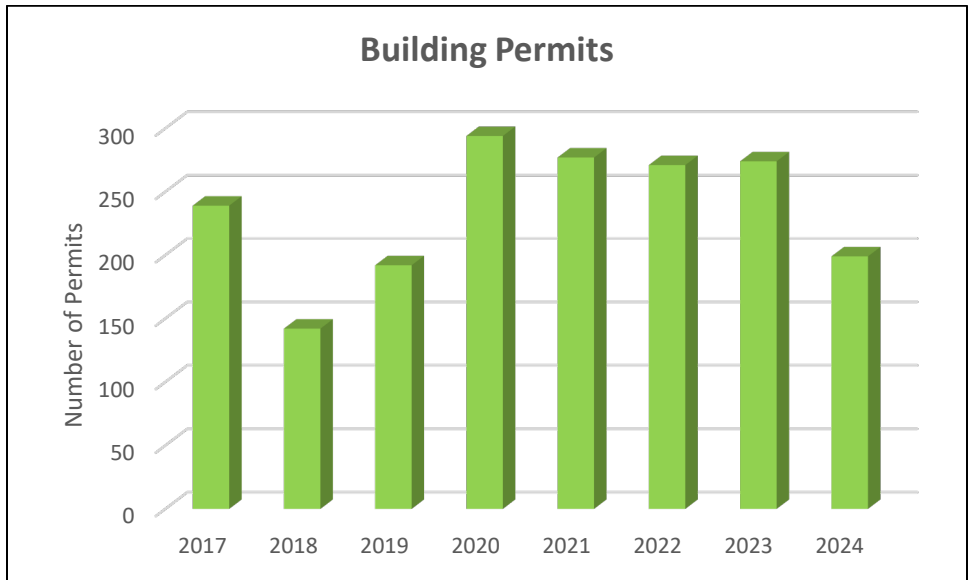
- The Community and Economic Development Department verifies that accessibility rules are followed to make sure all people can enjoy and access the community regardless of mobility or disability issues. We also ensure that

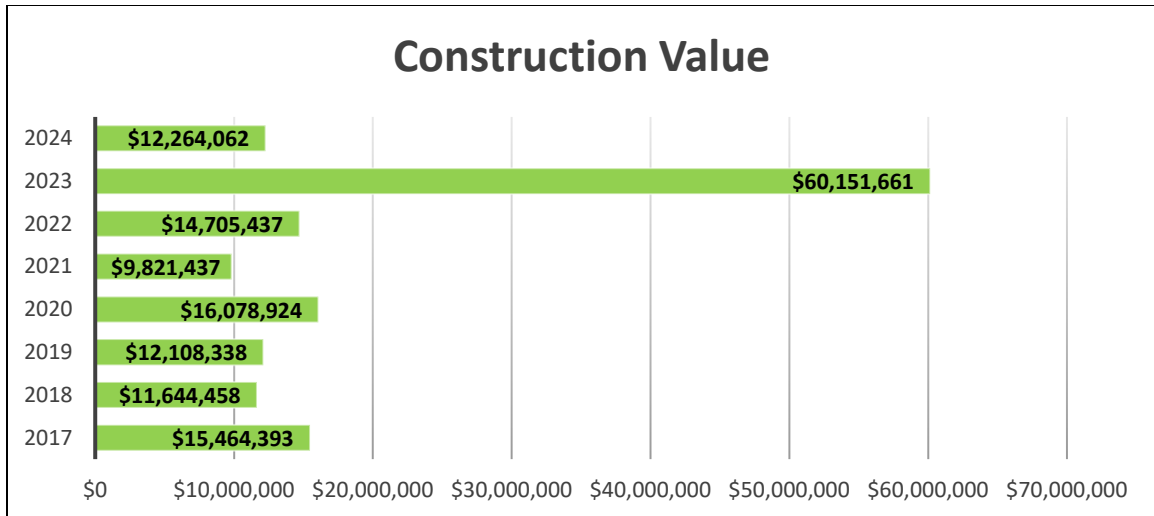
construction of new structures or alterations to existing structures are barrier free accessible.

- The Public Services Department and Community and Economic Development Department staff worked together to support the use of McDonald Park ballfields for the 2024 seasons of the area Little League, Softball League, and Pony League practices and games between April and July, and to support the Little League’s tournament games held in June.
- The Township Hall’s exit and emergency lights, and smoke/carbon monoxide detectors were regularly tested for function and repaired or replaced as needed to maintain full operation.
- The Economic Development Authority (EDA) Board utilized services provided by local Mid-Michigan Industries (MMI) to remove trash and clean-up the public sidewalks and seating areas along the E. Pickard Rd. corridor in the East DDA District.
- The Township maintains the outdoor fitness court facility within McDonald Park in collaboration with the National Fitness Campaign.

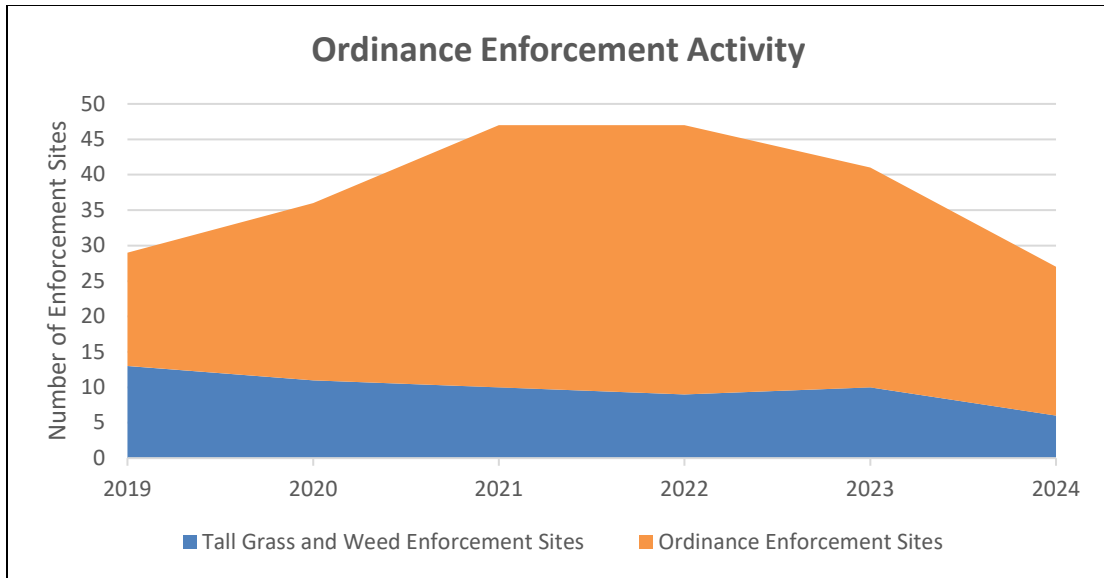
1.3.4 Code enforcement to original specifications for all properties

- The Community and Economic Development Department’s enforcement efforts help to ensure that all applicable code and ordinance requirements are satisfied, and public safety is protected.
- The Building Official issued 199 building permits and 55 certificates of occupancy and conducted 464 inspections during 2023, for a total construction value of \$12,264,062.





- The Rental Inspector conducted site visits with inspections and follow up as needed for 3,856 rental housing units in the Township, including hotels, apartment buildings, townhouses, duplexes, single-family rentals, and bed & breakfast/short-term rental housing units.
 - The Rental Inspector engaged the landlord/tenant community in a cooperative effort to successfully complete the annual inspection cycle with limited issues.
 - With some units requiring more than one inspection (to verify corrections to violations noted in the initial inspection, the Rental Inspector conducted a total of 4,431 inspections in 2024.
 - During the course of his work, the Rental Inspector observed multiple issues of concern (high weeds, construction without permits, and other potential ordinance violations), which were referred to the appropriate Township departments for further review and action as needed.
- The Community and Economic Development Department was able to successfully on-board and integrate a new Rental Inspector (Tim Muller) into the code enforcement team with minimal disruption in rental inspection services after the departure of Eric Miller from this position in early August.
- The Zoning Administrator issued a total of 54 zoning approval actions, including sign permits, yard sale permits, and zoning approval letters for building permits.
- The Zoning Administrator investigated complaints and responded to violations of Township ordinances on 21 separate sites in the Township, and also issued 6 notices of excessively tall grass in violation of the Noxious Weeds Ordinance. It is the opinion of the Township Administration that the downward trend in both tall grass/weed enforcement and general ordinance enforcement is due in part to the Township’s consistency in the areas of code and ordinance enforcement, including building, rental housing, zoning, noxious weeds, and other blight-related ordinances – and the expanded general awareness of these activities as Township enforcement personnel continue to work daily to educate the public on code and ordinance compliance.



- The Zoning Administrator typically is able to work with residents and/or property owners to successfully resolve most ordinance violations within 30 to 90 calendar days. The Rental Inspector has a similar success rate related to resolving rental housing-related code violations.
- The Community and Economic Development Department staff worked together in collaboration with outside agencies with jurisdiction to provide effective code and ordinance enforcement. These other agencies include the Mt. Pleasant Fire Department, the Isabella County Drain Commissioner’s Office, and the County’s plumbing, mechanical, and electrical inspectors.

4. Natural Environment

- For the 2024 tax year, 317 online tax payments were received for \$748,380 while 301 tax payments for \$736,510 were received during the 2023 tax year. This was an increase of 5.3%, saving paper and resources
- In 2024, 1,420 Utility bills were paid online, that is an increase of 6.6% over the prior year, saving paper and resources
- The Township’s Zoning Ordinance No. 20-06 includes robust protections for natural features, agricultural area, and the environment as new development takes place in areas of the Township that are planned for development in the Master Plan.
- The Township’s new Stormwater Management Ordinance, adopted in 2023, is designed to reduce hazards to public health and safety and the potential for economic losses to individuals and the community at large caused by excessive stormwater runoff, to enhance broader social and economic objectives, and to protect, conserve, and promote the orderly development of land and water resources.

1.4 Residents can enjoy the natural resources and green space of the township.

1.4.1 Air, water and soil meet or exceed Michigan’s quality standards.

- The Community and Economic Development Department monitors new and existing building construction and verifies prior to the commencement of construction work that soil erosion protection measures (subject to county permit approval) have been properly employed to stop dirt and sediment from leaving the job site. This helps to protect our natural waterways from contaminants and sedimentation.

1.4.2 People have optimum access to and enjoy a clean Chippewa River through intergovernmental efforts.

- The Community and Economic Development Director monitored the work of an intergovernmental committee developing a plan for improving water quality in the Chippewa River watershed.

1.4.3 Natural corridors optimized for enhanced commercial and residential districts.

1.4.4 increased use of alternative forms of energy within Township facilities and operations

5. Commerce

- Successfully applied to the State of Michigan for tax increment finance reimbursement for lost personal property tax revenue for the East and West DDA. In 2024, the Township received \$73,000 for the East DDA and \$3,000 for the West DDA.
- The Community and Economic Development Director was appointed to the Board of Directors of the Michigan Downtowns Association, a statewide organization focused on supporting strong downtowns and Downtown Development Authorities (DDA) across the state. From this role and his associated position as a member of the organization’s legislative advocacy committee, the Director was able to help educate legislators on the benefits of downtowns, business districts, brownfield redevelopment, and tax increment financing; and to help influence DDA- and brownfield-related legislation moving through the state legislature during their 2024 lame duck session for the benefit of local governments like the Township.
- The Community and Economic Development Director and Township Assessor worked in partnership with Jim McBryde, President of the Middle Michigan Development Corporation, to help guide the owners of Michael Engineering, an advanced manufacturing and research facility in our East DDA District and Enterprise Industrial Park, about the requirements and details for preparation of a complete application for an industrial facilities tax abatement related to their recent building expansion. The tax abatement application received final acceptance from the State Tax Commission for the abatement as approved by the Board of Trustees.
- The Community and Economic Development Director worked with the Mister Car Wash management team to help them prepare a complete request to the EDA Board for removal of street trees that had grown to the point of partially obscuring visibility of their freestanding sign. The EDA Board approved the request to authorize removal of two of the trees.

1.5 New and innovative commercial establishments and advance manufacturing, distribution, engineering, and research facilities are drawn to Union Township through commerce-friendly economic development policies consistent with MEDC Redevelopment Ready Communities program best practices

- The Community and Economic Development Department staff performs building plan reviews and process permit applications in a timely manner to ensure compliance with state building codes and Township ordinances, to review and address any deficiencies or issues, and to minimize re-design during the construction process.
- Township-initiated Zoning Ordinance No. 20-06 amendments were adopted to:
 - Further streamline site plan approval procedures by allowing for administrative approval only of final site plans determined to fully conform to applicable Township ordinances;
 - Expand the applicability of the nonconforming sites provisions that limit the scope of site plan review for improvements planned for older developed sites in the Township to include minor site plans subject only to administrative approval; and
 - Revise the Township’s sign regulations to expand options for temporary signs, increase the size range for new freestanding signs, and make it easier to modernize older freestanding signs in the Business Districts.
- The Economic Development Authority (EDA) Board continued to implement the East and West DDA District’s grant programs for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses and approval of their first grant award for a monument-style sign update at Mid Valley Structures.
- Ongoing maintenance and repair of the Economic Development Authority’s streetlight decorations, irrigation systems, flowers, banners, mowing of the lawn areas within the E. Pickard Rd. (M-20) right-of-way, and other public improvements within the DDA districts ensure that the Township’s investments are protected and offer the maximum economic benefit for local businesses and potential investors.
- Township staff held numerous in-person and electronic meetings via telephone and Zoom with local business representatives, developers, and prospective investors to discuss potential development projects in the Township.

1.5.1 Controlled establishment of potentially undesirable businesses

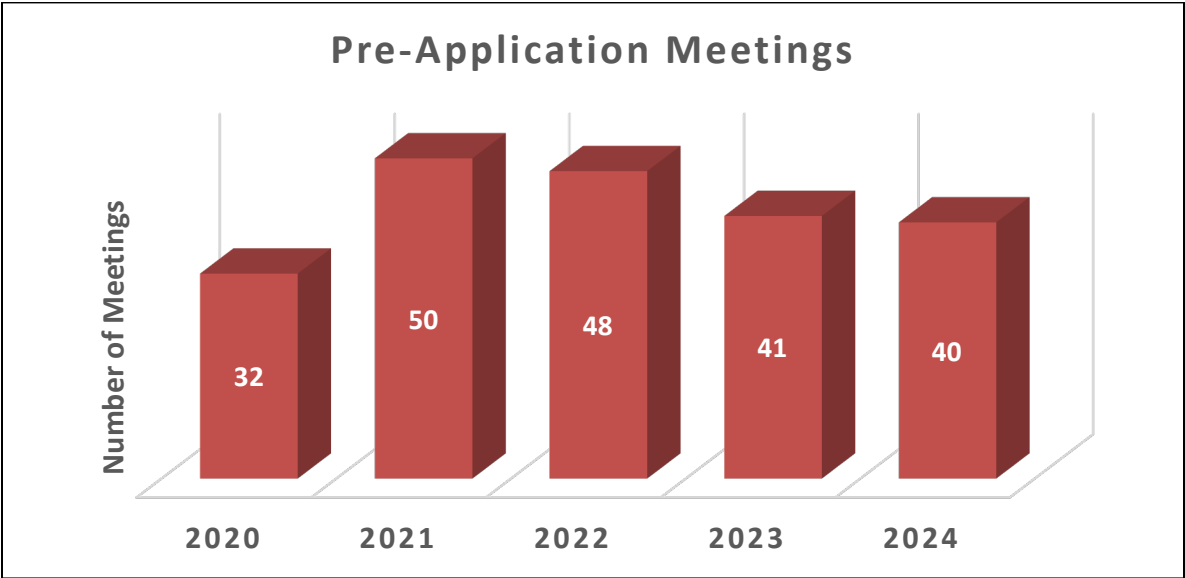
- The Community and Economic Development Department monitors and controls what type of construction takes place in full compliance with all applicable state building codes and Township ordinance requirements for the site.

1.5.2 Create a purchasing policy that includes mechanism to encourage local purchase of goods and services within reasonable cost limits

- Economic Development Authority (EDA) Board members have emphasized the importance of encouraging local purchase of services in their review of bids as

part of their decision-making criteria for projects and services in the DDA Districts.

- 1.5.3 Create mechanism to increase dialogue with business community to ensure quality services are provided
- The Community and Economic Development Director met with and maintained communication throughout the year with leadership and staff from the Middle Michigan Development Corporation, Convention and Visitors Bureau, and Chamber of Commerce to expand the Township’s influence in the area of local economic development.
 - The Community and Economic Development Director met or communicated with the owners or management of various businesses in the Township, with a focus on businesses in the DDA Districts.
 - The Community and Economic Development Director and Zoning Administrator regularly host and participate in informal “pre-application” meetings with business owners, developers, and contractors seeking more information or answers to questions about options for potential development projects in the Township. These meetings are held both in-person and remotely via Zoom as needed for the convenience of the participants. The following is a summary of the pre-scheduled meetings attended by Community and Economic Development Director or Zoning Administrator:



**2023 ANNUAL SYNOPSIS OF ECONOMIC
DEVELOPMENT AUTHORITY BOARD ACTIVITIES**

TO: Mark Stuhldreher, Township Manager	DATE: January 23, 2024
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director	

Background Information

This report includes a synopsis of staff, contracts, activities, accomplishments, and projects in the Township’s East and West Downtown Development Authority (DDA) Districts during the 2023 fiscal year. It has been prepared consistent with the requirements of Michigan Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 went into effect on January 1, 2019. This state Act consolidated the laws governing various types of tax increment finance (TIF) authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of TIF programs and projects. In accordance with Section 204(7) of this state Act, the Township’s Economic Development Authority (EDA) Board is responsible for oversight of both the East and the West DDA Districts, supported by the Township’s Community and Economic Development and Finance Department staff.

The EDA Board is required to submit a comprehensive annual report to the state Treasury Department and to each taxing unit levying taxes captured by the DDA Districts, and to make information available to the public. These reports are required to include detailed information on the capture and use of tax increment revenues, information on debt, and the progress and status of applicable DDA District development plans.

Staff Contact Information

Rodney Nanney, AICP, Community and Economic Development Director

(989) 772-4600 Ext. 232 rnanney@uniontownshipmi.com

Sherrie Teall, Finance Director

(989) 772-4600 Ext. 240 steall@uniontownshipmi.com

List and Descriptions of Current Contracts

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA Board in the DDA Districts:

2023 Annual Synopsis of EDA Board Activities
Charter Township of Union

Current Contracts	
Pleasant Thyme Herb Farm 5490 E. Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees all along the E. Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of benches and trash receptacles along the E. Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the E. Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 S. Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the E. Pickard Road corridor in the East DDA District.
Doug's Small Engine Repair 5293 E. Pickard Road Mount Pleasant, MI 48858	Snowplowing and winter maintenance of the sidewalks along E. Pickard Road, E. Remus Road, and S. Lincoln Road in the East and West DDA District. The contractor has chosen not to renew their service contract for 2024.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, and curb and sidewalk edging for public lawn areas along the E. Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the E. Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 S. Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the E. Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 E. Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of equipment, off-season banners, and supplies for the East and West DDA Districts.
Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the E. Pickard Road corridor in the East DDA District.
Isabella County Road Commission 2261 E. Remus Road Mount Pleasant, MI 48858	Participation agreements for funding of road projects within the East and West DDA Districts for which the Road Commission has responsibility to complete.
Charter Township of Union Public Services Department 2010 S. Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of municipal water and sanitary sewer projects within the East and West DDA Districts for which the Township Public Services Department has responsibility to complete.

**2023 Annual Synopsis of EDA Board Activities
Charter Township of Union**

Current Contracts	
Graphic Sciences, Inc 1551 E. Lincoln Avenue Madison Heights, MI 48071	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
Michigan Department of Technology Records Management Services	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
J Ranck Electric 1993 Gover Parkway Mount Pleasant, MI 48858	Service agreement for M-20 Streetlighting Foundations Upgrade and replacement of underground wiring on the south side of M-20 in the East DDA District during the 2023 reconstruction of the E. Pickard Rd. (M-20) roadway.
Johnny’s Lawn Care, LLC 5246 E. Vernon Road Rosebush, MI 48878	Service agreement for snowplowing services for public sidewalks within parts of the East and West DDA Districts January 1, 2024, through December 31, 2026. Entered in November 2023.

A special thank you to Doug’s Small Engine Repair for the many years of great service they provided as the Economic Development Authority Board’s snow removal provider.

Statement Regarding Expenditure of Funds

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt. The Township’s Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

List of Accomplishments

The following is a list of EDA Board accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Completion of the relocation and expansion of capacity for Pump Station #1 serving the Enterprise Industrial Park and surrounding commercial/industrial areas in conjunction with Charter Township of Union Public Services Department.
2. 2120 Yats Drive - demolition of a dilapidated dwelling, clean-up of a blighted lot, and site restoration completed in early 2023.
3. Complete replacement of streetlight foundations, internal and underground wiring, and pole-mounted outlet boxes along the portion of the E. Pickard Rd. (M-20) corridor within the area of the 2023 road reconstruction project, in cooperation with MDOT and the project contractor J Ranck Electric.

2023 Annual Synopsis of EDA Board Activities
Charter Township of Union

4. Displays of flowers, holiday lighting, gateway banners, and the Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District, despite the impacts of the road reconstruction.
5. Continued to implement the East and West DDA District’s grant programs for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses.
6. Continued funding support for Mt. Pleasant Airport Crew Car courtesy vehicle that is available for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which was initiated in June of 2022 with EDA Board support and has proven to be very popular.

Projects and Investments in 2023

The following is a list of EDA Board projects and investments in the East and West DDA Districts:

Current Projects and Investments		Status
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road corridor (East DDA).	Banners completed and installed
b.	Installation and maintenance of Welcome Banners in collaboration with the City of Mount Pleasant, Mount Pleasant Area Convention and Visitors Bureau, and Middle Michigan Development Corporation (East DDA).	Banners installed with seasonal changes
c.	Construction of the new municipal sanitary sewer pump station to replace Pump Station #1 at 5800 E. Pickard Road to expand service capacity for the Enterprise Industrial Park and surrounding commercial and industrial land (East DDA).	Completed
d.	Potential land assembly and road/infrastructure improvements in the East DDA District industrial area around N. Packard Road, E. Airport Road, Park Place, and Corporate Way (East DDA).	Funds budgeted
e.	Re-installation of the East DDA District’s underground irrigation system along the road margin of E. Pickard Rd. (M-20) within the area impacted by the 2023 MDOT road reconstruction project.	Funds budgeted
f.	Evaluate the condition of street trees along the E. Pickard Rd. (M-20) corridor and trim, remove, or replace as needed.	Funds budgeted
g.	Reinstall landscape plantings along the portion of the E. Pickard Rd. (M-20) corridor within the area of the 2023 road reconstruction project and within the planter beds around and under the US-127 overpass.	Funds budgeted

2023 Annual Synopsis of EDA Board Activities
Charter Township of Union

Current Projects and Investments		Status
h.	Plan for new public sidewalks along the east side of Bud St. north from E. Pickard Rd. to connect to Jameson Park (East DDA).	Funds budgeted and preliminary surveying completed. Construction anticipated in 2024
i.	Plan for new public sidewalks along the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd. (East DDA).	Funds budgeted and preliminary surveying completed. Construction anticipated in 2024
j.	Plan for streetlighting, streetscape, and/or additional pedestrian improvements along E. Remus Rd. (M-20) and S. Lincoln Rd. (West DDA)	Funds budgeted
k.	Plan for new public sidewalks along 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 (West DDA).	Funds budgeted and preliminary surveying completed. Construction anticipated in 2024
l.	Digitization of historical documents for the East & West DDA in accordance with the Records Retention Schedule and Records Reproduction Act 116 of 1992(East DDA and West DDA).	Records have been picked up and are being digitized
m.	Annual funding transfer to the Fire Fund in support of the fire service delivery contract with the City of Mount Pleasant (East DDA and West DDA).	Completed
n.	Annual funding support to the Middle Michigan Development Corporation for local economic development initiatives and activities (East DDA and West DDA).	Completed
o.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of destination marketing activities (East DDA and West DDA).	Completed
p.	Annual funding support for operation and maintenance of the Mt. Pleasant Airport Crew Car courtesy vehicle for use by flight crews on layover to visit local businesses and amenities (East DDA and West DDA).	Completed
q.	Continued to implement a beautification grant program to encourage local businesses to undertake private landscaping improvement and site beautification projects on existing lots (East DDA and West DDA).	Completed

Current Projects and Investments		Status
r.	Continued to implement a pedestrian access improvements grant program to encourage local businesses to undertake installation of barrier-free pedestrian access improvements to existing buildings (East DDA and West DDA).	Completed
s.	Continued to implement freestanding signage improvements grant program to support private improvement projects to replace existing freestanding business signage with new monument-style ground signs (East DDA and West DDA).	Completed

Events and Promotional Campaigns in 2023

The following is a list of EDA Board events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with the Mount Pleasant Chamber of Commerce to support Chamber members and outreach in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
5. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.

Progress on Development/Tax Increment Finance Plan Goals and Objectives

In 2023, the EDA Board continued to make good progress towards completion of specific project priorities listed in the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts. All projects included in this report are consistent with the goals and objectives of these plans.

For 2024, the EDA Board will be moving forward to implement additional project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.

ANNUAL REPORT FOR 2024

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

2024 Meetings

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

Site Plan and Other Applications for Planning Commission Action

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

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

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

Minor Site Plan Applications for Zoning Administrator Approval

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

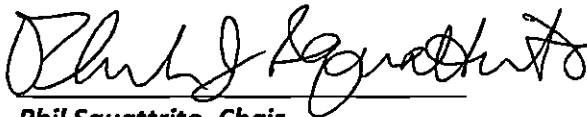
11. **PMINORSR24-01 Minor Site Plan application** for exterior door modifications on south wall and outdoor patio area for Victory Church located at 2445 S. Lincoln Road. **(APPROVED)**
12. **PMINORSR24-02 Minor Site Plan application** to ensure adequate parking for change of use from medical office to insurance office use with modified interior layout located at 2185 E. Pickard Road. **(APPROVED)**
13. **PMINORSR24-03 Minor Site Plan application** for 512-square-foot accessory structure at the Renaissance Academy school located at 2797 S. Isabella Road. **(APPROVED)**
14. **PMINORSR24-04 Minor Site Plan application** Self Storage Warehouses (5252 S. Mission Rd.) – amendments to the approved final site plan for a modified entrance, gate, and interior circulation design. **(APPROVED)**
15. **PMINORSR24-05 Minor Site Plan application** amending a change of use and floor plan layout from the approved PFINALSR23-02 indoor golf, archery range and office space plan. **(APPROVED)**
16. **PMINORSR24-06 Minor Site Plan application** for lighting plan of wall pack lights and new fixtures on existing light poles that were not on approved PFINALSR24-01 site plan for Walmart Grocery Pick-Up Services Expansion and Parking Lot Site Improvements. Located at 4730 Encore Blvd. **(APPROVED)**
17. **PMINORSR24-07 Minor Site Plan application** for replacement and expansion of gate enclosure for Consumers Energy substation related to safety located on S. Crawford Rd. **(APPROVED)**
18. **PMINORSR24-08 Minor Site Plan application** for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road –modified sidewalk location and landscaping modifications. **(APPROVED)**
19. **PMINORSR24-09 Minor Site Plan application** for removal of inground pool and replacement of open green area/dog park for residents of multi-family residential complex located at 4300 S. Collegiate Way. **(APPROVED)**

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

Other Items of Planning Commission Business

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

Respectfully submitted,



Phil Squattrito, Chair

Prepared by Peter Gallinat, Zoning Administrator