

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting Minutes**

A regular meeting of the Charter Township of Union Planning Commission was held on April 16, 2024, at 7:03 p.m. at the Union Township Hall.

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

**Roll Call**

Present: Gross, LaBelle, Lapp, Olver, Squattrito, and Thering

Excused: McDonald and Shingles

Absent: Buckley

**Others Present**

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Tera Green, Administrative Assistant

**Approval of Agenda**

Thering moved Gross supported to approve the agenda as presented. **Vote: Ayes: 6. Nays: 0. Motion Carried**

**Approval of Minutes**

Thering moved Olver supported to approve the March 19, 2024 regular meeting minutes as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees updates by Thering – Gave updates on the Board of Trustees Meeting.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Memo from the Director re: Sidewalk and Pathway Ordinance Policy Discussion
- E. Other Reports

**Public Comment**

Open 8:15 p.m.

No comments were offered.

Closed 8:15 p.m.

**New Business**

- A. **PMINORSPR24-04 Self Storage Warehouses (5252 S. Mission Rd.) – amendments to the approved final site plan for a modified entrance, gate, and interior circulation design**
  - a. Introduction of staff
  - b. Updates from the applicant
  - c. Commission review of the site plan
  - d. Commission deliberation and action (approval, rejection, approval with conditions, or postpone action)

Nanney introduced the PMINORSPR24-04 Minor Site Plan for the CRE Capital Group, LLC Self-Storage buildings located at 5252 S. Mission Road. Typically, minor site plans fall under administrative approval. This project received Final Site Plan approval under the ownership of Dar Blanshan. The property was

then sold to new owner, CRE Capital Group. The new owners found that the plan needed some changes to the entrance, security, and circulation design for the self-storage development. The main reason it is before the Planning Commission is the site entrance changes are substantial enough to require Planning Commission action. From the staff's perspective, the plan is in good order and is recommended for approval as presented.

Tim Bebee, Central Michigan Survey & Development at 2257 E. Broomfield Rd., spoke of the proposed changes to the property. Mr. Bebee was available for question. The commissioners held discussion.

**Lapp moved Gross supported to approve the proposed amendments to the entrance, security, and circulation design for the self-storage buildings development project located at 5252 S. Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) District, as depicted on the PMINORSR24-04 minor site plan dated March 6, 2024. Roll Call Vote: Ayes: Gross, LaBelle, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion carried.**

### Other Business

#### **A. Proposed Private Road Ordinance**

- a. Introduction by staff
- b. Commission discussion and questions
- c. Deliberation and action (recommend to the Board of Trustees for adoption, adoption with additional recommended changes, or rejection; or to postpone action)

Nanney reviewed the updated proposed new Private Road Ordinance report dated April 9<sup>th</sup> that includes key elements for clear private road permit approval process, public safety-related minimum standards for road maintenance, standards and approval process for road names, updated road design standards, etc. The report also addresses responses to questions raised during the review process at the March 19<sup>th</sup> meeting.

During the Commissions deliberation and questions, LaBelle inquired if this ordinance was to go into effect, how many current private roads are there that will now be considered nonconforming and what is the protocol at that point? Does that mean they will be in violation and will the township cite the property owners? Mr. Nanney responded to confirm that he had reviewed existing private roads and had not identified any concern.

Lapp sought clarification on Section 14.3.b, Additional specification for private roads serving nine (9) or more lots, highlighting that we have public roads that do not meet the guidelines that are proposed in this section. Gross commented on section 14 Private Road Standards that shall fully conform with the Isabella County Road Standards emphasizing that he believes those standards to be pretty significant. Mr. Nanney reminded the commissioners that the current Private Road Ordinance requires compliance with these same Road Commission standards, and observed that county road commissions generally do not want to accept additional local streets into their public road network without adequate funding for maintenance.

Squatrito solicited thoughts from our audience member Tim Bebee on the proposed Road Ordinance. Bebee pointed out the differences between the Isabella County Road Commission standards compared to the Townships proposed standards.

Gross commented that he agrees with the new ordinance in principle, but because of unintended consequences he is not comfortable with recommending it. Nanney encouraged open discussion of

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text also mentions the need for regular audits and the role of independent auditors in ensuring the reliability of financial statements.

The second part of the document focuses on the role of the accounting profession. It highlights the need for accountants to adhere to high standards of ethical conduct and to maintain their professional competence through continuous education and training. The text also discusses the importance of transparency and accountability in the accounting process.

The third part of the document addresses the challenges faced by businesses in the current economic environment. It discusses the impact of global economic uncertainty and the need for businesses to adapt to changing market conditions. The text also mentions the importance of innovation and the role of technology in driving business growth and efficiency.

The fourth part of the document discusses the role of government in the economy. It highlights the need for government to provide a stable and predictable regulatory environment for businesses. The text also mentions the importance of government in promoting social and environmental responsibility and in ensuring the fair distribution of resources.

The fifth part of the document discusses the role of financial institutions in the economy. It highlights the need for financial institutions to provide a wide range of services to businesses and individuals. The text also mentions the importance of financial institutions in promoting financial stability and in supporting economic growth.

The sixth part of the document discusses the role of consumers in the economy. It highlights the need for consumers to make informed choices and to support businesses that provide high-quality products and services. The text also mentions the importance of consumer protection and the role of government in ensuring that consumers are treated fairly.

The seventh part of the document discusses the role of labor in the economy. It highlights the need for workers to have access to fair wages and benefits and to be able to organize and bargain collectively. The text also mentions the importance of labor in driving economic growth and in promoting social and environmental responsibility.

The eighth part of the document discusses the role of education in the economy. It highlights the need for a strong education system that provides students with the skills and knowledge they need to succeed in the workforce. The text also mentions the importance of education in promoting social and environmental responsibility and in ensuring the long-term sustainability of the economy.

The final part of the document discusses the role of research and development in the economy. It highlights the need for businesses to invest in research and development to drive innovation and to create new products and services. The text also mentions the importance of research and development in promoting economic growth and in addressing global challenges.

the potential concerns.

LaBelle moved Gross supported to postpone action to gather further knowledge and to speak with resident experts. **Roll Call Vote: Ayes: Gross, LaBelle, Squatrito, and Thering. Nays: Lapp. Abstained: Olver. Motion carried.**

**B. Discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting**

The commissioners held discussion.

**C. Discussion of the Final Report of Findings for the 2023 Township Survey of Residents for the Master Plan and Parks & Recreation Plan Update Project**

- a. Introduction by staff
- b. Planning Commission Discussion

Nanney revisited the Final Report of Findings for the 2023 Township Survey of Residents for the Master Plan and Parks & Recreation Plan Update Project giving the commissioners an opportunity to discuss what their thoughts were on the report.

The commissioners held discussion.

**Extended Public Comments**

Open: 9:12 p.m.

Tim Bebee, 2257 E Broomfield Rd., thanked the Commissioners for allowing him to speak during the Private Road Ordinance board discussion.

Closed 9:14 p.m.

**Final Board Comment**

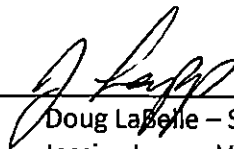
Gross – Commented positively on the Planning Essentials online training held March 26<sup>th</sup> and 27<sup>th</sup>.

LaBelle – Welcomed newly appointed Tom Olver to the Planning Commission.

**Adjournment** – Chair Squatrito adjourned the meeting at 9:16 p.m.

APPROVED BY:

*(Recorded by Tera Green)*



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Doug LaBelle – Secretary

Jessica Lapp – Vice Secretary