

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on August 20, 2024, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

Present: Buckley, Gross, Lapp, Olver, Squattrito, and Thering
Excused: Shingles
Absent: McDonald

Others Present

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

Approval of Agenda

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

Approval of Minutes

Olver moved Gross supported to approve the July 16, 2024 regular meeting minutes with one amendment to fix a clerical error. **Vote: Ayes: 6. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Updated the Commission of the Board of Trustees action to approve a participation agreement with the City of Mt. Pleasant to fund the Mission Creek Park Pathway.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports

Public Comment

Open 7:12 p.m.

Sandy Halasz, 580 S. Shepherd Rd., Mt. Pleasant, commented on a family member living in an area zoned I1 (light industrial) and not able to own livestock. The family purchased chickens, ducks, and turkeys without knowing it was not allowed. She is requesting that the Township consider rezoning that area to R1 (Residential) and the benefits it would bring for the rest of the residents in that area.

Jessica Kandararis Gallinger, 943 S. Isabella, commented on why she would like to see the area rezoned from I-1 to R-1.

Jared Gallinger, 943 S. Isabella, spoke passionately about how raising their chicken and ducks has strengthened their family bond.

Brendon Kandararis, 943 S. Isabella, spoke positively about raising their ducks and chickens.

Jayden Kandararis, 943 S. Isabella, is hopeful the township will rezone so they can keep their chickens and ducks.

Saria Kendararis, 943 S. Isabella, would like to be able to keep their chicken and ducks.

Closed 7:26 p.m.

New Business

- A. **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

- a. Introduction by staff and applicant
- b. Public hearing
- c. Commission review of the application
- d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced the PSUP24-01 Special Use Permit from Howling Hammer Builders, Inc for an accessory dwelling unit for a single-family home. Previously a building permit for a single family dwelling with a detached garage showing a living area above the garage was denied based on noncompliance with the Zoning Ordinance requirements for an accessory dwelling in the Township. The applicant worked to come up with a design that would conform with the Special Use Approval Standards. A Minor Site Plan and a Temporary Relief from Sidewalk Construction have also been submitted pending approval of the Special Use Permit.

Joanne Theunissen from Howling Hammer Builders, Inc discussed the challenges they have faced in obtaining a design approval that meets the Township's Zoning Ordinance. Both Joanne Theunissen and the landowner Kristen Telfor were available for questions.

Public hearing

Open: 7:52 p.m.

Kristen Telfor, 942 Deer Run, appreciates the questions from the commission, explaining the reason for the request for the accessory dwelling and spoke of the difficulty she experienced going through the process to build the space.

Closed: 7:56 p.m.

Olver moved Gross supported to approve the PSUP24-01 special use application for an accessory dwelling within the principal building for a new single-family dwelling at 3057 Paddock Lane (parcel number 14-034-30-009-01) in the southwest quarter of Section 34 and in the AG (Agricultural) zoning district, finding that it fully complies with Section 6.56 (Accessory Dwelling) and Section 14.3.J. (Standards for Special Use Approval), and to approve the associated request for temporary relief from sidewalk construction along the frontage of the subject parcel with a finding that it is consistent with Criteria #4 of the Township's 2018 Sidewalk Relief Policy. Roll Call Vote: Ayes: Buckley, Gross, Lapp, Olver, Squattrito and Thering. Nays: 0. Motion carried.

B. PTXT24-01 Proposed Zoning Ordinance Amendments to Section 11.0 (Signs)

- a. Introduction by staff
- b. Public hearing
- c. Commission deliberation and action (recommendation to the Board of Trustees for approval, approval with additional recommend changes, or rejection; or postpone action for further discussion or to request additional revisions)

Nanney gave an overview of the PTXT24-01 Proposed Zoning Ordinance Amendments to Section 11.0 (Signs) and Section 2.2 (Definitions). The key objectives are to increase flexibility regarding what is permissible for certain signs and allow for modernization and updating of older signs. Nanney highlighted that the proposed set of amendments will address challenges identified by staff.

Public hearing

Open: 8:23 p.m.

No comments were offered.
Closed: 8:24 p.m.

Discussion by the Commission.

Olver moved **Lapp** supported to recommend to the Board of Trustees that the proposed amendments to Section 11 (Signs) and Section 2.2 (Definitions) of the Zoning Ordinance No. 20-06 be adopted as presented. **Roll Call Vote: Ayes: Buckley, Gross, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion carried.**

- C. PTXT24-02 Proposed 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**
- a. Introduction by staff
 - b. Commission deliberation and action (postpone action for further discussion or to request additional revisions, or to set a public hearing date)

Nanney introduced the PTXT24-02 Zoning Ordinance proposed text amendments to Section 14.2 (Site Plan Review) and Section 12.5 (Nonconforming Sites) which include updating site plan review procedures and flowchart illustrations allowing administrative approval for final site plan in certain cases and permitting the Zoning Administrator to apply nonconforming sites provisions to minor site plans subject to administrative approval. Nanney requested that the commission review the proposed amendments and consider setting a public hearing.

Discussion by the Commission.

Gross moved **Olver** supported to set a public hearing for the proposed Zoning Ordinance Amendments to Section 14.2 (Site Plan Review) and to Section 12.5 (Nonconforming Sites) for September 17, 2024. **Roll Call Vote: Ayes: Buckley, Gross, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion carried.**

Other Business

- A. Sidewalk and Pathway Construction Policies Update**
- a. Updates from staff
 - b. Commission review of the site plan
 - c. Commission deliberations and action (recommendation to the Board of Trustees for approval, approval with additional recommended changes, or rejection)

Nanney presented the memo dated August 12, 2024 of the revised set of proposed Sidewalk and Pathway Construction Policies. The updates reflect the Planning Commission's requested changes to the language in Section 7. E. Introduction and 7.E.3 as discussed during last month's meeting and correction to a minor typographical error.

Discussion by the Commission.

Gross moved **Olver** supported to recommend to the Board of Trustees that the proposed Sidewalk and Pathway Construction Policy Resolution with a revision date of August 12, 2024 be adopted as presented. **Roll Call Vote: Ayes: Buckley, Gross, Lapp, Olver, Squatrito, and Thering. Nays: 0. Motion carried.**

Extended Public Comments

Open: 8:44 p.m.

No comments were offered.

Closed 8:44 p.m.

Final Board Comment

Squatrito noted during the meeting that there was a consensus among the commissioners to include discussion items on the September meeting agenda regarding the Township's accessory dwelling regulations and to consider the boundary between the rural residential and light industrial zoning districts on the east side of S. Isabella Rd. north of E. River Rd.

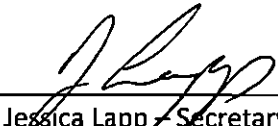
Thering – apologized for not bringing his notes from the Board of Trustees meeting and promised a more detailed update in September.

Lapp – Asked if there had been complaints regarding the chicken and ducks that were discussed during public comment.

Olver – inquired on how long it would take for a rezone if one was to happen.

Adjournment – Chair Squatrito adjourned the meeting at 8:52 p.m.

APPROVED BY:



Jessica Lapp – Secretary
Tom Olver – Vice Secretary

(Recorded by Tera Green)