

Charter Township of Union

APPLICATION FOR REZONING APPROVAL

A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:

- Response to Rezoning Criteria (Section 14.5.G.)
- Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project		4080 S. WHITEVILLE ROAD	
Common Description of Property & Address (if issued)		4080 S. WHITEVILLE ROAD, MT. PLEASANT, MI	
Applicant's Name(s)		MCGUIRK MIN STORAGE, INC.	
Phone/Fax numbers	[REDACTED]	Email	[REDACTED]
Address	[REDACTED]	City:	MT. PLEASANT Zip: 48858

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-030-20-001-00	
Existing Zoning:	AG	Land Acreage:	1.21	Existing Use(s):	SINGLE FAMILY
<input checked="" type="checkbox"/> ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.					

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name:	CMS&D	Phone:	[REDACTED]	Email	[REDACTED]
	2. Address:	2257 E. BROOMFIELD ROAD				
	City:	MT. PLEASANT	State:	MI	Zip:	48858
	Contact Person:	[REDACTED]	Phone	[REDACTED]		
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:	MCGUIRK MINI STORAGE, INC.	Phone:	[REDACTED]		
	Address:	[REDACTED]				
	City:	MT. PLEASANT	State:	MI	Zip:	48858
	Signature:	Interest in Property:				
	2. Name:	CHUCK MCGUIRK	Phone:	[REDACTED]		
	Address:	[REDACTED]				
	City:	MT. PLEASANT	State:	MI	Zip:	48858
	Signature:	Zip: Interest in Property:				

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

[Handwritten Signature]

Signature of Applicant

Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____



CMS & D

SURVEYING/ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE:989-775-0756 EMAIL: info@cms-d.com

January 20, 2026

Union Township Zoning Commissioners
2010 S. Linclon Road
Mt. Pleasant, Michigan 48858

Re: Proposed Rezoning 40 80 S. Whiteville Road, Mt. Pleasant, Michigan.

Commissioners,

Attached, you will find a two-drawing set that shows the existing and proposed conditions for the entire 2.3-acre parcel, commonly known as Parcel #14-030-20-001-00 and having the address of 4080 S. Whiteville Road. In 2018, the Northern portion of the parcel was rezoned from AG to R-2A. The Southern portion could not be rezoned at the time, as the large barn was separate from the residence and was not allowed under the R-2A zoning. Since that time, the residence and the barn have been attached so that they are one structure. The “Barn” is far more than a typical barn. The main floor of this structure has split into a heated garage portion and a portion that is utilized as part of the overall residence. The second floor of this structure has been finished as part of the overall residence.

This combination of structures was a custom built for the then Head Coach of the CMU Football team. The living quarters over the large garage were used as part of the residence but allowed the Coach to have the room to have his staff meet at his home. The next head coach that was brought on by CMU continued to utilize this residence in the same manner. Unfortunately, the current head coach is moving on from CMU and it does not appear that the new head coach will be utilizing this residence.

The interior of the home is set up so that it could be divided into two separate residences. The applicant wishes to do this. The request is to match the zoning of the Northern portion of the overall parcel so that the entire 2.3-acre parcel would be R-2A. This zone would allow the owner to divide the residence into a duplex. The Easterly portion would be utilized as a rental, while the Westerly portion would be home to a proposed new owner.

Currently, the 2.3-acre parcel has a split zoning. The Northern 1.09 acres is zoned R-2A and the Southerly 1.21 acres is zoned AG. This request would consolidate the zone. By rezoning the Southerly portion from AG to R-2A would also reduce the side yard setback encroachment of the residence from 7.3 feet to 10 inches as the side yard would be reduced from 16.5 feet to 10 feet.

Proposed Rezoning
4080 S. Whiteville Road
January 20, 2026
Page 2 of 2

The proposal is consistent with the adjacent zoning classifications, to the North and Northwest. The size of the lot is also consistent with these parcels. The future use map shows the 2.3 acres as Agricultural and does not address that the Northern half of the parcel is already zoned R-2A. Although the Future Use Map shows Agricultural, the proposal would not create a spot zoning, and it would consolidate the zoning of the parcel.

We hope that the Commissioners look favorably on our request. It will allow a custom-built residential property to be utilized to its highest and best use, while consolidating zoning on a parcel without deviating from the Future Use Map any more than the current situation.

This request is being made on behalf of McGuirk Mini Storage, Inc., and the potential buyer of the parcel.

Respectfully,

Central Michigan Surveying & Development Company, Inc.

Timothy Bebee
President

Proposed Findings of Fact

These Findings of Fact are adopted pursuant to Section 14.5(G) of the Union Charter Township Zoning Ordinance in connection with the request to rezone the southerly portion of the subject property from AG (Agricultural) to R-2A (One- and Two-Family Residential).

SECTION 14.5(G)(1) – EVALUATION OF EXISTING AND PROPOSED ZONING DISTRICTS

a.

Ordinance Criterion:

Compatibility of existing zoning, proposed zoning, and all land uses allowed in each zoning district with site characteristics, Master Plan policies, the intent and purposes of the existing and proposed districts, and anticipated land use impacts on the surrounding area and anticipated future development.

Finding:

The subject property is split-zoned, with the northern portion already zoned R-2A and the southerly portion zoned AG. The property is developed with a single, unified residential structure and is directly adjacent to other R-2A zoned properties. Rezoning the southerly portion to R-2A aligns zoning with existing site conditions, surrounding residential uses, and the intent of the R-2A district.

b.

Ordinance Criterion:

“Compatibility of the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area and anticipated future development.”

Finding:

The proposed rezoning eliminates an internal zoning boundary within a single parcel, creating a uniform zoning classification consistent with adjacent R-2A properties. This configuration supports orderly development and does not constitute spot zoning.

c.

Ordinance Criterion:

Whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as currently zoned.

Finding:

Since the 2018 partial rezoning, the formerly separate barn structure has been physically attached to the residence and converted into residential living space. Maintaining AG zoning on the southerly portion no longer reflects actual conditions and creates unnecessary nonconformities.

SECTION 14.5(G)(2) – APPARENT DEMAND

a.

Ordinance Criterion:

Apparent demand for the types of uses permitted in the existing and proposed zoning districts in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.

Finding:

There is continued demand for low-density and attached residential housing, including duplex units, within the Township and in proximity to Mount Pleasant. The rezoning supports this demand by enabling reuse of an existing residential structure without expanding development into undeveloped agricultural land.

b.

Ordinance Criterion:

Whether there is a demonstrated market demand for more land to be classified in the proposed district, and whether this is the appropriate location.

Finding:

The existing structure was custom-built for residential use and is no longer suited for its former single-occupant configuration. The property's location adjacent to existing R-2A zoning makes it an appropriate and limited location for the proposed district.

c.

Ordinance Criterion:

Availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district classification.

Finding:

The rezoning does not reduce the Township's supply of agricultural land in active use. Instead, it aligns zoning with an existing residential use and structure already present on the site.

d.

Ordinance Criterion:

The amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses.

Finding:

The subject property is already fully developed with a residential structure and supporting infrastructure. No additional land development is required to accommodate uses permitted under the R-2A district.

SECTION 14.5(G)(3) – AVAILABILITY OF PUBLIC SERVICES AND INFRASTRUCTURE

Availability of public services and infrastructure. Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the allowable land uses in the proposed

a.

Ordinance Criterion:

Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.

Finding:

Existing utilities and public services are adequate to serve the property under R-2A zoning without compromising public health, safety, or welfare.

b.

Ordinance Criterion:

Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.

Finding:

Access to the property is provided by Whiteville Road, which has adequate capacity to accommodate residential traffic consistent with R-2A zoning.

c.

Ordinance Criterion:

Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.

Finding:

Existing police, fire, emergency medical, and school services are capable of serving the property without adverse impact.

SECTION 14.5(G)(4) – CONSISTENCY WITH THE MASTER PLAN

a.

Ordinance Criterion:

Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the goals, objectives, and policies of the Master Plan, including the future land use designation(s) for the site.

Finding:

While the Future Land Use Map identifies the site as Agricultural, the Master Plan acknowledges that zoning and future land use designations do not always align and should transition gradually. The proposed R-2A zoning is compatible with Master Plan goals promoting orderly development and expanded residential housing options.

b.

Ordinance Criterion:

A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change.

Finding:

Significant changes have occurred since adoption of the Master Plan, including the prior partial rezoning and the physical integration of structures into a single residence, justifying the requested rezoning.

c.

Ordinance Criterion:

The future land use recommendations of the Master Plan are based upon a ten- to twenty-year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors.

Finding:

The rezoning corrects an existing zoning inconsistency, aligns zoning with current site conditions, and is appropriately timed.

SECTION 14.5(G)(5) – ADDITIONAL FACTORS

a.

Ordinance Criterion:

Are all allowable uses and development allowed in the proposed zoning district compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and any applicable laws governing their protection or preservation?

Finding:

All allowable uses under R-2A zoning are compatible with the site and surrounding area and do not impact protected features.

b.

Ordinance Criterion:

Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?

Finding:

Changed physical conditions and prior partial rezoning justify the amendment.

c.

Ordinance Criterion:

Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?

Finding:

The rezoning corrects an inequitable split-zoning condition affecting a single parcel.

d.

Ordinance Criterion:

Will the amendment result in unlawful exclusionary zoning?

Finding:

The rezoning does not result in unlawful exclusionary zoning and supports housing diversity.

e.

Ordinance Criterion:

Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

Finding:

The rezoning is based on unique, site-specific circumstances and will not set an inappropriate precedent.

CONCLUSION

Based on the foregoing Findings of Fact, the proposed rezoning satisfies all criteria of Section 14.5(G) of the Union Charter Township Zoning Ordinance and is reasonable, consistent with surrounding land uses, and in the public interest.



AFFIDAVIT OF PUBLICATION

39949 Garfield Rd., Suite D, Clinton Twp., MI 48038

UNION TOWNSHIP
2010 S Lincoln
Mount Pleasant, MI 48858

STATE OF MICHIGAN COUNTY OF ISABELLA

The undersigned, **NOELLE KLOMP** being duly sworn he/she is the principal clerk of **Morning Sun**, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Planning Commission

Published in the following edition(s)
Morning Sun: 28 Jan 2026

Signature of Principle Clerk

Noelle Klomp

Name of Principle Clerk

Sworn to and subscribed before me this 28 Jan 2026,

Notary Public, State of Michigan
Acting in Oakland County

JENNIFER A MOSHER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 29, 2029
Acting in the County of _____

Advertiser Name / ID: UNION TOWNSHIP / 261135 - Ad ID: 21046-115094 - PO: - Affidavit ID: 1188

UNION TOWNSHIP
Dept. Approved _____ Date _____
Coding _____
Coding _____
_____ CH# _____



**CHARTER TOWNSHIP OF UNION PLANNING COMMISSION
NOTICE OF REZONING PUBLIC HEARING**

NOTICE is hereby given that the Planning Commission will hold a public hearing on Tuesday, February 17, 2026, at 7:00 p.m. for the purpose of receiving public comments on the following request pursuant to Section 14.5 (Amendments) of the Township Zoning Ordinance No. 20-06.

PUBLIC HEARING FOR A REZONING REQUEST (PREZ26-01)
McGuirk Mini Storage Inc request to rezone the approximate 1.21 southerly acres of a 2.3-acre parcel from AG (Agricultural) to R-2A (One and Two-Family Low Density Residential District). The parcel is located at 4080 S. Whitville Road PID 14-030-20-001-00, an approximate 2.3-acre parcel zoned R-2A (One and Two-Family, Low Density Residential District) and AG (Agricultural) located in the NE ¼ of Section 30.

Legal Description: T14N R4W, SEC 30, N 23 RDS OF E 16 RDS OF NE ¼.

The applications may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are available for viewing on the Township's website at: <https://www.uniontownshipmi.com/services/planning-and-zoning/>

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 pgallinat@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional 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.

Advertiser Name / ID: UNION TOWNSHIP / 261135 - Ad ID: 21046-115094 - PO: - Affidavit ID: 1188



CMS & D

SURVEYING/ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE:989-775-0756 EMAIL: info@cms-d.com

April 24, 2026

Attn: Rodney Nanny
Union Charter Township
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Additional Information Regarding Health Department Approval at 4080 South Whiteville Road,
For Proposed Rezoning Application by McGuirk Mini Storage, Inc.

Mr. Nanny,

Attached please find the Central Michigan District Health Department's reports on their findings on the existing domestic well and existing domestic sewage system. The sewage system inspection was completed on April 7, 2026, and water samples were taken on April 8th and 9th, 2026, by Elly Saxton, MS, REHS.

The onsite septic tanks and field were verified, and the soil conditions were inspected by completing a backhoe cut to a depth of 72 inches below existing grade. The Health Department has recommended that vents be added to the septic field to increase the longevity of the drainfield, but this is not a requirement. The onsite sewage system is approved for the proposed eight (8) bedroom duplex.

The existing 5" diameter, 105 feet deep well will be classified as a Type III well for the use of a duplex. Annual water sampling is recommended but not required. The existing domestic well had water samples taken inside of the existing dwelling. Two bacteria samples were taken, 24 hours apart, and both samples were non-detect for coliform bacteria and nitrates. The well head is currently less than 12 inches above the existing grade. It is recommended that the landscaping around the well head be graded so that the well head is at least 12 inches above existing grade, while assuring that the landscaping slopes away from the well so any surface water will drain away from the well head. The well has been approved for the proposed duplex.

This additional information had been requested by the Planning Commission at their March meeting. We request that this information be added to the previously submitted information for the requested rezoning from Agricultural (AG) to (R-2A) One- and Two-Family, Low-Density Residential District of 4080 South Whiteville Road and placed on the May 19th, 2026 meeting for the Union Township Planning Commission to complete their consideration of the requested rezoning.

Respectfully submitted, on behalf of McGuirk Mini Storage, Inc.

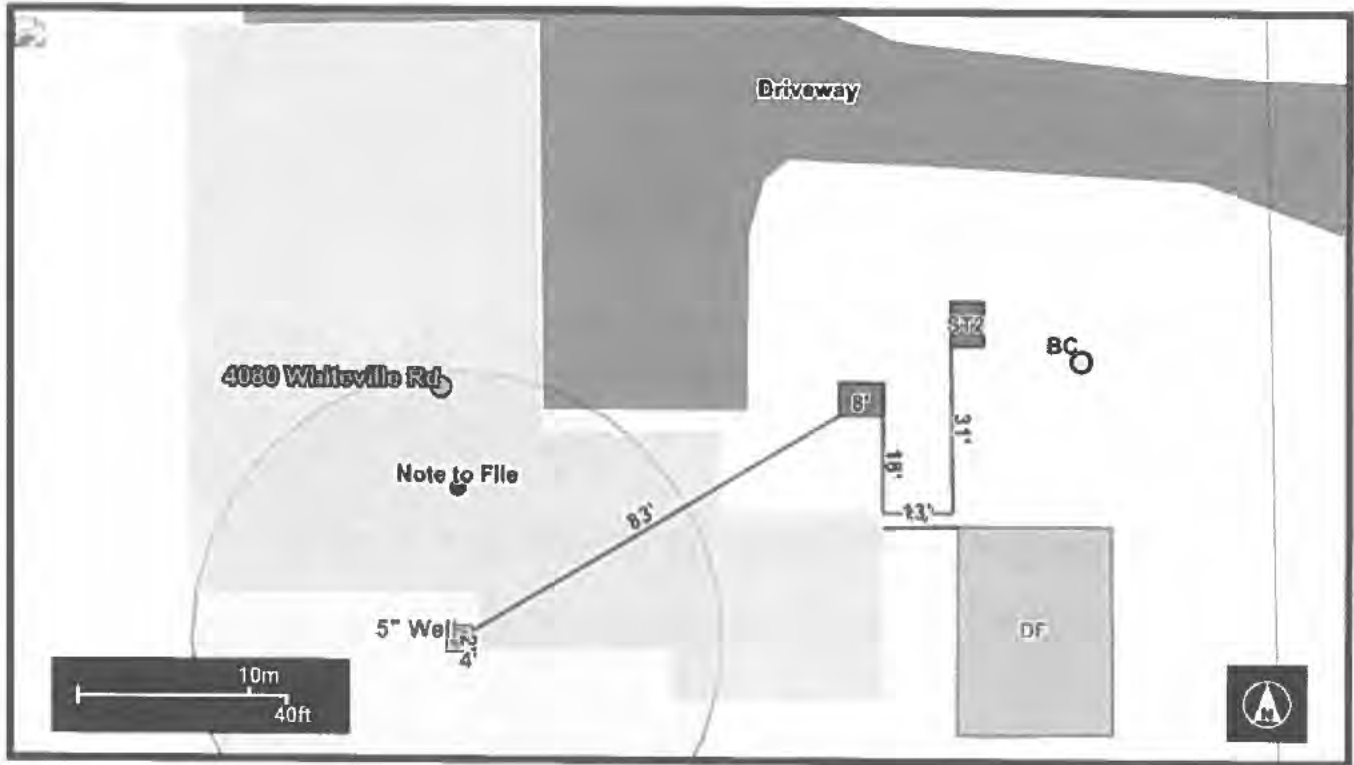
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.

Timothy E Bebee, President



Central Michigan District Health Department

Serving: Arenac, Clare, Gladwin, Isabella, Roscommon, and Osceola Counties



Existing System Evaluation

System Type: Residential

Well Status: Finalized

Property Information

Address: 4080 S WHITEVILLE RD

City: MT PLEASANT

State: MI

Zip Code: 48858

County: Isabella County

Township: Union Township

Section: 29

PIN: 14-030-20-001-00

Owner Information

Owner Name: MCGUIRK MINI STORAGE INC

Well Information

Wells Permit ID: 09081

Welllogic ID: 37000006880

Install Type: Replacement Construction

Well Type: Household Well

Well Depth: 105

Casing Material: PVC

Main Casing Length (ft): 99

Main Casing Diameter (in): 5

Well Location Type: Above Grade

Well Yield (GPM): 60

Aquifer Type: Fine Sand

Flowing: Yes

Unrestricted Flow Rate (GPM):

Flowing Well Controlled: Yes

Flowing Well Air Gapped:

Pump Type: Submersible

Pump Location: Well

Pressure Tank Capacity (Gallons):

Pressure Tank Location:

Well Drilled Date: 06/29/2009

Well Driller Company: Trayer Water Wells

Pump Installer: Trayer Water Wells

EXISTING SYSTEM EVALUATION

Inspection Information

Inspection Result: Compliance Action Recommended

Inspection Type: Existing Site Evaluation

Compliance No Action Required – Approved for use

Compliance Action Recommended – Approved for use (see comments)

Noncompliance Action Required – NOT approved for use (see comments)

Comments:

The current 5" well on the property is a private household well that is 105' in depth and was drilled in 2009. The proposed new use (duplex) would make it a Type III public well. The existing well exceeds the required 75' isolation to the septic for a Type III well. Two bacteria samples taken 24 hours apart were both non-detect for coliform bacteria, and the nitrate sample was also non-detect. The well is approved for the proposed duplex. Annual water sampling is recommended.

The well head is less than 12" above grade. It is recommended that the landscape around the well head be graded so that the well head is at least 12" above grade and the landscape slopes away from the well so any access surface water will drain away from the well head.

Well Location

Properly isolated from all contamination sources: Yes

Well Accessible for maintenance/repair: Yes

Well Subject to flooding: No

Well Head

Wellhead minimum 12in above grade: No

Proper well cap/seal and secure: Yes

Approved electrical conduit: Yes

Any apparent wellhead damage: No

Pump

Is there a suction line from well to pump: No

Suction line has outer casing pressurized or drains to basement: No

Pressure Tank

Pressure relief valve installed: N/O

Sample tap provided at pressure tank: N/O

Abandoned Wells

Abandoned wells on property: Yes

Abandoned wells properly plugged: Yes

Miscellaneous

Frost free hydrant present: No

Water Samples

Water Sample Bacteria: Absent or Non-Detect

Water Sample Nitrate: Absent or Non-Detect

Nitrate (mg/L):

The information on this report is from observations made on the date of inspection only. This inspection form does not imply any warranty, expressed or implied.

Evaluation Conducted By: Elly Saxton, REHS

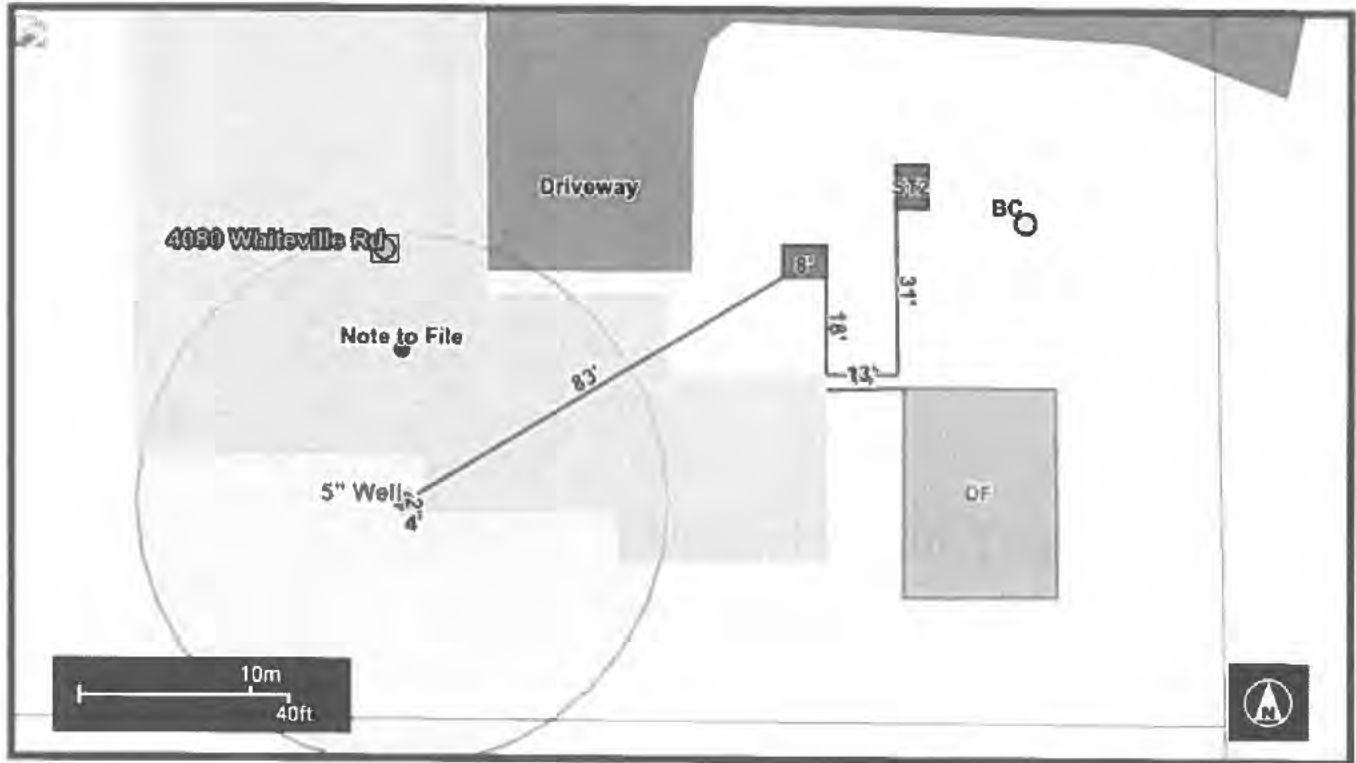
Inspection Date: 03/16/2026

Sanitarian Signature:



Central Michigan District Health Department

Serving: Arenac, Clare, Gladwin, Isabella, Roscommon, and Osceola Counties



Existing System Evaluation

System Type: Residential

Property Information

Address: 4080 S WHITEVILLE RD

City: MT PLEASANT

State: MI

Zip: 48858

County: Isabella County

Township: Union Township

Section: 30

PIN: 14-030-20-001-00

Owner Information

Owner Name: MCGUIRK MINI STORAGE INC

SEPTIC TANKS

Label: ST2

Permit Number: 28359

Status: Finalized

Type: Septic

Capacity Gallons: 1250

Install Date: 03/04/2019

Material: Concrete

Compartments: 2

Tank Outlet:

Riser(s): No

Comments:

Effluent Filter:

Isolation:

SEPTIC TANKS

Label: ST1

Status: Finalized

Capacity Gallons: 1250

Material: Concrete

Tank Outlet:

Riser(s): No

Comments:

Permit Number: 28359

Type: Septic

Install Date: 05/10/2017

Compartments: 2

Effluent Filter:

Isolation:

DRAIN FIELDS

Label: DF

Status: Finalized

Install Date: 05/10/2017

Length (ft): 39

Square Area (sqft): 1131

Max Depth of System (in): 0

Berm Length (ft):

Isolation:

Comments:

Permit Number: LFAE-ALRIW

Drain Field Type:

Advance Treatment Type (if applicable):

Width (ft): 29

Cover Depth (in): 36

Bottom of Bed: At Grade

Diversion/Alternator Valve:

SOIL BORINGS

Label: BC

Boring Completed By: Owner

Seasonal High Water Table/Limiting Layer (in): 72

Comments:

Boring Type: Backhoe Cut

Boring Date: 04/07/2026

Soil Type: Clay Loam

Size:

Depth Start (in): 0

Depth End (in): 60

Soil Notes: Fill

Soil Type: Loamy Sand

Size:

Depth Start (in): 60

Depth End (in): 72

Soil Notes: Native soil

OPERATION AND MAINTENANCE EVALUATION

Inspection Information

Septic Tank

Filters Cleaned & Reinstalled: No

Is septic tank in sound condition:

Access to Tank Secure: Yes

Are Risers/Lids in good condition:

Tree Roots Present (Tank):

Evidence of Wastewater above Tank Baffle:

Wastewater Below Tank Baffle Before Pumping:

Signs of Heavy Traffic over Tank: No

Structure Built Over Tank: No

Tank Pumped in Last 60 Months:

Pump Chamber

Pump Chamber Present: No

Is Pump Operational: N/A

Chamber & Pump Accessible for Maintenance: N/A

Disposal Area

Disposal Area Augured Into: Yes

Standing Water Present in Drainfield Stone : No

Signs of Wastewater Surfacing : No

Has Wastewater Backed Up into House: No

Do Drains Run Slow: No

Tree Roots Present in Drainfield: No

Signs of Heavy Traffic over Drainfield: No

Structure Built over Drainfield: No

Advanced Treatment

Does the System have Advance Treatment System: No

Is the Advanced Treatment Being Used (not bypassed): N/A

Is the Advanced Treatment Functioning as Designed: N/A

Site Conditions

Number of Bedrooms System was Designed/Permitted for: 6

Number of Bedrooms System is Approved for: 8

Does Laundry Discharge to Sewage System: Yes

Does Water Softener Discharge to Sewage System:

Do Footing Drains Discharge to Sewage System:

Inspection Purpose: Existing Site Evaluation

Inspection Result: Compliance Action Recommended

Compliance No Action Required – Approved for use

Compliance Action Recommended – Approved for use (see comments)

Noncompliance Action Recommended - NOT approved for use. Action required to gain approval for use. (see comments)

Noncompliance Action Required – NOT approved for use. Action is required and there is a violation of the CMDHD Sanitary Code (see comments).

Comments:

The septic system was installed and approved for 4 bedrooms in 2017. In 2019 a second 1250 gallon tank was added to accommodate additional bedrooms. According to the final inspection in 2017, the drainfield was installed at grade. However, the entire septic area has now been filled with 36" of clay loam which does not allow for proper gas exchange. It is recommended to remove some of the added fill or add vents to the drainfield to increase the longevity of the drainfield. The existing drainfield is approved for the proposed 8 bedroom duplex. Replacement may require removal of the clay fill and/or an elevated mound system with a pump.

The information on this report is from observations made on the date of inspection only. This inspection form does not imply any warranty, expressed or implied.

Evaluation Conducted By: Elly Saxton, REHS

Inspection Date: 04/07/2026

Sanitarian Signature:



From: [Ellen Saxton](#)
To: [Rodney Nanney](#)
Cc: [Dawn Krabill](#); [Leslie Fate](#); [Lisa Patke](#); [Glen Smith](#)
Subject: RE: 4080 Whiteville Rd - follow up questions
Date: Wednesday, January 21, 2026 4:17:01 PM
Attachments: [image001.png](#)

Rodney,

In order for us to approve existing septic systems and wells for a change of use, we require the owner to apply for an existing system evaluation from CMDHD. We would also need a detailed site plan for the proposed new use.

Once this is complete, we can better answer your specific questions regarding this site. However, you are interpreting our code correctly that we can allow a duplex to share a septic system if it meets specific minimum requirements but is silent on shared wells.

Elly Saxton, M.S., REHS

Environmental Health Supervisor, Isabella County
Central Michigan District Health Department
2012 E. Preston | Mt. Pleasant, MI 48858

Phone: [REDACTED] Ext. [REDACTED] | Fax [REDACTED] | Cell: [REDACTED]



Central Michigan District Health Department

Promoting Healthy Families. Healthy Communities

From: Rodney Nanney <rnanney@uniontownshipmi.com>

Sent: Wednesday, January 21, 2026 3:09 PM

To: Ellen Saxton [REDACTED]

Cc: Dawn Krabill [REDACTED]; Leslie Fate [REDACTED]

Subject: RE: 4080 Whiteville Rd - follow up questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ellen,

Thank you for the site sketch and history on this lot related to well and septic approvals. I have not yet gotten through the full record, but I can see that it has been a challenging site. The owner has applied to rezone the lot so accommodate dividing the home into a duplex building of two separate dwelling units. His civil engineer has asserted in the application documents that the site has adequate existing "utilities" (in this case, including the existing well and existing septic system) to support the conversion to two units.

I know from experience in other areas of the state that some health departments mandate that each

dwelling unit be served by an individual well and individual septic system. Reading your septic system rules, it appears that your office will permit two separate dwelling units in a duplex building to be served by a single "individual" septic system ("*Unless specifically approved by the health officer, each individual sewage system shall serve only a one or two-family dwelling or one business establishment*"). Am I correct in that understanding?

Similarly, is it possible under your rules for the single individual well to serve both proposed dwelling units in a duplex building?

If so, what would be your requirements for this to be possible (both for the well and for the septic system)? Would you require some sort of joint maintenance agreement and/or a bond or other guarantee to ensure that the system is maintained by both future owners?

Thank you for your help with this. Your answers to these questions will be helpful for our Planning Commission as they consider their recommendations related to the rezoning application.

Respectfully,

Rodney C. Nanney, AICP
Community and Economic Development Director
Charter Township of Union
(989) 772-4600 ext. 232
rnanney@uniontownshipmi.com

NOTICE: This email and any attachments are intended solely for the designated recipient and may contain confidential or privileged information. If you have received this message in error, please promptly notify the sender and ensure the original message and any copies are permanently deleted. Thank you.



Existing Private Onsite Water & Wastewater System Inspection Form

Central Michigan District Health Department

Serving the counties of Arenac, Clare, Gladwin, Isabella, Osceola and Roscommon

The purpose of this program is to allow the Central Michigan District Health Department (CMDHD) to evaluate existing on-site sewage treatment systems and private water supplies using the Sanitary Code to determine and report on their status. This is intended to protect the public health, environment for homeowners, buyers, sellers and identify problems that are found and must be corrected in accordance with the Sanitary Code of the CMDHD adopted under authority of the Public Health Code, PA 368 of 1978 as amended.

Property Information

Property Owner: McGuirk Mini Storage, Property Address: 4080 Whiteville Rd, City/State: Mt Pleasant, MI, Zip Code: 48858, County: Isabella, Parcel ID: 14-030-20-001-0, Town/Village/City: 37-14 Union Twp, Source of Information: Existing Permit, Building Use: 1 or 2 Family Dwelling, Number of Bedrooms: 6, Currently Occupied? No, Wastewater system installed date: 5-10-2017, Water system installed date: 2009

Land status on parcel: Individual tribal member fee land, Other/explain: (blank), Latitude: ' ' ', Longitude: ' ' '

Owner Address (if different from above):, City:, State: MI, Zip Code:, Telephone Number: (989)

Tank Information

Table with 7 columns: Tank Type, Manufacturer, Material Type, Capacity (gals), Well to Tank (ft), Building to Tank (ft), Surface Water (ft). Row 1: Septic, concrete, 1250, 85', 11',

Were all tanks pumped at the time of inspection? No/Explain: New septic tank, Using mirror & light or other device did you inspect tank(s) interior? No/Explain:

Filter Type:

Tank Filter	<input type="checkbox"/>	Present	<input type="checkbox"/>	
Absent				
	Satisfactory	Unsatisfactory	N/A	Comments
Condition of tank or tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inlet baffle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outlet baffle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Do the tanks have manhole openings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Condition of Risers/Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the ground water infiltrating into tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tank alarm/components	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pumps/floats/controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Conduit/boxes/wires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advanced Treatment Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Property Owner: McGuirk Mini Storage Property Address: 4080 Whiteville Rd City/State: Mt Pleasant , MI Zip Code: 48858

Absorption System

System Type	Contractor	Size	To Well (ft)	To Building (ft)	To Surface Water (ft)
Stonebed	McGuirk	1131 sq ft	85'	14'	
Elevated Sand Mound					
Drywells					
Other:					

Is absorption area :

Discharging to surface? Yes No Comments:

Discharging directly to the waters of the State? Yes No Comments:

Backing up into the structure? Yes No Comments:

Does this system meet the separation requirements to limiting factor? Yes No Comments:

Discharging into seasonal high water table? Yes No Comments:

Discharging to bedrock? Yes No NA Comments:

Meets separation requirements from well, buildings, lot lines, etc? Yes No Comments:

Results of soil evaluation : Boring location(s):

Hole #	Horizon	Start Depth inches	End Depth inches	Texture	Color	Comments
	Topsoil	0	10	Loamy sand		
		10	24	sand		
		24	48	sand		

Seasonal High Water Table: 24 inches

Future Replacement Recommendations :

Water Supply Information

Permit available? Yes No Installed prior to Sanitary Code

Well Record? Yes No Date Installed: 2009

Well Type: Plastic Size of Casing: 5" Well Depth: 105'

Other Observations

Is all sanitary plumbing discharging into wastewater system? Yes No Explain:

Is sump pump or foundation drains discharging into wastewater system? Yes No Explain:

Is water softener discharging into wastewater system? Yes No Explain:

SEWAGE TREATMENT :		WATER SUPPLY:	
<input type="checkbox"/>	The sewage treatment systems (STS) has been installed and approved on _____. The system should be acceptable for the proposed new use.	<input type="checkbox"/>	The water system (WS) has been installed and approved on _____. The system should be acceptable for the proposed new use.
<input type="checkbox"/>	The STS was inspected on 5-10-2017. From the information available, it appears that the system IS approved for the proposed use. (see comments)	<input checked="" type="checkbox"/>	The WS was inspected on 4-20-2011. From the information available, it appears that the system IS approved for the proposed use. (see comments)
<input checked="" type="checkbox"/>	The STS was inspected on 2-26-2019. From the information available, it appears that the system IS NOT approved for the proposed use. (see comments)	<input type="checkbox"/>	The WS was inspected on _____. From the information available, it appears that the system IS NOT approved for the proposed use. (see comments)
<input type="checkbox"/>	The STS is in violation of the Minimum Sanitary Regulations of the Central Michigan District Health Department and IS NOT approved. IMMEDIATE CORRECTION REQUIRED.	<input type="checkbox"/>	The WS is in violation of the Minimum Sanitary Regulations of the Central Michigan District Health Department and IS NOT approved. IMMEDIATE CORRECTION REQUIRED.

Property Owner: McGuirk Mini Storage	Property Address: 4080 Whiteville Rd	City/State: Mt Pleasant , MI	Zip Code: 48858
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Evaluation Comments : The current drainfield was designed for the home . The storage facility was to be used for storage only. Recently there have been bedrooms and bathrooms installed with plans to plumb to sewage system used at the house. A permit to construct a sewage system to support bathrooms and bedrooms in storage facility is required . The system will likely not be able to be installed until weather is warmer . When permit to construct system is issued , temporary approval may be granted .

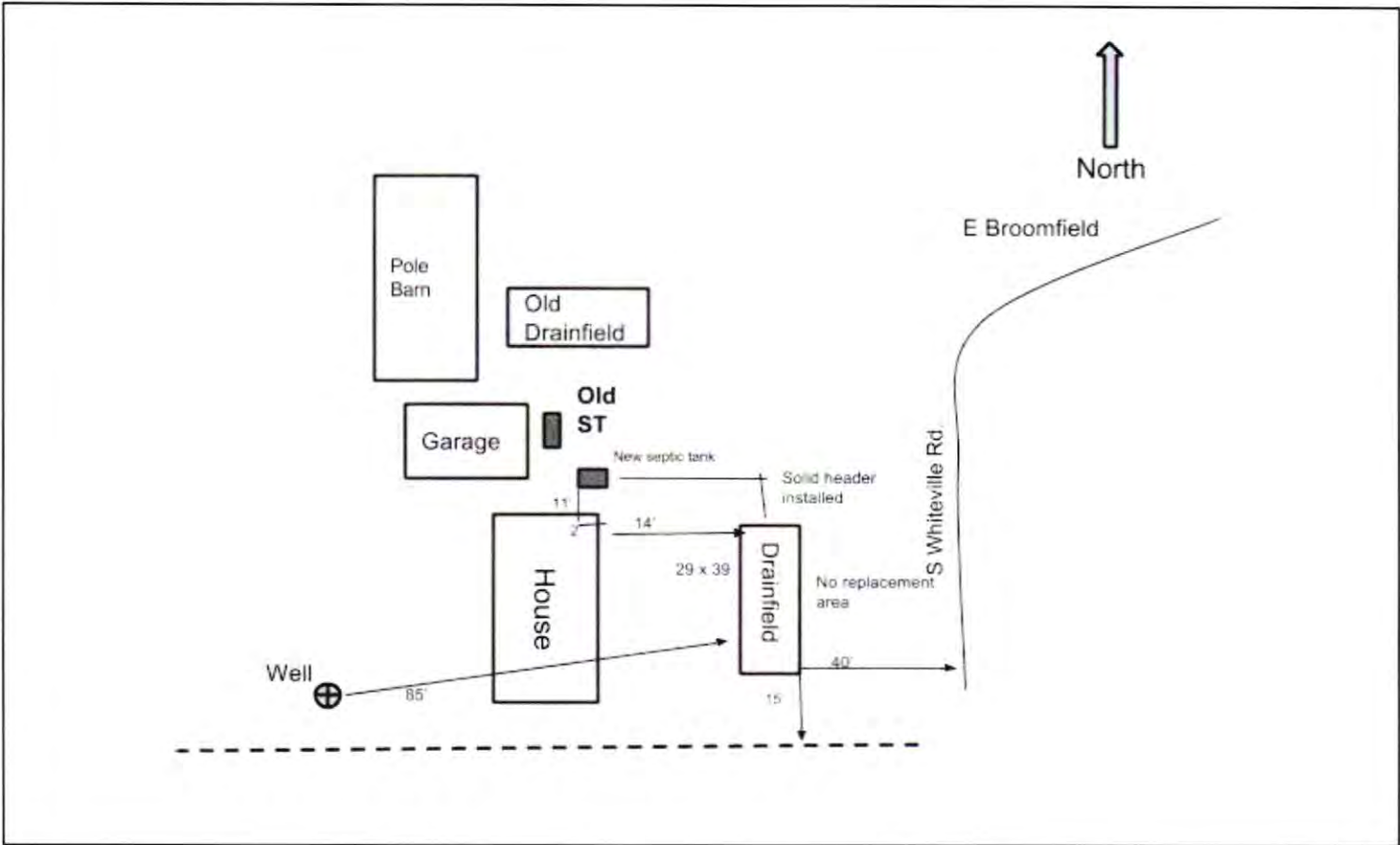
The information on this report is from observations made on the date of inspection only. This inspection form does not imply any warranty, expressed or implied.

Environmental Health Sanitarian: Tracy Nelson ,R.S.

Telephone #: (989) 773-5921

Date of Inspection: Violations explained to (name and date):

Signature of Sanitarian:





Application for Vacant Land Evaluation

Central Michigan District Health Department

Serving the counties of Arenac, Clare, Gladwin, Isabella, Osceola and Roscommon

The purpose of this program is to allow the Central Michigan District Health Department (CMDHD) to evaluate vacant parcels of land using applicable criteria. Determination will be made for compliance with the Sanitary Code, Land Division Act, or Michigan Criteria for Subsurface Sewage Disposal based on intended use. The evaluation of vacant land is intended to protect the public health, environment for homeowners, buyers, sellers and identify use restrictions that are found.

Property Information

Land Use Evaluation For : [X] Single Family Residence [] Condominium / Subdivision Development

[] Non-Residential Use (Describe Use):

County: Isabella Township: Union Section: 30

Property Tax ID #: 14-030-20-001-00 - 4280 - 2175 - 116 Subdivision: Lot #:

Property Address: P.O. Box 530 City: Mt Pleasant Zip Code: 48804

Lot or Acreage Dimensions: 1.3

If lot is less than 1 acre, was it split or split recorded after July 28, 1997? [] YES [] NO

Applicant Information: [] OWNER [] BUYER [] CONTRACTOR [] REAL ESTATE AGENT

Name: McGuirk Sand & Gravel Email: [REDACTED]

Driver's License Number: Date of Birth: 09/24/17

Mailing Address: P.O. Box 530 City: Mt Pleasant State: MI Zip Code: 48804

Home Phone: [REDACTED] Cell/Work Phone: [REDACTED] Fax: [REDACTED]

Property Owner Information (if different than applicant)

Name: McGuirk Sand & Gravel Email: [REDACTED]

Mailing Address: P.O. Box 530 City: Mt Pleasant State: MI Zip Code: 48804

Home Phone: [REDACTED] Cell/Work Phone: [REDACTED]

SEND REPORT TO: [] OWNER [] BUYER [X] CONTRACTOR [] REAL ESTATE AGENT

DELIVERY PREFERENCE: [X] EMAIL REPORT [] MAIL REPORT [] FAX REPORT

OFFICE LOCATIONS

Arenac County 4489 W. M-61, Suite 3 Standish, MI 48658 Phone: (989) 846-6541 FAX: (989) 846-0431

Clare County 815 N Clare Ave. Suite B Harrison, MI 48625 Phone: (989) 539-6731 FAX: (989) 539-4449

Gladwin County 103 N. Bowery Gladwin, MI 48624 Phone: (989) 426-9431 FAX: (989) 426-6952

Isabella County 2012 E. Preston St. Mt. Pleasant, MI 48858 Phone: (989) 773-5921 FAX: (989) 773-4319

Osceola County 22054 Professional Dr. Suite D Reed City, MI 49677 Phone: (231) 832-5532 FAX: (231) 832-1020

Roscommon County 1015 Short Drive Prudenville, MI 48651 Phone: (989) 366-9166 FAX: (989) 366-8921

Office Use Only: Date Received: 5-9-17 Amount Received: 255- Cash: Check: X CC: Receipt Number:

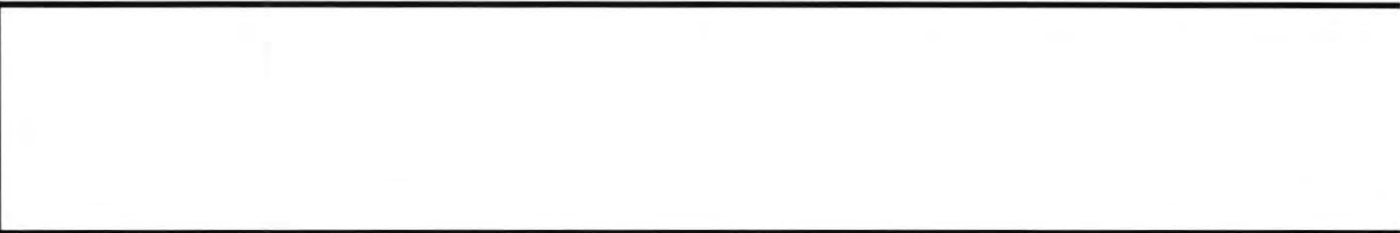
1105

Details

Name	McGuirk Mini Storage	Address	4080 Whiteville, RdMt Pleasant, Isabella, MI, 48858, USA
Subject		Type	

Identification

Created By	Tracy Nelson	Date	26-Feb-2019	Referred To	
Email Observations (Attachments can be added to the Comments field below)				Email Status	
<p>Received a call from representative at McGuirk (Kory Mindel) regarding adding bedrooms to a current address that has approved well and septic system. The address formerly had one dwelling for living space. The system installed in 2017 was designed and approved for a four bedroom home. A storage structure was constructed in 2017 to be used only for storage. Since that time, two bedrooms and five bathrooms have been added to the storage structure. It is anticipated the two buildings are to be connected with an additional building between. There is one bedroom/office anticipated to be added to this proposed building. The existing system evaluation was approved based on a bedroom count of 4-5 bedrooms. After receiving more information and consulting with Union Twp building inspector, the existing system is not approved, as it was not known there were facilities and bedrooms in the storage unit. A permit to construct a sewage disposal system is required for all additional bedrooms and living quarters in the former "storage" facility. Weather will not permit construction of system, so the permit can be issued with construction to be completed by July 1, 2019.</p>					

**Comments**

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Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities



Jennifer E. Morse, M.D.
Medical Director

Steve Hall, RS, MS
Health Officer

May 03, 2024

McGuirk Mini Storage
PO BOX 530
Mount Pleasant, MI 48804

Dear McGuirk Mini Storage :

SEPTIC FOLLOW UP

Our office is following up on a Septic construction permit issued on March 04, 2019 for the address at **4080 Whiteville Rd. Union Twp.** This permit expired on March 03, 2020 and we are contacting you to determine if this system has been installed.

A final inspection is required per the **Sanitary Code, Article III, section J.:**

After construction of the individual sewage disposal system has been completed to the extent of the placement of all sewers septic tank and soil absorption system, and before any portion of the system has been covered or placed in operation, request for an inspection shall be made to the health officer. The system may be covered and used after approval is given by the health officer. Approval of an individual sewage disposal system may be withheld if: tile is not laid at a uniform grade, tile is in poor condition, if soil has been allowed to fill up the air spaces around the filter material or if the installation does not conform to the requirements of the construction permit or these regulations .

Please contact our office at 989-539-6731 ext. 3, so we can schedule a final inspection, update the records if you no longer need the system, or need to initiate the renewal process.

Thank you,

Sincerely,

Taylor Irwin/REHD

Taylor Irwin



Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities

Serving Arenac, Clare, Gladwin, Isabella, Osceola, and Roscommon Counties

PERMIT TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Permit issued to:

McGuirk Mini Storage
PO BOX 530
Mount Pleasant, MI 48804

Issuing office:

Isabella County - CMDHD
2012 E Preston St
Mt. Pleasant, MI 48858
(989) 773-5921 ext. 3

Permitted Location:	Permit Number: LFAE-B9TMGM
Address: 4080 Whiteville Rd	Permit Type: Residential
Township: 37-14 Union Twp Section: 30	Permit Issue Date: March 04, 2019
Subdivision: Lot:	Date Permit Expires: March 03, 2020
County: Isabella	Replacement or Repair: No
Tax ID Number: 14-030-20-001-0	Owner Phone: [REDACTED]
Directions:	

Design Criteria	
No of Bedroom: 6	Basement Plumbing:
Other, Gal/Day: 900	Garbage Disposal:
Reserve Area Required:	

System Sizing	
Septic Tank Size: 1250 Gallons	Drainfield Size: Square Feet
Septic Tank Comments: Install a two-compartment septic tank with effluent filter on the outlet of the septic tank.	Drainfield Comments:
Pump if needed: Chamber Size Gallons	Audio or visual alarm required:

Permit Requirements:
Permit is for additional septic tank only. Currently there are two dwellings. There is only one sewage system. The buildings are to be combined into one dwelling. An additional tank shall be installed with waste going to existing drainfield that was installed in 2017. If the buildings are not connected or remain separate dwellings, a sewage system will be needed for each dwelling.

Soil Boring						
Hole #	Horizon	Starting Depth (inches)	Ending Depth (inches)	Texture	Color	Comments

Seasonal High Water Table: =24 inches

Required Isolation Distances in Feet

FROM	TO SEPTIC TANK	ABSORPTION FIELD	ABSORPTION BED	SEWER LINE
Well or Suction Line	50 (1)	50 (1)	50 (1)	50 (1) (2)
Basement	10	10	10	--
Water Pressure Lines	10	10	10	10
Lake or Stream	50	50	50	--

(1) For isolation distance required for any Type II, A, B or Type III supplies, must reference Act 399.

(2) See health department for sewers of approved materials for use within the above isolation distances. A minimum isolation distance may be required by the health officer between buried drains and an individual sewage disposal system, depending on site conditions such as topography, soil conditions and ground water elevation.

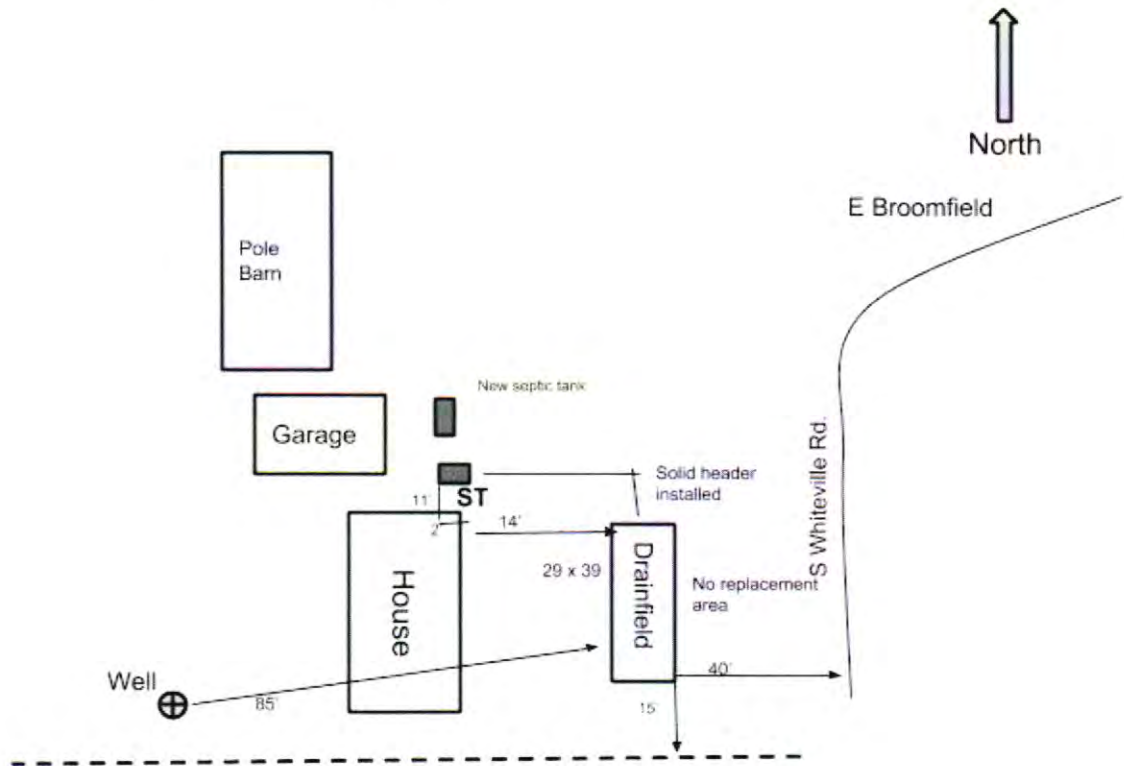
- All methods of water conservation are encouraged due to site limitations. For example, low flush toilets, low flow fixtures on sinks and shower heads, suds saver on washer, etc.
- Driveways and parking areas shall not be constructed over the drainfield area.
- Recommend removing all trees near the drainfield area to reduce potential for roots clogging system.
- Routine pumping of the septic tank every 3-5 years will help prolong the system's useful life.
- Set aside a reserve area for a replacement sewage system equal to or larger than original area design for future use.
- Unnecessary water, such as footing drains, eaves, water softener discharge must be diverted away from sewage disposal system.

Issued by: Tracy Nelson , R.S.
 Environmental Health Sanitarian
 Health Department Representative

Approved Date: March 04, 2019

Install per Central Michigan District Health Department Sanitary Code. Final inspection and approval is required before backfilling and approval for use. Approval of a plan and the installation cannot be considered by the owner as a guarantee that successful operation is assured. Health Officer may require 24 hours notice prior to beginning construction of a septic system or drilling water well. Contractor/owner to be aware that other local or state permits maybe required (i.e.. soil erosion, natural rivers, wetlands). This permit is for sanitary waste only.

DESIGN DRAWING



T.V. 3-1-19
FR



Application for On-Site Sewage Disposal System and Water Supply

Central Michigan District Health Department

Serving the counties of Arenac, Clare, Gladwin, Isabella, Osceola and Roscommon

The purpose of this program is to allow the Central Michigan District Health Department (CMDHD) to evaluate site conditions using applicable criteria. Determination will be made for compliance with the Sanitary Code, Land Division Act, Michigan Criteria for Subsurface Sewage Disposal, or the Groundwater Quality Control rules based on intended use. The evaluation of site conditions and permit issuance is intended to protect the public health and maintain a safe environment for residents.

Application to Construct:

- Residential Septic System
- Commercial Septic System
- Private Water Supply
- Type III Commercial Water Supply

Number of Bedrooms: 6
Gallons per Day: _____

NEW	REPLACEMENT
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Property Information

Property Tax ID #: 14-030-20-001-00 County: Isabella Township: Union
 Section: ³⁰ _____ Subdivision: _____ Lot #: _____ Town: ^{14N} _____ Range: ^{4W} _____
 Property Address: 4080 Whiteville RD City: Mt Pleasant Zip Code: 48858
 Lot or Acreage Dimensions: 2.3

If lot is less than 1 acre, was it split or split recorded after July 28, 1997? YES NO NA

Directions to site: (include name of nearest crossroad/landmarks/neighboring house number)

Applicant Information

Name: Kory Mindel Email: kmindel@mcguirksand.com
 Driver's License Number: M 534 475 367 643 Date of Birth: 8/17/69
 Mailing Address: P.O. Box 530 City: Mt Pleasant State: MI Zip Code: 48804
 Home Phone: _____ Cell/Work Phone: _____ Fax: _____

Property Owner Information (if different than applicant)

Name: McGuirk Mini Storage Email: kmindel@mcguirksand.com
 Mailing Address: P.O. Box 530 City: Mt Pleasant State: MI Zip Code: 48804
 Home Phone: 989-772-1309 Cell/Work Phone: 989-506-6393

SEND PERMIT(S) TO: OWNER APPLICANT DELIVERY PREFERENCE: EMAIL MAIL FAX

I hereby authorize Central Michigan District Health Department to access the above described property to determine its suitability for the development plans indicated, to conduct such tests as may be necessary in order to obtain information required for this evaluation, and to conduct inspections of permitted facilities. I also agree to comply with the requirements of the Sanitary Code for the District, and with the applicable laws of the State of Michigan.

I hereby affirm that information contained on this application is true to the best of my knowledge and that final approval must be given by the Health Officer before the system is covered or used. I further agree to have all underground utilities marked prior to any health department activity on the property and understand if I fail to do so, I will accept all liability and/or any penalties or fees associated with violations of Public Act 53 as amended.

COMPLETE DRAWING AND ADDITIONAL REQUIRED INFORMATION ON REVERSE.

Signature of Owner/Agent: [Signature] Phone #: 989-506-6393 Date: 2/27/19

OFFICE LOCATIONS

Arenac County 4489 W. M-61, Suite 3 Standish, MI 48658 Phone: (989) 846-6541 FAX: (989) 846-0431	Clare County 815 N Clare Ave, Suite B Harrison, MI 48625 Phone: (989) 539-6731 FAX: (989) 539-4449	Gladwin County 103 N. Bowery Gladwin, MI 48624 Phone: (989) 426-9431 FAX: (989) 426-6952	Isabella County 2012 E. Preston St. Mt. Pleasant, MI 48858 Phone: (989) 773-5921 FAX: (989) 773-4319	Osceola County 22054 Professional Dr. Suite D Reed City, MI 49677 Phone: (231) 832-5532 FAX: (231) 832-1020	Roscommon County 200 Grand Ave, Suite A Prudenville, MI 48651 Phone: (989) 366-9166 FAX: (989) 366-8921
--	--	--	--	--	---

Office Use Only: Date Received: 2-28-19 Amount Received: 312- Cash: _____ Check: CC: _____ Receipt Number: _____

#411

Application continued:

Proposed Excavator: McGuirk Sand & Gravel Proposed Well Contractor: _____

Residential Information

Does home have basement plumbing? YES NO
Is there a garbage disposal? YES NO
Is there a garden tub or hot tub greater than 50 gallons of capacity? YES NO
Is laundry waste plumbed into septic system? YES NO
Is there a water softener? YES NO Is it plumbed into septic system? YES NO
How frequently has the existing sewage system been routinely pumped? 1-2yrs 3-5yrs 5-10yrs >10yrs Never
Date of last tank pump out: 4/28/17

Commercial Information

Type of establishment or business: _____
Number of Employees: _____/Shift Customers: _____ Students: _____ Patients: _____
Normal Business Hours: _____ Total Hours per day: _____ Total number of work shifts: _____
Toilets/Water Closets..... _____ Urinals..... _____
Lavatories/Hand Sinks..... _____ Bath Tubs/Shower Stalls..... _____
Will this facility generate liquid waste from other than toilets, sinks, baths or laundry? Yes No
If Yes, please explain:
Will Floor Drains be installed? Yes No

INCLUDE ON SKETCH:

PLEASE COMPLETE A SITE PLAN SKETCH BELOW

- 1 Property lines/dimensions
- 2 Location of any buildings – include distance to roads/landmarks
- 3 Well locations - (proposed and/or existing) distance to septic/drain field
- 4 Neighboring well/septic system location
- 5 Septic tank and drainfield location(s) - proposed and/or existing
- 6 Location(s) of streets/roads
- 7 Location(s) of body(ies) of water
- 8 Location(s) of underground and above ground fuel storage tanks
- 9 Test hole locations
- 10 Indicate proposed additions/changes to existing buildings for remodeling
- 11 Attach existing and proposed floor plan for remodeling
- 12 Location of utilities; i.e. electric, gas, phone





Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities

Serving Arenac, Clare, Gladwin, Isabella, Osceola, and Roscommon Counties

ON-SITE SEWAGE DISPOSAL SYSTEM FINAL INSPECTION REPORT

Permit issued to:
 McGuirk Mini Storage
 PO BOX 530
 Mount Pleasant, MI 48804

Issuing office:
 Isabella County - CMDHD
 2012 E Preston St
 Mt. Pleasant, MI 48858



Permitted Location:	Permit Number: LFAE-ALRJUV
Address: 4080 Whiteville Rd	Permit Type: Residential
Township: 37-14 Union Twp Section: 30	
Subdivision: Lot:	
County: Isabella	
Tax ID Number: 14-030-20-001-0	Owner Phone: [REDACTED]
Directions:	

Design Criteria	
No of Bedroom: 4	
	Seasonal High Water Table: 24 inches

Contractor: Chuck McGuirk

Final Inspection Details:

Septic Tank; Tank Purpose: Septic Tank; Volume: 1250 gal; Material: Concrete (pre-cast); Baffle Present: Yes; Inspection Port: Yes; Outlet Filter: Yes; Comments: Old septic tank to remain for old drainfield.; Absorption; Design Type: Standard; Reserve Area Required: No; Header Line Material: Smooth-bore plastic; Size of Pipe: 4 in; Footprint Area: 1131 sq ft; Number of Zones: 1; Installation Depth: 0 in; Description: 29 x 39; Above / Below Grade: Above Grade; Infiltration Type: Stonebed; Sized for Septic Tank Effluent: Yes;

Isolation Distance: 85'

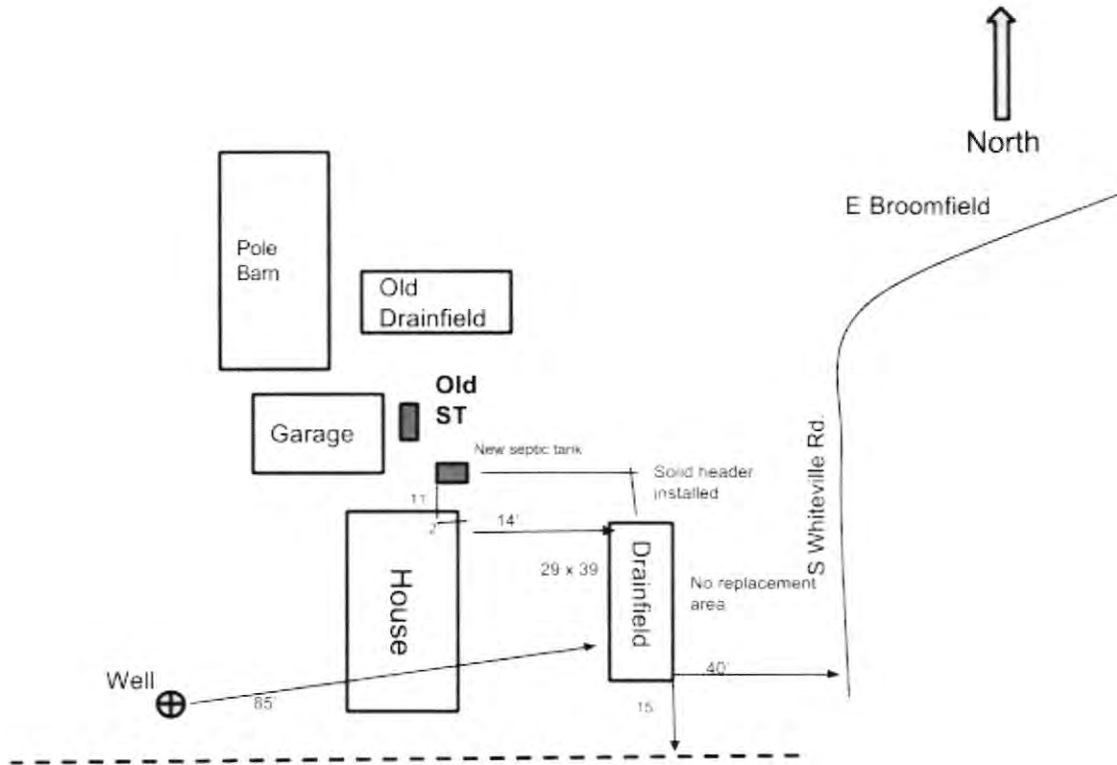
General Comments: Old septic system to remain.

Inspection Date: May 10, 2017

System Satisfactory: Yes

Inspected By: Tracy Nelson, R.S.
 Environmental Health Sanitarian
 Health Department Representative

AS BUILT DRAWING
Visit us on the web at www.cmdhd.org





Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities

Serving Arenac, Clare, Gladwin, Isabella, Osceola, and Roscommon Counties

PERMIT TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Permit issued to:

McGuirk Mini Storage
PO BOX 530
Mount Pleasant, MI 48804

Issuing office:

Isabella County - CMDHD
2012 E Preston St
Mt. Pleasant, MI 48858



Permitted Location:	Permit Number: LFAE-ALRJUV
Address: 4080 Whiteville Rd	Permit Type: Residential
Township: 37-14 Union Twp Section: 30	Permit Issue Date: April 28, 2017
Subdivision: Lot:	Date Permit Expires: April 28, 2018
County: Isabella	Replacement or Repair: Yes
Tax ID Number: 14-030-20-001-0	Owner Phone: [REDACTED]
Directions:	

Design Criteria	
No of Bedroom: 4	Basement Plumbing:
Other, Gal/Day: 600	Garbage Disposal:
Reserve Area Required: No	

System Sizing	
Septic Tank Size: 500 Gallons	Drainfield Size: 750 Square Feet
Septic Tank Comments:	Drainfield Comments: Remove 10 inches of topsoil to sand. Replace with a minimum of 10" clean sand. Drainfield construction will begin here and when complete and covered will be approximately 24" above what is now original grade. Berm sand around field at 4:1 slope.
Pump if needed: Chamber Size Gallons	Audio or visual alarm required:

Permit Requirements:
Bottom of drainfield no lower than 0 inches Above Grade at boring. The current system has not failed. There is a pole barn being constructed and the field may have been damaged during construction, and homeowner prefers it be moved to different location.

Soil Boring						
Hole #	Horizon	Starting Depth (inches)	Ending Depth (inches)	Texture	Color	Comments
1	topsoil	0	10	LS (Loamy Sand)	dark brown	
1		10	24	S (Sand)	tan	mottled at 24"
1		24	48	S (Sand)	gray	saturated

Seasonal High Water Table: =24 inches

Required Isolation Distances in Feet				
FROM	TO SEPTIC TANK	ABSORPTION FIELD	ABSORPTION BED	SEWER LINE
Well or Suction Line	50 (1)	50 (1)	50 (1)	50 (1) (2)
Basement	10	10	10	--
Water Pressure Lines	10	10	10	10
Lake or Stream	50	50	50	--

(1) For isolation distance required for any Type II, A, B or Type III supplies, must reference Act 399.

(2) See health department for sewers of approved materials for use within the above isolation distances. A minimum isolation distance may be required by the health officer between buried drains and an individual sewage disposal system, depending on site conditions such as topography, soil conditions and ground water elevation.

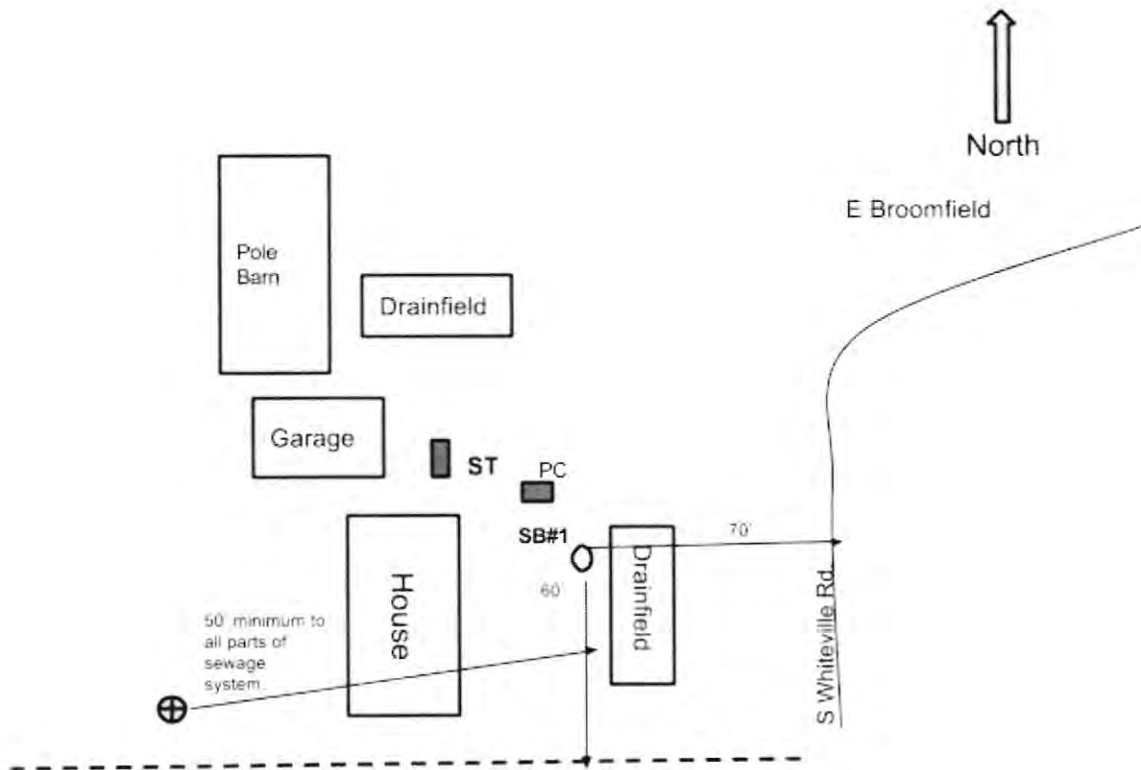
- All methods of water conservation are encouraged due to site limitations. For example, low flush toilets, low flow fixtures on sinks and shower heads, suds saver on washer, etc.
- Driveways and parking areas shall not be constructed over the drainfield area.
- Recommend removing all trees near the drainfield area to reduce potential for roots clogging system.
- Routine pumping of the septic tank every 3-5 years will help prolong the system's useful life.
- Set aside a reserve area for a replacement sewage system equal to or larger than original area design for future use.
- Unnecessary water, such as footing drains, eaves, water softener discharge must be diverted away from sewage disposal system.

Issued by: Tracy Nelson , R.S.
Environmental Health Sanitarian
Health Department Representative

Approved Date: April 28, 2017

Install per Central Michigan District Health Department Sanitary Code. Final inspection and approval is required before backfilling and approval for use. Approval of a plan and the installation cannot be considered by the owner as a guarantee that successful operation is assured. Health Officer may require 24 hours notice prior to beginning construction of a septic system or drilling water well. Contractor/owner to be aware that other local or state permits maybe required (i.e.. soil erosion, natural rivers, wetlands). This permit is for sanitary waste only.

DESIGN DRAWING





Application for On-Site Sewage Disposal System and Water Supply
Central Michigan District Health Department

Serving the counties of Arenac, Clare, Gladwin, Isabella, Osceola and Roscommon

The purpose of this program is to allow the Central Michigan District Health Department (CMDHD) to evaluate site conditions using applicable criteria. Determination will be made for compliance with the Sanitary Code, Land Division Act, Michigan Criteria for Subsurface Sewage Disposal, or the Groundwater Quality Control rules based on intended use. The evaluation of site conditions and permit issuance is intended to protect the public health and maintain a safe environment for residents.

Application to Construct:

<input checked="" type="checkbox"/> Residential Septic System	Number of Bedrooms: <u>3</u>	NEW	REPLACEMENT
<input type="checkbox"/> Commercial Septic System	Gallons per Day: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Private Water Supply		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Type III Commercial Water Supply		<input type="checkbox"/>	<input type="checkbox"/>

Property Information

Property Tax ID #: 14-030-20-001-00 County: Isabella Township: Union
 Section: 030 Subdivision: _____ Lot #: _____ Town: 14N Range: 04W
 Property Address: 4080 Whiteville Rd City: Mt Pleasant Zip Code: 48858
 Lot or Acreage Dimensions: 2.3

If lot is less than 1 acre, was it split or split recorded after July 28, 1997? YES NO NA

Directions to site: (include name of nearest crossroad/landmarks/neighboring house number)

Applicant Information

Name: Lesoy McQuirk Email: _____
 Driver's License Number: _____ Date of Birth: 9/24/67
 Mailing Address: P.O. Box # 530 City: Mt Pleasant State: MI Zip Code: 48804
 Home Phone: 989-772-1309 Cell/Work Phone: 989-621-7540

Property Owner Information (if different than applicant)

Name: McQuirk Mini Storage Email: Kminde1@McQuirkSand.com
 Mailing Address: P.O. Box 530 City: Mt Pleasant State: MI Zip Code: 48804
 Home Phone: _____ Cell/Work _____

SEND PERMIT(S) TO: Owner Applicant **DELIVERY PREFERENCE:** Email Permit(s) Mail Permit(s)

I hereby authorize Central Michigan District Health Department to access the above described property to determine its suitability for the development plans indicated, to conduct such tests as may be necessary in order to obtain information required for this evaluation, and to conduct inspections of permitted facilities. I also agree to comply with the requirements of the Sanitary Code for the District, and with the applicable laws of the State of Michigan.

I hereby affirm that information contained on this application is true to the best of my knowledge and that final approval must be given by the Health Officer before the system is covered or used. I further agree to have all underground utilities marked prior to any health department activity on the property and understand if I fail to do so, I will accept all liability and/or any penalties or fees associated with violations of Public Act 53 as amended.

COMPLETE DRAWING AND ADDITIONAL REQUIRED INFORMATION ON REVERSE.

Signature of Owner/Agent: [Signature] Phone #: _____ Date: 3/25/17

OFFICE LOCATIONS

Arenac County 3727 Deep River Rd. Standish, MI 48658 Phone: (989) 846-6541 FAX: (989) 846-0431	Clare County 815 N. Clare Ave. Harrison, MI 48625 Phone: (989) 539-6731 FAX: (989) 539-4449	Gladwin County 103 N. Bowery Gladwin, MI 48624 Phone: (989) 426-9431 FAX: (989) 426-6952	Isabella County 2012 E. Preston St. Mt. Pleasant, MI 48858 Phone: (989)-773-5921 FAX: (989)-773-4319	Reed City 4329 220th Avenue Reed City, MI 49677 Phone: (231) 832-5532 FAX: (231) 832-1020	Roscommon County 1015 Short Drive Prudenville, MI 48651 Phone: (989) 366-9166 FAX: (989) 366-8921
---	--	---	---	--	--

Office Use Only: Date Received: 4-25-17 Amount Received: 3550 Cash: _____ Check: X CC: _____ Receipt Number: _____

#394

Application continued:

Proposed Excavator: McBarrick Sand & Gravel Proposed Well Contractor: _____

Residential Information

Does home have basement plumbing? YES NO
 Is there a garbage disposal? YES NO
 Is there a garden tub or hot tub greater than 50 gallons of capacity? YES NO
 Is laundry waste plumbed into septic system? YES NO
 Is there a water softener? YES NO Is it plumbed into septic system? YES NO
 How frequently has the existing sewage system been routinely pumped? 1-2yrs 3-5yrs 5-10yrs >10yrs Never
 Date of last tank pump out: N/A

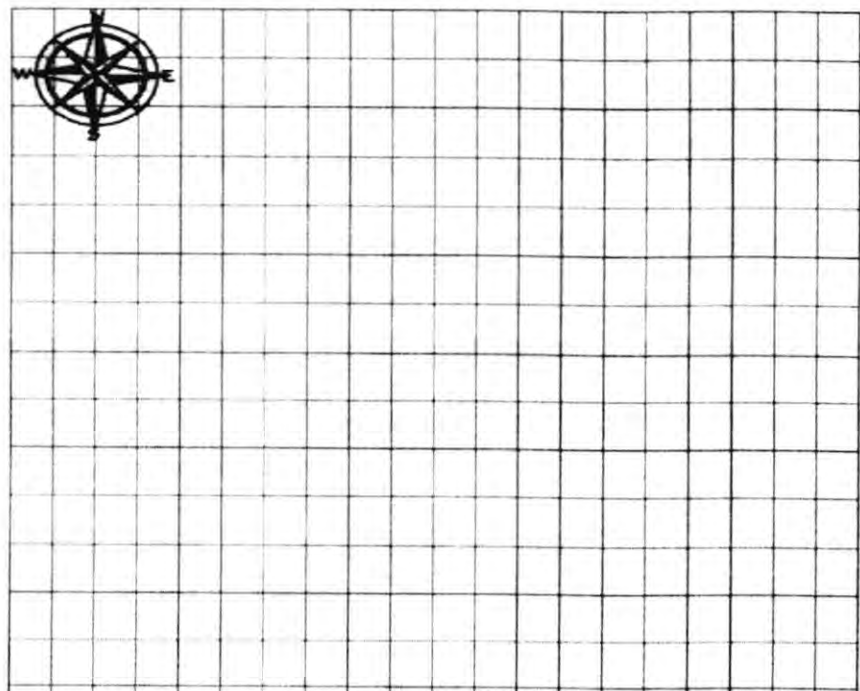
Commercial Information

Type of establishment or business: _____
 Number of Employees: _____/Shift Customers: _____ Students: _____ Patients: _____
 Normal Business Hours: _____ Total Hours per day: _____ Total number of work shifts: _____
 Toilets/Water Closets: _____ Urinals: _____
 Lavatories/Hand Sinks: _____ Bath Tubs/Shower Stalls: _____
 Will this facility generate liquid waste from other than toilets, sinks, baths or laundry? Yes No
 If Yes, please explain:
 Will Floor Drains be installed? Yes No

INCLUDE ON SKETCH:

1. Property lines/dimensions
2. Location of any buildings – include distance to roads/landmarks
3. Well locations - (proposed and/or existing) distance to septic/drain field
4. Neighboring well/septic system location
5. Septic tank and drainfield location(s) - proposed and/or existing
6. Location(s) of streets/roads
7. Location(s) of body(ies) of water
8. Location(s) of underground and above ground fuel storage tanks
9. Test hole locations
10. Indicate proposed additions/changes to existing buildings for remodeling
11. Attach existing and proposed floor plan for remodeling.
12. Location of utilities; i.e. electric, gas, phone

PLEASE COMPLETE A SITE PLAN SKETCH BELOW





Isabella County GIS Tax Info

Parcel Report: 14-030-20-001-00

4/25/2017, 6:22:50 AM



Property Address

4080 S WHITEVILLE RD
MT PLEASANT, MI, 48858

Owner Address

MCGUIRK MINI STORAGE INC
--
510 W PICKARD ST

Twmsp/City Code: 014
Twmsp/City Name: Union Township
Village Code: --

25' x 30' Driveway

New 600' x 600' Building

PP: 10-003-04

WATER SUPPLY INFORMATION

The following items are important to assure your water system will provide a source of safe water.

- Separate your well from contamination sources (see chart at right).
- Locate well in an area accessible for future repairs.
- The top of the well must be completed a minimum of 12" above ground surface.
- Disinfect the well and distribution system (written procedure available from health department).
- Sample the water and obtain a safe test result for coliform bacteria.
- To help protect your ground water, never dump chemicals, oils or fuels on the ground. Reducing the use of pesticides and fertilizers will provide additional protection.
- Plug any unused wells on your property. These abandoned wells can be a direct route for contamination into your drinking water.

MINIMUM WELL ISOLATION DISTANCES

(residential wells)

Chemical/fertilizer storage	150'
Animal yard/feed lots	50'
Building	3'
Septic tank/field	50'
Drains	10'
Surface water (lake, stream, pond)	10'
Fuel >1100 gallons	300'
<1100 gallons	50'
Building sewers	10'

For commercial isolation distances, contact your local health department office.

SEWAGE TREATMENT SYSTEM INFORMATION

- A properly installed sewage treatment system can provide many years of satisfactory operation. The following items will assist you with the installation or maintenance of your system.
- Repair leaking faucets/fixtures and reduce water usage wherever possible in your home. Excess water can cause premature failure of your septic field.
- Do not build any structure over any portion of your septic system.
- Keep heavy vehicles off the septic system. Your system contains pipes which can be damaged.
- Pump your septic tank every 1 to 5 years depending on how many people use the system.
- Never allow water softener discharge, footing drains or downspouts to drain into your septic field. This excess water can overflow your system.
- Never dispose of harmful compounds such as chemicals, poisons, paints, fats/oils and solvents into your drains.



MINIMUM SEWAGE ISOLATION DISTANCES

(residential systems)

Private wells or suction lines	50'
Basement/building foundation	10'
Water pressure lines	10'
Surface water (lake, stream, pond, etc.)	50'
Bottom of septic field from water table	2'

For commercial isolation distances, contact your local health department office.

- Stone must be clean with no more than 2% fines.
- Stone must be from 1/2 to 2 1/2 inches in size.
- Cover stone with minimum of 4 inches straw, hay or approved fabric.
- Slope on sewer from house to septic tank = 1/8 inch to 1/2 inch per foot.
- Slope on pipes in the drainfield = 1 inch per 25 feet maximum, however level is preferred.

Key of Terms

W.T. = Water Table	Property Line
FT ² = Square Feet	Property Stake = . PS
S.B. = Soil Boring	Railroad Tracks
R.A. = Replacement Sewage System area	Well =
D.F. = Drain Field	Telephone Pole = TP
S.T. = Septic Tank	Tree(s) =
H = House	
G = Garage	P.T. = Pump Tank
	B = Barn
	S = Shed

HOMEOWNER'S RECORD

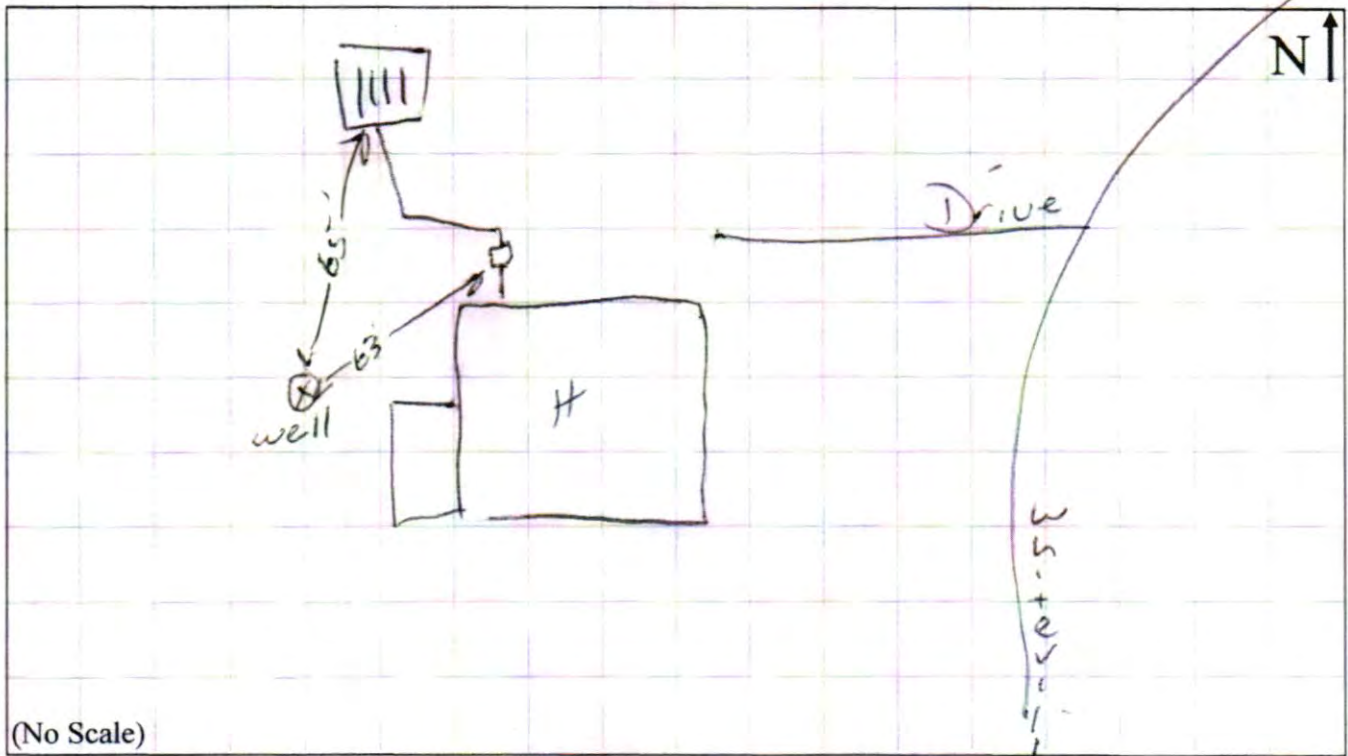
Septic System
Contractor's Name: _____
Phone: _____
Well Driller's Name: _____
Phone: _____
Notes: _____

Central Michigan District Health Department - Final Inspection Report -

OWNER'S NAME: Stanley Veit STREET ADDRESS: 4080 S. Whiteville

CLIENT ID #: 211523 TOWNSHIP: Union

FINAL SITE PLAN



(No Scale)

FINAL INSPECTION & APPROVAL REQUIRED BEFORE BACKFILL & PRIOR TO USE

SEWAGE CERTIFICATE OF INSPECTION

Final Dimensions: _____
 Sewer: _____ Septic Tank Size: _____
 # of Dist Lines: _____ Isolation Distance: _____
 Contractor: _____
 Bottom of field @: _____ in. from Original Grade
 Construction Code Violation Date: _____
 System Approved: Yes No Reason: _____
 Notes: _____

Final Inspection Date: _____ By: _____ System Approval Date: _____

WATER CERTIFICATE OF INSPECTION

Isolation: 63' Well Depth: 105'
 Well Record Date: 6-29-09 Safe Bacteria Safe PC
 Well Driller: Roger Trayer
 Old Well Abandoned? Yes No N/A
 Construction Approved: yes Casing Size: 5"
 Construction Code Violation Date: _____
 Notes: _____

Final Inspection Date: 7-6-09 By: MB System Approval Date: 4-20-11

See reverse side of permit (page 1) for additional information.

2/20

Central Michigan District Health Department Application for Permit

Office Use Only	
Date	7-17-09
Receipt #	255749
Fee	144-
Permit #	29081
By	L
Comp. #	211523

TO CONSTRUCT:

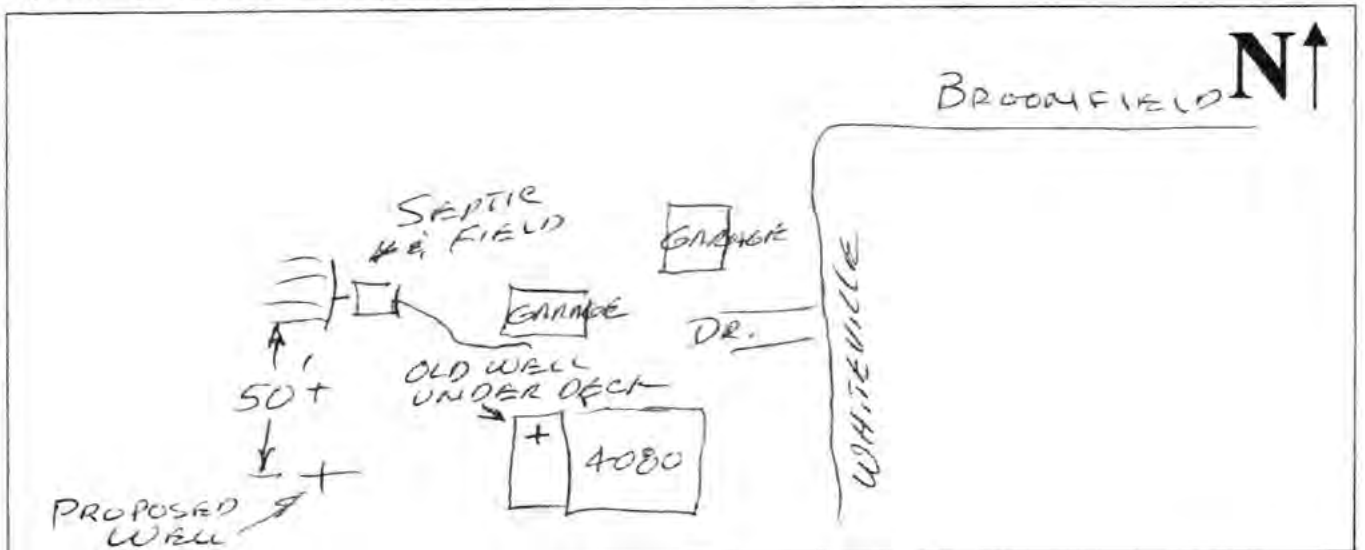
<input type="checkbox"/> SEPTIC SYSTEM	New	<input type="checkbox"/>	Replacement	<input type="checkbox"/>
<input type="checkbox"/> COMMERCIAL SEPTIC		<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/> PRIVATE WATER SUPPLY		<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/> TYPE III WATER SUPPLY		<input type="checkbox"/>		<input type="checkbox"/>

309
0089

County	Twp	Section	Subdivision	Lot	Fraction	Town	Range
ISABELLA	UNION	30		NE 1/4		14N	7W
Property Tax ID #:	Owner's Name:			STANLEY VEIT			
Lot or Acreage Dimensions:	Mailing Address:			SAME			
Street Address:	4080 S. WHITEVILLE			[REDACTED]			
	MT. PLEASANT			[REDACTED]			
	Telephone:			[REDACTED]			
	Driver's License #:						
	Date of Birth:						
Directions to Site	WHITEVILLE & BROOMFIELD						
	NE CORNER						

Residential	Commercial
No. of Bedrooms _____	Drains _____
Last Routine Tank Pumping _____	Lavatories _____
<input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	Stools _____
Age of System _____	Showers _____
Proposed Basement Plumbing Fixtures <input type="checkbox"/> Yes <input type="checkbox"/> No	Sinks _____
Probable Cause of Replacement _____	Total Daily Flow _____
Proposed Contractors _____	Existing Well Information _____
Proposed Well Driller <u>TRAYNER</u>	Depth <u>20</u>
Proposed Excavator _____	Year Installed <u>0</u>
	Well Driller _____
	Well to be Abandoned <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Draw a sketch of proposed site plan (show buildings, driveway, lot lines, owner's wells and sewage systems, neighbor's wells and sewage systems and lake, stream, ditch or buried drains if applicable).



I hereby affirm that information contained on this application is true to the best of my knowledge and that final approval must be given by the Health Officer before the system is covered or used. I further agree to have all underground utilities marked prior to any health department activity on my property and understand if I fail to do so, I will accept all liability &/or any penalties or fees associated with violations of Public Act 53 as amended.

Trayner
Signature Owner or Authorized Representative

To Arrange Inspections, Call:
Arenac 989-846-6541 ext 10 Isabella 989-773-5921 ext 3
Clare 989-539-5092 ext 4 Osceola 231-832-5532 ext 22
Gladwin 989-426-8985 ext 3 Roscommon 989-366-9166 ext 72

134687
139



Assurance Water Lab

Of Central Michigan District Health Department

103 N. Bowery, Gladwin MI 48624 (989) 426-9431

Stanley C. Veit
4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

Official Laboratory Result

Collection Location:

Owner Name: Stanley C. Veit

Township: Union

Address: 4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

County: Isabella

Client ID: 211523

WSSN:

Sample Information:

Sample #: 09102710

Chlorination: No

Sample Type: Private Well

Collection Point: Sample Tap

Sample Purpose: Repeat

Collection Date: 10-26-09

Collected by: Stanley C. Veit

Collection Time: 06:00 am

Analysis Results:

Analysis Date: 10-27-09

Analysis Time: 11:05 am

Analysis	Test Result	Test Method
Coliform Bacteria	Positive	SM9223B
E. Coli	Non-Detect	SM9223B

*Mailed
10-28*

The result of your coliform bacteria test was positive; therefore it is possible that harmful bacteria could be present in your water supply. We recommend you DO NOT drink your water. To be sure that your drinking water supply is safe, a "non-detect" result for coliform bacteria should be obtained. Water sample bottles for use at the Assurance Water Laboratory as well as further information can be picked up at your local health department office.

Assurance Water Lab is Certified for Compliance Monitoring Under the Safe Drinking Water Act



Assurance Water Lab

Of Central Michigan District Health Department

103 N. Bowersy, Gladwin MI 48624 (989) 426-9431

Stanley Veit
4080 S. Whiteville
Mt. Pleasant, MI 48858

Official Laboratory Result

Collection Location:

Owner Name: Stanley Veit

Township: Union

Address: 4080 S. Whiteville
Mt. Pleasant, MI 48858

County: Isabella

Client ID: 211523

WSSN:

Sample Information:

Sample #: 09070711

Chlorination: No

Sample Type: Private Well

Collection Point: Sample Tap

Sample Purpose: New Construction

Collection Date: 07-06-09

Collected by: Booth

Collection Time: 11:00 am

Analysis Results:

Analysis Date: 07-07-09

Analysis Time: 11:25 am

Analysis	Test Result	Test Method
Coliform Bacteria	Positive	SM9223B
E. Coli	Non-Detect	SM9223B

The result of your coliform bacteria test was positive; therefore it is possible that harmful bacteria could be present in your water supply. We recommend you DO NOT drink your water. To be sure that your drinking water supply is safe, a "non-detect" result for coliform bacteria should be obtained. Water sample bottles for use at the Assurance Water Laboratory as well as further information can be picked up at your local health department office.



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
DRINKING WATER LABORATORY

USEPA Region V Drinking Water Cert. No. MI00003
 P. O. Box 30270
 Lansing, MI 48909
 TEL: (517) 335-8184
 FAX: (517) 335-8562

Sample Number
LC85836

Official Laboratory Report

Report To: STANLEY C VEIT
 4080 S WHITEVILLE RD
 MT PLEASANT MI 48858

System Name/Owner:	STANLEY C VEIT	WSSN/Pool ID:	
Collection Address:	4080 S WHITEVILLE RD, MT PLEASANT	Source:	Other
Collected By:	STANLEY C VEIT	Site Code:	
Township/Well#/Section:	UNION//	Collector:	Other
County:	Isabella	Date Collected:	07/20/2009 07:00
Sample Point:	SAMPLE TAP	Date Received:	07/21/2009 11:43
Water System:	Other	Purpose:	Repeat Sample

TESTING INFORMATION			REGULATORY INFORMATION			
Analyte Name	Result (mg/L)	Date Tested	RL (mg/L)	MCL/AL (mg/L)	Method	CAS #

Coliform Organisms per 100 mL	POSITIVE	07/21/2009			SM 9223 B	TC-00-B
--------------------------------------	-----------------	-------------------	--	--	------------------	----------------

Coliform bacteria was detected. Consult your county or district health department for investigation of related risks.

Explanation of Coliform Results:

Not Detected = Coliform and E. coli bacteria were not found
 Positive = Total Coliform was found and E. coli bacteria was not found
 EC Positive = Coliform and E. Coli bacteria were found

The analyses performed by the MDEQ Drinking Water Laboratory were conducted using methods approved by the U.S. Environmental Protection Agency in accordance with the Safe Drinking Water Act, 40 CFR parts 141-143, and other regulatory agencies as appropriate.

Your local health department has detailed information about the quality of drinking water in your area. If you have concerns about the health risks related to the test results of your sample, please contact the Environmental Health Section through the address and telephone number listed below:

Central Michigan District Health Dept.
2012 East Preston
Mount Pleasant, MI 48858
989 773-5921

CAS# : Chemical Abstract Service Registry Number	mg/L : milligrams / Liter (ppm)	Laboratory Contacts
MCL : Maximum Contaminant Level	ppm : parts per million	Drinking Water Unit Mgr: Julia Pieper
AL : Action Level	MPN : Most Probable Number	Systems Mgmt. Unit Mgr: George Krisztian
RL : Reporting Limit	CFU : Colony Forming Unit	



Assurance Water Lab

Of Central Michigan District Health Department

103 N. Bowersy, Gladwin MI 48624 (989) 426-9431

Stanley C. Veit
4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

Official Laboratory Result

Collection Location:

Owner Name: Stanley C. Veit

Township: Union

Address: 4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

County: Isabella

WSSN:

Client ID: 211523

Sample Information:

Sample #: 09080602

Chlorination: No

Sample Type: Private Well

Collection Point: Sample Tap

Sample Purpose: Repeat

Collection Date: 08-05-09

Collected by: Stanley C. Veit

Collection Time: 08:00 am

Analysis Results:

Analysis Date: 08-06-09

Analysis Time: 01:05 pm

Analysis	Test Result	Test Method
Coliform Bacteria	Positive	SM9223B
E. Coli	Non-Detect	SM9223B

*Monitored
8-11-09*

The result of your coliform bacteria test was positive; therefore it is possible that harmful bacteria could be present in your water supply. We recommend you DO NOT drink your water. To be sure that your drinking water supply is safe, a "non-detect" result for coliform bacteria should be obtained. Water sample bottles for use at the Assurance Water Laboratory as well as further information can be picked up at your local health department office.

Assurance Water Lab is Certified for Compliance Monitoring Under the Safe Drinking Water Act



Central Michigan District Health Department

Promoting Healthy Families, Healthy Communities

Robert W. Graham, D.O., MPH
Medical Director

Mary L. Kushion, MSA
Health Officer

Main Office
2012 E. Preston Ave.
Mt. Pleasant, MI 48858
Administration 989-773-5921
FAX 989-773-4319

Branch Offices:

Arenac County
3727 Deep River Rd.
Standish, MI 48858
989-846-6541
FAX 989-846-0431

Clare County
225 W. Main
P.O. Box 237
Harrison, MI 48825
989-539-6731
FAX 989-539-4449

Gladwin County
103 N. Bowery
Gladwin, MI 48824
989-426-8431
FAX 989-426-6952

Isabella County
2012 E. Preston Ave.
Mt. Pleasant, MI 48858
989-773-5921
FAX 989-773-4319

Osceola County
4329 220th Avenue
Reed City, MI 49877
231-832-5532
FAX 231-832-1020

Marion Human Services
502 E. Main Street
P.O. Box 39
Marion, MI 49665
231-743-9877
FAX 231-743-2140

Rosecommon County
1015 Short Drive
P.O. Box 739
Prudenville, MI 48651
989-366-9166
FAX 989-366-8921

Date: April 20, 2011

To: Stanley Veit
4080 S. Whiteville
Mt. Pleasant, MI 48858

Re: Approval of well permit - 09081

Dear Mr. Veit:

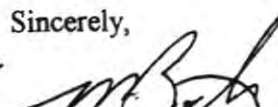
The Central Michigan District Health Department has received the water well records and the bacteriological water test result for your new well. The well records were reviewed, found to be complete, and comply with the Michigan Water Well construction and Pump Installation Code.

A final inspection has been made of your new water well by a member of our staff. The water system components appear to meet state and local code. Satisfactory bacteria results have been received (copy enclosed).

Your water supply has been approved.

If you have any questions regarding this matter, please feel free to contact us Monday through Friday from 8:30 a.m. – 4:30 p.m. at 989-773-521, ext. 8436.

Sincerely,


Michael Booth, Sanitarian
Isabella Branch Office

Enclosures

CC: Client File



Assurance Water Lab

Of Central Michigan District Health Department

103 N. Bowery, Gladwin MI 48624 (989) 426-9431

Stanley Veit
4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

Official Laboratory Result

Collection Location:

Owner Name: Stanley Veit

Township: Union

Address: 4080 S. Whiteville Rd.
Mt. Pleasant, MI 48858

County: Isabella

Client ID:

WSSN:

Sample Information:

Sample #: 11041401

Chlorination: No

Sample Type: Private Well

Collection Point: Kitchen Sink

Sample Purpose: Other

Collection Date: 04-13-11

Collected by: Stanley C. Veit

Collection Time: 05:15 am

Analysis Results:

Analysis Date: 04-14-11

Analysis Time: 11:02 am

Analysis	Test Result	Test Method
Coliform Bacteria	Non-Detect	SM9223B
E. Coli	Non-Detect	SM9223B

Assurance Water Lab is Certified for Compliance Monitoring Under the Safe Drinking Water Act



WATER WELL RECORD
ACT 294 PA 1965

MICHIGAN DEPARTMENT
OF
PUBLIC HEALTH

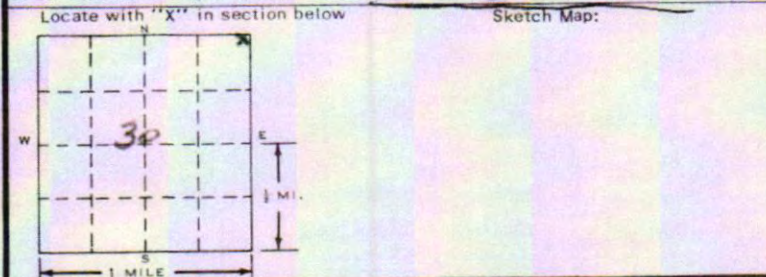
1 LOCATION OF WELL

County <i>Isabella</i>	Township Name <i>Union</i>	Fraction <i>NE 1/4 NE 1/4 NE 1/4</i>	Section Number <i>30</i>	Town Number <i>14 N.B.</i>	Range Number <i>4 E.W.</i>
---------------------------	-------------------------------	---	-----------------------------	-------------------------------	-------------------------------

Distance And Direction from Road Intersections
*250' north of Crossfield Rd on
Whittemule Rd 130' off west side road*

Street address & City of Well Location
4080 S. Whittemule Rd

3 OWNER OF WELL:
Name: *Stanley Veit*
Address: *4080 S. Whittemule Rd
Mt. Pleasant Mich*



4 WELL DEPTH: (completed) *90* ft. Date of Completion *11/17/71*

5 Cable tool Rotary Driven Dug
 Hollow rod Jetted Bored _____

6 USE: Domestic Public Supply Industry
 Irrigation Air Conditioning Commercial
 Test Well _____

7 CASING: Threaded Welded
Diam. *90* in. to *36* in. Height: Above/Below Surface *4* ft.
Depth *90* ft. Depth *11.5* lbs./ft. Weight *11.5* lbs./ft.
Drive Shoe? Yes No

2 FORMATION

FORMATION	THICKNESS OF STRATUM	DEPTH TO BOTTOM OF STRATUM
<i>sand</i>	<i>23'</i>	<i>23'</i>
<i>clay</i>	<i>17'</i>	<i>40'</i>
<i>gravel</i>	<i>2'</i>	<i>42'</i>
<i>clay</i>	<i>33'</i>	<i>75'</i>
<i>sand w/ clay stringers</i>	<i>15'</i>	<i>90'</i>
<i>sand + gravel</i>	<i>4'</i>	<i>94'</i>

8 SCREEN:
Type: *SS Johnson* Dia.: *3 3/8*
Slot/Gauze *10* Length *4'*
Set between *86* ft. and *90* ft.
Fittings: *Kracker set links*

9 STATIC WATER LEVEL
_____ ft. below land surface *flound*

10 PUMPING LEVEL below land surface
50 ft. after *2* hrs. pumping *12* g.p.m.
_____ ft. after _____ hrs. pumping _____ g.p.m.

11 WATER QUALITY in Parts Per Million:
Iron (Fe) _____ Chlorides (Cl) _____
Hardness _____ Other _____

12 WELL HEAD COMPLETION: In Approved Pit
 Pitless Adapter 12" Above Grade

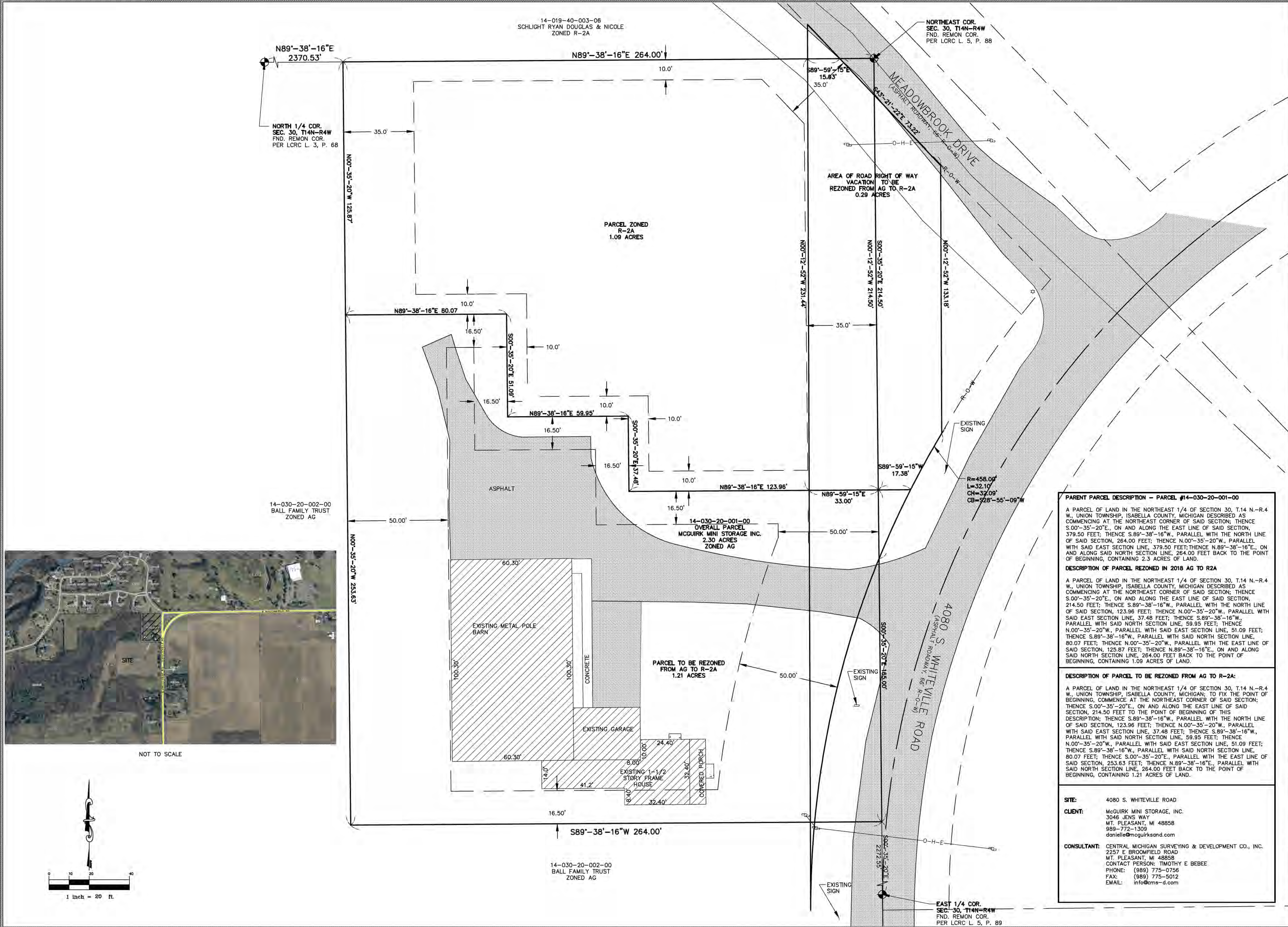
13 Well Grouted? Yes No
 Neat Cement Bentonite _____
Depth: From _____ ft. to _____ ft.

14 Nearest Source of possible contamination
50 feet *NE* Direction *Septic* Type
Well disinfected upon completion Yes No

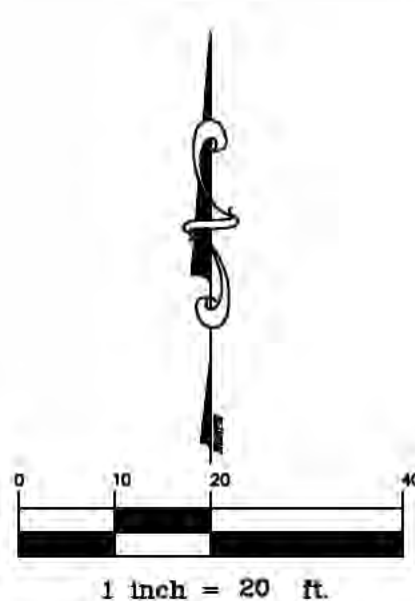
15 PUMP: Not installed
Manufacturer's Name *Houlds*
Model Number *EUJ05412* HP *1/2* Volts *230*
Length of Drop Pipe *75* ft. capacity _____ G.P.M.
Type: Submersible Jet Reciprocating

16 Remarks, elevation, source of data, etc.

17 WATER WELL CONTRACTOR'S CERTIFICATION:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
Mead Well Drilling *0572*
REGISTERED BUSINESS NAME REGISTRATION NO.
Address *Route 1 Mt Pleasant Mich*
Signed *Francis Mead* Date *11/17/71*
AUTHORIZED REPRESENTATIVE



NOT TO SCALE



PARENT PARCEL DESCRIPTION - PARCEL #14-030-20-001-00
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 30, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.00°-35'-20"E, ON AND ALONG THE EAST LINE OF SAID SECTION, 379.50 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 264.00 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH SAID EAST SECTION LINE, 379.50 FEET; THENCE N.89°-38'-16"E, ON AND ALONG SAID NORTH SECTION LINE, 264.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.3 ACRES OF LAND.

DESCRIPTION OF PARCEL REZONED IN 2018 AG TO R2A
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 30, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.00°-35'-20"E, ON AND ALONG THE EAST LINE OF SAID SECTION, 214.50 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 123.96 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH SAID EAST SECTION LINE, 37.48 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH SAID NORTH SECTION LINE, 59.95 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH SAID EAST SECTION LINE, 51.09 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH SAID NORTH SECTION LINE, 80.07 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH THE EAST LINE OF SAID SECTION, 125.87 FEET; THENCE N.89°-38'-16"E, ON AND ALONG SAID NORTH SECTION LINE, 264.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.09 ACRES OF LAND.

DESCRIPTION OF PARCEL TO BE REZONED FROM AG TO R-2A:
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 30, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN; TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S.00°-35'-20"E, ON AND ALONG THE EAST LINE OF SAID SECTION, 214.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-38'-16"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 123.96 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH SAID EAST SECTION LINE, 37.48 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH SAID NORTH SECTION LINE, 59.95 FEET; THENCE N.00°-35'-20"W, PARALLEL WITH SAID EAST SECTION LINE, 51.09 FEET; THENCE S.89°-38'-16"W, PARALLEL WITH SAID NORTH SECTION LINE, 80.07 FEET; THENCE S.00°-35'-20"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 125.87 FEET; THENCE N.89°-38'-16"E, PARALLEL WITH SAID NORTH SECTION LINE, 264.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.21 ACRES OF LAND.

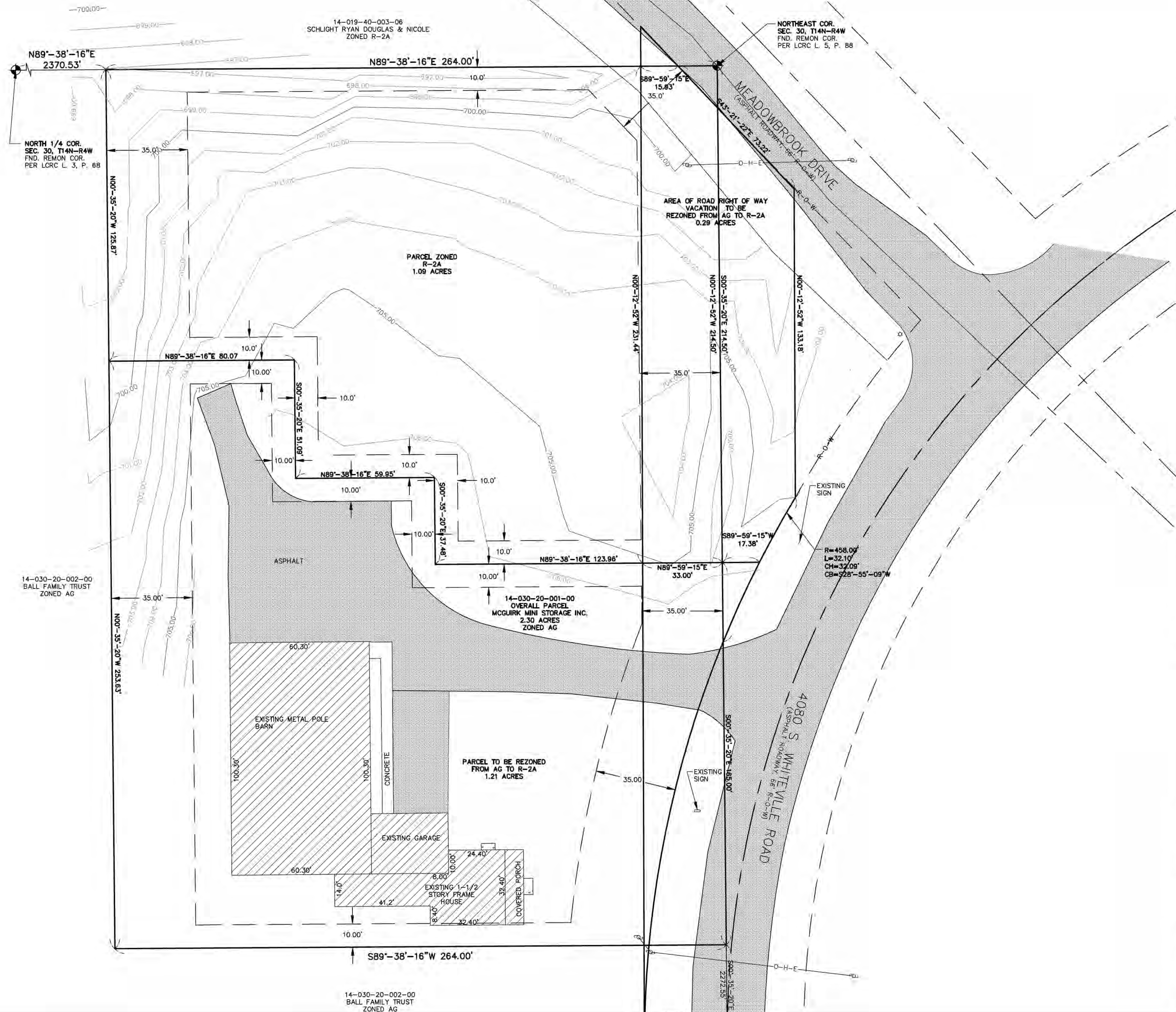
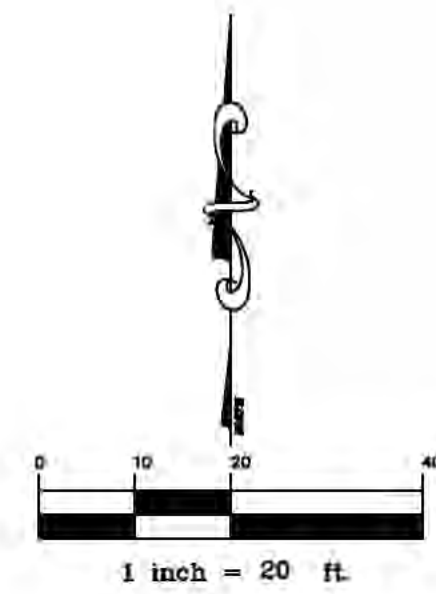
SITE: 4080 S. WHITEVILLE ROAD
CLIENT: MCGUIRK MINI STORAGE, INC.
 3046 JENS WAY
 MT. PLEASANT, MI 48858
 989-772-1309
 danielle@mcguirksand.com

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
 2257 E BROOMFIELD ROAD
 MT. PLEASANT, MI 48858
 CONTACT PERSON: TIMOTHY E BEBEE
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

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 2257 E BROOMFIELD ROAD
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 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

EXISTING CONDITIONS
 MCGUIRK MINI STORAGE
 AND
 PART OF THE NORTHEAST 1/4 SECTION 30, T14N-R4W
 AND
 PART OF THE NORTHWEST 1/4 SECTION 29, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:	
SUBMITTALS:	
SUBMITTAL TO UNION TOWNSHIP 1-20-26	
JOB NUMBER:	2601-001
DRAWN BY:	TELB
DESIGNED BY:	N/A
CHECKED BY:	TELB
SCALE:	1" = 20'
SHEET NUMBER:	1 OF 2



CMS & D
 SURVEYING / ENGINEERING
 2257 E BROOMFIELD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0756
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com



PROPOSED CONDITIONS
MCGUIRK MINI STORAGE
 PART OF THE NORTHEAST 1/4 SECTION 30, T14N-R4W
 AND
 PART OF THE NORTHWEST 1/4 SECTION 29, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:

SCALE	1" = 20'
JOB NUMBER	2601-001
DRAWN BY	TELB
DESIGNED BY	N/A
CHECKED BY	TELB
SHEET NUMBER	2 OF 2

REZONING REPORT

TO:	Planning Commission	DATE:	May 11, 2026
FROM:	Peter Gallinat, Zoning Administrator Community and Economic Development Department	ZONING:	AG, R-2A
PROJECT:	PREZ26-01 Request to rezone the southerly 1.21 acres of 4080 S. Whiteville Road from AG (Agricultural) to the R-2A (Low Density, One and two-family residential district) per Section 14.5 (Amendments).		
PARCEL(S):	PID 14-030-20-001-00		
OWNER(S):	McGuirk Mini Storage Inc.		
LOCATION:	4080 S. Whiteville Road in the NE 1/4 of Section 30.		
EXISTING USE:	Single-family dwelling	ADJACENT ZONING:	AG, R-2A
FUTURE LAND USE DESIGNATION:	<u>Rural Preservation:</u> <i>Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.</i>		
ACTIONS REQUESTED:	To review the updated application from February of 2026 and recommend that the Board of Trustees approve or deny the requested rezoning of the southerly 1.21-acres of 4080 S. Whiteville Road from AG (Agricultural) to R-2A (Low Density, One and Two-Family Residential) zoning district.		

Background Information

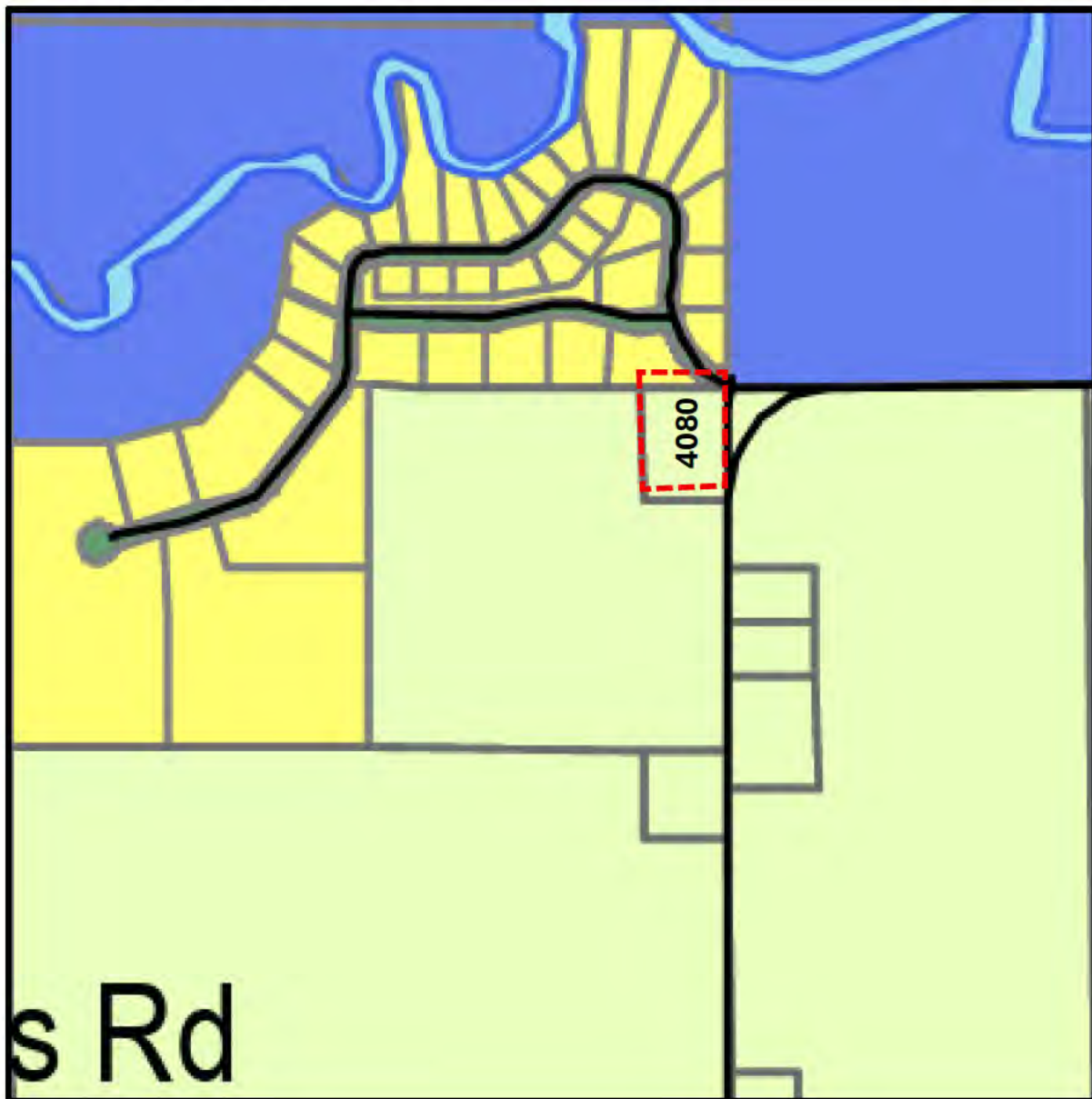
In 2018 there was a rezoning on this parcel to be split zoned as R-2A on the northerly side and have the southerly side remain AG. The rezoning to the north would match the already R-2A zoning nearby. The applicant is now requesting to have the entire parcel be zoned as R-2A. The reason for this is due to the existing dwelling on the property. In 2018 zoning would not support the dwelling with the attached accessory structure. In the present, the applicant wishes to have the structure divided into a two-family residential dwelling. This would only be permitted if the property was zoned R-2A. You cannot have a two-family dwelling in an AG District.

In February of 2026 the Planning Commission held a public hearing for the rezoning request. The applicant presented the item and Township staff gave their report to the Commissioners. Following the public hearing and presentation by the applicant and staff the Planning Commission took the following action: *“Motion by Lapp, supported by Hayes to postpone the action on any recommendation to the Board of Trustees until the May 18, 2026, regular meeting with a request to the applicant to provide written documentation from the Central Michigan District Health Department of the results of detailed evaluations of the existing well and the existing septic system, including primary and reserve drain fields,*

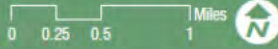
showing full suitability for the proposed two-family residential use. Roll Call Vote: Ayes: Bradshaw, Hayes, Lapp, Squattrito and Olver. Nays: 0. Motion Carried.” Since that time, the drain field and septic system was inspected by the CMDHD in April of 2026. The system was approved for the 8-person duplex with comments on recommended changes/upgrades.

Existing Zoning and the 2018 Master Plan – Future Land Use Map.

Below is an excerpt from the future land use map included in the adopted 2018 Township Master Plan, which shows the subject lot at 4080 S. Whiteville Road as being in the “rural preservation district”. The Master Plan indicates that property within the rural preservation area should be zoned AG. Further below is a picture of the property and how is it currently split zoned with R-2A on the northerly side and AG on the southerly side.



Union Charter Township Future Land Use



Sources: MCGI, Union Township,
LSL Planning

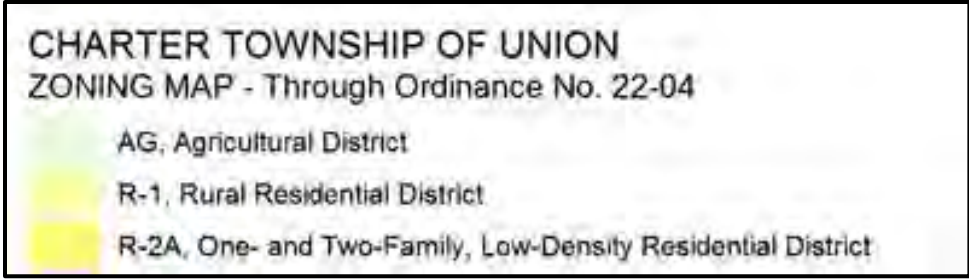
Read more about Rural
Preservation and Rural Buffer in
Chapter 2: Growth Management

24 Land Use + Character



Union Charter Township Master Plan





Review Comments

In reviewing any proposed amendment to the Official Zoning Map, the Planning Commission is required by Section 14.5.G. (Findings of Fact Required) of the Zoning Ordinance to “*identify and evaluate all relevant factors in preparing its report of findings of fact, conclusions, and recommendation to the Township Board.*” This Section includes a set of factors to consider, which are included below each bold heading in italicized text. Staff comments follow under each heading in bold text:

Findings of Fact (Section 14.5.G.)

1. **Evaluation of existing and proposed zoning districts. Consider the following factors:**
 - a. *Compatibility of existing zoning, proposed zoning, and all land uses allowed in each zoning district with site characteristics, Master Plan policies, the intent and purposes of the existing and proposed districts, and anticipated land use impacts on the surrounding area and anticipated future development. **As part of any recommendation to the Board of Trustees about this rezoning request, staff would recommend that the Planning Commission include specific findings and conclusions in its recommendation related to this and the other factors listed in Section 14.5.G.(Findings of Fact Required).***
 - b. *Compatibility of the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area and anticipated future development. **The proposed amendment can be compatible with the boundaries, size, and arrangement of the existing and proposed zoning districts with the surrounding area.***
 - c. *Whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as currently zoned. **There are no conditions that prevent the site from continuing to be used for a single-family dwelling as it currently zoned. The amendment is being requested because the applicant wishes to convert the existing single-family dwelling as a two-family dwelling.***
2. **Apparent demand. Consider the following factors:**
 - a. *Apparent demand for the types of uses permitted in the existing and proposed zoning districts in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand. **There is ample existing land zoned and planned in the Township for the types of proposed residential development. There is ample vacant R-2A zoned land available elsewhere in the***

Township to develop more two-family housing if demand warrants it. The lot in question already has an existing structure that is used as a single-family dwelling.

- b. *Whether there is a demonstrated market demand for more land to be classified in the proposed district, and whether this is the appropriate location. The applicant's 1/20/2026 letter includes a statement that there is a "continued demand for low density and attached housing" in the area but provides no evidence to demonstrate the accuracy of this statement.*

As demonstrated by the 2025 [Bowen National Research Housing Market Summary](#) for the Township (pages 59-98 at the link) that the Planning Commission reviewed during your August regular meeting, the Township has ample land available elsewhere with proper zoning and available municipal water and sewer services to support anticipated future residential development of these types. The Bowen study identified 12 separate tracts of land totaling 656 acres within the Township's water and sewer service areas that would be suitable for this type of development, of which 10 are already entirely or partially zoned for this type of residential development (see pages 96-98 at the link).

From a practical zoning map perspective, the location adjacent to an R-2A-zoned neighborhood and the Township's 2018 decision to partially rezone this lot to the R-2A District could make this lot alone an appropriate location for the proposed rezoning if the Planning Commission determines that there is a demonstrated market demand, and this is an appropriate location. However, the lack of municipal utilities in the area would not warrant any further expansion of the R-2A District beyond this lot.

- c. *Availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district classification. There is land elsewhere in the Township identified on the Official Zoning Map in the R-2 or R-3 zoning districts that is suitable and ready for this type of development consistent with the R-2A zoning district's intent and list of allowable land uses.*
- d. *The amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses. The 2025 Bowen National Research Housing Assessment identified 12 separate tracts of land totaling 656 acres within the Township's water and sewer service areas that would be suitable for this type of development, of which 10 are already entirely or partially zoned for this type of residential development.*

3. **Availability of public services and infrastructure.** Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public service and infrastructure to serve all the allowable land uses in the proposed district. Factors to consider include:

- a. *Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs. The current Zoning Ordinance's Section 3.8 Statement of Purpose*

for the R-2A zoning district includes this statement: *“It is intended that this (R-2A zoning) district will be served by public water and sanitary sewer utilities.”* A similar statement was included in the 1991 Zoning Ordinance.

If the Planning Commission determines that the proposed rezoning may be warranted due to other factors, staff recommends the Planning Commission review the reports provided by the CMDHD in detail. The reports concludes that the well and drain field is approved for the 8-person duplex with recommendations to improve both the well and drain field.

- b. *Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district. S. Whiteville Road and E. Broomfield Road have sufficient capacity and are in more than adequate condition to support this limited expansion of the R-2A zoning district for a two-family dwelling use.*
 - c. *Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site. The proposed rezoning would not adversely impact availability or capacity of existing emergency services for the site.*
4. **Consistency with the Master Plan. Consider the following:**

- a. *Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the goals, objectives, and policies of the [Master Plan](#), including the future land use designation(s) for the site. The intent of all the allowable uses within the requested R-2A zoning district are not compatible with the Master Plan’s designation of this area for Rural Preservation on the Future Land Use Map. This lot is located well outside of the planned future growth boundary for the Township, as depicted on the Master Plan’s Growth Boundary Map (page 13). As described under *Future Land Use Categories* in the Master Plan (page 25):*

Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development. (italics and underline added for emphasis)

- b. *A rezoning inconsistent with the Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan. Rezoning property from AG to R-2A is inconsistent with the adopted Master Plan’s designation of this area for Rural Preservation.*

A potential finding is that parcel in question has since the 2018 rezoning been partially zoned R-2A. Ironically, this is the portion that has remained vacant while the portion that was used is zoned AG. Another potential finding relevant to this factor is that, despite there not being municipal water and sewer available, there is a residential development to the north that is zoned R-2A.

For the Planning Commission's reference, here is the motion that was adopted by the Planning Commission on 10/16/2018 for rezoning the northern portion of the lot:

LaBelle moved Cody supported to approve recommendation to the Board of Trustees of REZ2018-05 AG to R-2A, although located outside the Growth Management Boundary, there is existing R-2A abutting where this property will blend with the neighborhood to the North. (adopted unanimously with one abstention)

- c. *The future land use recommendations of the Master Plan are based upon a ten- to twenty-year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors. There is no municipal water or municipal sanitary sewer service available in the area. The adopted Master Plan does not include a recommendation to extend these services to this area of the Township, as this area of the Township planned for Rural Preservation.*
5. **Additional factors.** Additional factors to consider include, but shall not be limited to:
- a. *Are all allowable uses and development allowed in the proposed zoning district compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and any applicable laws governing their protection or preservation? Yes, the allowable uses and development allowed in the proposed R-2A zoning district can be compatible with physical, geological, hydrological, historical, and archeological features of the site and area, and can conform to any applicable laws, governing their protection or preservation.*
- b. *Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment? No. When the parcel was split zoned in 2018 the Township was operating under the 1991 Zoning Ordinance. Today the Township operates under Zoning Ordinance No. 20-06, as amended, but this change did not include a change in conditions or direction in the R-2A purpose statement. Both ordinances direct that the R-2A zoning district "will be served by public water and sanitary sewer utilities."*
- c. *Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges? In their 1/20/2026 letter, the applicant references the existing split AG/R-2A zoning of this lot as an inequitable situation. It is the opinion of staff that this is not "an inequitable situation created by the Zoning Ordinance," since the 2018 request to establish this split-zoning situation was initiated by the current owner and adopted by the Township in 2018 to accommodate the unique existing structure and how the owner at the time intended to use the structure.*
- The proposed rezoning to unify the lot under the R-2A zoning classification would eliminate the awkward split-zoning, but this same benefit could be achieved through a rezoning of the northern portion of the lot back the AG (Agricultural) District, consistent with the Master Plan and the unavailability of municipal utility services. Under the AG District, the existing dwelling could continue to be used as a single-family dwelling.**

- d. *Will the amendment result in unlawful exclusionary zoning? No, whether approved or denied, the proposed rezoning will not result in any unlawful exclusionary zoning.*
- e. *Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes? In their 1/20/2026 letter, the applicant states that the proposed rezoning from AG to R-2A “is based on unique, site-specific circumstances and will not set an inappropriate precedent.”*

However, the only “site-specific circumstance” cited in this letter is the existing split-zoning initiated by the current owner in 2018. Essentially, the applicant is citing the Township’s action in 2018 as the precedent that now warrants this second request to further expand the R-2A zoning.

Objective

A public hearing as required by law has been completed in February of 2026. The applicant has supplied additional information related to the septic system and drain fields as requested by the Planning Commission in February. The Planning Commission shall review the updated rezoning application and then make a recommendation to the Board of Trustees. The Planning Commission may recommend approval of the zoning change as proposed from AG (Agricultural) to R-2A (Low Density, One and Two-Family Residential District) or may recommend that the proposed rezoning be rejected (to retain the existing split zoning). The Commission may also postpone action for a specific time period if further information or clarification specific to the request is needed.

Key Findings and Conclusions

1. The proposed rezoning to the R-2A District is inconsistent with the Master Plan’s future land use designation of the lot and surrounding land to the south, east, and west for Rural Preservation.
2. The proposed rezoning to the R-2A District is inconsistent with the Statement of Purpose for the R-2A District, because municipal water and municipal sanitary sewer services are not available to the lot and are not planned to be extended to this area of the Township.
3. There are existing R-2A parcels in the Township not serviced by Township water and sanitary sewer services, including the adjacent neighborhood to the north.
4. There is ample land available elsewhere in the Township with proper zoning and municipal water and sewer services to support anticipated future residential development needs.
5. The Central Michigan District Health Department gave a report citing “Compliance no action required – Approved for use, Compliance action recommended – Approved for use, Noncompliance action required – Not approved for use, Noncompliance action recommended – Not approved for use.” The reports provide comments to clarify the various compliance issues addressed in their report. As with other rezoning request, the Planning Commission cannot make a conditional recommendation for approval.
6. A two-family residential dwelling would be a permitted use by right on parcel of land zoned

R-2A. The parcel has the minimum road frontage width and total square footage required for a two-family residential dwelling on a parcel zoned R-2A.

Recommendations

Based on the above findings, I would ask that the Planning Commission review the reports provided by the applicant from the CMDHD that they requested in February of this year. If the Planning Commission finds that no further clarification or information is warranted than they may proceed with a recommendation of approval or denial to the Board of Trustees.

Please contact me at (989) 772-4600 ext. 232 with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on May 19, 2026, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order by Chair Squattrito at 6:58 p.m.

Roll Call

Present: Bradshaw, Tomson, Squattrito, Lapp, Olver, Hayes, Bicking, Browne & Shingles

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Amy Peak; Building Services Clerk

Approval of Agenda

Motion by **Bicking**, support by **Olver**, to approve the agenda as presented. **Vote: Ayes: 9. Nays: 0. Motion Carried**

Approval of Minutes

Motion by **Hayes** support by **Olver** supported to approve the April 21, 2026, regular meeting minutes with the minor corrections to page 2 as noted by the Chair. **Vote: Ayes: 9. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees Update – Olver gave updates from the May 13, 2026, Board of Trustees Meeting
- B. ZBA Update – Meeting scheduled for June 11, 2026
- C. Community and Economic Development Monthly Report
- D. Other Reports or Correspondence

Public Comment

Open: 7:05 p.m.
No comments offered.
Closed: 7:06 p.m.

New Business

- A. **PSUP26-02 – Special Use Permit application for a short-term rental at 5320 S. Whiteville Road.**

Nanney introduced PSUP26-02 Special Use Permit application for a short-term rental at 5320 S. Whiteville Road. .Mike Klump, Owner, was available for questions.

Public Hearing

Open: 7:11 p.m.
No Comments Offered
Closed: 7:13 p.m.

Deliberation by commissioners.

Motion by **Olver**, support by **Shingles**, to approve the PSUP26-02 special use permit application for a short-term rental located at 5320 S. Whiteville Road (PID 14-031-20-008-01) in the northeast quarter of Section 31 and in the AG (Agricultural) zoning district, finding that it can comply with Section 14.3.J. (Standards for Special Use Approval) and the requirements of Section 6.58 (Short-Term Rental Housing), subject to the following condition:

1. Applicant applies for and is granted approval in the Township Rental program.
2. Successful septic system inspection within the last 3 years for proper function must be provided to the Zoning Administrator prior to any use of the property as a short-term rental.

Roll Call Vote: Ayes: Lapp, Squattrito, Browne, Olver, Shingles, Bradshaw, Bicking, Hayes, Tomson. Nays: 0
Motion Carried.

B. PSUP26-03 – Special Use Permit application for an expansion of the previously approved Heirloom Grove agri-tourism facility at 5297 S. Whiteville Road.

Nanney introduced the Special Use Permit application for the expansion of the Heirloom Grove agri-tourism facility at 5297 S. Whiteville Road. Nanney stated that this would essentially be an amendment to an existing Special Use Permit that was approved in 2022 and due to the growth of Heirloom Grove they are looking to expand the scope of their agri-tourism related activities and events.

Mike Klump, Owner of Heirloom Grove, was available to answer questions.

Public Hearing

Open: 7:27 p.m.

No Comments Offered

Closed: 7:28 p.m.

Deliberation by commissioners.

Motion by **Olver**, support by **Bradshaw**, to approve the PSUP26-03 Special Use Permit for the proposed Heirloom Grove Agri-Tourism expansion on 80.01-acres of land at 5297 S. Whiteville Road (PID 14-032-10-006-02) in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that the application can comply with Section 14.3.J. (Standards for Special Use Approval) and the requirements of Section 6.51 (Agri-Tourism), subject to the following conditions:

1. The expanded hours of operation are approved as presented.
2. The proposed future small winery, small distillery, microbrewery, and tasting room operations are accepted as allowable agri-tourism activities, subject to state licensing.
3. Any requests for allowable waivers from parking lot paving, lighting, and landscaping requirements or temporary relief from sidewalk construction shall be addressed in detail by the applicant on the final site plan. If the waivers or relief are not granted as part of site plan approval, the Township ordinance requirements shall apply.
4. New construction and the change-of-use for and necessary modifications to the existing agricultural building to establish commercial uses for this expanded agri-tourism special use shall be subject to a building permit, compliance with Building Code requirements for a non-agricultural building with access by the general public, and issuance of a new certificate of occupancy by the Township's Building Official.

**Roll Call Vote: Ayes: Bicking, Hayes, Browne, Shingles, Lapp, Tomson, Olver, Bradshaw, Squattrito
Nays: 0 Motion Carried.**

C. PRES26-04 – Preliminary Site Plan application for an expansion of the previously approved Heirloom Grove agri-tourism facility at 5297 S. Whiteville Road.

Nanney reviewed the Preliminary Site Plan application for the expansion of the previously approved Heirloom Grove agri-tourism facility at 5297 S. Whiteville Road.

Deliberation by commissioners.

Motion by **Lapp**, support by **Olver**, to approve the PRES26-04 preliminary site plan for the proposed Heirloom Grove Agri-Tourism expansion on 80.01-acres of land at 5297 S. Whiteville Road (PID 14-032-10-006-02) in the northwest quarter of Section 32 and in the AG (Agricultural) zoning district, finding that the site plan dated March 24, 2026 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 remaining parking, loading area, dumpster, lighting, and sidewalk details shall be addressed by the applicant on the final site plan.

Roll Call Vote: Ayes: Lapp, Squattrito, Browne, Olver, Shingles, Bradshaw, Bicking, Hayes, Tomson. Nays: 0 Motion Carried.

Other Business

A. PRE26-01 application to rezone the southerly 1.21-acre lot at 4080 S. Whiteville Road (PID 14-030-20-001-00) from AG (Agricultural) to the R-2A (Low Density, One and Two-Family Residential) zoning district.

Nanney reviewed the rezone application previously presented at the February 17, 2026, meeting with the additional requested information including detailed evaluations of the existing well and septic systems. It was noted by the Chair that a hearing had been held for this request during the February meeting and that the next steps for the Commission would be deliberations and consideration of making a recommendation to the Board of Trustees.

Tim Beebe with Central Michigan Surveying & Development and Attorney Marc McKellar (via Zoom) were available to answer questions on behalf of the applicant.

Following extensive discussion and deliberations by the commissioners, the following motion was offered:

Motion by **Olver**, support by **Bicking**, to recommend to the Township Board of Trustees that the PRE26-01 Zoning Map Amendment to rezone the southerly 1.21 acres of 4080 S. Whiteville Road (PID 14-030-20-001-00) in the northeast quarter of Section 30 from AG (Agricultural) to the R-2A (Low Density, One and Two-Family Residential) zoning district be adopted based on the following findings and conclusions:

1. A rezoning inconsistent with the Statement of Purpose for the R-2A District is warranted because there are existing R-2A parcels in the Township not serviced by Township water and sanitary sewer services, including the adjacent neighborhood to the north.

2. A rezoning inconsistent with the Master Plan's future land use designation of the lot and surrounding land to the south, east, and west for Rural Preservation is warranted because the following new information or conditions that have changed significantly since the Master Plan was adopted in 2018:
 - a. The unique nature of the structure.
 - b. Consideration of a more appropriate use as a duplex.
 - c. Property is no longer suitable for Agricultural use.
3. The lot has the minimum road frontage width and total square footage required for a two-family residential dwelling under the R-2A zoning district.
4. S. Whiteville Road and E. Broomfield Road have sufficient capacity and are in more than adequate condition to support this limited expansion of the R-2A zoning district for a two-family dwelling use
5. The existing well, septic system, and drain field were inspected by the Central Michigan District Health Department in April of 2026. The agency then prepared reports concluding that the well and the septic system drain field are approved for the 8-bedroom duplex with recommendations to improve both the well and drain field.
6. The proposed rezoning would not adversely impact availability or capacity of existing emergency services for the site.
7. Whether approved or denied, the proposed rezoning will not result in any unlawful exclusionary zoning.

Roll Call Vote: Ayes: Bradshaw, Tomson, Squatrito, Shingles, Lapp, Olver, Bicking, Nays: Hayes, Abstain: Browne. Motion Carried.

In response to a question from Mr. Nanney, Commissioner Browne explained that he chose to abstain because although he sees value of the potential dwelling there is no guarantee that it can be occupied. He stated that the original R2A parcel was intended to be used as a duplex. Due to conflicting information, along with not being present at the previous month's meeting and therefore missing discussions that other members were privy to, he did not feel he had enough information to make an informed decision.

Mr. Nanney expressed appreciation for Commissioner Browne's explanation. With the Chair's support, Mr. Nanney provided a brief explanation of voting obligations, abstentions, and commissioner conflicts of interest based on state law requirements and the policies contained in the Planning Commission bylaws.

Extended Public Comment

Opened: 8:31 p.m.

No comments offered

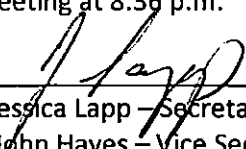
Closed at 8:31 p.m.

Final Board Comment

- Chair Squatrito thanked Commissioner Shingles for his many years of service on the Planning Commission and wished him well in his relocation and retirement.
- Commissioner Shingles thanked the Planning Commission Board and expressed his appreciation for the experience.
- Commissioner Bicking noted that the work and extensive discussion surrounding the Whiteville project had been very informative.
- Trustee Olver expressed appreciation for the staff and their work under challenging circumstances, and he appreciates the staff's guidance.
- Commissioner Hayes thanked Commissioner Shingles and wished him well.

Adjournment – Chair Squattrito adjourned the meeting at 8:36 p.m.

APPROVED BY:



Jessica Lapp – Secretary
John Hayes – Vice Secretary

(Recorded by Amy Peak)

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on February 17, 2026, at 7:00 p.m. at the Union Township Hall.

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

Roll Call

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

Excused: Browne, McDonald, Shingles

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Amy Peak, Building Services Clerk

Approval of Agenda

Bradshaw moved **Lapp** supported to approve the agenda as presented. **Vote: Ayes: 5. Nays: 0. Motion Carried**

Approval of Minutes

Hayes moved **Bradshaw** supported to approve the January 17, 2026, regular meeting minutes as presented. **Vote: Ayes: 5. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees Update – Olver gave updates from the January 28th and February 11th Board of Trustees Meeting.
- B. ZBA Update – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Other Reports or Correspondence

Public Comment

Open: 7:08 p.m.

No comments offered.

Closed: 7:08 p.m.

New Business

- A. **PREZ26-01 Application to rezone the southerly 1.21-acres of a 2.3-acre lot at 4080 S. Whiteville Road (PID 14-030-20-001-00) from AG (Agricultural) to the R-2A (Low Density, one and Two-Family Residential) zoning district.**
 - a. Introduction by staff and applicant
 - b. Public hearing
 - c. Commission review
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)

Nanney introduced **PREZ26-01**, an application to rezone 4080 S. Whiteville Rd. (PID 14-030-20-001-00) from AG (Agricultural) to R-2A (Low Density One- and Two-Family Residential).

It was noted that the key findings and conclusions indicate the proposed rezoning to the R-2A District is inconsistent with the Master Plan's Future Land Use designation for the surrounding area, as well as the Statement of Purpose for the R-2A District. Specifically, municipal water and sanitary sewer services are not available to the site and are not planned for extension to the property.

Mark McKellar spoke on behalf of the applicant and expressed agreement with staff's findings and recommendation to postpone action with a request for the applicant to work with the Central Michigan District Health Department to provide detailed evaluations of well and septic capacity to support conversion of the existing dwelling to a two-family building.

Public Hearing

Open: 7:41 p.m.

No Comments Offered

Closed: 7:42 p.m.

Deliberation by the commissioners.

Motion by **Lapp**, supported by **Hayes** to postpone the action on any recommendation to the Board of Trustees until the May 18, 2026, regular meeting with a request to the applicant to provide written documentation from the Central Michigan District Health Department of the results of detailed evaluations of the existing well and the existing septic system, including primary and reserve drain fields, showing full suitability for the proposed two-family residential use.

Roll Call Vote: Ayes: Bradshaw, Hayes, Lapp, Squatrito and Olver. Nays: 0. Motion Carried.

B. PRESR26-01 Preliminary Site Plan application to develop a 106 room, 4-story Home2Home Hotel and an 8,000 square foot retail building on a 4.05-acre lot (PID 14-026-20-005-15) on the northwest corner of E. Bluegrass Road and S. Collegiate Way.

- a. Introduction by staff and applicant
- b. Commission questions and discussion
- c. Commission deliberation and action (approval, denial, approval with conditions or postpone action)

Nanney introduced PRESR26-01 Preliminary Site Plan Application for a 106 room, 4-story Home2Home hotel and 8,000 square foot retail building located at the northwest corner of E. Bluegrass Rd. and S. Collegiate Way. The site plan fully complies with the applicable zoning ordinance requirements for the preliminary site plan approval including Sections 14.2.P and 14.2.S. Nanney noted that the project fills an economic need, and the area is in need of additional hotel space to support Mt Pleasant area events. There are details that will need to be addressed on the final site plan, but the project is ready for preliminary site plan review and action.

Rayhon Rana – Director of Business Development and the project engineer were available to answer commission questions and concerns.

Owners Asad Malik and Shahraiz Malik, Home2Suites Isabella Hotels, 901 Tower Dr, Troy, MI were available via zoom for any questions.

Motion by **Bradshaw**, supported by **Lapp**, to approve the PRESR26-01 preliminary site plan for a 106 room, 4-story hotel and 8,000 square-foot retail building on the northwest corner of E. Bluegrass Road and S. Collegiate Way (PID 14-026-20-005-15) in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district. Finding that the site plan dated January 6, 2026, can comply with applicable Zoning Ordinance requirements for preliminary site plan approval including Sections 14.2.P

(Required Site Plan information) and 14.2.5 (Standards for Site Plan Approval), subject to the following conditions:

1. Revise the final site plan layout and details for clarity and full legibility at the reduced 11-inch by 17-inch sheet size, and cardinal directions to the building elevations.
2. Resolve the bicycle parking and loading area details on the final site plan per Zoning Ordinance standards.
3. Confirm on the final plan that all site improvements for the overall site will be developed in Phase 1, with Phase 2 limited to the retail building construction.
4. Submit copies of the as-recorded E. Bluegrass Rd. and Collegiate Way sidewalk easements and stormwater management maintenance plan to the Zoning Administrator prior to issuing a building permit.

Roll Call Vote: Ayes: Bradshaw, Hayes, Lapp, Squatrito and Olver. Nays: 0. Motion Carried.

Other Business

Extended Public Comments

Open: 9:08 p.m.

No comments were offered.

Closed: 9:08p.m.

Final Board Comment

- Hayes thanked Robert Bicking, one of the Planning Commission applicants, for attending the meeting.

Adjournment – Chair Squatrito adjourned the meeting at 9:09 p.m.

APPROVED BY:



Jessica Lapp – Secretary
– Vice Secretary

(Recorded by Amy Peak)