



## TEXT AMENDMENT REPORT

**TO:** Planning Commission **DATE:** September 3, 2026

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

**PROJECT:** PTXT26-01 Zoning Text Amendment (Charter Township of Union)

**ACTIONS REQUESTED:** To hold a public hearing for proposed amendments to Sections 3 (Zoning Districts and Maps), 4.2 (Schedule of Regulations), 6.16 (Residential Design Standards), and 7.5 (Accessory Uses, Buildings, and Structures) of the Zoning Ordinance No. 20-06 to update dimensional standards for the agricultural and residential zoning districts, to confirm that both single-family dwellings and two-family (duplex) dwellings are subject to Section 6.16 (Residential Design Standards), and to expand accessory building options for certain larger lots; to review the proposed amendments and public comments from the hearing; and to deliberate and make any recommendations to the Board of Trustees for final action.

### Background Information

Over the more than six years since the current Zoning Ordinance No. 20-06 was adopted by the Board of Trustees on September 9, 2020, the Township Administration has occasionally identified and kept a record of details or challenges that have arisen in the day-to-day administration of the Ordinance that might need to be considered for possible amendment. These have been brought periodically to the Planning Commission's attention, and out of that process several previous sets of "punch list" text amendments have ultimately been adopted into the Zoning Ordinance.

#### **Updates to the Agricultural and Residential Setback Standards.**

One of these topics that has come up in the administration of the Ordinance has been the requirements for minimum front and side yard setbacks in various zoning districts. In 2021, a set of amendments to the Zoning Ordinance were adopted to reduce the minimum yard setback dimensions for the Business, Industrial, and Office-Service Districts. The intent behind the setback changes was to provide for more flexibility in these districts for business and industry to grow and expand, and to encourage new building construction to be located near the street to enhance visibility for the businesses and the visual character of our business districts.

The larger setbacks, which had been in place without significant alteration since at least when the 1981 Zoning Ordinance was adopted (close to 40 years!), were hampering growth and new development. With improved requirements for landscaping and screening, the large setback distances were also no longer needed to buffer more intensive land uses from adjacent agricultural and residential zoning districts.

For the Agricultural and Residential zoning districts, staff has noted several challenges related to administration of the Zoning Ordinance for these districts that indicate a need to now consider a similar scope of possible revisions to the dimensional standards for these districts to resolve the following challenges:

- (1) When the Township adopted the current Zoning Ordinance, one of the immediate changes was the elimination of the “R-5” District, which was determined by our consultant to not be consistent with housing-related case law and somewhat duplicative of the R-4 District for Mobile Home Parks. As a result, the existing R-5 districts were then rezoned to the closest comparable district, which was R-2B. However, there are differences in the R-2B dimensional standards as compared to the old R-5 standards, which are creating conflicts as some of these older homes are purchased by new owners who would like to update them for their current household needs.
- (2) In the case of our R-2B zoning district, there are several older neighborhoods that were developed under different standards, meaning most of the houses are legal nonconforming structures under the current zoning.
- (3) More restrictive front and side yard setbacks have the unintended effect of restricting or preventing entirely the ability of homeowners to modernize and update their homes to meet current needs. As noted in the recent Bowen National Research Housing Assessment for our community, a significant (majority) part of our existing single-family housing stock is more than 50 years old.
- (4) Restrictive front yard setbacks make it harder to create covered front porches of sufficient depth (generally at least seven feet) to allow for creation of a sitting area on the porch – a place to “people-watch” in the neighborhood on nice days. A few years ago we added a “Band-Aid” amendment to allow uncovered porches and decks to encroach somewhat into the required front yard setback, but that provision has not been entirely effective.

#### **Updates to the One- and Two-Family Residential Lot Area and Density Standards.**

As part of this review, Township staff also identified the current minimum lot area standards in the R-2A and R-2B zoning districts for possible revisions. These districts are predominantly located within the Township’s municipal water and sanitary sewer districts. With the proposed setback reductions, there is an opportunity to consider reductions in the minimum lot area standards. This change would allow for more efficient residential development. In addition, the proposed reduction for the R-2B district would help to minimize circumstances where existing lots formerly zoned R-5 are legal nonconforming lots in the R-2B district.

As part of this proposed change, a new provision is proposed for each zoning district where dwellings are an allowable principal land use to set standards for the maximum number of dwelling units allowed per acre. This is commonly referred to as a maximum residential density standard. The intent of this new standard is related to calculations made when our sanitary sewer system was constructed. Pipe sizes and pump station capacities for the system were based on the existing zoning at the time, including the minimum lot area standards. The proposed maximum residential density standards are intended to ensure that new residential development remains consistent with available sewer system capacities.

There is no intent as part of this proposed text amendment to increase the overall residential density allowed in each of these zoning districts. However, this is a topic that should be further evaluated as part of our Master Plan update and consideration of long-term housing and infrastructure priorities.

### **Updates to the Accessory Building Standards.**

The accessory building standards of local zoning ordinances are often the most-amended section of the document. Popular accessory buildings and structures vary widely in any jurisdiction by type (sheds, pole barns, garages, gazebos, swimming pools) size, and intended use. The size of the lot also can be an important variable to consider. Generally, owners of larger lots, especially in rural areas, are looking to have significantly larger accessory structures.

We are seeing a trend where some are viewing pole barns as additional living space and potential sources of income from home-based businesses or rental storage space for non-household vehicles and other large items for a fee. The Township's ordinance enforcement official has also had to respond to several cases in recent years where established commercial or industrial businesses have purchased and moved their operations into existing rural pole barns in the AG (Agricultural) zoning district, attracted by the large existing building and the low purchase price, as compared to acquiring a similarly-sized high-bay warehouse building in a business district or industrial park.

One case involved a well-established machine shop business with multiple employees that was so focused on finding cheaper quarters that verifying compliance with local regulations was completely overlooked (until they received a notice of violation from the Township).

The Township has responded to these trends by amending Section 7.5 (Accessory Uses, Buildings, and Structures) by restricting maximum floor area to minimize use-related conflicts, and by establishing a "sliding-scale" set of maximum height, number, and floor area standards for accessory buildings where standards become modestly more generous as lot size increases. However, staff has received feedback over the past several years that the maximum height and floor area provisions remain too restrictive, especially for larger lots in the more rural parts of the Township.

The proposed amendments to Section 7.5 are intended to expand options for accessory buildings for certain larger lots, while still working to keep maximum limits as aligned as possible with the intent of minimizing unintended land use conflicts.

### **Project Timetable**

Under the requirements of the Michigan Zoning Enabling Act, the Planning Commission has the responsibility to hold a public hearing on proposed amendments to the Zoning Ordinance or Official Zoning Map, and to make any recommendations for final action to the Board of Trustees.

The required public hearing notice was published in The Morning Sun newspaper on 8/30/2026, and was posted at the Township Hall and on the Township's website on 8/24/2026. Following the hearing and Planning Commission recommendation, the state Act allows the Isabella County Planning Commission 30-days for review and comment.

The Board of Trustees then has final legislative authority over whether or not to adopt the proposed amendments after a First Reading and a Second Reading.

## **Recommendations**

Under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, the Planning Commission has the responsibility to hold a public hearing on proposed amendments to the Zoning Ordinance or Official Zoning Map, and to make any recommendations for final action to the Board of Trustees. Following the public hearing, review, and deliberation, I recommend that the Planning Commission consider taking action by

**motion to recommend to the Board of Trustees that the proposed amendments to Section 3 (Zoning Districts and Maps), Section 4.2 (Schedule of Regulations), Section 6.16 (Residential Design Standards), and Section 7.5 (Accessory Uses, Buildings, and Structures) of the Zoning Ordinance to update dimensional standards for the agricultural and residential zoning districts, to confirm that both single-family dwellings and two-family (duplex) dwellings are subject to Section 6.16, and to expand accessory building options for certain larger lots**

**be adopted as presented**

or

be adopted with the following additional changes:

---

---

---

---

Please contact me with any questions about this information.

Respectfully submitted,

***Rodney C. Nanney, AICP, Director***

Community and Economic Development Department

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

**ORDINANCE NO. \_\_\_\_\_**

An ordinance to amend the Charter Township of Union Zoning Ordinance No. 20-06 by amending Sections 3 (Zoning Districts and Maps), 4.2 (Schedule of Regulations), 4.3 (Footnotes to Schedule of Regulations), 6.16 (Residential Design Standards), and 7.5 (Accessory Uses, Buildings, and Structures) by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.

Proposed additions to the current text of the Zoning Ordinance are highlighted below in blue underlined text and proposed deletions are shown using ~~red strikethrough text~~.

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

**PART ONE – Title**

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

**PART TWO – Amendments to Sections 3.6 through 3.11**

Sections 3.6 (AG, Agricultural District), 3.7 (R-1, Rural Residential District), 3.8 (R-2A, One- and Two-Family, Low-Density Residential District), 3.9 (R-2B, One- and Two-Family, Medium-Density Residential District), 3.10 (R-3A, Multiple-Family Residential District), and 3.11 (R-3B, Medium-Density Multiple-Family Residential District) are hereby amended to delete and replace each district’s “Required Dimensions” table in its entirety to update dimensional standards, as follows:

**Section 3.6: AG, Agricultural District**

| <b>REQUIRED DIMENSIONS</b>             |                                       |                                                  |                           |
|----------------------------------------|---------------------------------------|--------------------------------------------------|---------------------------|
| <i>Lot Standards</i>                   |                                       | <i>Minimum Setbacks (ft.)</i>                    |                           |
| Minimum Lot Width (ft.):               | <del>165</del> <u>150</u>             | Front Yard:                                      | <del>50</del> <u>35</u>   |
| Minimum Lot Area (sq. ft.):            | 43,560                                | Side Yard (one) <sup>(c)(d)</sup> :              | <del>16.5</del> <u>15</u> |
| Minimum Lot Depth (ft.):               | 165                                   | Side Yard (total of two):                        | <del>33</del> <u>30</u>   |
| Maximum Lot Depth:                     | <sup>(a)</sup>                        | Rear Yard:                                       | 50                        |
| Minimum Floor Area Per Unit (sq. ft.): | 800                                   |                                                  |                           |
| Maximum Building Height (ft.):         | 35 <sup>(b)</sup>                     | <u>Maximum Number of Dwelling Units per Acre</u> | <u>1.0</u>                |
| Minimum Dwelling Width (ft.):          | <del>30</del> <u>See Section 6.16</u> |                                                  |                           |
|                                        |                                       |                                                  |                           |
| Maximum Lot Coverage                   | 40%                                   |                                                  |                           |
| Municipal Sewer Required:              | No                                    |                                                  |                           |

**Footnotes:** See Section 4.3.

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district and to Section 6.16 for additional residential design standards. In case of a conflict between Section 4 and the above list, Section 4 and Section 6.16 shall prevail.*

**Section 3.7: R-1, Rural Residential District**

| <b>REQUIRED DIMENSIONS</b>  |        |                                     |                         |
|-----------------------------|--------|-------------------------------------|-------------------------|
| <i>Lot Standards</i>        |        | <i>Minimum Setbacks (ft.)</i>       |                         |
| Minimum Lot Width (ft.):    | 150    | Front Yard:                         | <del>50</del> <u>35</u> |
| Minimum Lot Area (sq. ft.): | 43,560 | Side Yard (one) <sup>(c)(d)</sup> : | 15                      |

**REQUIRED DIMENSIONS**

| <i>Lot Standards</i>                   |                                | <i>Minimum Setbacks (ft.)</i>                        |
|----------------------------------------|--------------------------------|------------------------------------------------------|
| Minimum Lot Depth (ft.):               | N/A                            | Side Yard (total of two): 30                         |
| Maximum Lot Depth:                     | N/A                            | Rear Yard: 50                                        |
| Minimum Floor Area Per Unit (sq. ft.): | 1,000                          |                                                      |
| Maximum Building Height (ft.):         | 35 <sup>(b)</sup>              | <u>Maximum Number of Dwelling Units per Acre</u> 1.0 |
| Minimum Dwelling Width (ft.):          | <del>30</del> See Section 6.16 |                                                      |
| Maximum Lot Coverage                   | 40%                            |                                                      |
| Municipal Sewer Required:              | No                             |                                                      |

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district and to Section 6.16 for additional residential design standards. In case of a conflict between Section 4 and the above list, Section 4 and Section 6.16 shall prevail.

**Section 3.8: R-2A, One- and Two-Family, Low-Density Residential District****REQUIRED DIMENSIONS**

| <i>Lot Standards</i>                        | <i>One Family</i>              | <i>Two Family</i>              | <i>Minimum Setbacks (ft.)</i>                                                  |
|---------------------------------------------|--------------------------------|--------------------------------|--------------------------------------------------------------------------------|
| Minimum Lot Width (ft.) <sup>(e)</sup> :    | <del>100</del> 70              | <del>120</del> 100             | Front Yard <sup>(e)</sup> : <del>35</del> 25                                   |
| Minimum Lot Area (sq. ft.) <sup>(e)</sup> : | <del>14,000</del> 8,400        | <del>17,000</del> 14,000       | Side Yard (one) <sup>(e)(d)</sup> : <del>10</del> 6                            |
| Minimum Dwelling Unit Width (ft.):          | <del>30</del> see Section 6.16 | <del>30</del> see Section 6.16 | Side Yard (total of two): <del>20</del> 12                                     |
| Minimum Floor Area Per Unit (sq. ft.):      | 600                            | 750                            | Rear Yard: 35                                                                  |
| Maximum Building Height (ft.):              | 35                             | 35                             |                                                                                |
| Maximum Lot Coverage                        | 40%                            | 40%                            | <u>Maximum Number of One-Family Dwelling Units per Acre</u> 3.7 <sup>(e)</sup> |
| Municipal Sewer Required:                   | No                             | No                             |                                                                                |
|                                             |                                |                                | <u>Maximum Number of Two-Family Dwelling Units per Acre</u> 5.8 <sup>(e)</sup> |

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district and to Section 6.16 for additional residential design standards. In case of a conflict between Section 4 and the above list, Section 4 and Section 6.16 shall prevail.

**Section 3.9: R-2B, One- and Two-Family, Medium-Density Residential District****REQUIRED DIMENSIONS**

| <i>Lot Standards</i>                   | <i>One Family</i>      | <i>Two Family</i>              | <i>Minimum Setbacks (ft.)</i>                                                  |
|----------------------------------------|------------------------|--------------------------------|--------------------------------------------------------------------------------|
| Minimum Lot Width (ft.):               | <del>70</del> 55       | 90                             | Front Yard <sup>(e)</sup> : <del>30</del> 20                                   |
| Minimum Lot Area (sq. ft.):            | <del>8,400</del> 6,300 | 10,800                         | Side Yard (one) <sup>(e)(d)</sup> : 6                                          |
| Minimum Dwelling Unit Width (ft.):     | See Section 6.16       | <del>30</del> See Section 6.16 | Side Yard (total of two): 12                                                   |
| Minimum Floor Area Per Unit (sq. ft.): | 500                    | 650                            | Rear Yard: 35                                                                  |
| Maximum Building Height (ft.):         | 35                     | 35                             |                                                                                |
| Maximum Lot Coverage                   | 40%                    | 49%                            | <u>Maximum Number of One-Family Dwelling Units per Acre</u> 5.2 <sup>(e)</sup> |
| Municipal Sewer Required:              | Yes                    | Yes                            |                                                                                |
|                                        |                        |                                | <u>Maximum Number of Two-Family Dwelling Units per Acre</u> 8.0 <sup>(e)</sup> |

**Footnotes:** See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district and to Section 6.16 for additional residential design standards. In case of a conflict between Section 4 and the above list, Section 4 and Section 6.16 shall prevail.

**Section 3.10: R-3A, Multiple-Family Residential District****DIMENSION REGULATIONS**

| <i>Lot Standards</i>                           |     | <i>Minimum Setbacks (ft.)</i>                    |
|------------------------------------------------|-----|--------------------------------------------------|
| Minimum Lot Width (ft.):                       | N/A | Front Yard <sup>(e)</sup> : <del>35</del> 20     |
| Minimum Lot Area (sq. ft.):                    | (f) | Side Yard(one) <sup>(e)</sup> : <del>30</del> 20 |
|                                                |     | Side Yard (total of two): <del>60</del> 40       |
| Minimum Floor Area Per Unit (sq. ft.):         | 500 | Rear Yard: 25                                    |
| Maximum Building Height (ft.) <sup>(b)</sup> : | 35  |                                                  |

**DIMENSION REGULATIONS**

| <b>Lot Standards</b>      |     | <b>Minimum Setbacks (ft.)</b> |
|---------------------------|-----|-------------------------------|
| Maximum Lot Coverage      | 40% |                               |
| Municipal Sewer Required: | Yes |                               |

*Footnotes: See Section 4.3.*

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

**Section 3.11: R-3B, Medium-Density Multiple-Family District****REQUIRED DIMENSIONS**

| <b>Lot Standards</b>                           |                | <b>Minimum Setbacks (ft.)</b>                     |
|------------------------------------------------|----------------|---------------------------------------------------|
| Minimum Lot Width (ft.):                       | N/A            | Front Yard <sup>(b)</sup> : <del>35</del> 20      |
| Minimum Lot Area (sq. ft.):                    | <sup>(f)</sup> | Side Yard (one) <sup>(c)</sup> : <del>30</del> 20 |
|                                                |                | Side Yard (total of two): <del>60</del> 40        |
| Minimum Floor Area Per Unit (sq. ft.):         | 500            | Rear Yard: 25                                     |
| Maximum Building Height (ft.) <sup>(h)</sup> : | 35             |                                                   |
| Maximum Lot Coverage                           | 40%            |                                                   |
| Municipal Sewer Required:                      | Yes            |                                                   |

*Footnotes: See Section 4.3.*

*The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.*

**PART THREE – Amendments to Section 4.2**

The “Part A – Agricultural and Residential Districts” table in Section 4.2 (Schedule of Regulations) is hereby deleted and replaced in its entirety to update dimensional standards, as follows:

**Section 4.2 Schedule of Regulations****Part A – Agricultural and Residential Districts**

| Zoning District  | Minimum Lot Dimensions                     |                                      |                    | Maximum Number of Dwelling Units per Acre | Minimum Setback Requirements    |                                      |                  |                 | Maximum Building Height (ft.) | Minimum Building Width (ft.) | Minimum Floor Area per Unit (sq. ft.) | Maximum Lot Coverage by all Buildings |
|------------------|--------------------------------------------|--------------------------------------|--------------------|-------------------------------------------|---------------------------------|--------------------------------------|------------------|-----------------|-------------------------------|------------------------------|---------------------------------------|---------------------------------------|
|                  | Area (sq. ft.)                             | Width (ft.)                          | Depth (ft.)        |                                           | Front Yard (ft.)                | Side Yards (ft.)<br>Smallest Side    | Total of Both    | Rear Yard (ft.) |                               |                              |                                       |                                       |
| AG               | 43,560                                     | <del>165</del><br>150                | 165 <sup>(a)</sup> | 1.0 <sup>(e)</sup>                        | <del>50</del> 35                | <del>16.5</del> 15 <sup>(c)(d)</sup> | <del>33</del> 30 | 50              | 35 <sup>(b)</sup>             | 14                           | 800                                   | 40%                                   |
| R-1              | 43,560                                     | 150                                  | N/A                | 1.0 <sup>(e)</sup>                        | <del>50</del> 35                | 15 <sup>(c)(d)</sup>                 | 30               | 50              | 35 <sup>(b)</sup>             | 18                           | 1,000                                 | 40%                                   |
| R-2A, One Family | <del>14,000</del><br>8,400 <sup>(e)</sup>  | <del>100</del><br>70 <sup>(e)</sup>  | N/A                | 3.7 <sup>(e)</sup>                        | <del>35</del> 25 <sup>(g)</sup> | <del>10</del> 6 <sup>(c)(d)</sup>    | <del>20</del> 12 | 35              | 35                            | 18                           | 600                                   | 40%                                   |
| R-2A, Two Family | <del>17,000</del><br>14,000 <sup>(e)</sup> | <del>120</del><br>100 <sup>(e)</sup> | N/A                | 5.8 <sup>(e)</sup>                        | <del>35</del> 25 <sup>(g)</sup> | 10 <sup>(c)(d)</sup>                 | 20               | 35              | 35                            | 18                           | 600                                   | 40%                                   |
| R-2B, One Family | <del>8,400</del><br>6,300                  | <del>70</del> 55                     | N/A                | 5.2 <sup>(e)</sup>                        | <del>30</del> 20 <sup>(g)</sup> | 6 <sup>(c)(d)</sup>                  | 12               | 35              | 35                            | 18                           | 500                                   | 40%                                   |
| R-2B, Two Family | 10,800                                     | 90                                   | N/A                | 8.0 <sup>(e)</sup>                        | <del>30</del> 20 <sup>(g)</sup> | 6 <sup>(c)(d)</sup>                  | 12               | 35              | 35                            | 18                           | 650                                   | 40%                                   |
| R-3A             | (f)                                        | N/A                                  | N/A                | (f)                                       | <del>35</del> 20 <sup>(g)</sup> | <del>30</del> 20 <sup>(c)</sup>      | <del>60</del> 40 | 25              | 35 <sup>(h)</sup>             | N/A                          | 500                                   | 40%                                   |

| Zoning District | Minimum Lot Dimensions |             |             | Maximum Number of Dwelling Units per Acre | Minimum Setback Requirements |                      |                  |                 | Maximum Building Height (ft.) | Minimum Building Width (ft.) | Minimum Floor Area per Unit (sq. ft.) | Maximum Lot Coverage by all Buildings |
|-----------------|------------------------|-------------|-------------|-------------------------------------------|------------------------------|----------------------|------------------|-----------------|-------------------------------|------------------------------|---------------------------------------|---------------------------------------|
|                 | Area (sq. ft.)         | Width (ft.) | Depth (ft.) |                                           | Front Yard (ft.)             | Side Yards (ft.)     |                  | Rear Yard (ft.) |                               |                              |                                       |                                       |
|                 |                        |             |             |                                           |                              | Smallest Side        | Total of Both    |                 |                               |                              |                                       |                                       |
|                 |                        |             |             |                                           |                              |                      |                  |                 |                               |                              |                                       |                                       |
| R-3B            | (f)                    | N/A         | N/A         | (f)                                       | <del>35-20</del><br>(g)      | <del>30-20</del> (c) | <del>60-40</del> | 25              | 35 (h)                        | N/A                          | 500                                   | 40%                                   |
|                 |                        |             |             |                                           |                              |                      |                  |                 |                               |                              |                                       |                                       |
| R-4             | See Section 3.12       |             |             |                                           |                              |                      |                  |                 |                               |                              |                                       |                                       |
|                 |                        |             |             |                                           |                              |                      |                  |                 |                               |                              |                                       |                                       |

## PART FOUR – Amendments to Section 4.3

Subsection “(e)” under Section 4.3 (Footnotes to Schedule of Regulations) is hereby deleted and replaced in its entirety to update modification provisions for residential density and lot area standards, as follows:

### Section 4.3 Footnotes to Schedule of Regulations

~~(e) The minimum lot width and lot area for lots having municipal sewer may be reduced to the following requirements:~~

- ~~1. One-Family Unit  
Lot Width: 80 feet  
Lot Area: 12,000 square feet~~
- ~~2. Two-Family Unit  
Lot Width: 100 feet  
Lot Area: 15,000 square feet~~

(e) The maximum number of dwelling units per acre is calculated based on the net lot area of the overall parcel of land or tract of contiguous parcels of land, and does not modify the limitations of this ordinance related to number of dwelling units allowed on a single lot, the minimum lot area standards of the zoning district, or any additional land area needs for a private septic system or private well for a lot not served by municipal water or municipal sanitary sewer.

## PART FIVE – Amendments to Section 6.16

The first sentence of Section 6.16 (Residential Design Standards) is hereby deleted and replaced in its entirety to confirm that both single-family dwellings and two-family (duplex) dwellings are subject to the standards of this section, as follows:

### Section 6.16 Residential Design Requirements

All one-family or single family detached dwellings ~~units~~ located outside of a mobile home park and all two-family or duplex residential dwellings shall comply with the following requirements:

## PART SIX – Amendments to Section 7.5

Subsection “C.3.” (Detached Accessory Buildings) of Section 7.5 (Accessory Uses, Buildings, and Structures) is hereby deleted and replaced in its entirety with a new subsection “C.3.” entitled “Accessory Buildings and Structures” to expand accessory building options for certain larger lots, as follows:

### Section 7.5 Accessory Uses, Buildings, and Structures

#### C. Detached Accessory Buildings and Structures.

3. Size, height, and number. Detached buildings and structures in the following zoning districts accessory to single-family and two-family residential uses shall conform to the following requirements:

| Zoning Districts                                      | Parcel Size                                      | Maximum Total Accessory Building and Structure Floor Area | Accessory Building |                  | Other Accessory Structures |                  |
|-------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|--------------------|------------------|----------------------------|------------------|
|                                                       |                                                  |                                                           | Max. per lot       | Max. Height      | Max. per Lot               | Max. Height      |
| <b>AG and R-1 Districts</b>                           | Up to 2.49 acres                                 | 1,500 sq. ft.                                             | 1                  | 14.0 feet        | 2                          | 14.0 feet        |
|                                                       | 2.5 to 9.99 acres                                | 2,400 sq. ft.                                             | 2                  | 15.0 feet        |                            |                  |
|                                                       | 10.0 <del>to</del> <u>19.99 acres or greater</u> | 3,600 sq. ft.                                             | 3                  | 16.0 feet        |                            |                  |
|                                                       | <u>20.0 to 39.99 acres</u>                       | <u>4,500 sq. ft.</u>                                      | <u>3</u>           | <u>18.0 feet</u> |                            |                  |
|                                                       | <u>40.0 acres or greater</u>                     | <u>5,400 sq. ft.</u>                                      | <u>4</u>           | <u>18.0 feet</u> |                            |                  |
| <b>R-2A, <del>and R-2B,</del> and Other Districts</b> | Up to 1.0 acres                                  | 900 sq. ft.                                               | 1                  | 14.0 feet        | 1                          | 12.0 feet        |
|                                                       | 1.01 to 4.99 acres                               | 1,200 sq. ft.                                             | 1                  |                  |                            |                  |
|                                                       | 5.0 <del>to 9.99</del> <u>acres or greater</u>   | 1,500 sq. ft.                                             | 2                  |                  |                            |                  |
|                                                       | <u>10.0 to 19.99 acres</u>                       | <u>1,800 sq. ft.</u>                                      | <u>2</u>           | <u>15.0 feet</u> | <u>2</u>                   | <u>12.0 feet</u> |
|                                                       | <u>20.0 acres or greater</u>                     | <u>2,100 sq. ft.</u>                                      | <u>3</u>           |                  |                            |                  |

a. "Other Accessory Structures" include sheds, gazebos, covered pavilions, and similar structures.

b. Accessory buildings and structures in the R-3A, R-3B, and all other zoning districts shall conform to the dimensional standards of the zoning district, as specified in Section 4 (Schedule of Regulations), and the applicable requirements of Section 14.2 (Site Plan Review).

## **PART SEVEN – Repeal**

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

## **PART EIGHT – Severability**

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

## **PART NINE – Publication**

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

## **PART TEN – Effective Date**

This amendatory ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on \_\_\_\_\_, 202\_\_\_\_, after initiation and a public hearing by the

**Draft Date: August 20, 2026**

Planning Commission on \_\_\_\_\_, 202\_\_ as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on \_\_\_\_\_, 202\_\_ and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This amendatory ordinance shall be effective on \_\_\_\_\_, 202\_\_, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

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

NOTICE is hereby given that a public hearing will be held by the Planning Commission on **Tuesday, September 15, 2026 at 7:00 p.m.** in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 to receive public comments on proposed amendments to the Township Zoning Ordinance's Section 3 (Zoning Districts and Maps) and Section 4.2 (Schedule of Regulations) to update dimensional standards for the Agricultural and Residential zoning districts; Section 4.3 (Footnotes to Schedule of Regulations) to update modification provisions for residential density and lot area standards; Section 6.16 (Residential Design Standards) to confirm that both single-family dwellings and two-family (duplex) dwellings are subject to the standards of this section; and Section 7.5 (Accessory Uses, Buildings, and Structures) to expand accessory building options for certain larger lots; all by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.).

The proposed amendments, Zoning Ordinance, and Zoning Map may be inspected during business hours at the Township Hall and are available for viewing on the Township's website at:  
<http://www.uniontownshipmi.com/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Planning Commission, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to [info@uniontownshipmi.com](mailto:info@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.

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

A regular meeting of the Charter Township of Union Planning Commission was held on September 15, 2026, at 7:00 p.m. at the Union Township Hall.

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

**Roll Call**

Present: Bicking, Bradshaw, Browne, Davis, Hayes, Olver, Squattrito, and Tomson

Excused: Lapp

**Others Present**

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

Chair Squattrito welcomed the newly appointed commissioner, Eric Davis

**Approval of Agenda**

Motion by **Olver**, supported by **Bradshaw**, to approve the agenda as presented. **Vote: Ayes: 8. Nays: 0. Motion Carried**

**Approval of Minutes**

Motion by **Tomson** support by **Browne** supported to approve August 18, 2026, regular meeting minutes with two corrections. **Vote: Ayes: 8. Nays: 0. Motion carried.**

**Correspondence / Reports/ Presentations**

- A. Board of Trustees Update – gave updates on the Board of Trustees meeting.
- B. ZBA Update – None given.
- C. Community and Economic Development Monthly Report
- D. Other Reports or Correspondence

**Public Comment**

Open: 7:14 p.m.

No comments were offered.

Closed: 7:14 p.m.

**New Business**

- A. **PTXT26-01 Zoning Ordinance text amendments to update the agricultural and residential zoning district dimensional standards and to expand options for certain detached accessory buildings on large lots.**
  - a. Introduction by staff
  - b. Public hearing
  - c. Commission questions and discussion.
  - d. Commission deliberation and action (recommendation to the Board of Trustees to adopt, reject, or adopt with revisions; or to postpone action)

Nanney introduced PTXT26-01, a Zoning Text Amendment requested by Charter Township of Union, proposing updates to the zoning ordinance's dimensional standards. The amendments address agricultural and residential setback requirements, lot area and density standards for one- and two-family residential development, and accessory building regulations.

#### **Public Hearing**

Open: 7:27 p.m.

No comments were offered.

Closed: 7:28 p.m.

Deliberation by the Commissioners.

Motion by **Hayes**, supported by **Bradshaw**, to recommend to the Board of Trustees that the proposed amendments to Section 3 (Zoning Districts and Maps), Section 4.2 (Schedule of Regulations), Section 6.16 (Residential Design Standards), and Section 7.5 (Accessory Uses, Buildings, and Structures) of the Zoning Ordinance to update dimensional standards for the agricultural and residential zoning districts, to confirm that both single-family dwellings and two-family (duplex) dwellings are subject to Section 6.16, and to expand accessory building options for certain larger lots be adopted as presented. **Roll Call Vote: Ayes: Bicking, Bradshaw, Browne, Davis, Hayes, Olver, Squattrito, and Tomson. Nays: 0. Motion Carried.**

#### **B. Data Center Presentation by Community and Economic Development Director**

- a. Link to [MTA data center publication](#)
- b. Link to [data center presentation slides](#)
- c. Commission questions and discussion.

Nanney provided a presentation on what the Planning Commission should know about data centers, followed by discussion by the Commissioners.

#### **Extended Public Comment**

Open: 8:48 p.m.

No comments were offered.

Closed: 8:48 p.m.

#### **Final Board Comment**

- Squattrito extended another warm welcome to newly appointed Commissioner Davis.
- Commissioner Davis shared that he found it helpful to meet with staff prior to the meeting.
- Hayes inquired about license plate readers and whether they are planned for Union Township.
- Tomson requested clarification regarding the location of Dog Town.

**Adjournment** – Chair Squattrito adjourned the meeting at 8:57pm

**APPROVED BY:**

---

Jessica Lapp – Secretary  
Philip Browne Jr. – Vice Secretary

*(Recorded by Tera Green)*