

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES**

June 28, 2016 @ 7:30 p.m.

- CALL TO ORDER:
- PLEDGE OF ALLEGIANCE:
- INTRODUCTION OF MEMBERS:
- APPROVAL OF AGENDA FOR: *June 28, 2016 Regular Meeting*
- APPROVAL OF MINUTES FROM: *May 24, 2016 Regular/Public Hearing Meeting*
- CALL TO THE PUBLIC:
- OLD BUSINESS:
 - 1) *Review & update of Master Plan*
- NEW BUSINESS:
 - 1) *Consider Zoning Board of Appeals request to amend Section 6.11 C #'s 1 – 5*
- CALL TO THE PUBLIC:
- ADJOURNMENT:

MINUTES

MEMBERS PRESENT: BOB HANVEY
LARRY GRUNN, CHAIR
CHERYL RANGE, SECRETARY
BRUCE POWELSON, VICE CHAIR
CLAIRE STEVENS

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Cheryl Range motioned to approve the agenda as submitted. Bruce Powelson seconded. **Motion Carried 4-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Claire Stevens arrived at 7:35 p. m.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

May 23, 2016 Regular Meeting

Cheryl Range motioned to approve the May 23, 2016 minutes as amended. Bob Hanvey seconded. **Motion Carried 4-0.**

OLD BUSINESS

Proposed text amendment # 01-16 Agricultural Tourism/Farm amendments

Bob Hanvey explained to the Planning Commission of the discussion at the June 23, 2016 Board of Trustees meeting.

The agenda item was postponed to the July meeting when the entire Board is present. The language needs to be recrafted and renamed. A decision has to be made as to what is the principal use and the accessory use. When the Board meets in July they will need to discuss objections and how those objections can be addressed.

Les Anderson, 4500 Jewell Road, Any farm used for farming is covered by GAAMPS. He doesn't want the line that states the use won't be viewed as commercial. The barn on Jewell Road held a family wedding last weekend and there was one complaint. He lives on Jewell Road, if the barn was used two times a year for an event, that would be fine, any more than that would be a nuisance. All the traffic creates more dust from the dirt road.

Bob Hanvey clarified that the use is not to be viewed as commercial for zoning purposes, not assessing purposes.

Sally Elmiger asked Bob Hanvey if wants the Planning Commission to make a decision tonight or is he just asking for suggestions that the Board of Trustees can review at their next meeting.

Greg Durbin asked if property described as a farm, does it have to be an active farm.

Sally Elmiger noted as defined by the Right to Farm Act, it has to produce food, fiber for commercial sale.

Bob Hanvey said he is just looking for input. He asked the Planning Commission if they would be offended if the Board of Trustees made changes to the text without the Planning Commission reviewing first.

It was noted that any changes would require a public hearing and possibility a second review by the Livingston County Building Department.

Discussion ensued on crafting an entirely different ordinance just for event barns.

Claire Stevens said she is not comfortable with looking at new text when the Board of Trustees hasn't made a motion yet.

Annette McNamara noted items that were overlooked while reviewing TXT# 01-16 and would like these housekeeping items added to the text if there will be another public hearing.

Review & update of Master Plan

Larry Grunn asked if the Planning Commission members would agree to postpone discussion on this agenda item.

Bob Hanvey wants to discuss the population map he created.

These are real numbers based on parcels with improved structures, such as homes. It does not include farm properties.

The Planning Commission members would like to see text that explains the categories and the roadways in a different color.

NEW BUSINESS

Consider Zoning Board of Appeals request to amend Section 6.11 C #'s 1 – 5

The Planning Commission members discussed options on amending Section 6.11 to call out a minimum length for a flag lot, deleting flag lots in the Zoning Ordinance and leaving the text as is.

No decision was made.

Cheryl Range motioned to postpone this agenda item to the July 27, 2016 meeting. Bob Hanvey seconded. Motion

Carried **5-0**.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Annette McNamara asked which Planning Commission members want to attend the right to farm workshop held by Carlisle/Wortman on July 25, 2016. Sally Elmiger said there is no limit on the number of people from one township.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 9:35 p.m. Claire Stevens seconded. **Motion Carried 5-0.**