

**MARION TOWNSHIP
AGENDA AND MINUTES
OCTOBER 28, 2014**

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *October 28, 2014 Regular Meeting*

APPROVAL OF MINUTES FROM: *September 28, 2014 Regular Meeting*

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) *Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09*

OLD BUSINESS:

- 1) *Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09*
- 2) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*
- 3) *Proposed amendments to Section 6.07 Accessory Uses and Structures & 3.02 Definitions*
- 4) *Planning Commission members elect Co-Chair*

NEW BUSINESS:

- 1) *Proposed text for Large Accessory Structures*

CALL TO THE PUBLIC:

ADJOURNMENT

**MINUTES
OCTOBER 28, 2014**

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
CHERYL RANGE, SECRETARY
LARRY GRUNN
BOB HANVEY
CHARLIE MUSSON

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR
SALLY ELMIGER, CARLISLE/WORTMAN, ASSOC

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda. Charlie Musson seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. All were present.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

No response.

Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

September 23, 2014 Regular meeting minutes

Cheryl Range motioned to approve the September 23, 2014 minutes. Bob Hanvey seconded.

Motion Carried 5-0.

PUBLIC HEARING

Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09

Jerry Sidlar opened the call to the public.

Keith Pinkelman summarize the project. The applicant purchased the property to the south and plans on expanding the existing building to accommodate the growing business. He noted the review letters have been received and the applicant will provide an access agreement from Terry Newman (property owner to the North) and amend the plans to reflect comments made by Spicer Engineering.

No public comments were heard.

Jerry Sidlar closed the call to the public.

OLD BUSINESS

Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09

Jerry Sidlar asked Sally Elmiger to summarize Carlisle/Wortman review letter.

Sally Elmiger stated the applicant has met standards for the special use permit, Carlisle/Wortman recommends the Planning Commission recommend approval.

As for the site plan, the comments are minor and can be addressed in the final review, the comments are as follows.

- Recommendation for a written/signed agreement be provided to Marion Township for the North driveway
- Information on stored and abandoned vehicles, how will the applicant handle this issue?
- Two variances will be necessary to move forward with the project, the front yard setback and the greenbelt requirements

Scott Lloyd, 5717 Pingree asked why a public hearing is held before the applicant seeks variances. He thinks this doesn't make sense, people should be able to make comments after variances are either granted or denied.

Annette McNamara stated this is a State Law under PA 110 of 2006, the Zoning Enabling Act and something that Marion Township has to follow.

Bob Hanvey noted that the public can make comments at any of these meetings.

Roy Caverly addressed the abandoned vehicle issue. He has spoken with his attorney and he suggested following the garage keeper lien requirements yet the storage and repair costs must exceed the blue book price of the car to use this option. His other option is to call the Livingston County Sheriff to tag the vehicles and have them moved to the junk yard. He brought a signed document from Terry Newman, owner of the property where Roy has been storing the overflow, giving Roy permission to use the property. He has also provided the Planning Commission members with a site plan showing the placement of evergreen trees to buffer the view of the lot from I-96. He is hoping this will satisfy the Planning Commission members. He does not intend to use the overflow lot once the building renovations are complete.

The Planning Commission members had the following comments on the preliminary site plan.

1. How will the parking spaces be delineated?
2. Removing the first three parking spaces at the entrance to the site
3. Crushed asphalt vs concrete runoff
4. Will the crushed asphalt hold up during snow removal
5. How will one way travel be maintained?
6. Signage for the business

The applicant, engineer and builders addressed the comments.

1. Parking bumpers will be installed to delineate parking
2. The first three spaces will be removed from the site plan
3. Crushed asphalt is 80% porous vs 90% for concrete, this was taken into consideration with runoff calculations
4. In the past they haven't had issues with snow removal from crushed asphalt parking lots
5. One way travel will be indicated with signage

6. The placement of the business sign is on the site plan and a sign that meets the Zoning Ordinance will be applied for after the building is complete

Bob Hanvey motioned to recommend approval for Roy's Autoworks Special Use Permit as presented. Larry Grunn seconded. **Motion Carried 5-0.**

Bob Hanvey motioned to recommend preliminary approval for Roy's Autoworks Site plan as presented conditioned on the following.

1. Spicer Engineering review letter dated 10-27-14
2. Carlisle/Wortman review letter dated 10-21-14
3. Howell Area Fire Authority review letter dated 10-15-14
4. Livingston County Drain Commission review letter dated 8-21-14
5. Livingston County Road Commission review letter dated 8-19-14
6. Letter from Marion Township Assessor, Charlie Decator regarding border line change dated 8-20-14
7. Applicant apply for necessary variances
8. Terry Newman letter of permission to plant trees & site plan submitted showing planting dated 10-21-14
9. Conditions of Special Use Permit for original submittal signed and recorded

Larry Grunn seconded. **Roll Call: Charlie Musson yes, Bob Hanvey yes, Jerry Sidlar yes, Cheryl Range yes, Larry Grunn yes. Motion Carried 5-0.**

Section 17.10 Communication Towers (Wireless Communication Facilities)

The Planning Commission members reviewed the amendments and are satisfied with the language taken from PA 110 of 2006.

Charlie Musson motioned to send the proposed text to the Board of Trustees for review and approval and adoption. Cheryl Range seconded. **Motion Carried 5-0.**

Section 6.07 Accessory Uses and Structures & definitions

The Planning Commission members reviewed the proposed text and had the following comments.

1. Increase the size within the second category from .020 to .030
2. Include a maximum size of 2,400 s.f. on all parcels

Bob Hanvey motioned to hold a public hearing at the November 25, 2014 Planning Commission meeting. Cheryl Range seconded. **Motion Carried 5-0.**

Planning Commission members elect Vice-Chair

The Planning Commission members agreed to postpone this to the November Annual Organization Meeting.

Charlie Musson motioned to place this on the November 25, 2014 agenda. Jerry Sidlar seconded. **Motion Carried 5-0.**

NEW BUSINESS

Section 17.34 Larger Accessory Structures

The Planning Commission members agreed to work on this proposed amendment at a later date.

Jerry Sidlar motioned to postpone this agenda item to a later date. Bob Hanvey seconded. **Motion Carried 5-0.**

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

No comments were heard.

Jerry Sidlar closed the call to the public.

ADJOURNMENT

Bob Hanvey motioned to adjourn the meeting at 8:40 p.m. Larry Grunn seconded. **Motion carried 5-0.**