

**PLANNING COMMISSION  
FEBRUARY 24, 2015  
Agenda and Minutes**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION OF MEMBERS:**

**APPROVAL OF AGENDA FOR:** February 24, 2015 Regular Meeting

**APPROVAL OF MINUTES FROM:** January 20, 2015 Regular Meeting

**CALL TO THE PUBLIC:**

**PUBLIC HEARING:**

1) TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

**OLD BUSINESS:**

1) TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

2) Marion Township Master Plan – 5 year update

**NEW BUSINESS:**

1) Proposed text amendment – Article XX Amendments – add conditional rezoning requirements

**CALL TO THE PUBLIC:**

**ADJOURNMENT:**

**Minutes – February 24, 2015**

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

**MEMBERS ABSENT:** CHARLIE MUSSON

**OTHERS PRESENT:** ANNETTE MCNAMARA, ZONING ADMINISTRATOR

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**CALL TO ORDER**

Jerry Sidlar called the meeting to order at 7:04 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Bob Hanvey motioned to approve the agenda as presented. Jerry Sidlar seconded. **Motion Carried 4-0**

**INTRODUCTION OF MEMBERS**

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

**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**

**January 20, 2015 Regular meeting minutes**

Bob Hanvey noted errors on page 2 & 3. Cheryl Range motioned to approve the January 20, 2015 minutes as amended. Cheryl Range seconded. **Motion Carried 4-0.**

**PUBLIC HEARING**

**TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033**

Jerry Sidlar opened the public hearing. No response/comments. Jerry Sidlar closed the public hearing.

**OLD BUSINESS**

**TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033**

David Anton, 1015 S. Lake Road, Novi, presented the information for the proposed Verizon Cell Tower on the Howell AERIE Fraternal Order of Eagles site, 141 Schroeder Park Drive. Mr. Anton would like to receive a final recommendation from the Planning Commission tonight. Jerry Sidlar noted that all outstanding items from Spicer Group have been addressed. Bob Hanvey asked about the propane tank. Is the size excessive? Can natural gas be used instead? Larry Grunn also questioned the use of propane gas. At the last meeting Mr. Anton had said that natural gas pressure could be unreliable. Larry Grunn contacted the natural gas provider and was told that enough pressure would be provided to the site. Mr. Anton agreed to abide by the Planning Commission members request. Bob Hanvey did note that he wasn't certain the Planning Commission has the authority to make the request. Three Planning Commission members asked that natural gas be used at this site, siting safety issues. Soil borings were discussed. Mr. Anton told the Planning Commission members that soil borings and analysis are required for every site and the information is submitted to the Livingston County Building Department when obtaining permits. Variances requirements were discussed. A variance to the setback from the north property line and another for the distance from the tower to the Howell AERIE building are required before approval. Clarification of the notation parcel A & parcel B was discussed. Bob Hanvey noted that the Tax ID# on the site plan matched what Marion Township assessing records show and that is sufficient. Bob Hanvey motioned to recommend to the Board of Trustees approval for the Special Use Permit on for the proposed cell tower TeleSite Wireless/Verizon Wireless Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033. Larry Grunn seconded. **Motion Carried 4-0.**

Bob Hanvey motioned to recommend to the Board of Trustees preliminary approval for the Site Plan associated with the Special Use Permit for the proposed cell tower TeleSite Wireless/Verizon Wireless Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033. Larry Grunn seconded. **Motion Carried 4-0.**

The time line was discussed with the applicant. Next meeting will be with the Board of Trustees, then the Zoning Board of Appeals, then back to the Planning Commission for final recommendation and finally to the Board of Trustees for a final decision.

#### **Marion Township Master Plan – 5 year update**

The Planning Commission members received a copy of the letter of intent sent to all applicable entities. Annette McNamara told the Commissioners they will receive the first three chapters with proposed amendments in the March 24, 2015 Planning Commission package. No motion necessary.

#### **NEW BUSINESS**

##### **Proposed text amendment – Article XX Amendments – add conditional rezoning requirements**

The Planning Commission members reviewed the text and requested the following changes.

Section 20.05 Rezoning, page 20-3 – delete item b and renumber list

Section 20.06 Conditional Rezoning, page 20-7 – Bob Hanvey questioned whether to keep this language. After discussion and a suggestion by Sally Elmiger, the Planning Commission members agreed to keep the language.

#### **CALL TO THE PUBLIC**

Jerry Sidlar opened the call to the public. Annette McNamara asked if all the Planning Commission members were aware of Charlie Musson's recent surgery. The Planning Commission members asked Annette to send a card. Jerry Sidlar closed the call to the public.

#### **ADJOURNMENT**

Jerry Sidlar motioned to adjourn the meeting at 7:50 p.m. Cheryl Range seconded. **Motion carried 4-0.**