

MARION TOWNSHIP PLANNING COMMISSION

AGENDA and MINUTES

January 26, 2016

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *January 26, 2016 Regular Meeting*

APPROVAL OF MINUTES FROM: *October 27, 2015 Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

NEW BUSINESS:

- 1) *Crossroads Apostolic Church review of an amendment to existing Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017*
- 2) *Proposed text for Agricultural Tourism*
- 3) *Annual Organizational Meeting*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES

MEMBERS PRESENT: LARRY GRUNN, CHAIR
 CHERYL RANGE, SECRETARY
 BRUCE POWELSON
 BOB HANVEY
 JOANIE PARIS

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. Joanie Paris seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

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

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

October 27, 2015 Regular Meeting & Public Hearing

Cheryl Range motioned to approve the October 27, 2015 minutes as submitted. Joanie Paris seconded. **Motion Carried 4-0 Joanie Paris abstained.**

OLD BUSINESS

NEW BUSINESS

Crossroads Apostolic Church review of an amendment to existing Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017

Mike Rosskamp, representative for the Church, summarized the proposed amendment to an existing special use permit/site plan.

Sally Elmiger, Carlisle/Wortman summarize the review letter and asked about items #1, #6 & #7 of the special use conditions.

#1 the special use conditions were to be recorded. Yes, they were recorded.

#6 make Marion Township aware of any violations from the State of Michigan. No violations to date.

#7 purchase three additional REU's. Yes, the REU's were purchased and they are aware when the number of daycare applicants reaches 40 they are to purchase additional REU's

Sally Elmiger noted the site plan didn't show the following.

Parking Lot Area show;

1. stacking spaces for drop off area
2. directional markings on pavement
3. dimensions for parking spaces and maneuvering lanes
4. six parking lot trees
5. dimensions of parking lot island
6. screening/berm at west property line
7. lightning fixtures type and placement

Location and screening of at-grade mechanical equipment

Location of Trash storage and screening

Discussion ensued regarding the necessity of a berm or landscaping to shield car lights from shining onto Pinckney Road. The parking lot is 15' +- higher than D-19 and at least 200' or more from D-19, would it serve the intent of the Zoning Ordinance.

Cheryl Range motioned to hold a public hearing for Crossroads Apostolic Church, Tax ID# 4710-01-300-017 on February 23, 2016. Bob Hanvey seconded. **Motion Carried 5-0.**

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

The Planning Commission members would like the submitted text to be incorporated into existing text in the Marion Township Zoning Ordinance and have it for review at the February 23, 2016 meeting.

Cheryl Range has a suggestion for a definition, she would like it to be considered in February.

Mr. & Mrs. Witkowski attended the meeting to discuss possible uses of their property.

Annual Organizational Meeting

Bruce Powleson nominated Cheryl Range for Planning Commission Secretary. Bob Hanvey seconded. **Roll Call; Bruce Powleson – yes, Larry Grunn – yes, Bob Hanvey – yes, Joanie Paris – yes. Cheryl Range - yes. Motion carried 5-0.**

Bob Hanvey nominated Bruce Powleson for Planning Commission Vice-Chair. Larry Grunn seconded. **Roll Call; Bruce Powleson – yes, Larry Grunn – yes, Bob Hanvey – yes, Joanie Paris – yes. Cheryl Range - yes. Motion carried 5-0.**

Cheryl Range nominated Larry Grunn for Planning Commission Chair. Bruce Powleson seconded. **Roll Call; Bruce Powleson – yes, Larry Grunn – yes, Bob Hanvey – yes, Joanie Paris – yes. Cheryl Range - yes. Motion carried 5-0.**

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

M. Johnsen, 841 Hurley Drive. She is concerned with the future of Marion Township, it is not making sense. The older subdivisions do not look good. She would like the Board of Trustees to consider requiring brick and wood, not vinyl. Why does she see cars by the side of the roadway? She is concerned a builder will buy a large parcel and cluster houses that are built with vinyl siding. Instead of using vinyl on the backs of houses use wood instead. Mrs. Johnsen told the Planning Commission members that her house is vinyl sided.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:30 p.m. Bruce Powleson seconded. **Motion Carried 5-0.**