

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

SPECIAL MEETING
December 28, 2016
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *December 28, 2016 Regular Meeting*

APPROVAL OF MINUTES FROM: *September 27, 2016 Regular*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *Chestnut Creek PR #01-16 – review proposed private road*

NEW BUSINESS:

CALL TO THE PUBLIC:

ADJOURNMENT:

Approved by: _____
Larry Grunn, Chair

**MARION TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING MINUTES
DECEMBER 28, 2016
7:30 P.M.**

Minutes

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

Bob Hanvey motioned to approve the agenda as submitted. Bruce Powelson seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves.

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

September 27, 2016 Public Hearing and Regular Meeting

Cheryl Range motioned to approve the July 26, 2016 minutes. Claire Stevens seconded. **Motion Carried 5-0.**

OLD BUSINESS

Chestnut Creek PR #01-16 – preliminary/final review proposed private road

John Enos, Carlisle/Wortman summarized the project. The Planning Commission is asked to look at a private road project. Private road reviews are different than site condominium or subdivision projects as the Planning Commission is asked to look only at the construction of the road under current Marion Township design standards which are the Livingston County Road Commission (LCRC) standards. The Planning Commission will be making a recommendation to the Board of Trustees. John Enos noted the necessity for a variance to the length of the road.

Tim Zimmer of Livingston Engineering was here representing the applicant. Tonight he is asking for a recommendation of approval from the Planning Commission. Since the September meeting the applicant has obtained approval and permit from the LCRC for the entrance off of Pinckney Road. The applicant and wetland consultant met with Tom Kohloff of the Michigan Department of Environmental Quality (MDEQ) regarding the wetland crossing and existing culvert. They will meet the Howell Area Fire Authority (HAFA) requirements. Livingston County Drain Commission (LCDC) has sent an approval letter. As for the Spicer Engineering review letter, he had the following comments.

Soil Borings, test pits for septic field systems have been done on the proposed building sites. These were not done in the actual roadway, yet it gives an idea of the soils on site and he feels this meets the spirit of the Zoning Ordinance.

30' road width requirement, the LCRC public road requirement is 30', he believes 20' is adequate for a private road. Any wider and it encourages higher speeds.

1,200 l.f. of roadway, he reviewed private roads within Marion Township and the shortest he could find was 1,200 l.f., he felt this set a precedent.

Private Road Maintenance Agreement, this was sent to Marion Township, yet not in time to be included in the packages.

He is available to answer any questions.

Phil Westmoreland, Spicer Engineering, their review was based on the Marion Township Zoning Ordinance and Spicer is not allowed to modify, the review is not a judgement call on behalf of Spicer, this is Marion Township's call. Road width at 30' is an ASHTO load design standard based on 12 trips per day per household, total trips per day on the roadway would be approximately 120. ASHTO standards for road width can be reduced to 20' yet Spicer doesn't feel is this

appropriate near the restriction area between the wetlands. The proposed retaining walls would not protect a car from going into the wetland.

Soil borings need to be done within the roadway, perk tests for septic fields is not the same.

The width of the roadway in the restriction area between the wetlands and telephone pole is concerning, the road is designed to be right next to the drop off to the wetland, this is a hazard.

There are twelve land divisions with this property. In years to come there is the possibility of additional divisions. This is one of the reasons Spicer believes the road should be 30' wide. If this was ever converted to a site condominium, ASTHO standards do not apply.

Bob Hanvey asked if the centerline staking is accurate.

Tim Zimmer said the centerline will be roughly the same yet can be adjusted during construction.

Bob Hanvey asked if Mr. Zimmer is aware that DTE requires a five foot distance between the telephone pole and the proposed retaining wall.

Tim Zimmer said this was new information to him, the developer can move the pole.

Bob Hanvey noted that the DTE representative said he has been talking with the developer regarding the requirements.

Discussion regarding retaining walls commenced. The top of the wall on the north side will be at grade, this will not prevent a car from going into the wetland. Installing a guard rail can be as dangerous as the slope into the wetland. Fill should be placed in that area to create a 30' wide roadway.

John Enos asked Tim Zimmer if the wetland was filled to accommodate a wider roadway would this be safer.

Tim Zimmer agreed, yes.

John Enos does not feel the Planning Commission should recommend approval for the 20' roadway through the wetland crossing. He suggested to the Commissioners they recommend approval with a variance to the length of the roadway and the plan be revised to a 30' wide roadway.

Cheryl Range motioned to recommend to the Board of Trustees for approval with conditions of the Chestnut Creek Private Road # 01-16, Tax ID# 4710-24-100-004. Conditions are that the applicant meets the criteria for design based on Livingston County Road Commission specification, recommendations from the 12-14-16 Spicer Engineering review letter, Howell Area Fire Authority review letter 11-11-16, and Livingston County Drain Commission letter dated 11-11-16 and to include a variance for the length of the road. Bob Hanvey seconded. Motion Carried **5-0**.

NEW BUSINESS

No new business.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Mr. Peterson, 3315 Pinckney Road, he would like to know if the telephone pole is moved, would it be to the north or the south, there was no answer. He wants Marion Township to be aware that the 24" crock becomes clogged and needs to be cleaned on a regular basis. He has been doing this since he moved into his home.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 9:02 p.m. Claire Stevens seconded. **Motion Carried 5-0.**

