

Approved by: \_\_\_\_\_  
Larry Grunn, Chair

**MARION TOWNSHIP  
2877 W. Coon Lake Rd., Howell MI 48843  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 26, 2017  
7:30 P.M.**

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

**MEMBERS ABSENT:** CLAIRE STEVENS

**OTHERS PRESENT:** DAVE HAMANN, ZONING ADMINISTRATOR; CHRIS ATKINS, PLANNER WITH CARLISLE WORTMAN

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF MEMBERS**

The members of the Planning Commission introduced themselves.

**APPROVAL OF AGENDA**

Bob Hanvey motioned to approve the agenda as submitted. Bruce Powelson seconded. **Motion carried 4-0.**

**APPROVAL OF MINUTES**

*August 22, 2017 Regular Meeting*

Cheryl Range motioned to approve the minutes as presented. Bruce Powelson seconded. **Motion carried 4-0.**

**CALL TO THE PUBLIC**

No response.

**OLD BUSINESS**

**1) Joint Meeting with City of Howell Planning Commission TBA**

No dates are available yet. Still open. Larry Grunn is still interested.

## **2) Land Division General Ordinance plus 6.19B, 6.15A – requested by Township Board**

Dave Hamann pulled this from a previous Planning Commission meeting case. Bob Hanvey stated that we need to coordinate the ordinances for The Planning Commission, The ZBA and The General Ordinances that involve Land Division details such as the frontage requirements. We need to make sure they are all the same and do not contradict one another. Dave Hamann inquired whether or not the approval process for a land division was still the same today, as it was when it was last reviewed in 1974. Bob Hanvey mentioned that many public roads probably wouldn't follow today's ordinances but they would be grandfathered in, just like some of these roads and parcels would be if a new land division ordinance was to take place. Some of these private road ordinance issues regarding implementation, need a maintenance agreement in place. This would then require all of the neighbors in that area, to agree, sign and comply with the new maintenance agreement. Another option would be to set up a special assessment district for snowplow and all other road related items.

Chris Atkins with Carlisle Wortman suggested to come up with specific rules that would address all of the specific issues involving land divisions and private road maintenance agreements. Making sure all the language jives with one another would also be an important task. Bob Hanvey said a lot of the newer roads around the lakes seem to be in good shape. It is the older roads that need some modifications. Bob Hanvey asked Planning Commission members if himself and Dave have permission to work with Carlisle Wortman and put together language modifications for Land Divisions and Private Road ordinances. Everyone agreed with this idea. Chris Atkins said he will get a proposal put together, before any language is changed or created. The proposal will then be given to Bob and Dave for approval.

## **3) Nuisance/Noise Ordinance Review Progress Update – requested by Township Board**

Cheryl offered to work with Greg Durbin on this current issue. Bob mentioned that this would be a good idea. Greg Durbin stated that Marion Twp. currently has some good language discussing the Nuisance/Noise Ordinance. It just needs to be tweaked a little bit but overall the wording is already there. Larry Grunn discussed the increase of Trucks using exhaust brakes. They are loud and smell pretty terrible. Bruce Powelson mentioned that Conway Township has signage prohibiting these trucks in certain areas within their township. Bob Hanvey will reach out to Livingston County Road Commission again about proper signage and enforcement. In the meantime Greg Durbin and Cheryl Range will get working on the language. Greg Durbin also suggested that The Exhaust Braking issue should actually be a separate issue from the standard Noise Violation. Making the Exhaust Braking nuisance a traffic violation may be more effective. Especially if we can get some assistance from local Law Enforcement.

## **4) Review/Discuss content for Landscape Supply Operation – requested by Township Board**

There seems to be a distinct difference in the current owner of "Howell Landscaping" and the former owner of "Eddie's Landscaping." The former owner was operating as an agricultural development. They were growing at least 50% of their product on site and not using multiple semi-trucks to bring in their material several times a day. His business therefore fell under The Right to Farm Act and was meeting all the requirements in the original special use permit given. That doesn't not appear to be the case with the new/current owner. It appears that he is not just parking the semi-trucks on the property but actually loading and unloading material all day long. He has not grown any of his own material so far this year. It also appears that he is using this property for "light industrial" usage and not "agricultural development" like the previous owner.

Cheryl Range motioned for Carlisle Wortman to work with Dave in compiling language for a transportation ordinance and a landscaping ordinance. Bruce Powelson seconded. **Motion carried 4-0.**

**5) Review/Discuss content for Outside RV/Boat Storage Ordinance Review – requested by Township Board**

Dan Lowe asked if a decision was made regarding the RV/Boat Storage Ordinance. Dan also inquired about the timing, in which this language would be completed. The residents currently involved with this topic would like to get moving with their business if the ordinance allows for it.

**6) Master Plan Status Update**

John Enos from Carlisle Wortman is going to put together a proposal, which would allow them to revise Marion Township's Master Plan. Any and all revisions of the Master Plan would be discussed would be done at a separate meeting. There was also discussion of putting together a workshop, which would help educate members on The Planning Commission, The ZBA and other The Board.

**NEW BUSINESS**

**1) Planning Commission Training Discussion and schedule date  
Proposed 10/24/2017 6:30 – 7:30**

Carlisle Wortman will put some specifics together for review. The review of this material will be on a separate day from the regular meetings.

**2) Zoning Ordinance Work list. Please add any you are aware of that are outstanding.**

***A) 8.01B3 discuss removing Landscape Operation as Use by Right***

This will be discussed further at a later meeting. This will be an ongoing list of items that need to be updated or discussed.

***B) 6.07.12 roof pitch for AG buildings***

This will be discussed further at a later meeting. This will be an ongoing list of items that need to be updated or discussed.

**CALL TO THE PUBLIC**

Sylvia Kennedy-Carrasco will be retiring from her position as a Livingston County Planning Commission member. Ms., Kennedy-Carrasco is also a Marion Township resident.

**ADJOURNMENT**

Cheryl Range motioned to adjourn the meeting at 9:46 p.m. Bob Hanvey seconded. **Motion carried 4-0.**