

Approved by: _____
Larry Grunn, Chair

**MARION TOWNSHIP
2877 W. Coon Lake Rd., Howell MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 28, 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; JOHN ENOS, PLANNER WITH CARLISLE WORTMAN

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. John Enos with Carlisle Wortman introduced himself.

APPROVAL OF AGENDA

November 28, 2017 Regular Meeting Agenda

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

APPROVAL OF MINUTES

October 24, 2017 Regular Meeting Minutes

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

CALL TO THE PUBLIC

No response.

PUBLIC HEARINGS

1) PUBLIC HEARING: Mugg and Bopp's Special Use

John Enos reviewed his letter with the Planning Commission members. He suggested removing some of the access parking and adding more landscaping. Discussed possibly adding the knee wall along the expressway side and then adding that to the site map along with making sure the landscaping is also on the site plan. Any new street lights should also be listed on the site plan. John stated that Mugg and Bopp's have been good about communicating with all involved entities, so the township's Planning Commission could conditionally recommend approval of their site plan, providing that all entities are satisfied with the appearance and recommendations of the building and surrounding areas. Bruce Powelson is concerned about a large hole that he found on the property and is concerned about the liability if someone were to get hurt. Bruce presented photos of this hole. Bob Dymond owns McGowan's mini storage located at 1650 Pinckney Road in Howell. He wanted to mention that

when the road commission widened D19, all the low areas surrounding D19 began filling up with water. Bob contacted the Drain Commission and shared this concern but nothing was addressed or resolved. TJ Lekander would like to have a good relationship with his neighbors and is willing to work together to try and resolve some of these issues. However he wants to make sure that the previous issues on the property will not be his responsibility, only any new and current issues. Mr. Lekander promises to comply with all items on the final inspection, but does not want to be held responsible for all of the issues that took place before they came in. The Planning Commission agreed with Mr. Lekander.

CLOSED PUBLIC HEARING AT 8:05PM

2) PUBLIC HEARING: TXT#04-17 proposed Landscape Contractors Operation Section 10.01

Susan Schooley wanted to express her appreciation for everyone's concerns and consideration regarding the Landscape Contractors Operation Ordinance. She would like us to consider changing the language describing closed and enclosed operations. She would also like us to discuss the safety protocols regarding high mulch piles of combustible material.

CLOSED PUBLIC HEARING AT 8:15PM

3) PUBLIC HEARING: TXT#05-17 proposed Outdoor Vehicle Storage Section 17.34

No comments or response.

CLOSED PUBLIC HEARING AT 8:20PM

AFTER PUBLIC HEARINGS

1) Mugg and Bopp's Special Use

Cheryl Range motioned to conditionally recommend approval for the Special Use Permit and conditionally recommend approval for the site plan. All conditions from Carlisle Wortman, Fire Department, Spicer's Group, Livingston County Road Commission and Drain Commission must be met for final approval. When this is complete, the Planning Commission is recommending approval to the Board. Bruce Powelson seconded. **Motion carried 4-0.**

2) TXT#04-17 proposed Landscape Contractors Operation Section 10.01

Cheryl Range motioned to recommend approval of the suggested language for Landscape Operations. Bruce Powelson seconded. **Motion carried 4-0.**

3) TXT#05-17 proposed Outdoor Vehicle Storage Section 17.34

Bob Hanvey requested some changes be made to this language.

#C-7: add "no one may live in the camper/trailer while it is being stored."

#C-2: remove all yard location descriptions, except for "Front Yard."

Bruce Powelson requested some changes be made to this language.

#C-4: add such as engine removal, transmission work, etc.

John Enos suggested to change part of this language.

#D-4: add Screening or buffering could be reduced or modified, depending on the location. Material could change depending on the location of the storage facility.

Cheryl Range motioned to recommend approval and send this language with these amendments to the Board for approval. Bob Hanvey seconded. **Motion carried 4-0.**

New BUSINESS:

1) *AJR Group Conditional Rezoning*

Looking at this conditional rezoning, AJR has laid out everything that they want to do, and how they want to do it. We should set a public hearing for 1/23/2018 at 7:30pm and think about all of this material presented between now and then.

Bruce Powelson motioned to set a public hearing for 1/23/2018 at 7:30pm for AJR Group. Bob Hanvey seconded. **Motion carried 4-0.**

2) *Sterling Training Center SUP#03-02 revision to add new arena*

Katie Mair lives at 5326 Pingree Road. She would like to add a 12,000 square foot arena to her horse training center. Dave Hamann suggested to make the business the primary use and her home the accessory use. This would allow her to expand her arena, and still comply with her special use permit.

Bruce Powelson motioned to recommend approval of the site plan and send it to the Board for final approval at the December 14, 2017 board meeting. Cheryl Range seconded. **Motion carried 4-0.**

3) *Master Plan Approved to move forward. Preview by John Enos*

John Enos will be helping us work on this for the next year or so. John will draft a survey to present in January 2018. Bob Hanvey and Dave Hamann sent out an article in Marion Township's newsletter with the tax bill, trying to get residents involved in this process.

4) *Annual Meeting, Rules Review, Budget Review*

Larry Grunn asked where the presented bylaws came from. Dave Hamann stated that he and Jessica Timberlake dug this up and it was dated 4-26-2011. Dave is asking for members to review these bylaws and decide whether or not you want to make any changes.

Dave also suggested to add a curfew time for meetings to prevent them from running too late.

Larry Grunn suggested adding a section that discusses members visiting sites and communicating with the applicants outside of the meetings. John Enos also recommended not doing this. Larry Grunn also suggest that there be no whispering or side talk during meetings. We do not want to give residents the wrong idea and each resident or applicant deserves our undisturbed attention during the meetings.

Bob Hanvey said that the Planning Commission needs to start doing an Annual Report and a Capital Improvement Plan, which is something that has never been done.

- PLANNING COMMISSION POSITIONS:

Cheryl Range motioned to appoint Larry Grunn for Planning Commission Chairperson. Bruce Powelson seconded. **Motion carried 4-0.**

Larry Grunn motioned to appoint Cheryl Range for Planning Commission Secretary. Bruce Powelson seconded. **Motion carried 4-0.**

Cheryl Range motioned to appoint Bruce Powelson for Planning Commission Vice-Chairperson. Larry Grunn seconded. **Motion carried 4-0.**

Old BUSINESS:

1) *Review Planning Commission ordinance work list and prioritize*

- HOME OCCUPATIONS:

Dave Hamann suggested that we have files on different classes of home occupations allowed in Marion Township.

Class 1: Employees that live in the home and customers are not coming to the home to purchase items.

Class 2: Employees who live outside of the home and customers come to the home to purchase items.

Dave said that we need to be more descriptive when describing the different classes for a home occupations.

2) TXT#06-17 proposed 6.07.12 Roof pitch and 6.22 LCBD reference

Dave Hamann brought up Cheryl's statement referencing the Livingston County language regarding sunrooms, screened-in porches, accessory structures, etc.; such language does not exist from Livingston County.

3) TXT#07-17 proposed changes Lots

Bob Hanvey motioned to postpone this item until the January 23, 2018 meeting. Bruce Powelson seconded.
Motion carried 4-0

4) TXT#08-17 6.14 Home Occupation Class I add 'application' in first paragraph

Bob Hanvey suggested to change "application" to "registration."

5) General Ordinances proposed

- #01-17 Land Division
- **#02-17 Nuisance** *(New)*
- **#03-17 Noise** *(New)*
- **#04-17 Motor Braking** *(New)*
- #05-17 Combine Lake Ordinance's, Change Cemetery, Change Park & Rec

Cheryl Range motioned to send **GO# 02-17**, **GO# 03-17** and **GO# 04-17** to the Board for approval. Bruce Powelson seconded. **Motion carried 4-0**

CALL TO THE PUBLIC:

No Response.

ADJOURNMENT:

Cheryl Range motioned to adjourn the meeting at 10:15 p.m. Bruce Powelson seconded. **Motion carried 4-0.**