

MARION TOWNSHIP
2877 W. COON LAKE ROAD, HOWELL MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 18, 2018
7:30 P.M.

MEMBERS PRESENT: LARRY GRUNN- *CHAIRPERSON*
BOB HANVEY
BRUCE POWELSON- *VICE CHAIR*
CHERYL RANGE- *SECRETARY*
CLAIRE STEVENS

MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVE HAMANN- *ZONING ADMINISTRATOR*
JOHN ENOS- *TOWNSHIP PLANNER, 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 from Carlisle Wortman introduced himself.

APPROVAL OF AGENDA

April 18, 2018 Regular Meeting Agenda

Bruce Powelson motioned to approve the agenda. Cheryl Range seconded. ***Motion carried***

APPROVAL OF MINUTES

March 27, 2018 Regular Meeting Minutes

Cheryl Range motioned to approve the minutes as presented. Bob Hanvey seconded. ***Motion carried***

CALL TO THE PUBLIC

No response.

PUBLIC HEARING

SUP#02-18 17.04B Fueling/Mixed Use Pardiac Shell

John Enos explained that tonight's public hearing is about the expansion of the Pardiac Shell Station. Years ago when Pardiac built the existing building and requested a site plan approval, it met the standards in place at that time. Since then, there have been many changes in Marion Township's ordinances and now they require a special use as part of the site plan request. Pardiac Shell would like to expand their facility by extending certain parts of the building. The north side would be expanded to install a walk-in freezer. On the south side, the building would be expanded so the cashier's station could be in a better spot to view the gas pumps. This will give the attendants a better view of the pumps. John is hoping that they leave the large evergreen tree where it is. It does a nice job of screening the back part of the property.

PUBLIC HEARING

TXT #06-17 proposed 6.07.12 Roof Pitch and 6.22 LCBD reference

This proposed ordinance will apply to any new homes that are built in Marion Township. A roof pitch is how many inches the roof rises based on the depth of the roof. Larry Grunn explained that this updated text amendment will make it easier for residents and they will not have to come to the ZBA board regarding this item as long as it meets the new requirements.

NEW BUSINESS:

SPR#02-18 SUP#02-18 Pardiac Shell

John Enos is comfortable with this request. They are asking for an expansion less than 1000 square feet for a new walk-in freezer and a bigger window for the cash attendants, which will improve security.

Cheryl Range motioned to recommend approval to the board for the Pardiac Shell station's special use permit to expand their facility. Bob Hanvey seconded. ***Motion carried***

Cheryl Range motioned to recommend approval to the board for the Pardiac Shell station's site plan for the expansion of their facility. Bob Hanvey seconded. ***Motion carried***

TXT #06-17 Proposed 6.07.12 Roof Pitch and 6.22 LCBD Reference

Cheryl Range motioned to recommend approval to the board for the proposed updated roof pitch text amendment and recommends it be sent to the Livingston County Planning Commission. Bruce Powelson seconded. ***Motion carried***

OLD BUSINESS:

SPR#01-18, SUP#01-18 Schroeder Body Shop

John Enos explained that Schroeder's Body Shop is requesting a special use permit for his state of the art building which will be a body shop for RVs and other vehicles. It will be located on the southeast side of D19 and Schroeder Park Drive. There is lots of brush and trees surrounding this site. The rear of the building will be used for the office and storage repair. There is plenty of room for RVs to turn around and park. It meets the distance requirements and the setbacks from the private properties. John suggest planting some evergreen trees facing D19 to add some more green for the long winter months. The existing landscaping plans in place will be a nice buffer. They have received approval from all the outside agencies. John would like to get more

info on the fencing but recommends approval for this request.

Mark Mahajan is the engineer for this project. He explained that there will be plenty of landscaping surrounding this building and they have worked hard to make sure that this facility will look professional and clean to those driving on D19 and to those that live nearby.

Larry Grunn is concerned with the size of the white pines blocking the church nearby. Larry also asked who will be responsible for the creek near the property. Matt Schroeder explained that the Livingston County Drain Commission is responsible for this creek.

Barb Chiapparo, 348 Newberry Lane, requests a lot of screening in between them and D19. Larry Grunn explained that Woodberry Park is right on the border of a commercially-zoned area. Matt Schroeder also explained that the existing landscaping is already a really nice buffer and he will be adding even more. Bob Hanvey explained that the screening on the south side is not required for this commercial property, because the property to the south is also commercial.

Joseph Lloyd Clapper, 264 Newberry Lane, asked about the lighting that will be on this property. Will there be motion lights instead of lights that will be on all night long? Matt Schroeder explained that motion lights are a possibility. He wants to protect the vehicles on his lot and doesn't want anything to happen to them.

Bob Hanvey explained that back in 1996, the zoning in this area was set for commercial property. Woodberry Park came about after this.

Betsy Ormsbee, 536 Newberry Lane, asked about the lighting in the parking lot. She wants to know if the lights will be facing down or up because their property faces down into the new development and Roy's Auto. She doesn't want lights shining into their living room or bedroom.

Roy Connell, 400 Newberry Lane, wants to keep the integrity of Marion Township. These shops are like junk yards and we already have issues with the other junk yards off D19.

John Enos explained that this is a commercially zoned area and if they meet all the requirements, then by law, Marion Township cannot deny their request.

Paul White, 306 Newberry Lane, is concerned about the increased traffic on D19 because of this new business. It is already very scary to pull out on to D19 right now, let alone after another business opens up. He is asking that the board consider the safety of those driving on D19 before making a decision.

Bob Hanvey explained that the Road Commission, the police department and the township involved all have to agree when requesting a speed limit change on a road. It is not just one entity that makes this decision. A speed study was done on D19 and the Road Commission thought that the speed on D19 was appropriate.

Barb Chiapparo, 348 Newberry Lane, is concerned with the RVs that will be pulling in and out of the parking lot and is worried that it is going to be very dangerous.

Rosalie Cook, 363 Newberry Lane, said she heard that Capital Homes is building 400-600 homes off D19 and wondered if they would be putting in a traffic light as well? Lots of businesses and homes are along D19 and the traffic can be very scary along this road. She asked how many homes Marion Oak's is planning on developing. Bob Hanvey said 460 condos/single family homes.

Nancy Dubay, 294 Newberry Lane, asked who is responsible for the roads in Marion Township. Larry Grunn said that Marion Township can make a request regarding a specific road, but we do not make the decisions alone. Nancy said that we need to remedy this road problem before we approve any more businesses opening along D19. John Enos explained that Marion Township sends the approvals to the County Road Commission with our road concerns included and they make the decisions going forward.

Bruce Powelson asked if the County Road Commission holds meetings for the public. Bob Hanvey said they have bi-weekly public meetings, the 2nd and 4th Thursday of every month starting at 9:30am.

Mavoureen Kranz, 179 Newberry, said that growth is a good thing. She has known the Schroeder's for years and they are good people. Communities need growth in order to prosper and improve.

Bruno Chiapparo, 348 Newberry Lane, said that Bob Hanvey and Greg Durbin were at his house not too long ago and explained this. If 85% of traffic is going the same speed, then changing the speed would disrupt the flow of traffic on that road. Bruno asked if Marion Township makes the decisions about the roads. Bob Hanvey explained again that the Road Commission, the state police, and the township involved all have to agree when requesting a change of speed on a road. It is not just one entity that makes this decision.

John Enos explained that a public hearing was already held regarding this matter and these issues should have been addressed at that time. This is a permit and the permit can be taken away at any time if the rules and regulations are not followed.

Cheryl Range motioned to recommend approval of the special use permit and send to the board for review, along with all of the comments from the public and all the concerns from the outstanding entities included. Bruce Powelson seconded. ***Motion carried***

Cheryl Range motioned to recommend approval of the site plan and send to the board for review, along with all of the comments from the public and all the concerns from the outstanding entities included. Cheryl also recommends the owner of Schroeder's sit down with the township to discuss the screening in more detail. Bruce Powelson seconded. ***Motion carried***

Adopt Revised Planning Commission Rules and Procedures/Bylaws

Cheryl Range motioned to adopt the updated bylaws dated 4-18-2018. Claire Stevens seconded. ***Motion carried***

TXT#07-17 Proposed Lot Changes

Bob Hanvey suggested that we be more consistent with the words "lot" and "parcel". We are not consistent throughout the ordinance. If everyone thinks its ok, then we can leave it how it is or we can spend some more time discussing it. Bob also thinks that the "flag lot" area of the literature has some conflicting information. We should just take out the portion that doesn't apply.

Claire Stevens feels like there needs to be more detail regarding the exact concerns listed in the packet. Some of us have different backgrounds on this stuff, so putting more detail about the things that need to be addressed so everyone has a better understanding would be helpful. Bob Hanvey said that he and Dave Hamann can add more detail to make things more clear.

Bob Hanvey motioned to postpone the proposed lot changes so he can work on it some more. Cheryl Range seconded. ***Motion carried***

General Ordinances Proposed:

#01-17 Land Division

#05-17 Change Cemetery & Change Park & Recreation

Bob Hanvey motioned to postpone these items so more detail can be added for future discussion. Bruce Powelson seconded. ***Motion carried***

Proposed Ordinance Change List

Cheryl Range motioned to postpone the items on this change list so more detail can be included for future discussion. Bob Harvey seconded. ***Motion carried***

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Bruce Powelson motioned to adjourn the meeting at 9:50pm. Bob Harvey seconded. ***Motion carried***