

**MARION TOWNSHIP
2877 W. COON LAKE ROAD, HOWELL MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 26, 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

June 26, 2018 Regular Meeting Agenda

Cheryl Range motioned to approve the agenda. Bob Hanvey seconded. *Motion carried*

APPROVAL OF MINUTES

May 22, 2018 Regular Meeting Minutes

Bruce Powelson asked that we change the word "low" to "lots".

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 PARDIAC ADDITION 17-04A SPECIAL USE AUTOMOBILE REPAIR GARAGE

Sandy Marhofer resides at 5693 Carter Court. Sandy stated that she was in favor of this addition and does not have any issues with this request. Her property is near this location and has no concerns at this time.

NEW BUSINESS:

SUP# 02-18 INCLUDES #17.04 A & B / SUP #02-18 REVISED FOR PARDIACS

John Enos explained that the Pardiacs have decided to combine the auto repair facility and the gas station so they will be a conforming parcel. Applicant is requesting to make some minor adjustments to their request. They have decided to do an expansion and add a bathroom. John thinks that this should go to the ZBA first because it is encroaching on the set back by about 10 feet. Only the ZBA can approve this and make this allowance. John said that Pardiacs need to request a relaxation on the side yard setbacks of about 10 feet. Sandy was hoping to get an approval today conditional on combining the two properties along with the request for a variance on the side yard setback, of a about 10 feet. Larry Grunn asked if B-Line Bar had any concerns with Pardiac's request. Sandy said that she is not aware of any questions or concerns at this time. Bob Hanvey asked if these properties have well and septic. Sandy said that she believes both properties share one well. Bob asked where the storm water was located for the Auto Repair. Sandy said she was not sure and reminded him that The Board of Trustees had no issues with this request as long as the combined both businesses/properties.

Bob Hanvey made a motion to recommend approval to the Board for Pardiac's Special Use Permit 17.04A. Bruce Powelson seconded. *Motion carried*

Bob Hanvey made a motion to recommend approval the Board for Pardiac's Site Plan Review contingent on combining the parcels and the approval from the ZBA for a variance for the side yard setbacks. Cheryl Range seconded. *Motion carried*

OLD BUSINESS:

TXT# 07-17 PROPOSED CHANGES "LOTS"

John reminded the Planning Commission that Bob did have many concerns regarding this topic. John does not have any comments or suggestions on this at this time. John said that he would have Chris at Carlisle Wortman review this and come up with some suggestions and solutions.

Cheryl Range motioned to postpone this discussion to allow more time for Carlisle Wortman to gather material and input regarding this matter. Bruce Powelson seconded. *Motion carried*

GENERAL ORDINANCE: PROPOSED #01-17 LAND DIVISIONS

Bob Hanvey said we need to determine whether we are going to stick with the current ordinance or start allowing divisions that have no road frontage, within our Township. Bob thinks we should get rid of paragraph two because it conflicts with other ordinances.

Bob Hanvey motioned to recommend removing paragraph two of section three in the general ordinance regarding Land Divisions. Bruce Powelson seconded.

ROLL CALL: Bruce Powelson YES; Bob Hanvey YES; Larry Grunn YES; Cheryl Range YES; Claire Stevens NO.
Motion carried 4-1

GENERAL ORDINANCE: PROPOSED #05-17 CHANGE CEMETERY & CHANGE PARKS AND RECREATION

Cheryl Range thinks that we need to add language to the Cemetery ordinance regarding inappropriate behavior and misconduct. Cheryl motioned to have the Township Board consider adding “vandalism, inappropriate behavior, mis-conduct, public indecency or morality is prohibited” to the Cemetery ordinance. Bob Hanvey seconded. *Motion carried*

Cheryl also made a motion to have the Township Board consider adding “vandalism, inappropriate behavior, mis-conduct, public indecency or morality is prohibited” to the Parks and Recreation ordinance as well. Bob Hanvey seconded. *Motion carried*

PROPOSED ORDINANCE CHANGE LIST: DISCUSS ANIMAL UNIT

Bob said that we don't have jurisdiction on animals per unit involving GAMPS.

He does not believe that we have any authority over how many animal units are allowed per acre. John Enos recommends keeping the language as is so Dave has some guidelines to follow when residents are inquiring. He thinks that we should leave this language alone for now. These residents will still have to meet the GAMPS rules and guidelines but this gives Dave somewhere to start when answering questions regarding how many animal units a resident is allowed to on their parcel.

CORRESPONDANCE AND UPDATES: EMAIL FROM AMY HOLMES AND OTHERS REGARDING PARKS

Dave Hamann suggested that these issues need to go to the Howell Park Authority. We contribute funds to the Howell Parks and Recreation Authority to maintain the parks in our area for our residents to use. Including the two parks within Marion Township. These issues should be sent to them for review. Claire Stevens wanted to suggest that we not dismiss what these people are saying. We need to give this some consideration and let their voices be heard. We are a growing community and things like this should be considered and reviewed.

TXT# 04-17 & # 05-17 BOT REVIEW WITH PLANNER

The board would also like to have John Enos at the next Board meeting to discuss a couple items that the Planning Commission sent to the Board for approval.

DISCUSS MASTER PLAN SURVEY WITH PLANNER

Dave Hamann said that a notice about the Masterplan survey will be going out next week with this year's tax bill. So we need to review the survey and discuss prior to this.

RECOMMENDED CHANGES TO MASTERPLAN SURVEY

- #2) Change to "21 years or older."
- #3) Change to "Do you own property or home in Marion Township?"
- #5) Add "Born here" as a choice.
- #6) Change to "1-2 acres, 3-5 acres"
- #7) Bob does not like the word "provide". He believes it gives the impression that Marion Township is going to GIVE residents these things if they move here. He asked if we could use a different word instead of "provide?" Also find different wording for, "Allow transportation along D19."
- #9) Take out "Planned Unit Developments"
- #11) Somewhere add in "at the tax payers expense".
- #15) Add "Local" before taxes.
- #22) Take out "Howell Township" and Other "Livingston County". Add "Flint".
- #25) Change ages to "12-18."

John Enos said that he should have a draft of the Masterplan done within the next month or so.

CALL TO THE PUBLIC

Cheryl Range wanted to mention that if Dave or Bob take the time to send other Planning Commission members an email that we need to at least respond to that email with input or acknowledgment. Simply doing nothing is inconsiderate.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:57pm. Claire Stevens seconded. *Motion carried*