

**MARION TOWNSHIP
2877 W. COON LAKE ROAD, HOWELL MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
July 24, 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

Regular Meeting Agenda for July 24, 2018

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

APPROVAL OF MINUTES

Regular Meeting Minutes for June 26, 2018

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

CALL TO THE PUBLIC

Bob Chvala lives off Mason Road. He is concerned about a particular section on Mason Road. This section of road needs some major repairs, He was told by the Livingston County Road Commission that it was Marion Township’s responsibility for any and all repairs on Mason Road. They informed him that Marion Township paid for all of the repairs that just recently took place on Coon Lake Road as well. In the winter, this part of Mason Road freezes over and becomes very dangerous for drivers. There are also many ruts in the road, causing cars to bottom out. Mr. Chvala spoke to Howell Township regarding these repairs, since part of this section on Mason Road goes through Howell Township and they said they are receptive to discussing cost-sharing options to repair this road. Les Andersen lives at 4500 Jewell Road and is a Marion Township Board member. Les explained that the Marion Township Board determines in the spring what roads need repairs or re-paving. Maybe the Livingston County Road Commission would be willing to cost-share as well. He suggested Mr. Chvala should attend one of the township board meetings and discuss this with all of the board members. Bob Hanvey agreed that speaking to the

township board would be the best way to express one's concern regarding roads. He also explained that about five years ago, a public hearing was held to discuss the roads in Marion Township and Mason Road was never mentioned.

NEW BUSINESS:

SPR# 03-18 Toratola Lane Site Condo Review

Jim Barnwell was present to request a Site Plan Review for "Toratola Lane." Jim is requesting 19 one-acre lots for a condominium development. They are trying to preserve as much of the wetlands and natural woodlands as possible. John Enos said that this plan has been simplified compared to the original request. Some of the lots do not meet the setback requirements. Lot #14 is about 1 foot short; lot #16 is about 9 feet short. John also said that the "length to width" ratio will work, along with the acreage. All of the bylaws and regulations would come before the Board for approval.

Bob Hanvey asked about the number of lots in the cul-de-sac. The ordinance states that one must only allow up to five lots in one cul-de-sac; Jim Barnwell explained that he would rather not go any further in the woods than they already have to. Bob Hanvey asked about the retention pond near lots 3 & 4. Will there be water in this retention pond all the time? Jim said only after it rains. Bob asked if all of the lots have been perked and Jim said that almost all of them have been perked. The remaining lots will be perc tested soon. John Enos said that if the Planning Commission approves this request with conditions, then we will see it again with all of the adjustments. Dave Hamann has no concerns at this point. John Enos said that the existing trees should work fine as a buffer along the greenbelt line, but they may need to add a little more landscaping.

Bob Hanvey motioned to recommend approval for Toratola Lane with the recommendations from all outside entities (except for the Health Department, who has not responded yet with their suggestions.) along with the Planning Commission's recommendations such as requesting a variance from the ZBA for the road length, the length of the stem on the flag lot and adding more landscaping for the buffer in front of Triangle Lake Road. Bruce Powelson seconded. ***Motion carried***

OLD BUSINESS:

TXT# 04-17 Landscape Operation/Home Occupation Class II

John Enos went to the most recent Board meeting and discussed a few different things with the Board. They discussed Plant Nurseries in RR districts. Most of Marion Township is in the RR district, therefore nurseries and farms could be permitted by right in these districts. We also could allow a contractor's yard to be in an industrial district or they can re-zone an area to be industrial.

John also discussed home occupations and home-based businesses. There are so many variables with this topic and different scenarios to consider. There is a lot of discussion about our current language. John thinks that we need to have a special meeting regarding this topic. There is a lot of conflict regarding this issue and a special meeting would allow for proper discussion on this. Les Anderson stated that John Enos did a very good job at the Board meeting discussing the different topics regarding our ordinances, especially home occupations; it was a difficult topic and there are many different factors to consider. Dave Hamann suggested that we defer the Home Occupation language discussion until the September Planning Commission meeting or possibly set a special meeting to discuss the different options.

TXT #05-17 Outdoor Vehicle Storage

Bob has some concerns about the proposed language, on page 2, section C5 and D2. John believes that the language should be fine. Bob also asked if we need to include more detail for section 3 and 4 on page 1. John Enos said to leave that to the discretion of the Planning Commission. Bob asked if we really need a list on page 2 section C4? John Enos said that we can remove the list and just include, "No major repairs or refinishing shall be done on the lot." Cheryl Range has some concerns about page 2, section 5. The owners of these storage companies are not going to want large RV's blocking the view of their building. They also are not going to want these eight-foot berms or walls surrounding the perimeter. John said that he would make some changes to the proposed language and bring it back for review in August.

TXT #07-17 Proposed Changes on Lots

John Enos has nothing new to report on this at this time. Carlisle Wortman needs more time to review the material and bring back at a later date.

Change List/Proposed Ordinances

Dave Hamann suggested that the members start thinking about the language regarding Private Roads for the near future. He suggests postponing everything else since there is a lot that needs to be discussed and worked on already. The members agreed.

CORRESPONDENCE & UPDATES

Larry Grunn asked if we could possibly mail out postcards reminding the residents to take the master plan survey. Dave Hamann explained that a notice was sent with the resident's tax bill and we will have hard copies of the survey available during Election Day.

CALL TO THE PUBLIC

Tim Ryan, 459 E. Davis Road, has concerns with using the word "wholesale" in the language about plant nursery, greenhouse and farm-related items. He is worried that we may get in trouble for using that word. How big are these greenhouses and nurseries allowed to be?

Susan Schooley, 459 E. Davis Road, said that there are many business within Marion Township that are already doing a lot of these things and are already pushing their limits with this language.

CLAIRE STEVENS

Claire Stevens would like to announce to the Marion Township Planning Commissioners that she will be resigning from the Marion Township Planning Commission. She feels that with her new obligation as a Planning Commissioner for the Livingston County Planning Commission, she will not be able to fulfill her duties as a Marion Township Planning Commissioner. She has enjoyed her time here and greatly appreciates everything that Marion Township has done for her over the years. Her last meeting will be today. (July 24, 20108)

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 9:30pm. Claire Stevens seconded. ***Motion carried***