

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA**

REGULAR MEETING  
July 24, 2018  
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: July 24, 2018 Regular Meeting

APPROVAL OF MINUTES FROM: June 26, 2018 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

New BUSINESS:

- 1) SPR#03-18 Toratola Lane Site Condo Review

Old BUSINESS:

- 1) TXT#07-17 proposed changes Lots continue discussion
- 2) TXT #04-17 Landscape Operation/ Home Occupation Class II Discussion
- 3) TXT #05-17 Outdoor Vehicle Storage Discussion
- 2) Proposed Ordinance change list discussion

Correspondence and Updates:

Master Plan update  
LCPD DRAFT of Master Plan available for review/comment July 5,2018  
Hamburg Township Notice of Master Plan 20/20

CALL TO THE PUBLIC:

ADJOURNMENT:

**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 mis-conduct. 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**

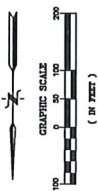
Cheryl Range wanted to mention that if Dave or Bob take the time to send other Planning Commission members an email that we need to at least respond to that email with input or acknowledgment. Simply doing nothing is inconsiderate.

**ADJOURNMENT**

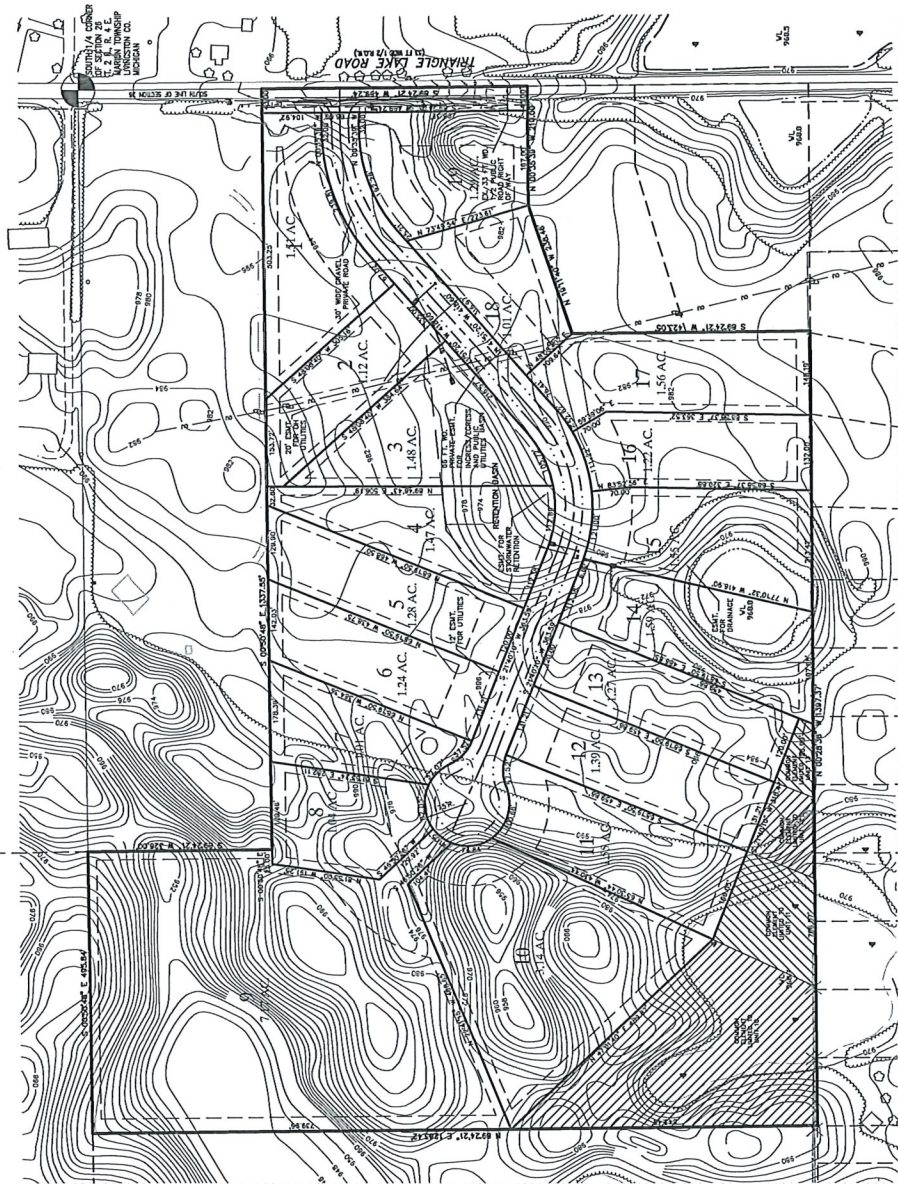
Cheryl Range motioned to adjourn the meeting at 8:57pm. Claire Stevens seconded. *Motion carried*







- LEGEND**
- 1/4" WIDE CONCRETE DRIVE
  - 1/2" WIDE CONCRETE DRIVE
  - 3/4" WIDE CONCRETE DRIVE
  - 1" WIDE CONCRETE DRIVE
  - 1 1/2" WIDE CONCRETE DRIVE
  - 2" WIDE CONCRETE DRIVE
  - 3" WIDE CONCRETE DRIVE
  - 4" WIDE CONCRETE DRIVE
  - 6" WIDE CONCRETE DRIVE
  - 8" WIDE CONCRETE DRIVE
  - 10" WIDE CONCRETE DRIVE
  - 12" WIDE CONCRETE DRIVE
  - 15" WIDE CONCRETE DRIVE
  - 18" WIDE CONCRETE DRIVE
  - 21" WIDE CONCRETE DRIVE
  - 24" WIDE CONCRETE DRIVE
  - 27" WIDE CONCRETE DRIVE
  - 30" WIDE CONCRETE DRIVE
  - 36" WIDE CONCRETE DRIVE
  - 42" WIDE CONCRETE DRIVE
  - 48" WIDE CONCRETE DRIVE
  - 54" WIDE CONCRETE DRIVE
  - 60" WIDE CONCRETE DRIVE
  - 66" WIDE CONCRETE DRIVE
  - 72" WIDE CONCRETE DRIVE
  - 78" WIDE CONCRETE DRIVE
  - 84" WIDE CONCRETE DRIVE
  - 90" WIDE CONCRETE DRIVE
  - 96" WIDE CONCRETE DRIVE
  - 102" WIDE CONCRETE DRIVE
  - 108" WIDE CONCRETE DRIVE
  - 114" WIDE CONCRETE DRIVE
  - 120" WIDE CONCRETE DRIVE
  - 126" WIDE CONCRETE DRIVE
  - 132" WIDE CONCRETE DRIVE
  - 138" WIDE CONCRETE DRIVE
  - 144" WIDE CONCRETE DRIVE
  - 150" WIDE CONCRETE DRIVE
  - 156" WIDE CONCRETE DRIVE
  - 162" WIDE CONCRETE DRIVE
  - 168" WIDE CONCRETE DRIVE
  - 174" WIDE CONCRETE DRIVE
  - 180" WIDE CONCRETE DRIVE
  - 186" WIDE CONCRETE DRIVE
  - 192" WIDE CONCRETE DRIVE
  - 198" WIDE CONCRETE DRIVE
  - 204" WIDE CONCRETE DRIVE
  - 210" WIDE CONCRETE DRIVE
  - 216" WIDE CONCRETE DRIVE
  - 222" WIDE CONCRETE DRIVE
  - 228" WIDE CONCRETE DRIVE
  - 234" WIDE CONCRETE DRIVE
  - 240" WIDE CONCRETE DRIVE
  - 246" WIDE CONCRETE DRIVE
  - 252" WIDE CONCRETE DRIVE
  - 258" WIDE CONCRETE DRIVE
  - 264" WIDE CONCRETE DRIVE
  - 270" WIDE CONCRETE DRIVE
  - 276" WIDE CONCRETE DRIVE
  - 282" WIDE CONCRETE DRIVE
  - 288" WIDE CONCRETE DRIVE
  - 294" WIDE CONCRETE DRIVE
  - 300" WIDE CONCRETE DRIVE



**NOTES**

1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. TORATOLA LANE AND ITS ASSOCIATED FRONT YARD SETBACKS ARE TO BE CONSIDERED AS A CONDITIONAL COMMON.
3. WORKING COPY. CALL BEFORE YOU DIG. CALL AT 1-800-442-7771. 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. MAXIMUM BUILDING HEIGHT: 30 FEET
6. MAXIMUM LOT COVERAGE: 30%
7. MAXIMUM LOT AREA: 1 ACRE
8. MAXIMUM LOT FRONTAGE: 100 FEET
9. MAXIMUM LOT DEPTH: 300 FEET
10. MAXIMUM BUILDING FOOTPRINT: 30 FEET

**SP**

SCALE: 1/4" = 100'  
 PROJECT No: 172259  
 DWG NAME: 2259.SP  
 ISSUED: JUNE 29, 2015

CLIENT:  
 GARTH MAXAM  
 340 APPENWOOD RD.  
 CORONA, NEW MEXICO 87104

**SITE PLAN**

**TORATOLA LANE  
 CONDOMINIUM**

REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION

DESIGNER:  
 DRAFT: JHG  
 CHECK: JMB



**TORATOLA LANE  
CONDOMINIUM**

**UTILITY PLAN**

CLIENT:  
GARTH MAXAM  
340 APPLEWOOD RD.  
CORONALES, NEW MEXICO 87048

UT

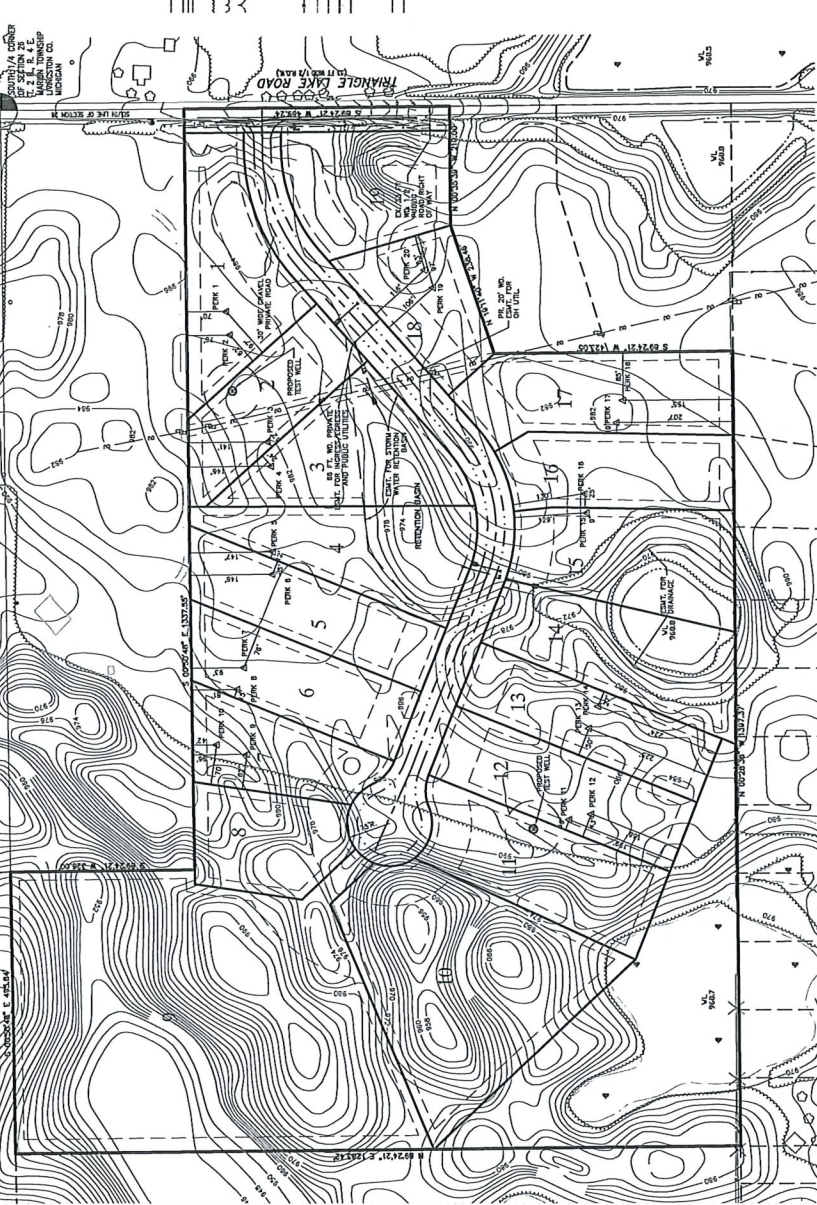
SCALE: 1" = 100'  
PROJECT No.: 17228  
DWG NAME: 2205 UT  
ISSUED: JUNE 29, 2015

**811**  
New Mexico's Best Kept Secret.  
Call before you dig.  
3 WORKING DAYS  
CALL 811 OR 1-800-368-7711  
(TUE. - FRI. 8:00 AM - 5:00 PM)  
OR VISIT: 811NM.COM



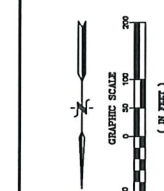
1. P.C. Civil Engineering, Chart No. 172017-0000A, Rev. 01

REVISION #	DATE	REVISION-DESCRIPTION



MARK NO.      SOIL TYPE

1	Top Soil
2	Shaly Loam
3	Clayey Sand, Mod. Dry
4	Sandy Clay
5	Top Soil
6	Clayey Sand, Mod. Dry
7	Sandy Clay
8	Clayey Sand, Mod. Dry
9	Shaly Loam
10	Sandy Clay
11	Clayey Sand, Mod. Dry
12	Sandy Clay
13	Clayey Sand, Mod. Dry
14	Shaly Loam
15	Sandy Clay
16	Clayey Sand, Mod. Dry
17	Sandy Clay
18	Clayey Sand, Mod. Dry
19	Sandy Clay
20	Clayey Sand, Mod. Dry



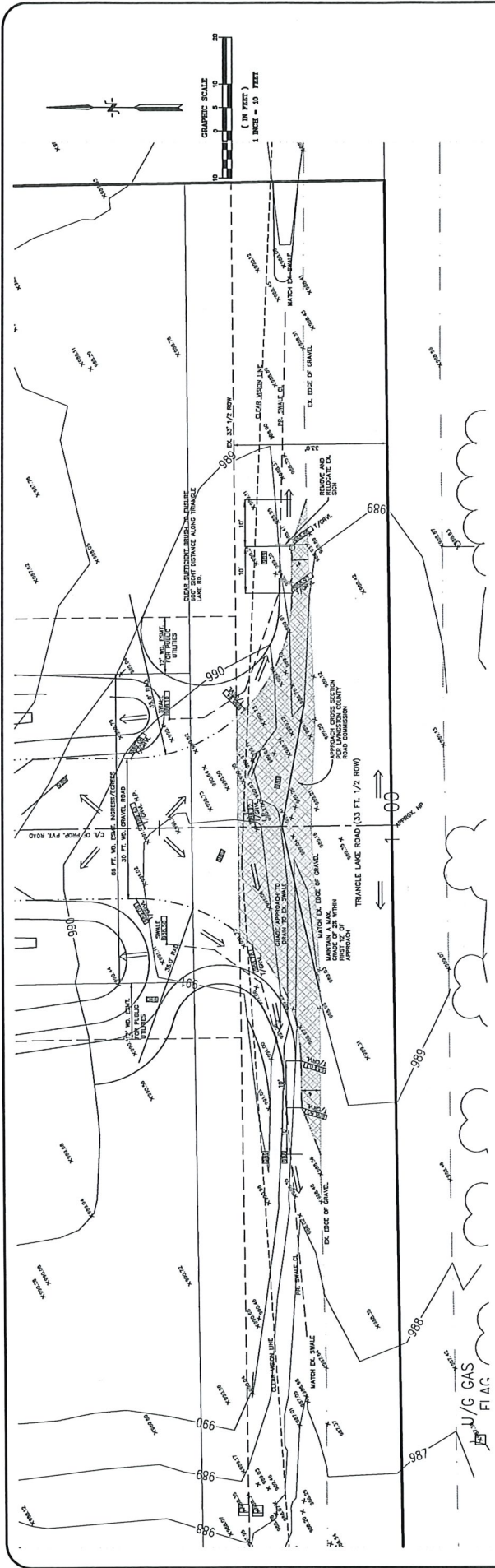
- LEGEND**
- ● ● = BENCHMARK (4 LAMPS)
  - = 6" WATER MAIN
  - = 4" WATER MAIN
  - = 3" WATER MAIN
  - = 2" WATER MAIN
  - = 1 1/2" WATER MAIN
  - = 1" WATER MAIN
  - = 3/4" WATER MAIN
  - = 1/2" WATER MAIN
  - = 3" SANITARY SEWER
  - = 2" SANITARY SEWER
  - = 1 1/2" SANITARY SEWER
  - = 1" SANITARY SEWER
  - = 3/4" SANITARY SEWER
  - = 1/2" SANITARY SEWER
  - = 4" STORM SEWER
  - = 3" STORM SEWER
  - = 2" STORM SEWER
  - = 1 1/2" STORM SEWER
  - = 1" STORM SEWER
  - = 3/4" STORM SEWER
  - = 1/2" STORM SEWER
  - = 4" WATER TREATMENT
  - = 3" WATER TREATMENT
  - = 2" WATER TREATMENT
  - = 1 1/2" WATER TREATMENT
  - = 1" WATER TREATMENT
  - = 3/4" WATER TREATMENT
  - = 1/2" WATER TREATMENT

**BENCHMARK**  
TYPE: MOUNTAIN  
DATE: JANUARY 10, 2015  
NO. OF CORNER STAKES: 4  
STAKE MATERIAL: ALUMINUM  
STAKE SIZE: 1/2" DIA. X 12" LONG  
STAKE TYPE: GROUND  
STAKE LOCATION: CORNER  
STAKE ELEVATION: 2800.00

**REVISION**

- 1 - TOP SOIL
- 2 - SHALY LOAM
- 3 - CLAYEY SAND, MOD. DRY
- 4 - SANDY CLAY
- 5 - TOP SOIL
- 6 - CLAYEY SAND, MOD. DRY
- 7 - SANDY CLAY
- 8 - CLAYEY SAND, MOD. DRY
- 9 - SHALY LOAM
- 10 - SANDY CLAY
- 11 - CLAYEY SAND, MOD. DRY
- 12 - SANDY CLAY
- 13 - CLAYEY SAND, MOD. DRY
- 14 - SHALY LOAM
- 15 - SANDY CLAY
- 16 - CLAYEY SAND, MOD. DRY
- 17 - SANDY CLAY
- 18 - CLAYEY SAND, MOD. DRY
- 19 - SANDY CLAY
- 20 - CLAYEY SAND, MOD. DRY





**BENCHMARK**  
 DATUM BASED ON TRIP-OBS OBSERVATIONS,  
 DATE AUGUST 24, 2017

**BENCHMARK #200**  
 1.5" DIA. EAST SIDE OF A 1.5" DIA  
 OAK LOCATED NEAR THE NORTH SIDE OF  
 TRIANGLE LAKE ROAD, APPROX. MID-POINT OF  
 PARCEL #200-018.  
 ELEVATION = 982.81 (NAVD 88)  
 REF: POINT #200

**BENCHMARK #201**  
 NAIL IN THE WEST SIDE OF A 1.5" WALNUT,  
 LOCATED NEAR THE NORTH SIDE OF TRIANGLE  
 LAKE ROAD, 574 FEET EAST OF THE WEST LINE  
 OF PARCEL #200-013.  
 ELEVATION = 988.49 (NAVD 88)  
 REF: POINT #201

**CLEAR VISION AREA**

A clear vision area is shown in Figure 4, which is provided as all public and private road approaches entering onto a roadway under the jurisdiction of the Livingston County Road Commission. To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking north from the centerline of the public or private road approach, shall be measured from the top of the road surface to the top of the obstruction. The clear vision area shall be established 15 feet from the edge of the traveled roadway. For private road approaches, the clear vision area shall be established 15 feet from the edge of the traveled roadway.

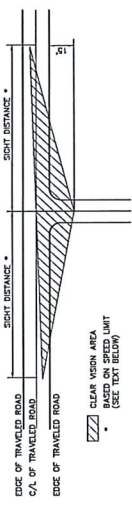


Figure 4. Clear vision requirement for public and private road approaches. The following sight distances, according to the posted regulatory speed limit, are required for the clear vision area. The minimum sight distance is shown in the shaded area. The maximum sight distance is shown in the unshaded area. Roadway and site characteristics are shown in the diagram.

Speed Limit (mph)	Required Sight Distance (feet)
35 or below	200
35 or below	220
40	250
45	300
50	350
55	400
60	450
65	500
70	550
75	600
80	650
85	700
90	750
95	800

ALL CLEAR VISION AREAS SHALL MEET THE 45 MPH REQUIREMENTS FOR SIGHT DISTANCE.  
 ROAD APPROACHES SHALL MEET THE 45 MPH REQUIREMENTS FOR SIGHT DISTANCE.

- LEGEND**
- ● ● - SURVEY'S MONUMENTS (AS LOCATED)
  - ○ ○ - SURVEY'S MONUMENTS (AS LOCATED)
  - (((---))) - EXISTING ROAD RIGHT OF WAY LINE
  - - PROPOSED ROAD RIGHT OF WAY LINE (CENTERLINE/EDGE)
  - - EXISTING ROAD CENTERLINE
  - - PROPOSED ROAD CENTERLINE
  - - EXISTING ROAD RIGHT OF WAY LINE
  - - PROPOSED ROAD RIGHT OF WAY LINE
  - - EXISTING ROAD CENTERLINE
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  - - EXISTING ROAD CENTERLINE
  - - PROPOSED ROAD CENTERLINE
  - - EXISTING ROAD RIGHT OF WAY LINE
  - - PROPOSED ROAD RIGHT OF WAY LINE

811 WORKING TOGETHER TO IMPROVE YOUR COMMUNITY.  
 CALL 811 AT 1-800-851-7771  
 OR VISIT CALL811.COM

AP  
 PROJECT NO. 17209  
 DWG NAME: 2504.PP  
 ISSUED: JUNE 28, 2018

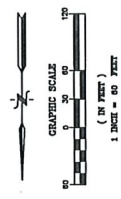
CLIENT:  
 GARTH HANNAH  
 1500 W. WALNUT ST.  
 CORCORAN, IOWA 50002-0048

**APPROACH PLAN**

**TORATOLA LANE  
 CONDOMINIUM**

REVISION #	DATE	REVISION DESCRIPTION

DESIGN: JWG  
 CHECK: JWG



USDA SOILS MAP  
NOT TO SCALE

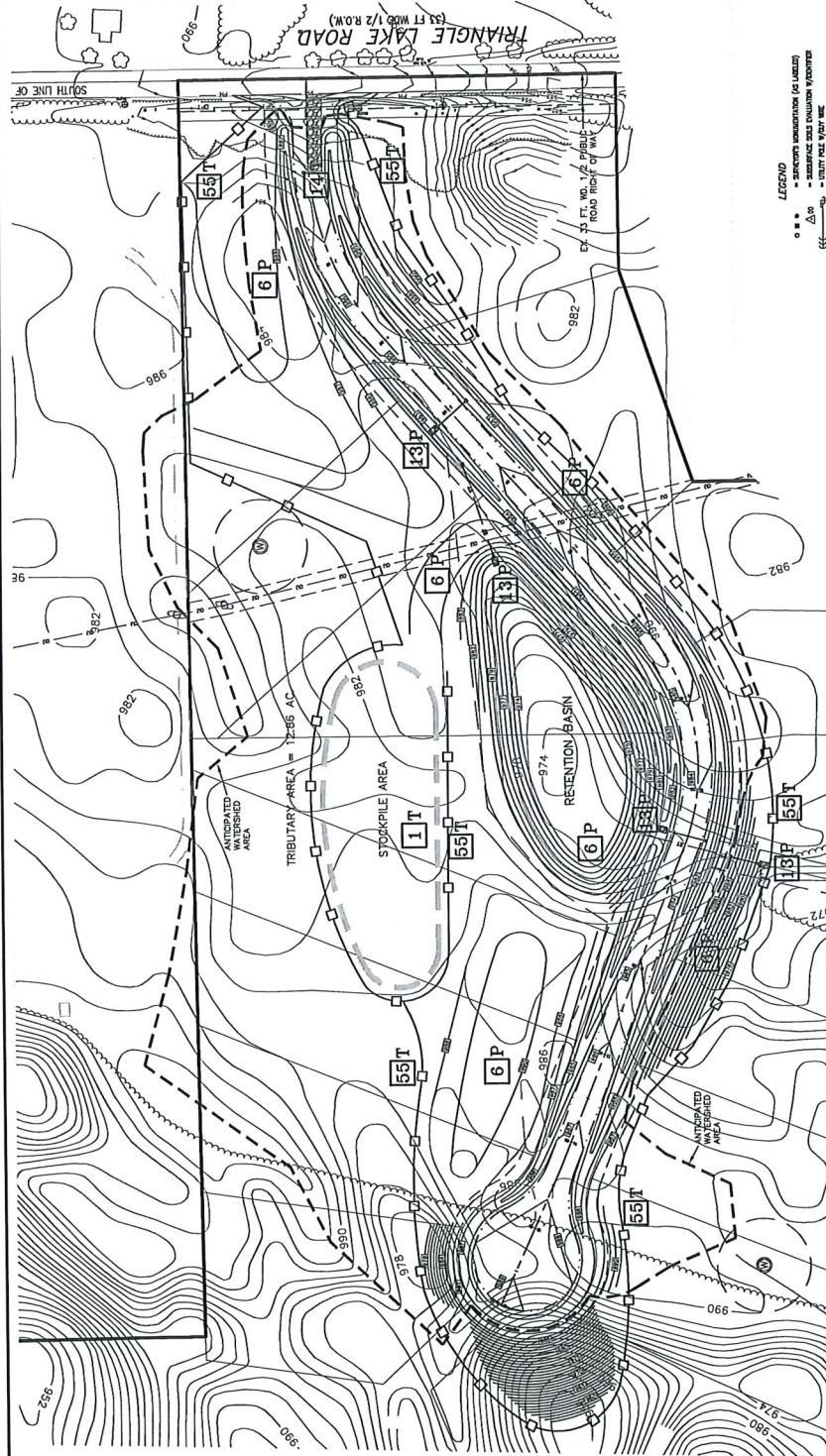
**Map Unit Legend**

Map Unit Symbol	Map Unit Name
B6	Bayou heavy sand, 2 to 6 percent slopes
B6C	Bayou heavy sand, 6 to 12 percent slopes
F6C	Flat sandy loam, 5 to 12 percent slopes
F6D	Flat sandy loam, 12 to 18 percent slopes
H6	Heavy clay loam, 8 to 25 percent slopes
V6	Water

**BENCHMARK**  
DATA BASED ON THE-PP OBSERVATIONS  
DATE: AUGUST 24, 2017

**ENCLOSURE F6D**  
THE ENCLOSURE F6D IS 1.47' THICK, LOCATED AT THE NORTH SIDE OF TRIANGLE LAKE ROAD, APPROX. 80'-NORTH OF THE POINT F6D. ELEVATION = 982.0 (DATA 8) 807' POINT F6D

**ENCLOSURE F6C**  
THE ENCLOSURE F6C IS 1.47' THICK, LOCATED AT THE NORTH SIDE OF TRIANGLE LAKE ROAD, APPROX. 130'-NORTH OF THE POINT F6D. ELEVATION = 983.0 (DATA 8) 807' POINT F6D



**LEGEND**

- • • • • SURVEY STATION (AS SHOWN)
- Δ TO INTERSECTION POINT
- ▽ TO POINT
- CHANNEL (DEPT. TO BE DETERMINED)
- CHANNEL WITH PASS (DEPT. TO BE DETERMINED)
- US EROSION CONTROL (AS SHOWN)
- US EROSION CONTROL WITH PASS (AS SHOWN)
- SIDE OF BRUSH LINE
- SIDE OF ROCK / TREE TRIP LINE
- SIDE OF TOE / WOODEN
- CORRODED TREE WOODS
- BRUSH
- FORCE MAIN LINE (INDICATES STRUCTURE STATUS)
- SIDE OF WALKWAY
- SIDE OF RAMP
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR
- SIDE OF WALKWAY/STAIR

**SOIL EROSION CONTROL LEGEND**

1	VERTICAL WALL WITH FLARE
6	VERTICAL WALL WITH FLARE AND PAVEMENT
13	VERTICAL WALL WITH FLARE AND PAVEMENT (WITH PASS)
14	VERTICAL WALL WITH FLARE AND PAVEMENT (WITH PASS AND WALKWAY)
55	VERTICAL WALL WITH FLARE AND PAVEMENT (WITH PASS AND WALKWAY AND VERGED AREA)

**RETENTION VOLUME CALCULATION**

Total Tributary Area: 560342.00 S.F.  
 2" Volume over Tributary Area: 93,390 CF.

RETENTION VOLUME				
ELEV.	CONTOUR AREA (S.F.)	INCREMENTAL DEPTH (FT)	INCREMENTAL VOLUME (CF)	TOTAL VOLUME (CF)
975.00	23,310	1.00	23,310	23,310
976.00	25,915	1.00	25,915	49,225
977.00	29,715	1.00	29,715	78,940
978.00	33,315	1.00	33,315	112,255
979.00	37,315	1.00	37,315	149,570
980.00	42,315	1.00	42,315	191,885
981.00	48,099	1.00	48,099	239,984
982.00	57,311	1.00	57,311	297,295
TOTAL			392,060	392,060
REMOVED			-302,670	89,390
REQUIRED			89,390	89,390

REMARKS: RET. VOL. = 89,390 CF.  
 HIGH WATER ELEV. = 977.08  
 LOW WATER ELEV. = 974.00

TOTAL REQUIRED VOL. HIGH WATER	
ELEV. VOLUME (CF)	(CF)
Low	93,390
High	277.04
TOTAL	93,667.04

**TORATOLA LANE  
CONDOMINIUM**

**SOIL EROSION CONTROL  
AND  
WATER SHED PLAN**



**GENERAL NOTES:**

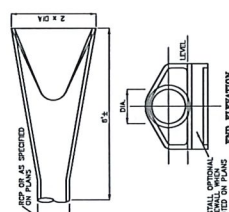
- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. The Contractor shall obtain all necessary permits from the appropriate Agency in advance of work in accordance with the Agency's requirements.
- Contractor shall comply with all permit, insurance, bonding and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for the work. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
- Contractor shall obtain all necessary permits from the appropriate Agency in advance of work in accordance with the Agency's requirements. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by other trades, to ensure that the project is completed in a timely manner. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
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**PRIVATE ROAD CONSTRUCTION NOTES:**

- The grading, roadway and ditch specifications of this Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
- Final work shall include site clearing of vegetation and tree stumps, stripping and stockpiling of topsoil, and final grading. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
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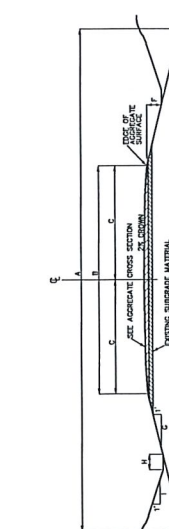
**MAINTENANCE NOTES FOR SOIL EROSION CONTROL:**

- The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by other trades, to ensure that the project is completed in a timely manner. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.
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**FLARED END SECTION**  
NOT TO SCALE

**AGGREGATE ROAD CROSS SECTION**  
NOT TO SCALE



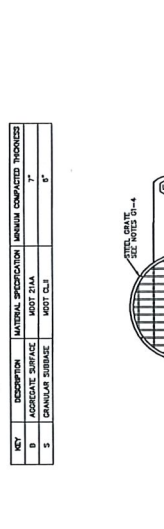
**TYPICAL AGGREGATE ROAD CROSS SECTION**  
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COVERED THICKNESS
A	ROAD SURFACE	ASPHALT	2"
B	BASE COURSE	CRUSHED GRANITE	4"
C	SUBGRADE	CRUSHED GRANITE	4"
D	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
E	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
F	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
G	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
H	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"

**AGGREGATE ROAD CROSS SECTION**  
NOT TO SCALE

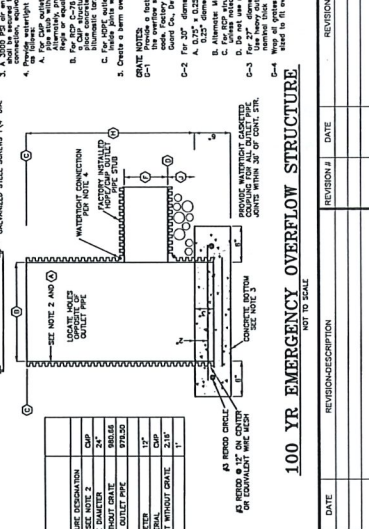
**AGGREGATE CROSS SECTION NOTES:**

- Refer to the General Notes, Road Construction Notes and Typical Road Cross Section detail on the project plans for additional requirements.
- Humidtable soils found within the 1' on 1" influence zone of the roadway, such as silty clay, shall be replaced with a suitable material. The replacement material shall be placed on the proposed subgrade surface with a minimum 12" granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall provide all prepared subgrade as directed by Engineer. The Contractor shall be responsible for the work unless otherwise specified. The Contractor shall be responsible for the work unless otherwise specified.



**100 YR EMERGENCY OVERFLOW STRUCTURE**  
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COVERED THICKNESS
A	ROAD SURFACE	ASPHALT	2"
B	BASE COURSE	CRUSHED GRANITE	4"
C	SUBGRADE	CRUSHED GRANITE	4"
D	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
E	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
F	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
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G	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"
H	EMERGENCY OVERFLOW DRAINAGE	CONCRETE	6"

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1-800-485-7711  
www.811.com

**DT**  
PROJECT NO.: 17220  
DWG NAME: 2308 DT  
ISSUED: JUNE 29, 2018

SCALE: AS NOTED  
CLIENT: GARTH MAXAM  
346 APPLWOOD RD.  
CORONALES, NEW MEXICO 87004

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECK BY: JAC

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CHECK BY: JAC



July 16, 2018

Mr. Dave Hamann, Zoning Administrator  
Marion Township  
2788 West Coon Lake Road  
Howell, MI 48843

RE: Site Condo Site Plan Review, Toratola Lane  
SPR #03-18

Dear Mr. Hamann:

Per your request, we have reviewed the site condominium plan for the proposed Toratola Lane development. The site is located approximately ½ mile west of D-19 on the north side of Triangle Lake Road. Desine Inc. prepared the plans on behalf of Rod Pieron Building, which are dated June 29, 2018. We offer the following comments:

**General**

The proposed site condominium is located on a 39.45+/- acre parcel zoned RR – Rural Residential. Surrounding parcels are zoned RR and ERS-2 (Existing Residential Subdivision), though not labeled in the documents. A vicinity map is provided at the appropriate scale. A legal description of the property is on the cover sheet and closes within acceptable tolerances.

The plans depict 19 lots located along Toratola Lane (a previously reviewed proposed private drive.) There is no written narrative provided in the submittal.

Proper setbacks for this zoning district are indicated on the site plan. Listed setbacks are as follows: 70-ft front, 15-ft side, and 25-ft rear. The lots meet the required 1-acre minimum lot area. However, lots 10-14 have a “common elements limited to unit...” to the rear of the parcels. It is not clear how common area limited to a specific parcel is not part of that parcel. We would ask the design engineer to clarify the intent of this arrangement.

The required minimum frontage for this zoning district is 120-ft., which the plans cite. Most of the lots appear to meet this requirement. The township ordinance allows shorter frontages for lots located on a cul-de-sac provided the requirement is met along a line measured tangentially at the setback. This provision would apply to lots 7, 8, 10, and 11. Lots 9, 14, and 16 do not have the required frontage.

July 16, 2018

Page 2 of 4

Lots 3 and 4 do not have access due to the location of the proposed retention basin. It should be clarified if these are intended to be residential lots or common areas. Similarly, significant grading is required for access to lot 9, which is not depicted. We defer to the township planner for final comment on the parcel arrangement.

The plans also cite the appropriate maximum coverage area of 35% and the maximum building height of 35-ft. However, there are no proposed structure details or locations provided within the plans as required per Section 18.03.B of the ordinance.

### Utilities

The proposed development will be entirely single family residential homes served by private septic disposal fields and wells. Proposed well and septic drainage field locations should be added to the drawings. We defer additional review and comment on the well and septic systems to the Livingston County Health Department.

### Roads & Paving

The proposed roadway was previously reviewed under a separate submittal and most of the previous review comments have been incorporated into this design. The roadway length is approx. 1,400 feet and terminates in a cul-de-sac. Per County standards, the maximum length of a dead-end street is 750 feet, so the roadway must be shortened or a variance granted. A 30-foot wide gravel surface is proposed inside a 66-foot wide private easement for ingress/egress and public utilities. The minimum width for a gravel road per County standards is 30 feet, which includes 22-foot-wide travel width and 4-foot-wide shoulders. A separate 12-foot wide utility easement is identified immediately outside of the 66-foot road. The proposed cross section consists of 7-inches of MDOT 21AA over 6-inches of compacted MDOT Class II sand, which is adequate. Soil borings are required to be submitted with private road applications, which were omitted from this submittal. We recommend at least two (2) soil borings along the proposed roadway route.

There is a good deal of topography on the existing site, leading to multiple curves in the proposed roadway plan and profile. For the three vertical curves, based on a design speed of 35 mph per the County's standard, the K-values proposed meet the allowable range for stopping sight distances. (The K-value is the horizontal distance required to achieve a 1% change in the slope of the vertical curve.) The tight horizontal curve around the proposed basin meets the minimum center line radius of 230-feet and is deemed acceptable for this application.

A permit and approval will be required from the Livingston County Road Commission for the approach at the intersection with Triangle Lake Road. Proposed site distances meet the required County minimum of 600-feet and the approach radius meets the County required 35-feet. We defer to the LCRC for comment on the road approach.



### **Grading & Stormwater Management**

A proposed retention basin is shown immediately east of the proposed roadway on the inside of the curve. From the contours provided, drainage west of the roadway flows along ditches to low points at the proposed culvert locations, where it is conveyed to the retention basin. Two (2) lengths of culvert pipe are proposed to convey localized drainage under the roadway. Each are 15-inch corrugated metal pipe per County standards for cross-road pipes. However, there is another cross-road pipe conveying emergency 100-year overflow from the proposed retention basin to an existing wetland area located on the west side of the road. This is currently 12-inch and should be increased to 15-inch.

Drainage calculations are included for the basin sizing and intended high and low water levels. Appropriate freeboard is provided and a 100-year overflow structure is now provided as mentioned above. Sediment forebays should be included at the inlets as required by the Livingston County Drain Commissioner and a soil boring is required at the basic location. We defer additional comment on the storm drainage system to the LCDC.

### **Recommendations**

We would make the following recommendations for improvements prior to acceptance by the Township:

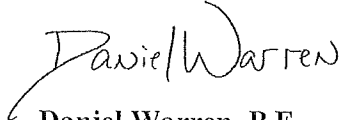
- Label zoning of surrounding parcels.
- Provide a project narrative.
- Clarify intent of “common areas limited to [specific units]”
- Revise lot layout to meet minimum frontage requirements.
- Clarify and revise as required if lots 3 and 4 are to be residential properties. There is currently no means of access due to the location of the retention basin.
- Provide physical features about the proposed structures for the development as required per Section 18.03.B
- Provide well and septic drain field locations
- Revise or obtain variance for private drive length exceeding township maximum.
- Provide minimum two (2) soil borings along the proposed roadway.
- Provide soil boring log as related to the design of the proposed retention basin.
- Increase sizing of overflow culvert from 12-inches to 15-inches.
- Sediment forebays should be added at the inlets into the retention basin.
- Approval from the required co-review agencies, to include:
  - LCDC – Storm basin design
  - LCHD – Well and septic design
  - LCRC – Intersection and approach from Triangle Lake Road

July 16, 2018  
Page 4 of 4

- Township Planner – lot arrangement, etc.

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



**Daniel Warren, P.E.**  
Project Engineer  
**SPICER GROUP, INC.**  
125 Helle Blvd., Suite 2  
Dundee, MI 48131



**Philip A. Westmoreland, P.E.**  
Senior Project Manager  
**SPICER GROUP, INC.**  
125 Helle Blvd., Suite 2  
Dundee, MI 4813

CC: SGI File  
Ken Recker, P.E., Livingston County Drain Commissioner  
Kim Hiller, P.E., Livingston County Road Commission  
John Enos, AICP, Carlisle/Wortman, Twp. Planner

## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

January 12, 2018

Jim Barnwell, P.E.  
Desine, Inc.  
2183 Pless Drive  
Brighton, MI 48114

Re: Toratola Lane, Marion Township, Section 26  
LCRC# P-18-02

Dear Mr. Barnwell:

I have completed the review of the plans, dated December 18, 2017, for the above-referenced project and offer the following.

1. A contractor will need to be selected and the selected contractor must submit a certificate of insurance to the LCRC with the following language: "The Board of Livingston County Road Commissioners, the Livingston County Road Commission, and their officers, agents, and employees are listed additional insured parties with respects to General Liability." Please note that this is not required for plan approval.
2. The 2% cross slope of Triangle Lake Road needs to be maintained for the first 12 feet of the approach.
3. Please provide existing and proposed roadside ditch grades to verify drainage and slopes.

Please submit two (2) copies of revised plans for review. If you have any questions, please do not hesitate to contact me.

Sincerely,



Kim Hiller, P.E.  
Utilities and Permits Engineer

Cc: File  
Dave Hamann, Marion Township Zoning Administrator (via email)

HOWELL AREA FIRE DEPARTMENT  
**FIRE MARSHAL DIVISION**

1211 W. Grand River  
Howell, MI 48843  
517-546-0560  
FAX: 517-546-6011  
[firemarshal@howellfire.net](mailto:firemarshal@howellfire.net)

**DATE:** July 13, 2018

**TO:** Mr. Dave Hamann  
2877 W Coon Lake Rd  
Howell, MI 48843

**FROM:** Jamil Czubenko, Battalion Chief/Fire Marshal

**PROJECT:** Toratola Lane Site Condo Site Plan, Marion Township

**COMMENTS:**

I have reviewed the above listed site plan and find that it is *satisfactory* as presented as long as the following conditions are met:

1. Where the road is 20' wide to 26' wide then I would require that no parking be allowed on both side of the street and be posted with "No Parking-Fire Lane" signs. Where the road is more than 26' wide to 32' wide then I would require that no parking be allowed on the hydrant side of the street and be posted with "No Parking this side of street" signs.
2. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall be placed a distance apart equal to not less that one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
3. A Dry Hydrant shall be installed at the road, at the static water source near Sites 14 and 15. Final location will be determined by the Howell Area FD and the Developer.
4. All cul-de-sacs shall have a minimum turning radius of 28' and be 96' diameter in size.
5. All dead-end roads in excess of 150' shall be provided with an approved width and turnaround provisions.
6. All roads in this development shall not exceed 10 percent in grade.

Any changes in this site plan shall be submitted to the Howell Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call. Thank you for the opportunity to review this site plan.

## ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE "LOTS"

This began as an attempt to reconcile the usage of the terms "lot" and "parcel" but as I looked for places that needed attention it has grown into more of an overall (but incomplete) review of things that may be candidates for change throughout the ordinance.

I'm not sure that everything referenced needs to be changed but I would like the Planning Commission and Zoning Administrator to review my comments. I don't think all these comments can be addressed quickly and I prefer that we take some time to think about the implications and applications in the day-to-day use of the zoning ordinance.

The attached document contains excerpts from our ordinances, state statutes, and The Michigan Community Association Law Blog. It has page numbers for reference. Some of these things seem trivial but I prefer not to rely on "you know what I meant" for interpretations.

The Zoning Ordinance on the township website:

[mariontownship.com](http://mariontownship.com)

Links

Planning & Zoning

Zoning Ordinance

Has the entire zoning ordinance and is searchable to help finding things.

ATTACHMENT PAGE 1

3.01 B Maybe we should include multiple individuals. See the definition of "Single Ownership" on page 3 that specifically includes "one or more persons."

3.01 C It says "building" includes "structure" which implies that "structure" is a subset of "building." The definition of "building" is any structure. The definition of "structure" includes "all buildings." That seems inconsistent or maybe circular. Throughout the ordinance the terms are used in a variety of ways. In 35 places the phrase "building or structure" is used. Sometimes it is "building and/or structure" Sometimes it is "building, structure." There are many more places where building is used by itself. There are some places where it is "building or premises" or "building or use." We need to determine if there is value in standardizing the text.

3.01 D These are the words that started this project. We say the word "lot" includes "plot" and "tract" but they are not included in our definitions.

Plot plan is referenced in Site Plan and 4.03 D but in 5.06 A there is the Implication that a "plot plan" is different from a "site plan" but we don't say what a "plot plan" is.

"Tract" is referenced in lot of record and Lot, Zoning, mobile home park, subdivision, and PUD.

"lot," "parcel," and "tract" are defined in the Michigan Land Division Act on page 10 of the attachment.

Not included in 3.01 D is the word "unit" which is usually associated with condominiums. "Units" in "site condos" are very similar to "lots" in a subdivision with the exception of attached condos (Meadows, Woodberry, etc.). See attachment page 2 (condominium unit) and page 14. I can't find anywhere in our ordinance where there is a distinction made between "site condos" (detached single family homes) and "condos" (attached multi-family homes) other than talking about building envelopes. I can't find the term "site condo" in the state condominium act even though it is a frequently used term in planning.

The definitions that include the word "condominium" are not consistent with the definitions in the Condominium Act but for now let's concentrate on "lots" and "units."

On page 2 is our definition of "lot" which seems to include our definition of "parcel" on page 3.

In this definition we have the requirement for frontage on an approved road which is also a requirement in section 6.19 B, page 9 of the attachment, but conflicts with our Land Division Ordinance, item 2 on page 11 of the attachment. The Land Division Ordinance allows access over an easement.

**These two need to be reconciled.**

Item 4 under Lot describes "through lots" which we do not allow. We should say so in the definition or leave it out.

Also on page 2, lot area gross, lot area net, and lot coverage are defined. Lot area net specifies "public street right(s)-of-way" but gross only says "street right-of-way." Lot coverage does not specify whether to use gross or net to calculate coverage. In Marion most lots in subs or site condos do not include any ownership of the road. Attached condos don't include any ownership outside the building walls. This should be cleaned up.

Also on page 2, Lot Depth should probably use the word "measured" same as lot frontage.

Page 3, Front Lot Line (1.) refers to "access easement" which is not allowed in the zoning ordinance. In Marion we have many lots that have the legal description going to the center line of the road, so there is no line separating the lot from the street right-of-way.

Figure 3 - 7 (page 7) shows a front lot line for a flag lot that does not front on a road in conflict with the definition of "Front Lot Line."

Also on page 3, "Rear Lot Line" will not work for many of our lots but item 4 allows the ZA to make the choices but does not specify who decides "not sufficient."

"Side Lot Line" specifies right angles to the road, we have many lots that are not at right angle to the road.

"Lot of Record" does not include Condo Units. The last phrase "prior to the adoption or amendment" should probably have a date certain, like "Parent Parcel" otherwise every lot could become a lot of record.

"Lot, Zoning" implies that a single parcel can have several tracts within it which is contrary to the definition in the Land Division Act. This is where things get confused with assessing. We have many tax parcels that are made up of multiple, often fractional, platted subdivision lots. The tax code is what we use to identify property on the land use application and other planning documents.

"Lot Width" uses the word "horizontal" but "Lot Depth" does not.

"Parcel" we don't include condo units.

"Parent Parcel" this definition is similar to the Plat Act "Tract." We allow only one flag lot per parent parcel. I'm not sure we enforce that properly.

This is most likely not an exhaustive list of issues.

ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

From: Marion Township Zoning Ordinance

**ARTICLE III: DEFINITIONS**

**Section 3.01 Construction of Language**

For the purpose of this Ordinance, certain rules of construction apply to the text as follows:

- A. Words used in the present tense include the future tense; and the singular includes the plural, unless the context clearly indicates the contrary.
- B. The word "person" includes a corporation, association, partnership, trust, firm, or similar activity as well as an individual.
- C. The word "building" includes the word "structure" and each term applies to any part thereof.
- D. The word "lot" includes the word "plot", "tract", or "parcel".
- E. The term "shall" is always mandatory and not discretionary; the word "may" is permissive.
- F. The word "used" or "occupied" as applied to any land or building shall be construed to include the words intended, arranged, maintained for or designed to be used or occupied.
- G. The words "this Ordinance" means the text of this Ordinance as well as all maps, tables, graphics, schedules as included or attached as enacted or subsequently amended.
- H. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either...or," the conjunction shall be interpreted as follows:
  - 1. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
  - 2. "Or" indicates the connected items, conditions, provisions or events may apply singly or in any combination.
  - 3. "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly, but not in combination.
- I. Any word or term not interpreted or defined by this Ordinance shall be used with a meaning of common or standard utilization. A dictionary may be consulted.
- J. In computing a period of days, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day which is not a Saturday, Sunday, or legal holiday.

**Building:** Any structure, either temporary or permanent, having a roof supported by columns, walls, or any other supports, which is used for the purpose of housing, sheltering, storing, or enclosing persons, animals, or personal property, or carrying on business activities. This definition includes, but is not limited to: mobile homes, tents, sheds, garages, greenhouses, lean to and other principal or accessory structures.

**Condominium Project:** A plan or project consisting of not less than two condominium units established and approved in conformance with the provisions of the Condominium Act, PA 59 of 1978, MCL 559.101 et seq.



ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

**Condominium Subdivision:** A division of land on the basis of condominium ownership, which is not subject to the provisions of the Subdivision Control Act of 1967, Public Act 288 of 1967, as amended, MCL 506.101 et seq.

**Condominium Plan:** The drawings and information attached to the master deed including, but not limited to, a survey plan, floodplain plan, site plan, utility plan, floor plans, description of the size, location, area, and horizontal boundaries of each unit, number assigned to each unit, vertical boundaries and volume of each unit, building sections, and description of the nature, location, and size of common elements. For the purpose of this Ordinance, a condominium plan shall be equivalent to the term "condominium subdivision plan" as defined by MCL 559.104.

**Condominium Unit:** That portion of a condominium project which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. In condominium projects where a condominium unit(s) will consist of a building envelope, the term "condominium unit" shall be equivalent to the term "lot", for purposes of determining compliance with the provisions of this Ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage, and the like.

**Lot:** Land described in a recorded plat or by metes and bounds description, occupied, or to be occupied by, a building, group of buildings, or use, having sufficient size to comply with the frontage, area, width-to-depth ratio, setbacks, yards, coverage and buildable area requirements of this Ordinance, and having its principal frontage on a public street or a private road approved by the Township. (See also Condominium Unit.)

1. **Corner Lot:** A lot that has at least two contiguous sides abutting upon a public street and/or private road for their full length.
2. **Flag Lot:** A lot whose access to a public street or private road is by a narrow, private right-of-way that is part of the lot. (See also Figure 3-7.)
3. **Interior Lot:** A lot other than a corner lot.
4. **Through Lot:** An interior lot having frontage on two, more or less, parallel public streets and/or private roads.

**Lot Area, Gross:** The area contained within the lot lines or property boundary including street right-of-way. (See Figure 3-6.)

**Lot Area, Net:** The area within the lot lines of a lot, exclusive of any public street rights-of-way abutting any side of the lot. (See Figure 3-6.)

**Lot Coverage:** The amount of a lot, stated in terms of percentage, which is covered by all buildings, located thereon, including roofed porches, arbors, breezeways, patio roofs, whether open box types and/or lath roofs, or fully roofed, but not including fences, walls, or hedges used as fences, unroofed decks or patios or swimming pools. Lot coverage shall be measured from the drip line of the roof or from the wall or foundation if there is no projecting portion of the roof.

**Lot Depth:** The average distance measure from the front lot line to the rear lot line.

**Lot Frontage:** The length of the front lot line measured at the road right-of-way line, except as provided for flag lots. (See Section 6.11.)

**Lot Line:** The line(s) bounding a lot or parcel. (See Figure 3-7.)

ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

1. **Front Lot Line:** The line separating the lot from any street right-of-way, private road or other access easement.
2. **Rear Lot Line:** The lot line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot or parcel, an imaginary line at least ten feet in length entirely within the lot or parcel, parallel to and at a maximum distance from the front lot line.
3. **Side Lot Line:** Any lot line other than a front or rear lot line, which shall be at right angles to straight streets and radial to curved streets and cul-de-sacs on either public or private roads, except where such lot lines would create unusual, inconvenient, or irregular lot shapes.
4. In the case where the above definitions are not sufficient to designate lot lines, the Zoning Administrator shall designate the front, rear and side lot lines in consideration of the orientation of the building(s) on the lot, the address of the lot, the orientation of other building(s) along the road frontage, and natural features affecting site design.

**Lot of Record:** A lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Register of Deeds, or a tract, parcel or lot described by metes and bounds, the deed to which has been recorded by the County Register of Deeds, or a Tax Code Number has been issued, prior to the adoption or amendment of this Ordinance.

**Lot Width:** The horizontal distance between side lot lines measured parallel to the front lot line at the minimum required front setback line. (See Figure 3-7.)

**Lot, Zoning:** A single tract of land, located within a single parcel, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record. *(Amended 6-03)*

**Parcel:** A lot described by metes and bounds or described in a recorded plat.

**Parent Parcel:** An existing parcel or contiguous parcels of land under the same ownership at the time this Ordinance became effective (March 14, 1996.)

**Plat:** A map of a subdivision of land recorded with the Register of Deeds pursuant to the Subdivision Control Act, PA 288 of 1967, MCL 501.101 et seq., or a prior statute.

**Single Ownership:** One or more parcels of land held entirely in the same ownership, which may include one or more persons and may be in any form.

**Structure:** Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having such location on the ground including, but not limited to, all buildings, independently supported decks, satellite dishes and free-standing signs; excepting anything lawfully in a public right-of-way including, but not limited to, utility poles, sewage pumping stations, utility manholes, fire hydrants, electric transformers, telephone boxes, and related public facilities and utilities defined as essential public services.

**Subdivision:** The division of a lot, tract, or parcel of land into five or more lots, tracts, or parcels of land for the purpose, whether immediate or future, of sale or of building development. The meaning of the term

ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

subdivision shall not, however, apply to the partitioning or dividing of land into tracts or parcels of land of more than ten acres.

FIGURE 3-4  
LOT TYPES

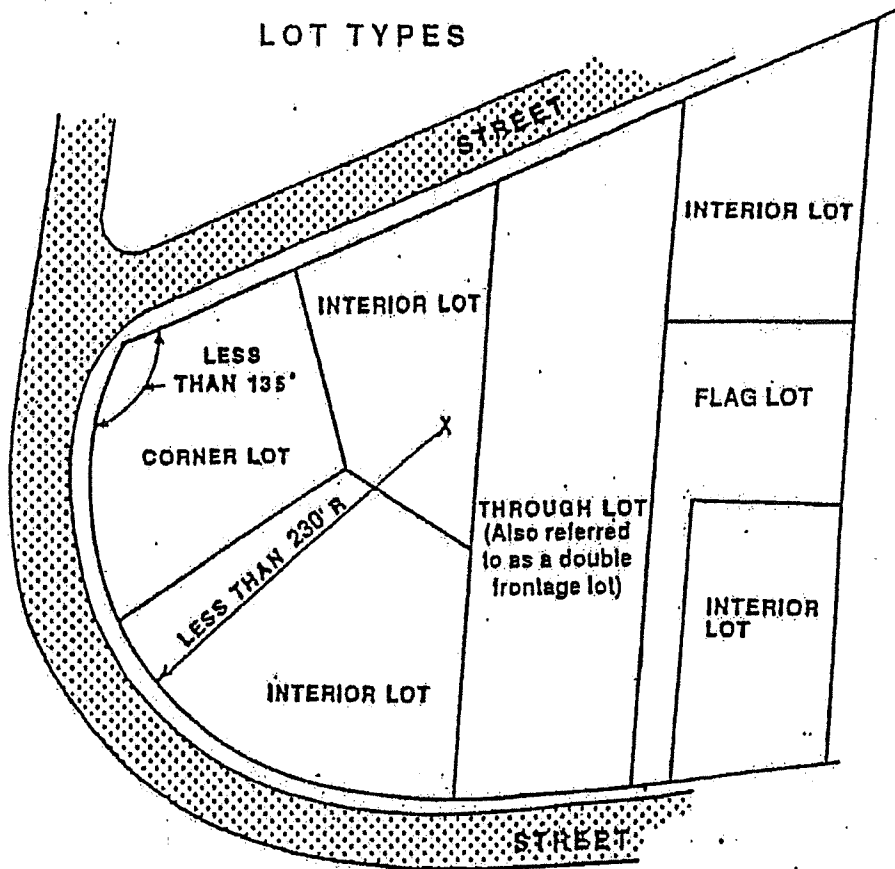


FIGURE 3-5  
LOT DEPTH

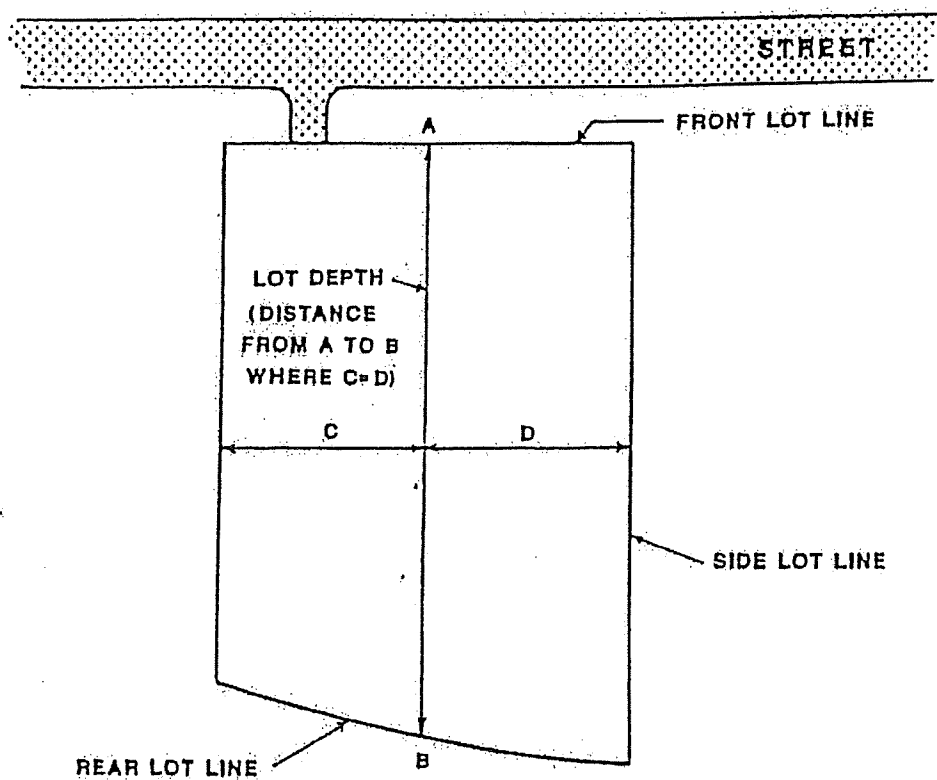


FIGURE 3-6  
NET AND GROSS LOT AREA

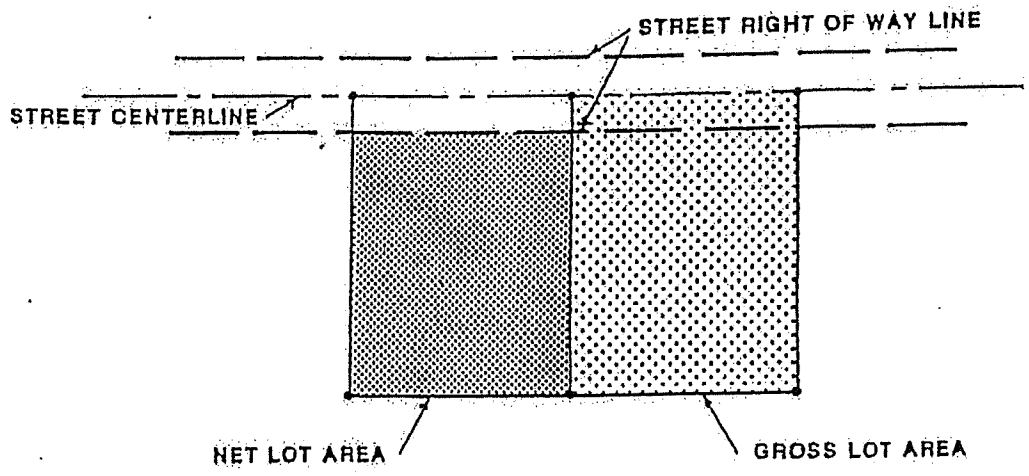
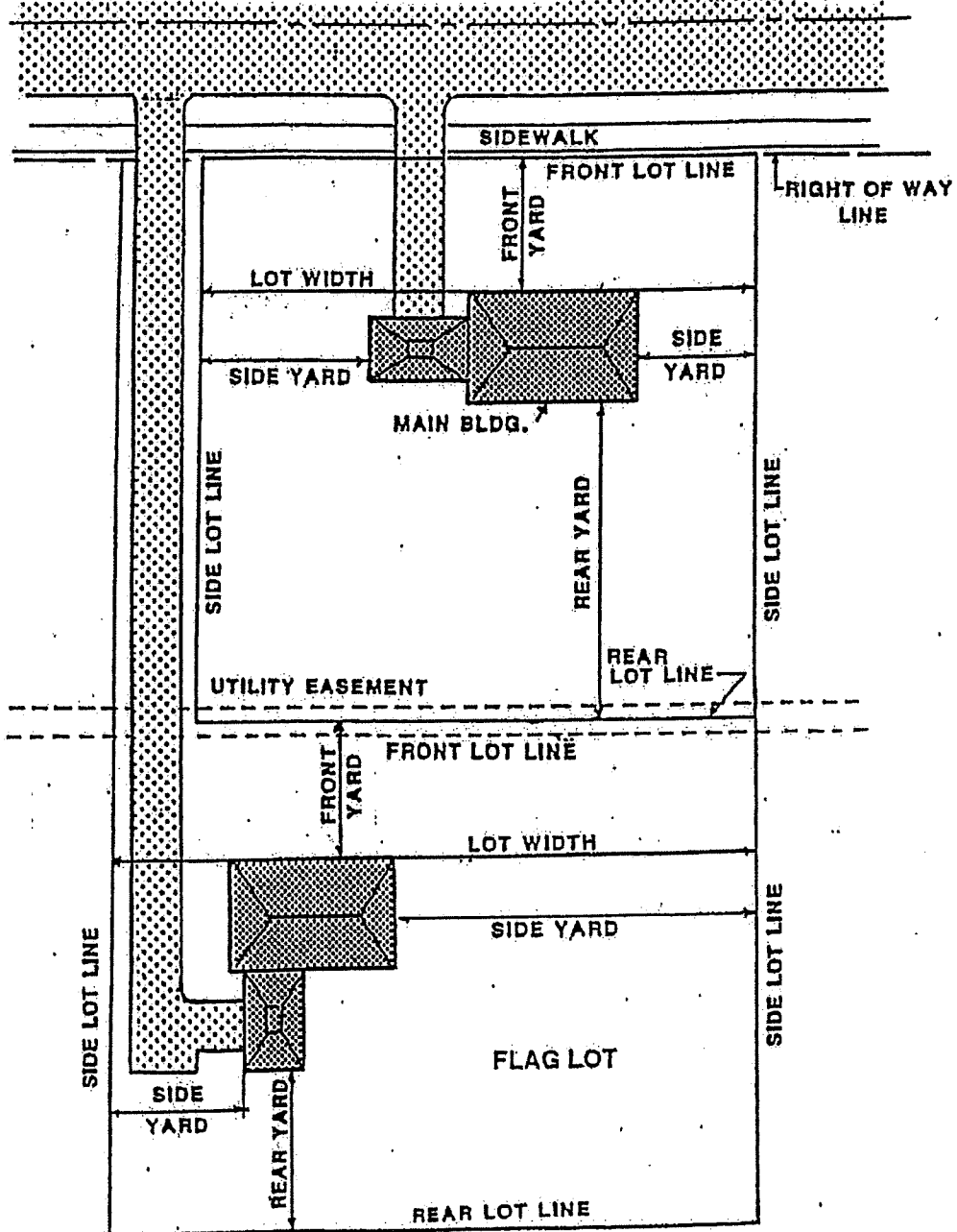


FIGURE 3-7

LOT LINES AND YARDS



ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

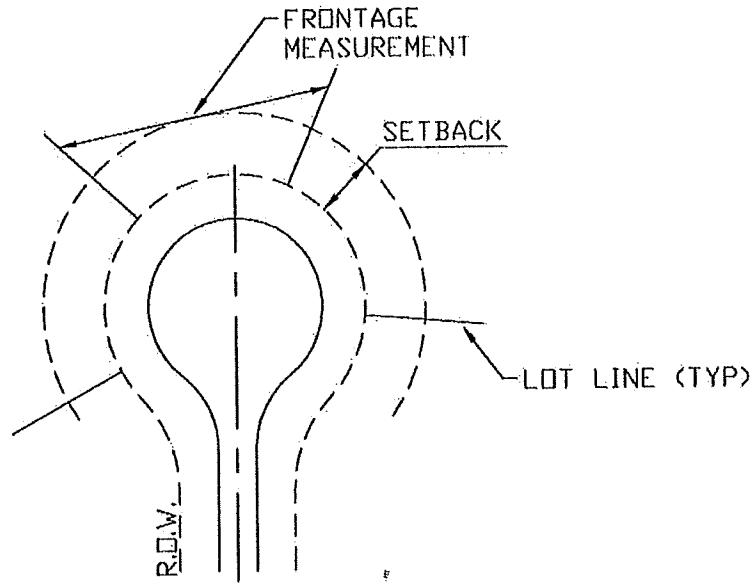


FIGURE 3-8

**Section 6.19**

**Access Controls**

2. No more than one (1) driveway shall be allowed per parcel.
5. No driveway shall serve more than one (1) dwelling.

- B. **Lots to Have Access:** All parcels or lots hereinafter created in the Township shall have frontage on a public street, or an approved private road, and take their lot access from such frontage so as to provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. Except that corner lots shall take their access from an approved private road or approved public street in a platted subdivision or condominium project. Wherever a corner lot exists at the intersection of two (2) major thoroughfares, then access shall be taken from the thoroughfare presenting the least hazard in the opinion of the Livingston County Road Commission.

Prior to obtaining a land use permit for a new parcel or lot created on a private road that was in existence prior to the effective date of this ordinance, the Township may initiate an inspection of the private road in accordance with General Ordinance No. 07-03, Pre-existing, Non-conforming Private Roads.



ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

Definitions from Michigan Land Division Act, Act 288 of 1967 as amended

"Accessible", in reference to a parcel, means that the parcel meets 1 or both of the following requirements:

- (i) Has an area where a driveway provides vehicular access to an existing road or street and meets all applicable location standards of the state transportation department or county road commission under 1969 PA 200, MCL 247.321 to 247.329, and of the city or village, or has an area where a driveway can provide vehicular access to an existing road or street and meet all such applicable location standards.
- (ii) Is served by an existing easement that provides vehicular access to an existing road or street and that meets all applicable location standards of the state transportation department or county road commission under 1969 PA 200, MCL 247.321 to 247.329, and of the city or village, or can be served by a proposed easement that will provide vehicular access to an existing road or street and that will meet all such applicable location standards.

"Lot" means a measured portion of a parcel or tract of land, which is described and fixed in a recorded plat.

"Parcel" means a continuous area or acreage of land which can be described as provided for in this act.

"Parent parcel" or "parent tract" means a parcel or tract, respectively, lawfully in existence on the effective date of the amendatory act that added this subdivision.

"Plat" means a map or chart of a subdivision of land.

"Tract" means 2 or more parcels that share a common property line and are under the same ownership.

ATTACHMENT TO "ISSUES WITH MARION TOWNSHIP ZONING ORDINANCE"

From: STATE OF MICHIGAN, COUNTY OF LIVINGSTON, TOWNSHIP OF MARION  
LAND DIVISION ORDINANCE NO. G-11-97

Section III: Definitions. For the purpose of this ordinance, certain terms and words shall have the following meaning:

Accessibility: in reference to a parcel, means the parcel meets one or both of the following requirements:

1. Has an area where a driveway provides vehicular access to an existing road or street and meets all applicable location standards of the state transportation department or county road commission under Act No. 200 of the Public Acts of 1969, being sections 247.321 to 247.329 of the Michigan Compiled Laws, or has an area where a driveway can provide vehicular access to an existing road or street and meet all such applicable location standards.

2. Is served by an existing easement that provides vehicular access to an existing road or street and that meets all applicable location standards of the state transportation department or county road commission under Act No. 200 of the Public Acts of 1969 or can be served by a proposed easement that will provide vehicular access to an existing road or street and that will meet all such applicable location standards.

**TOWNSHIP OF MARION**  
**LIVINGSTON COUNTY, MICHIGAN**  
**PRIVATE ROAD ORDINANCE NO. 07-03**

**SECTION I: INTENT AND PURPOSE**

There are many private roads in the township that are not maintained by any government agency. Some of these roads are covered by an agreement of the owners that is part of their condominium documents, Planned Unit Development Agreement or a township approved Private Road Maintenance Agreement. This ordinance is intended for private roads that are not covered by any provision for maintenance approved by the township and these roads are referred to as unapproved roads.

A list of private roads is maintained by the township for reference. An approved private road maintenance agreement contains provisions for township intervention in the event that repairs and maintenance are not performed.

The Township realizes that at the time the private road was constructed, the developer voluntarily chose not to dedicate the road to the public and therefore maintenance became the responsibility of the owners.

This ordinance is enacted because of the Township's concern for the health, safety and welfare of township residents and others who may use private roads in the township. There are two situations that will trigger the township's involvement with private road maintenance on unapproved private roads:

1. A request for a land division that will create parcels with frontage on the road.
2. A written complaint about the road condition signed by the record owners of land constituting more than 50% of the total frontage upon the road.

It is the Marion Township Board of Trustees' goal to try to help owners of property on unapproved private roads that do not have a private road maintenance agreement approved by the Township, to establish a township approved road maintenance agreement and encourage the future care and maintenance of each private road.

**SECTION II: PROCEDURE**

Under this General Ordinance, the Board of Trustees can initiate an inspection of an unapproved private road when there is an application for a land division that results in a new parcel with frontage on an unapproved private road or the township receives a written complaint about the condition of the unapproved private road as described in Section I of this ordinance.

The zoning administrator, along with the township engineer, will perform an inspection and evaluate the condition of the unapproved private road to determine if the private road is acceptable. The guidelines for acceptability will be the specifications for new private roads taking into consideration the characteristics of the existing conditions. Items to be evaluated include but are not limited to: subbase, base, surface, drainage, length, width, shape, and traffic. Following the inspection, a written report of the road's condition will be provided to the Township Board. The report will include a cost estimate, if required, to address any perceived unacceptable condition of the road.

The Board of Trustees will review the engineer's report and estimates, if applicable, and decide if it is in the best interest of the property owners to facilitate the establishment of a road maintenance agreement to help provide for improvement and maintenance of the road. If the Township Board determines a road maintenance agreement would be in the best interest of the property owners, or upon request by a property owner, the township zoning administrator will provide a sample private road maintenance agreement to the property owners. An acceptable road maintenance agreement shall contain a provision that indemnifies and holds harmless the township from any liability. The sample maintenance agreement may be modified if necessary. All property owners on the road must sign the maintenance agreement.

After the signature of every property owner is obtained, the maintenance agreement is then submitted to the Township Board for its review to determine thoroughness and to allow the Township Board to decide if the agreement adequately addresses road improvement and maintenance needs of the road and the property owners on the road. After this review and approval by the township board, the maintenance agreement shall then be filed with the Livingston County Register of Deeds for



From:

**The Michigan Community Association Law Blog**

**Nature and Extent of Property Ownership** – An individual homesite building in a platted subdivision is called a "lot". In a site condominium, each separate building site or homesite is referred to by the Condominium Act as a "unit". Each unit is surrounded by "limited common area", which is defined as common elements reserved in the master deed for the exclusive use of less than all of the co-owners". The remaining area in the site condominium is "general common area", defined as the common elements reserved in the master deed for the use of all of the co-owners. The nature and extent of ownership of a platted lot and a condominium unit, with the associated limited common area, are essentially equivalent from both a practical and legal standpoint.

## LANDSCAPE OPERATIONS IN MARION TOWNSHIP

### Step #1

---

Amend RR Rural Residential District to allow plant nursery, greenhouse, farm related as a use permitted by right in our largest zoned area. See definition below:

**Plant nursery, greenhouse, farm related: A parcel, area, space, building or structure, or combination thereof, used chiefly for the storage, wholesale sale, or retail sale, of live trees, shrubs, and plants exclusively grown onsite. The area and amount of such structures, equipment, vehicle storage and other areas dedicated to the use shall be consistent with the residential character of the area and shall not adversely impact neighboring properties.**

### Step #2

---

Amend LI Light Industrial District to allow landscape contractors buildings, offices and yards as a use permitted by right. See definition below:

**Landscape Contractor's Buildings, Offices and Yards: A space, building or structure, or combination thereof, used exclusively for the storage of equipment, tools, vehicles, and materials used in or associated with such a business and/or the retail sale of live trees, shrubs or plants not grown on the property. Products used for gardening or landscaping such as, but not limited to, fertilizers, mulch, groundcovers, boulders, etc., may also be sold.**

### Step #3

---

Amend the Section 17.32 Home Occupation to include the following:

#### Section 17.32 Home Occupation Class II

Home Occupation Class II are considered special uses therefore are subject to the provisions of Article XVI, Special Use Permits, and other applicable provisions of the Ordinance. A Special Use Permit, and any conditions attached thereto, may be approved by the Township Board if all the criteria listed are met.

**Locational Requirements:** Home Occupation Class II are permitted by special use permit in the Rural Residential and Suburban Residential Districts.

**Use Requirements: No repair, painting or body work pertaining to motor vehicles or trailers; sale of vehicles by a vehicle dealer, commercial preparation of food for service on the premises; business related to or involving explosives, ammunitions or weapons; beauty parlor or barber shop, off-site landscaping/lawn mowing/snow removal services. Others as determined by the Planning Commission.**

Marion Township  
Landscape Operations and Contractor Yard  
Plant Nursery  
October 17, 2017

**SECTION 1. MODIFY SECTION 3.02: DEFINITIONS**

*[Add the following definitions]* **Landscape Contractor's Buildings, Offices and Yards:** A space, building or structure, or combination thereof, used exclusively for the storage of equipment, tools, vehicles, and materials used in or associated with such a business and/or the retail sale of live trees, shrubs or plants not grown on the property. Products used for gardening or landscaping such as, but not limited to, fertilizers, mulch, groundcovers, boulders, etc., may also be sold.

**Landscape Contractor's Operation:** A business engaged in the practice of improving building sites or other grounds by contouring the land and planting flowers, shrubs, and trees. A Landscaping Contractor's Operation typically consists of equipment, tools, vehicles, and materials used in or associated with such a business.

**Plant nursery, greenhouse, farm related:** A parcel, area, space, building or structure, or combination thereof, used chiefly for the storage, wholesale sale, or retail sale, of live trees, shrubs, and plants exclusively grown onsite. The area and amount of such structures, equipment, vehicle storage and other areas dedicated to the use shall be consistent with the residential character of the area and shall not adversely impact neighboring properties.

*[Delete the following definition]*

**Nursery, Commercial:** A space, building or structure, or combination thereof, used exclusively for the storage or retail sale of live trees, shrubs or plants not grown on the property. Products used for gardening or landscaping such as, but not limited to, fertilizers, mulch, groundcovers, boulders, etc., may also be sold.

*[Amend the following definition]*

**Farm/Farm Operation:** As defined by the Right to Farm Act, PA 93 of 1981, as amended.

1. **Farm Operation, Animals.** All aspects of a Farm Operation, Crops, with the addition of the following: use of feed lots; handling and care of farm animals for profit. A Farm Operation, Animals, does not include an Intensive Livestock Operation (ILO.)
2. **Farm Operation, Crops.** The operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, and includes, but is not limited to:
  - a. Marketing produce at roadside stands
  - b. The generation of noise, odors, dust, fumes, and other associated conditions
  - c. The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the movement of vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations
  - d. Field preparation and ground and aerial seeding and spraying

Marion Township  
Landscape Operations and Contractor Yard  
Plant Nursery  
October 17, 2017

- e. The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides
- f. Use of alternative pest management techniques
- g. The fencing, feeding, watering, sheltering, transportation, treatment, use, handling and care of farm animals not for profit
- h. The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes
- i. The conversion from a farm operation activity to other farm operation activities
- j. The employment and use of labor.

This use includes greenhouses, plant nurseries, and orchards, but does not include landscape contractor's operations (see definition).

**SECTION 2. MODIFY SECTION 8.01 RR: Rural Residential District**

Township Zoning Ordinance Section 8.01 B. titled "Uses Permitted By Right" is modified as follows:

- 1. Single-family dwellings.
- 2. Agricultural buildings and agricultural operations involving no more than two hundred (200) animal units at a density not to exceed 1.4 animal units per acre.
- 3. Plant nursery, greenhouse, farm related.
- 4. Public or private conservation areas, parks, game refuges, and similar uses.
- 5. Family day care homes.
- 6. Adult foster care small group homes.
- 7. Accessory buildings.

Township Zoning Ordinance Section 8.01 C. titled "Permitted Accessory Uses" is modified as follows:

- 1. Accessory uses or structures, clearly incidental to the operation of an existing farm, including:
  - a. Agricultural buildings, pole barns, sheds, greenhouses and similar structures customarily incidental to the permitted principal use.

**SECTION 3. MODIFY SECTION 10.01 LI: Light Industrial District**

Township Zoning Ordinance Section 10.01 B. titled "Uses Permitted By Right" is amended to add the following new Subsection 10.01 B. 16.

(16) Landscape Contractor's Buildings, Offices and Yards



Marion Township  
Vehicle Storage in Commercial District  
Outdoor Vehicle Storage  
October 26, 2017

**SECTION 1. MODIFY TABLE OF CONTENTS ARTICLE XVII: STANDARDS FOR SPECIFIC SPECIAL LAND USES**

*[Add the following]* Section 17.34 Outdoor Vehicle Storage

**SECTION 2. MODIFY SECTION 3.02 DEFINITIONS**

*[Add the following definition]* **Motor Vehicle:** Any vehicle which is self-propelled.

**Recreational Vehicle:** Includes travel trailers, pickup campers, motor homes, folding tent trailers, boats, boat trailers, snowmobiles, all terrain or special terrain vehicles, utility trailers, and similar equipment used for transporting recreational equipment.

**Vehicle:** Every device in, upon, or by which any person or property is or may be transported or driven upon a highway except devices moved by human power or used exclusively upon stationary rails or tracks.

*[Delete the following definition]* **Recreational Vehicle:** A vehicle primarily designed and used as a temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

**SECTION 3. MODIFY SECTION 9.01 HS: Highway Service District**

Township Zoning Ordinance Section 9.01 D. titled "Uses Permitted By Special Use Permit" is modified to include Subsection 9.01 D. 11.

11. Outdoor Vehicle Storage, subject to additional requirements found in Section 17.34.

**SECTION 4. MODIFY ARTICLE XVII: STANDARDS FOR SPECIFIC SPECIAL LAND USES**

Township Zoning Ordinance Article XVII is modified to include Subsection 17.34.

Section 17.34 Outdoor Vehicle Storage

**A. Location Requirements:** Outdoor Vehicle Storage uses are permitted by Special Use Permit in the Highway Service District.

**B. Site Requirements**

1. The minimum lot area shall be three (3) acres.
2. Site Design and layout shall meet all applicable requirements and standards of Article VI: GENERAL PROVISIONS, and Article XVIII: SITE PLAN REQUIREMENTS

**C. Performance Standards**

1. All vehicle storage sites shall contain a permanent enclosed office building.
2. No vehicles shall be stored in the front yard.

Marion Township  
Vehicle Storage in Commercial District  
Outdoor Vehicle Storage  
October 26, 2017

3. All lighting shall be shielded from adjacent residentially used or zoned districts.
4. No major repair or major refinishing shall be done on the lot. This includes but is not limited to
  - a) Cylinder head replacement;
  - b) Valve grinding or replacement;
  - c) Repair, replace transmission, rear end, rear axles;
  - d) Body work;
  - e) Engine replacement;
  - f) Repair of fuel tank;
  - g) Radiator or heater core repair or replacement;
  - h) Painting;
  - i) Fender repair;
  - j) Engine or transmission removal
5. Motor homes, mobile homes, or other large vehicles over eight (8) feet in height shall not be parked or stored any nearer to the property line than the required minimum setback distance of the HS: Highway Service District.
6. All such recreational vehicle and equipment storage must be operable and licensed to operate on the highways of the State of Michigan.
7. No person/s shall live temporarily or permanently in any vehicle stored on site.
- D. Buffering Requirements:**
  1. The front yard shall be planted with trees, grass, and shrubs. The spacing and type of plant materials shall be consistent with the provisions of Section 6.13.
  2. A solid fence, wall or earthen berm at least eight (8) feet in height shall be provided around the periphery of the site to screen said site from surrounding property. Such fence, wall or berm shall be of sound construction, painted or otherwise finished neatly and inconspicuously. Such fence, wall or berm shall be of permanent finish and construction.
  3. Dependent on provided screening and buffering, required setbacks may be reduced or modified.
  4. Dependent upon location, site angles, security or other factors; fence, wall or berm may be reduced or modified.

# ZONING ORDINANCE TEXT AMENDMENTS

CASE #	ARTICLE	SECTION	STATUS	PROPOSED CHANGE	PH	ADOPTED
TXT # TBD	XVII	17.33	Ag/Tour	On hold but needs rework		
TXT #04-17	X	10.01B16 8.01B3 Definitions	Landscape Contractor's Operation	LI district rqst Board chg Plant Nursery	2/27/18	Pending
TXT #05-17	XVII	17.34 9.01D.11 Definitions	Outside Vehicle Storage	SU 17.34 rqst (Board) HS district	2/27/18	Pending
TXT # 06-17	VI	6.07 6.22	Accessory Structures LCBD	roof pitch for AG engineered structures + calculation no bldg code, zoning issue	4/18/18 4/18/18	6/30/18 6/30/18
GO #01-17	GO	G11-97	Land Div GO	revise with 6.19B,6.15A	done	
GO #02-17	GO	tbd	Nuisance	rqst(Board)	done	
GO #03-17	GO	tbd	Noise	rqst(Board)	done	
GO #04-17	GO	tbd	Motor Braking GO	rqst(Board) send to Board(10/24/17)	done	
GO #	GO	tbd	combine Lake & Boat GO Cemetery GO Park & Rec	cover all lakes add fines for vandalism still needed? Add moral conduct	done done done	
TXT #07-17	III	Definitions 6.11 18.02 Splits	Lots per Parent Parcel Land Balancing/clearing nonconforming Acc Structure	in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet	discuss	
TXT #	VI	6.14	Home Occupation Class I	add application in first paragraph	dropped	
TXT #	VI	6.19/6.20	Private Roads	Length, # of ingress/egress, #driveways, shared driveways,	discuss	



# Marion Township Master Plan Update



It's time for Marion Township to update our Master Plan, and we'd like your input. Please fill out the survey so that your opinion counts! The survey is available online at [www.mariontownship.com](http://www.mariontownship.com) and follow the link. We look forward to your participation! If you prefer, a paper copy of the survey is available at the township hall.

**Marion Township**  
**2877 W. Coon Lake Rd.**  
**Howell MI 48843**  
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# Livingston County Department of Planning

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**TO:** Livingston County Municipal Legislative Bodies, Contiguous Municipal Legislative Bodies, Livingston County Board of Commissioners, Southeast Michigan Council of Governments, Public Utility Companies and Railroad Companies

**FROM:** Livingston County Planning Department  
Kathleen Kline-Hudson, Director

**DATE:** July 5, 2018

**RE:** Distribution of DRAFT 2018 Livingston County Master Plan for public review and comment

On June 20, 2018, the Livingston County Planning Commission recommended to the Livingston County Board of Commissioners to approve the release of the Draft 2018 Livingston County Master Plan to all the neighboring communities and interested parties for a 63-day review period as required by the Michigan Planning Enabling Act (PA 33 of 2008 as amended). On July 2, 2018, the Livingston County Board of Commissioners approved the distribution of the Draft 2018 Livingston County Master Plan for public review and comment.

During the 63-day review period, public comments will be collected by County Planning Department staff. After the review period (which ends on September 6, 2018), a public hearing will be scheduled by the Livingston County Planning Commission (date to be determined) to hear verbal comments, and to review the comments collected by staff. Adoption of the plan will not take place until after the review period and public hearing.

Please see the Livingston County Planning Department website at: [https://www.livgov.com/plan/Pages/2015-16\\_County\\_Master\\_Plan.aspx](https://www.livgov.com/plan/Pages/2015-16_County_Master_Plan.aspx) for a link to the complete draft of the plan. The Draft 2018 Livingston County Master Plan is a web-based plan that contains many web links to trends and best practices. To be fully effective, this plan must be viewed and utilized digitally, although the plan can be downloaded and printed by the user. A copy of the draft plan is also available at the front counter of the Livingston County Planning Department.

Comments on the draft plan may be e-mailed to the Livingston County Planning Department at [planning@livgov.com](mailto:planning@livgov.com), or by letter, fax, or telephone contact as indicated on this letterhead.

Thank you for your consideration of this matter. If you have any questions regarding this correspondence, please contact Livingston County Planning Department. We look forward to your comments regarding this draft document.

## Department Information

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**HAVE YOUR VOICE  
HEARD IN DETERMINING  
THE FUTURE OF  
HAMBURG TOWNSHIP**

**Hamburg Township is updating its Master Plan.**

The current Master Plan was completed in 2011, it's time for an update! The Hamburg Township 20|20 Master Plan Update website is where you can find information about the update process, including upcoming events and how you and your neighbors can be involved and help shape the future of Hamburg Township. Please feel free to browse the website, where you will find all you need to know about the 20|20 Master Plan Update and how you could be involved!

<https://visionhamburgmi.wixsite.com/hamburgmasterplan>



Visit the Hamburg Township 20|20 Master Plan Website:

- Take the Community Survey
- Make Public Comments
- Get Updates on Upcoming Events and Meetings
- Learn more about the Master Plan Update Process

[Master Plan Website \(QR Code\)](#)