

Approved by: _____

Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP
2877 W. COON LAKE ROAD, HOWELL MI 48843
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 25, 2018
7:30 P.M.**

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

MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVE HAMANN- *ZONING ADMINISTRATOR*

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, including the new member Jim Anderson. John Enos from Carlisle Wortman introduced himself. Rob Stanford from the Livingston County Planning Commission introduced himself.

APPROVAL OF AGENDA

Regular Meeting Agenda for September 25, 2018

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

APPROVAL OF MINUTES

Regular Meeting Minutes for August 28, 2018

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

CALL TO THE PUBLIC

None

New BUSINESS:

Livingston County Planning Visit

Rob Stanford from the Livingston County Planning Commission attended the meeting. The final wrap-up meeting for the Livingston County Master Plan is scheduled for October 17, 2018. They have over 200 comments from the

community regarding their Master Plan. Their Master Plan is an interactive web-based document. They are also doing some general clean up and listing the URL for each topic. They did a photo contest within the community for the Master Plan. There are over 1000 links throughout this Master Plan and they are using a special software that will help users with these links to ensure that they are working properly. Rob said that this will be a guide for the local municipalities. Rob said they received a lot of really good and thoughtful comments back from the community. They also have implemented a table of contents to make things easier and more user friendly. Bob Hanvey asked when this Master Plan will be complete. Rob said that they are hoping for December 2018. Jim Anderson asked about the section regarding open space. Rob said that there is a section on open space and it offers a wide variety of ideas and best practices. Rob said that this is meant to be a living document and acts as a guide for the community.

OLD BUSINESS:

TXT # 04-17 Landscape Operation

John Enos reviewed his suggested changes for the proposed language regarding Landscape Operations.

Landscape Contractors Building, Offices & Yards: If the majority of the materials on the property are being brought, delivered or transported, this would not be allowed in a residential area. This would have to be located in light industrial.

Greenhouse/Plant Nursery/Farm related operations: These would be located in the RR district. These operations would require a special use permit from the township. Lawn care businesses would not fall in this category. Bob asked if there would be a minimum lot requirement. John said that he did not put a minimum lot requirement in the language because there is already a two acre minimum for lot sizes and this would be sufficient. Bob asked if you have to have specific criteria in order to put requirements on a special use permit. John said no. Bob then asked what would stop someone from selling lawn mowers, shovels, etc. John said that the other option is to put them in a commercial area. John explained that one way to preserve and promote open space and preservation of land is to allow things like event barns and greenhouses in certain areas. John said that we cannot exclude any type of use within the township. We can, however, place conditions on that specific use being requested. Cheryl Range asked how many people are actually coming in and asking for a Special Use Permit? Dave Hamann said that right now, none of them are requesting one because we don't have the right language to back anything up. Dave asked if we should send this proposed language to our attorney first. Larry Grunn asked if we should limit how many trucks and deliveries are allowed. John said that we are putting them in a light industrial zoned area so they are allowed to have deliveries and semi-trucks.

*Cheryl Range made a motion to send the proposed Landscaping Operation language from Carlisle Wortman to Mike Kehoe for review. If there are no major changes or comments, then it can be sent to the Board and then the Livingston County Planning Commission for final review. Bruce Powelson seconded. **Motion carried***

TXT #05-17 Outdoor Vehicle Storage

John Enos read the language for the Outdoor Vehicle Storage ordinance.

*Cheryl Range made a motion for John to send the proposed Outdoor Vehicle Storage language from Carlisle Wortman to our attorney, Mike Kehoe, for review, along with the recommended change. If there are no major changes or comments from Mike, then it can be sent to the Board and then the Livingston County Planning Commission for final review. Bruce Powelson seconded. **Motion carried***

TXT#07-17 Proposed Changes Lots

John Enos said that this language could take some significant hours to put together. There is a lot to it and John and his team are still working on it.

*Bob Hanvey motioned to postpone this topic until John has the language prepared and ready for review. Jim Anderson seconded. **Motion carried***

NEW BUSINESS:

TXT #01-18 6.20 Private Roads

Dave said that at the last board meeting, the Board discussed taking out a lot of the technical terms pertaining to engineering. Dave and Phil Westmorland from Spicer need to decide what verbiage needs to be in the engineering standards and in the general ordinance. Jim Anderson gave some examples of what other townships do. Dave Hamann says that there are different regulations in the zoning ordinance compared to the general township ordinance. Bruce Powelson asked if having an expiration date was a common practice. John Enos said that it is because over the years, we want everyone to continuously meet our new requirements.

*Bruce Powelson motioned to postpone the remainder of this discussion until the next Planning Commission meeting. Jim Anderson seconded. **Motion carried***

TXT #02-18 17.04A/B Automobile Repair Garage

17-4; 17-5 Cheryl Range motioned to take out #8 in these ordinances and to set up a public hearing for the October 23 Planning Commission meeting. Bob Hanvey seconded. **Motion carried**

TXT #03-18 Home Occupation

John Enos suggested that we set up another meeting for this topic. There is too much to discuss/review and having a second meeting would allow the necessary time to make a decision regarding this language. Dave suggested having two meetings a month so we can discuss and have time for updating the Master Plan, conduct trainings and finish creating language for Home Occupations.

*Cheryl Range motioned to postpone this item for the next Planning Commission meeting. Bob Hanvey seconded. **Motion carried***

Correspondence and Updates:

Master Plan Update

*Bob Hanvey would like to make a motion to ask the Board of Trustees to spend some money on a postcard containing the information regarding the Master Plan survey and send it out to all the Marion Township residents. Bruce Powelson seconded. **Motion carried***

CALL TO THE PUBLIC:

Bob Hanvey said that MSU is hosting a webinar on "Zoning for Solar Energy" on October 12, 2018. Les Andersen resides at 4500 Jewell Road. Les shared that he thought John did a very good job at answering questions and concerns regarding Doc May's nursery. 99% of everything they sold to customers was grown on site. Cheryl Range wanted to express her concerns regarding walking paths/bike paths. She wanted to know how much of her private property could potentially be used for these paths. John Enos said that there is a 66 foot easement but they would still want a nice buffer for safety concerns, which wouldn't be possible on some of these roads anyways. Rob Stanford shared that they are requesting a millage for the various parks in Livingston County. These funds would help improve the parks throughout our community.

ADJOURNMENT:

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