

Approved by: \_\_\_\_\_  
Larry Grunn, Chairperson

Date: \_\_\_\_\_

**MARION TOWNSHIP  
2877 W. COON LAKE ROAD, HOWELL MI 48843  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
October 23, 2018  
7:30 P.M.**

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

**MEMBERS ABSENT:** CHERYL RANGE- *SECRETARY*

**OTHERS PRESENT:** DAVE HAMANN- *ZONING ADMINISTRATOR*  
CHRIS ATKIN- *CARLISLE WORTMAN PLANNER*

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**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. Chris Atkin from Carlisle Wortman introduced himself.

**APPROVAL OF AGENDA:**

**Regular Meeting Agenda for October 23, 2018**

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*Bruce Powelson motioned to approve the agenda. Jim Anderson seconded. Motion carried*

**APPROVAL OF MINUTES:**

**Regular Meeting Minutes for September 25, 2018**

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*Jim Anderson motioned to approve the minutes as presented. Bruce Powelson seconded. Motion carried*

**APPROVAL OF MINUTES:**

**Special Meeting Minutes for October 12, 2018**

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*Bruce Powelson motioned to approve the minutes. Jim Anderson seconded. Motion carried*

**CALL TO THE PUBLIC:**

NONE

**PUBLIC HEARING:**

**TXT #02-18, 17-04 A & B Automobile Repair Garage**

Opened Public Hearing. No comments were made. Closed Public Hearing.

**OLD BUSINESS:**

**TXT #02-18, 17.04 A & B Automobile Repair Garage**

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*Jim Anderson motioned to remove item #8 under Site Requirements for TXT #02-18, 17.04 A & B. It will then be sent to the county for review and approval. Bob Hanvey seconded. **Motion carried***

**Proposed Changes to TXT #07-17 Lots**

Chris Atkin reviewed what was submitted and thinks that if we completely change all of the language, then that is going to involve an extensive amount of work. Not just the language in the definition, but all the follow up, such as the interpretation and the intent. You also don't want to overcomplicate things by being too specific with the language. Implementing minor changes would not require a public hearing because it would not be changing the content of the ordinance.

Dave Hamann explained that the Land Division ordinance is still sitting out there because the board has some issues with the easement requirements. They actually conflict with the zoning ordinance. When you look at the definitions in each of them, they contradict one another because the zoning ordinance requires frontage on the road, but the land division ordinance still allows an easement. The board still has to decide which one of these ordinances they want to change.

Chris said that regardless, all of the pre-existing lots without frontage will still be allowed access, even without an easement or private driveway. Bob Hanvey said that maybe we tackle the lot issues one at a time. Some of these issues regarding lots are more important than others. Chris stated that some of the issues are items he has never seen happen before, but we can prioritize based on importance.

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*Bob Hanvey motioned to postpone this topic until he comes up with a prioritized list of specific lot issues for the next meeting. Jim Anderson seconded. **Motion carried***

**TXT #01-18, 6.20 Private Roads**

Dave said that he, John Enos and Phil Westmorland are working on the engineering standards language so we can avoid public hearings for certain issues. Dave sent the first cut to Phil and John for review and is waiting for them to respond. Larry Grunn asked why Phil and John haven't come up with anything on this yet. Dave explained that they are the ones that have to come up with the engineering standards language for different ordinances. They need to differentiate what information goes in the engineering standards and what goes in the ordinances.

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*Jim Anderson motioned to postpone this topic until John Enos and Phil Westmoreland get information back to us regarding the language for engineering standards. . Bruce Powelson seconded. **Motion carried***

**MASTER PLAN SURVEYS**

Chris explained that all of the Master Plan surveys will be due on November 15, 2018.

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*Bruce Powelson motioned to have a special meeting on December 11, 2018 at 7:30pm, to review and work on the Master Plan. Jim Anderson seconded. **Motion carried***

**TXT #03-18 Home Occupation**

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*Jim Anderson motioned to postpone this item until the November Planning Commission meeting so John Enos can be present. Bob Hanvey seconded. **Motion carried***

**NEW BUSINESS:**

**Solar Panels for Residential and Commercial Use**

Home based solar panels may be on the roof or they can be free-standing in the backyard. Chris mentioned that they have to be facing south. Bob Hanvey thinks that we need to have an ordinance regarding the use of solar panels. Dave Haman has only had one permit requesting solar panels and would just give a waiver for the ones located on the roof.

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*Bob Hanvey motioned to request information from Carlisle Wortman regarding solar panels, both for electricity and water heaters. Bruce Powelson seconded. **Motion carried***

**CORRESPONDENCE AND UPDATES:**

NONE

**CALL TO THE PUBLIC:**

NONE

**ADJOURNMENT:**

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*Jim Anderson motioned to adjourn the meeting at 9:00pm. Bruce Powelson seconded. **Motion carried***