

DRAFT

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

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

MARION TOWNSHIP  
2877 W. COON LAKE ROAD, HOWELL MI 48843  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
November 27, 2018  
7:30 P.M.

**MEMBERS PRESENT:** LARRY GRUNN- CHAIRPERSON  
BOB HANVEY  
JAMES ANDERSON  
CHERYL RANGE- SECRETARY

**MEMBERS ABSENT:** BRUCE POWELSON- VICE CHAIR

**OTHERS PRESENT:** DAVE HAMANN- ZONING ADMINISTRATOR  
JOHN ENOS- 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. John Enos from Carlisle Wortman introduced himself.

**APPROVAL OF AGENDA:**

**Regular Meeting Agenda for November 27, 2018**

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

**APPROVAL OF MINUTES:**

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

Bob Hanvey motioned to approve the minutes as presented. Jim Anderson seconded. **Motion carried**

**CALL TO THE PUBLIC:**

NONE

**OLD BUSINESS:**

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

Bob wrote a paragraph on the issue regarding lots. John Enos suggested changing our definition for lots. Currently John does not include the road right of way when calculating the net acreage for accessory structures. Dave currently uses the lot size listed with assessing when calculating the 3%. John believes that this would be the better way to calculate net acreage because then the resident is getting 3% of

exactly what they are paying for. Bob said that there are some strange lots that won't be easy to calculate this way. John still thinks that those strange lots will still benefit from using this 3% calculation. John said that he can simplify the terms regarding "net" and "gross". Cheryl suggested taking out the terms "net" and "gross". John said that we could just base it on the "buildable area". John said that he will make some minor changes to this language so it will cover 95% of the lots in Marion Township.

*Bob Hanvey made a motion to give Dave Hamann permission to have John Enos clean up TXT #07-17 Proposed Lots and the issues regarding "gross" and "net". John will have a draft by the January 22, 2019 meeting. Jim Anderson seconded. Motion carried*

#### **Review Text Amendment Spreadsheet**

Dave Hamann reviewed the Text Amendment Spreadsheet with the Planning Commission members.

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

John spoke with Phil and they decided that they do need to set up a meeting with Dave to discuss this issue. Cheryl Range made a motion to postpone this item until the January 22, 2019 meeting, so John Enos, Phil Westmoreland and Dave Hamann can have a meeting regarding the language for TXT #01-18/6.20. Jim Anderson seconded. **Motion carried.**

#### **TXT #03-18 Home Occupation**

Discussion took place. Cheryl Range motioned to postpone this topic until the January 22, 2019 meeting. Jim Anderson seconded. **Motion carried**

#### **NEW BUSINESS:**

##### **Annual Organizational Meeting and Review Rules and Procedures**

Cheryl Range motioned to postpone this topic until the January 22, 2019 meeting, since Bruce Powelson is not present for tonight's meeting. Jim Anderson seconded. **Motion carried**

#### **CORRESPONDENCE AND UPDATES:**

##### **Solar Panels**

Dave said that we should start thinking about putting together language for solar panels. Dave already has a few solar panels that are not attached to the roof. John said that we could treat these as "Accessory Uses" and enforce certain requirements, which the resident would have to meet.

##### **Master Plan Update:**

The Master Plan surveys stopped on 11-15-2018. John will get us the number of surveys taken, along with all of the statistics. John said that the Survey Monkey will be able to export the data to a spreadsheet, which will allow for more sorting options. This will also give us direction on future drafts and ordinances.

#### **CALL TO THE PUBLIC:**

NONE

#### **ADJOURNMENT:**

*Cheryl Range motioned to adjourn the meeting at 9:15pm. Jim Anderson seconded. Motion carried*