

Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
SPECIAL MASTER PLAN WORKSHOP MEETING
DECEMBER 11, 2018 / 7:30PM**

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

MEMBERS ABSENT: CHERYL RANGE- *SECRETARY*

OTHERS PRESENT: DAVE HAMANN- *ZONING ADMINISTRATOR*
JOHN ENOS- *CARLISLE WORTMAN PLANNER*

.....
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 December 11, 2018

Bruce Powelson motioned to approve the agenda. Bob Hanvey seconded. Motion carried

APPROVAL OF MINUTES:

Regular Meeting Minutes for November 27, 2018

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

CALL TO THE PUBLIC:

NONE

OLD BUSINESS:

Annual Organizational Meeting and Review Rules and Procedures

Bob Hanvey made a motion to postpone this item until Cheryl Range returns for the next Planning Commission meeting. Jim Anderson seconded. Motion carried

Master Plan Workshop Led by Planner John Enos

John Enos began discussing where things were at with the Master Plan. We ran the survey from August 2018- November 2018 and received over 700 surveys from residents, which is a really great response. Residents shared a lot of opinions regarding providing services, protecting agriculture, preserving open space, future development, Ag tourism, housing, D19 activity, and so forth. Residents are asking for more natural areas such as pathways, greenways and bike paths. John also suggested looking into a recreational plan for Marion Township such as greenways, pathways, bike paths, etc. According to the surveys, 53% of those who responded wanted road improvements and would be willing to pay for a millage. John also stated that we should be careful when deciding which roads should be paved, because typically when you pave a road, it opens more opportunity for development. "If you pave the roads, they will come."

John requested that the Planning Commission members send an email to Dave with any and all feedback regarding the Master Plan. He would like a list of goals and objectives for the Master Plan. Develop some tasks regarding the Master Plan that can then be reviewed 1-2 times each year. He would like this to be done by January 16, 2019. John also said that he needs to know if there are any Major Capital Improvements being talked about that need to be incorporated into the Master Plan.

Bruce Powelson mentioned that the Board should discuss a possible expansion for the Marion Township office. The community is growing and believes that the office could benefit from expansion.

John Enos asked how future road improvements are decided upon? Les Andersen resides at 4500 Jewell Road. Les stated that a five year plan was made with Phil Westmorland and it was completed in three years.

John Enos said that overall, he would like to have a full draft plan sometime in February 2019. Therefore he would like to have a one page list of goals and objectives by January 16, 2019 so there is time to implement them into the Master Plan.

John Enos also mentioned that we should start thinking about our future land use map. Does it work the way that it is or should we make some changes? Changes such as increasing the lot sizes in certain areas, in order to keep things more rural. Maybe adding some commercial uses in other areas of the Township. We could also call for some rural residential or Ag residential areas. Any of these types of suggestions also need to be given to Dave by January 16, 2019. These are tools that we can use for any future rezoning requests.

John stated that we need to talk about D19 development at some point, so we can implement our thoughts on that into the Master Plan.

John said we should also consider designating areas for open space on the future land use map. Maybe consider a millage for preserving open spaces, land preservation, and creating trails. A lot of the residents had interest in these things, especially preserving natural areas and creating paved walkways, bike trails, greenways, etc.

John also asked that the Planning Commission mark up this future land use map with changes and suggestions along with a one page list of tasks, goals and objectives. Turn this in to Dave by January 16, 2019. John also needs photos from around the community to put in the Master Plan.

John would like to have a draft of the Master Plan by February 2019. If the Planning Commission approves of

the draft, then we can present it to the Board of Trustees for approval. If they approve, then we will notify the Marion Township residents of the Master Plan, who will have 42-60 days to respond. We then can have a public hearing introducing the Master Plan.

Bob Hanvey asked if the Board of Trustees should also provide a list of tasks, goals and objectives by January 16, 2019. John Enos said that the Board is more than welcome to provide feedback as well.

Larry Grunn asked if John could send out an email with all of these requests listed, so everyone has a clear picture of the expectations and requests being asked for regarding the Master Plan.

John said that he would absolutely do that. John also mentioned to think about some affordable housing options in Marion Township. There is not a lot of housing opportunities in the community that fall under 180-200K.

Dave Hamann asked if we should schedule the next Master Plan meeting. John said that we can pick a date at the January 22, 2019 meeting for some time in February 2019.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

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