

\*Approved by: \_\_\_\_\_

Larry Grunn, *Chairperson*

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

**MARION TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 28, 2020 / 7:30PM**

**DRAFT**

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

**OTHERS PRESENT:** DAVE HAMANN – ZONING ADMINISTRATOR  
PHIL WESTMORELAND - SPICERS

**MEMBERS ABSENT:**

**CALL TO ORDER:**

Larry Grunn called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA:**

Jim Anderson motioned to approve the agenda. Bob Hanvey seconded. **MOTION CARRIED**

**APPROVAL OF MINUTES:**

*Approval of the Regular Meeting Minutes for June 23, 2020*

Cheryl Range motioned to approve the minutes. Larry Grunn seconded. **MOTION CARRIED**  
(Bruce Powelson suggested some minor grammar changes.)

**CALL TO THE PUBLIC:**

NONE

**OLD BUSINESS:**

## ***1. SPR #01-20 MARION D19 LLC SECTION 17.12 DRIVE-IN ESTABLISHMENT***

Todd Lekander would like to address some items on Carlisle Wortman's review letter with the Planning Commission members.

(On PAGE 7 of the review letter.)

#1 The Township has reviewed the stormwater issues and the Road Commissions project should resolve the current issues.

#2 The height of the blade sign will be higher than any vehicle that would come through there.

#3 They would obtain approval from outside agencies. The menu and food handling would be regulated by the health department and would also require approval.

Todd explained that he believes it is not necessary to make the drive-thru "one-way". It is not ideal and it makes more sense to do things the way they have described in their plans. Lekander has added two stop signs, both located at the southwest corner facing each direction of traffic.

Jim Anderson asked about putting in a stop sign after the drive-thru window.

Todd explained that they are at least 40 feet away from the building, so there really is no need for a stop sign there.

Phil Westmoreland with Spicers is concerned that the building may block the vision for those in the drive-thru window. It just seems to be an awkward layout for a drive-thru.

Todd thinks that the distance is actually going to be larger than what everyone is picturing. From the drive-thru, people are going to be forced out past the building.

Larry Grunn said that he has watched the traffic in that parking lot and doesn't see Todd's layout being an issue.

Jim Anderson does have concerns about the drive-thru. It is a very large area with no clear direction of what people are supposed to do.

Larry Grunn asked if people are going to be picking up donuts for delivery at this location.

Todd said pickups would occur around 1:00am, so there will be very little traffic at this time.

Bob Hanvey asked about the drivers entering and leaving the storage unit and is worried there could be a collision.

Todd explained that people will treat this like any other drive-thru and will pick up on the flow of traffic pretty quick.

Todd explained that he likes Jim's idea of forcing the drive-thru traffic out past the building. That will solve a lot of issues and he believes that it will work out better this way.

Bob stated that he spoke with the Road Commission and they do plan on getting this drain project done before school starts.

Bob asked Dave if Todd has to bring updated plans back to the Planning Commission before an approval is made.

Dave stated that Todd Lekander has to bring updated plans with all of the changes before this is sent to the Board of Trustees.

Phil Westmoreland said that needs to be a designated loading and zoning area on the plans.

Todd agreed that he could make that change.

Todd Lekander explained that regarding Mr. Abraham's letter, he had sent another letter to the Road Commission to get assurance that their project would resolve the drain issues happening on the property. Bob Dymond has now sold the property to Mr. Abraham. Mr. Abraham purchased this property with the assurance that these issues will be resolved by the Road Commission.

Chery Range made a motion for Todd Lekander to bring the updated drawings to the next Planning Commission meeting for final review, before being sent to the Board. Jim Anderson seconded. **MOTION CARRIED**

**OLD BUSINESS:**

**2. TXT #01-19 SHORT TERM RENTALS**

Bob Hanvey explained that anything less than 30 days is a short-term rental. Bob suggested that we only allow short term rentals in the RR district and not in ERS1. This would be easier to argue in a courtroom. We could also allow them in RR and SR districts. We have to offer this somewhere in the community.

Cheryl Range made a motion to send John Enos a To-Do list for Short terms rentals, asking him to elaborate on the following items. Jim Anderson seconded. **MOTION CARRIED**

**SHORT TERM RENTAL TALKING POINTS FOR JOHN ENOS**

- Explain why the words “commercial use” were mentioned in the first paragraph under ARTICLE 1 DEFINITIONS.
- Explain why it was stated that, rentals by the same renter can only occur for a period less than 180 days and a minimum of 30 days. What was the reason for these time limits?
- Commissioners would like to suggest the following.
  - 
  - Letter “C. LOCAL CONTACT PERSON” should be its own heading with “a., b. & c.” listed underneath it.
  - Before the letter “d.”, there should be a new heading called “D. PERFORMANCE STANDARDS”. The remaining items would then fall under this heading and would now be letters, a., b., c., d., e., f.
- Can we allow short term rentals only in the RR district and SR district? Please explain the pros and cons.
- Who would handle the enforcement of the electrical, safety, etc. Marion Township or the Building Department?
- Review Mike Kehoe’s notes and provide some feedback and comment.

**OLD BUSINESS:**

**3. REVIEW SPREADSHEET OF ZONING ORDINANCE TEXT AMENDMENTS & SECTION 18**

Dave said that storage containers are one of the items on our spreadsheet. Dave explained that because these containers are under 200 feet, they kind of slipped through the cracks. There is currently one in the Township that is being used as a workshop. It even has air conditioning.

Bob Hanvey said that because these are under 200 feet, a person can have as many as they want. There is technically no limit to how many a person can have on one parcel.

Bruce Powelson asked if these containers are being assessed.

Dave Hamann said that these should be getting assessed as an accessory structure.

Bruce brought up his concern about the Planning Commission members putting in the work to create language that ultimately gets denied by the Board anyways.

Bob Harvey made a motion to have Cheryl Range create a memo asking the Board of Trustees to provide some feedback on storage containers. Jim Anderson seconded. **MOTION CARRIED**

Dave Hamann said that the Commissioners need to start thinking about our Engineering Standards. Phil Westmoreld created these standards and the Planning Commission members need to update or address some of our ordinances, so they match our new Engineering Standards. Dave suggested either scheduling a workshop/meeting to work on this as a Planning Commission or passing this off to John Enos with Carlisle Wortman and request that John present a list of ordinances that need to be updated/changed.

Jim Anderson made a motion to send the Engineering Standards and Zoning ordinances to John Enos to review and provide a list of ordinances that need to be reconsidered, modified or addressed.

**OLD BUSINESS:**

**4. 6.27 WELLHEAD PROTECTION & HAZARDOUS SUBSTANCE OVERLAY ZONE REVISION**

Bruce Powelson made a motion to table discussion on this until the next Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

**CORRESPONDENCE AND UPDATES:**

Jim Anderson stated that he hasn't spoken to Barry recently about Open Land Preservation but will reach out to him, to let him know that we have not forgotten about him and that we are still interested in discussing different options.

**CALL TO THE PUBLIC:**

NONE

**ADJOURNMENT:**

Cheryl Range made a motion to adjourn the meeting at 9:49pm. Jim Anderson seconded. **MOTION CARRIED**