

*Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 25, 2020 / 7:30PM

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

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – CARLISLE WORTMAN

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 for the August 25, 2020 Planning Commission meeting. Bruce Powelson seconded. ***MOTION CARRIED***

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for July 28, 2020.

Cheryl Range motioned to approve the minutes with the changes. Larry Grunn seconded. ***MOTION CARRIED***

(Bruce Powelson suggested some minor grammar changes, including adding "Jim Anderson seconded" for the motion on page 4, under Zoning Ordinance Spreadsheet.)

CALL TO THE PUBLIC:

NONE

NEW BUSINESS:

1) RZN#01-20 SET PUBLIC HEARING FOR SEPTEMBER 22, 2020 FOR REZONING PARCEL 4710-02-200-008 FROM HWY SERVICE TO UR AT 725 MASON ROAD

Dave Hamann explained that there is a stone house located at 725 Mason Road and it is currently zoned in a Highway Service district. If something were to happen to that house causing the house to be torn down, they would sell property as a commercial property, move the property to the City of Howell or have it re-zoned. They are currently trying to sell the property but are having a hard time doing so because mortgage companies will not finance a mortgage for the house because of the way it is zoned.

Chery Range made a motion to set a public hearing for the next Planning Commission meeting on September 22, 2020, so Dean Killingbeck can start the process for re-zoning his parcel which is located at 725 Mason Road. Bruce Powelson seconded. **MOTION CARRIED**

OLD BUSINESS:

1) SPR#01-20 FINAL SITE PLAN REVIEW FOR DRIVE-IN ESTABLISHMENT SECTION 17.12

Todd Lekander told the Commissioners that he made the suggested changes to his site plan. He changed the traffic behind the drive-thru to ONE-WAY which will address a lot of the issues that the Commissioners had, as well as Phil Westmoreland from Spicers.

Jim Anderson thanked Todd for making the requested changes. Jim asked Todd about putting in another STOP sign on the other side of the ONE-WAY.

Todd said that he will have ONE-WAY arrow signs along with directional indicators painted on the ground.

Bob Hanvey asked about painting something on the pavement for those turning right onto D19, using the south side exit.

Todd requested that we wait for Jim Abraham to decide what he is going to do with his driveway. He believes that Mr. Abraham intends on paving his driveway and is willing to work with him on the signage for both of their driveways. He assured Bob that he would absolutely do what he could to mark that area as best he can. Bob Hanvey asked Todd if he could get a copy of the schedule involving the grease traps. Todd agreed to provide that to Bob.

Larry Grunn stated that Phil Westmoreland from Spicers had mentioned the decorative landscaping along the wall that is directly over the sewer lead. Todd said that all of the trees will be planted by the end of this year.

John Enos said that he is happy with all of the changes and everything that has been addressed.

Chery Range made a motion to recommend approval of the site plan and send it to the Board of Trustees for review. Jim Anderson seconded. **MOTION CARRIED**

2) MASTER PLAN

John passed out a written resolution, requesting permission to distribute to the Board of Trustees as well as the surrounding "neighbors" for review. John stated that he still needs to make some graph changes but he has added some photos and changed some of the numbers.

Jim Anderson stated that he thought that there were quite a few changes that needed to be made and asked if those changes have been updated. John Enos said that these changes were made, along with new language regarding Open Space and Land Preservation. John said that he plans on reviewing things again with Dave Hamann before distributing the updated draft. Today he is just asking that the Master Plan be distributed to the outer communities and the Board of

Trustees for their review. This way we can at least get the 60-day process started, so we can set a public hearing. Changes can still be made, even after distribution.

John said that the public hearing would probably have to be done over a Zoom meeting with the residents.

Bob Hanvey said that we would probably have to wait until December so we are able to use the laptops that are typically reserved for Elections.

Jim Anderson suggested having questions be submitted and asked by precinct for the Zoom public hearing.

Larry Grunn asked if there was any language added about wedding barns. John said that there is some language about Ag Tourism but nothing specific about wedding barns.

Cheryl Range asked if we could mention that wedding barns are allowed in a commercial district but not under Right to Farm.

Larry Grunn asked if we should consider sending a copy of the Master Plan to our attorney for review. John Enos said that that would be very unusual. Typically, Attorneys do not get involved too much when updating the Master Plan.

Cheryl Range made a motion to send the updated Master Plan to the Board of Trustees for their review, along with distributing it to the outside communities, after Dave Hamann, Bruce Powelson and John Enos have had their final review. Larry Grunn seconded. **MOTION CARRIED**

3) TXT#01-19 SHORT TERM RENTALS DISCUSSION CONTINUED (NEED JOHN'S INPUT).

John Enos suggested having the new Attorneys take a look at some of this language and provide some feedback to us.

Bob Hanvey said that we need to be careful not to exclude this use from the Township. We have to allow it in some way and somewhere within the Township.

John Enos suggested only allowing it in certain districts such as commercial.

Bob Hanvey suggested only allowing this use on 10 acre lots.

Jim Anderson suggested allowing this use on certain sized parcels and in specific districts, like commercial districts.

Les Andersen resides at 4500 Jewell Road. Les inquired about the term "Bed and Breakfast", asking if the owner had to reside in the house, along with the guests. John Enos stated that the owner does have to live in the house while it is being rented out, for it to be considered a "Bed and Breakfast", which is currently not allowed in the ESR-1 district.

John Enos said that we should send this language to the new Attorneys for review and input. They may have some better options for us. John suggested sending the following language options for review;

- Allow this use only in commercial districts making this a commercial only use.
- Send in a draft with the change about acreage requirements.
- Ask if they have any further options.
- Ask them for their opinion on adding "short-term rentals" to our "hotel/motel" definition which would then cover any issues related to short term rentals.

CORRESPONDENCE AND UPDATES AND DISCUSSION

STORAGE CONTAINERS:

Bob Hanvey explained that Dan Lowe requested that we come up with something basic and simple and to be careful not to let this language get too wordy and confusing.

Dave Hamann suggested creating a text amendment in section 67 and having it be an extension of "under 200 square foot / item 9".

Cheryl Range said that she has seen other language limiting this use to light industrials or commercial districts. Cheryl spoke with the Township Assessor, Loreen Judson and she stated that something like this would be hard to assess, especially if they don't actually bring any value to the property.

Jim Anderson asked what the size of the smallest container is.

Dave Hamann said 8 x 20, which is under the 200-foot requirement.

Jim Anderson asked if Dave Hamann could put together a text amendment for this. Jim asked if we should cover tractor trailers or just the trailers. Jim said the square footage of the container should be determined by the size of the parcel.

Les Andersen stated that the Planning Commission and John Enos should talk about putting together a training for all of the Board members and other Commissioners. A training that covers things like, easements crossing over parcels, Special Use Permit regulations, mobil home regulations, etc.

John Enos said that they could definitely put on a training regarding these items, but suggested getting a list of questions together and allow them plenty of notice so Carlisle Wortman could properly prepare and prep for something like this. John suggested something after the November election.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 8:50pm. Larry Grunn seconded. **MOTION CARRIED**