

DRAFT

*Approved by: _____

Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 27, 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 7:40 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Approval of the Regular Meeting Agenda for October 27, 2020

Bob Hanvey motioned to approve the agenda. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for September 22, 2020

Bruce Powelson motioned to approve the minutes. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

NONE

NEW BUSINESS:

- 1. SPR #02-20 Vern Brockway 1388 Lucy Road Industrial Zoning
Parcel ID# 4710-01-400-005***

Alan Crestwood from MEGA engineering spoke on behalf of Vern Brockway. Brockway is requesting a 6000 square foot building to be used for repairs, with a retention basin, a parking lot, well and septic, a 1500 square foot office and a 4500

square foot repair shop. They will need to request a couple of variances, since it is a non-conforming lot. Those variances are for the building setbacks and also for the 60-foot buffer.

John Enos said they have been working with the applicant for some time now and we are happy that the applicant is cleaning up the site. Our outside agencies will have to take a look at this; The County Drain Commission, The Road Commission, The Fire Department and the ZBA. John thinks this is a nice preliminary and is ready for approval.

Jim Anderson asked what kind of repairs will be taking place.

Vern Brockway said mainly truck repairs.

Jim Anderson asked how they plan on dealing with the disposal of waste.

Brockway has a car yard across the street and has people that take care of that stuff. They will be using 400-gallon stainless steel bins for waste disposal, which will be housed inside the building.

Jim Anderson asked if the flooring was concrete and how thick.

Brockway said the floor will be made of roughly six inches of concrete.

Jim asked where the nearest fire hydrant is located.

Alan Crestwood said there will be one about 100 feet north of the property line.

Jim Anderson asked about any type of fire suppression inside the building.

Alan responded and said there would not be anything inside the building.

John Enos said that the Fire Department will be doing their own inspection, along with the building code requirements. Does the Department of Environmental quality have any regulations when it comes to storage of transmission fluid, oil, etc.

John said they do and the Fire Department will also regulate some of these things.

Larry Grunn said they are all very pleased that this area is finally getting some attention.

Larry Grunn asked who is currently living in the house, listed at this address.

Brockway said that someone else actually lives in that house and runs their own business and occasionally has equipment parked in the yard.

Alan Crestwood said the house to the west is actually 1382 Lucy Road.

Jim Anderson asked about the landscaping on the West side. It doesn't seem like the homeowner really cares.

Brockway said he can't speak for the neighbor's property but assured the Commissioners that they will have a landscaping plan laid out on the Site Plan for the property.

Bob Hanvey inquired about possible signage on the property.

Brockway said he is not sure just yet whether or not they will have any signage on the property.

Dave Hamann suggested sending this to the ZBA first, to request the necessary variances, before sending this to the Board of Trustees. Let the ZBA evaluate the non-conforming parcel with the site plan and other variances, so any changes that need to be made, can be made before the Board see's anything.

John Enos agrees and supports Dave's idea.

Cheryl Range made a motion to recommend approval with the conditions stipulated by outside agencies and can be sent to the ZBA for review and variances. Bruce Powelson seconded. **MOTION CARRIED**

NEW BUSINESS:

2. *Set Public Hearing for TXT# 01-19 Short Term Rentals for November 24, 2020*

John Enos recommends setting a public hearing for this item, since we have discussed this in length several times now. We should keep the ball rolling and get the public hearing set.

Bruce Powelson inquired about the "28 days period".

Bob Hanvey also thinks that it should say "28 days or less" not "28 days or more".

Dave chose 28 days because that is the shortest month of the year.

John Enos responded to Bob and said if we wrote it that way, then we would be allowing the weekend rentals, which is what the Township was trying to get away from.

Dave said that maybe Commissioners need to have some more discussion on this before setting a public hearing.

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MINUTES TAKEN BY: Jessica Timberlake

Dave suggested asking one of the Board members in the audience to waiver in and provide their opinion. Les Andersen really does not want to see short-term rentals even on a ten-acre parcel. Jim Andersen said we should make some minor changes to the definition that Dave came up with for a Short-Term Rental and then only allow the use of Short-Term Rentals in Highway Service and Commercial districts. After further discussion this is the language that was agreed upon for our Short-Term Rental definition.

TXT# 01-19 Short Term Rentals

Article III Definitions

ADD to 3.02

Short Term Rental: The renting of a residential dwelling home usually leased for a period of twenty-eight fewer consecutive calendar days, by the same renter. Short Term Rental does not include a bed and breakfast permitted and operated in accordance within this Ordinance.

Cheryl Range made a motion to set a public hearing for TXT# 01.19 Short Term Rentals for November 24, 2020. Jim Anderson seconded. **MOTION CARRIED**

NEW BUSINESS:

3. Set Public Hearing for TXT# 02-19 Signs for Home Occupations / Home-Based Business for November 24, 2020

Dave said that the PC members need to set a Public Hearing for this matter or they need to go back to the drawing board.

Jim said that the only things that were changed were, adding Home-Based Business and creating a minimum set-back distance of 15 feet.

Bob Hanvey made a motion to set a public hearing for TXT# 02.19 Signs for Home Occupations / Home-Based Business for November 24, 2020. Jim Anderson seconded. **MOTION CARRIED**

NEW BUSINESS:

4. Set Public Hearing for TXT# 01-20 Site Plan / Private Road changes for Development Standards for November 24, 2020

John Enos said that these changes give Dave and your Consultants more flexibility when working with Applicants.

Jim Anderson so we may never see certain things because you guys will be handling it.

Dave Hamann said that if the Commissioners are comfortable with our consultants getting site plan applicants ready for Planning Commission review, then this is the way to go. It doesn't take away control from the Planning Commission. It will better prepare the applicant before they get to the Planning Commission meetings.

John Enos said it gives the consultants the chance to work out a lot of the technical issues and details ahead of time.

Dave said this will give the consultants the opportunity to make sure the applicant meets all of the criteria in our ordinances and development standards before it comes to the Commissioners. You guys will still have the opportunity to review and make changes to the applicant's site plan before it gets sent to the Board.

Bob Hanvey made a motion to set a public hearing for TXT# 01.20 Site Plan / Private Road changes for Development Standards for November 24, 2020. Jim Anderson seconded. **MOTION CARRIED**

NEW BUSINESS:

5. Set Public Hearing for TXT# 02-20 Accessory Structure for November 24, 2020

John Enos said that because we are starting to see more of these structures pop-up, we created some definition language for Accessory Structures, such as cargo containers.

Dave Hamann said we should try and keep it simple but still try to contain it. I wanted to make sure that I have the ability to require the applicant to put in some buffering if it doesn't look presentable.

Larry Grunn made a motion to set a public hearing for TXT# 02.20 Signs for Home Occupations / Home-Based Business for November 24, 2020. Cheryl Range seconded. **MOTION CARRIED**

OLD BUSINESS:

1. Master Plan Status

John Enos apologized for not having the Master Plan quite done yet but will get with Dave and bring an updated version to the next Planning Commission meeting.

CORRESPONDENCE AND UPDATES:

Handout from Bob "Is our love affair with single-family home over?"

Commissioners discussed the new generation decreased desire for single family homes. Duplex, condos and multiple unit dwellings seem to be getting increasingly popular.

CALL TO THE PUBLIC:

Les Andersen said he has to take some information back to the Board about the woman who recently came to a Planning Commission meeting and wanted to buy a parcel, so she could build tiny houses for troubled women. These "she-sheds" can be worth \$100,000 and they are under 200 square feet. What happens if the occupant passes away and now this tiny dwelling is on a parcel without a foundation?

John Enos said that its special use and you can't have more than one unit per parcel. Only family members would be allowed to take over the home. I believe our ordinance would protect us from people renting these out, but our ordinances are only as good as our enforcement.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 9:35pm. Jim Anderson seconded. **MOTION CARRIED**