

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 28, 2023 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
JIM ANDERSON - VICE CHAIRPERSON
CHERYL RANGE - SECRETARY
BOB HANVEY
BRUCE POWELSON

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN - MARION TWP. ZONING ADMINISTRATOR
ZACH MICHELS – TOWNSHIP PLANNER

CALL TO ORDER

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

APPROVAL OF AGENDA

Jim Anderson made a motion to approve the November 28, 2023 agenda as presented. Bruce Powelson seconded.

MOTION CARRIED

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the October 24, 2023 Planning Commission minutes as presented. Jim Anderson seconded. **MOTION CARRIED**

CALL TO PUBLIC

No comment was made.

PUBLIC HEARING:

WELLHEAD PROTECTION ORDINANCE

No comments were made.

UNFINISHED BUSINESS:

TXT# 02-23 WELLHEAD PROTECTION ORDINANCE AND MAP REVIEW

The Commissioners recommended changes to the Wellhead Protection ordinance. Changes were made on:

- PAGE 4 / 1D
- PAGE 4 / 2D
- PAGE 3 / 1C
- PAGE 5 / 3G
- PAGE 6 / 6 & 8G
- PAGE 7 / 4.1 & 4.2
- PAGE 8 / 2C
- PAGE 7 / 8
- PAGE 8 / 3A
- PAGE 6 / 1B
- PAGE 8 / 1J

DRAFT

Zach Michels highlighted the areas in the ordinance, that are already in our zoning map. Pages 9 & 10, sections 13, 14, 15, 16, 17, 18 & 19.

Jim Anderson thinks we should have the attorney look at these sections specifically. Zach agrees. Bruce thinks the wording on page 9, section 14 needs to be changed.

Zach is going to make Enforcement its own article (article #4). He is going to make the variance/appeal section shorter and is not going to reference section D & Q. Zach said that this ordinance will be part of the Zoning Ordinance.

Zach will have these provisions back to Dave by December 12th.

UNFINISHED BUSINESS:

TXT# 01-23 DATA PROCESSING

Cheryl Range said we should use "Data Processing Facility" throughout the language.

Cheryl Range made a motion to recommend approval for TXT# 01-23 Data Processing to the Board of Trustees with the mentioned updates. Larry Grunn seconded. **MOTION CARRIED**

NEW BUSINESS:

MEMO FROM SUPERVISOR

Bob Hanvey wanted to get the Commissioners thoughts on the article in the packet.

NEW BUSINESS:

DISCUSS 2023 WORK PLAN GOALS

The Commissioners discussed the new solar language developed and passed by the State. Commissioners are going to hold off on making any changes to our solar ordinance until we get more direction from the State.

Zach mentioned that our Master Plan should match our Zoning Ordinance. The Zoning map also needs to match our Master Plan.

Zach mentioned that our Sign Language needs a few changes because parts of our existing language could be considered discriminate.

Cheryl Range made a motion for Zach to make the necessary changes to our Sign ordinance language. Bruce Powelson seconded. **MOTION CARRIED**

Jim Anderson is going to start getting information together for a PDR application.

The Commissioners started discussing the Township's enforcement policies. Jim Anderson mentioned that we should let the Board make a decision on what direction they plan to go, before they continue having conversations on the topic.

SPECIAL ORDERS:

▪ **DISCUSS ROLE COMMISSIONERS ARE EXPECTING FROM ZACH**

Zach asked the Commissioners what their expectations are for the future regarding his role with the Township. Zach asked if the Commissioners prefer that Zach assist them when making decisions about things. Larry Grunn said they appreciate and welcome Zach's feedback and expertise.

▪ **ELECTION OF OFFICERS AND ANNUAL REQUIREMENTS**

Cheryl Range made a motion to elect Larry Grunn as the Chairperson for the Planning Commission. Bruce Powelson seconded. **MOTION CARRIED**

Larry Grunn made a motion to elect Jim Anderson as the Vice-Chairperson for the Planning Commission. Bruce Powelson seconded. **MOTION CARRIED**

Jim Anderson made a motion to elect Cheryl Range as the Secretary for the Planning Commission. Bruce Powelson seconded. **MOTION CARRIED**

DRAFT

CALL FOR PUBLIC COMMENT

Les Andersen resides at 4500 Jewell Road. Les Andersen had a question about the Mitch Harris property and the rezoning decision.

ADJOURNMENT

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 10:23pm. Larry Grunn seconded.

MOTION CARRIED

DRAFT