

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA AND MINUTES  
March 22, 2016**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION OF MEMBERS:**

**APPROVAL OF AGENDA FOR:** *March 22, 2016 Regular Meeting*

**APPROVAL OF MINUTES FROM:** *February 23, 2016 Regular Meeting*

**CALL TO THE PUBLIC:**

**PUBLIC HEARING:**

- 1) *Brandon & Lauren Forsythe/817 Oceola Street/Tax ID#4710-01-200-012 - review of a proposed conditional rezoning CZRN #01-16 from Light Industrial to Suburban Residential*

**OLD BUSINESS:**

- 1) *Brandon & Lauren Forsythe/817 Oceola Street/Tax ID#4710-01-200-012 - review of a proposed conditional rezoning CZRN #01-16 from Light Industrial to Suburban Residential*
- 2) *Proposed text for Agricultural Tourism*

**NEW BUSINESS:**

**CALL TO THE PUBLIC:**

**ADJOURNMENT:**

**MINUTES**

**MEMBERS PRESENT:** BOB HANVEY  
LARRY GRUNN, CHAIR  
CHERYL RANGE, SECRETARY  
BRUCE POWELSON, VICE CHAIR  
CLAIRE STEVENS

**MEMBERS ABSENT:** NONE

**OTHERS PRESENT:** ANNETTE MCNAMARA, ZONING ADMINISTRATOR

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Bruce Powelson motioned to approve the agenda as submitted. Bob Hanvey seconded. **Motion Carried 5-0.**

**INTRODUCTION OF MEMBERS**

Larry Grunn told the Planning Commission member that Joanie Paris resigned from the Planning Commission. Larry Grunn welcomed Claire Stevens to the Planning Commission. The members of the Planning Commission introduced themselves. All were present.

**CALL TO THE PUBLIC**

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

**APPROVAL OF MINUTES**

**February 23, 2016 Regular Meeting & Public Hearing**

Cheryl Range motioned to approve the February 23, 2016 minutes as submitted. Bruce Powelson seconded. **Motion Carried 5-0.**

**PUBLIC HEARING**

Larry Grunn opened the public hearing for the Brandon & Lauren Forsythe Conditional Rezoning # 01-16 810 Oceola Street /Tax ID 4710-01-200-012 from Light Industrial to Suburban Residential.

Siegfried Fleischmann, 1031 Tanager Trail – asked for clarification on Suburban Residential.

Bob Hanvey explained details of Suburban Residential zoning the lot size, and possible sewer/water connection that would allow for even smaller lots.

Brandon Forsythe, 810 Oceola told the audience that he does not intend on splitting his parcel into smaller lots.

Mr. Fleischmann was grateful to hear this, it was his main concern.

Bob Hanvey went further to explain the purpose of the conditional rezoning is to legalize the use of the property and have no adverse effects on other surrounding property owners.

Larry Grunn invited the people attending the public hearing to view the plans.

Debra Trissler, 835 Oceola – wants Marion Township to know she has no objections to the proposal.

Larry Grunn closed the call to the public hearing.

### **OLD BUSINESS**

#### **Brandon & Lauren Forsythe/817 Oceola Street/Tax ID#4710-01-200-012 - review of a proposed conditional rezoning CZRN #01-16 from Light Industrial to Suburban Residential**

Brandon Forsythe submitted the materials requested at the February 23, 2016 meeting.

Larry Grunn asked how the landscaping materials will be contained.

Mr. Forsythe responded cement bins.

Sally Elmiger asked the applicant if the fencing shown on the plan near the pole barn is existing. Also, what can be done to prevent encroachment into the wetland?

Mr. Forsythe answered yes, the fence is existing. He is willing to place boulders along the 20' setback for the wetland.

Sally Elmiger said she was satisfied with the submittal.

Bob Hanvey noted the Carlisle/Wortman review letter addressed connection to public utilities. Marion Township does not provide public utilities in that area, only the City of Howell.

Cheryl Range motioned to recommend approval for the Conditional Rezoning # 01-16 and that it be sent to the Livingston County Department of Planning for review and comment. If no significant comments are made it is to be forwarded to the Board of Trustees for final review and approval/denial. Bruce Powelson seconded. **Motion Carried 5-0.**

#### **Proposed text amendment # 01-16 Agricultural Tourism/Farm amendments**

Bob Hanvey asked what the purpose of this language is, what are we trying to prevent? Is it that we don't want existing barns turned into auto body shops? He wants to promote uses such as the Hazen Blueberry Farm.

Sally Elmiger believes it is a good idea to divide activities. First there would be farming of corn, soy beans, wheat and then secondary uses such as value added products from crops grown on the property, such as fruit for jams.

There was discussion on what a farm is.

Sally Elmiger suggested the definition of farm be as defined by the Right to Farm Act.

Les Anderson, 4500 Jewell Road – if Marion Township allows a legally non-conforming use to continue and the property is sold, the new property owner can continue the business legally. He suggested making a spreadsheet of all the legally non-conforming uses in Marion Township and monitor these uses.

The question of whether to allow and how to regulate additional living structures on a farming operation was discussed.

Sally Elmiger said that agricultural employees are covered by Michigan Department of Agricultural and Rural Development regulates that.

Scott Lloyd, 5717 Pingree – said that if living quarters within a barn meet the building code, the Livingston County Building Department has no problem with it.

Other than the definition of Farm being amended, no other changes were suggested.

The Planning Commission members will consider what the intent of this language is and bring that back to the April 26, 2016 meeting.

### **NEW BUSINESS**

No new business.

### **CALL TO THE PUBLIC**

Larry Grunn opened the call to the public.

Annette McNamara noted that she hasn't received any available dates from the Marion Township Planning Commission members. When she receives these dates she will contact the City of Howell to set up a Joint Planning Commission Committee meeting. The merits of mailing the Planning Commission packages vs the Planning Commission members picking them up was discussed. Larry Grunn closed the call to the public.

### **ADJOURNMENT**

Cheryl Range motioned to adjourn the meeting at 9:10 p.m. Claire Stevens seconded. **Motion Carried 5-0.**