

**MARION TOWNSHIP PLANNING COMMISSION**

**March 24, 2015 - AGENDA and MINUTES**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIENCE:**

**INTRODUCTION OF MEMBERS:**

**APPROVAL OF AGENDA FOR:** *March 24, 2015 Regular Meeting*

**APPROVAL OF MINUTES FROM:** *February 24, 2015 Regular Meeting*

**CALL TO THE PUBLIC:**

**OLD BUSINESS:**

- 1) *TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033*
- 2) *Proposed text amendment – Article XX Amendments – Schedule a public hearing for April 28, 2015*

**NEW BUSINESS:**

- 1) *JAC Properties Site Plan Review – 1285 Michigan Avenue – Tax ID# 4710-01-100-013*

**CALL TO THE PUBLIC:**

**ADJOURNMENT:**

**MINUTES - March 24, 2015**

**MEMBERS PRESENT:** JERRY SIDLAR, CHAIR  
 CHERYL RANGE, SECRETARY  
 LARRY GRUNN  
 BOB HANVEY

**MEMBERS ABSENT:** CHARLIE MUSSON

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

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**CALL TO ORDER**

Jerry Sidlar called the meeting to order at 7:04 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Bob Hanvey motioned to approve the agenda as presented. Jerry Sidlar seconded. **Motion Carried 4-0.**

**INTRODUCTION OF MEMBERS**

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

**CALL TO THE PUBLIC**

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

**APPROVAL OF MINUTES**

**February 24, 2015 Regular meeting minutes**

Larry Grunn noted error on page 1. Bob Hanvey motioned to approve the February 24, 2015 minutes as amended. Cheryl Range seconded. **Motion Carried 4-0.**

**OLD BUSINESS**

**Proposed text amendment – Article XX Amendments – add conditional rezoning requirements**

The Board of Trustees recommended sending the language to the Livingston County Department of Planning for review and comment.

Bob Hanvey motioned to hold a public hearing on the proposed to add conditional rezoning text to Article XX on April 28, 2015 at 7:00 p.m. Cheryl Range seconded. **Motion Carried 4-0.**

Cheryl Range pointed out the following errors in the language.

Page 2, the words 'of a' are written twice

Page 5, under Planning Commission Review and Board of Trustees review the text references Section 20.05 items 1 a thru f and it should read, Section 20.05 #2 a thru e

**NEW BUSINESS**

**Site Plan Review for JAC Properties**

Jerry Sidlar asked Sally Elmiger to summarize Carlisle/Wortman review letter.

Sally Elmiger commented the business is occupying a structure that was existing and is a legally non-conforming structure and lot. Carlisle/Wortman would like to have the following items addressed.

1. Show handicap accessible parking space that would accommodate a van, the dimensions would meet ADA requirements
2. The parking lot and building conform to ADA standards
3. Screening between the property and roadway, the Board of Trustees can waive if landscaping would impede sight distance and create a safety hazard
4. Gain approval from the Livingston County Road Commission for a commercial approach and show parking lot has adequate spaces and circulation
5. Signage is shown at 10' the ordinance calls for 6'

Some of the requirements will be contingent upon the road upgrades to S. Michigan Avenue that will be done the summer of 2015. There was discussion regarding the S. Michigan Avenue road construction scheduled for the summer of 2015 and how that will change the ingress/egress of the property, grade of the property and possibly the placement of the signage. Mr. Currie is willing to accommodate Marion Township requests and would like to address the concerns once the road construction is completed, as the construction could change the layout of the parking lot and ingress/egress. Mr. Currie is requesting the Planning Commission recommend final site plan approval to the Board of Trustees. Cheryl Range motioned to recommend approval of the site plan to the Board of Trustees contingent upon the applicant meeting the requirements stated in the following review letters and a revised site plan being submitted within two months of the road construction completion.

1. Livingston County Road Commission email dated March 13, 2015
2. Livingston County Health Department email dated March 13, 2015

Larry Grunn seconded. **Motion Carried 4-0.**

#### **CALL TO THE PUBLIC**

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

#### **ADJOURNMENT**

Cheryl Range motioned to adjourn the meeting at 7:50 p.m. Jerry Sidlar seconded. **Motion carried 4-0.**