

MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES
April 26, 2016

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *April 26, 2016 Regular Meeting*

APPROVAL OF MINUTES FROM: *March 22, 2016 Regular/Public Hearing Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *Williams Distributing amendment to existing site plan SPR# 02-15 – tax ID# 4710-02-100-007 – 840 Motor Drive – Final Site Plan Review*
- 2) *Proposed text for Agricultural Tourism*

NEW BUSINESS:

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – April 26, 2016

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Cheryl Range motioned to approve the agenda as submitted. Claire Stevens seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

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

March 22, 2016 Regular Meeting

Cheryl Range motioned to approve the March 22, 2016 minutes as submitted. Bob Hanvey seconded.

Motion Carried 5-0.

OLD BUSINESS

Williams Distributing amendment to existing site plan SPR# 02-15 – tax ID# 4710-02-100-007 – 840 Motor Drive – Final Site Plan Review

Jim Capo, Ronnisch Construction Group summarized his proposal to add 15,000 square feet to the existing building and is here tonight to seek a recommendation of approval for the final site plan.

Larry Grunn asked how the water that settles with the truck wells is drained.

Jim Capo explained how they are gravity drained into the existing detention pond.

Sally Elmiger asked how the grading around the existing billboard will be addressed and if they planned on landscaping between the building and Mason Road.

Jim Capo has received approval from the Livingston County Drain Commissioners Office on all grading on site. They had planned on planting a few trees in front of the building. Larry Grunn and Cheryl Ranges did not think this was necessary considering the use has been in place for over thirty years.

Annette McNamara noted there is existing buffering along the east side of the property.

Claire Stevens asked if there would be an increase in traffic due to the expansion.

Jim Capo explained the early morning deliveries. They arrive in the early morning hours and are gone by the time that local contractors arrive. The additional bays will aid in a better coordination of traffic and flow. The front of the building is used by local contractors. They typically arrive between 8:00 a.m. and 9:00 a.m., then there is some contractor traffic in the later afternoon.

Cheryl Range motioned to recommend final approval of the engineering site plan to the Board of Trustees for Williams Distributing amendment to the existing use, Site Plan Review # 02-15 at 840 Motor Drive, Tax ID# 4710-02-100-007, with consideration of comments in the following review letters.

- 1)Livingston County Health Department email dated 4-18-16 (no comments)
- 2)Livingston County Drain Commissioners Office email dated 4-26-16
- 3)Carlisle/Wortman review letter dated 4-18-16
- 4)Howell Area Fire Authority review letter dated 4-18-16
- 5)Spicer Group review letter dated 4-13-16

Claire Stevens seconded. **Motion Carried 5-0.**

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

Concerns about the use of existing barns no longer being used for farming, that are now used for commercial uses was discussed.

Sally Elmiger suggested Marion Township add a provision in Article XIX that states if a non-conforming use is idle for six months, it will lose the non-conforming status.

Les Anderson 4500 Jewell Road, with the recent Court of Appeals case he has concerns that Marion Township could find themselves in a lawsuit unless it is made clear that the barn at 3111 Pinckney Road and the barn at 5000 Jewell Road do not have approvals to use the barns for any use other than farming. No approval has been given by Marion Township for non-family weddings, parties or functions for monetary gain.

Cheryl Range has concerns about protecting neighbors. If the existing barns next to her home were used for events, it would be too close. She would consider this a nuisance and would like language that would protect neighboring residents.

Annette pointed out the provision in the text that reads.

The Planning Commission shall have the ability to alter some of the standards herein or to require higher standards as necessary to protect the rural character of the community.

The Planning Commission members expressed their concern that the facility receive approvals from the Livingston County Building Department, Health Department and Howell Area Fire Authority.

Jim Witkowski, 3111 Pinckney told the Planning Commission members that he has been working with the Livingston County Building Department so the facility will meet the safety requirements.

Annette noted that the Planning Commission has reviewed this language for four months. If there are issues with the language, Marion Township will find out with the first application. This is just how it goes when new language for a use is adopted.

Bruce Powelson noted errors in the text and changes he would like incorporated.

The Special Events General Ordinance was discussed.

Bruce Powelson motioned to hold a public hearing on May 24, 2016 @ 7:30 p.m. for the proposed text amendment # 01-16 Agricultural Tourism/Farm amendments. Cheryl Range seconded. **Motion Carried 5-0.**

NEW BUSINESS

No new business.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Cheryl Range asked if the City of Howell has contacted Marion Township for a joint meeting. Annette answered no and asked the Planning Commission members to email her dates and times they are available. Bruce Powelson said he is available the second Tuesday of every month. Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:55 p.m. Claire Stevens seconded. **Motion Carried 5-0.**