

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA AND MINUTES**

REGULAR MEETING and PUBLIC HEARING  
April 28, 2015

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION OF MEMBERS:**

**APPROVAL OF AGENDA FOR:** *April 28, 2015 Regular & Public Hearing Meeting*

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

**CALL TO THE PUBLIC:**

**PUBLIC HEARING:**

- 1) *Proposed text amendment – Article XX Amendments*

**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*

**NEW BUSINESS:**

**CALL TO THE PUBLIC:**

**ADJOURNMENT:**

**Minutes - APRIL 28, 2015**

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

**MEMBERS ABSENT:**

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

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**CALL TO ORDER**

Jerry Sidlar called the meeting to order at 7:01 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Jerry Sidlar asked to have his resignation from the Planning Commission placed under new business. Bob Hanvey noted the agenda item for TeleSite is listed as a preliminary review, it should say final review and he would like to add discussion on two mud bog applications and the Special Event General Ordinance to new business. Cheryl Range motioned to approve the agenda as amended. Larry Grunn seconded. **Motion Carried 5-0.**

**INTRODUCTION OF MEMBERS**

The members of the Planning Commission introduced themselves. A new member, Joanie Paris, has taken Charlies Musson's seat.

**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**

**March 24, 2015 Regular meeting minutes**

Cheryl Range motioned to approve the March 24, 2015 minutes as amended. Joanie Paris seconded.

**Motion Carried 5-0.**

**PUBLIC HEARING**

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

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

**OLD BUSINESS**

**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**

David Antoun, TeleSite Wireless is here tonight representing Verizon Wireless. David Antoun summarized the project. TeleSite has been granted a variance for an 85' setback from the north property line. The ordinance calls for 195' setback, the tower is setback 85' for a 110' relaxation of the requirement. All the requirements have been addressed and Mr. Antoun is here tonight requesting the Planning Commission make a recommendation of approval to the Board of Trustees. Jerry Sidlar asked the Planning Commission members if they have any questions for the applicant. Larry Grunn asked Mr. Antoun if he had looked into natural gas. Mr. Antoun responded the engineers had researched natural gas and there is not enough pressure in that area.

Mr. Antoun noted that the Board of Trustees have requested a presentation of propagation maps.

Larry Grunn motioned to recommend final site plan approval for TeleSite Wireless Communication Tower application, Tax ID# 4710-01-300-033, 141 Schroeder Park Drive. Planning Commission recommends approval based on the applicant complying with recommendations from the following review letters.

- Livingston County Drain Commission letter dated 12-26-14
- Livingston County Road Commission letter dated 1-5-15
- Howell Area Fire Authority letter dated 1-9-15
- Spicer Group letter dated 1-13-15
- Carlisle/Wortman letter dated 1-12-15

After receiving final approval from the Board of Trustees the applicant shall sign the 'Conditions of Special Use' and file with the Livingston County Register of Deeds. Cheryl Range seconded.

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

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

Jerry Sidlar asked the Planning Commission members if they have any comments.

There were two typos within the document. Annette will take care of those.

Jerry Sidlar asked to have the following language added to Section 20.03 #1 d) to read:

Remove the first word 'The' and replace with 'Upon receipt of the above information'

Larry Grunn motion to send Article XX with conditional rezoning language, to include changes made at tonight's meeting, to the Livingston County Department of Planning for review and comment. If no significant comments are made by County Planning, the Planning Commission directs the Zoning Administrator to forward all materials along with the Planning Commission recommendation for approval to the Board of Trustees for approval and adoption. Cheryl Range seconded. **Motion Carried 5-0.**

**NEW BUSINESS**

**Jerry Sidlar resignation**

Jerry Sidlar is resigning from the Planning Commission as of May 1, 2015. He stated it has been a pleasure serving Marion Township and he has enjoyed working with the members of the Planning Commission.

**Discussion – Mud Bog applications & Special Events General Ordinance**

Bob Hanvey informed the Planning Commission members of the two applications for mud bog events within Marion Township. One is scheduled for early June, put on by Dan Perkins, Hinchey Road and the second is scheduled for July, to be held at the site of the old Marion Oaks Golf Course. There will be a meeting tomorrow at the Marion Township hall with various county agencies that have a stake in the safety of these events.

**CALL TO THE PUBLIC**

Jerry Sidlar opened the call to the public.

Mike Arens, 1365 Alstott Drive, he and his neighbors who came with him tonight were told Sunridge Phase II was on tonight's agenda. Could they please have an update on the project?

Bob Hanvey told the residents that the site plan will remain the same as what was approved in 2000. The plan is available for the public to view anytime the office is open.

Mike Arens asked if the Alstott residents could connect to public water at the time of construction.

Bob Hanvey discussed the possibility and said the pipe runs along Peavy Road.

Bob Hanvey reminded the Planning Commission members of the City of Howell notice of intent to plan. The City of Howell Master Plan is now available online and there is a hard copy at the Marion Township Hall. Annette will email the link to the Planning Commission members. Page 61 of the Master Plan addresses property owned by Marion Township north of the I-96 Freeway. Marion Township had the property appraised and were told the 91 best use was not residential yet the City of Howell Master Plan has it listed as residential being the use.

Bob Hanvey was also curious that the Master Plan showed multiple zonings in one area.

Jerry Sidlar closed the call to the public.

**ADJOURNMENT**

Larry Grunn motioned to adjourn the meeting at 7:45 p.m. Jerry Sidlar seconded. **Motion carried 5-0.**