

MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES
May 26, 2015

CALL TO ORDER:
PLEDGE OF ALLEGIENCE:
INTRODUCTION OF MEMBERS:
APPROVAL OF AGENDA FOR: *May 26, 2015 Regular Meeting*
APPROVAL OF MINUTES FROM: *April 28, 2015 Regular Meeting & Public Hearing*
CALL TO THE PUBLIC:
OLD BUSINESS:
 1) *Review Master Plan amendments*
NEW BUSINESS:
 1) *Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045*
CALL TO THE PUBLIC:
ADJOURNMENT:

MINUTES

MEMBERS PRESENT: LARRY GRUNN, CHAIR
 CHERYL RANGE, SECRETARY
 BRUCE POWLESON
 BOB HANVEY
 JOANIE PARIS

MEMBERS ABSENT: None

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Larry Grunn called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Larry Grunn asked to have the agenda amended to consider New Business before Old Business and add meeting start time to New Business. Bob Hanvey motioned to approve the agenda as amended. Cheryl Range seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

Larry Grunn welcomed Bruce Powelson to the Planning Commission. The remaining members of the Planning Commission introduced themselves.

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

April 28, 2015 Regular meeting minutes

Cheryl Range and Bruce Powelson noted errors within the minutes. Bob Hanvey motioned to approve the April 28, 2015 minutes as amended. Cheryl Range seconded. **Motion Carried 5-0.**

NEW BUSINESS

Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045

Jim Barnwell, Desine summarized the applicants' request. They are asking for a conditional rezoning to allow for a think tank, a place for scientific minds to develop ideas in a quiet spot conducive to farming minds. The proposed use will not be a nuisance to neighboring properties. There will not be odors, dust, noise or chemicals that would become a nuisance to neighbors. The building is designed to mimic a single family home and can be used as such once the think tank is out of business. The remaining property surrounding the use will remain organic farming property.

Larry Grunn asked Sally Elmiger to summarize the Carlisle/Wortman review letter. The items to look at would be, the chemicals used in the operation and the number of employees. If the number of employees reaches twenty five, it may exceed what is expected in a residential setting.

The Planning Commission had the following questions and received the following response.

- 1) Question; 6,000 s.f. is a large residential dwelling. Response; this is a two story house, there are other comparable size houses near the site.
- 2) Question; Will a material Safety Data Sheet be posted on site? Response; Yes.
- 3) Question; why is the HAVC placed on the roof top? Response; that is an engineering question, the applicant will find out.
- 4) Question; no showers shown in bathrooms, why not? Response; not necessary at this time, the designer assured the applicant that showers can be installed.
- 5) Question; outside lighting. Response; the lighting will be the same as other houses near the site.
- 6) Question; signage. Response; a 2' x 4' sign will be installed, per the Zoning Ordinance.
- 7) Question; is there any reason negative pressure for this lab? Response; no.
- 8) Question; the applicant is asking for a twenty four month period of no operation before Marion Township initiates a rezoning back to Rural Residential, would twelve months work? Response; yes.
- 9) Question; if the proposed conditional rezoning is approved and something happens to Mr. & Mrs. Akavan-Tafti, is there a trust that turns the property over to someone? Response; Suzanne Akavan-Tafti will come back with an answer.

Scott Lloyd, 5717 Pingree, questioned the size of the existing accessory structure in relationship to the proposed structure.

Discussion ensued as to what is the principal structure and what is an accessory. Is the property still considered an organic farm? Does the proposed conditional rezoning change that.

Bob Hanvey asked if Marion Township has to rezone to a zoning district within the Zoning Ordinance.

Sally Elmiger said yes. It can be noted on the zoning map as CZRN#1 to clarify a use, yet it will be the same color designation as other light industrial districts on the map.

Bob Hanvey motioned to hold a public hearing @ 7:30 p.m. on June 23, 2015. Bruce Paulsen seconded. **Motion Carried 5-0.**

Planning Commission meeting start time

To remain consistent with the Board of Trustees and Zoning Board of Appeals the start time for the Planning Commission meeting will revert back to the 7:30 p.m. start time.

Larry Grunn motioned to change the Planning Commission meeting start time to 7:30 p.m. Bob Hanvey seconded.

Motion Carried 4-1.

OLD BUSINESS

Review Master Plan amendments

Annette asked the Planning Commission members to consider removing some of the tables with Chapter Two, Demographics. She asked the Planning Commission members to review a portion of the Handy Township Master Plan that has more narrative than statistics.

The Planning Commission asked to keep a portion of the static information in Chapter Two and bring it to the June 23, 2015 meeting.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

No response.

Larry Grunn closed the call to the public.

ADJOURNMENT

Larry Grunn motioned to adjourn the meeting at 8:37 p.m. Larry Grunn seconded. **Motion carried 5-0.**