

**PLANNING COMMISSION  
AGENDA and MINUTES  
June 24, 2014**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *June 24, 2014 Regular Meeting*

APPROVAL OF MINUTES FROM: *May 27, 2014 Regular Meeting*

CALL TO THE PUBLIC:

**PUBLIC HEARING:**

- 1) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*

**REGULAR MEETING:**

OLD BUSINESS:

- 1) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*
- 2) *Proposed amendments to Section 6.07 Accessory Uses and Structures*

NEW BUSINESS:

- 1) *Review Marion Township Meeting Schedule 2014-2015*
- 2) *Cancel July 22, 2014 meeting*

CALL TO THE PUBLIC:

ADJOURNMENT:

**MINUTES – JUNE 24, 2014**

**MEMBERS PRESENT:**

JERRY SIDLAR, CHAIR  
GREG DURBIN, VICE-CHAIR  
CHERYL RANGE, SECRETARY  
BOB HANVEY  
CHARLIE MUSSON

**MEMBERS ABSENT:**

NONE

**OTHERS PRESENT:**

ANNETTE MCNAMARA, ZONING ADMINISTRATOR  
SALLY ELMIGER, CARLISLE/WORTMAN, ASSOC

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**CALL TO ORDER**

Jerry Sidlar called the meeting to order at 7:05 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Bob Hanvey asked to have discussion on Sunridge phase II placed as item #3 under New Business. Greg Durbin motioned to approve the agenda as amended. Cheryl Range seconded. **Motion Carried 5-0.**

**INTRODUCTION OF MEMBERS**

The members of the Planning Commission introduced themselves. All were present.

**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**

**May 27, 2014 Public Hearing & Regular meeting minutes**

Jerry Sidlar motioned to approve the May 27, 2014 minutes as submitted. Cheryl Range seconded. **Motion Carried 5-0.**

**PUBLIC HEARING**

**Section 17.10 Communication Towers (Wireless Communication Facilities)**

Jerry Sidlar opened the public hearing.

Jerry Sidlar asked if there were any public comments.

No response.

Jerry Sidlar closed the call to the public.

Jerry Sidlar opened the Regular Meeting.

## **OLD BUSINESS**

### **Section 17.10 Communication Towers (Wireless Communication Facilities)**

Charlie Musson question item D 3 d iii, on page 3 of 4, how would Marion Township get money from a property owner when it's the cell tower company that abandoned the tower?

Bob Hanvey clarified the word all, and stated the property owner has an agreement with the cell tower owner.

Greg Durbin stated that it's an enforcement issue, a security agreement.

Jerry Sidlar asked Sally Elmiger if she had any comments. She answered no.

The Planning Commission members discussed the amended text on page 2 of 4 item D 1 g. They agreed that item g & h should be combined to read as follows.

Construction of the WCSF shall be of monopole design. Antenna may be installed on an existing structure as long as the structure is certified by a registered civil engineer to be in compliance with all applicable codes.

Jerry Sidlar motioned to have Annette McNamara make the changes discussed tonight and send to the Livingston County Department of Planning for review and comment. If no significant comments are made then Annette McNamara is to forward Section 17.10 and the Livingston County Department of Planning comments to the Board of Trustees for review and approval and/or denial. Cheryl Range seconded. **Motion Carried 4-1.**

### **Section 6.07 Accessory Uses and Structures & definitions**

The Planning Commission members reviewed the proposed text and discussed large structures and large parcels.

There was discussion on smaller lots and concerns about lot coverage.

Bob Hanvey motioned to schedule a public hearing for the August 26, 2014 meeting. Greg Durbin seconded. **Motion Failed 0-5.**

Les Andersen 4500 Jewell Road; is concerned that smaller lots in the Rural Residential district with 35% of the lot covered will not have room for a septic and reserve field.

Annette McNamara stated the Livingston County Health Department reviews land use permit and will make sure that doesn't happen.

Sally Elmiger suggested a third tier be added to address lots over 10 acres, these lots could be based on .015% or set a maximum building size for larger lots.

Bob Hanvey reminded everyone that at one time Marion Township did a search on large parcels in Marion Township, due to PA 116. He will find the list in an attempt to get a handle on how many parcels in the Township we are talking about.

Les Andersen 4500 Jewell Road, asked Sally Elmiger if there is anything in the Land Division Act that would give Marion Township control over splits with large structures or if other municipalities have requirements that would address this issue.

Sally Elmiger agreed to do the research and send Bob Hanvey an estimate for the work.

Jerry Sidlar noted that this proposed text needs additional work.

Jerry Sidlar motioned to table this agenda item for further research. Cheryl Range seconded. **Motion Carried 5-0.**

## **NEW BUSINESS**

### **Review Marion Township Meeting Schedule**

The Planning Commission members reviewed the schedule and noted the time error for the Planning Commission meetings.

No motion necessary.

### **Cancel July 22, 2014 Planning Commission meeting**

Jerry Sidlar motioned to cancel the July 22, 2014 Planning Commission meeting. Cheryl Range seconded. **Motion carried 5-0.**

### **Sunridge Phase II Discussion**

Bob Hanvey met with the developers and building a by-pass road is a deal breaker. He asked the Planning Commission members if they have any suggestions or comments.

Les Andersen, 4500 Jewell Road, stated the Planned Unit Development (PUD) agreements clearly states, by the time the 170<sup>th</sup> land use permit is issued, the road shall be built.

Discussion ensued regarding traffic on Peavy Road and the intersection of Peavy and Mason Roads.

Bob Hanvey reminded everyone that the proposed access to D-19 is no longer viable, there is a limited access area that prevents it. The soils prevent using an alternate route south of the Best Western Hotel.

Sally Elmiger noted in the previous PUD agreement the developer acknowledged the impact on Peavy Road and agreed to build an alternate route. She noted that the current Planning Commission members, with the exception of Charlie Musson & Bob Hanvey, have no history with the Sunridge site plan review. They need more information and a presentation by the developer.

Charlie Musson suggested a traffic impact study be done and presented to the Commissioners.

No motion necessary.

## **CALL TO THE PUBLIC**

Jerry Sidlar opened the call to the public.

No response.

Jerry Sidlar closed the call to the public.

## **ADJOURNMENT**

Jerry Sidlar motioned to adjourn the meeting at 8:30 p.m. Charlie Musson seconded. **Motion carried 5-0.**