

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA AND MINUTES - July 28, 2015**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *July 28, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *June 23, 2015 Public Hearing/Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *Master Plan Review – Chapters 1, 2 & 3*

NEW BUSINESS:

- 1) *Evergreen Outdoor, Inc. Site Plan Review SPR# 02-15 – tax ID# 4710-01-200-004 – 386 Lucy Road*
- 2) *TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities*
- 3) *TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads*
- 4) *TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES - July 28, 2015

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

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Larry Grunn suggested moving New Business before Old Business to accommodate Evergreen Outdoor, Inc. Cheryl Range motioned to approve the agenda as amended. Bruce Powelson 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

June 25, 2015 Public Hearing/Regular meeting minutes

Cheryl Range motioned to approve the June 25, 2015 minutes as amended. Bruce Powelson seconded.

Motion Carried 5-0.

NEW BUSINESS

Evergreen Outdoor, Inc. Site Plan Review SPR# 02-15 – tax ID# 4710-01-200-004 – 386 Lucy Road

Mr. Holmes and Mr. Brockway presented the proposed site plan. The applicants are using the property as a landscaping business.

Mr. Brockway handed out a letter to the Planning Commission members addressing the issues brought up in the review letters.

Typical Site Plan – They are willing to submit this if structural changes or new construction takes place in the future.

Trees – They are willing to remove dead/dying trees along Lucy Road to meet the site distance requirements and replace the trees with 7' evergreens.

Wetlands – As far as they know, there are no wetlands on the property. If they purchased additional contiguous property they will have the wetland limits delineated.

Drive/Entrance – applicants will expand entrance and main drive thru property to accommodate two way traffic.

Parking Area – the applicant provided an updated site plan to show parking spaces and plan on putting down gravel or asphalt millings so as to keep from reducing the impervious area.

Building Elevations – this is an existing house.

Signage – applicants may put up signage in the future, mostly for emergency vehicles and deliveries. No customers will be visiting the site.

Fire Department – applicant is looking to purchase a Knox Box and 'No Parking Fire Lane' signs. Applicants will contact the Howell Area Fire Authority for an inspection of the building.

Utilities – the current septic system is adequate per the Livingston County Health Department.

No customers will come to the site, it will be used as office space and storage of landscaping equipment, mulch and stones. The applicants would like to remove the trees from the property to create additional storage space.

The property was zoned Light Industrial by Marion Township some years ago, at the time the property was used as a single family residential. Once the property was vacated and no longer used as a single family residential, the Light Industrial status became effective.

Bob Hanvey asked if they are here tonight to request preliminary or final approval.

That is up to the Planning Commission. Bob asked what will be stored in the bins.

Mostly yard debris from job sites. Bob Hanvey asked about security.

The office has a security system with cameras. That is the main concern.

Bob Hanvey asked if there was adequate turn area for semi-truck deliveries.

There was a delivery this week, the driver was skilled and didn't have any problems.

Bruce Powelson asked if the site is served by natural gas. If yes then they could remove the tank to free up space.

The applicant will check into this. The applicant asked if the site is served by sewer and water.

Bob Hanvey said the site is served by MHOG water. If they want to connect to the sewer line they would have to pay to have it extended. That would be through the City of Howell as Marion Township has no sewer lines, only water.

Cheryl Range is concerned about wetlands.

The applicant assured the Planning Commission that if any expansion takes place that will be addressed.

Bob Hanvey motioned to recommend Final approval with consideration of applicable reviews to the Board of Trustees for Evergreen Outdoor, SPR# 02-15, 386 Lucy Road, Tax ID# 4710-01-200-004. Bruce Powelson seconded. **Motion**

Carried 5-0.

TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

During the review of the Verizon Wireless Communication Facility a few items came to light that need to be amended in the language. The items are listed below.

1. 17.10 D #11 the number of parking spaces required
2. 17.10 G #3 regarding the security bond

Bob Hanvey noted that the removal of the Wireless Communication Facility is in the agreement, the requirement for a security bond is redundant.

The Planning Commission members agreed to the changes.

Bob Hanvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment.

Bruce Powelson seconded. **Motion Carried 5-0.**

TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

The existing language for private roads requires a site plan review as provided for in Article XVIII. This is a requirement that isn't necessary and places additional financial burden on the applicant. The construction of the roadway is all that should be required. All of the other site issues are reviewed by outside agencies. The Marion Township assessor provides a letter to the Planning Commission & Board of Trustees making them aware of splits available. The proposed amendments are listed below.

Section 6.20 C #1 opening paragraph stating requirement for Site Plan Review

Section 6.20 C #1 h requirement for a document verifying two or more splits are available

Section 6.20 D #3 requirement to meet Marion Township Engineering Standards

Marion Township does not have a set of engineering standards.

Bob Hanvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment.

Bruce Powelson seconded. **Motion Carried 5-0.**

TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning

Bruce Powelson noted paragraph Section 20.06 #1 g does not read well.

The Planning Commission members received a handout of the Michigan Township Association Conditional Rezoning template with the language and agreed to amend the language to read the same.

This must have been a typographical error.

Minor typographical errors were changed within the text.

Bob Hanvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment.

Bruce Powelson seconded. **Motion Carried 5-0.**

Bruce Powelson motioned to amend the motion to include removing the space between words on page 8. Bob Hanvey seconded. **Motion Carried 5-0.**

OLD BUSINESS

Master Plan Review – Chapters 1, 2 & 3

The Planning Commission members reviewed the amendments.

Bruce Powelson noted one of the tables must have incorrect information as the numbers don't add up.

Bob Hanvey would like to see Ocala Township added to the tables, they are a part of the MHOG authority and the comparisons are important. Village of Pinckney could be removed.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Bob Hanvey wanted to make sure the Planning Commission members saw the letter from Jeff Hanson. It doesn't require any action at this time. When the property is sold the owner will have to submit for a site plan review, at that time the issues will be considered.

A member of the audience asked about the AhuraTech submittal. Bob Hanvey told him the applicant withdrew the request.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:45 p.m. Bruce Powelson seconded. **Motion Carried 5-0.**