

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING
August 26, 2014 @ 7:00 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *August 26, 2014 Regular Meeting*

APPROVAL OF MINUTES FROM: *June 24, 2014 Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *Section 3.02 Definition & 17.04 Automobile Service and Repair Stations*
- 2) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*
- 3) *Proposed amendments to Section 6.07 Accessory Uses and Structures*

NEW BUSINESS:

- 1) *Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – August 26, 2014

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
LARRY GRUNN
CHERYL RANGE, SECRETARY
BOB HANVEY
CHARLIE MUSSON

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR
SALLY ELMIGER, CARLISLE/WORTMAN, ASSOC

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey suggested moving new business before old business to accommodate the people present tonight who came to represent Roy's Autoworks. Bob Hanvey 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

June 24, 2014 Public Hearing & Regular meeting minutes

Cheryl Range noted a typo on page three. Bob Hanvey motioned to approve the June 24, 2014 minutes as amended. Cheryl Range seconded. **Motion Carried 5-0.**

NEW BUSINESS

Roy's Autoworks – SUP# 01-14 an amendment to the existing SUP#01-09

The Planning Commission members reviewed the submittal

Sally Elmiger summarized the review process for a Special Use Permit and Site Plan Review.

Jerry Sidlar asked the applicant to present the proposal.

Keith Lynnman explained to the Planning Commission members that Roy Caverly purchased the property to the south of his auto repair business to expand his operation. Mr. Lynnman has received all the review letters and feels the

outstanding items will be easily addressed. He realized variances will be necessary and informed the Commissioners that the land combination is in play.

Jerry Sidlar asked Sally Elmiger to summarize her review letter.

Sally Elmiger noted the review is based on the assumption that the two properties will be combined. The Special Use Permit request is consistent with Marion Township's Master Plan. Carlisle/Wortman would support variances to setback and landscape requirements. She asked Mr. Lynnman to provide a cover memo listing the changes and how they are addressed on the revised plans. The outstanding issues are as follows.

- Parking lot requirement for a dustless surface
- Removing existing access drive to bring the number of access drives down to two
- Show designation of parking spaces on site plan & who is circulating where on the site
- Respond to traffic generated, is it less or more than the traffic table in the review letter
- Screening from D-19
- 5% of lot landscaped
- 10% of entire site landscaped
- Dumpster being used for the business, how is it screened?
- Photometric lighting plan

Sally Elmiger is recommending the Planning Commission members schedule a public hearing for September 23, 2014 and asked the applicant to provide revised plans with a cover memo for the September meeting.

Jerry Sidlar asked Phil Westmoreland to comment.

Phil Westmoreland summarized his review letter as follows.

- Check with Marion Township's assessor to make sure the legal description closes properly
- Howell Area Fire Authority may require an additional fire hydrant, Les Rodwell will comment on that
- Grading is unclear, three catch basins may not be adequate yet this is a preliminary
- Detention system may need to be enlarged yet he isn't overly concerned about this

Phil Westmoreland noted that nothing on the plan is viewed as a deal killer.

Discussion ensued regarding the overflow parking lot that Roy's Autoworks has been leasing. If the owner is going to continue using this lot should it be included with this review?

Charlie Musson has concerns, if Roy Caverly doesn't own the property and a special use is approved to use that property for storing cars, someone other than Roy could purchase the property and use it to store cars.

Roy Caverly agreed to look into this prior to the next meeting.

Discussion on the Old Pinckney Road and D-19 road improvements took place. The project should go out to bid September 2014 and start construction in 2015.

The applicant, Mr. Lynnman and the engineer would like to submit revised preliminary plans for the October 28, 2014 meeting. They would prefer the public hearing be held at that time.

Bob Hanvey motioned to schedule a public hearing for the Special Use Permit request by Roy's Autoworks, Tax ID# 4710-02-400-006 to be held at the October 28, 2014 meeting starting at 7:30 p.m. Jerry Sidlar seconded. **Motion Carried 5-0**

OLD BUSINESS

Section 3.02 Definition & 17.04 Automobile Service and Repair Stations

This amendment was sent back to the Marion Township Planning Commission due to comments made by the Livingston County Department of Planning Commission. They have suggested adding language that would limit the number of cars stored on site after repairs, where the cars can be stored, number of days cars can be stored and if there should be any type of fencing surrounding the stored cars.

The Planning Commission members agreed to reference sections of the ordinance that pertained to the requirement, yet they did not want to call out requirements regarding storage, number of days and fencing.

Bob Hanvey motioned to have Annette McNamara make the changes discussed tonight and send to the Board of Trustees for review and approval and/or denial. Charlie Musson seconded. **Motion Carried 5-0.**

Section 17.10 Communication Towers (Wireless Communication Facilities)

This amendment was sent back to the Marion Township Planning Commission due to comments made by the Livingston County Department of Planning Commission. They questioned whether the amendments made to PA 110 of 2006 regarding wireless communication antennas have been incorporated into Marion Township's text.

Annette thought that Marion Township had covered the amendments because co-location did not require a special use permit.

The Commissioners asked Sally Elmiger if all the details in the amendment to the public act have to be included in our language.

Sally Elmiger suggested adding the recent amendments to Public Act 110 of 2006.

Charlie Musson motioned to postpone the agenda item to the September 23, 2014 meeting. Cheryl Range seconded.

Motion Carried 5-0.

Section 6.07 Accessory Uses and Structures & definitions

At the June meeting the Planning Commission members reviewed the proposed text and discussed large structures and large parcels.

Bob Hanvey provided a list with the number of larger parcels in Marion Township.

Sally Elmiger suggested clarifying the lean-to definition to read a roof held up by two posts.

There was discussion on larger lots and concerns about business being run out of the larger structures.

The Planning Commission members agreed to add another tier to the table.

The amendment suggested tonight will be made to the text and brought back at the September 23, 2014 meeting.

Charlie Musson motioned to postpone until September 23, 2014 meeting. Cheryl Range seconded. **Motion Carried 4-1.**

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

No response.

Jerry Sidlar closed the call to the public.

ADJOURNMENT

Bob Hanvey motioned to adjourn the meeting at 9:01 p.m. Cheryl Range seconded. **Motion carried 5-0.**