

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES**

September 22, 2015

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *September 22, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *July 28, 2015 Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities*
- 2) *TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads*
- 3) *TXT# 04-15 Proposed Text amendment Section 20.06 Conditional Rezoning*

NEW BUSINESS:

- 1) *Marion Creek (formerly Sunridge Phase II) Final PUD review Tax ID# 4710-02-100-016 east of Peavy Road & south of Sunridge Phase I*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES

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

MEMBERS ABSENT: ALL PRESENT

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 Marion Creek formerly Sunridge Phase II. Bob Hanvey 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

July 28, 2015 Regular Meeting

Cheryl Range motioned to approve the July 28, 2015 minutes as amended. Bruce Powelson seconded.

Motion Carried 5-0.

NEW BUSINESS

Marion Creek (formerly Sunridge Phase II) Final PUD review Tax ID# 4710-02-100-016 east of Peavy Road & south of Sunridge Phase II

Jim Barnwell, Desine, Inc. was present to summarize the proposal. This project was originally planned as Phase II of the Sunridge Planned Unit Development. Due to the down turn in the economy, the project was not built within the time frame requirement of the Marion Township Zoning Ordinance. The property was bought by SR Jacobson and the developer would like to use the site plan submitted for Phase II.

J. Caplan – 1420 Alstott asked if the lots would be the same size as the Alstott development.

Answer, slightly smaller.

M. Peddie – 1184 Alstott asked about drainage.

James Barnwell, Desine explained the process for capturing runoff and directing it to the detention basins.

Larry Grunn asked Bob Hanvey to summarize the Planned Unit Development process.

Bob Hanvey said that this is a negotiation between the developer and the Township, to obtain smaller lots and gain open space. The three phase development received approval yet phase two and three were not attached to the condominium, the site plan timed out and that is why the developer is here tonight.

Bruce Powelson would like to see the entrance sign lit.

M. Arens – 1365 Alstott asked about the hours of operation for construction.

Answer, SR Jacobson will have contractors sign an agreement for reasonable hours.

Osmialowski – 853 Glenlivet – is on the Sunridge Phase I Homeowners Association board and has questions including; trash pick-up, is there enough water in the MHOG system to accommodate the development, are the sewer and water REU's paid for, who owns the property where the access road was proposed. He would like to see another traffic study done.

Answer, the By-Laws state the development Board of Trustees can call for one trash pick-up provider. Yes, there is enough water. Yes, the REU's are paid and Mitch Harris owns the property where the access road was proposed. The traffic study was done in the fall during peak hours.

Residents from Alstott asked if trees would be removed. Many had concerns about the high water table.

Answer, minimal amount of trees will be removed. The development could have a positive impact on the drainage issues the residents on Alstott have been experiencing for years.

Sally Elmiger summarized Carlisle/Wortman review letter.

Cheryl Range motioned to recommend final approval for PUD #01-15 Marion Creek, Tax ID# 4710-02-100-016, contingent upon the applicant addressing the outstanding items in the following review letters prior to submitting to the Board of Trustees. Cheryl Range asked the Board of Trustees to take into consideration the additional impact on Peavy Road.

Howell Area Fire Authority review letter dated 8-31-15 & 9-1-15

Livingston County Drain Commissioners Office review letter dated 9-11-15

Mike Kehoe review letter dated 9-11-15

Carlisle/Wortman review letter dated 9-14-15

Spicer Engineering review letter dated 9-14-15

Joanie Paris seconded. **Motion Carried 5-0.**

OLD BUSINESS

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

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

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

The Board of Trustees preliminarily review the proposed text and had no comments.

Bob Hanvey motioned to hold a public hearing for Section 17.10, Section 6.20 and Article XX at the October 27, 2015 Planning Commission meeting. Joanie Paris seconded. **Motion Carried 4-1.** Bruce Powelson abstained

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

None heard.

Larry Grunn closed the call to the public.

ADJOURNMENT

Bob Hanvey motioned to adjourn the meeting at 9:05 p.m. Joanie Paris seconded. **Motion Carried 5-0.**

