

MARION TOWNSHIP PLANNING COMMISSION
AGENDA - April 22, 2014 @ 7:00 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

APPROVAL OF AGENDA FOR: *April 22, 2014 Regular Meeting*

INTRODUCTION OF MEMBERS:

CALL TO THE PUBLIC:

APPROVAL OF MINUTES FROM: *March 25, 2014 Regular Meeting*

REGULAR MEETING:

OLD BUSINESS:

- 1) *Section 5.05 C #'s 4 & 5 Zoning Board of Appeals Variance Criteria & 5.05 E Approval Period*
- 2) *Section 3.02 Definition & 17.04 Automobile Service and Repair Stations*
- 3) *Review of Special Events application & requirements*
- 4) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*

NEW BUSINESS:

No new business

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES - DRAFT
APRIL 22, 2014 @ 7:00 P.M.

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda. Greg Durbin 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

March 25, 2014 Public Hearing & Regular meeting minutes

Cheryl Range motioned to approve the March 25, 2014 minutes as submitted. Greg Durbin seconded. **Motion Carried 5-0.**

OLD BUSINESS

Section 5.05 C #'s 4 & 5 Zoning Board of Appeals Variance Criteria & 5.05 E Approval Period

Bob Hanvey told the Commissioners that the proposed amendments were sent to Mike Kehoe for review and comment prior to the Board of Trustees preliminary review. The Board of Trustees requested the criteria language include the following.

1. The practical difficulty was not self-created
2. The request is not economically driven

The Planning Commission members reviewed Mike Kehoe's review letter and the Board of Trustees request and are satisfied with the changes and would like the following additional changes.

1. Page 2 of 3 sub-section C #4 change 'the' to 'a'
2. Page 2 of 3 sub-section C renumber 1 thru 5
3. Page 2 of 3 sub-section C change exists under the four preceding criteria to five preceding criteria

Jerry Sidlar asked if the Zoning Board of Appeals received a copy of Mike Kehoe's letter.

Annette McNamara answered yes.

Cheryl Range motioned to send the proposed amendments to Section 5.05 C #'s 4 & 5 Zoning Board of Appeals Variance Criteria and 5.05 E Approval Period to the Livingston County Department of Planning for review and comment. If no significant comments are made, Annette McNamara is to forward to the Board of Trustees for final review and approval and or denial. Greg Durbin seconded. **Motion Carried 5-0.**

Section 3.02 Definition & 17.04 Automobile Service and Repair Stations

The Planning Commission members discussed the proposed text and requested the following changes.

1. Page 2 of 4 - 17.04 A, item B #7 to read; Driveway approach width shall meet Livingston County Road Commission current standards
2. Page 2 of 4 - 17.04 A, item B #9 correct 'on' to 'one'
3. Page 2 of 4 - 17.04 A, item D #5 to read; All floor drains shall be designed to current Township Policy
4. Page 2 of 4 - 17.04 A, item D #6 add sentence; Such containment measures shall be designed and approved by the appropriate federal, state or local authority having jurisdiction prior to installation
5. Page 2 of 4 - 17.04 A, item D #7 add prior to township approval and the word local twice in sentence
6. Page 3 of 4 - 17.04 B, item B #7 to read; Driveway approach width shall meet Livingston County Road Commission current standards
7. Page 3 of 4 - 17.04 B, item B #9 add sentence; Such containment measures shall be designed and approved by the appropriate federal, state or local authority having jurisdiction prior to installation
8. Page 3 of 4 - 17.04 B, item D #2 to read; All floor drains shall be designed to current Township Policy
9. Page 4 of 4 - 17.04 B, item D #3 add sentence; Such containment measures shall be designed and approved by the appropriate federal, state or local authority having jurisdiction prior to installation
10. Page 4 of 4 - 17.04 B, item D #4 add prior to township approval and the word local twice in sentence

Bob Hanvey motioned to have Annette McNamara revise Section 17.04 per Planning Commission request and schedule a public hearing for Section 3.02 definitions, 9.01 D #2 & 3 and Section 17.04 A & B on May 27, 2014 at 7:00 p.m. Cheryl Range seconded. **Motion Carried 5-0.**

Special Events Permit

The Planning Commission members reviewed the proposed text and requested the following amendments.

1. Page 1 of 6 Definition of Outdoor Seasonal Sales - place comma and etc. after fireworks
2. Page 1 of 6 Definition of Owner - 'delete land contract vendor'
3. Page 1 of 6 Definition of Special Event - add 'with anticipated participation rate of three hundred or more people'
4. Page 2 of 6 Section III #3 to read - The Township Board or Zoning Administrator may require the Owner and/or Operator to post a cash bond with the Township in an amount that will guarantee the restoration of any public property to a like condition as existed before the event. This may include, but is not limited to, costs associated with sign removal and litter/garbage disposal.
5. Page 3 of 6 Section III #6 item f delete in its entirety
6. Page 4 of 6 Section IV # 5 to read - Copies of insurance policies naming the Township as additional insured for one million dollars and keep final sentence
7. Indemnification Agreement - make changes per Mike Kehoe's review for April 22, 2014 Planning Commission meeting
8. Marion Township Special Event Permit/Application - make changes per Mike Kehoe's review for April 22, 2014 Planning Commission meeting

Jerry Sidlar motioned to have Annette McNamara make the requested amendments for the May 27, 2014 meeting. Cheryl Range seconded. **Motion carried 5-0.**

Section 17.10 Communication Towers (Wireless Communication Facilities)

The Planning Commission members reviewed the proposed amendments and requested the following amendments.

1. Page 2 of 4 Section D #1 K to read – The distance between an occupied structure or a property line shall be no less than the height of the WCSF

Bob Hanvey motioned to send the proposed amendments to the Board of Trustees for preliminary review and comment at the regularly scheduled May 8, 2014 meeting. Jerry Sidlar seconded. **Motion carried 5-0.**

NEW BUSINESS

No new business.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

Les Anderson 4500 Jewell Road; Expressed concerns that Marion Township is spending four hundred thousand dollars on D-19 road improvements south of the 1-96 eastbound entrance ramp. The safety issues came up during the review of CD Okemos 10, LLC. He thinks the businesses on Old Pinckney Road should pay for these improvements via a special assessment. In the future proposed commercial developments should be financially responsible for any road improvements that are required for safety.

Sally Elmiger noted that the Livingston County Road Commission is responsible/owns the road and should require the developer whose project has an impact on the roadway pay for the upgrades.

Jerry Sidlar closed the call to the public.

ADJOURNMENT

Jerry Sidlar motioned to adjourn the meeting at 9:00 p.m. Charlie Musson seconded. **Motion carried 5-0.**