

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES**

May 27, 2014 @ 7:00 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

APPROVAL OF AGENDA FOR: *May 27, 2014 Regular Meeting*

INTRODUCTION OF MEMBERS:

CALL TO THE PUBLIC:

APPROVAL OF MINUTES FROM: *April 22, 2014 Regular Meeting*

PUBLIC HEARING:

- 1) *Section 3.02 Definition & 17.04 Automobile Service and Repair Stations*

REGULAR MEETING:

OLD BUSINESS:

- 1) *Section 3.02 Definition & 17.04 Automobile Service and Repair Stations*
- 2) *Review of Special Events application & requirements*
- 3) *Section 17.10 C #1 a; C #3 a 5 & C #4 b - Wireless Communication Support Facilities – amend distance requirements*

NEW BUSINESS:

- 1) *Proposed amendments to Section 6.07 Accessory Uses and Structures*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES

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 7:06 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Jerry Sidlar asked to have item #1, Old Business to the first item discussed once the regular meeting is opened. 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.

Mark Perakoski, 32400 Telegraph. Mr. Perakoski represents SR Jacobson who is looking to develop Sunridge Phase II. They are looking to use the approved site plan and amend the existing Planned Unit Development Agreement. Mr. Perakoski has met with Marion Township Officials to discuss the proposal and the following items were brought up.

1. Bypass road from Peavy Road to D-19
2. Number of lots
3. Assignment of REU's

This is new territory for everyone involved, the approval has timed out and there is no answer as of yet as to how this will be handled.

The Commissioners discussed the following items.

1. The limited access situation with D-19
2. Using the Best Western curb cut to access D-19
3. Proposed bypass road cuts across an exclusive easement
4. Paving Kettle Road as an alternative to the bypass road
5. Changing the name of the development to something other than Sunridge II
6. Approaching the residents of Sunridge phase I to remove SR Jacobson from the PUD agreement
7. Setting up an escrow account for research into state law regarding PUDs to be done by Carlisle/Wortman

Scott Lloyd, 5717 Pingree asked Mr. Perakoski if the number of lots was reduced from 144 to 77 would they still be interested in developing.

Mr. Perakoski answered no.

Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

April 27, 2014 Public Hearing & Regular meeting minutes

Bob Hanvey motioned to approve the April 27, 2014 minutes as submitted. Greg Durbin seconded. **Motion Carried 5-0.**

PUBLIC HEARING

Section 3.02 Definition & 17.04 Automobile Service and Repair Stations

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

NEW BUSINESS

Section 6.07 Accessory Uses and Structures & definitions

Annette McNamara is asking the Planning Commission members to consider revising the existing text to allow larger accessory structures. There have been a number of Zoning Board of Appeals cases in the last few years and a number of people who ask at the counter. Since they have no practical difficulty it would be unlikely a variance would be granted.

Randy Gerding, 3145 New Holland Drive, explained the situation and his reason for requesting a 60' x 40' accessory structure.

Mike Kollath, 3144 Combine Court, he told the Commissioners that he also has talked to Annette about an addition to his existing structure and was told it exceeds the amount of square footage allowed.

The Commissioners took comments from the public and after discussion requested Annette look into the number and type of accessory structure land use permits from 2013, how other like/similar communities regulate and increasing the .015 to .030

Jerry Sidlar motioned to have Annette McNamara make the requested changes and gather information to bring back to the June 24, 2104 meeting. Greg Durbin seconded. **Motion Carried 5-0.**

Section 3.02 Definition & 17.04 Automobile Service and Repair Stations

The Planning Commission members are satisfied with the proposed amendments.

Bob Hanvey motioned to send the proposed amendments to the Board of Trustees for preliminary review and comment at the regularly scheduled June 12, 2014 meeting. If no significant comments are made Annette McNamara is to forward the proposed amendments to the Livingston County Department of Planning for review and comment. Cheryl Range seconded. **Motion**

Carried 5-0.

Special Events Permit

The Planning Commission members reviewed the proposed text and are satisfied.

Jerry Sidlar motioned to send the proposed text, application and indemnification agreement to the Board of Trustees for approval at the regularly scheduled June 12, 2014 meeting. Cheryl Range seconded. **Motion carried 5-0.**

Section 17.10 Communication Towers (Wireless Communication Facilities)

The Planning Commission members are satisfied with the proposed amendments yet would like to clarify that Wireless Communication Antennas are allowed on water towers, adding that clarification to General Requirements, item g.

Bob Hanvey motioned to schedule a public hearing for Section 17.10 Wireless Communication Facilities on June 24, 2014. Jerry Sidlar seconded. **Motion carried 5-0.**

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 8:00 p.m. Charlie Musson seconded. **Motion carried 5-0.**