

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
Thursday, March 24, 2022  
7:00 p.m.

**THIS MEETING WILL BE HELD IN PERSON WITH  
ONLINE PARTICIPATION OPTIONS**

Call to Order  
Pledge of Allegiance  
Members Present/Members Absent  
Call to the Public

- 1) Approval of Agenda
- 2) Consent Agenda
  - a. Approval of March 10, 2022 Regular Meeting Minutes
  - b. February 15, 2022 HAPRA Minutes
  - c. February 2022 Sheriff's Report
  - d. March 16, 2022 MHOG Agenda/Minutes
  - e. March 16, 2022 HAFDA Agenda/Minutes
- 3) Iverson Rezoning, 129 Mason Road
- 4) MiSignal Broadband
- 5) Marion Township Roads
  - Chloride Solutions
  - Gorski Hauling
- 6) Township Walking Path
- 7) Township Hall Addition

Correspondence and Updates  
Inch Memorial's Columbarium Pricing

Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on Thursday, April 7, 2022.

**DRAFT**

**MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
MARCH 10, 2022**

**MEMBERS PRESENT:** Les Andersen, Tammy Beal, Greg Durbin, Sandra Donovan, Scott Lloyd, Dan Lowe, and Bob Hanvey

**OTHERS PRESENT:** John Gormley, Attorney

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**CALL TO ORDER**

Bob Hanvey called the meeting to order at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

**BOARD MEMBERS PRESENT**

The board members introduced themselves.

**CALL TO THE PUBLIC**

Jim Witkowski 311 Pinckney Road, commented on how the Township is being run.

**APPROVAL OF AGENDA**

Dan Lowe asked if we could add #9 Drainage issue to the agenda. Les Andersen asked to add #10 Civil Infractions and #11 Solar Panels to the agenda.

Les Andersen motioned to approve the agenda as amended. Scott Lloyd seconded. **MOTION CARRIED**

**CONSENT AGENDA**

Greg Durbin motioned to approve the consent agenda. Tammy Beal seconded. **MOTION CARRIED**

**SCOTT WALDORF-INCH MEMORIAL**

Scott Waldorf explained that he has been in the monument business for 40+ years. He has been working with Columbarium’s for the last 15 years. Columbarium’s are assembled at the Cemetery and come with security screws that require a Keyed-bit for access. Les Anderson asked what would happen if a resident wanted their urn removed from the Columbarium. Scott Waldorf said that the Township Sexton would be able to handle this.

Bob Hanvey asked who would do the engraving on the Columbarium. Scott Waldorf said that his company would do the engraving. Les Andersen asked what something like this would cost. Scott Waldorf said that he could put together some hard numbers for us and get back with us. If he had to give us a rough estimate now, it would be roughly \$25,000.

**MISIGNAL BROADBAND**

Tammy Beal asked John Gormley if he had looked over the Metro Act. He will look it over and get back with the Board.

**MARION TOWNSHIP ROADS**

Les Anderson said he isn't very interested in spending any money on Wright Road at this time. Les does like the Potential PPP Plan from the County and thinks that it would be a good guide for us to follow for maintaining our black top roads.

Dan Lowe said that he is concerned with salt brine, showing up in our water wells and fears this could cause serious issues down the road. Bob Hanvey asked if we should ask the Road Commission for a price for double chip seal & fog coat on Cedar Lake Road like on Schafer Road. Les Andersen said that we should ask for a price. Tammy Beal asked about Triangle Lake Road. Les Andersen said for Triangle Lake Road, we could ask for a price on peeling back the limestone and adding natural stone, just like they did on Cedar Lake Road.

- **Lantern Village Road Paving**

Bob Hanvey said that we have a bid for Lantern Village. Les Andersen made a motion to accept and sign this bid. Tammy Beal seconded. **ROLL CALL: Dan Lowe: yes; Scott Lloyd: yes; Tammy Beal: yes; Bob Hanvey: yes; Greg Durbin: yes; Les Andersen: yes; Sandra Donovan: yes. 7-0 MOTION CARRIED**

#### **CYBER & PRIVACY LIABILITY COVERAGE**

Bob Hanvey explained that we currently use IT Right for security and firewall protection. They offer us pretty thorough coverage. However, we should add some additional coverage against Cyber-attacks through Burnham and Flower. This coverage was about \$2500.

Les Andersen made a motion to add Burnham and Flower's Cyber Security Liability Coverage, to our policy for a price not to exceed \$3000. Tammy Beal seconded.

**ROLL CALL: Sandra Donovan: yes; Greg Durbin: yes; Bob Hanvey: yes; Scott Lloyd: yes; Tammy Beal: yes; Les Andersen: yes; Dan Lowe: yes. 7-0 MOTION CARRIED**

#### **TOWNSHIP WALKING PATH**

Bob explained that there is a proposal in the packet from Culver Excavating for a one-kilometer walking path around the disc golf course for \$135,000. Tammy Beal has submitted the request for funds to the County already. If this gets approved, Scott Lloyd would like to send this out for bids before we move forward.

Bob Hanvey stated that we would wait to hear back from the County regarding the funds.

#### **MICHIGAN TOWNSHIP PAR PLAN BOARD OF DIRECTORS**

Bob Hanvey thinks that the Board should nominate Bill Bamber to continue serving on the Par Plan Board of Directors.

Tammy Beal made a motion to nominate Mr. Bill Bamber to continue serving on the Par Plan Board of Directors for MTA. Les Andersen seconded. **MOTION CARRIED**

#### **DRAINAGE ISSUE**

Dan Lowe stated that after the last big rain, it flooded the lake on Hillcrest causing the water to overflow onto the road. The State Highway Department stopped in and spoke with Dave Butcher. A while back they put a culvert in between Dave Butcher's and Dan Lowe's property but it doesn't go anywhere because the ditch is filled in. Bob Hanvey asked how we should get the Drain Commission to get involved. Dan Lowe said that he can get more information from Ken Recker with the Livingston County Drain Commission and we can go from there.

#### **CIVIL INFRACTION**

Les Andersen inquired with the Attorney about Civil Infraction. Gormley stated that he sent some information to the Zoning Administrator. Les suggested doing an education day training on Civil Infractions for the Board of Trustees and the Planning Commission members. We could do it during a Planning Commission Meeting to help save on Payroll. This would help educate members on civil infractions. Les Andersen said that Zach Michels with Carlisle Wortman seems to be well-versed in this and has some experience with Civil Infractions. Greg Durbin is very concerned about going down this path. Opening the door on having an enforcement officer can create more legal trouble and just stir things up. Greg Durbin suggests going through a process when we find a violation, before we automatically jump to legal trouble.

#### **SOLAR PANELS / FARMS**

Les Andersen asked about the solar panel ordinance. Bob Hanvey said the Planning Commission is close to completing this ordinance.

#### **CORRESPONDENCE & UPDATES**

- **Livingston County Update**

- **Howell City Racetrack Update**

Bob Hanvey asked for an update on the Racetrack. John Gormley stated that he filed litigation to preserve the statute of limitations. Howell City's Attorney sent Gormley's office a draft proposal, which has been edited and returned back to Howell City's Attorney.

- **Planning Commission**

Sandra Donovan made a comment about the progress coming from the Planning Commission. She has attended the last several Planning Commission meetings and it seems that they are not getting anything accomplished. They seem to be going in circles with certain topics and rely a lot on our Planner that also doesn't seem to be accomplishing much. Is there something that we can do to help motivate them into getting things accomplished. Les Andersen said he thinks the current Planner that has been filling in for John Enos is really good and has been doing a very good job. However, his hands are somewhat tied because he still has to bring everything back to John Enos.

**CALL TO THE PUBLIC**

Rick Haslock asked if there was a process in place that helped handle complaints. Does the Township investigate every complaint that comes into the Township? Bob Hanvey stated that there is a process that takes place and if the person making the complaint is willing to file a written complaint with their name, then the Township does look into that issue.

Sandra Donovan stated that the problem comes about when residents call with complaints but want to remain anonymous and don't want to file a written complaint.

**ADJOURNMENT**

Les Andersen motioned to adjourn at 8:38 pm. Greg Durbin seconded. **Motion carried.**

*Submitted by: J. Timberlake*

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|                               |      |                                       |      |
|-------------------------------|------|---------------------------------------|------|
| Tammy L. Beal, Township Clerk | Date | Robert W. Hanvey, Township Supervisor | Date |
|-------------------------------|------|---------------------------------------|------|

# HOWELL recreation

**Howell Area Parks & Recreation Authority**  
Oceola Community Center

## Regular Board Meeting Minutes

February 15, 2022

### **Call to Order**

Chairman Sean Dunleavy called the meeting to order at 7:00 pm.

### **Attendance**

**Board Members:** Chairman Sean Dunleavy, Vice Chair Diana Lowe, Secretary Nikolas Hertrich, Treasurer Jean Graham, and Trustee Tammy Beal.

**HAPRA Staff:** Tim Church, Renee Baumgart, Kyle Tokan, Jen Savage, Kevin Troshak

**Public:** None

### **Approval of Agenda**

Diana Lowe made a motion to approve the agenda, supported by Tammy Beal. **Motion carried 5 – 0.**

### **Approval – Organizational Board Meeting Minutes dated Tuesday, January 18, 2022**

Motion to approve the January 18, 2022, Organizational Board Meeting Minutes made by Tammy Beal and supported by Diana Lowe. **Motion carried 5 – 0.**

### **Approval – Regular Board Meeting Minutes dated Tuesday, January 18, 2022**

Motion to approve the January 18, 2022, Board minutes made by Diana Lowe and supported by Tammy Beal. **Motion carried 5 – 0.**

### **Call to the Public**

None Heard.

### **Staff Comments**

It was reported that two (2) \$500.00 sponsorships were received for the Senior Center and that there is the possibility that additional ones will be secured. The first session of Summer Camp has reached its maximum registration limit and only eight (8) spots remain for the second session. Updating of the license with the

Bennett Center increased the capacity limit from 30 to 50. Pre-school registration opened this week and Jen Savage informed the Board that the audit had been completed.

**Discussion – Fillmore Park Lease/Use Agreement w/ Livingston County**

Conversation regarding a potential partnership between HAPRA and Livingston County for the use of Fillmore Park began prior to COVID and stalled during the pandemic. Brief discussion concerning current amenities and potential future uses of the park was had. Location is currently a rustic park with no infrastructure making upkeep of sports fields difficult; other potential use included a destination playground. Currently HAPRA does not have the resources to maintain or upgrade the property but would like to keep the option to lease/use the park open for future conversations. Chair Dunleavy and Director Church will meet with Southeastern Livingston County Recreation Authority on future plans for the property.

**Discussion/Approval – Burnham & Flowers BCBS Health Insurance Proposal**

Director Church provided background information related to current health insurance plans. Vision insurance was offered through the City of Howell plan however to streamline Human Resources and benefit offerings, Director Church is recommending that the 12/12/12 vision plan be added to the HAPRA Blue Cross Blue Shield plan. The additional coverage is \$5.00 more per plan. A motion to authorize the addition of the 12/12/12 vision plan to the current health insurance plan was made by Diana Lowe and supported by Nikolas Hertrich.

**Motion carried 5 – 0.**

**Discussion/Approval – 401k ICMA Retirement Payback**

With the suspension of the 401k Program in 2020 and 2021 Director Church presented to the Board an option to payback staff for retirement savings that were not given during this period.

Director Church proposed the approval of two different bonuses.

The first would be for 2020 in the amount of \$2,000.00 for all current full-time employees who had an active 401k plan or became eligible during the 2020 calendar year to enroll in the 401k plan. Any qualified employee who did not work a full four (4) quarters would be allocated the amount of \$500.00 per completed quarter.

The second bonus would be for 2021 in the amount of \$2,500.00 for all current full-time employees who had an active 401k plan or became eligible during the 2021 calendar year to enroll in the 401k plan. Any qualified employee who did not work a full four (4) quarters would be allocated the amount of \$625.00 per completed quarter.

Director Church proposed that the first bonus be paid out February 28<sup>th</sup> and the 2<sup>nd</sup> bonus be paid out by May 15<sup>th</sup>.

Director Church informed the board that the use of the word bonus allows for greater flexibility and application than back payment which requires certain specifications be followed. The payment of these bonuses would be directly applied to eligible staff's 401k accounts. The February payment would be in the amount of \$9,000.00 and the May payment would be for \$12,500.00 the total of the two payments equals \$21,500.00. As this cost was not budgeted for a budget adjustment will need to be made. Director Church believes the current fund balance of approximate \$80,000.00 can support the payment and shows support for staff.

A motion to approve the ICMA bonuses for 2020 and 2021 in the paragraphs above and under the retirement policy stated in the handbook was made Diana Lowe and supported by Tammy Beal. Roll call vote was taken: Jean Graham – Yes, Tammy Beal – Yes, Diana Lowe – Yes, Nikolas Hertrich – Yes, and Sean Dunleavy – Yes.

**Motion carried 5 – 0.**

**Review/Discussion – Check Register Report Ending January 31, 2022**

No Questions

**Review/Discussion – Bank Statements Ending January 31, 2022**

No questions

**Review Discussion – Financial Reports Ending January 31, 2022**

Director Church indicated that January always looks good but did mention that budgets for festivals are normally in the red at this time of the year. Summer camp deposits have been made and the Sweet Heart Dance was “awesome”. Soccer registration only had 40 spots remaining before reaching the 540 kid cap. More kids could register however HAPRA wants to manage its resources and ensure there are enough coaches. There is an expected revenue bump in March because of the reallocation of money following the audit.

**Directors Report**

- Audit: The audit went well with no major findings. The auditor did indicate that money needed to be moved from one account to another. The full audit report will be provided for review next month.
- Grant Updates for Bennett: Looking to utilize grants to support E Sports and create a lounge. \$60,000.00 in grants have been secured through organizations like Generator Z Maker Lab. Although structural and electrical upgrades are needed they will be covered by grant money; looking to be functional next school year. As there is lots of interest in E Sports looking to grow this program.
- NERF Night in February sold out and event in March is almost full.
- Looking to have additional signee on checks other than Board Members for when Director Church is not available. Additional precautions would be put in place.
- Director Church asked if the COVID Waiver could be removed and will follow-up with the County Health Department for guidance.

**Old Business**

- Trustee Tammy Beal shared with the Board that the Daddy Daughter Dance was beautiful.

**New Business**

- Brief discussion on when the banner renewal fee was due and if Nikolas Hertrich would be interested in participating. Nikolas Hertrich responded that he would.
- Nikolas Hertrich asked the Board for their thoughts on HAPRA Staff presenting to each unit of government's board on programs they oversee. Response was positive with Sean Dunleavy referring to it as the HAPRA Road Show. Idea will be developed further.

**Next Meeting**

Tuesday, March 15, 2002 at 7:00 PM at the Oceola Community Center

**Adjournment**

Motion to Adjourn meeting at 8:18 pm by Tammy Beal and supported by Nikolas Hertrich. **Motion carried 5-0**

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Approved

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Date

Respectfully Submitted by: Nikolas Hertrich, Secretary



# HAPRA Counts Report Feb 2022

## Participation Totals

| Row Labels                 | Count of Name |
|----------------------------|---------------|
| Brighton Township          | 228           |
| City of Brighton           | 61            |
| City of Howell             | 1110          |
| Cohoctah Township          | 121           |
| Conway Township            | 47            |
| Deerfield Township         | 120           |
| Genoa Township             | 992           |
| Green Oak Township         | 61            |
| Hamburg Township           | 91            |
| Handy Township/Fowlerville | 190           |
| Hartland Township          | 196           |
| Howell Township            | 883           |
| Iosco Township             | 95            |
| Marion Township            | 1081          |
| Oceola Township            | 2044          |
| Other Area                 | 382           |
| Pinckney Village           | 18            |
| Putnam Township            | 40            |
| Tyrone Township            | 22            |
| Unadilla Township          | 16            |
| (blank)                    | 186           |
| <b>Grand Total</b>         | <b>7984</b>   |

## Facility Usage by Location

| Row Labels                                  | Count of User |
|---|---------------|
| Bennett Recreation Center Room A            | 1             |
| Oceola Community Center Court 1             | 1             |
| Oceola Community Center Court 2             | 1             |
| Oceola Community Center Court 3             | 9             |
| Oceola Community Center Main Meeting Room 1 | 17            |
| Oceola Community Center Meeting Room 2      | 5             |
| Oceola Community Center Meeting Room 3      | 1             |
| Oceola Community Center Whole Gymnasium     | 1             |
| (blank)                                     |               |
| <b>Grand Total</b>                          | <b>36</b>     |

## Facility Usage by Municipality

| Row Labels         | Count of User |
|--------------------|---------------|
| City of Howell     | 1             |
| Hartland Township  | 10            |
| Howell Township    | 1             |
| Marion Township    | 1             |
| Oceola Township    | 19            |
| Other Area         | 4             |
| (blank)            |               |
| <b>Grand Total</b> | <b>36</b>     |

Point of Sales Reports

By Section

| Row Labels   | Sum of Total |
|--|--------------|
| POS Item: (NON RESIDENT) Community Center Drop-In Pass   | 580          |
| POS Item: Community Center Drop-In Pass                  | 3510         |
| POS Item: Fitness Class/ Yoga Drop in                    | 290          |
| POS Item: Senior Fitness Class (non Senior Center member | 50           |
| POS Item: Senior Fitness Class (Senior Center Member)    | 87           |
| <b>Grand Total</b>                                       | <b>4517</b>  |

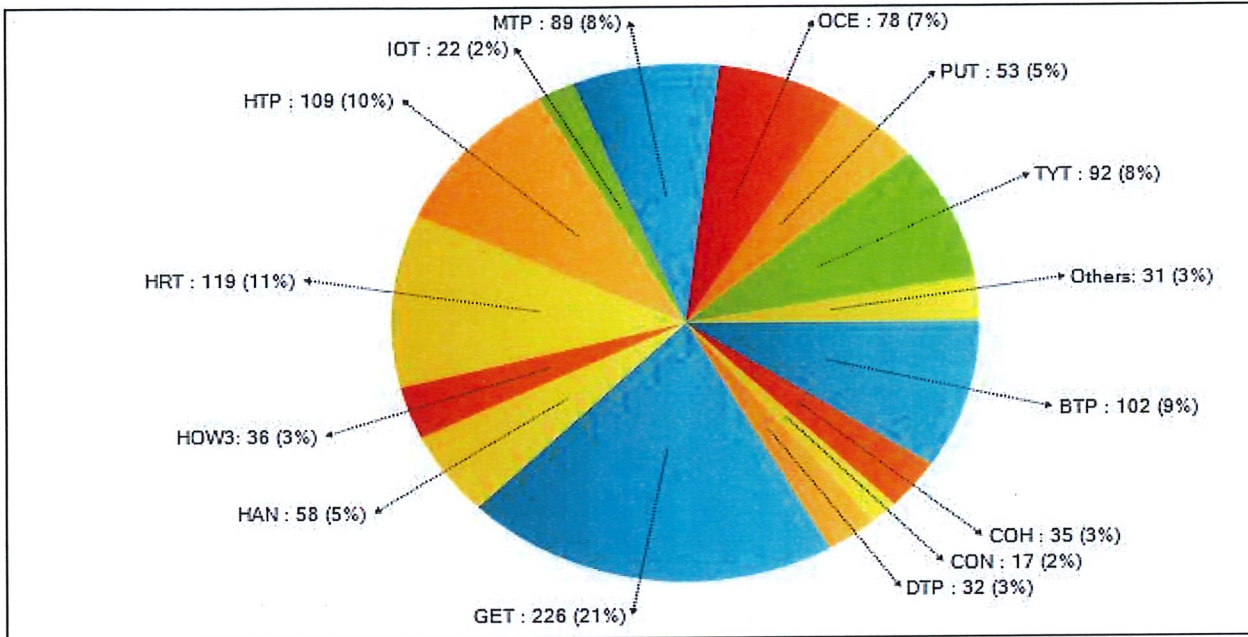
By Quantity, Cash, and Credit

| Row Labels               | Sum of Quantity | Sum of Cash | Sum of Credit/Debit |
|--------------------------|-----------------|-------------|---------------------|
| Admin - Gymnasium Rental | 243             | 995         | 330                 |
| Sports - Drop-in Fees    | 216             | 915         | 230                 |
| Wellness - Memberships   | 278             | 1095        | 295                 |
| Wellness - Program Fees  |                 |             |                     |
| Fitness                  | 91              | 477         | 180                 |
| <b>Grand Total</b>       | <b>828</b>      | <b>3482</b> | <b>1035</b>         |

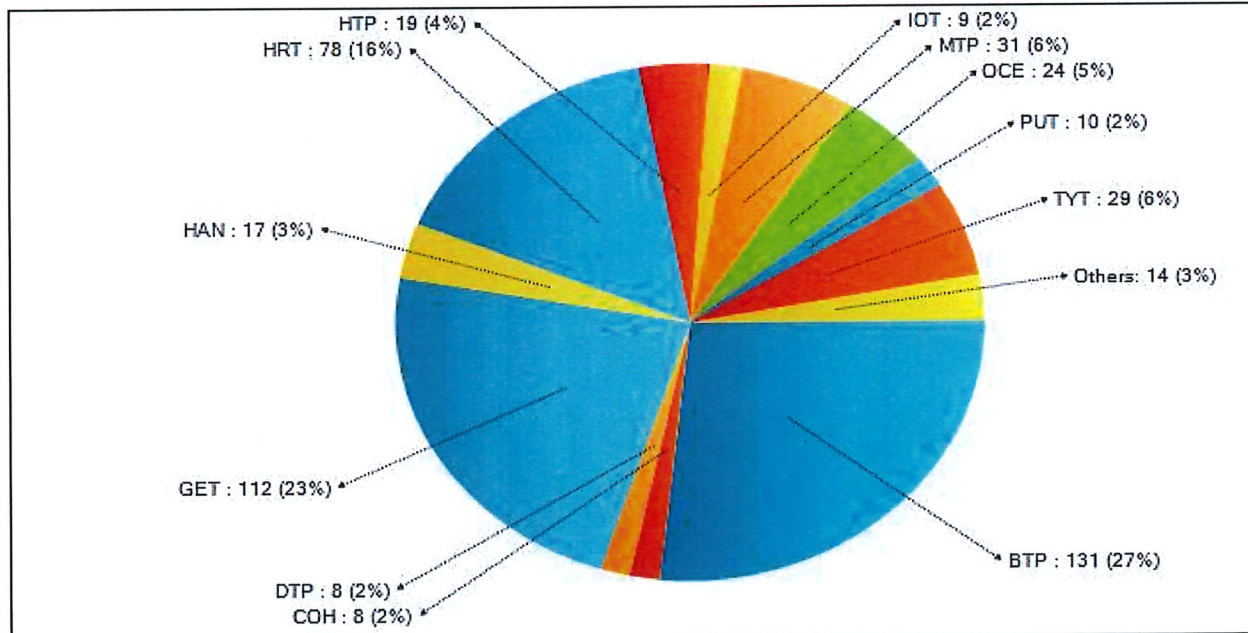
33 Tours

782 Drop- In

**LIVINGSTON COUNTY SHERIFF'S OFFICE  
FEBRUARY 2022 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE  
FEBRUARY 2022 CALLS FOR SERVICE**



| <u>TOWNSHIP</u> | <u>NUMBER OF CALLS</u>  |                         | <u>RESPONSE TIME</u> |                         | <u>NUMBER OF CALLS</u>  |                         | <u>RESPONSE TIME</u>     |                         |
|-----------------|-------------------------|-------------------------|----------------------|-------------------------|-------------------------|-------------------------|--------------------------|-------------------------|
|                 | <u>3:00PM - 11:00PM</u> | <u>3:00PM - 11:00PM</u> | <u>CONTRACT TIME</u> | <u>3:00PM - 11:00PM</u> | <u>11:00PM - 3:00PM</u> | <u>11:00PM - 3:00PM</u> | <u>NON CONTRACT TIME</u> | <u>11:00PM - 3:00PM</u> |
| BRIGHTON        | 26                      | 26                      | 16:54                | 16:54                   | 76                      | 24:09                   | 24:09                    | 102                     |
| COHOCTAH        | 10                      | 10                      | 44:27                | 44:27                   | 25                      | 36:26                   | 36:26                    | 35                      |
| CONWAY          | 7                       | 7                       | 30:22                | 30:22                   | 10                      | 37:01                   | 37:01                    | 17                      |
| DEERFIELD       | 10                      | 10                      | 16:33                | 16:33                   | 22                      | 40:23                   | 40:23                    | 32                      |
| GENOA           | 94                      | 94                      | 19:48                | 19:48                   | 132                     | 18:05                   | 18:05                    | 226                     |
| HANDY           | 25                      | 25                      | 22:55                | 22:55                   | 33                      | 33:43                   | 33:43                    | 58                      |
| HARTLAND        | 42                      | 42                      | 36:13                | 36:13                   | 77                      | 18:09                   | 18:09                    | 119                     |
| HOWELL          | 46                      | 46                      | 15:12                | 15:12                   | 63                      | 19:33                   | 19:33                    | 109                     |
| IOSCO           | 5                       | 5                       | 16:02                | 16:02                   | 17                      | 24:47                   | 24:47                    | 22                      |
| MARION          | 32                      | 32                      | 18:45                | 18:45                   | 57                      | 17:57                   | 17:57                    | 89                      |
| OCEOLA          | 33                      | 33                      | 18:01                | 18:01                   | 45                      | 16:45                   | 16:45                    | 78                      |
| PUTNAM          | 26                      | 26                      | 17:43                | 17:43                   | 27                      | 39:29                   | 39:29                    | 53                      |
| TYRONE          | 53                      | 53                      | 13:48                | 13:48                   | 38                      | 27:55                   | 27:55                    | 91                      |

# MARION TOWNSHIP

| <u>MONTH</u> | <u>CALLS FOR SERVICE</u> | <u>TICKETS WRITTEN</u> | <u>ARRESTS</u> |
|--------------|--------------------------|------------------------|----------------|
| JANUARY      | 82                       | 21                     | 3              |
| FEBRUARY     | 89                       | 9                      | 3              |
| MARCH        |                          |                        |                |
| APRIL        |                          |                        |                |
| MAY          |                          |                        |                |
| JUNE         |                          |                        |                |
| JULY         |                          |                        |                |
| AUGUST       |                          |                        |                |
| SEPTEMBER    |                          |                        |                |
| OCTOBER      |                          |                        |                |
| NOVEMBER     |                          |                        |                |
| DECEMBER     |                          |                        |                |
| YTD TOTALS:  | 171                      | 30                     | 6              |

**LIVINGSTON COUNTY SHERIFF'S OFFICE  
MARION TOWNSHIP FEBRUARY 2022**

| Nature                         | # Events  |
|--------------------------------|-----------|
| ABANDONED VEHICLE              | 1         |
| ALARM                          | 3         |
| ANIMAL COMPLAINT               | 6         |
| ASSAULT REPORT ONLY            | 1         |
| ASSIST EMS                     | 1         |
| ASSIST OTHER AGENCY            | 1         |
| BURGLARY REPORT ONLY           | 1         |
| CARDIAC/RESPIRATORY ARREST     | 2         |
| CHILD OR ADULT ABUSE/NEGLECT   | 2         |
| CITIZEN ASSIST                 | 7         |
| CIVIL COMPLAINT                | 1         |
| DHS REFERRALS                  | 1         |
| DOMESTIC PHYSICAL IN PROGRESS  | 2         |
| DOMESTIC VERBAL                | 2         |
| DRUGS/VCSA                     | 1         |
| FRAUD                          | 1         |
| HAZARD                         | 4         |
| HIT AND RUN ACCIDENT           | 2         |
| INTIMIDATION THREATS HARASSMEN | 1         |
| MDOP                           | 2         |
| MENTAL/CMH/PSYCH               | 1         |
| MISSING PERSON/RUN-A-WAY       | 2         |
| MOTORIST ASSIST                | 2         |
| PATROL INFORMATION             | 2         |
| PDA                            | 19        |
| PERSONAL INJURY ACCIDENT       | 2         |
| PHYSICAL DOMES REPORT ONLY     | 2         |
| ROAD RUNOFF                    | 2         |
| SHOTS FIRED                    | 1         |
| UNKNOWN ACCIDENT               | 7         |
| WELFARE CHECK                  | 7         |
| <b>TOTAL:</b>                  | <b>89</b> |

## MHOG Water Authority Meeting March 16, 2022 at 5:00 PM

### AGENDA

1. Approval of the Minutes of February 16, 2022
2. Call to Public
3. Reports
  - Staff Reports: (Greg Tatara)
  - Treasurer (Robin Hunt)
  - Engineer (Gary Markstrom)
  - CPA (Ken Palka)
4. New Business
  - Correspondence
5. Old Business
6. Adjournment

# Marion Howell Oceola Genoa

WATER AUTHORITY

## MHOG Water Authority Meeting MINUTES

The Marion, Howell, Oceola, Genoa Water Authority met on February 16, 2022 at 5:00 PM. Members present were Bamber, Coddington, Rogers, Hunt, Lowe, Counts, Schuhmacher and Beal.

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The meeting was called to order by Vice Chairman Rogers.

A motion was made by Counts to approve the minutes of the January 19, 2022 meeting. The motion was seconded by Schuhmacher and carried.

A call to the public was held.

A motion was made by Coddington to approve two contracts with Nelson Tank for consulting services on the 400,000-gallon tank in Marion Township for \$9,200.00 and the 500,000-gallon tank in Genoa Township for \$1,900.00. The motion was seconded by Schuhmacher and carried.

A motion was made by Hunt to adjust the allocation % to include Howell Township. The motion was seconded by Counts and carried.

A motion was made by Schuhmacher to amend the budget to include Howell Township. The motion was seconded by Counts and carried.

A motion was made by Schuhmacher to adopt the amended budget including Howell Township, effective 06-01-2022. The motion was seconded by Hunt and passed, 8-0 on a roll-call vote.

A motion was made by Schuhmacher to approve General Fund checks # 9072 through 9101 and PR 720-727, totaling \$174,637.60. The motion was seconded by Counts and carried.

A motion was made by Counts to approve check # 1009-1010 for \$15,101.92, from Capital Reserve Replacement Fund. The motion was seconded by Coddington and carried.

A motion was made by Schuhmacher to approve check #116 for 10,000.00 from the Capital Reserve Improvement Fund. The motion was seconded by Counts and carried.

A motion was made by Bamber to adjourn. The motion was seconded by Schuhmacher and carried.

William J. Bamber, Secretary





## MHOG Utility Department

2911 Dorr Road  
Brighton, MI 48116  
810-227-5225  
[www.mhog.org](http://www.mhog.org)

March 11, 2022

Marion, Howell, Oceola, and Genoa Sewer and Water Authority  
1577 North Latson Road  
Howell, MI 48843

**Subject: M.H.O.G. – March 2022 Board Report**

Dear Board Members;

The MHOG System operated well over the past month. The front cover photograph is a picture of the completed fire restoration for the Trans West Wellhouse Building. Operators have brought back in the material that is stored out there, and it is being used March 11 for testing of fire hydrant meter backflow devices. Following is a summary of the major activity since the previous meeting.

- As briefly discussed last month, we are once again looking at constructing the Marion Transmission Main, as we have seen increasing demand in Pressure District 4 as well in Northeast Pressure District 2. To meet these increasing demands, Sanitorium Booster has to increase the pumping rate to both meet the increased demand in Pressure District 4 and Pressure District 3. And to meet the demands in Pressure District 2, we have to shift a portion of Pressure District 2 onto Pressure District 3. As discussed, we are struggling with how to build the project as bids are difficult due to rapidly increase fuel and pipe prices, as well as extensive delivery times. As a result, we have retained a construction estimator to create a quantity take off from the plans and obtain a material bid. We can then order the materials directly, and once in stock, we can bid construction. The goal would be to build the project by summer 2023. For financing, we have included a letter Ken Palka wrote back in January 2020. He has done some background and discussed with Jim Kiefer, how to structure internal funds from Townships to MHOG to help with the financing. However, prior to spending much time on that, we want to make sure that current prices make the project even feasible. Finally, we have included modeling runs showing that with the proposed demand from the new developments, the MHOG system won't be able to meet the demands.
- For new construction, the following summarizes the activities for the past month:
  - We performed a second plan review for Highland Knolls Development.
  - We performed a first plan for Westbury Apartments Phase II
  - Union at Oak Grove Road started construction again on March 8<sup>th</sup>
  - Services were completed for Marion Oaks

- We met with Chestnut's engineer and the Drain Commissioner and went over the design for the outlet drain for Chestnut Crossing.
- Per the Board's recommendation, we got with Frank Mancuso, our attorney, to go over the T-Mobile agreement. We started with the lease amount 15% higher, and then added the 3% increase per year, clarified language on the lease, and also strengthened language on effective dates. We have provided it back to T-mobile and are awaiting their response.
- We have modified the utility contract to include Howell Township Sanitary Operations. We have included a copy of this agreement in the report. Currently, I have Frank Mancuso reviewing the agreement. Also, we have already hired a plant operator, who will start sometime in May to begin training prior to July 1 take over date.
- Under our bond financing requirements, we provided all information and PFM financial advisors submitted a copy of our FY 2021 annual disclosure report to the municipal security market access system.
- Hydrocorp completed the 2021 Cross Connection Control report to file with EGLE.
- The Deputy report highlights the February production data as well other maintenance activities performed over the past month.
- In our 4-month budget to actual report for MHOG, we are doing well, remaining a few percent below budget thus far for the year. Only meter replacement and attorney costs are above budget.
- Bill Tucker from Maner Costerisan will be present at 5:00 pm to present the Audit for FY 2021. He will be seeking approval of the audit so that it can be filed on March 17<sup>th</sup> with the Michigan Treasury.

We look forward to discussing the contents of the report in detail with the Board at the regular meeting on March 16, 2022.

Sincerely,



Greg Tatara  
Utility Director

# HOWELL AREA FIRE AUTHORITY AGENDA

**Date:** March 16, 2022

**Time:** 6:00 PM

## Board members

Bill Bamber, Oceola Twp, Chairman

Mike Coddington, Howell Twp., Vice Chairman

Mark Fosdick, Cohoctah Twp., Secretary

Robert Hanvey, Marion Twp., Treasurer

Bob Ellis, City of Howell, Member

Ron Hicks, Fire Chief

Laura Walker, Asst. Sec/Treasurer

### WELCOME!

Visitors are invited to attend all meetings of the Howell Area Fire Authority Board. If you wish to address the Board, you will be recognized by the Chairman.

### Agenda Items

Meeting called to order at 6:00pm

Pledge of Allegiance

Approve the minutes of the regular meeting of February 16, 2022

Call to public (Items not on the agenda)

Discussion/Approval Millage Renewal

Chief's Comments

- FY 2020/2021 Fund Balance

Approve Payment of Bills and Payroll in the amount of \$189,625.45

New Business

Old Business

Closed Session

Adjournment

## HOWELL AREA FIRE AUTHORITY

February 16, 2022 – 6:00 pm  
Oceola Township Hall – 1577 N. Latson Rd. Howell, MI 48843

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**Board Members Present:**

Chairman Bill Bamber, Vice Chairman Mike Coddington, Member Bob Ellis, Secretary Mark Fosdick, Fire Chief Ron Hicks, Asst. Sec/Treas. Laura Walker

**Also Present:** Deputy Chief/Fire Marshal Jamil Czubenko, Deputy Chief Brian Anderson, Tammy Beal residing in place of Treasurer Bob Hanvey

**Absent:** Treasurer Bob Hanvey, Attorney Kevin Gentry

Chairman Bill Bamber called the meeting to order at 6:00 pm

**Approve the minutes of the regular meeting of January 19, 2021:** MOTION by Mr. Ellis, SUPPORT by Mr. Coddington to approve the minutes of the regular meeting of January 19, 2021. MOTION CARRIED UNANIMOUSLY.

**Call to Public:** No Response

**Approve payment of January Bills and Payroll:** MOTION by Mr. Ellis, SUPPORT by Mr. Fosdick to authorize payment of Bills and Payroll in the amount of \$137,500.33. MOTION CARRIED UNANIMOUSLY.

**Adjourn:** MOTION by Mr. Ellis, SUPPORT by Mr. Fosdick to adjourn the meeting at 6:12pm. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted: \_\_\_\_\_  
Laura Walker, Asst. Secretary/Treasurer

Approved By: \_\_\_\_\_  
Mark Fosdick, Secretary

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## MONTHLY UPDATE TO THE BOARD

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**TO:** HOWELL AREA FIRE AUTHORITY BOARD OF DIRECTORS  
**FROM:** RON HICKS, FIRE CHIEF  
**SUBJECT:** MONTHLY HAFD REPORT FOR FEBRUARY 2022  
**DATE:** MARCH 16, 2022

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During the month of February, the HAFD responded to a total of 153 calls for service. There were 118 calls in February of 2021. The total year-to-date runs for 2022 is 320. Last year's total at the end of February was 249.

Some of the more significant events for the month included:

On February 6th Howell Firefighters were dispatched to a reported structure fire in the 500 block of E. Clinton St. in the City of Howell. Upon arrival, units reported a fully involved garage fire with extension into the home. Due to the construction of the home the fire was able breach several areas before it could be extinguished. The fire is under investigation and may be due to careless smoking.

On February 11th, Howell Firefighters were dispatched to a reported vehicle accident involving a school bus in the 3000 block of Byron Rd. in Howell Township. Upon arrival, one female in an SUV required extrication from her vehicle and transported to U of M hospital with serious injuries by LCA.

On February 16<sup>th</sup>, Howell Firefighters were dispatched AMA to Brighton fire for a reported structure fire in the 4000 block of S Old US23 in Brighton Township. Upon arrival, crews assisted with fire ground operations, water shuttle and station coverage.

On February 19<sup>th</sup>, Howell Firefighters were dispatched for a possible structure fire in the 1000 block of Booth St. in the City of Howell. Upon Arrival, crews reported a working chimney fire in a single-family dwelling, the homeowner was unaware of the fire until advised by crews. Central Dispatch was notified by a passer-by.

On February 26<sup>th</sup>, Howell Firefighters were dispatched for a reported vehicle vs tree requiring extrication in the 5000 block of Pinckney in Marion Township. Upon arrival, crews assisted the passenger out of the vehicle. The accident was the result of a high-speed police chase.

Training for the month of February training consisted of medical refreshers and Medical CEs.

**Next meeting of the Howell Area Fire Authority Board is scheduled for Wednesday March 16th, 2022, at 6:00 pm.**

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## Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave, Howell, MI 48843

office: 517-546-0560 fax: 517-546-6011

[firemarshal@howellfire.net](mailto:firemarshal@howellfire.net)

**DATE:** March 9, 2022  
**TO:** Chief Ron Hicks  
Fire Authority Board  
**FROM:** Jamil Czubenko, Deputy Chief/Fire Marshal  
**REF:** February 2022 Month End

The month of February 2022 was busy in the Fire Marshal Division (FMD).

The FMD participated in emergency responses and department training throughout the month.

Planning continues for the 2022 Michigan Challenge Balloonfest, scheduled for June 24-26 and the Howell Melon Fest, scheduled for August 11-14.

The FD continues to share our safety messages and keeping our customers informed. Our Facebook page has 4,591 current followers. Our Instagram currently has 700 followers where similar messages and images are shared to promote our department.

The FMD has been involved with buyers and sellers of property for vacant property and existing buildings throughout our jurisdiction. A few proposals for projects have been submitted for review and comment. New and renovation construction, along with change of occupancy inspections have continued where we can continue to utilize safe practices for us and our customers.

Our Smoke Detector Program visited 6 homes, where we evaluated and/or installed new equipment. Captain Appleyard had done 4 Child Safety Seat inspections for the month as well.

March 2022 brings us more planning for future projects and various fire prevention events.

| INCIDENT NUMBER | INCIDENT TYPE  | DATE       | LOCATION               | APPARATUS                 |
|-----------------|--|------------|------------------------|---------------------------|
| 2022-0242       | 311 - Medical assist, assist EMS crew                  | 02/16/2022 | 4960 W GRAND RIVER     | BR20,FM2,STA20            |
| 2022-0243       | 611 - Dispatched & cancelled en route                  | 02/16/2022 | 135 E I96              | BR20,BR23,C-2,C-202,STA20 |
| 2022-0249       | 311 - Medical assist, assist EMS crew                  | 02/17/2022 | 3003 W GRAND RIVER     | BR20,STA20                |
| 2022-0251       | 445 - Arcing, shorted electrical equipment             | 02/17/2022 | 5620 MASON RD          | BR20,STA20                |
| 2022-0252       | 311 - Medical assist, assist EMS crew                  | 02/17/2022 | 3574 RIVERTON DR       | BR24,STA24                |
| 2022-0258       | 324 - Motor vehicle accident with no injuries.         | 02/18/2022 | 1369 W I96             | EN21,FM2,STA20,STA22      |
| 2022-0265       | 311 - Medical assist, assist EMS crew                  | 02/19/2022 | 2130 LIVERNOIS DR      | BR20,STA22                |
| 2022-0267       | 322 - Motor vehicle accident with injuries             | 02/19/2022 | 1369 W I96             | EN21,EN22,STA20           |
| 2022-0269       | 551 - Assist police or other governmental agency       | 02/20/2022 | 1501 E MARR RD         | BR20,BR24,CPT24           |
| 2022-0271       | 745 - Alarm system activation, no fire - unintentional | 02/20/2022 | 2211 GRAND COMMERCE DR | EN21,STA20                |
| 2022-0272       | 746 - Carbon monoxide detector activation, no CO       | 02/20/2022 | 4213 INDIAN CAMP TRL   | EN21,EN24,STA24           |
| 2022-0275       | 611 - Dispatched & cancelled en route                  | 02/21/2022 | 3003 W GRAND RIVER     | BR20,STA20                |
| 2022-0281       | 551 - Assist police or other governmental agency       | 02/22/2022 | 1475 N BURKHART RD     | BR20,CH20,STA20           |
| 2022-0289       | 600 - Good intent call, other                          | 02/23/2022 | 3265 W GRAND RIVER     | BR20,STA20                |
| 2022-0290       | 551 - Assist police or other governmental agency       | 02/23/2022 | 1186 FOX HILLS DR      | BR20,STA20                |
| 2022-0291       | 551 - Assist police or other governmental agency       | 02/23/2022 | 404 CUMBERLAND RD      | BR20,STA20                |
| 2022-0292       | 551 - Assist police or other governmental agency       | 02/23/2022 | 2124 GRAND COMMERCE DR | BR20,STA20                |
| 2022-0293       | 311 - Medical assist, assist EMS crew                  | 02/23/2022 | 3003 W GRAND RIVER     | BR20,STA20                |
| 2022-0297       | 745 - Alarm system activation, no fire - unintentional | 02/24/2022 | 1550 BYRON RD          | C-202,EN21,STA20          |
| 2022-0299       | 611 - Dispatched & cancelled en route                  | 02/25/2022 | 136 W I96              | C-202,STA20               |
| 2022-0310       | 551 - Assist police or other governmental agency       | 02/26/2022 | 1389 CRESTWOOD LN      | BR20,STA20                |
| 2022-0311       | 311 - Medical assist, assist EMS crew                  | 02/27/2022 | 3300 BREWER RD         | BR20,BR24,STA20           |

Total # Incidents for HOWELL TWP:

42

**ZONE: MARION - MARION Twp**

|           |  |            |                      |                                  |
|-----------|--|------------|----------------------|----------------------------------|
| 2022-0174 | 551 - Assist police or other governmental agency | 02/02/2022 | 2500 RIDGEWOOD DR    | BR23,STA23                       |
| 2022-0177 | 551 - Assist police or other governmental agency | 02/02/2022 | 1369 W I96           | C-2,CH20,EN20,EN22,FM2,STA22     |
| 2022-0188 | 311 - Medical assist, assist EMS crew            | 02/04/2022 | 350 DINKEL DR        | BR23,CPT23,STA20                 |
| 2022-0190 | 412 - Gas leak (natural gas or LPG)              | 02/04/2022 | 1211 FOX HILLS DR    | EN21,STA20                       |
| 2022-0195 | 311 - Medical assist, assist EMS crew            | 02/05/2022 | 235 CRYSTAL WOOD CIR | BR20,STA20                       |
| 2022-0196 | 311 - Medical assist, assist EMS crew            | 02/05/2022 | 5845 CARTER CT       | BR20,BR23,CH23,CPT23,STA20,STA23 |
| 2022-0204 | 424 - Carbon monoxide incident                   | 02/06/2022 | 224 OAK BARK DR      | EN22                             |
| 2022-0207 | 551 - Assist police or other governmental agency | 02/08/2022 | 2889 RUBBINS RD      | BR23                             |
| 2022-0216 | 311 - Medical assist, assist EMS crew            | 02/10/2022 | 585 COUNTY FARM RD   | BR20,C-2,STA20                   |
| 2022-0221 | 311 - Medical assist, assist EMS crew            | 02/11/2022 | 1644 PINCKNEY RD     | BR20,C-202,STA20                 |

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



| INCIDENT NUMBER | INCIDENT TYPE                                    | DATE       | LOCATION            | APPARATUS                                     |
|-----------------|--|------------|---------------------|---|
| 2022-0228       | 611 - Dispatched & cancelled en route            | 02/12/2022 | 905 COUNTY FARM RD  | EN23,STA20                                    |
| 2022-0231       | 424 - Carbon monoxide incident                   | 02/13/2022 | 969 INDIAN CREEK DR | EN23  |
| 2022-0235       | 551 - Assist police or other governmental agency | 02/14/2022 | 2839 JEWELL RD      | BR20,BR23,CH23,STA20                          |
| 2022-0245       | 611 - Dispatched & cancelled en route            | 02/16/2022 | 4132 SUNDANCE MDWS  | BR20,STA20,STA23                              |
| 2022-0248       | 651 - Smoke scare, odor of smoke                 | 02/17/2022 | 3500 NORTON RD      | C-2,CH23,CH24,EN21,EN22,EN23,EN24,STA20,STA22 |
| 2022-0257       | 445 - Arcing, shorted electrical equipment       | 02/18/2022 | 5920 W COON LAKE RD | CPT23,EN23,STA20                              |
| 2022-0261       | 311 - Medical assist, assist EMS crew            | 02/19/2022 | 5122 VINES RD       | BR20,BR23,CPT23,STA20,STA23                   |
| 2022-0264       | 551 - Assist police or other governmental agency | 02/19/2022 | 162 PENOBSCOT DR    | BR20,STA20                                    |
| 2022-0274       | 551 - Assist police or other governmental agency | 02/20/2022 | 2227 LYDIA LN       | BR20,BR23,CH23,CPT23,STA20,STA23              |
| 2022-0277       | 531 - Smoke or odor removal                      | 02/21/2022 | 186 SLIDER AVE      | EN21,STA20                                    |
| 2022-0278       | 611 - Dispatched & cancelled en route            | 02/21/2022 | 1320 HUDSON DR      | EN21,STA20                                    |
| 2022-0296       | 311 - Medical assist, assist EMS crew            | 02/24/2022 | 2728 PINGREE RD     | BR23,STA20,STA23                              |
| 2022-0298       | 600 - Good intent call, other                    | 02/24/2022 | 1 TRIANGLE LAKE RD  | EN23,STA20                                    |
| 2022-0300       | 311 - Medical assist, assist EMS crew            | 02/25/2022 | 1150 PEAVY RD       | BR20,FM2                                      |
| 2022-0303       | 551 - Assist police or other governmental agency | 02/25/2022 | 2022 COUNTY FARM RD | EN23,STA20,STA23                              |
| 2022-0307       | 551 - Assist police or other governmental agency | 02/26/2022 | 3176 PRESCOTT DR    | BR20,BR23,CH23,STA20                          |
| 2022-0308       | 600 - Good intent call, other                    | 02/26/2022 | 1162 YORK AVE       | CPT23,EN20,EN21,FM2,STA20,STA23               |
| 2022-0309       | 352 - Extrication of victim(s) from vehicle      | 02/26/2022 | 5619 PINCKNEY RD    | BR23,CH23,CPT23,EN21,EN23,FM2,R20,STA20       |
| 2022-0313       | 311 - Medical assist, assist EMS crew            | 02/27/2022 | 4896 CEDAR LAKE RD  | BR20,BR23,CH23,LT23,STA20,STA23               |
| 2022-0314       | 311 - Medical assist, assist EMS crew            | 02/28/2022 | 3260 W SCHAFER RD   | BR23,C-202,STA20,STA23                        |
| 2022-0321       | 551 - Assist police or other governmental agency | 02/28/2022 | 5054 QUEENSWAY      | BR20,BR23,CH23,STA20,STA23                    |

Total # Incidents for MARION:

31

**ZONE: OCEOLA - OCEOLA Twp**

|           |  |            |                      |                      |
|-----------|--|------------|----------------------|----------------------|
| 2022-0172 | 551 - Assist police or other governmental agency | 02/01/2022 | 636 ZION CT          | BR22,STA22           |
| 2022-0173 | 324 - Motor vehicle accident with no injuries.   | 02/02/2022 | 3999 ARGENTINE RD    | C-2,C-202,EN22,STA22 |
| 2022-0180 | 311 - Medical assist, assist EMS crew            | 02/03/2022 | 553 ACADIA CT        | BR22,STA22           |
| 2022-0183 | 445 - Arcing, shorted electrical equipment       | 02/03/2022 | 3151 GENTRY RD       | CH22,STA22           |
| 2022-0184 | 445 - Arcing, shorted electrical equipment       | 02/03/2022 | 3151 GENTRY RD       | CH22                 |
| 2022-0186 | 551 - Assist police or other governmental agency | 02/04/2022 | 1900 N LATSON RD     | EN22,FM2,STA22       |
| 2022-0197 | 131 - Passenger vehicle fire                     | 02/05/2022 | 7999 E HIGHLAND RD   | CH22,EN21,FM2,STA22  |
| 2022-0198 | 551 - Assist police or other governmental agency | 02/05/2022 | 4493 HAPPY HOLLOW LN | BR20,BR22            |

Only REVIEWED incidents included. Archived Zones cannot be unarchived.





**MARION TOWNSHIP**  
**2877 W. COON LAKE ROAD**  
**HOWELL, MI 48843**  
**Phone 517-546-1588**  
**Fax 517-546-6622**

***TRANSMITTAL***

**TO:** Board of Trustees

**DATE** March 14, 2022  
**PROJECT** **RZN#01-22 Rezoning**  
Sean Iversen  
129 Mason Rd  
Howell, Mi 48843

**VIA** Hand Delivery

WE ARE SENDING:  Herewith  Under Separate Cover

**THE FOLLOWING:**

- Rezoning request for RZN#01-22 dated 12/21/2021
- Livingston County Planning Vote 6 to 0 minutes to follow from 3/16/2022

FOR YOUR:  approval/ denial  as requested  
 other  review & comment

**REMARKS:**

The attached material is for final review and approval or denial.

FROM: Dave Hamann, Zoning Administrator

Copy: file

Escrow Acc#  
098-198

RZN # 01-21

APPLICATION FOR REZONING  
MARION TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

I/we, the undersigned, do hereby make application to and petition the Marion Township Board to amend the township zoning ordinance and change the zoning map of Marion Township as hereinafter requested. In support of this application, the following facts are shown:

Name of Applicant SEAN IVERSEN  
Address 129 MASON ROAD  
City/State/Zip HOWELL, MI 48843  
Phone/Fax 517-715-3644

If applicant is not the owner, please provide the following, along with a letter of authorization signed by the owner:

Name of Owner JAMB  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone/Fax \_\_\_\_\_

Property Information

Address/Location 129 MASON ROAD, HOWELL 48843  
Parcel ID # 4710-02-200-004  
Parcel Size .591 AC  
If multiple lots, are they contiguous? N/A.

Legal description and certificate of survey for land proposed to be rezoned (please attach)

Present zoning classification HIGHWAY SERVICE  
URBAN.  
Requested zoning classification RESIDENTIAL

FEE SCHEDULE  
\$500 fee  
\$3,000 escrow

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.

Sean Iversen 12/21/21  
Signature of Applicant Date

|                                    |                      |   |
|------------------------------------|----------------------|---|
| Office Use Only                    |                      |   |
| Date Received: <u>12-28-2021</u>   | Fee Paid: <u>500</u> | Escrow <u>3000</u>                                    |
| Materials Received: _____          | Site Plans: _____    | Legal Description:<br>Application #: <u>RZN 01-21</u> |
| Application accepted by: <u>SK</u> |                      |   |

SEC. 2 T2N, R4E, COMM AT NE COR OF SEC. 2 S89\*11'33"W 275.40 FT TO POB: TH S1\*11'3"E 247.5 FT:  
TH S89\*11'33"W 104.10 FT: TH N1\*11'3"W 247.5 FT: TH N89\*11'33"E 104.10FT TO POB. .591 AC +/-  
LEGAL DESC CORRECTION 9/9/2020 PER SURVEY.

Honorable Planning Commission Members:

I am seeking a rezoning of the property located at 129 Mason Road. The property is currently zoned Highway SE. I am requesting a rezoning to UR.

Following is the information supporting my request:

a) What, if any identifiable conditions related to the application have changed which justify the proposed rezoning?

129 Mason Rd and the structure itself has been used as a stand alone residential dwelling since around 1875. It is located in an area surrounded mostly by single family homes and a large manufactured home community where the use is residential. We wish to be rezoned residential as well. We intend to live on the property and use it as a single family home. Being zoned residential will make it easier for us to invest in the property and continue to make the necessary improvements for the safety and welfare of our family.

b) What is the impact of the rezoning on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed rezoning is approved?

We believe that by rezoning the parcel to residential it will actually be less of a burden on the township and local public services.

c) Does the requested rezoning adversely affect environmental conditions, or the value of the surrounding property?

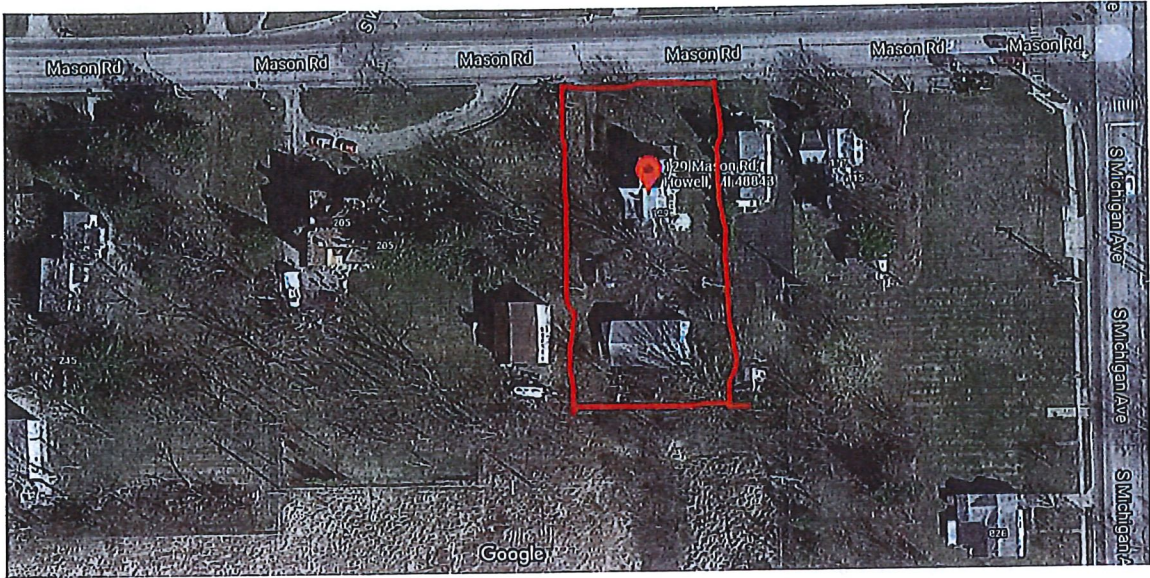
We do not believe so. We believe a residential use would be more harmonious to the surrounding and adjoining properties.

d) Does the petitioned district change generally comply with the adopted Township Master Plan?

No. We believe that a change to the future land use map for this property is warranted.

e) Can the property in question be put to a reasonable economic use in the zoning district in which it is presently located?

No. The current zoning has made selling the house and obtaining financing for a purchase difficult. The building has historically been used as a residential home, but as buyers, our family was unable to obtain financing because of the current zoning.



**MARION TOWNSHIP  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

**Notice is hereby given: Marion Township Planning Commission will hold a Public Hearing at 7:30 p.m. on Tuesday, February 22, 2022. The public hearing will be held at the Marion Township Hall located at 2877 W. Coon Lake Road, Howell, Michigan 48843. The purpose of the public hearing is to receive comments on a Rezoning request.**

**Sean Iversen, Tax ID# 4710-02-200-004 at 129 Mason Road Howell MI 48843  
The applicant is seeking approval for a Rezoning from Highway Service to Urban Residential.**

**Please be advised that the Planning Commission may take action on the request following the public hearing.**

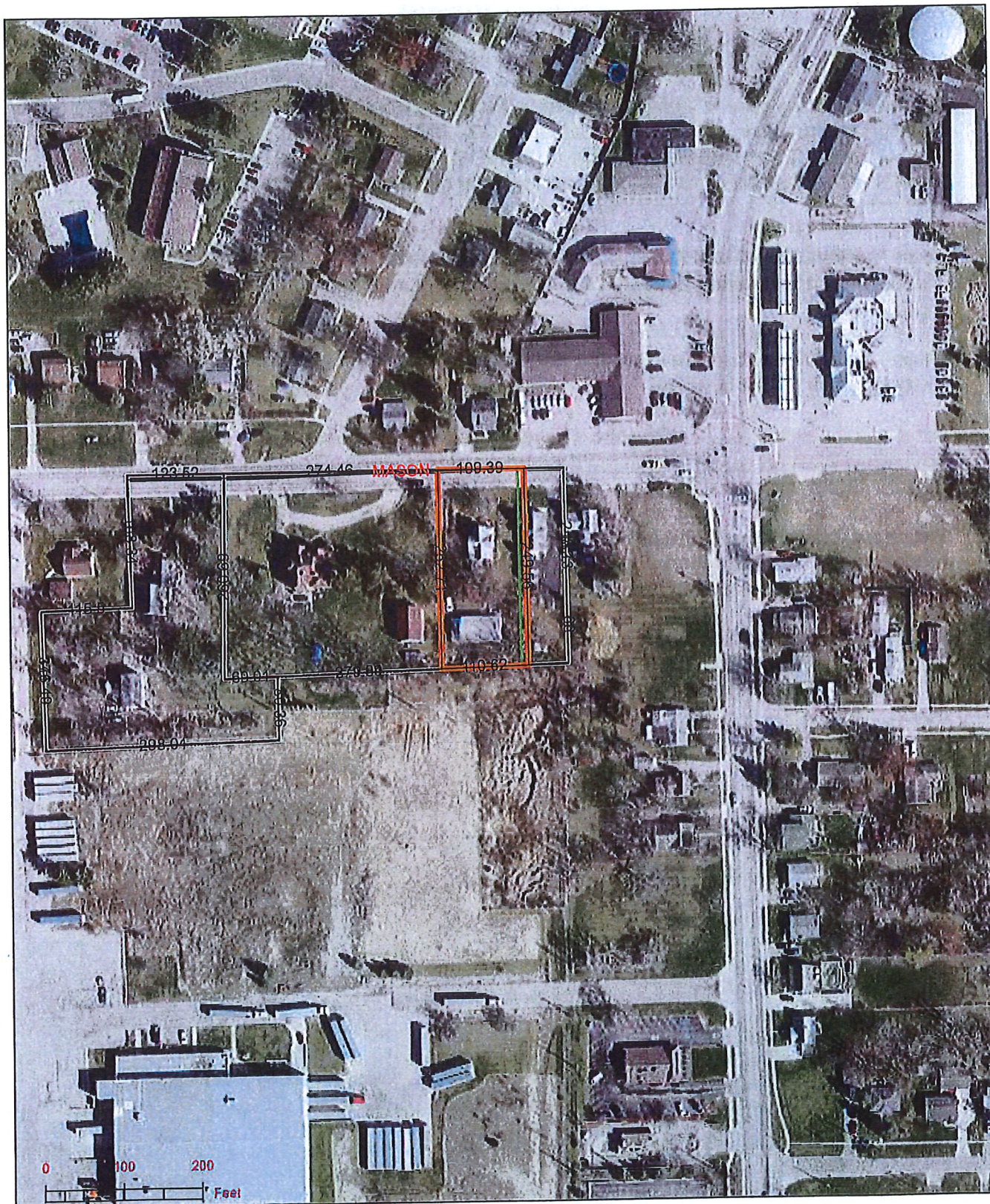
**Interested parties may review the above mentioned proposal at the Marion Township Web [www.mariontownship.com](http://www.mariontownship.com) or at the Marion Township Hall during regular business hours, Monday-Thursday from 9:00 a.m. to 5:00 p.m.**


**Those unable to attend the public hearing are invited to submit written comments to the attention of the Planning Commission Chairman, Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843 by 5:00 p.m. on Monday, February 21, 2022.**

**Marion Township will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Anyone requiring auxiliary aids and services should contact the Marion Township Clerk no later than 5:00 p.m., Tuesday, February 15, 2022.**

**CHERYL RANGE, SECRETARY  
MARION TOWNSHIP  
PLANNING COMMISSION**

# MARION FEB2021

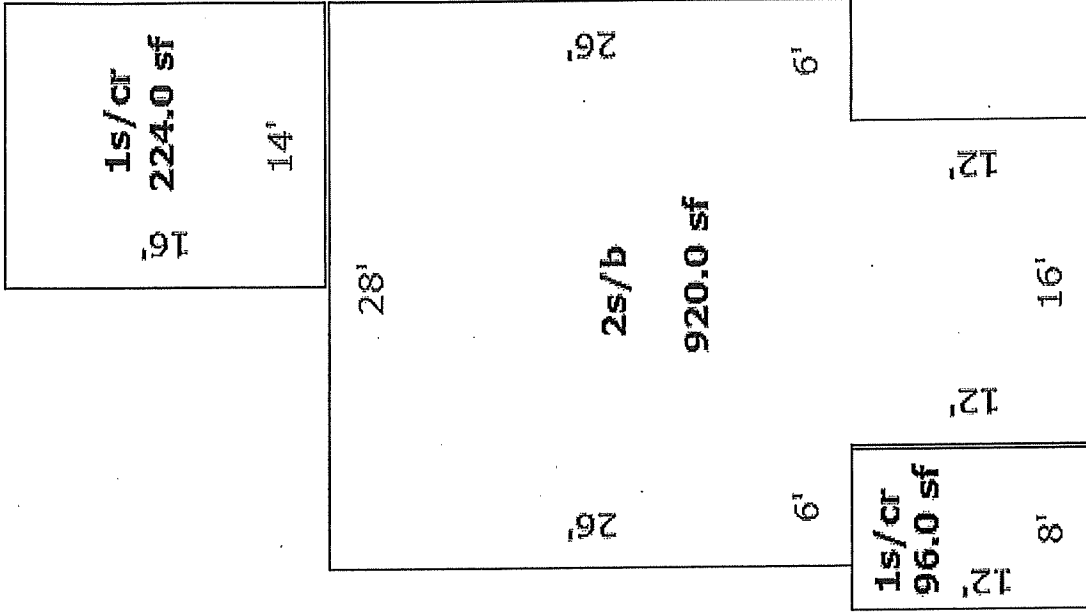


| Grantor  | Grantee  | Sale Price     | Sale Date      | Inst. Type      | Terms of Sale   | Liber & Page  | Verified By       | Prcnt. Trans. |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
|--|--|----------------|----------------|-----------------|-----------------|---------------|-------------------|---------------|------|------------|----------------|----------------|-----------------|----------------|---------------|------|--------|--------|---------|--|--|----------|------|--------|--------|---------|--|--|----------|------|--------|--------|--------|--|---------|---------|------|--------|--------|---------|--|--|---------|
| TREANOR BRIAN  | IVERSEN SEAN   | 145,000        | 12/07/2020     | WD              | 03-ARM'S LENGTH | 2020R-045536  | PROPERTY TRANSFER | 100.0         |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| BONFIGLIO LIVING TRUST   | TREANOR BRIAN  | 115,000        | 09/23/2020     | WD              | 03-ARM'S LENGTH | 2020R-033938  | PROPERTY TRANSFER | 100.0         |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Property Address   | Class: COMMERCIAL-IMPROV Zoning: HWY S Building Permit(s)  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 129 MASON RD   | School: HOWELL PUBLIC SCHOOLS ALTERATION   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Owner's Name/Address   | P.R.E. 100% 12/28/2020   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| IVERSEN SEAN   | MAP #: 2   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 129 MASON RD   | 2022 Est TCV 206,921 TCV/TFA: 95.80  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| HOWELL MI 48843-2531   | Land Value Estimates for Land Table 201.COMMERCIAL   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Tax Description  | * Factors *  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| SEC. 2 T2N, R4E, COMM AT NE COR OF SEC. 2  | Description Frontage Depth Front Depth Rate %Adj. Reason Value   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| S89*11'33"W 275.40 FT TO POB: TH   | OLD PINCKNEY RD 104.10 247.50 1.0000 1.1124 800 100 92,643   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| S1*11'3"E 247.5 FT: TH S89*11'33"W 104.10  | 104 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 92,643   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| FT: TH N1*11'3"W 247.5 FT: TH N89*11'33"E  | Work Description for Permit 2021-00001, Issued 01/21/2021: INTERIOR & EXTERIOR   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 104.10FT TO POB. .591 AC +/- .LEGAL DESC   | RENOVATIONS TO A SINGLE FAMILY DWELLING. CHANGING PARTITIONS & ROOM LOCATIONS,   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| CORRECTION 9/9/2020 PER SURVEY.  | DOOR & WINDOW LOCATIONS, ADDING NEW HEADERS. GUTTING HOUSE TO STUDS FOR NEW  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Comments/Influences  | ELECTRICAL, PLUMBING, MECHANICAL, INSULATION & DRYWALL   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| RESIDENTIAL  | <table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>46,300</td> <td>57,200</td> <td>103,500</td> <td></td> <td></td> <td>103,500S</td> </tr> <tr> <td>2021</td> <td>46,300</td> <td>55,200</td> <td>101,500</td> <td></td> <td></td> <td>101,500S</td> </tr> <tr> <td>2020</td> <td>33,700</td> <td>63,900</td> <td>97,600</td> <td></td> <td>97,600R</td> <td>60,090C</td> </tr> <tr> <td>2019</td> <td>35,600</td> <td>66,800</td> <td>102,400</td> <td></td> <td></td> <td>58,970C</td> </tr> </tbody> </table> |                |                |                 |                 |               |                   |               | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value | 2022 | 46,300 | 57,200 | 103,500 |  |  | 103,500S | 2021 | 46,300 | 55,200 | 101,500 |  |  | 101,500S | 2020 | 33,700 | 63,900 | 97,600 |  | 97,600R | 60,090C | 2019 | 35,600 | 66,800 | 102,400 |  |  | 58,970C |
| Year   | Land Value   | Building Value | Assessed Value | Board of Review | Tribunal/Other  | Taxable Value |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 2022   | 46,300   | 57,200         | 103,500        |                 |                 | 103,500S      |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 2021   | 46,300   | 55,200         | 101,500        |                 |                 | 101,500S      |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 2020   | 33,700   | 63,900         | 97,600         |                 | 97,600R         | 60,090C       |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| 2019   | 35,600   | 66,800         | 102,400        |                 |                 | 58,970C       |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Topography of Site   | <p>Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain</p> <p>Who When What</p> <p>IOU 08/23/1996 DATA ENTER</p>   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| Public Improvements  | <p>Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.</p>   |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
|                              |  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |
| <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Marion, County of Livingston, Michigan</p> |  |                |                |                 |                 |               |                   |               |      |            |                |                |                 |                |               |      |        |        |         |  |  |          |      |        |        |         |  |  |          |      |        |        |        |  |         |         |      |        |        |         |  |  |         |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



**129 MASON RD**



|  |                        |                        |  |
|--|------------------------|------------------------|--|
| Building Type  | Barn - General Purpose | Barn - General Purpose |  |
| Year Built   |                        |                        |  |
| Class/Construction   | D, Frame               | D, Pole                |  |
| Quality/Exterior   | Average                | Average                |  |
| # of Walls, Perimeter  | 4 Wall, 84             | 4 Wall, 140            |  |
| Height   | 10                     | 10                     |  |
| Heating System   | No Heating/Cooling     | No Heating/Cooling     |  |
| Length/Width/Area  | 18 x 24 = 432          | 20 x 50 = 1000         |  |
| Cost New   | \$ 16,568              | \$ 27,200              |  |
| Phy./Func./Econ. %Good   | 47/100/100 47.0        | 62/100/100 62.0        |  |
| Depreciated Cost   | \$ 7,787               | \$ 16,864              |  |
| + Unit-In-Place Items  | \$ 0                   | \$ 0                   |  |
| Description, Size X<br>Rate X %Good = Cost   |                        |                        |  |
| Itemized ->  |                        |                        |  |
| Unit-In-Place ->   |                        |                        |  |
| Items ->   |                        |                        |  |
| E.C.F.   | X 1.000                | X 1.000                |  |
| % Good   | 47                     | 62                     |  |
| Est. True Cash Value   | \$ 7,787               | \$ 16,864              |  |
| Comments:  |                        |                        |  |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 24651 / All Cards: 24651 |                        |                        |  |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**129 MASON RD** HOWELL, MI 48843-2531 (Property Address)

Parcel Number: 10-02-200-004

**Property Owner:** IVERSEN SEAN

**Summary Information**

> 6 Building Department records found

**Owner Information**

Not Available

**Amount Due**

Property Total **\$0.00**

**Projects**

| Project Number | Filed As       | Status                          | Number of Items |                      |
|----------------|----------------|---------------------------------|-----------------|----------------------|
| J62970         | 62970          | Finished                        | 1               | <a href="#">View</a> |
| JMEC2014-02958 | MEC2014-02958  | Finished                        | 1               | <a href="#">View</a> |
| JRAL2021-00001 | Res Alteration | In Progress: 24 Item(s) Pending | 31              | <a href="#">View</a> |

1

Displaying items 1 - 3 of 3

**Permits**

To request an inspection or pay on a record, click View

| Permit Type | Permit Number  | Associated Project | Status   | Date Issued | Last Inspection | Amount Due |                      |
|-------------|----------------|--------------------|----------|-------------|-----------------|------------|----------------------|
| Building    | P62970         |                    | FINALED  | 12/20/1993  | 4/11/1994       | \$0.00     | <a href="#">View</a> |
| Building    | PBLD2021-00001 |                    | ISSUED   | 1/21/2021   |                 | \$0.00     | <a href="#">View</a> |
| Electrical  | PELE2021-00088 |                    | ISSUED   | 1/21/2021   | 12/8/2021       | \$0.00     | <a href="#">View</a> |
| Mechanical  | PMEC2014-02958 |                    | CANCELED | 11/5/2014   |                 | \$0.00     | <a href="#">View</a> |
| Mechanical  | PMEC2021-04585 |                    | ISSUED   | 12/7/2021   |                 | \$0.00     | <a href="#">View</a> |
| Plumbing    | PPLM2021-00070 |                    | ISSUED   | 1/21/2021   | 11/19/2021      | \$0.00     | <a href="#">View</a> |

1

Displaying items 1 - 6 of 6

[Apply for a Permit](#)

**Attachments**

| Date Created | Title | Record |
|--------------|-------|--------|
|--------------|-------|--------|

No records to display.

Displaying items 0 - 0 of 0

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**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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TO: Marion Township Planning Commission  
FROM: John L. Enos, AICP, Township Planner  
DATE: January 17, 2022  
RE: Planning Commission Meeting Agenda Issues

Please note the following based on the agenda.

1. The proposed rezoning (Public Hearing February) of 129 Mason Road from Highway Service to Urban Residential is similar to the rezoning permitted a few years back for 725 Mason allowing the property to not be non-conforming and allows the home to be renovated rather than demolished or stay in poor condition based on Section 19.06 Repairs and Maintenance.



2. Per your request we have reviewed and revised the draft solar energy language to fit our Ordinance, see attached draft language. The current draft is basically the same as provided in late 2021 regulating small and large solar energy systems with the following new or existing language more strongly called out.
  - A. Large scale solar energy systems will only be permitted in our LI Light Industrial District and Rural Residential zoning district. While this limit's locations in the Township it is not creating an exclusionary issue and still allows them.



# Livingston County Department of Planning

March 17, 2022

Marion Township Board of Trustees  
c/o Tammy Beal, Township Clerk  
Marion Township Hall - 2877 West Coon Lake Road  
Howell, MI 48843

Kathleen J. Kline-Hudson  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

Scott Barb  
AICP, PEM  
Principal Planner

**Re: Planning Commission Review of Proposed Rezoning  
Z-19-22: Rezoning HS: Highway Service District to UR: Urban  
Residential District**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, March 16, 2022, and reviewed the proposed rezoning referenced above. The County Planning Commissioners made the following recommendation.

---

#### **Z-19-22 - Approval.**

While the proposed rezoning to Urban Residential is not consistent with the Township Master Plan designation for the subject parcel, it would, however, be generally compatible with the urbanized, residential nature of the immediately surrounding area and would create a more suitable economic and land use solution for this particular parcel.

---

Copies of the staff reviews as well as draft Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

*Kathleen J. Kline-Hudson*

Kathleen J. Kline-Hudson, Director

rs

Enclosures

c: Larry Grunn, Chair, Marion Township Planning Commission  
Dave Hamann, Zoning Administrator, Marion Township

Additional minutes and agendas are available at:  
<https://www.livgov.com/plan/Pages/meetings.asp>

#### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

(517) 546-7555  
Fax (517) 552-2347

Web Site  
[livgov.com/planning](http://livgov.com/planning)

**LIVINGSTON COUNTY PLANNING  
COMMISSION MEETING MINUTES**

**March 16, 2022**

**6:30 p.m.**

**Hybrid In-Person and Virtual Zoom Meeting**

**Zoom Virtual Meeting Room Meeting ID: 399-700-0062 / Password: LCBOC  
<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>**

| <b>PLANNING COMMISSION</b>                                       |   |  |   |
|--|---|--|---|
| <b>COMMISSIONERS PRESENT:</b>                                    | <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <b>BRIAN PROKUDA</b><br/> <b>PAUL FUNK</b><br/> <b>BILL ANDERSON</b> </td> <td style="width: 50%; border: none;"> <b>BILL CALL</b><br/> <b>JASON SCHROCK</b><br/> <b>DENNIS BOWDOIN</b> </td> </tr> </table>   | <b>BRIAN PROKUDA</b><br><b>PAUL FUNK</b><br><b>BILL ANDERSON</b> | <b>BILL CALL</b><br><b>JASON SCHROCK</b><br><b>DENNIS BOWDOIN</b> |
| <b>BRIAN PROKUDA</b><br><b>PAUL FUNK</b><br><b>BILL ANDERSON</b> | <b>BILL CALL</b><br><b>JASON SCHROCK</b><br><b>DENNIS BOWDOIN</b>   |  |   |
| <b>COMMISSIONERS ABSENT:</b>                                     | <b>MATT IKLE</b>  |  |   |
| <b>STAFF PRESENT:</b>  | <b>KATHLEEN KLINE-HUDSON</b><br><b>ROB STANFORD</b><br><b>SCOTT BARB</b>  |  |   |
| <b>OTHERS PRESENT:</b>   | <b><u>MARION TWP:</u> BRUCE POWELLSON, BOB HANVEY</b><br><b><u>IOSCO TWP:</u> KEN KNUCKLES</b><br><b><u>HARTLAND TWP:</u> TROY LANGER, ROB BUTI</b><br><b><u>PUTNAM TWP:</u></b><br><b>BRIAN HISA</b><br><b>ALLAN PRUSS</b><br><b>ROD PEIRSON</b><br><b>MARK KRYSTAK</b><br><b>CHRIS AND KRISTEN AYRES</b><br><b>DENISE AND DARYL KRAUSE</b><br><b>CHARLES AND JENNIFER GRENIER</b><br><b>KONSTANTINE PROKOS</b><br><b>SALVATORE BIONDO</b><br><b>TOM LEWIS</b><br><b>ANDY NUMYER</b><br><b>TOM ALLEN</b><br><b><u>RANGER POWER COMPANY:</u> DREW VIELBIG</b> |  |   |

1. **CALL TO ORDER:** Meeting was called to order by Planning Commissioner Prokuda at 6:30 PM.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **ROLL AND INTRODUCTION OF GUESTS:** Roll call by Principal Planner Stanford indicated the presence of a quorum. Members of the public were acknowledged in the audience.

|                     |                                     |   |
|---------------------|-------------------------------------|---|
| <b>Present:</b>     |                                     |   |
| Prokuda             | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| Ikle                | <input type="checkbox"/>            |   |
| Funk                | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| Anderson            | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| Bowdoin             | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| Call                | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| Schrock             | <input checked="" type="checkbox"/> | Location: Livingston County Administration Building |
| <b>Absent:</b> Ikle |                                     |   |

4. **APPROVAL OF AGENDA**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO APPROVE THE AGENDA, DATED MARCH 16, 2022, SECONDED BY COMMISSIONER CALL.**

**All in favor, motion passed.**

**Yea:** Prokuda  Anderson  Bowdoin  Call  Funk  Schrock

**Nay:** None.

5. **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO APPROVE THE MINUTES, DATED FEBRUARY 16, 2022, SECONDED BY COMMISSIONER FUNK.**

**All in favor, motion passed.**

**Yea:** Prokuda  Anderson  Bowdoin  Call  Funk  Schrock

**Nay:** None.

6. **CALL TO THE PUBLIC:** None.

7. **ZONING REVIEWS:**

**A. Z-14-22: IOSCO TOWNSHIP – REZONING**

**Current Zoning:** AR Agricultural Residential  
**Proposed Zoning:** C-1 Local Commercial  
**Section 2**

**Township Master Plan:** The Future Land Use plan and map of Iosco Township (2020) designates the site as Suburban Residential. The site is also located within the township-established Mason Road Commercial Industrial Area. The Township Master Plan further describes these area in the following manner (p. 3-4 and 3-7).

**Suburban Residential**

The Suburban Residential Area provides for residential development of a more suburban and urban character than planned elsewhere in the township. There are two planned Suburban Residential Areas. The Northeast Suburban Residential Area is in the northeast corner of the township extending south of Mason Road for approximately one-half mile, from Gregory Road east to Truhn Road, but excluding those areas contained in the Resource Conservation Area and that area comprising the Mason Road Commercial Area.

These Areas are characterized by one or more conditions that are more supportive of higher-density residential growth including:

- improved access via paved primary roads and closer proximity to I-96
- closer proximity to fire protection services
- soils conditions more supportive of suburban and/or urban densities
- closer proximity to planned commercial services

#### **Mason Road Commercial Industrial Area**

The Mason Road Commercial / Industrial Area extends along Mason Road from Bull Run Road east to about 1,000' west of Kern Road, for a depth of approximately 500'. Future principal uses planned for this Area are to be commercial endeavors catering to the local population and the motoring public, and light industry. These areas are considered preferred locations for non-residential growth and are characterized by one or more conditions that support commercial and/or industrial activity including:

- improved access via paved primary roads and closer proximity to I-96
- closer proximity to fire protection services
- reduced environmental limitations
- existing and/or past commercial/industrial uses in the immediate area, including in neighboring Handy Township to the north.

There are also portions of the Resource Conservation Area designation that are found on the proposed subject site. They are further described in the township Master Plan as follows:

#### **Resource Conservation Area**

*The Resource Conservation Area includes those portions of the township comprised of wetlands and river and stream corridors. These resources provide important environmental benefits including habitats for wildlife, flood control, groundwater recharge and discharge, and surface water purification. In addition, they provide special opportunities for recreation, contribute to the township's overall rural character and desirability as a place of residence, and present severe obstacles to development. The Resource Conservation Area is intended to encourage the preservation of important natural resource areas. In light of the critical role these natural resources play, uses within the Resource Conservation Area should be predominantly limited to open space and natural resource-based conservation endeavors. Residential development is discouraged to minimize encroachment into and the disturbance of these important resource areas and the environmental systems contained within.*

**County Comprehensive Plan:** The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from an AR-Agricultural Residential zoning district to a C-1 Local Commercial zoning district, in a location where the subject property is adjacent to C-1 zoned land and an already established commercial business to the west and is near the Neighborhood Service District (commercial) on the west side of Fowlerville Road in Handy Township, also with several established businesses appears to be a reasonable option.

**Township Planning Commission Recommendation: Approval.** The Iosco Township Planning Commission recommended Approval of this Rezoning at its February 9, 2022 Public Hearing.

**Staff Recommendation: Approval.** The proposed rezoning appears to be reasonable and appropriate. Reviewing the proposed rezoning compared to the township Master Plan, there is nothing that clearly indicates that the proposed rezoning is inappropriate for the subject property. The subject property is within the Plan's planned Mason Road Commercial/Industrial Area. The proposed C-1 zoning is reasonably consistent with the existing mixed pattern of districts in the immediately surrounding area.

**Commission Discussion:** None.

**Public Comment:** Ken Knuckles representing Dollar General discussed how the rezoning and use would be a good fit for the community.



**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER SCHROCK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

**B. Z-15-22: HARTLAND TOWNSHIP – REZONING**

**Current Zoning: CA Conservation Agriculture**

**Proposed Zoning: SR Suburban Residential  
Section 21**

**Township Master Plan:** The Hartland Township Master Plan adopted in 2012, designates the site and many of the surrounding parcels as MS DR Medium Suburban Density Residential. The master plan defines this future land use category as follows:

*Medium Suburban Density Residential. This designation is the third largest land use category and has been planned for approximately 2,414 acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single-family developments are all located within MS DR areas.*

**County Comprehensive Plan:** The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**Township Planning Commission Recommendation: Approval.** Approval; Minutes reflect that there were no public comments at the February 10, 2022 public hearing.

**Staff Recommendation: Approval.** Surrounding land use patterns in this area of Hartland Township are consistent with the SR Suburban Residential rezoning request. A rezoning of the 3.9 acre subject site to SR would not negatively impact the surrounding lots on McCartney Road that are zoned CA Conservation Agriculture. Hartland Township should consider a more comprehensive rezoning of the parcels on either side of Clark Road, so that the Hartland Township Zoning Map is more consistent with the Future Land Use designations of this area.

**Commission Discussion:** None.

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

**C. Z-16-22: PUTNAM TOWNSHIP – REZONING**

**Current Zoning: RS-1 Rural Residential**

**Proposed Zoning: RS-3 Rural Residential**

**Section 35**

**Township Master Plan:** The Putnam Township Master Plan Future Land Use Map (Draft August 2019) designates the subject parcel as Medium Density Residential (1 to < 3 acres). The Township Master Plan states the following regarding the Medium Density Residential future land use classification:

*MDR classified areas are located near existing residential development and provide a transition between higher and lower densities with a single-family lot sizes ranging from 1 to 3 acres. Given the overarching desire to maintain the township's rural character, homes do not gain direct driveway access from existing perimeter arterial and collector roads, but rather they are accessed from within a development through a series of interconnected streets. Views of residential neighborhoods are screened along perimeter roads by significant landscaped buffers, areas of preserved and protected trees and woodlands and changes in topography.*

The parcel is bounded by land that is master planned as Rural Preservation to the east, west, and south with Medium Density Residential to the north. Home sites within the proposed development range from 1 to < 3 acres in size and are aligned with the master plan density requirements for the Medium Density Residential classification.

**County Comprehensive Plan:** The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**Township Planning Commission Recommendation: Disapproval.** The proposed rezoning was recommended for disapproval at the February 9, 2022 public hearing. The minutes of the public hearing note there were several in attendance who were against the proposed rezoning. Additional letters of opposition were also noted in the Township packet.

**Staff Recommendation: Approval.** The proposed rezoning from RS-1 (5 acres) to RS-3 (1 acre) is compatible with both the Putnam Township Master Plan and the Livingston County Master Plan.

**Commission Discussion:** Commissioner Call stated that this Commission is charged with making sure a community's Master Plan intentions are met in any rezoning petition. Commissioner Prokuda asked whether the properties around the parcel less than 5 acres have been grandfathered in. Commissioner Funk inquired about the possibility of larger lot sizes. Commissioners discussed whether the proposed rezoning is approvable based on the rezoning aspect only. Commissioner Bowdoin recommended the Township consider conditions on this proposal if they are offered by the petitioner. Commissioner Schrock stated he is happy to see potential new families locate into the township and school district but voiced his concern regarding the proposed rezoning and how growth may affect the area negatively. Commissioner Anderson stated his view is for compromise with the Township regarding the proposed rezoning. Commissioner Prokuda is concerned about the smallest of the lots at 1 acre in size and potential spot zoning issue. Commissioner Funk would like to inquire with the developer to consider other options and or conditions. Principal Planner Barb stated that proposed lot sizes (up to 3 acres) are compliant with surrounding parcels. Director Kline-Hudson stated that the Master Plan does show this area planned for parcels 1 to less than 3 acres in size, so that is partially what this Commission bases its recommendations on.

**Public Comment:** Tom Lewis explained the Township PC decision to deny the rezoning was based on 1 acre lot sizes being too severe of a change. Allan Pruss, engineer for the project discussed the proposal for rezoning: pipeline issues/constraints will be dealt with in site plan review, access needs to be approved by Road Commission, rural character is supported. Eight (8) residents spoke individually about the rezoning and voiced their concerns and opposition regarding the change in zoning for the parcel. Concerns raised were: well issues; further groundwater contamination in conjunction with Patterson Lakes Products site; raised water table levels; over-developing the site; loss of critical animal habitat; loss of rural character;

rezoning of 1-acre being too drastic of a change; zoning should remain 5-acre; surrounding neighbors are all 5-acres or more; rezoning of 1 to less than 3 acres is not good land stewardship; dangerous traffic concerns at the intersection of Darwin and Dexter-Pinckney Roads.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.**

**Motion Tied: 3-3, No Action on recommendation**

**Yea: Anderson [X] Bowdoin [X] Call [X]**

**Nay: Prokuda [X] Funk [X] Schrock [X]**

**D. Z-17-22 CONWAY TOWNSHIP, ZONING ORDINANCE AMENDMENTS.  
ARTICLE 6 GENERAL AND SUPPLEMENTARY REGULATIONS, SECTION 6.09 (A)(8)  
TEMPORARY USES AND BUILDINGS**

The Conway Township Planning Commission proposes to amend the provisions of Section 6.09(A)(8) pertaining to Temporary Land Use Permits for agricultural tourism entertainment events.

**Township Planning Commission Recommendation:** Approval. The Conway Township Planning Commission recommended Approval of this zoning amendment at its February 14, 2022. There were no public comments noted in the minutes.

**Staff Recommendation:** Approval. The proposed amendments appear to be reasonable and appropriate. The proposed revisions represent a good proactive regulatory response to a unique and challenging land use activity in the township.

**Commission Discussion:** Commissioner Bowdoin stated that Conway Township will soon be working on more new language regarding large events. Commissioner Funk inquired about traffic/law enforcement issues and how it affects the Township and if they are paying the Township for all of the work this entails.

**Public Comment:** None

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

**E. Z-18-22 CONWAY TOWNSHIP, TEXT AMENDMENT.  
ARTICLE 6 GENERAL AND SUPPLEMENTARY REGULATIONS, SECTION 6.27  
ACCESSORY DWELLING UNIT**

The Conway Township Planning Commission proposes a completely new set of regulations for the Township Zoning Ordinance, as Section 6.27, to allow detached accessory dwelling units in the AR and R districts.

**Township Planning Commission Recommendation: Approval.** The Conway Township Planning Commission recommended Approval of this zoning amendment at its February 14, 2022. There were no public comments noted in the minutes.

**Staff Recommendation: Approval.** The proposed amendments appear to be reasonable and appropriate. The township has done the right thing by proactively amending the zoning ordinance to allow for ADUs.

**Commission Discussion:** Commissioner Call inquired if setbacks are included in the text amendment. Commissioner Schrock identified the section for Commissioner Call.

**Public Comment: None**

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER CALL.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

**F. Z-19-22: MARION TOWNSHIP – REZONING**

**Current Zoning: HS Highway Service**

**Proposed Zoning: UR Urban Residential  
Section 2**

**Township Master Plan:** The Future Land Use plan and map of Marion Township (2021) designates the site as Commercial. The Township Master Plan further describes these area in the following manner (p. 72).

*The intent of the Commercial future land use category is to concentrate future commercial uses within the Township Proposed Water/Sewer Boundary and around the highway interchange for ease of transportation access to and from establishments and to serve a regional customer base. Locating future Commercial development adjacent to the interchange and D-19, the major arterial in Marion Township, will minimize traffic congestion, traffic conflict and traffic hazards and will keep nonresidential uses contiguous to the commercial services of the City of Howell. Traffic generated by commercial uses will also benefit from a future paved roadway that will connect D-19 to Peavy Road just south of the interchange.*

*The Commercial future land use designation encompasses 238 acres of land. The bulk of this land area surrounds the I-96 interchange extending south to Francis Road and west to Peavy Road. It includes land area on both sides of D-19. Another small node of commercial is noted near the southern boundary of the Township, at the northwest corner of the Schafer Road and D-19 intersection where existing commercial is present. Lastly, small commercially-designated Township parcels are scattered amongst City of Howell properties along Mason Road and Michigan Avenue.*

*Developmental Densities within the Commercial future land use designation should not exceed one building or structure per one acre. The Commercial future land use category corresponds to the HS Highway Service District of the Marion Township Zoning Ordinance.*

**County Comprehensive Plan:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from a Highway Service Commercial zoning district to an Urban Residential zoning district, in a location where all of the immediately adjacent parcels are of similar single-family residential character, but which are master planned for Commercial uses appears to be incompatible with the Best Practices on their face, as identified in the Livingston County

Master Plan. However, as the details of this review reveals, there are extenuating circumstances related to this particular parcel that make rezoning the subject site to a residential land use a better, more reasonable option.

**Township Planning Commission Recommendation: Approval.** The Marion Township Planning Commission recommended Approval of this Rezoning at its February 22, 2022 Public Hearing.

**Staff Recommendation: Approval.** While the proposed rezoning to Urban Residential is not consistent with the Township Master Plan designation for the subject parcel, it would, however, be generally compatible with the urbanized, residential nature of the immediately surrounding area and would create a more suitable economic and land use solution for this particular parcel.

**Commission Discussion:** Commissioner Funk inquired about the parcel and if it is considered as a potential spot zone?

**Public Comment:** None.

**Commission Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**

**8. OLD BUSINESS:** None.

**9. NEW BUSINESS:**

**A. Livingston County Planning Department Work Program.** A brief discussion of the 2022 Planning Department Work Program was explained. Commissioner Funk inquired about the Housing Best Practices project.

**10. REPORTS:**

**A. Livingston County High Quality Natural Areas Assessment.** Principal Planner Stanford handed out individual copies of the Livingston County High Quality Natural Areas Assessment to each Commissioner and stated that all 20 local communities are also receiving a hard copy via USPS to their Planning Commissions via their local Planning Director or Zoning Administrator.

**B. Livingston County Capital Improvement Plan.** Principal Planner Stanford briefed the Commissioners that the initial Capital Improvement Plan project submission packets were sent out to all County departments and agencies and outlined the planned time table of activities related to the CIP process. The Planning Commission will receive the CIP at the June meeting for review and anticipated approval.

**11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** Drew Vielbig from Ranger Power discussed solar projects that are currently in progress in various townships. Commissioner Bowdoin discussed the benefits of Mr. Vielbig's solar power presentation at Conway Township. Bruce Powelson commended the Commission on excellently handling a contentious meeting and inquired about gas line easement locations. Director Kline-Hudson said that gas line easements are recorded with Livingston County Emergency Management. Commissioner Schrock thanked staff for their work and efforts.

**12. ADJOURNMENT:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO ADJOURN THE MEETING AT 8:37 P.M., SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 6-0**

**Yea: Prokuda [X] Anderson [X] Bowdoin [X] Call [X] Funk [X] Schrock [X]**

**Nay: None.**



**LIVINGSTON COUNTY PLANNING DEPARTMENT  
REZONING REQUEST - | -  
STAFF REPORT**

**CASE NUMBER:  
Z-19-22**

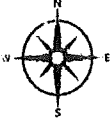
|                            |                 |                        |                 |
|----------------------------|-----------------|------------------------|-----------------|
| <b>COUNTY CASE NUMBER:</b> | Z-19-22         | <b>TOWNSHIP:</b>       | Marion Township |
| <b>REPORT DATE:</b>        | March 1, 2022   | <b>SECTION NUMBER:</b> | 2               |
| <b>STAFF ANALYSIS BY:</b>  | Robert Stanford | <b>TOTAL ACREAGE:</b>  | 0.591 Acres     |

|                              |  |
|------------------------------|--|
| <b>APPLICANT / OWNER:</b>    | Sean Iversen/Sean Iversen  |
| <b>LOCATION / PARCEL ID:</b> | 129 Mason Road, Fowlerville, MI / Parcel Number: 4710-02-200-004 |
| <b>LAND USE:</b>             | Residential  |

| <b>CURRENT ZONING:</b>   | <b>REQUESTED ZONING:</b>  |
|--|---|
| <b>HS-Highway Service District</b>   | <b>UR-Urban Residential District</b>  |
| <b>PERMITTED/SPECIAL USES (Not all inclusive):</b>   | <b>PERMITTED/SPECIAL USES (Not all inclusive):</b>  |
| <p><u>Permitted:</u> Not Limited to-</p> <p>Professional offices, medical and dental clinics, Standard restaurants, clubs, and other drinking establishments that provide food or drink for consumption on the premises and may also provide dancing and entertainment, Automobile dealerships, Automobile car washes, Convenience stores, Indoor commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, or similar uses, Catering, bakeries, Monument sales and manufacturing, Mini-storage facilities, Household equipment rentals, Wholesale distribution, Cabinet making, Hardware stores, Contractor storage yards, Accessory buildings, Funeral homes subject to additional requirements found in Section 9.01 E 10.</p>  | <p><u>Permitted:</u> Not Limited to-</p> <p>Single-family dwellings, Family child care homes, Adult foster care family homes, Accessory buildings, Crop operations, Nursery operation of retail sales of nursery stock grown on the site.</p>   |
| <p><u>Special:</u> Not Limited to-</p> <p>Public facilities, including municipal buildings, schools, libraries, recreational facilities, and similar uses and activities, Automobile repair garage, Automobile fueling/mixed-use station, Billboards, Communication towers, Drive-in establishments including but not limited to: drive-in, drive-through, take-out, pickup, and other forms of in-vehicle retail or service establishments including restaurants, financial institutions, dry cleaning businesses, and similar facilities, Motels and hotels, Open air business uses such as retail sales of plant materials, sale of lawn furniture, playground equipment and garden supplies, Outdoor commercial recreation facilities, Adult Entertainment Uses (Amended 10/2000), Outdoor vehicle storage, subject to additional requirements found in Section 17.34.</p> | <p><u>Special:</u> Not Limited to-</p> <p>Public facilities, including parks, municipal buildings, schools, libraries, recreational facilities, and similar uses and activities, Public, parochial, and private elementary, intermediate and/or high schools, and institutions of higher learning, offering courses in general education, Bed and breakfast establishments, Cemeteries and/or mausoleums, Child care centers, Churches and religious institutions, Communication towers, Group child care homes, Golf courses and country clubs, Commercial kennels, Private recreational facilities, Two-family dwellings.</p> |
| <p><u>Minimum Lot Area:</u></p> <p>1 Acre</p>  | <p><u>Minimum Lot Area:</u></p> <p>15,000 square feet (0.34 Ac.)</p>  |

| <b>TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:</b>  | <b>ESSENTIAL FACILITIES AND ACCESS:</b>   |
|--|---|
| <p>The Marion Township Planning Commission recommended <b>APPROVAL</b> of this Rezoning at its February 22, 2022 Public Hearing.</p> | <p><b>Water:</b><br/>The site is serviced by private well</p> <p><b>Sewer:</b><br/>The site is serviced by private septic</p> <p><b>Access:</b><br/>Access to subject site via Mason Road</p> |

**EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:**

|   |                      | Land Use:                             | Zoning:                           | Master Plan:  |
|---|----------------------|---------------------------------------|-----------------------------------|---|
| <b>Subject Site:</b>  |                      | Residential                           | Highway Service                   | Commercial  |
|  | <b>To the North:</b> | Howell City: Residential              | Howell City: B-2 General Business | Howell City: S. Michigan Avenue (D-19) Area Corridor – Live Work / Commercial |
|   | <b>To the East:</b>  | McCrie Law Offices                    | Highway Service                   | Commercial  |
|   | <b>To the South:</b> | Howell City Open Space/Vacant         | Howell City: I-1 Light Industrial | Howell City: S. Michigan Avenue (D-19) Area Corridor – Live Work / Commercial |
|   | <b>To the West:</b>  | Residential ("Sexton House", ca.1895) | Highway Service                   | Commercial  |

**ENVIRONMENTAL CONDITIONS:**

|                                       |   |
|---------------------------------------|---|
| <b>Soils / Topography:</b>            | Miami loam soils, (2 to 6 percent slopes) are the predominant soils on subject site. These soil types are well drained and have good stability for building and development purposes. |
| <b>Wetlands:</b>                      | The National Wetlands Inventory (NWI) indicates there are no wetlands on the subject site.  |
| <b>Vegetation:</b>                    | The subject site consists of vegetation characteristic of an urban residential parcel.  |
| <b>County Priority Natural Areas:</b> | According to the map "Livingston County's High-Quality Natural Areas" (2021), there are no High-Quality Natural Areas on the subject site.  |

**TOWNSHIP MASTER PLAN DESIGNATION:**

The Future Land Use plan and map of Marion Township (2021) designates the site as *Commercial*. The Township Master Plan further describes these area in the following manner (p. 72).

*The intent of the Commercial future land use category is to concentrate future commercial uses within the Township Proposed Water/Sewer Boundary and around the highway interchange for ease of transportation access to and from establishments and to serve a regional customer base. Locating future Commercial development adjacent to the interchange and D-19, the major arterial in Marion Township, will minimize traffic congestion, traffic conflict and traffic hazards and will keep nonresidential uses contiguous to the commercial services of the City of Howell. Traffic generated by commercial uses will also benefit from a future paved roadway that will connect D-19 to Peavy Road just south of the interchange.*

*The Commercial future land use designation encompasses 238 acres of land. The bulk of this land area surrounds the I-96 interchange extending south to Francis Road and west to Peavy Road. It includes land area on both sides of D-19. Another small node of commercial is noted near the southern boundary of the Township, at the northwest corner of the Schafer Road and D-19 intersection where existing commercial is present. Lastly, small commercially-designated Township parcels are scattered amongst City of Howell properties along Mason Road and Michigan Avenue.*

*Developmental Densities within the Commercial future land use designation should not exceed one building or structure per one acre. The Commercial future land use category corresponds to the HS Highway Service District of the Marion Township Zoning Ordinance.*

**COUNTY COMPREHENSIVE PLAN:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from a Highway Service Commercial zoning district to an Urban Residential zoning district, in a location where all of the immediately adjacent parcels are of similar single-family residential character, but which are master planned for Commercial uses appears to be incompatible with the Best Practices on their face, as identified in the Livingston County Master Plan. However, as the details of this review reveals, there are extenuating circumstances related to this particular parcel that make rezoning the subject site to a residential land use a better, more reasonable option.



**COUNTY PLANNING STAFF COMMENTS:**

The applicants have requested application consideration by the Marion Township Planning Commission for an Urban Residential rezoning designation so that the existing vacant dwelling unit can be used as a residence. The parcel is one of many small township islands surrounded by the City of Howell that at one time was part of Marion Township.

This rezoning petition mirrors nearly exactly a similar rezoning case reviewed and approved by the Township and by Livingston County Planning Commission in 2020 (refer to County case #Z-20-20 – 725 Mason Road, Highway Commercial to Urban Residential, parcel also one of the fragmented parcels within the Township located along West Mason Road)

The subject parcel is surrounded on the north and west by residential uses, and the east by a law office occupying a residential structure (McCririe Law Offices) and on the south by a large undeveloped vacant open space parcel.

According to the petitioner, the subject site, 129 Mason Rd, and the current structure on the site itself has been used as a stand-alone residential dwelling since around 1875. It is located in an area surrounded mostly by single family homes. The petitioner wishes to rezone the subject parcel to residential. The petitioner intends to live on the property and use it as a single-family home. Being zoned residential will make it easier for the owner to invest in, and continue to make the necessary Improvements to the property.

The proposed rezoning of the subject site to residential will actually be less of a burden on the township and local public services as the site is currently and will continue to be serviced by private well and septic. However, according to the township, should these systems fail, then the homeowner will have to be incorporated into the City of Howell's public water and sewer systems as Marion Township can't service the area north of I96 as part of a 425 agreement.

As currently zoned for HS-Highway Service commercial uses, this designation allows the subject site to be developed into a wide variety of commercial uses. However, the property in question cannot be put to a reasonable economic use in the current zoning district. The current zoning district of the parcel has made selling the house and obtaining financing for a purchase difficult. The building has historically been used as a residential home, but as potential buyers, the petitioner has been unable to obtain financing because of the current zoning classification.

As currently zoned, the parcel is legal non-conforming in the current HS-Highway Service Commercial zoning district (subject parcel area = 0.591 acres, 1 acre required). In contrast, the proposed UR-Urban Residential zoning designation carries a fifteen thousand (15,000) square foot (0.34 Ac.) minimum lot area. The subject parcel would therefore become conforming under the proposed rezoning district. The proposed rezoning allows the non-conforming status of the subject site to be eliminated and allows the home to be renovated rather than demolished or stay in poor condition based on Section 19.06 Repairs and Maintenance.

The requested rezoning will not adversely affect environmental conditions or the value of the surrounding properties, as a residential use would be more harmonious to the surrounding and adjoining properties.

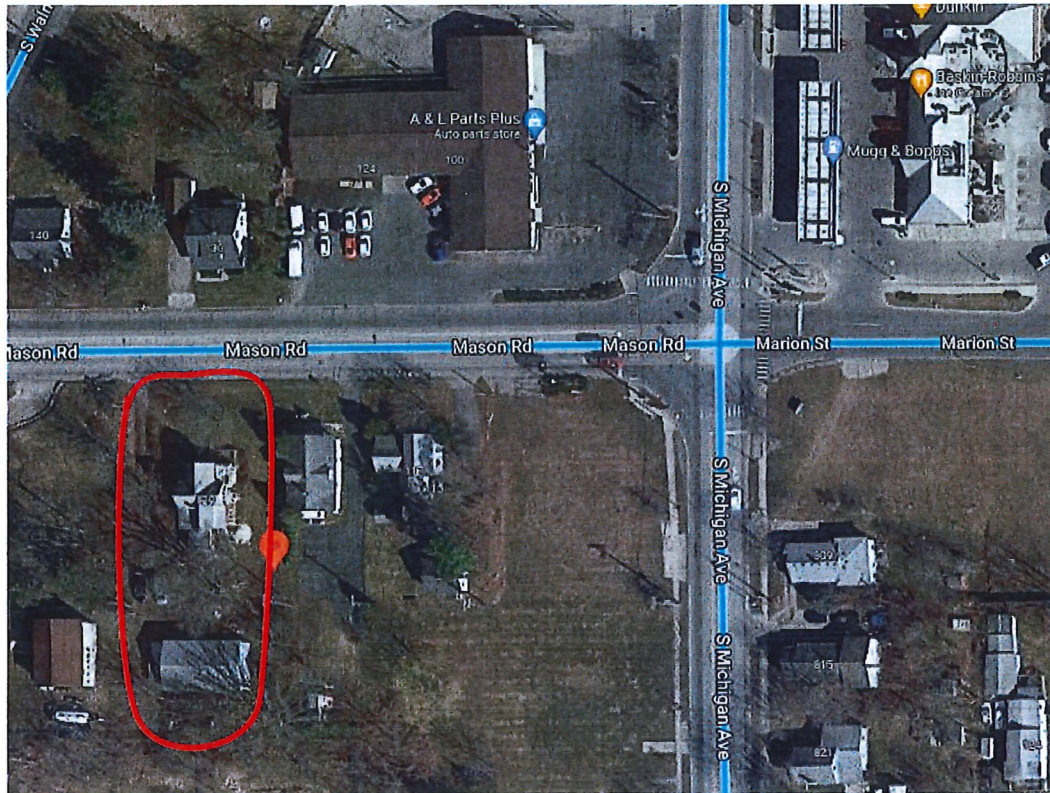
The proposed rezoning conflicts with the current Future Land Use Map of the Marion Township Master Plan (a small island parcel, planned for Commercial). However, due to the small size of the subject parcel, developing the parcel as commercial would be fairly difficult, given the required setbacks, screening and buffering requirements, etc.

Rezoning the subject parcel to Urban Residential would generally be compatible with the more urbanized commercial/residential nature of the surrounding area and would create a more suitable land use solution for this particular parcel than developing the site for commercial uses would entail. While the subject parcel and those parcels that are within the township's borders and immediately adjacent are master planned for highway service uses, this particular location within the township along Mason Road has not yet transitioned into those types of uses. In addition, the residential structure and the residence immediately adjacent to the west (i.e., "Sexton House") are historically significant in nature (the last two remaining of their type at this location) and are still in a condition that would allow for the easy transition from residential to perhaps office service uses, rather than straight to a more intense highway commercial level of use in the future should market pressures evolve. At this point however, Staff believes that to the extent that it is economically feasible, these two structures should continue to be preserved as historic residential structures for the immediate future.

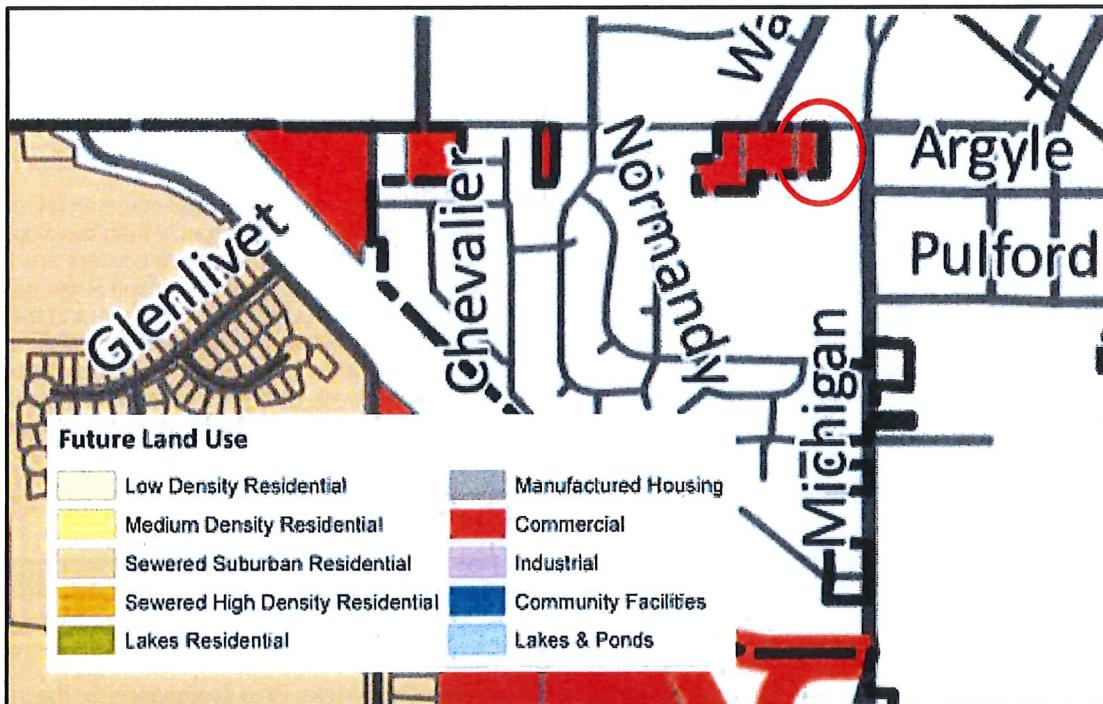
**COUNTY PLANNING STAFF RECOMMENDATION:****Approval.**

While the proposed rezoning to Urban Residential is not consistent with the Township Master Plan designation for the subject parcel, it would, however, be generally compatible with the urbanized, residential nature of the immediately surrounding area and would create a more suitable economic and land use solution for this particular parcel.

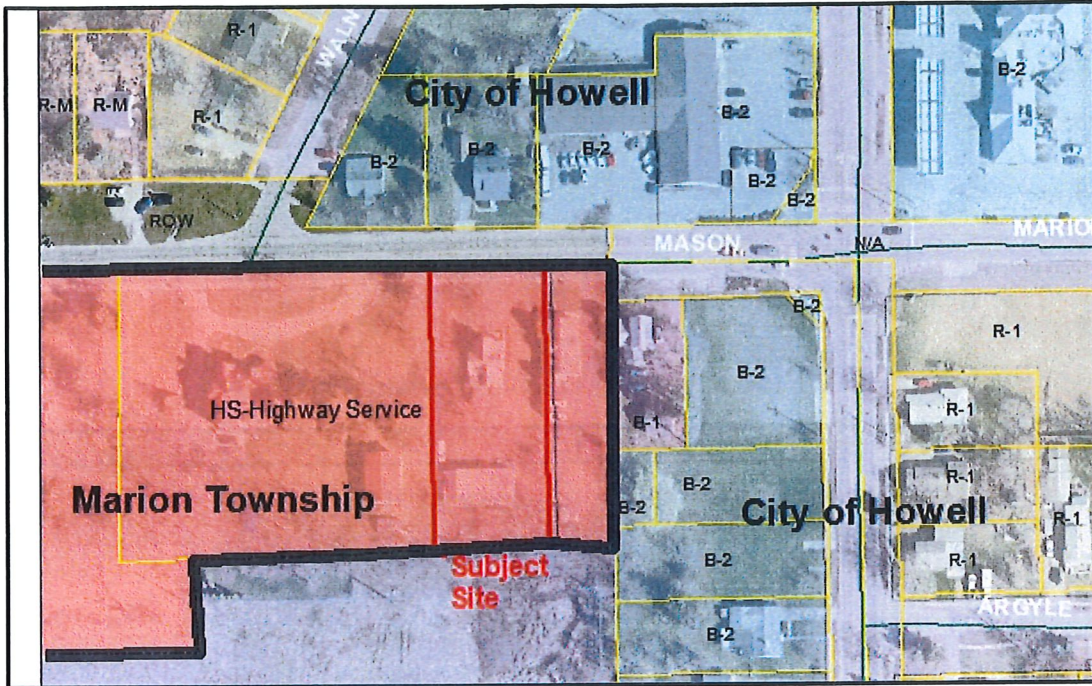
EXISTING LAND USE MAP:



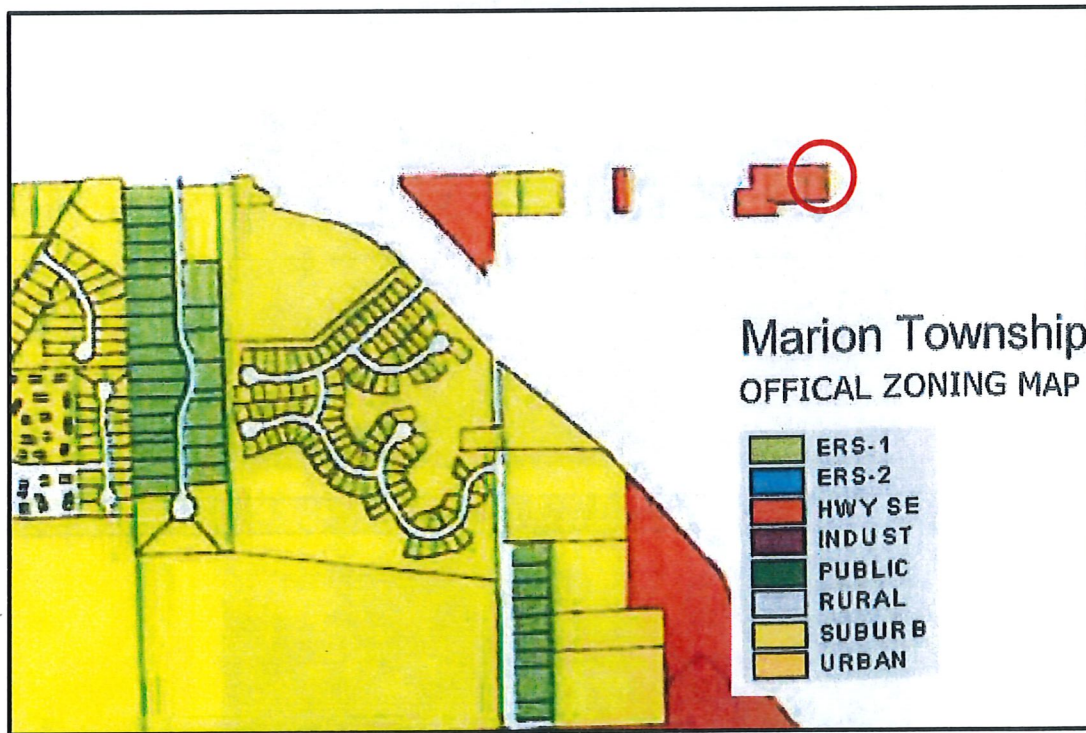
FUTURE LAND USE MAP:



**SURROUNDING ZONING MAP:**



**TOWNSHIP ZONING MAP:**



**SITE PHOTOS:**



**Subject Site**



**View Looking North from Site**

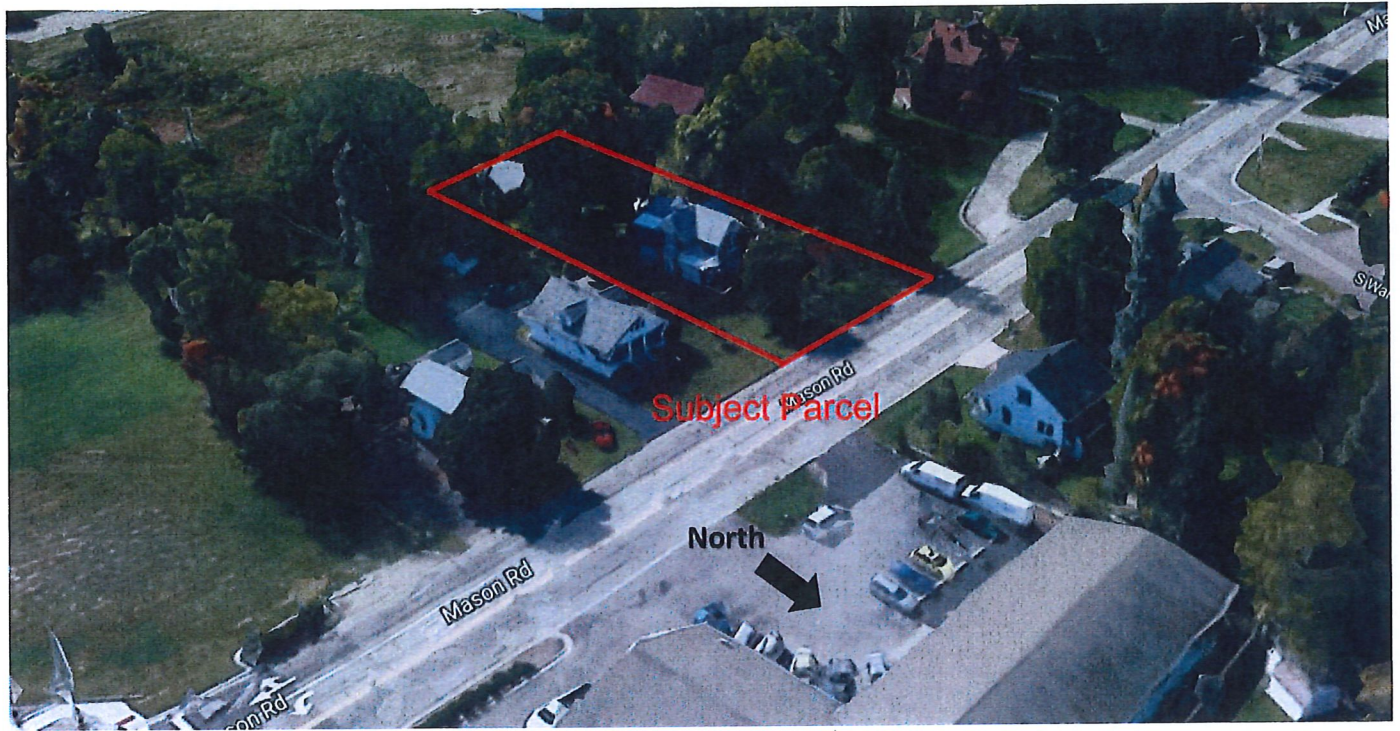


**View Looking East**



**View Looking West from Site**

AERIAL PHOTO:



# Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
Internet Address: www.livingstonroads.org

March 17, 2022

Mr. Robert Hanvey, Supervisor  
Marion Township  
2877 W. Coon Lake Road  
Howell, MI 48843

Re: Potential 2022 Gravel Road Projects

Dear Mr. Hanvey:

Per your request, we are providing you with a list of potential gravel road improvement contracts for your review. The location and estimate of each project are shown in the following table.

| ROAD               | LOCATION                              | TYPE OF WORK                                | AMOUNT      |
|--------------------|---------------------------------------|---|-------------|
| Triangle Lake Road | Rubbins to South Oaks<br>(3,100 feet) | Surface Gravel                              | \$29,000.00 |
| Triangle Lake Road | D-19 to South Oaks<br>(5,000 feet)    | Surface Gravel and<br>Limited Drainage Work | \$49,000.00 |

Please review the above list and contact me if you wish to have contracts prepared for any of the projects. For projects to be included on this year's construction schedule, all contracts must be in place by May 1, 2022.

If you have any questions, please do not hesitate to contact Wayne Moulton or me.

Sincerely,



Trevor Bennett  
Director of Operations

Cc: Vinnie Dahlberg, LCRC District 4 Foreman  
File

# **Chloride Solutions**

## **Ice & Dust Control**

### RATE QUOTE

Date: March 1, 2022

Customer: *Marion Township*

Product: Dust Control - Mineral Well Brine

Applied Rate: \$.224 per gallon / 9,500 gallons per load

Discount Offered: 1% net 10 days of receipt; net 30 days

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Quoted By: *Brian Hitchcock, President*

If awarded this bid, please sign and return to our office.

~ Fax: 517-338-5005 ~ Telephone: 517-803-4726 ~

~ Email: [brian@mbhtrucking.net](mailto:brian@mbhtrucking.net)~

Chloride Solutions, LLC

672 N. M-52

Webberville, MI. 48892

Quote is good through the 2022 season

**Gorski Hauling**  
**Owner: Rich Gorski**  
**321 W Grand River Apt. B**  
**Williamston, MI 48895**  
**(517) 388-2780**

## **Township Hauling Proposal 2022**

Proposal for 2022 Spring Clean Up:

Attn: Tammy Beal

Marion Township: Car and Truck Tires / \$6.25 each  
Semi Tires / \$55.00 each  
1 Full Dumpster @ \$450.00 if I need to prorate the second one I will  
Road time at \$65.00 per hour

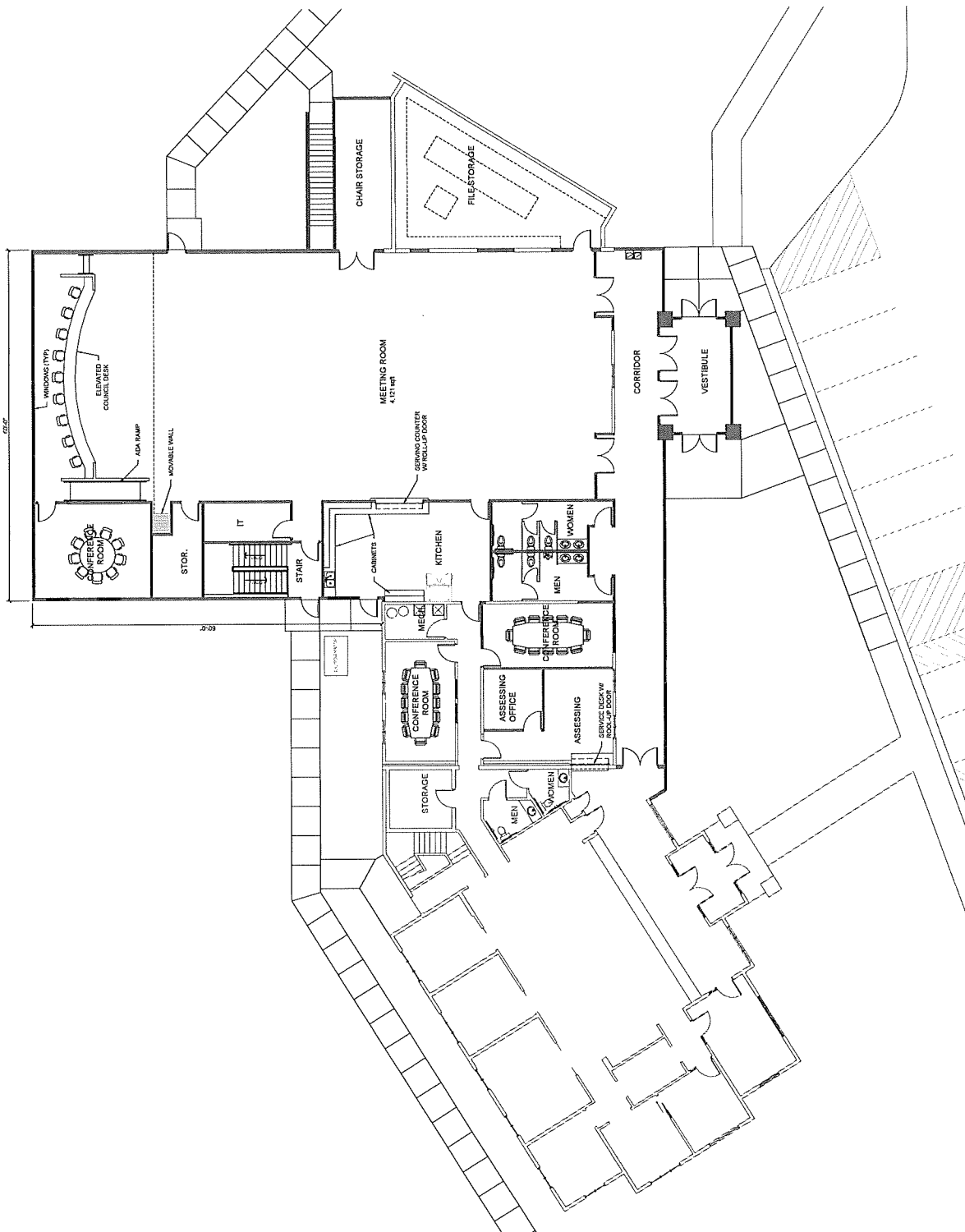
Estimated cost:

\$3,300.00

Should you wish to contact me, please call at the number listed above.

A handwritten signature in black ink that reads "Richard T. Gorski". The signature is written in a cursive style with a large, prominent 'R' and 'G'.

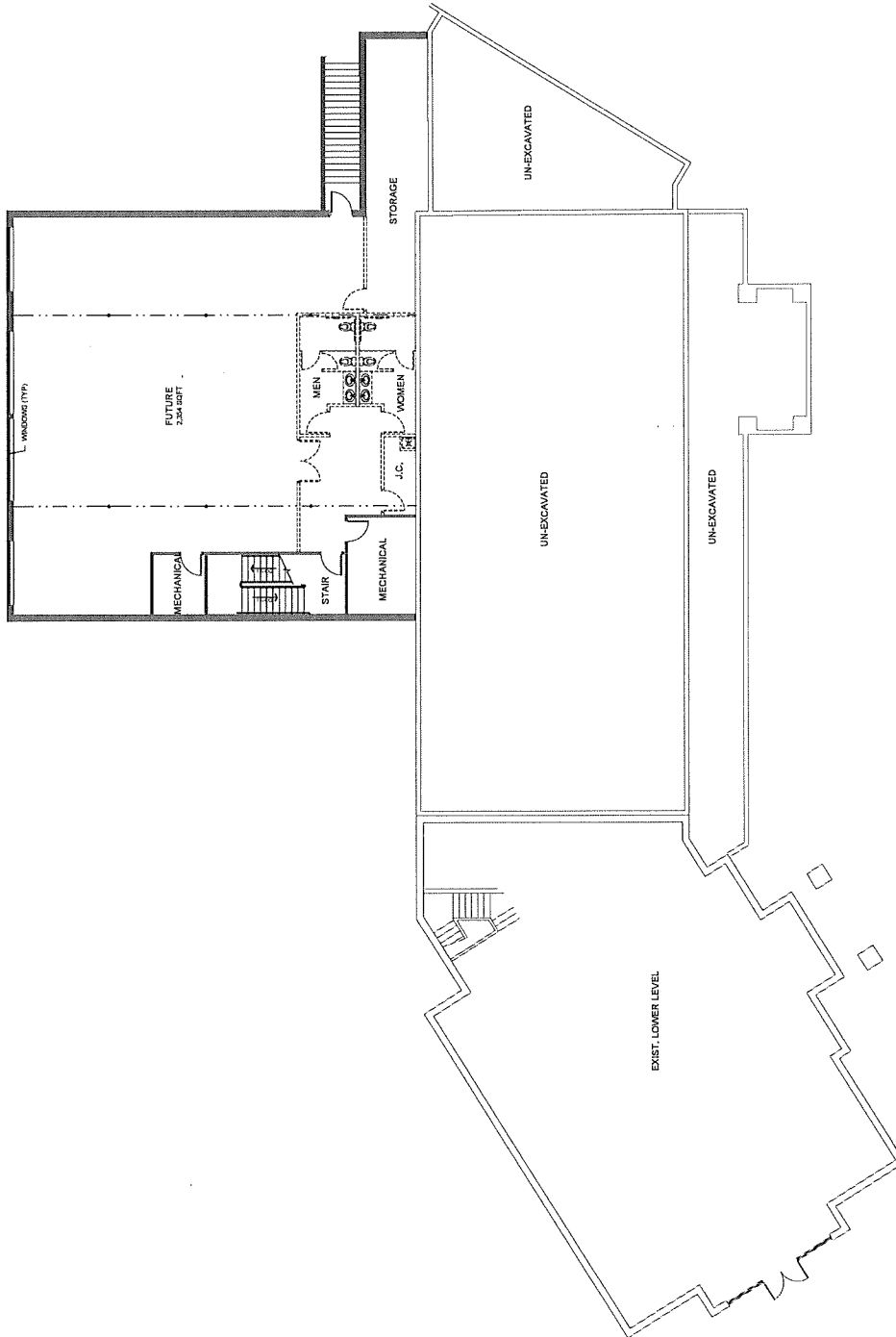




|  |                       |          |              |
|--|-----------------------|----------|--------------|
| DRAWN                                    | FINAL CONCEPTUAL PLAN | DATE     | 3/1/22       |
| BY                                       | MARK                  | DATE     | 3/1/22       |
| DATE                                     | 3/1/22                |          |              |
| DATE                                     |                       |          |              |
| MARION TOWNSHIP HALL<br>RENOVATION STUDY |                       |          |              |
| CONCEPTUAL PLAN<br>FIRST FLOOR           |                       |          |              |
|  |                       |          |              |
| DATE                                     | AUGUST 2021           | SHEET    | OF           |
| SCALE                                    | 1/8" = 1'-0"          | FILE NO. | 128777502018 |
| P1                                       |                       |          |              |

CONCEPTUAL FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





|      |                       |         |
|------|-----------------------|---------|
| NO.  | DESCRIPTION           | DATE    |
| 1    | FINAL CONCEPTUAL PLAN | 3/11/22 |
| 2    | OPTIONAL 3 & 8        | 2/20/22 |
| 3    | OPTIONAL 3 & 8        | 1/11/22 |
| 4    | REVISIONS             |         |
| BY   | DATE                  | DATE    |
| MARK | 3/11/22               |         |

I, the undersigned, being a duly Licensed Professional Engineer in the State of Michigan, do hereby certify that I am the author of the above described work and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Michigan. My Commission No. 126777SG2019.

**MARION TOWNSHIP HALL**  
 RENOVATION STUDY

**CONCEPTUAL PLAN**  
**LOWER LEVEL**

|             |              |              |    |
|-------------|--------------|--------------|----|
| DATE        | SCALE        | SHEET        | OF |
| AUGUST 2021 | 1/8" = 1'-0" | 126777SG2019 | P2 |

CONCEPTUAL LOWER LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



SPACER ENGINEERING GROUP, INC.  
 10000 E. HAWK CREEK RD.  
 FAYETTEVILLE, MI 48301  
 810.486.8800



March 15, 2022

Marion Township  
2877 W. Coon Lake Road  
Howell, Michigan 48843

Attn: Tammy L. Beal

**Columbarium: R-96 Columbarium**

**Granite Color:**

- Barre Gray, Base Cap and Ends – Tiffany Finish
- Jet Black Niche Doors and Trim
- 48 Niches on each side – Total of 96
- Aluminum Interiors with Security Door

**Overall Size: 108" x 30" x 86"**

**Cost: \$42,478.00**  
**Includes Installation**  
**Foundation and Crane not Included**

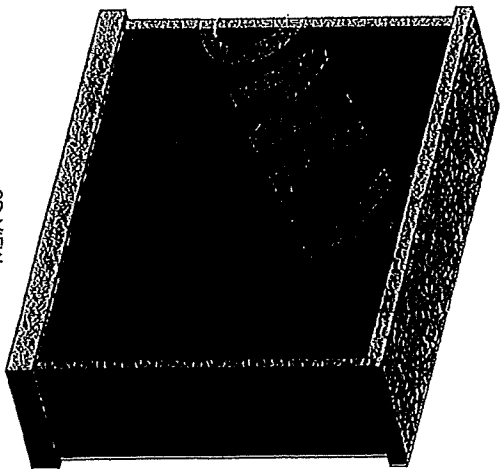
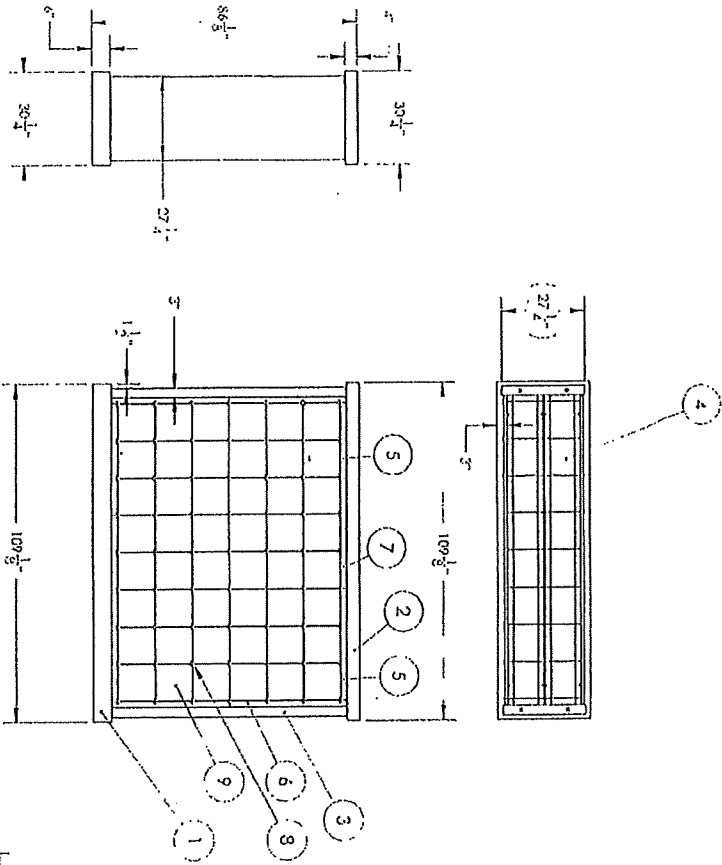
Thank you for the opportunity to quote your project.

Scott Waldorf  
Inch Memorials

580 South Main  
Northville, Michigan 48167  
(248) 349-0770  
1-800-642-9006  
Fax (248) 349-5221  
Fax 1-800-285-3705  
www.inchmemorials.com  
sales@inchmemorials.com

MICHIGAN'S ONLY AUTHORIZED  
**HEIRLOOM/ARTISAN**  
MARQUE MEMORIALS

| ITEM NO. | PART NUMBER    | DESCRIPTION                             | QTY. |
|----------|----------------|---|------|
| 1        | BASE-KM1-03407 | GRANITE BASE                            | 1    |
| 2        | ROOF-KM1-03408 | GRANITE TOP                             | 1    |
| 3        | SIDE-KM1-03409 | GRANITE COLUMN                          | 2    |
| 4        | ROOF-KM1-03410 | R96 AT 12" DEEP                         | 1    |
| 5        | TRIM-KM1-03412 | GRANITE TRIM .875" X 1.875" X .360(63") | 8    |
| 6        | TRIM-KM1-03413 | GRANITE TRIM .875" X 1.875" X .38.00"   | 8    |
| 7        | TRIM-KM1-03414 | GRANITE TRIM .875" X 1.875" X .24.00"   | 4    |
| 8        | ROSETTE        | ROSETTE                                 | 128  |
| 9        | DOOR-KM1-03411 | NICHE GRANITE DOOR 12" X 12"            | 96   |



3D VIEW  
SCALE: NTS

| REV. | INITIALS | DATE       | APPROVED |
|------|----------|------------|----------|
| 01   |          | 10/26/2012 | DM       |

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Granite Artisans  
 12345 INDUSTRIAL BLVD.  
 WILSON, NJ 07094  
 (908) 555-1234

COLLEGE & RESEARCH  
 NAME: [REDACTED]  
 DATE: 10/17/2012  
 DIV: [REDACTED]

TITLE: R96 12" DEEP  
 SIZE: B  
 DWG. NO.: R96  
 SCALE: 1/32  
 REV: 02  
 SHEET 1 OF 1



March 15, 2022

Marion Township  
2877 W. Coon Lake Road  
Howell, Michigan 48843

Attn: Tammy L. Beal

**Columbarium: R-48 Columbarium**

**Granite Color:**

- Barre Gray, Base Cap and Ends – Tiffany Finish
- Jet Black Niche Doors and Trim
- 24 Niches on each side – Total of 48
- Aluminum Interiors with Security Door

**Overall Size: 85" x 30" x 64"**

**Cost: \$21,976.00**  
**Includes Installation**  
**Foundation and Crane not Included**

Thank you for the opportunity to quote your project.

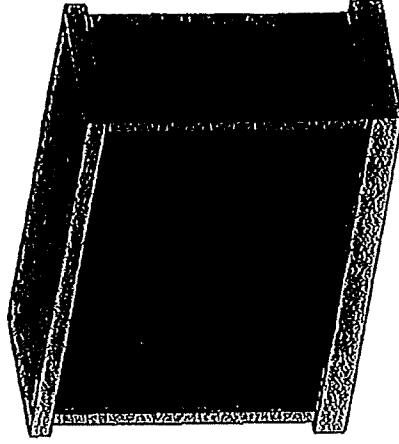
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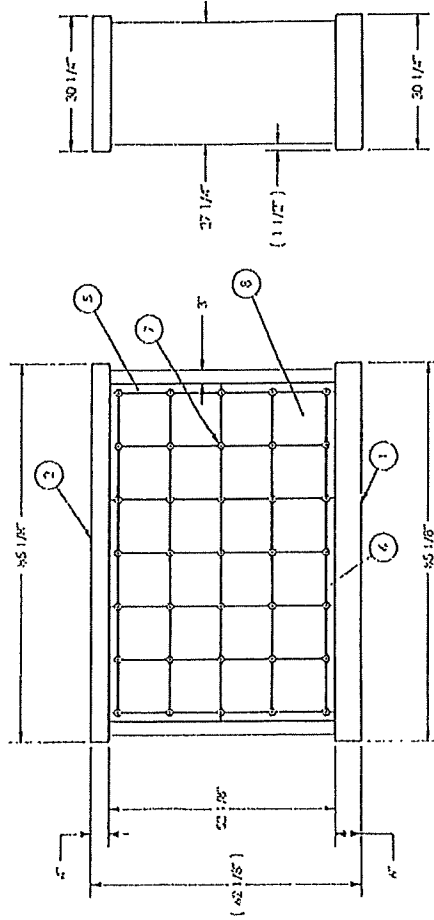
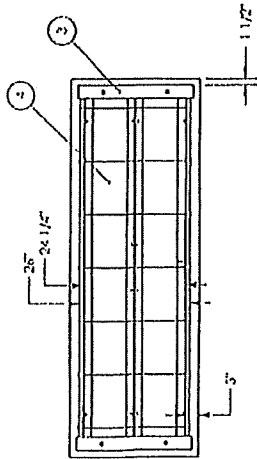
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HEIRLOOM/ARTISAN  
MARQUE MEMORIALS

| REV. | INITIAL RELEASE | DESCRIPTION | REVISIONS | DATE    | APPROVED |
|------|-----------------|-------------|-----------|---------|----------|
| 01   |                 |             |           | 9/27/16 | DA       |

| ITEM NO. | PART NUMBER     | DESCRIPTION                           | DETAIL/QTY. |
|----------|-----------------|---------------------------------------|-------------|
| 1        | BASE-KMI-102-7  | GRANITE BASE                          | 1           |
| 2        | ROOF-KMI-102-50 | GRANITE TOP                           | 1           |
| 3        | ROSE-KMI-102-27 | GRANITE COLUMN                        | 2           |
| 4        | TRIM-KMI-007-65 | P-S ALUMINUM ASSEMBLY                 | 1           |
| 5        | TRIM-KMI-007-65 | GRANITE TRIM 8.25" X 1.875" X 26.000" | 8           |
| 6        | TRIM-KMI-007-66 | GRANITE TRIM 8.25" X 1.875" X 32.000" | 12          |
| 7        | ROSETTE         | ROSETTE                               | 70          |
| 8        | DOOR-KMI-007-67 | NICHE GRANITE DOOR 12" X 12"          | 48          |



3D VIEW  
SCALE: NTS



**INCH**  
MEMORIALS  
SINCE 1984  
Granite Artisans

**KMI**  
PARTS

TITLE  
R48 FLAT TOP

|          |         |       |        |                 |     |
|----------|---------|-------|--------|-----------------|-----|
| DESIGNER | DATE    | SCALE | WEIGHT | NO.             | REV |
| DA       | 9/27/16 | 1:24  | LBS    | R48-002-208-RTS | 01  |

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