

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
AUGUST 22, 2023 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN - *CHAIRPERSON*
JIM ANDERSON - *VICE CHAIRPERSON*
CHERYL RANGE - *SECRETARY*
BOB HANVEY
BRUCE POWELSON

OTHERS PRESENT: DAVID HAMANN - *MARION TWP. ZONING ADMINISTRATOR*



CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the August 22, 2023 agenda as presented. Jim Anderson seconded.

MOTION CARRIED

APPROVAL OF MINUTES

Jim Anderson would like to add "Iosco Township" under the second Call to Public, when discussing DTE and Solar Farms. Cheryl Range made a motion to approve the July 25, 2023 Planning Commission minutes, with the amendment mentioned by Jim Anderson. Bob Hanvey seconded. **MOTION CARRIED**

CALL TO PUBLIC

Cheryl Range shared an article from the Energy Info Agency.

PUBLIC HEARING:

SUP# 01-23 KROMREY HOME-BASED BUSINESS

Mrs. Kromrey explained that their business is a family business focused on Classic Car Restorations. She discussed their business hours and the various types of work they perform on vehicles. She explained that vehicle traffic frequency is low due to full restorations taking months to complete. The Kromrey's explained that they also work with the Livingston Educational Service Agency to help prepare young technicians for future job opportunities and occasionally partner with Angel Autos who help donate vehicles to employed single mothers in need of transportation. The Kromrey's want to make sure they do their due-diligence and follow all the steps required in order to operate their business legally within the Township.

Sue Frazier resides at 535 W. Coon Lake Road. Ms. Frazier is very concerned about the level of noise that comes from Kromrey's property. She is also concerned about the high-speed traffic on Coon Lake Road, that could be the result of the Kromrey's business. Ms. Frazier does not believe that this property should be re-zoned as commercial when it is supposed to be residential.

DRAFT

Sean Smithson resides at 4337 Sundance Circle. Mr. Smithson has been a customer of Kromrey's for about six-months and is very pleased with their set-up and the way they conduct their business. He is impressed with the quality of work he has received and is in favor of them operating their business at this location.

Nelson Boatwright resides at 2723 Black Eagle Ridge. Mr. Boatwright is a customer of the Kromrey's and is in full support of their business and its location.

Jim Anderson explained that this property is NOT being re-zoned. The Kromrey's are requesting Special Use Permit for their Home-Based Business. So far, they have checked all of the boxes and are meeting all of the requirements laid out in ordinance. Jim explained that the Kromrey's application is a perfect example of what should be presented for Home-Based Business SUP.

Dave Hamann also explained the process for requesting a Special Use Permit for a Home-Based Business, which is also spelled out in our ordinance.

CLOSE CALL TO PUBLIC AT 8:34pm.

PUBLIC HEARING:

TXT# 01-23 CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Jim Anderson stated that this ordinance was created so the Township could be proactive for any future potential applications.

CLOSE CALL TO PUBLIC AT 8:45pm.

NEW BUSINESS:

SUP# 01-23 KROMREY HOME-BASED BUSINESS

Bob Hanvey made a motion to recommend approval to the Township Board of Trustees for Kromrey's Home-Based Business Special Use Permit (SUP# 01-23). Jim Anderson seconded. **MOTION CARRIED**

WELLHEAD PROTECTION ORDINANCE AND MAP

Bob Hanvey explained that this will be a Zoning Ordinance.

Bruce Powelson reviewed his changes:

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Page 8 #4

Page 9 #14 / C

Page 9 #15 / A

Page 9 #15 / B

Page 9 #18

Bob Hanvey inquired about the status with Zach the Planner. Dave Hamann explained that Zach was approved to be our Planner and will be here at the next meeting.

UNFINISHED BUSINESS:

TXT# 01-23 CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Bruce Powelson reviewed his changes:

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Page 4 #1

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Page 5 # D / 4

Page 6 #6

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Dave Hamann said he would send these changes to Zach.

SPECIAL ORDERS

Bob Hanvey explained that discussion between members via email is still a quorum.

ANNOUNCEMENTS

Dave Hamann explained that Zach will be at our regular meetings pending Board Approval on September 28, 2023. He suggested also having someone from Carlisle Wortman shadow Zach and act as the middle man between Marion Township, Zach and John Enos.

CALL TO THE PUBLIC

None.

ADJOURNMENT

Bruce Powelson made a motion to adjourn the meeting at 9:30pm. Jim Anderson seconded. **MOTION CARRIED**