

**MARION TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**MARCH 26, 2019 / 7:30PM**

**MEMBERS PRESENT:** LARRY GRUNN – CHAIRPERSON  
BOB HANVEY  
BRUCE POWELSON – VICE CHAIR  
CHERYL RANGE – SECRETARY  
JAMES ANDERSON

**OTHERS PRESENT:** DAVE HAMANN – ZONING ADMINISTRATOR  
JOHN ENOS – CARLISLE WORTMAN PLANNER  
PHIL WESTMORELAND – SPICER’S

**CALL TO ORDER:**  
Larry Grunn called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA:**

***Regular Meeting Agenda for March 26, 2019***

Bob Hanvey requested to rearrange the agenda items under the “New Business” section, as follows:  
1) *Pre-application Review for Evergreen outdoors 386 Lucy Road, (Daniel Brockway)*  
2) *Wellhead Protection Overlay District replacing 6.27 review*  
3) *Howell City Waste Water Treatment Plant Upgrades Impact*  
4) *Marion Township Engineering Standards (Phil and John)*  
5) *Nuisance Ordinance Verbiage (Written by Cheryl Range)*

Cheryl Range requested to add item “#5: Nuisance Ordinance Verbiage” to the agenda, under “New Business”, if there is enough time.

Bob Hanvey motioned to approve this agenda as amended. Cheryl Range seconded. **Motion carried.**

**APPROVAL OF MINUTES:**

***Approval of the Regular Meeting Minutes for January 22, 2019***

Bob Hanvey motioned to approve the minutes from January 22, 2019. Jim Anderson seconded. **Motion carried.**

## **CALL TO THE PUBLIC:**

None

## **NEW BUSINESS:**

### **1) *Pre-Application Review for Evergreen Outdoors with Daniel Brockway*** ***(Located at 386 Lucy Road)***

Dave Hamann said that this is a Pre-Application Review for Evergreen Outdoors. This process gives the applicant the ability to come to the Planning Commission for a review and find out what the requirements will be and get some direction on how to move forward. Dave would also like to use this for future projects. Dan Brockway explained that Evergreen Outdoors used to be just a home and was able to get a site-plan approval to run the business there and for the parking lot that was put in. Generally there are no customers on site and most of the employees come and go throughout the day. Brockway would like to build a pole barn which would help minimize the rent/expenses of having two separate sites/locations. Utilizing the pole barn, should not impact overall operations. There will be one employee on site all day and the rest will continue to come and go. He has provided the site plan along with the elevations, landscape improvements and other important issues. No material will be stored on site and the barn will not need any type of plumbing done. It will only require the use of gas and electrical. Brockway knows that he will have to get a variance for the size of the barn and for the set back.

John Enos said that after his informal review, he believes this request is acceptable. John is comfortable with the size of the lots and the location of this business. John will do a more formal review as this process unfolds. Jim Anderson asked Brockway about his plans for fencing. Brockway was hoping to put a fence up in just the front but is willing to negotiate.

Bob Hanvey asked if a screening variance would be necessary. John Enos said that he would like to research the surrounding areas to determine what the exact screening requirements need to be.

Bob Hanvey asked if this would be considered a "Landscape/Contractors yard". John Enos said he would consider this more of a "Contractor's /Storage yard", since material will not be stored on site.

John Enos also said that this would be considered a, use permitted by right, so a public hearing would not be required and neither would a special use permit.

Jim Anderson asked where the well is located in comparison to the parking lots. Brockway said that the parking lot is 6-8 feet away. John Enos said he does not see any issues with that.

Bob Hanvey said if approved, the next step would be for Brockway to submit something to the Zoning Department/Dave Hamann, which would get denied due to the size of the barn and the set-back distance. That way we have something in writing that explains why this needs to go to the ZBA for a variance.

John Enos said he believes that this meets the requirements for a preliminary site plan.

Dave Hamann said that Dan Brockway can come in with his paperwork, pay the ZBA fee and schedule a ZBA meeting and Public Hearing for the neighbors.

### **2) *Wellhead Protection Overlay District Replacing 6.27 Review***

Bob Hanvey asked if there are any issues with the way this proposed Wellhead Protection Overlay is currently. Bob explained that there are a few issues with the State, which involve things that we don't have any control over. Also, there are some Wellheads that are coded differently and we are not sure why. Bob thinks that this still needs some work but it is a good start.

Larry Grunn asked if this should be part of the Master Plan. John Enos said that it should be. Bob Hanvey said to keep reviewing it and we can make some more changes if necessary. Bruce Powelson said that on page 6, section F, the word "Trichlorethane" is not spelled correctly.

### **3) Howell City Waste Water Treatment Plant Upgrades Impact**

Bob Hanvey said that we need to provide a letter to Howell City stating that their Treatment Plant will not impact any of our Zoning Ordinances. Bob asked if there were any objections to Bob sending a statement to "Hubbell, Roth & Clark" stating that their upgrades will not affect or interfere with Marion Township. James Anderson asked how their chemicals are stored. Phil Westmoreland stated that they are all properly stored in containers with surrounding barriers. They also have to go through a strict approval process that require permits and inspections done by DEQ. Bob Hanvey motioned to send a statement to Howell City explaining that their upgrades will not have an impact on Marion Township. Bruce Powelson seconded. **MOTION CARRIED.**

### **4) Marion Township Engineering Standards**

Phil Westmoreland stated that these Engineering Standards will be part one of two parts. This first part will describe the process and procedures. Phil is currently working on the second part which will have specific numbers, sizes and so forth. Part one will have language explaining the preliminary and final site plan process. It will also discuss how an applicant can combine the preliminary process and final site plan review. Phil explained, that by having a preliminary meeting to review site plan, gives them the ability to suggest things that will help clean things up, making the site plan review more efficient before going to the ZBA or the Planning Commission.

Dave Hamann explained that he and John Enos would like to create a flow chart so the applicant knows where to go and what to expect throughout each step.

Bob Hanvey asked if certain plans would be grandfathered in. Phil Westmoreland said that, these standards will be dated so it will apply to anything moving forward.

Dave said that some revisions may not always require two steps.

Bob Hanvey said that on page 7, we should add "Zoning Administrator" and specify that MHOG handles all the water billing and usage for Marion Township.

Phil Westmoreland said that his hope is to streamline this process so it's more clear-cut for the developers and the Township staff/members.

John Enos suggested that we should consider allowing the Zoning Administrator to approve certain plans, without having to come to the Planning Commission.

### **5) Nuisance Ordinance Verbiage**

Cheryl put together some language for our Nuisance Ordinance.

## **OLD BUSINESS:**

### **1) TXT# 01-18 6.20 Private Roads**

Cheryl Range made a motion to postpone discussion on this item until our next meeting on April 23, 2019 and to combine it with the discussion on "Engineering Standards". Jim Anderson seconded. **Motion carried.**

## **2) TXT# 03-18 Home Occupation**

John Enos suggested possibly coming up with a Class 1, 2 and 3. John Enos said we should have a workshop with the Planning Commission and the Board of Trustees to discuss Home Occupation further.

John Enos suggested offering only a \$50 fee to applicants who have a homebased business, to encourage them to inform the Township about their business, so we can have it on file. Maybe offering some sort of advertising on the Township website or other pros for those that comply.

## **3) TXT# 07-17 Proposed Changes Lots**

Bob Hanvey stated that Evergreen Outdoor applicant is a good one to look at when discussing gross versus net acreage. 100 feet of this particular lot lays in the middle of the road. Just something to think about.

## **CORRESPONDENCE AND UPDATES:**

Iosco Township is currently working on their Master Plan and it took them 15 years to adopt one Zoning Ordinance.

### ***Master Plan***

A special meeting was scheduled for April 29, 2019 at 7:30pm so the Planning Commission can discuss and review the Marion Township Master Plan draft with John Enos, Carlisle Wortman.

## **CALL TO THE PUBLIC:**

Wendy Busick lives at 4746 Hawthorne. Ms. Busick would like to thank the Marion Township Planning Commission for working so hard on all of these ordinances. These ordinances are important to our community and she appreciates all the hard work being spent on these items.

## **ADJOURNMENT:**

Cheryl Range made a motion to adjourn the meeting at 9:43pm. Jim Anderson seconded. **Motion carried.**