

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 22, 2019 / 7:30PM**

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

MEMBERS ABSENT: NONE

OTHERS ABSENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – CARLISLE WORTMAN PLANNER
JESSICA TIMBERLAKE – QUEEN OF OUR ORDER AND VERBIAGE

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:42 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Regular Meeting Agenda for January 22, 2019

Bob Hanvey motioned to approve the agenda. Cheryl Range seconded. **Motion carried.**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for December 11, 2018

Cheryl Range motioned to approve the minutes of the 12-11-2018 minutes. Bob Hanvey seconded. **Motion carried.**

CALL TO THE PUBLIC:

Rick Bigham 4748 Hawthorne Drive. Shared his concern of field/waste water and chemicals in and out of homes. His neighbor was burning chemicals (unknown and very pungent smelling) Also, there is barrel dumping and burying in the back area of that property. He is very concerned about his water in his well-being

compromised. He has worked for Genoa Twp. for years and in his position is very aware of the strict standards to follow for chemical safety. He is hoping the Home Class Ordinance wording is going to stipulate the safety of nearby homes as well as the policing of what is actually going on in that ' Home Business'. He did call the township regarding the burning and the smell. Closed "Call To the Public"

OLD BUSINESS:

1) Annual Organizational Meeting

Larry Grunn nominated Cheryl Range for Secretary. Seconded by Bruce Powelson. Accepted and all supported. Jim Anderson nominated Bruce Powelson for Vice Chair. Seconded by Bob Hanvey. Accepted and all supported.

Bruce Powelson nominated Larry Grunn for Chairman. Jim Anderson seconded. Accepted and all supported. Bob Hanvey spoke about areas in our Rules and Procedures Policy Handbook which will be updated and coming to us to sign and acknowledge receiving.

2) TXT # 07-17 Proposed Changes Lots

Discussion regarding Bob Hanvey's handout from November. Lot/ Net/ Gross - Bob pointed out that the four platted parcels off of Sexton Rd are not treated the same as metes & bounds parcels and our Zoning Ordinance language isn't consistent. We would like our language to be consistent and cover as many possible issues uniformly as we can. Some utility easements are noted in some places and accounted for and yet others are not. Accessory structures sizes are determined based on lot size. Bruce questioned how metes and bounds parcels from the past had the road right-of-way removed from the legal description? Bob answered that the center of the road was taken into consideration on some and that changed the lot size when the property was platted. John (in Nov meeting) wanted to exclude the right of way. Jim asked how the parcels in the assessing system are described. Bob replied that that is also not consistently followed throughout. Sewer/water/utility (overhead lines) are another issue also. Jim Anderson made a motion to postpone this further until Dave and John can have their updated input. Larry Grunn seconded. Motion carried.

3) TXT # 01-18 / 6.20 Private Roads

Discussion regarding private roads. Bob asked how we look at them to determine an appropriate maximum road length. Jim and Larry responded ... one way in and one way out ... the number of units. Jim asked what the concern is. Bob said that the Township uses the county guidelines. But, the only private road in the township that conforms is Small Way off Mason Road. The ZBA has not turned anyone down for road length variance requests for metes and bounds, private roads or condominium layouts. The Meadows West will be handled in the consent judgement. Some things have been addressed but, not changed to clarify. Bruce asked, what is the longest private road that the ZBA has granted? Bob answered almost 2,000 feet for Chestnut Creek off of D19. Triangle Lake Road has the new cluster of homes going in there also that will be about 1,200 feet. Larry pointed out the fire safety equipment capability to perform easily. Some former Planning Commission members suggested 2,640 could be an appropriate maximum. Bruce asked if we have any parcels over a mile long. Bob said probably the Witkowski's from Coon Lk. to Davis Rd although their acres are separate parcel identifications. Premier Farms is another example. Further discussion led to Les Anderson asking one of the board to contact the county road commission before Mike Craine retires to get some better insight. Bob volunteered to do so. Cheryl Range made a motion to postpone this issue until Bob's contact can bring more information about this. Jim Anderson seconded. Motion carried.

Bob shared information regarding driveways in the township. There is a ZBA case scheduled for February requesting two driveways for a single family home. Bruce asked why the township would prevent that. Les Anderson suggested that some horseshoe driveways tend to shine lights into neighboring homes if not considered angled properly.

4) TXT # 03-18 Home Occupation (Class I / Class II)

Bob opened discussion with home accessory structures mentioning a lawyer with an accessory building turned into an office would not bother anyone. The hypnotist that used to be located off of D19 that disturbed no one and most people didn't even know he was there. Both of these examples would require Class II approval under the current ordinance. Jim and Larry pointed out and noted that semi-trucks, large haulers and equipment are very different and bothersome in residential areas.

Open discussion began again with the audience from Hawthorne Drive (Rick Bigham and wife Margaret Bigham) that rain runoff water in small spaces should be treated like the big area spaces when it comes to the protection of our water. The Home Occupation folks start doing one thing then another and then another then the culverts are affected and flood plain. What is the township going to allow on private roads? They want us to protect the wells and water. Larry said policing is a 'how to' question. Bob said the Air Quality Control and DEQ have come to the township to issue infractions and warnings. Bob and Larry spoke about burn restrictions and the fire department being notified. Bruce mentioned the owners (even prior owners) being liable to clean up the damaged areas. The residents are trying to catch things before ground and water damage occurs. Jim said some are just big businesses and not home occupations and how is this deterred? Residents questioned if they are going to be notified if a Home Occupation Class I or II is going to be considered going in their neighborhood? They have been in contact with Dave and they shared about the nine vehicles parked at the home as well as wetlands, the protection of water, road maintenance with flat beds being hauled and loaded back and forth using the private road which they pay to maintain. Heather Harrison (4700 Hawthorne Drive) stated that she and her husband just moved from Brighton with chemical issues seeping into the basement of their home from the nearby business. They are pleading with the township to help in any and every way to offset, prevent and protect their home, property, private roads and the rules and regulations to continue to protect them. They are in an area of five homes with 3+ acres on each site. Greg Busick spoke about the body shop/ mechanical repair/then selling cars on the internet. He is concerned and feels helpless. Cheryl Range motioned to postpone this until Dave could offer insight with his information. Bruce Powelson seconded. Motion carried.

Bruce Powelson asked about the sewage system for the township upgrading possibilities per Jim's future land use map suggestion. Bob replied that there is a \$14 million dollar non-capacity upgrade in the planning stage and it is a very lengthy process.

CALL TO THE PUBLIC:

Les Anderson (who introduced himself to the residents as an elected Trustee member) suggested that the Master Plan meeting may be another possible place for them (the attending residents) to offer input for their concern regarding the future protection of water and their homes. Also, Les said, the sewage system is not to be expanded within the sewage loop.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 9:10. Jim Anderson seconded. **Motion carried.**