

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA**

SPECIAL MASTER PLAN WORKSHOP MEETING

April 29, 2019

7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: April 29, 2019 Special Meeting

APPROVAL OF MINUTES FROM:

CALL TO THE PUBLIC:

New BUSINESS:

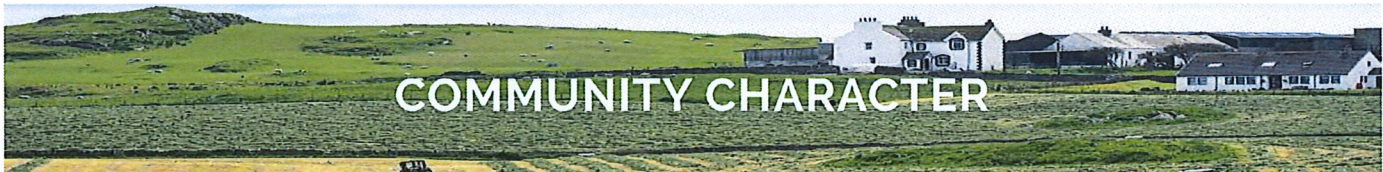
- 1) *Master Plan* Workshop Lead by Planner John Enos  
Review draft and discuss changes

Old BUSINESS:

NONE

CALL TO THE PUBLIC:

ADJOURNMENT:



# COMMUNITY CHARACTER

## GOAL 1

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**FOSTER/ENCOURAGE** A BALANCE BETWEEN GROWTH AND DEVELOPMENT, AND PROTECTION AND ENHANCEMENT OF THE QUIET, SCENIC, RURAL CHARACTER OF MARION TOWNSHIP.

## OBJECTIVES

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- DOCUMENT AND ESTABLISH THE EXISTING CHARACTER OF MARION TOWNSHIP TO SERVE AS THE BASIS FOR PROGRAMS TO PROTECT THAT CHARACTER.  
.....
- DEVELOP AND ENFORCE ORDINANCES AND REGULATIONS WHICH, TO THE GREATEST EXTENT POSSIBLE, BETTER PRESERVE THE ESTABLISHED CHARACTER OF THE TOWNSHIP AND PROMOTE THE OFFICIAL GOALS AND OBJECTIVES OF THE MARION TOWNSHIP MASTER PLAN.  
.....
- IDENTIFY AND PRESERVE SIGNIFICANT SCENIC, GEOLOGIC, OPEN SPACE, AND HISTORIC FEATURES TO RETAIN THEIR BENEFITS TO THE TOWNSHIP.  
.....
- IDENTIFY AND PRESERVE SIGNIFICANT WETLANDS, WOODLANDS, INLAND LAKES AND STREAMS, WILDLIFE HABITAT, AND SCENIC AND ENVIRONMENTAL AREAS TO RETAIN THEIR BENEFITS TO THE TOWNSHIP.  
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# PLANNING AND LAND USE

*GOAL 2*

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**COORDINATE** PLANNING EFFORTS WITH NEIGHBORING COMMUNITIES REGARDING SHARED RESOURCES SUCH AS CORRIDORS AND COMMERCIAL, CONSERVATION AND DEVELOPMENT AREAS.

*OBJECTIVE*

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- MINIMIZE ZONING AND FUTURE LAND USE CONFLICTS ALONG BOUNDARIES WITH NEIGHBORING COMMUNITIES.
- .....

*GOAL 3*

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**MAINTAIN** EASY TO UNDERSTAND, ACTION-ORIENTED MASTER PLAN LANGUAGE THAT GUIDES FUTURE LAND USE DECISIONS AND INCLUDES A PROCEDURE FOR PERIODICALLY UPDATING THE PLAN WHILE PROVIDING MEANINGFUL PUBLIC PARTICIPATION IN THE PROCESS.

*OBJECTIVES*

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- USE THE MARION TOWNSHIP MASTER PLAN AS A BASIS FOR ESTABLISHING LAND USE REGULATIONS THAT ARE EASILY UNDERSTOOD BY CITIZENS AND DEVELOPERS.
  - USE THE MARION TOWNSHIP MASTER PLAN AS A BASIS FOR ENSURING THAT PRESERVATION OF ENVIRONMENTAL RESOURCES IS INCORPORATED INTO THE DESIGN OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS IN A MANNER WHICH PROMOTES AND ENHANCES THE CHARACTER OF THE TOWNSHIP.
- .....



GOAL 4

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**SUPPORT** PRIVATE PROPERTY RIGHTS IN ORDER TO ALLOW PROPERTY OWNERS TO REALIZE THE VALUE AND ENJOYMENT OF THEIR LAND WHILE PROVIDING APPROPRIATE SAFE-GUARDS TO ENSURE LAND USES ARE RESPONSIBLE AND REPSECTFUL OF NEIGHBORING PROPERTY OWNERS, THE ENVIRONMENT AND THE OVERAL VISIOIN OF THE TOWNSHIP.

OBJECTIVE

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- ACTIVELY SEEK THE TOWNSHIP COMMUNITY INPUT AND FEEDBACK ON PLANNING AND ZONING ISSUES BOTH PRESENT AND FUTURE.
- .....

GOAL 5

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**ENCOURAGE** APPROPRIATE DEVELOPMENT AND LAND USE BASED ON EXISTING CHARACTER AND DEVELOPMENT PATTERNS.

OBJECTIVES

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- DESIGNATE TARGET LOCATIONS WITHIN THE TOWNSHIP FOR FOCUSED DEVELOPMENT BASED ON TOWNSHIP COMMUNITY INPUT AND AS OUTLINED IN THE CURRENT FUTURE LAND USE PLAN.
  - DESIGNATE FARMLANDS AND OPEN SPACE LOCATIONS WITHIN THE TOWNSHIP FOR LIMITED DEVELOPMENT AND PROTECTION IN AN EFFORT TO MAINTAIN THE RURAL CHARACTER OF THE TOWNSHIP
- .....





# NATURAL ENVIRONMENT

## GOAL 6

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**PROTECT** ENVIRONMENTALLY SENSITIVE AREAS SUCH AS WETLANDS, GROUNDWATER RECHARGE AREAS, WELLHEAD PROTECTION AREAS, AND INLAND LAKES FROM THE HARMFUL EFFECTS OF INCOMPATIBLE DEVELOPMENT.

## OBJECTIVES

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MAINTAIN AN INVENTORY OF ENVIRONMENTALLY SENSITIVE AREAS, PROVIDE THE INFORMATION TO INTERESTED PARTIES, AND INCORPORATE THE INFORMATION IN LAND USE REGULATION DOCUMENTS.



DEVISE REGULATIONS FOR LAND DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS WHICH PERMIT DEVELOPMENT CONSISTENT WITH IDENTIFIED PROTECTION OBJECTIVES AND WHICH COMPLEMENT STATE AND FEDERAL REGULATIONS FOR THOSE AREAS.



CONTINUE THE PROTECTION OF AREAS AROUND COMMUNITY DRINKING WATER WELLS AS WELLHEAD PROTECTION AREAS TO PROTECT GROUNDWATER DRINKING SUPPLIES.



IMPLEMENT WATERSHED MANAGEMENT AND WELLHEAD PROTECTION TECHNIQUES WHICH SEEK TO REDUCE POLLUTION AND SOIL EROSION/SEDIMENTATION, AND CAREFULLY CONSIDER DEVELOPMENT IN SENSITIVE AREAS.



COOPERATE WITH APPROPRIATE WATERSHED DISTRICTS TO ADDRESS WATER QUALITY ISSUES.





# RECREATION AND OPEN SPACE PRESERVATION

## GOAL 7

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**PROVIDE** A VARIETY OF RECREATIONAL OPPORTUNITIES TO AREA RESIDENTS THROUGH A SYSTEM OF PUBLIC AND PRIVATE FACILITIES.

## OBJECTIVES

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● INVESTIGATE SOURCES OF STATE AND FEDERAL FUNDING FOR PARKS AND RECREATION FACILITIES.



● DESIGN OPEN SPACE AND RECREATION AREAS TO ENHANCE THE CHARACTER OF RESIDENTIAL AREAS. ENCOURAGE THE INCORPORATION OF SUCH AREAS INTO NEW RESIDENTIAL DEVELOPMENTS.



● WHERE POSSIBLE, OPEN SPACE EASEMENTS SHOULD BE PRESERVED TO PROVIDE AN INTERCONNECTING NETWORK OF NON-MOTORIZED TRAILS THAT FOLLOW NATURAL GREENWAY CORRIDORS.







# INFRASTRUCTURE AND COMMUNITY FACILITIES

## GOAL 8

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**MINIMIZE** STRAIN ON LOCAL INFRASTRUCTURE THROUGH LAND USE DECISIONS AND INFRASTRUCTURE IMPROVEMENT PLANNING.

### OBJECTIVES

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- ENCOURAGE DEVELOPMENT IN AREAS OF THE TOWNSHIP WHERE ADEQUATE INFRASTRUCTURE IS PRESENT OR EASILY AVAILABLE.  
.....
- MAINTAIN INFRASTRUCTURE IMPROVEMENTS IN AREAS OF THE TOWNSHIP THAT CAN SUPPORT DENSE DEVELOPMENT.  
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## GOAL 9

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**ASSIST** THE LIVINGSTON COUNTY ROAD COMMISSION IN MAINTAINING A SAFE AND EFFICIENT ROAD NETWORK AND IMPROVE ROADS TO PROMOTE USE IN A MANNER CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE MARION TOWNSHIP MASTER PLAN.

### OBJECTIVES

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- PRIORITIZE TOWNSHIP ROAD NEEDS IN COOPERATION WITH THE LIVINGSTON COUNTY ROAD COMMISSION.  
.....
- WHERE A LOSS IN ROADWAY EFFICIENCY IS LIKELY TO OCCUR WITH AN EXCESSIVE NUMBER OF DRIVEWAYS, PREVENT INDIVIDUAL LOT ACCESS TO ARTERIAL OR COLLECTOR STREETS FROM INTENSIVE DEVELOPMENT.  
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GOAL 10

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WHERE PUBLIC UTILITIES EXIST, **ENSURE** A SAFE AND ADEQUATE WATER SUPPLY AND ENVIRONMENTALLY SOUND SEWAGE TREATMENT THAT IS EFFICIENTLY PROVIDED AND COST EFFECTIVE.

OBJECTIVE

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- CONTINUE TO COORDINATE AND MAINTAIN THE PROVISION OF PUBLIC SEWER AND WATER INFRASTRUCTURE, AND DESIGNATED WELLHEAD PROTECTION AREAS. PREPARE AND IMPLEMENT A PLAN FOR THE CAREFULLY TIMED PROVISION OF PUBLIC SEWER AND WATER SERVICE IN LIMITED AREAS OF THE TOWNSHIP, CONSISTENT WITH THE DEVELOPMENT GOALS AND OBJECTIVES OF THE MARION TOWNSHIP MASTER PLAN.
- .....

GOAL 11

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**DEVELOP** TOWNSHIP SERVICES AND FACILITIES AS NECESSARY AND FINANCIALLY PRACTICAL.

OBJECTIVE

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- INCREASE PUBLIC SERVICES AND FACILITIES ONLY WHEN CONSISTENT WITH DEMAND FROM TOWNSHIP POPULATION GROWTH.
- .....

GOAL 12

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**DEVELOP** A PLAN FOR EXPANSION OF THE WATER AND/OR SEWER UTILITIES CURRENTLY NOT SERVICED WITHIN THE TOWNSHIP TO PREPARE FOR SEPTIC SYSTEM FAILURES OR WATER CONTAMINATION.

OBJECTIVE

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- INCREASE PUBLIC SERVICES AND FACILITIES ONLY WHEN CONSISTENT WITH DEMAND FROM TOWNSHIP POPULATION GROWTH.
- .....



*GOAL 13*

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ENSURE A WATER SUPPLY OF SUFFICIENT QUANTITY, QUALITY AND AN ENVIRONMENTALLY SOUND SEWAGE AND SEPTIC TREATMENT SYSTEM

*OBJECTIVE*

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- INFORM TOWNSHIP RESIDENTS ON A REGULAR BASIS THE DOS AND DON'TS OF A SANITARY SEWER AND SEPTIC SYSTEMS.
- .....

*GOAL 14*

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ENSURE ALL LAKES, STREAMS, CREEKS AND DRAINAGE SYSTEMS ARE PROTECTED FROM INDUSTRIAL, RESIDENTIAL, ROAD RUN OFF CONTAMINATION.

*OBJECTIVE*

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- INFORM TOWNSHIP RESIDENTS HOW THEIR ACTIONS IMPACT THE ENVIRONMENT IN WHICH THEY LIVE.
- .....



# HOUSING AND RESIDENTIAL DEVELOPMENT

## GOAL 15

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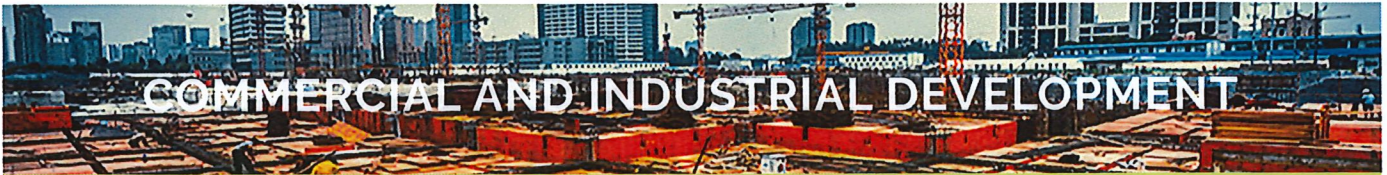
**ENCOURAGE** A VARIETY OF RESIDENTIAL DWELLING TYPES WHICH MEET THE NEEDS OF A CHANGING POPULATION, ARE SENSITIVE TO EXISTING NATURAL FEATURES, AND ARE COMPATIBLE WITH THE CHARACTER OF EXISTING RESIDENCES.

## OBJECTIVES

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- ENCOURAGE NEW RESIDENTIAL DEVELOPMENT THAT FITS INTO THE RURAL CHARACTER OF MARION TOWNSHIP.  
.....
- ENSURE THAT THE DESIGNS OF NEW DEVELOPMENT PROVIDE FOR PRESERVATION OF EXISTING TREES, SCENIC FEATURES, AND SENSITIVE ENVIRONMENTAL AREAS.  
.....
- PROVIDE MANUFACTURED HOUSING DEVELOPMENT WITHIN THE CITY OF HOWELL AS ESTABLISHED THROUGH A LEGAL AGREEMENT, WITH SITE AND ARCHITECTURAL DESIGN THAT WILL CREATE NEIGHBORHOODS OF LASTING VALUE AND STABILITY.  
.....
- ENCOURAGE THE CLUSTERING OF NEW RESIDENTIAL DEVELOPMENT SO AS TO PRESERVE OPEN SPACE AND AGRICULTURAL LAND.  
.....
- STRUCTURE ZONING AND LAND DIVISION REGULATIONS TO PERMIT OPEN SPACE DEVELOPMENTS.  
.....
- ENCOURAGE AN ARRAY OF ZONING DISTRICTS AND INNOVATIVE ZONING ORDINANCE LANGUAGE THAT PERMITS MANY DIFFERENT TYPES OF HOUSING OPPORTUNITIES SUCH AS LIVE-WORK UNITS, ELDER COTTAGE HOUSING, GRANNY FLATS, AND HOUSING FOR SPECIAL NEEDS.  
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# COMMERCIAL AND INDUSTRIAL DEVELOPMENT

## GOAL 16

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**ENCOURAGE** THE DEVELOPMENT OF COMMERCIAL AND LIGHT INDUSTRIAL ACTIVITY IN LOCATIONS WHERE ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, AND THAT ARE CONSISTENT WITH THE MARION TOWNSHIP MASTER PLAN.

## OBJECTIVES

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- ENCOURAGE NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN AREAS WITH SAFE ACCESS TO MAJOR ROADS AND ADEQUATE PUBLIC SEWER AND WATER UTILITIES.  
.....
- ENCOURAGE NEW COMMERCIAL AND INDUSTRIAL DEVELOPMENT WHERE ACTIVITIES WILL NOT CAUSE UNDUE INTERFERENCE WITH TRAFFIC PATTERNS AND WILL NOT POSE A NUISANCE TO ADJACENT LAND USES.  
.....
- IMPLEMENT SITE PLAN REQUIREMENTS FOR NEW OR ALTERED COMMERCIAL AND INDUSTRIAL USES SO THAT IMPACTS ON THE NATURAL ENVIRONMENT AND SURROUNDING LAND USES ARE MINIMIZED.  
.....



# SOLID WASTE AND RECYCLING

## GOAL 17

**ENSURE** THE SAFE, EFFICIENT, AND COST-EFFECTIVE DISPOSAL OF SOLID WASTE AND TOXIC SUBSTANCES.

### OBJECTIVES

- ENCOURAGE THE REDUCTION OF SOLID WASTE THROUGH RECYCLING, COMPOSTING, AND OTHER RESOURCE RECOVERY PROJECTS, AND ENCOURAGE THE USE OF BIODEGRADABLE CONTAINERS.
- ADOPT REGULATIONS FOR ON-SITE STORAGE AND CONTAINMENT OF HAZARDOUS SUBSTANCES.
- ESTABLISH REGULATIONS FOR LANDFILLS AND OTHER SOLID WASTE COLLECTION SITES.
- REGULATE THE IMPORTING OF SOLID WASTE FROM OTHER COUNTIES INTO MARION TOWNSHIP, WITHIN THE PARAMETERS OF STATUTORY AND COMMON LAW.
- ENDORSE A RECYCLING PROGRAM WITH A CENTRAL DROP-OFF SITE OR POSSIBLY A CURB SIDE PROGRAM.
- DEVELOP AND DISTRIBUTE COMMUNITY EDUCATION MATERIALS ON RECYCLING PROCEDURES AND FACILITIES.
- ENDORSE A COLLECTION SITE FOR HOUSEHOLD HAZARDOUS WASTE AND/OR DISTRIBUTE COMMUNITY EDUCATION MATERIALS ON PROPER WASTE DISPOSAL METHODS.
- ENCOURAGE LARGER RESIDENTIAL DEVELOPMENTS IN THE TOWNSHIP TO COORDINATE THE USE OF ONE WASTE HAULER FOR ALL RESIDENCES WITHIN THE DEVELOPMENT.





# INTERJURISDICTIONAL COOPERATION

## GOAL 18

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**ENCOURAGE** UNIFORM OR COMPATIBLE LAND USE PLANNING AND ZONING ACROSS MUNICIPAL BOUNDARIES BY COORDINATING EFFORTS WITH THE SURROUNDING TOWNSHIPS AND THE CITY OF HOWELL.

### OBJECTIVE

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- PROVIDE ADJOINING MUNICIPALITIES WITH UP-TO-DATE COPIES OF THE MARION TOWNSHIP MASTER PLAN.
- .....

## GOAL 19

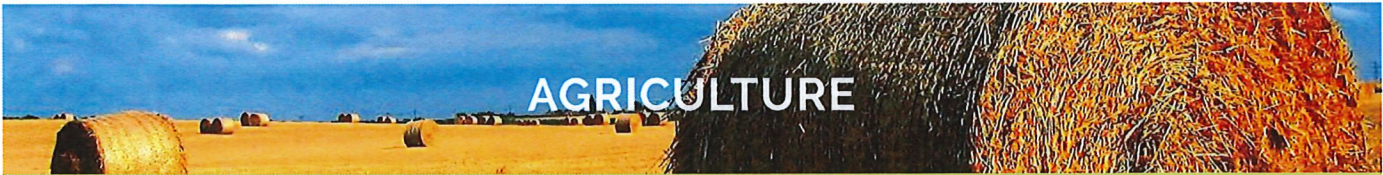
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**ENHANCE** THE FEASIBILITY AND EFFECTIVENESS OF PROVIDING PUBLIC FACILITIES AND SERVICES THROUGH COOPERATION AND SHARING OF COSTS WITH OTHER MUNICIPALITIES.

### OBJECTIVES

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- WHERE MUTUAL BENEFITS ARE APPARENT, COOPERATE WITH THE CITY OF HOWELL TO PROVIDE PUBLIC SERVICES FOR THE DEVELOPMENT OF PRIME COMMERCIAL AND INDUSTRIAL LAND NEAR THE PINCKNEY ROAD & I-96 INTERCHANGE. CONTINUE WITH THE MARION TOWNSHIP & CITY OF HOWELL JOINT PLANNING COMMITTEE, WATERSHED ADVISORY COMMITTEE, HOWELL AREA PARKS AND RECREATION AUTHORITY, PARKS COMMITTEE, MHOG AND THE LIVINGSTON COUNTY ROAD COMMISSION.
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# AGRICULTURE

## GOAL 20

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**KEEP** FARMING A VIABLE AND VISIBLE PART OF MARION TOWNSHIP'S FUTURE LAND USE PLAN.

## OBJECTIVES

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- EDUCATE THE PUBLIC ON ZONING AND SITE PLANNING TECHNIQUES WHICH PRESERVE AGRICULTURAL LAND, OPEN SPACE, AND UNOBSTRUCTED VIEWS OF FIELDS, PASTURES, AND AGRICULTURAL BUILDINGS. ....
- EXPLORE PURCHASE OF DEVELOPMENT RIGHTS (PDR), LAND CONSERVANCY, P.A. 116, OR OTHER METHODS TO PRESERVE WORKING AGRICULTURAL LANDS. ....
- SUPPORT THE LANDOWNER'S RIGHT TO FARM WHEN PROPER AGRICULTURAL PRACTICES ARE FOLLOWED. ....
- PROTECT DRAINAGE WAYS FOR AGRICULTURAL LAND. ....
- GIVE FARMERS THE TOOLS OR RANGE OF OPTIONS NECESSARY TO CONDUCT FARM-RELATED ACTIVITIES ON THEIR PROPERTY WHILE KEEPING FARMING VIABLE ON THE REST. ....
- ENCOURAGE PROPERTY TAX POLICIES THAT ASSESS FARMLAND FOR PRESENT USE RATHER THAN POTENTIAL USE. ....



GOAL 21

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**DEVELOP** STRATEGIES TO MAKE AGRICULTURAL LANDS A MORE VIABLE PART OF THE COMMUNITY'S ECONOMY.

OBJECTIVES

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- FORMATION OF COMMUNITY TASK GROUPS TO IDENTIFY AND THEN PURSUE THE SECURING OF LARGE CONTIGUOUS TRACTS OF PRIME OPEN SPACE.  
.....
- SEEK FUNDING OF THE PURCHASE OF LARGE CONTIGUOUS TRACTS OF PRIME OPEN SPACE VIA GOVERNMENT GRANTS, MILEAGES, OR BONDS.  
.....
- FUTURE HOUSING DEVELOPMENT BE REQUIRED TO HAVE DESIGNATED USABLE OPEN SPACE FOR RESIDENTS. SIZE OF OPEN SPACE SHOULD BE DETERMINED BY THE NUMBER OF UNITS WITHIN A DEVELOPMENT.  
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GOAL 22

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**COOPERATE** WITH COUNTY, REGIONAL, STATE AND FEDERAL HAZARD MITIGATION INITIATIVES.

OBJECTIVE

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- KEEP THE TOWNSHIP'S HAZARDOUS MATERIALS ORDINANCE UPDATED AND TIMELY.  
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# TRANSPORTATION

## GOAL 23

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**PROMOTE** A TRANSPORTATION SYSTEM THAT IS SAFE FOR ALL MODES OF TRANSIT.

### OBJECTIVES

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- PROMOTE INTERCONNECTIONS BETWEEN RESIDENTIAL DEVELOPMENTS TO MINIMIZE TRAFFIC ON MAIN ROADS.  
.....
- PROMOTE AN INTERCONNECTED GREENWAY SYSTEM THAT ENHANCES OPPORTUNITIES FOR SAFE PEDESTRIAN AND BICYCLE TRANSPORTATION.  
.....

## GOAL 24

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**PROVIDE** A TRANSPORTATION SYSTEM THAT MAXIMIZES THE MOBILITY OF PEOPLE AND SUPPORTS THE EFFICIENT TRANSFER OF GOODS AND SERVICES.

### OBJECTIVES

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- ENDORSE THE EFFORTS OF LIVINGSTON ESSENTIAL TRANSPORTATION SERVICE (LETS).  
.....
- PROMOTE AN INTERCONNECTED GREENWAY SYSTEM THAT ENHANCES OPPORTUNITIES FOR SAFE PEDESTRIAN AND BICYCLE TRANSPORTATION.  
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GOAL 25

**DEVELOP** A TRANSPORTATION SYSTEM THAT IS SENSITIVE TO, AND WHICH COMPLEMENTS THE NATURAL ENVIRONMENT.

OBJECTIVES

- REDUCE THE ADVERSE EFFECTS OF THE TRANSPORTATION SYSTEM ON PRIME AGRICULTURAL LANDS, ESSENTIAL OPEN SPACES AND RECREATIONAL RESOURCES, AND HISTORICALLY SIGNIFICANT SITES AND DISTRICTS WITHIN THE TOWNSHIP.
- PRESERVE THE RURAL FEEL OF THE CURRENT ROAD NETWORK, INCLUDING A MIX OF PAVED AND UNPAVED ROADS, AND SCREENING BUILDINGS FROM THE VIEW OF PASSERS-BY ON ROADS.

GOAL 26

WORK WITH THE COUNTY ROAD COMMISSION ON THE DEVELOPMENT OF A COMPREHENSIVE TRAFFIC AND FLOW PLAN FOR THE TOWNSHIP BASED ON CURRENT AND FUTURE TRAFFIC CONDITIONS.

OBJECTIVES

- ACTIVELY WORK WITH LAW ENFORCEMENT AND COUNTY ROAD ENGINEERS TO DEVELOP REASONABLE TRAFFIC CONTROL DEVICES SUCH AS SPEED LIMITS, INTERSECTION LIGHTING, TRAFFIC SIGNALS, TURN LANES, SIGNAGE, AND ENFORCEMENT.

GOAL 27

SEEK TOWNSHIP RESIDENT SUPPORT FOR MAJOR ROAD IMPROVEMENTS

OBJECTIVES

- FORMATION OF COMMUNITY TASK GROUPS TO ADDRESS MAJOR ROAD/TRAFFIC ISSUES WITHIN THE TOWNSHIP
- SEEK FUNDING OF MAJOR ROAD IMPROVEMENTS VIA ADDITIONAL ROAD MILLAGES