

*Approved by: _____
Larry Grunn - Chairperson

Date: _____

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
APRIL 25, 2023 @ 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN – PC CHAIRPERSON
JIM ANDERSON – PC VICE CHAIRPERSON
CHERYL RANGE – PC SECRETARY
BOB HANVEY – MARION TWP BOT REPRESENTATIVE
BRUCE POWELSON

OTHERS PRESENT: DAVID HAMANN - MARION TWP. ZONING ADMINISTRATOR
ALISSA STARLING - PLANNER W/ CARLISLE WORTMAN

MEMBERS ABSENT: NONE



CALL TO ORDER

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

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the April 25, 2023 agenda as presented. Jim Anderson seconded.
5-0 **MOTION CARRIED**

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the March 28, 2023 Planning Commission meeting minutes with the changes.
Jim Anderson seconded. 5-0 **MOTION CARRIED**

UNFINISHED BUSINESS

1) CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Alissa Starling asked the commissioners what criteria they would like to see in the Crypto ordinance.

- Minimum lot area – 4 acres.
- Same/similar setbacks as the Solar ordinance
- Sound level measured at the boundary of the property – 30 decibels
- Appropriate lighting
- Security measures
- Extra buffering and additional screening
- Require fencing (possibly a chain-linked fence.)
- Planning Commission may recommend additional screening
- For buffering references Section# 6.13

Alissa will bring back this ordinance, along with all of the above changes, to the next Planning Commission meeting in May.

2) GO# 01-23 CONTINUE PDR (PURCHASE DEVELOPMENT RIGHTS) ORDINANCE UPDATE

Alissa reviewed Lyon Township’s PDR ordinance and used their scope and requirements for Marion’s ordinance.
Dave Hamann explained that this ordinance is going to be a “stand alone ordinance.” Therefore we should not reference any zoning ordinance numbers in the PDR ordinance.

ORIGINAL

Alissa suggested including an option for land owners to buy the rights back after 50 years, if they want to change the use of the property. Several of the Commissioners were not in favor of this idea.

Alissa is going to get in contact with Rob Stafford with the Livingston County Planning Department and Sara Thomas to get their feedback on PDR's.

Jim Anderson suggested that Alissa ask Rob how they determine which properties are more valuable than others when talking about PDR's. Jim also asked if John Enos would be willing to provide an example of a PDR.

Alissa will speak with John Enos about this and will report back at the next PC meeting. Alissa is going to send a website link to Jim Anderson that discusses PDR Partnerships and PDR Grant Programs.

-EXTEND MEETING-

Cheryl Range made a motion to extend the meeting beyond 9:30pm. Larry Grunn seconded. 5-0 **MOTION CARRIED**

3) CALL TO THE PUBLIC POLICY – ADD TO BYLAWS?

Jim Anderson made a motion to approve the Marion Township Planning Commission Call to Public Policy. Larry Grunn seconded. 5-0 **MOTION CARRIED**

SPECIAL ORDERS

• MASTER PLAN – HARD COPIES

Dave Hamann is going to make sure that we have the most recent draft of the Master Plan. He will then produce and distribute a hard copy to each Commissioner.

ANNOUNCEMENTS

• MTA's upcoming workshop - Breaking the Zoning Code:

May 15: Bavarian Inn Lodge, Frankenmuth

May 18: Four Points by Sheraton, Kalamazoo

May 18: Live online class (also includes access to on-demand recorded version)

May 9: Treetops Resort, Gaylord

Cheryl Range would like to attend the online/virtual class scheduled for May 18, 2023. Jessica stated that her and Tammy will get her registered for this class.

CALL TO THE PUBLIC

Les Andersen resides at 4500 Jewell Road. Les shared some highlights from the 2023 MTA conference that he recently attended.

- According to Township employees from other jurisdictions, residents are not required to provide their name and address, when filing a complaint.
- Jurisdictions that allow video-taping during their public meetings are more likely to encounter a lawsuit.
- Officials should not answer questions during CALL TO THE PUBLIC.
- Officials should wait until the discussion is over before sharing their vote.
- Moratoriums do not hold up well in court and open Townships up for lawsuits.
- Rules regarding Solar Farms.
- Les spoke with Sara Mills and apologized to her for the way the public spoke to her during the November 22, 2022 public meeting.
- There is an alternative type of "wind energy" that is making its way into Michigan and it seems to be more publicly acceptable.

ADJOURNMENT

Cheryl Range made a motion to adjourn the meeting at 10:05pm. Jim Anderson seconded. 5-0 **MOTION CARRIED**