

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
APRIL 30, 2024 / 7:30PM**

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

PC MEMBERS ABSENT: **NONE**

OTHERS PRESENT: **DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR**
 ZACH MICHELS – TOWNSHIP PLANNER
 JOHN GORMLEY – TOWNSHIP ATTORNEY

CALL TO ORDER

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

APPROVAL OF AGENDA

Cheryl Range made a motion to approve the April 30, 2024 agenda as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

APPROVAL OF MINUTES

Bruce Powelson made a motion to approve the March 26, 2024 Planning Commission minutes as presented. Jim Anderson seconded. **5-0 MOTION CARRIED**

NEW BUSINESS

SPR #01-24 SCHROEDER PARKING EXPANSION

David LeClair had a meeting with Bob Hanvey and Dave Hamann to discuss Schroeder’s parking lot expansion. Schroeder plans to add three more light poles on the existing property. The lighting is near 0 at the property line. Zach Michels stated that this is a review of the entire property, not just the expansion. Zach read his review letter for the expansion.

Dave LeClair said that he would like to move all the RVs to the back of the property.

Jim Anderson would like to see some evergreen trees planted on the east lot line. Jim also thinks there are a lot of things that need to be handled before a recommendation of approval is granted.

Zach Michels went through his review points again and listed some items that need to be resolved.

Jim Anderson said that the existing lighting on the property is satisfactory.

Jim Anderson made a motion for Schroeders to bring a revised site plan back to the Planning Commission after resolving the following issues.

- Prefers the main gravel parking area changed to curb & gutter.
- Grading on the secondary lot be presentable.
- A review from the Howell Area Fire Department discussing a possible Knox Box at the entrance of the gated area, along with any other concerns.

Larry Grunn seconded. **5-0 MOTION CARRIED**

David LeClair would like the Planning Commission to consider allowing him to use crushed asphalt for the parking lot.

Jim Anderson stated he would rather see the parking lot changed to curb & gutter.

Bob Hanvey asked if anyone had any concerns about the landscaping. There were no concerns mentioned.

DRAFT

UNFINISHED BUSINESS

SUP #01-24 SMITH HOME-BASED BUSINESS (revised application)

Jim Anderson made a motion to take a ten-minute break to review the nine-page Resolution for Christopher Smith's Special Use Permit for a Home-based Business, that was prepared by Cheryl Range, Larry Grunn, Zach Michels (Twp. Planner) and John Gormley (Twp. Attorney). Bruce Powelson seconded. **5-0 MOTION CARRIED**

After ten-minute break, the meeting continued.

Cheryl Range made a motion to recommend adoption of the written resolution (including the three changes) to deny Christopher Smith's Special Use Permit for a Home-based Business, to the Board of Trustees. Jim Anderson seconded.

Bob Hanvey explained that recently he and Dave Hamann made a visit to Christopher Smith's property at 2718 Sexton Road. Bob stated that they spoke with Sara Smith and there seems to be mitigation possibilities that have not been explored yet. Bob would like to give the applicant an opportunity to respond to all of the concerns that have been mentioned. Bob said that it appears there are some egregious misunderstandings happening. For example, there are only three people using the salt being stored on the property. Christopher Smith's Home-Based Business also offers landscaping services, which does not involve being on site. Most of the complaints from the public seemed to be related to the construction process taking place in order to get the site ready for the use being requested. Bob explained that the person that was responsible for the yelling that was mentioned in a previous complaint is no longer there. Bob stated that he is not in favor of voting yes for this resolution.

Cheryl Range stated that you don't know who they could hire in the future that may cause a disturbance. Cheryl has several concerns about the salt run-off and it affecting our wells and the nearby wetlands. Cheryl shared that there are outside agencies that have verbally expressed the same concerns to her.

Bob Hanvey stated that he is not concerned about potential salt run-off because the salt storage area is surrounded by two large bricks that are each about one foot long and two feet tall.

Bob Hanvey believes that proper screening would be doable on this property.

Larry Grunn stated that there is a resolution on the table that was seconded and we still need to do a roll call for that resolution.

**ROLL CALL: POWELSON YES; RANGE YES; HANVEY NO; GRUNN YES; ANDERSON YES.
4-1 MOTION CARRIED**

SPECIAL ORDERS

None.

ANNOUNCEMENTS

None.

CALL FOR PUBLIC COMMENT

Armayne Lyons resides at 2588 Sexton Road and made a comment about Christopher Smith's business. John Gormley said that the final decision will come from the Board of Trustees.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the Planning Commission meeting at 9:34pm. Bruce Powelson seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake