

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES - January 20, 2015**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *January 20, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *December 16, 2015 Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS: *No Old Business*

NEW BUSINESS:

- 1) *TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14
Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033*
- 2) *Marion Township Master Plan – 5 year update*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – January 20, 2015

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
CHERYL RANGE, SECRETARY
LARRY GRUNN, BOB HANVEY

MEMBERS ABSENT: CHARLIE MUSSON

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey requested a third item be added to the agenda, discussion on Conditional Rezoning. Bob Hanvey motioned to approve the agenda as amended. Jerry Sidlar seconded. **Motion Carried 4-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

December 16, 2014 Regular meeting minutes

Bob Hanvey motioned to approve the December 16, 2014 minutes as presented. Cheryl Range seconded.

Motion Carried 4-0.

OLD BUSINESS

No Old Business

NEW BUSINESS

TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14

Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033 Rob Labelle, 24242 Northwestern Highway, presented the information for the proposed Verizon Cell Tower on the Howell AERIE Fraternal Order of Eagles site, 141 Schroeder Park Drive. Mr. Labelle explained the process for choosing a site, notices that are required by the FCC, co-location by other providers. Mr. Labelle asked if the Planning Commission has the authority to waive the two parking space requirement, acknowledged the variance required for the north lot line set back. Sally Elmiger summarized the Carlisle/Wortman review letter and asked the applicant to address the outstanding items listed on the final page of the review letter. A statement will be included in the "Conditions of Special Use Permit" regarding notifying other carriers of opportunity to collocate. Marion Township's Attorney will review the conditions.

Reason for sight fixture on rear of the equipment shelter was discussed and accepted by the Planning Commission. Information on the proposed light fixtures is addressed under #4 in General Notes.

The Planning Commission agreed that screening from residential area was not necessary due to the extensive distance from the site. Surface material of easement driveway is addressed in item #12 of General Notes. Bob Harvey noted the Spicer review letter, items #1 & #5 that address the legal description. The parcel was combined a few years ago and the information did not transfer over to the site plan submitted. The applicant agreed to make this change. Bob Harvey asked the applicant if the Livingston County Drain Commission comments made regarding the soils is an issue. Rob Labelle stated they will have soil borings taken to make sure the soils are stable.

The following items will be included on the revised site plan prior to the February 24, 2015 public hearing.

1. Revise the legal description to reflect August 2003 combination and correct labels on the 40' scale drawing on cover page
2. Show new driveway width dimension
3. Indicate setbacks on cover page
4. Provide a letter from Howell AERIE #3607 granting permission to use Schroeder Park Drive (private road)
5. Under General Notes add decibel level of generator and how long it could potentially run in case of power outage, climbing spikes are removed from tower so deter climbing on tower, square footage of existing vegetation on site
6. Show dimension details for 8' tall fence and gate
7. Indicate electrical connection where tree is not shown (in buffering) or show placement of tree
8. Documentation from Verizon engineer stating reason for not collocating on tower #12

The applicants agreed to submit all the outstanding information to Marion Township in time for review before the public hearing is held. Bob Harvey motioned to hold a public hearing on February 25, 2015 at 7:00 p.m. for the proposed cell tower TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033. Larry Grunn seconded. **Motion Carried 4-0.**

Marion Township Master Plan – 5 year update

Sally Elmiger summarized the process for updating the Master Plan. The Zoning Enabling Act has added a few requirements since the last Master Plan was adopted. There needs to be a Zoning Plan that addresses the Future Land Use to make sure that the future land uses had zoning requirements in place. The second change is the complete streets, this would be a map of non-motorized trails within Marion Township and any plans to expand. This can be challenging since most of the roadways are not within Marion Township jurisdiction. Bob Harvey thought they could opt out if the Board of Trustees passed a resolution. Sally Elmiger isn't sure. The Planning Commission discussed the lack of designation for Mobile Home Communities. Sally Elmiger laid out the process of contacting surrounding communities of the intent to amend the Marion Township Master Plan and suggested the Planning Commission review two to three chapters each month and make any changes they feel are necessary. No motion necessary.

Conditional Rezoning Discussion

The Planning Commission members discussed the possibility of adopting language for the Zoning Ordinance. Les Andersen 4545 Jewell Road, expressed his dissatisfaction with this process. He does not want to see the residential areas of Marion Township become commercialized and he has concerns. Jerry Sidlar asked Sally Elmiger to submit language for the February 24, 2015 meeting. No motion necessary.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response from the public. Jerry Sidlar closed the call to the public.

ADJOURNMENT

Bob Harvey motioned to adjourn the meeting at 8:45 p.m. Cheryl Range seconded. **Motion carried 5-0.**

MARION TOWNSHIP PLANNING COMMISSION FEBRUARY 24, 2015 - Agenda and Minutes

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: February 24, 2015 Regular Meeting

APPROVAL OF MINUTES FROM: January 20, 2015 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

1) TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

OLD BUSINESS:

1) TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033
2) Marion Township Master Plan – 5 year update

NEW BUSINESS:

1) Proposed text amendment – Article XX Amendments – add conditional rezoning requirements

CALL TO THE PUBLIC:

ADJOURNMENT:

Minutes – February 24, 2015

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
CHERYL RANGE, SECRETARY
LARRY GRUNN
BOB HANVEY

MEMBERS ABSENT: CHARLIE MUSSON

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda as presented. Jerry Sidlar seconded. **Motion Carried 4-0**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

January 20, 2015 Regular meeting minutes

Bob Hanvey noted errors on page 2 & 3. Cheryl Range motioned to approve the January 20, 2015 minutes as amended. Cheryl Range seconded. **Motion Carried 4-0.**

PUBLIC HEARING

TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14

Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

Jerry Sidlar opened the public hearing. No response/comments. Jerry Sidlar closed the public hearing.

OLD BUSINESS

TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14

Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

David Anton, 1015 S. Lake Road, Novi, presented the information for the proposed Verizon Cell Tower on the Howell AERIE Fraternal Order of Eagles site, 141 Schroeder Park Drive. Mr. Anton would like to receive a final recommendation from the Planning Commission tonight. Jerry Sidlar noted that all outstanding items from Spicer Group have been addressed. Bob Hanvey asked about the propane tank. Is the size excessive? Can natural gas be used instead? Larry Grunn also questioned the use of propane gas. At the last meeting Mr. Anton had said that natural gas pressure could be unreliable. Larry Grunn contacted the natural gas provider and was told that enough pressure would be provided to the site. Mr. Anton agreed to abide by the Planning Commission members request. Bob Hanvey did note that he wasn't certain the Planning Commission has the authority to make the request. Three Planning Commission members asked that natural gas be used at this site, siting safety issues. Soil borings were discussed. Mr. Anton told the Planning Commission members that soil borings and analysis are required for every site and the information is submitted to the Livingston County Building Department when obtaining permits. Variances requirements were discussed. A variance to the setback from the north property line and another for the distance from the tower to the Howell AERIE building are required before approval. Clarification of the notation parcel A & parcel B was discussed.

Bob Hanvey noted that the Tax ID# on the site plan matched what Marion Township assessing records show and that is sufficient. Bob Hanvey motioned to recommend to the Board of Trustees approval for the Special

Use Permit on for the proposed cell tower TeleSite Wireless/Verizon Wireless Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033. Larry Grunn seconded. **Motion Carried 4-0.**

Bob Harvey motioned to recommend to the Board of Trustees preliminary approval for the Site Plan associated with the Special Use Permit for the proposed cell tower TeleSite Wireless/Verizon Wireless Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033. Larry Grunn seconded. **Motion Carried 4-0.**

The time line was discussed with the applicant. Next meeting will be with the Board of Trustees, then the Zoning Board of Appeals, then back to the Planning Commission for final recommendation and finally to the Board of Trustees for a final decision.

Marion Township Master Plan – 5 year update

The Planning Commission members received a copy of the letter of intent sent to all applicable entities. Annette McNamara told the Commissioners they will receive the first three chapters with proposed amendments in the March 24, 2015 Planning Commission package. No motion necessary.

NEW BUSINESS

Proposed text amendment – Article XX Amendments – add conditional rezoning requirements

The Planning Commission members reviewed the text and requested the following changes.

Section 20.05 Rezoning, page 20-3 – delete item b and renumber list

Section 20.06 Conditional Rezoning, page 20-7 – Bob Harvey questioned whether to keep this language.

After discussion and a suggestion by Sally Elmiger, the Planning Commission members agreed to keep the language.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. Annette McNamara asked if all the Planning Commission members were aware of Charlie Musson’s recent surgery. The Planning Commission members asked Annette to send a card. Jerry Sidlar closed the call to the public.

ADJOURNMENT

Jerry Sidlar motioned to adjourn the meeting at 7:50 p.m. Cheryl Range seconded. **Motion carried 4-0.**

**MARION TOWNSHIP PLANNING COMMISSION
March 24, 2015 - AGENDA and MINUTES**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: March 24, 2015 Regular Meeting

APPROVAL OF MINUTES FROM: February 24, 2015 Regular Meeting

CALL TO THE PUBLIC:

OLD BUSINESS:

1) TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

2) Proposed text amendment – Article XX Amendments – Schedule a public hearing for April 28, 2015

NEW BUSINESS:

1) JAC Properties Site Plan Review – 1285 Michigan Avenue – Tax ID# 4710-01-100-013

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES - March 24, 2015

MEMBERS PRESENT: JERRY SIDLAR, CHAIR,
CHERYL RANGE, SECRETARY
LARRY GRUNN, BOB HANVEY

MEMBERS ABSENT: CHARLIE MUSSON

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Harvey motioned to approve the agenda as presented. Jerry Sidlar seconded. Motion Carried 4-0.

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Charlie Musson was absent.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

February 24, 2015 Regular meeting minutes. Larry Grunn noted error on page 1. Bob Harvey motioned to approve the February 24, 2015 minutes as amended. Cheryl Range seconded. Motion Carried 4-0.

OLD BUSINESS

Proposed text amendment – Article XX Amendments – add conditional rezoning requirements. The Board of Trustees recommended sending the language to the Livingston County Department of Planning for review and comment. Bob Harvey motioned to hold a public hearing on the proposed to add conditional rezoning text to Article XX on April 28, 2015 at 7:00 p.m. Cheryl Range seconded. Motion Carried 4-0. Cheryl Range pointed out the following errors in the language. Page 2, the words 'of a' are written twice Page 5, under Planning Commission Review and Board of Trustees review the text references Section 20.05 items 1 a thru f and it should read, Section 20.05 #2 a thru e

NEW BUSINESS

Site Plan Review for JAC Properties Jerry Sidlar asked Sally Elmiger to summarize Carlisle/Wortman review letter. Sally Elmiger commented the business is occupying a structure that was existing and is a legally nonconforming structure and lot. Carlisle/Wortman would like to have the following items addressed.

1. Show handicap accessible parking space that would accommodate a van, the dimensions would meet ADA requirements
2. The parking lot and building conform to ADA standards
3. Screening between the property and roadway, the Board of Trustees can waive if landscaping would impede sight distance and create a safety hazard.
4. Gain approval from the Livingston County Road Commission for a commercial approach and show parking lot has adequate spaces and circulation
5. Signage is shown at 10' the ordinance calls for 6' some of the requirements will be contingent upon the road upgrades to S. Michigan Avenue that will be done the summer of 2015. There was discussion regarding the S. Michigan Avenue road construction scheduled for the summer of 2015 and how that will change the ingress/egress of the property, grade of the property and possibly the placement of the signage. Mr. Currie is willing to accommodate Marion Township requests and would like to address the concerns once the road construction is completed, as the construction could change the layout of the parking lot and ingress/egress. Mr. Currie is requesting the Planning Commission recommend final site plan approval to the Board of Trustees. Cheryl Range motioned to recommend approval of the site plan to the Board of Trustees contingent upon the applicant meeting the requirements stated in the following review letters and a revised site plan being submitted within two months of the road construction completion.

1. Livingston County Road Commission email dated March 13, 2015
2. Livingston County Health Department email dated March 13, 2015

Larry Grunn seconded. Motion Carried 4-0.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 7:50 p.m. Jerry Sidlar seconded. Motion carried 4-0.

MARION TOWNSHIP PLANNING COMMISSION REGULAR MEETING and PUBLIC HEARING - April 28, 2015 AGENDA AND MINUTES

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *April 28, 2015 Regular & Public Hearing Meeting*

APPROVAL OF MINUTES FROM: *March 24, 2015 Regular Meeting*

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) *Proposed text amendment – Article XX Amendments*

OLD BUSINESS:

- 1) *TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14 Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033*
- 2) *Proposed text amendment – Article XX Amendments*

NEW BUSINESS:

CALL TO THE PUBLIC:

ADJOURNMENT:

Minutes - APRIL 28, 2015

MEMBERS PRESENT: JERRY SIDLAR, CHAIR
CHERYL RANGE, SECRETARY
LARRY GRUNN
BOB HANVEY
JOANIE PARIS

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Jerry Sidlar called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Jerry Sidlar asked to have his resignation from the Planning Commission placed under new business. Bob Hanvey noted the agenda item for TeleSite is listed as a preliminary review, it should say final review and he would like to add discussion on two mud bog applications and the Special Event General Ordinance to new business. Cheryl Range motioned to approve the agenda as amended. Larry Grunn seconded.

Motion Carried 5-0.

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. A new member, Joanie Paris, has taken Charles Musson's seat.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

APPROVAL OF MINUTES

March 24, 2015 Regular meeting minutes

Cheryl Range motioned to approve the March 24, 2015 minutes as amended. Joanie Paris seconded.

Motion Carried 5-0.

PUBLIC HEARING

Proposed text amendment – Article XX Amendments – add conditional rezoning requirements

Jerry Sidlar opened the call to the public. No response. Jerry Sidlar closed the call to the public.

OLD BUSINESS

TeleSite Wireless/Verizon Wireless Preliminary review of Special Use Permit # 02-14

Howell AERIE #3607 Fraternal Order of Eagles-141 Schroeder Park Drive/Tax ID 4710-01-300-033

David Antoun, TeleSite Wireless is here tonight representing Verizon Wireless. David Antoun summarized the project. TeleSite has been granted a variance for an 85' setback from the north property line. The ordinance calls for 195' setback, the tower is setback 85' for a 110' relaxation of the requirement. All the requirements have been addressed and Mr. Antoun is here tonight requesting the Planning Commission make a recommendation of approval to the Board of Trustees. Jerry Sidlar asked the Planning Commission members if they have any questions for the applicant. Larry Grunn asked Mr. Antoun if he had looked into natural gas. Mr. Antoun responded the engineers had researched natural gas and there is not enough pressure in that area. Mr. Antoun noted that the Board of Trustees have requested a presentation of propagation maps.

Larry Grunn motioned to recommend final site plan approval for TeleSite Wireless Communication Tower application, Tax ID# 4710-01-300-033, 141 Schroeder Park Drive. Planning Commission recommends approval based on the applicant complying with recommendations from the following review letters.

- Livingston County Drain Commission letter dated 12-26-14

- Livingston County Road Commission letter dated 1-5-15
- Howell Area Fire Authority letter dated 1-9-15
- Spicer Group letter dated 1-13-15
- Carlisle/Wortman letter dated 1-12-15

After receiving final approval from the Board of Trustees the applicant shall sign the 'Conditions of Special Use' and file with the Livingston County Register of Deeds. Cheryl Range seconded.

Proposed text amendment – Article XX Amendments – add conditional rezoning requirements

The Board of Trustees reviewed the text and are satisfied. The Board of Trustees recommended sending the language to the Livingston County Department of Planning for review and comment. Jerry Sidlar asked the Planning Commission members if they have any comments. There were two typos within the document. Annette will take care of those. Jerry Sidlar asked to have the following language added to Section 20.03 #1 d) to read: Remove the first word 'The' and replace with 'Upon receipt of the above information' Larry Grunn motion to send Article XX with conditional rezoning language, to include changes made at tonight's meeting, to the Livingston County Department of Planning for review and comment. If no significant comments are made by County Planning, the Planning Commission directs the Zoning Administrator to forward all materials along with the Planning Commission recommendation for approval to the Board of Trustees for approval and adoption. Cheryl Range seconded. **Motion Carried 5-0.**

NEW BUSINESS

Jerry Sidlar resignation

Jerry Sidlar is resigning from the Planning Commission as of May 1, 2015. He stated it has been a pleasure serving Marion Township and he has enjoyed working with the members of the Planning Commission.

Discussion – Mud Bog applications & Special Events General Ordinance

Bob Hanvey informed the Planning Commission members of the two applications for mud bog events within Marion Township. One is scheduled for early June, put on by Dan Perkins, Hinchey Road and the second is scheduled for July, to be held at the site of the old Marion Oaks Golf Course. There will be a meeting tomorrow at the Marion Township hall with various county agencies that have a stake in the safety of these events.

CALL TO THE PUBLIC

Jerry Sidlar opened the call to the public.

Mike Arens, 1365 Alstott Drive, he and his neighbors who came with him tonight were told Sunridge Phase II was on tonight's agenda. Could they please have an update on the project? Bob Hanvey told the residents that the site plan will remain the same as what was approved in 2000. The plan is available for the public to view anytime the office is open. Mike Arens asked if the Alstott residents could connect to public water at the time of construction. Bob Hanvey discussed the possibility and said the pipe runs along Peavy Road. Bob Hanvey reminded the Planning Commission members of the City of Howell notice of intent to plan. The City of Howell Master Plan is now available online and there is a hard copy at the Marion Township Hall. Annette will email the link to the Planning Commission members. Page 61 of the Master Plan addresses property owned by Marion Township north of the I-96 Freeway. Marion Township had the property appraised and were told the 91 best use was not residential yet the City of Howell Master Plan has it listed as residential being the use. Bob Hanvey was also curious that the Master Plan showed multiple zonings in one area. Jerry Sidlar closed the call to the public.

ADJOURNMENT

Larry Grunn motioned to adjourn the meeting at 7:45 p.m. Jerry Sidlar seconded. **Motion carried 5-0.**

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA AND MINUTES - May 26, 2015**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *May 26, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *April 28, 2015 Regular Meeting & Public Hearing*

CALL TO THE PUBLIC:

OLD BUSINESS:

Review Master Plan amendments

NEW BUSINESS:

Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – May 26, 2015

MEMBERS PRESENT: LARRY GRUNN, CHAIR
CHERYL RANGE, SECRETARY
BRUCE POWLESON, BOB HANVEY, JOANIE PARIS

MEMBERS ABSENT: None

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Larry Grunn called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Larry Grunn asked to have the agenda amended to consider New Business before Old Business and add meeting start time to New Business. Bob Hanvey motioned to approve the agenda as amended. Cheryl Range seconded. **Motion Carried 5-0.**

INTRODUCTION OF MEMBERS

Larry Grunn welcomed Bruce Powelson to the Planning Commission. The remaining members of the Planning Commission introduced themselves.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

April 28, 2015 Regular meeting minutes

Cheryl Range and Bruce Powelson noted errors within the minutes. Bob Hanvey motioned to approve the April 28, 2015 minutes as amended. Cheryl Range seconded. **Motion Carried 5-0.**

NEW BUSINESS

Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045

Jim Barnwell, Desine summarized the applicants’ request. They are asking for a conditional rezoning to allow for a think tank, a place for scientific minds to develop ideas in a quiet spot conducive to farming minds. The proposed use will not be a nuisance to neighboring properties. There will not be odors, dust, noise or chemicals that would become a nuisance to neighbors. The building is designed to mimic a single family home and can be used as such once the think tank is out of business. The remaining property surrounding the use will remain organic farming property. Larry Grunn asked Sally Elmiger to summarize the Carlisle/Wortman review letter. The items to look at would be, the chemicals used in the operation and the number of employees. If the number of employees reaches twenty five, it may exceed what is expected in a residential setting. The Planning Commission had the following questions and received the following response.

- 1.) Question; 6,000 s.f. is a large residential dwelling. Response; this is a two story house, there are other comparable size houses near the site.
- 2.) Question; Will a material Safety Data Sheet be posted on site? Response; Yes.
- 3.) Question; why is the HAVC placed on the roof top? Response; that is an engineering question, the applicant will find out.
- 4.) Question; no showers shown in bathrooms, why not? Response; not necessary at this time, the designer assured the applicant that showers can be installed.
- 5.) Question; outside lighting. Response; the lighting will be the same as other houses near the site.

- 6.) Question; signage. Response; a 2' x 4' sign will be installed, per the Zoning Ordinance.
- 7.) Question; is there any reason negative pressure for this lab? Response; no.
- 8.) Question; the applicant is asking for a twenty four month period of no operation before Marion Township initiates a rezoning back to Rural Residential, would twelve months work? Response; yes.
- 9.) Question; if the proposed conditional rezoning is approved and something happens to Mr. & Mrs. Akavan-Tafti, is there a trust that turns the property over to someone? Response: Suzanne Akavan-Tafti will come back with an answer.

Scott Lloyd, 5717 Pingree, questioned the size of the existing accessory structure in relationship to the proposed structure. Discussion ensued as to what is the principal structure and what is an accessory. Is the property still considered an organic farm? Does the proposed conditional rezoning change that.

Bob Harvey asked if Marion Township has to rezone to a zoning district within the Zoning Ordinance. Sally Elmiger said yes. It can be noted on the zoning map as CZRN#1 to clarify a use, yet it will be the same color designation as other light industrial districts on the map.

Bob Harvey motioned to hold a public hearing @ 7:30 p.m. on June 23, 2015. Bruce Paulsen seconded.

Motion Carried 5-0.

Planning Commission meeting start time

To remain consistent with the Board of Trustees and Zoning Board of Appeals the start time for the Planning Commission meeting will revert back to the 7:30 p.m. start time. Larry Grunn motioned to change the Planning Commission meeting start time to 7:30 p.m. Bob Harvey seconded. **Motion Carried 4-1.**

OLD BUSINESS

Review Master Plan amendments

Annette asked the Planning Commission members to consider removing some of the tables with Chapter Two, Demographics. She asked the Planning Commission members to review a portion of the Handy Township Master Plan that has more narrative than statistics. The Planning Commission asked to keep a portion of the static information in Chapter Two and bring it to the June 23, 2015 meeting.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

ADJOURNMENT

Larry Grunn motioned to adjourn the meeting at 8:37 p.m. Larry Grunn seconded. **Motion carried 5-0.**

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA and MINUTES
PUBLIC HEARING & REGULAR MEETING - June 23, 2015**

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *June 23, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *May 24, 2015 Regular Meeting*

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) *Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045*

OLD BUSINESS:

- 1) *Proposed Conditional Rezoning CZRN# 01-15 – AhuraTec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045*

NEW BUSINESS:

- 1) *Audal Private Road Application PR#01-15 – tax ID# 4710-34-400-002 – North of W. Schafer Road*
- 2) *Williams Distributing amendment to existing site plan SPR# 02-15 – tax ID# 4710-02-100-007 – 840 Motor Drive*

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – JUNE-23-2015

MEMBERS PRESENT: LARRY GRUNN, CHAIR
CHERYL RANGE, SECRETARY
BRUCE POWELSON
BOB HANVEY

MEMBERS ABSENT: JOANIE PARIS

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey motioned to approve the agenda. Cheryl Range seconded. **Motion Carried 4-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Joanie Paris was absent.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

May 26, 2015 Regular meeting minutes

Bruce Powelson noted his name was misspelled within the minutes. Bob Hanvey motioned to approve the May 26, 2015 minutes as amended. Bruce Powelson seconded. **Motion Carried 4-0.**

PUBLIC HEARING

Proposed Conditional Rezoning CZRN# 01-15 – Ahura Tec, LLC 4254 Bentley Lake Road – Tax ID# 4710-28-200-044 and 045

Larry Grunn opened the public hearing. Jim Barnwell, Desine Inc., summarized the project. This property was an approved development of two private roads and seventeen lots. The development went into bankruptcy and was bought by the Akhavan-Tafti's to grow organic clover for feed. The applicant, Ahura Tec, is proposing a conditional rezoning. They would like to use a lot created with the original development, Bentley Lake Farms, to build a house for a "Think Tank". Ahura Tec develops patents and licenses products augmenting existing products. No manufacturing will take place on the property, they will be farming minds and growing ideas. Conditional rezoning is a process to allow a specific use under conditions specified in a contract between the applicant and Marion Township. The proposal is designed to be nonintrusive, much less intrusive than seventeen homes. The house will be served by onsite well and septic. There will be a limited number of visitors and deliveries. The applicant is looking for a relaxing setting. A conditional rezoning agreement with Marion Township assures the property will be used as stipulated. Paul Gyer, CEO, Ahura Tec explained that the company invents technologies, display technologies. Mr. Gyer showed the kinds and quantities of the items that could possibly be used on site. These items are commonly found on store shelves. Material Data Safety Sheets are required. They will be provided to the Howell Area Fire Authority and will be displayed onsite. The founder of Ahura Tec is world renowned and holds sixty-five patents. One patent is for a luminescent product that allows doctors to easily detect diseases, saving lives under emergency conditions. There will be no heavy equipment, such as forklifts or large trucks. No compounds will be used that require special permitting of any kind.

John Enos, Carlisle/Wortman, noted to the audience that site issues will be discussed if and when the conditional rezoning is approved. Tonight the Planning Commission is gathering information on the conditional rezoning. A conditional rezoning is a tool, similar to special uses permitted by the Zoning Ordinance. The only zoning district with a designation similar to the use requested is within the Light Industrial zoning district. This is not a rezoning to Light Industrial. A rezoning would allow the property owner to use the property for any of the uses listed within the Light Industrial district, which is not the case with a conditional rezoning. Conditional rezoning is limited to what is agreed upon by the applicant and Marion Township. The Planning Commissions task tonight is to determine if the factors presented tonight are going to work at this location. Larry Grunn opened the public hearing to comments from the audience.

Romanowski, 3220 Combine Court, will the two existing barns on the property remain. If they do will they qualify as Light Industrial? Answer, yes they will remain for the farming operation and no they will not qualify as Light Industrial.

Raymond, 3218 New Holland, What activity is taking place in the existing barns presently? I see people arrive with briefcases. Answer, there is a mechanic that works on the farm equipment and Mr. Akhavan-Tafti's cars. MacLeish, 3447 Mayberry Lane, at one point the previous owner was doing perc tests on the property in preparation for new houses. I didn't want to see houses so close to me, I bought the property. This proposed use is much better than the hog farm that existed previously and better than seventeen homes. This is their property and they can use it as they choose.

Wallen, 3145 New Holland, I can buy products at any store and build a bomb. I would like more information as to what will take place on the property.

Mr. Gyer, the work that will take place on the property is proprietary in nature. To disclose would be giving others the ideas. I can't disclose the work on technology that allows curved displays. Any intensive scientific work that would necessitate the use of certain products is done at Wayne State University, we have a contract with them.

Potter, 3181 New Holland, most of the people in this room ran from the city to be in the country, there are many vacant buildings in commercial areas that could be used. This will lower property values and if Marion Township allows this, more will come.

Buko, 3182 New Holland, what is the purpose of the conditional rezoning, this is not fair to the residents, please consider us.

Bahr, 3201 Grass Lake, how did the 10,000 s.f. structure come about, who certified the organic farm, this is against the intent/nature of the Zoning Ordinance and Master Plan, this doesn't mesh with the residents comments, the narrative doesn't state the conditions that run with the land, I can't find anything on the educational trust, the HVAC on the roof is not consistent with residential, will the applicant submit a bond to cover reverting back to Rural Residential, this will set a precedent.

Richie, 3173 Grass Lake, he agrees with others, why can't they use the existing structures and will there be an audit process? Answer, yes there will be an inspection process. To revert back to Rural Residential the Township will go through the same process as tonight. An explanation was given for the 10,000 s.f. structure. Organic certification will be provided to Marion Township. Yes, there are cars in the barn and they have employees in to help with the farm work, a bond can be provided to Marion Township. This is not spot zoning, this process has many conditions attached.

Kollath, 3144 Combine Court, believes the conversion back to a residential home would be expensive, I have concerns about the well water being contaminated.

Bliese, 3217 New Holland, this proposed use is very close to my house, I desire a rural atmosphere, I am opposed to this proposal.

Carlson, 3475 W. Coon Lake, how will the property be assessed, can Marion Township ask for a favorable return?

MacLeish, 3447 Mayberry Lane, this is a pastoral setting, twenty-five years ago we had one neighbor, the proposed house is attractive, she thinks this is a good idea.

Gokey, 3355 Mayberry, has concerns about the Red Cedar River, environmental factors.

Larry Grunn closed the call to the public. Larry Grunn closed the public hearing and opened the regular meeting.

John Enos reiterated to the Planning Commission members they have to decide if this use is a good fit, if there are enough conditions to make them comfortable. Cheryl Range noted that she could not find the foundation online either.

Paul Gyer gave the web address.

Bob Hanvey clarified that Marion Township cannot negotiate with the applicant. The applicant can respond to tonight's comments and questions. What are the property value implications? No one knows and cannot know until the use is in place. The folks working within the proposed Think Tanks have a vested interest in maintaining safety. Jim Barnwell suggested taking time to review tonight's comments and adjust the application. That will give the Planning Commission members time to mull over the comments made tonight and hear from the applicant at the July meeting. Larry Grunn asked the Planning Commission members if they were comfortable making a recommendation tonight.

Paul Gyer noted the process of developing conditions and anticipating concerns is challenging, whatever conditions offered won't satisfy everyone. They would be happy to have this placed on hold. He feels as if they are shooting in the dark yet they will do their best to offer additional conditions, such as reducing the number of cars allowed on site for the proposed use. Bob Hanvey motioned to postpone action on this agenda item until the July 28, 2015 Planning Commission meeting at that time another public hearing will be held at

7:30 pm. Larry Grunn seconded. Roll Call, all yes. **Motion Carried 4-0.**

NEW BUSINESS

Audal Private Road Application PR#01-15 – tax ID# 4710-34-400-002 – North of W. Schafer Road

Jim Barnwell, Desine, Inc. summarized the private road project. The road will be built to Livingston County Road Commission gravel road specifications. Comments were made by the Township engineer asking for more detail, such as topography for the entire site. Typically this is not required as the only building that will take place is the building of the road. With each lot a land use permit will be submitted along with topography for the lot. He is asking the Planning Commission for relief from this requirement. The remainder of the engineers' comments are just housekeeping issues. Legal comments from Mike Kehoe will be incorporated into the Private Road Maintenance Agreement. They are asking for final approval tonight. Bruce Powelson asked whether the lots could be split. The applicant answered yes, that is not their intent. Larry Grunn asked the Planning Commission members if they had any other comments. Cheryl Range motioned to recommend approval for PR# 01-15 based on the conditions in the Livingston County Road Commission and Spicer Engineering review letters. Bruce Powelson seconded. **Motion Carried 4-0.**

Williams Distribution amendment to existing site plan SPR# 02-15 – tax ID# 4710-02-100-007 – 840

Motor Drive

Jim Cappel, Ronnisch Construction Group and Kris Guccione, KMG Designs presented the proposal to place an addition on the existing building. This will be a 100' x 150' addition that will be used strictly as warehouse. There is an existing easement running between Mason Road and the existing building. The property is served by well and septic. John Enos summarized Carlisle/Wortman review letter. He noted that no variance is required for the setback from Motor Drive, one was granted in 1986 for the existing building and the proposed building will not be any closer to Motor Drive than the existing building. Bob Hanvey asked if there was a permission letter from the owner. The owner signed the application. Question was asked and answered about the street sign for Motor Drive. Bob Hanvey motioned to recommend preliminary approval to the Board of Trustees. Bruce Powelson seconded. **Motion Carried 4-0.**

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. John Enos informed the Planning Commission members of a planning conference this fall and suggested the new members attend. Larry Grunn closed the call to the public.

ADJOURNMENT

Bob Hanvey motioned to adjourn the meeting at 9:35 p.m. Larry Grunn seconded. **Motion carried 4-0.**

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA AND MINUTES - July 28, 2015**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: July 28, 2015 Regular Meeting

APPROVAL OF MINUTES FROM: June 23, 2015 Public Hearing/Regular Meeting

CALL TO THE PUBLIC:

OLD BUSINESS:

1) Master Plan Review – Chapters 1, 2 & 3

NEW BUSINESS:

1) Evergreen Outdoor, Inc. Site Plan Review SPR# 02-15 – Tax ID# 4710-01-200-004 – 386 Lucy Road

2) TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

3) TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

4) TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES - July 28, 2015

MEMBERS PRESENT: LARRY GRUNN, CHAIR

CHERYL RANGE, SECRETARY

BRUCE POWELSON, BOB HANVEY, JOANIE PARIS

MEMBERS ABSENT: NONE

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Larry Grunn suggested moving New Business before Old Business to accommodate Evergreen Outdoor, Inc. Cheryl Range motioned to approve the agenda as amended. Bruce Powelson seconded. Motion Carried 5-0.

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. All were present.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

June 25, 2015 Public Hearing/Regular meeting minutes. Cheryl Range motioned to approve the June 25, 2015 minutes as amended. Bruce Powelson seconded. Motion Carried 5-0.

NEW BUSINESS

Evergreen Outdoor, Inc. Site Plan Review SPR# 02-15 – tax ID# 4710-01-200-004 – 386 Lucy Road

Mr. Holmes and Mr. Brockway presented the proposed site plan. The applicants are using the property as a landscaping business. Mr. Brockway handed out a letter to the Planning Commission members addressing the issues brought up in the review letters.

Typical Site Plan – They are willing to submit this if structural changes or new construction takes place in the future.

Trees – They are willing to remove dead/dying trees along Lucy Road to meet the site distance requirements and replace the trees with 7' evergreens.

Wetlands – As far as they know, there are no wetlands on the property. If they purchased additional contiguous property they will have the wetland limits delineated.

Drive/Entrance – applicants will expand entrance and main drive thru property to accommodate two way traffic.

Parking Area – the applicant provided an updated site plan to show parking spaces and plan on putting down gravel or asphalt millings so as to keep from reducing the impervious area.

Building Elevations – this is an existing house.

Signage – applicants may put up signage in the future, mostly for emergency vehicles and deliveries. No customers will be visiting the site.

Fire Department – applicant is looking to purchase a Knox Box and 'No Parking Fire Lane' signs. Applicants will contact the Howell Area Fire Authority for an inspection of the building.

Utilities – the current septic system is adequate per the Livingston County Health Department.

No customers will come to the site, it will be used as office space and storage of landscaping equipment, mulch and stones. The applicants would like to remove the trees from the property to create additional storage space. The property was zoned Light Industrial by Marion Township some years ago, at the time the property was used as a single family residential. Once the property was vacated and no longer used as a single family residential, the Light Industrial status became effective.

Bob Harvey asked if they are here tonight to request preliminary or final approval. That is up to the Planning Commission. Bob asked what will be stored in the bins. Mostly yard debris from job sites. Bob Harvey asked about security. The office has a security system with cameras. That is the main concern. Bob Harvey asked if there was adequate turn area for semi-truck deliveries. There was a delivery this week, the driver was skilled and didn't have any problems.

Bruce Powelson asked if the site is served by natural gas. If yes then they could remove the tank to free up space. The applicant will check into this. The applicant asked if the site is served by sewer and water.

Bob Harvey said the site is served by MHOG water. If they want to connect to the sewer line they would have to pay to have it extended. That would be through the City of Howell as Marion Township has no sewer lines, only water.

Cheryl Range is concerned about wetlands. The applicant assured the Planning Commission that if any expansion takes place that will be addressed. Bob Harvey motioned to recommend Final approval with consideration of applicable reviews to the Board of Trustees for Evergreen Outdoor, SPR# 02-15, 386 Lucy Road, Tax ID# 4710-01-200-004. Bruce Powelson seconded. **Motion Carried 5-0.**

TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

During the review of the Verizon Wireless Communication Facility a few items came to light that need to be amended in the language. The items are listed below.

1. 17.10 D #11 the number of parking spaces required
2. 17.10 G #3 regarding the security bond

Bob Harvey noted that the removal of the Wireless Communication Facility is in the agreement, the requirement for a security bond is redundant. The Planning Commission members agreed to the changes. Bob Harvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment. Bruce Powelson seconded. **Motion Carried 5-0.**

TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

The existing language for private roads requires a site plan review as provided for in Article XVIII. This is a requirement that isn't necessary and places additional financial burden on the applicant. The construction of the roadway is all that should be required. All of the other site issues are reviewed by outside agencies. The Marion Township assessor provides a letter to the Planning Commission & Board of Trustees making them aware of splits available. The proposed amendments are listed below.

Section 6.20 C #1 opening paragraph stating requirement for Site Plan Review

Section 6.20 C #1 h requirement for a document verifying two or more splits are available

Section 6.20 D #3 requirement to meet Marion Township Engineering Standards

Marion Township does not have a set of engineering standards. Bob Harvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment. Bruce Powelson seconded.

Motion Carried 5-0.

TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning

Bruce Powelson noted paragraph Section 20.06 #1 g does not read well.

The Planning Commission members received a handout of the Michigan Township Association Conditional Rezoning template with the language and agreed to amend the language to read the same. This must have been a typographical error. Minor typographical errors were changed within the text. Bob Harvey motioned to send the proposed changes to the Board of Trustees for preliminary review and comment. Bruce Powelson seconded. Motion Carried 5-0. Bruce Powelson motioned to amend the motion to include removing the space between words on page 8. Bob Harvey seconded. **Motion Carried 5-0.**

OLD BUSINESS

Master Plan Review – Chapters 1, 2 & 3 The Planning Commission members reviewed the amendments. Bruce Powelson noted one of the tables must have incorrect information as the numbers don't add up. Bob Harvey would like to see Oceola Township added to the tables, they are a part of the MHOG authority and the comparisons are important. Village of Pinckney could be removed.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. Bob Harvey wanted to make sure the Planning Commission members saw the letter from Jeff Hanson. It doesn't require any action at this time. When the property is sold the owner will have to submit for a site plan review, at that time the issues will be considered. A member of the audience asked about the AhuraTech submittal. Bob Harvey told him the applicant withdrew the request. Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:45 p.m. Bruce Powelson seconded. **Motion Carried 5-0.**

MARION TOWNSHIP PLANNING COMMISSION AGENDA AND MINUTES - September 22, 2015

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: *September 22, 2015 Regular Meeting*

APPROVAL OF MINUTES FROM: *July 28, 2015 Regular Meeting*

CALL TO THE PUBLIC:

OLD BUSINESS:

- 1) *TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities*
- 2) *TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads*
- 3) *TXT# 04-15 Proposed Text amendment Section 20.06 Conditional Rezoning*

NEW BUSINESS:

Marion Creek (formerly Sunridge Phase II) Final PUD review Tax ID# 4710-02-100-016 east of Peavy Road & south of Sunridge Phase

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – SEPTEMBER 22, 2015

MEMBERS PRESENT: LARRY GRUNN, CHAIR
CHERYL RANGE, SECRETARY
BRUCE POWELSON
BOB HANVEY
JOANIE PARIS

MEMBERS ABSENT: ALL PRESENT

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Larry Grunn suggested moving New Business before Old Business to accommodate Marion Creek formerly Sunridge Phase II. Bob Hanvey motioned to approve the agenda as amended. Bruce Powelson seconded.

Motion Carried 5-0.

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. All were present.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

July 28, 2015 Regular Meeting

Cheryl Range motioned to approve the July 28, 2015 minutes as amended. Bruce Powelson seconded.

Motion Carried 5-0.

NEW BUSINESS

Marion Creek (formerly Sunridge Phase II) Final PUD review Tax ID# 4710-02-100-016 east of Peavy Road & south of Sunridge Phase II

Jim Barnwell, Desine, Inc. was present to summarize the proposal. This project was originally planned as Phase II of the Sunridge Planned Unit Development. Due to the down turn in the economy, the project was not built within the time frame requirement of the Marion Township Zoning Ordinance. The property was bought by SR Jacobson and the developer would like to use the site plan submitted for Phase II.

J. Caplan – 1420 Alstott asked if the lots would be the same size as the Alstott development.

Answer, slightly smaller.

M. Peddie – 1184 Alstott asked about drainage.

James Barnwell, Desine explained the process for capturing runoff and directing it to the detention basins.

Larry Grunn asked Bob Hanvey to summarize the Planned Unit Development process.

Bob Hanvey said that this is a negotiation between the developer and the Township, to obtain smaller lots and gain open space. The three phase development received approval yet phase two and three were not attached to the condominium, the site plan timed out and that is why the developer is here tonight.

Bruce Powelson would like to see the entrance sign lit.

M. Arens – 1365 Alstott asked about the hours of operation for construction.

Answer, SR Jacobson will have contractors sign an agreement for reasonable hours.

Osmialowski – 853 Glenlivet – is on the Sunridge Phase I Homeowners Association board and has questions including; trash pick-up, is there enough water in the MHOG system to accommodate the development, are the sewer and water REU's paid for, who owns the property where the access road was proposed. He would like to see another traffic study done. Answer, the By-Laws state the development Board of Trustees can call for one trash pick-up provider. Yes, there is enough water. Yes, the REU's are paid and Mitch Harris owns the property where the access road was proposed. The traffic study was done in the fall during peak hours.

Residents from Alstott asked if trees would be removed. Many had concerns about the high water table.

Answer, minimal amount of trees will be removed. The development could have a positive impact on the

drainage issues the residents on Alstott have been experiencing for years.

Sally Elmiger summarized Carlisle/Wortman review letter.

Cheryl Range motioned to recommend final approval for PUD #01-15 Marion Creek, Tax ID# 4710-02-100-016, contingent upon the applicant addressing the outstanding items in the following review letters prior to submitting to the Board of Trustees. Cheryl Range asked the Board of Trustees to take into consideration the additional impact on Peavy Road. Howell Area Fire Authority review letter dated 8-31-15 & 9-1-15 Livingston County Drain Commissioners Office review letter dated 9-11-15 Mike Kehoe review letter dated 9-11-15 Carlisle/Wortman review letter dated 9-14-15.

Spicer Engineering review letter dated 9-14-15 Joanie Paris seconded. **Motion Carried 5-0.**

OLD BUSINESS

TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning

The Board of Trustees preliminarily review the proposed text and had no comments. Bob Harvey motioned to hold a public hearing for Section 17.10, Section 6.20 and Article XX at the October 27, 2015 Planning Commission meeting. Joanie Paris seconded. **Motion Carried 4-1.** Bruce Powelson abstained

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. None heard. Larry Grunn closed the call to the public.

ADJOURNMENT

Bob Harvey motioned to adjourn the meeting at 9:05 p.m. Joanie Paris seconded. **Motion Carried 5-0.**

MARION TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 22, 2015 @ 7:30 pm
REGULAR MEETING
SIGN IN SHEET

NAME	ADDRESS
GREG DURBIN TRUSSE	
Presented by TIM CAMPBELL	1420 N. Alstott Dr
Jim Deane Medician	182 S. Alstott
Tom, Carol Conner	1360 N. Alstott
Carol Couillard	1380 N. Alstott
Mike Arons	966 N. Alstott Dr.
Michael Peddie	1184 N. Alstott Dr.
JUDITH PEDDIE	1184 N. Alstott Dr.
KRINER EGELOF	1320 N. ALSTOTT DR.
LEE ANDERSON	4500 JEWELL RD

MARION TOWNSHIP PLANNING COMMISSION
AGENDA AND MINUTES
REGULAR MEETING/ PUBLIC HEARING
October 27, 2015

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: October 27, 2015 Public Hearing & Regular Meeting

APPROVAL OF MINUTES FROM: September 22, 2015 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities
- 2) TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads
- 3) TXT# 04-15 Proposed Text amendment Section 20.06 Conditional Rezoning

OLD BUSINESS:

- 1) *TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities*
- 2) *TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads*
- 3) *TXT# 04-15 Proposed Text amendment Section 20.06 Conditional Rezoning*

NEW BUSINESS:

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES – OCTOBER 27-2015

MEMBERS PRESENT: LARRY GRUNN, CHAIR
CHERYL RANGE, SECRETARY
BRUCE POWELSON
BOB HANVEY

MEMBERS ABSENT: JOANIE PARIS

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Bob Hanvey asked to have two items placed under New Business. First, discussion on agricultural tourism. Second, re-establishing the joint Planning Commission between Marion Township and City of Howell. Bob Hanvey motioned to approve the agenda as amended. Bruce Powelson seconded. **Motion Carried 4-0.**

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Joanie Paris was absent.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

September 22, 2015 Regular Meeting

Bruce Powelson noted an error on page 3 of 3. Error corrected. Cheryl Range motioned to approve the September 22, 2015 minutes as amended. Bob Hanvey seconded. **Motion Carried 4-0.**

PUBLIC HEARING

TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

Larry Grunn opened the public hearing. No comments heard. Larry Grunn closed the public hearing.

TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

Larry Grunn opened the public hearing. No comments heard. Larry Grunn closed the public hearing.

TXT# 04-13 Proposed Text amendment Section 20.06 Conditional Rezoning

Larry Grunn opened the public hearing. No comments heard. Larry Grunn closed the public hearing.

Regular Meeting

Larry Grunn opened the regular meeting.

OLD BUSINESS

TXT# 02-15 Proposed Text amendment Section 17.10 Wireless Communication Facilities

Larry Grunn asked the Planning Commission members if they had any additional comments. No response. Bruce Powelson motioned to send the proposed text amendment TXT# 02-15 to the Livingston County Department of Planning for review and comment, if no significant comments are made Annette will forward to the Board of Trustees for final review and approval/denial. Bob Hanvey seconded. **Motion Carried 4-0.**

TXT# 03-15 Proposed Text amendment Section 6.20 Private Roads

Larry Grunn asked the Planning Commission members if they had any additional comments. No response. Cheryl Range motioned to send the proposed text amendment TXT# 03-15 to the Livingston County Department of Planning for review and comment, if no significant comments are made Annette will forward to the Board of Trustees for final review and approval/denial. Bruce Powelson seconded. **Motion Carried 4-0.**

TXT# 04-15 Proposed Text amendment Section 20.06 Conditional Rezoning

Larry Grunn asked the Planning Commission members if they had any additional comments. No response. Cheryl Range motioned to send the proposed text amendment TXT# 04-15 to the Livingston County

Department of Planning for review and comment, if no significant comments are made Annette will forward to the Board of Trustees for final review and approval/denial. Bruce Powelson seconded. **Motion Carried 4-0.**

NEW BUSINESS

Agricultural Tourism

Sandy Way of Broadacres Farms was present to discuss holding events, such as weddings and other celebrations at her property on Cedar Lake Road. Mrs. Way gave a summary of the proposed uses. There is no provision in the Zoning Ordinance to allow for this use. Would the Planning Commission members be interested in adopting this type of language for Marion Township? The Planning Commission members would like to see proposed language at the next regularly scheduled meeting.

Joint Planning Commission meetings between Marion Township & City of Howell

Approximately eight years ago Marion Township and City of Howell held joint Planning Commission meetings to discuss issues that benefited both municipalities. Would the Planning Commission members be interested in engaging with the City again? Planning Commission members agreed this would be a good idea and all were interested in attending.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Les Andersen, 4500 Jewell Road – asked the Planning Commission members if they would be interested in a training session. Les will bring it up at the next Board of Trustees meeting, see if there is any interest.

Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 9:35 p.m. Bruce Powelson seconded. **Motion Carried 4-0.**

**MARION TOWNSHIP & CITY OF HOWELL
PLANNING COMMISSIONS
JOINT COMMITTEE MEETING
DECEMBER 1, 2015 @ 7:00 P.M.**

MEMBERS PRESENT: CHERYL RANGE, SECRETARY

JOANIE PARIS

BOB HANVEY

MEMBERS ABSENT: BRUCE POWELSON

LARRY GRUNN

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

GREG DURBIN, TRUSTEE

PAUL STRENG, CITY OF HOWELL PLANNING COMMISSION

JAN LOBUR, CITY OF HOWELL PLANNING COMMISSION

ERIN BRITTEN, CITY OF HOWELL PLANNING COMMISSION

ROBERT SPAULDING, CITY OF HOWELL PLANNING COMMISSION

SHEA CHARLES, CITY OF HOWELL MANAGER

NICK PROCTOR, CITY OF HOWELL MAYOR

TIMOTHY R. SCHMITT, AICP, CITY OF HOWELL,

COMMUNITY DEVELOPMENT DIRECTOR

CALL TO ORDER

The joint committee meeting was opened at 7:00 p.m.

INTRODUCTION OF MEMBERS

All in attendance introduced themselves.

817 Oceola Street Violation

Bob Hanvey related the multiple violations on this property that is located in the heart of a City of Howell residential district.

City of Howell was aware of the situation. They received a complaint from one of their residents and they directed the resident to Marion Township.

Discussion ensued. There is a possibility the property owner would like to 425 his parcel to the City of Howell.

There will still be issues if the property owner choses this option. It was suggested that Marion Township contact the Livingston County Drain Commissioners Office and make them aware of wetland filling.

Violation/cars parked on Marion Township property within City of Howell

Bob Harvey handed out photos of cars parked on Marion Township property and asked the City of Howell Planning Commission members if they thought there could be something done about this.

Shea Charles agreed to send a letter to Miechiel's Auto Salvage on the same date Marion Township will send a letter, Monday, December 7, 2015. The cars must be moved within 15 days of the date of the letter.

Lighting at the I-96 Park-n-Ride

The committee agreed the area needs lighting. All agreed that a letter should be sent to Michigan Department of Transportation requesting lighting at the Park-n-Ride and entrance/exit ramps.

Evergreen Outdoors

Bob Harvey informed everyone that Evergreen Outdoors would like to purchase additional property from Marion Township adjacent to their existing parcel. The advantages and disadvantages were discussed.

CIRAB

All agreed that a CIRAB meeting is necessary. The odor in the area of S. Michigan Avenue and I-96 is preventing developers from establishing businesses in the area.

Joint Planning Commission meetings between Marion Township & City of Howell

All attending agreed to meet on a quarterly basis. Next meeting to be held on Tuesday, March 1, 2016 @ 7:00 p.m. Agenda and location to be determined after the first of the year.

CALL TO THE PUBLIC

Call to the public. No response. Call to the public.

ADJOURNMENT

Meeting adjourned at 8:35 p.m.