

DRAFT

*Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

**PLANNING COMMISSION
REGULAR MEETING
JULY 26, 2022 - 7:30PM**

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

MEMBERS ABSENT: NONE

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



CALL TO ORDER:

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

APPROVAL OF AGENDA:

Jim Anderson made a motion to approve the agenda for the July 26, 2022 Planning Commission meeting as presented. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Jim Anderson made a motion to approve the minutes from the June 28, 2022 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

None

UNFINISHED BUSINESS

REVIEW PROPOSED DRAFT FOR SOLAR FARM ORDINANCES:

Zack reviewed the proposed Solar Energy Ordinance with the Commissioners.
Chery Range thought that we previously discussed allowing this in lite industrial zoned areas.
Jim Anderson thought that we discussed allowing this in SR and RR.
Les Andersen was in the audience and stated that he would rather see Solar Farms verses any more subdivisions.
Zach Michels asked the Commissioners if this is something they want or don't want to allow in the Township. If they do not want to allow Solar Farms, then allowing them only in Lite Industrial would be one way to limit the number of Solar Farms. If Commissioners do want to allow these, then another way to regulate this would be to require applicants to obtain a Special Use Permit. Commissioners could also create an overlay district in the Township that allows Solar Farms. The overlay would exist

Planning Commission Minutes
Regular Meeting 07/26/2022
BY: Jessica Timberlake

only for this to be a special land use. We would not have to create special setbacks or anything like that. The Township could require a specific lot size also.

Alissa Starling suggested allowing Solar Farms within so many feet of the transmission line. The transmission line in Marion Township, is located near Dutcher and Pingree Road.

Zach stated that this ordinance does not have to be “perfect” right out of the gate. We can start off more conservative with the ordinance and then see how it goes. We would always have the option to amend things in the future.

Jim Anderson asked the Commissioners if we should require a 20 acre lot or a 50 acre lot?

Alissa stated that 20 acres could be the minimum lot size.

Zach reviewed the suggested changes, such as:

- Change/polishing some of the definitions.
- If decommissioned, all or most of the equipment/materials must be recycled for both private and industrial Solar Farms.
- Any damaged drain tiles must be repaired.
- Minimum 20-acre lot size.
- RR, SR and one-mile radius of the transmission line OR create an overlay district.

Jim Anderson asked Zach if he could make these changes in time, to present to the Board of Trustees at one of the September Board meetings. Zach stated that he would be able to have it ready to present in September.

MASTER PLAN - FINAL UPDATES, PATH TO FINALIZE:

Jim Anderson discussed some of the changes from the June 28th Planning Commission meeting, regarding the Master Plan.

The background color needs to be changed on page 70.

The maps need to be larger so residents can see them clearly and be able to zoom in and out.

Update the population numbers as best as possible for now.

Alissa stated that she will update these items and then send an updated PDF to everyone using the “drop box” feature.

Zach thinks that we are really close to adopting a final draft.

REVIEW PROPOSED DRAFT FOR KENNELS:

Bob Hanvey made a motion to extend the Planning Commission meeting past 9:30pm. Cheryl Range seconded. **MOTION CARRIED**

Jim Anderson stated that he added some verbiage from the Livingston County Animal Control ordinance. Jim stated that he thinks we should require a 2-acre parcel for all Kennels. He also added that, all of the animals have to be vaccinated, which is what the County requires.

FEEDBACK REGARDING JOHN ENOS AND JOHN GORMLEY MEETING:

John Enos has been trying to get in touch with John Gormley about scheduling a meeting.

Jim Anderson asked Zach if he would be willing to reach out to John Gormley and have a discussion with him directly.

Zach said that sometimes your consultants are not always going to agree on things. When this happens, sometimes Commissioners just have to make a decision and choose which advise they want to follow. We may not get everyone to agree on the same thing. Zach is going to try and reach out to John Gormley’s partner and see what he is able to figure out with him.

SPECIAL ORDERS:

Bob Hanvey said that there is a meeting scheduled with the Livingston County Sherriff that is assigned to help Marion Township with enforcement related issues. This Sherriff will start working with Dave Hamann on August 1, 2022.

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**ANNOUNCEMENTS
SURVEY UPDATE:**

Bob Hanvey reviewed some of the survey responses regarding open land preservation.

CALL TO PUBLIC:

Deb Lazowski lives near the transmission line, so Les Andersen invited her to the Planning Commission meeting.

ADJOURNMENT:

Jim Anderson motioned to adjourn the meeting at 10:00pm. Cheryl Range seconded. **MOTION CARRIED.**

MINUTES TAKEN BY: Jessica S. Timberlake

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