

\*Approved by: \_\_\_\_\_  
Larry Grunn, *Chairperson*

Date: \_\_\_\_\_

**MARION TOWNSHIP PLANNING COMMISSION  
SPECIAL JOINT PLANNING COMMISSION  
& BOARD MEETING MINUTES  
April 20, 2022 / 7:30PM**

**MEMBERS PRESENT:** LARRY GRUNN – *CHAIRPERSON*  
BOB HANVEY  
CHERYL RANGE – *SECRETARY*  
BRUCE POWELSON  
JAMES ANDERSON – *VICE CHAIR*

**OTHERS PRESENT:** DAVE HAMANN – *ZONING ADMINISTRATOR*  
JOHN ENOS – *CARLISLE WORTMAN*  
SARAH THOMAS – *LIVINGSTON LAND CONSERVATORY*  
BARRY LONIK – *TREEMORE ECOLOGY & LAND SERVICES*

**MEMBERS ABSENT:** NONE

**CALL TO ORDER:**  
Larry Grunn called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**  
*Approval of the Regular Meeting Agenda for April 20, 2022*  
Jim Anderson motioned to approve the agenda for the April 20, 2022 Planning Commission agenda. Bruce Powelson seconded. **MOTION CARRIED**

**APPROVAL OF MINUTES:**  
*Approval of the Regular Meeting Minutes for March 22, 2022*  
Jim Anderson motioned to approve the minutes for the March 22, 2022 Planning Commission Meeting. Cheryl Range seconded. **MOTION CARRIED**

**CALL TO THE PUBLIC:**  
Michael Sage resides at 1210 Tracilee and backs up to the new Tamarack development project. Mr. Sage wanted to make sure that the working hours are more considerate in the warmer months to come. The amount of noise that currently comes from the new development on that property, will be more noticeable when the surrounding neighbors have their windows open in the warmer months. Noise such as backup alarms from the trucks, along with other noises coming from the various equipment used on the property. Currently the builders begin working around 6:30am and stop around 9:00pm. He wanted to bring this to the Planning Commission's attention before the warmer months begin, when the noise could be more of a disturbance.

## **NEW BUSINESS:**

### **1) SPR# 01-22 LOREA TOPSOIL & AGGREGATE SITE PLAN REVIEW**

Matt Peavy owns LoRea Topsoil & Aggregate and wishes to add on to his existing building. John Enos said that this is a 1000 square foot addition (towards the North). No landscaping is needed and they have already received approval from the Fire Department and the Drain Commission. There is little to no waste, so they do not have a lot of garbage. Larry Grunn inquired about the fabric structure and shipping containers that are on the property. Sara Peavy stated that the fabric structure is a fabric Dome that covers their topsoil, in attempt to keep it dry. John Enos reminded the Commissioners that shipping containers are allowed in industrial-zoned areas such as LoRea. Sara Peavy said they use the shipping container for equipment and supplies for their landscaping products.

Cheryl Range made a motion to recommend approval to the Board of Trustees for the SPR# 01-22 LoRea Topsoil & Aggregate Site Plan. Bruce Powelson seconded. **MOTION CARRIED**

## **NEW BUSINESS:**

### **2) PDR PRESENTATION WITH BARRY LONIK & SARA THOMAS**

Jim Anderson introduced Sara Thomas with the Livingston Land Conservatory and Barry Lonik of Treemore Ecology & Land Services.

John Enos explained that they are with us to explain about preserving open space and farmland. Washtenaw County has been doing this for years, buying the development rights of the property or purchasing the property outright.

Masterplan survey revealed that residents like Marion Township because of the open space and rural character. What they want is to preserve nature, walking paths, sports fields and play grounds.

Sara Thomas explained that their goal is to preserve the rural character of the community, they work on donations and grants. They are stewards of 16 parcels throughout Livingston County which they monitor the land so that it stays within the parameters of the conservatory. Most jurisdictions waive the taxes on land that is owned by the conservatory.

Barry Lonik explained that there are two ways to protect development rights, one by selling the land out right to a conservatory and the other by selling the development rights. When the development rights are sold then there are permanent restrictions such as no land divisions, no commercial activities, no new structures or impervious surfaces, no roads or mining or resource extractions, no dumps, motorized vehicles or foresting without an approved plan. Some of the permitted activities are agriculture, non-motorized recreation, leasing, ecological restoration, conveyance to another owner and hunting. There is perpetual, annual monitoring and enforcement to verify the restrictions are followed. Monies can be obtained through a millage.

## **CALL TO THE PUBLIC**

Rob Sanford from Livingston County Planning said that he is happy to see that Marion Township is investigation PDR's. He explained that in the last 17 years Livingston County has lost almost 9,000 acres that would have been perfect for purchasing of developmental rights. They have a brown bag lunch on this topic coming up.

## **ANNOUNCEMENTS**

Dave Reminded the Commissioners that there are two site plan reviews for May; The Howell Storage final and The Marion D19 LLC addition.

## **ADJOURNMENT**

Jim Anderson made a motion to adjourn at 9:35 pm., Bruce Powelson seconded. **MOTION CARRIED**