

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

DRAFT

**MARION TOWNSHIP PLANNING COMMISSION
VIRTUAL MEETING MINUTES
FEBRUARY 23, 2021 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON (Home)*
BOB HANVEY (*Township Hall*)
CHERYL RANGE – *SECRETARY (Home)*
BRUCE POWELSON – *VICE CHAIR (Home)*
JAMES ANDERSON (*Home*)

OTHERS PRESENT: DAVE HAMANN – *ZONING ADMINISTRATOR (Home)*
JOHN ENOS – *CARLISLE WORTMAN (Home)*

MEMBERS ABSENT:
NONE

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

PLEDGE OF ALLEGIANCE

APPROVAL OF FEBRUARY 23, 2021 PLANNING COMMISSION MEETING AGENDA

Jim Anderson made a motion to approve the Agenda for the February 23, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF JANUARY 26, 2021 PLANNING COMMISSION MEETING MINUTES:

Jim Anderson would like to add the following sentence to the minutes under, *REVIEW SPR# 02-20 VERN BROCKWAY 1388 LUCY ROAD INDUSTRIAL ZONING*

The location of the septic tank on the site plan has to be moved so the garbage truck does not have to drive over top of it.”

Bruce also had minor spelling and grammar changes.

Larry Grunn made a motion to approve the January 26, 2021 Planning Commission Meeting Minutes, as amended. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

NONE

PUBLIC HEARING:

NONE

NEW BUSINESS

PRE-APPLICATION MEETING FOR HOWELL STORAGE

Jim Abraham discussed his pre-application for Howell Storage. He discussed the larger communities that are moving in down the road and believes there is a definite need for storage facilities. Currently they are working with two separate ideas.

Method #1 - Temporary or movable storage units. These are large metal containers that are brought in on a truck. There is no foundation, no utility connection and they are movable. The overall build time can be as little as a few hours.

Method #2 New conventional self-storage buildings. These are metal buildings that are typically on a concrete, monolithic slab. These buildings can also be cold storage or climate controlled.

One type of moveable unit is made out of plastic. They use these types of units in Sterling Heights. These do not have a foundation. The colors can be similar to the existing building, so they blend in easily. Jim is asking for the commissioners to call out specific locations where these units could exist within the township so in the future we have possibilities already in place for future growth and advancement. Jim would like permission to start bringing in some of these units, just to see how well they rent out.

The approximate square footage for building #1 is 4800 square feet and 2400 square feet for building #2. Jim said that he will make sure that the exterior lighting is in conformance with what the township requires. Jim said he did not put a lot of detail on this plan, but he did the best he could without hiring engineers. Jim asked if they could leave the current property laid with 21a gravel for possible expansion later on.

John Enos said that the presentation was good and that these options are very innovative and cool. John does not have an issue with this proposal. He spoke with Phil Westmoreland and said this would be a legal non-conformity. John said they would not need to pave the property right now. John said for Abraham to take a look at the setbacks because they should have at least 25 feet on the side and 40 feet in the back.

Jim Abraham explained that their business is based on indoor storage units. That is primarily what their customers are looking for. Many times, people will find alternative ways to create outdoor storage, such as campers, boats, etc.

Larry Grunn asked if people would be stacking these units on top of each other?

Abraham said these would not be stacked on top of each other like storage containers.

Jim Anderson asked how these units relate to the new language we just put together on storage containers.

John Enos said that these are different because these are going to be for commercial use. Our language is for residential use. Larry Grunn asked if these units are temporary. Larry hopes that these are priced in a way where people don't want to keep them on their property for 6 months to 1 year.

Bruce Powelson asked if these units would be climate controlled possibly for automobile storage.

Abraham said that you need approximately a 10x20 space for a vehicle. Generally, these are made out of steel and there are two entry/exit doors to the unit. That's not quite what we are looking at.

Cheryl Range explained that her daughter stored furniture in a storage unit and it ended up molding.

Abraham said that they do insulate their units, which will limit a lot of the condensation.

Cheryl Range asked about a rat wall?

Abraham said that is usually part of the building specifications and there will be a rat wall.

John Enos said that the Planning Commission seems in support of this and the expansion. John said he is ok with this too as long as Abraham can meet the setbacks.

SPR#01-21 RE REVIEW SCHROEDER BODY SHOP CHANGES

Donald Parent explained that there were some things added to the site plan that the township had some questions about. He provided an updated site plan with a list of the changes.

Matt Schroeder requested the ability to sell some vehicles on the site. They also added a propane storage tank and an outdoor compressor.

John Enos explained that David Hamann found some issues with the site that he thought should be discussed. One item of concern is the propane storage tank. Another item is the removal of the five parking spaces, in order to utilize those five spaces for selling cars. John is concerned that five used cars could easily expand into 20 used cars. Then the primary use of the property is all of a sudden very different than what was intended.

Phil Westmoreland said that while this was being constructed, the applicant also connected to the township's sewer system without a permit or consent. It is currently being used for dumping.

Jim Anderson wants to add the high number of RVs and trailers that are currently parked along the east and south side of the propane tank, along with the east and north side of the building, to the list of concerns.

Larry Grunn asked how much work is being done outside? He thought it was all supposed to be done inside the building.

Matt Schroeder said they were really behind schedule, prior to construction of the new building. They are starting to get caught up now, which will help with some of these concerns. There are absolutely NO motor homes being stored on the property. There is a work order for every vehicle in the parking lot. He said for the most part, work is being done inside the building.

Donald explained that the fire department came in and had no issues with the propane tank. The actual inspection was handled by State of Michigan's Department of Licensing and Regulatory Affairs and they approved everything on January 6, 2021.

Larry Grunn said that we need something in writing from the fire department about their review and approval of the propane tank.

Dave Hamann explained that many businesses that are similar to Schroeder's have a lot of issues with the customer picking up their vehicles. Roy's Autoworks also has issues with this. When Dave was visiting Matt's site, Dave said that at the time, Matt had 36 open work orders.

Matt Schroeder said that he believes his business is going to do great. He takes a lot of pride in how far they have come and has spent a lot of money to make it look the way it does.

Jim Anderson said that as long as we keep the number of vehicles being stored on the property at a reasonable number, it shouldn't be a problem. The site plan looks great, but the site doesn't look very good in person right now, especially when you are coming into the township from the north.

Jessica confirmed the list of changes suggested by the Planning Commissioners and John Enos for Schroeder's Body Shop.

RE-REVIEW OF SCHROEDER'S BODY SHOP SPR #01-21 CONDITIONS FROM PLANNING COMMISSION MEETING 02/23/2021

- 1)** John Enos said that he spoke with Phil Westmoreland (Spicer) and Phil told John that while this property was being constructed, the applicant connected to the township's sewer system without a permit and without consent. Phil Westmoreland told John that they are currently using the sewer system for dumping. David Hamann explained to Matt Schroeder that this is a very serious issue and he needs to get this issue resolved. Matt explained that he is waiting on the City of Howell to provide him with his options and their decision on how to handle this. Matt is absolutely willing to comply with whatever their request is.
- 2)** Donald explained that the fire dept came in and had no issues with the propane tank. They do have a license from the State of Michigan. Larry Grunn stated that he would like something in writing from the fire department about their review and approval of the propane tank.

- 3) Bob Hanvey asked if there was going to be a hydrant put in somewhere. Matt stated there would not be a hydrant installed on the site. Bob explained that the site plan reads "proposed hydrant". The site plan needs to reflect what is actually on the ground.
- 4) Bob Hanvey said that the fencing on the north side of the building (towards the west) is not shown on the drawing. Matt said that they were going to have some fencing on west side but decided not to do that. The fencing is still located on the north side of the property but that does not show on this plan. Bob said that the existing fencing needs to be shown on the plan.
- 5) Dave Hamann said there are make-up air units on the east and north side of building but they are not on the plan. Those need to be listed on the plan.
- 6) Bob asked about signing the easement. Bob thought that Matt's attorney was going to review it and it never got signed. Matt said that they have been waiting for the name to be changed on the paperwork to reflect the business name, not Matt's personal name. Bob said he would make those changes so we can get it signed and notarized.
- 7) Dave Hamann asked Jim Anderson about the comment he made about the landscaping. Dave said that the Planning Commission asked Matt to put in some trees to provide more screening on the southwest corner, coming down D-19. Jim Anderson mentioned specifically the view from the gas station, between retention basin and the drain. Preferably trees that will stay full all year round and help break up the view of all of the RVs/campers in the parking lot.
- 8) The plan also needs to be updated to reflect the current/future landscaping changes.
- 9) John Enos said that Matt needs to list the seven spaces for selling used cars on the plan. John and Matt agreed that there should be no more than seven cars being sold at a time.

Jim Anderson asked about the special use permit? Dave Hamann said that the special use permit is for the indoor use. Dave also reminded Matt that once they get a decision from the City of Howell about the sewer treatment system, the Marion Township Board will still have to be in agreement with the City's decision in order for Schroeder's to continue using the sewer system.

Cheryl Range made a motion to recommend approval of Site Plan Review #01-21 Schroeder's Body Shop to Board of Trustees with the nine conditions that were discussed. Bruce Powelson seconded. **MOTION CARRIED**

OLD BUSINESS:

REVIEW LCPD COMMENTS FOR TXT# 03-20 PUD SECTION 13.04 SEND TO BOT FOR ADOPTION

Dave Hamann said that this has been reviewed by the County and has come back to PC for approval and is ready to be sent to the Board of Trustees for review and approval.

John Enos said that this language is good and fits what we have been discussing.

Cheryl Range made a motion recommending approval of TXT# 03-20 PUD section 13.04 and should be sent to the Board of Trustees for review and final approval. Larry Grunn seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES:

Cheryl range wanted to thank John Enos, Dave Hamann and Jessica Timberlake for all their hard work involving the Planning Commission.

Jim Anderson asked John Enos if as a township could the Board of Trustees enforce a PUD or association dues through the Homeowners association? Has this ever been done before in other communities?

John Enos said no this has not been done before because you cannot enforce those types of things as the Board. You instead could do a special assessment. This would still require linear frontage, an agreement from the people living along the frontage and 70% would have to agree to pay that special assessment. The township can repair the roads and put a lien on certain properties.

Jim Anderson asked for an update on the Master Plan. John Enos said that he sat down with Dave Hamann and Bruce Powelson and that his team is still working on the changes.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT: Cheryl Range made a motion to adjourn the meeting at 9:35pm. Larry Grunn seconded. **MOTION CARRIED**