

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, March 13, 2025
7:30pm

THIS MEETING WILL BE HELD IN PERSON WITH ONLINE PARTICIPATION OPTIONS

Call to Order

Pledge of Allegiance

Members Present/Members Absent

Call to the Public

- 1) Approval of the Agenda
- 2) Consent Agenda
 - a. February 27, 2025 Regular Meeting Minutes
 - b. Complaint Report
 - c. DPW Report
 - d. Financial Report
 - e. Zoning Report
- 3) Renewable Energy Updates
- 4) Meadows North

Correspondence and Updates

Call to the Public

Adjournment

Next Board Packet will be ready after 3 pm on Thursday, March 20, 2025.

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
FEBRUARY 27, 2025

MEMBERS PRESENT: Bill Fenton, Scott Lloyd, Dan Lowe, Tammy Beal, Les Andersen, Jim Witkowski, and Sandy Donovan

MEMBERS ABSENT: None

OTHERS PRESENT: John Gormley, Attorney; Phil Westmoreland, Spicer

CALL TO ORDER

Bill Fenton called the meeting to order at 7:30 pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF AGENDA

Item #5—Zoning Administrator Job Description was added to the agenda. Les Andersen motioned to approve the agenda as amended. Scott Lloyd seconded. **Motion carried.**

CONSENT AGENDA

Tammy Beal motioned to approve the consent agenda. Sandy Donovan seconded. **Motion carried.**

PICKLEBALL COURTS

Tammy Beal said she received two preliminary estimates for construction of pickleball courts: one for two courts at \$130,500 and one for four courts at \$254,000. A township resident would like to donate the fund for two courts.

Dave Reader, a resident of Marion Township, said his family has a long history in Marion Township and Livingston County. His only request is that there be a designation of some sort to honor his family and his homesteader's family.

Bill Fenton motioned to approve installation of four pickleball courts at the Triangle Lake Park, as presented. Sandy Donovan seconded. Discussion: Les Andersen asked Phil Westmoreland if Spicer will provide a plan for placement of the courts; Phil Westmoreland said yes. Roll call vote: Lowe, Lloyd, Beal, Fenton, Witkowski, Andersen, Donovan—all yes. **Motion carried 7-0.**

MARION TOWNSHIP ROADS

Bill Fenton said the board approved chip seal last March for Jewell, Peavy and Norton, The work wasn't done at that time, but the LCRC has assured him that it will be done this year; the cost approved was approximately \$130,000.

Scott Lloyd motioned that the township contribute \$100,000 for the Sexton Road project (County Farm to Peavy) and to ask the LCRC to cover the remainder of \$49,000 (ditching, tree trimming, etc.) Les Andersen seconded. Roll call vote: Donovan, Witkowski, Fenton, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

Bill Fenton will get an estimate from the LCRC for Hinchey Road from the first 90 degree turn to Vines with a breakdown of the costs.

ZONING ADMINISTRATOR JOB DESCRIPTION

Les Andersen said the job posting doesn't include enforcement; Bill Fenton provided him with the full description that does include enforcement. It's been posted on Indeed, in the Fowlerville News & Views, on the township website, and Sandy Donovan said she sent the information to other treasurers.

Les also asked if the position will be salaried or hourly. There are some meetings that can be lengthy. Bill Fenton said the position will be hourly and a set amount for attending meetings after normal business hours.

CORRESPONDENCE & UPDATES

Les Andersen said the Michigan Farm Bureau has stated that data processing facilities are going to become more prevalent. The township has an ordinance in place, but it may need to be worked on.

Dan Lowe asked for an update on the High Meadows dog situation. Bill Fenton said no complaint has been received; Dan Lowe said he will file one. Les Andersen said the township needs a new complaint for all of the junk too.

Bill Fenton said he's talked with the Pingree/Coon Lake property owners about removing the junk; he will revisit them.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Tammy Beal motioned to adjourn at 8:12 pm. Sandy Donovan seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

William Fenton, Township Supervisor Date

#101 General Fund
Transactions by Account
As of February 28, 2025

Date	Num	Name	Amount
001-001 · CASH - GENERAL - FNB			
02/03/2025	13278	Foster, Swift, Collins & Smith, P.C.	-527.37
02/03/2025	13279	AMAZON CAPITAL SERVICES	-275.17
02/03/2025	13281	GORMLEY LAW OFFICE PLC	-2,375.95
02/03/2025	13282	DAVID HAMANN	-75.60
02/03/2025	13283	Jessica Timberlake	-33.62
02/04/2025	13284	SHELBY DWYER	-641.70
02/04/2025	13285	Spicer Group Inc	-2,999.00
02/04/2025	13286	DTE ENERGY	-649.08
02/10/2025	13287	VOYA Institutional Trust	-300.00
02/10/2025	13288	Marion Township Flex Fund	-1,550.00
02/10/2025	13291	ALERUS PAYMENT SOLUTIONS	-5,514.97
02/10/2025	13292	VERIZON WIRELESS	-102.58
02/10/2025	13293	THE GARBAGE MAN	-60.34
02/10/2025	13294	KCI	-1,666.34
02/10/2025	206522	LESLIE D. ANDERSEN	-247.20
02/10/2025	206523	JAMES L. ANDERSON JR.	-182.37
02/10/2025	206524	SCOTT R. LLOYD	-63.37
02/10/2025	206525	BRUCE V. POWELSON	-191.17
02/10/2025	206526	CHERYL A. RANGE	-117.29
02/10/2025	206527	JAMES WITKOWSKI	-15.44
02/10/2025	V215708	TAMMY L. BEAL	-4,189.14
02/10/2025	V215709	GAIL A. BURLINGAME	-3,649.16
02/10/2025	V215710	MATTHEW J. DEDES	-4,297.97
02/10/2025	V215718	SANDRA J. LONGSTREET	-3,123.05
02/10/2025	V215711	SANDY DONOVAN	-4,376.80
02/10/2025	V215712	BILL FENTON	-4,900.82
02/10/2025	V215713	LAWRENCE W. GRUNN	-168.27
02/10/2025	V215714	DAVE HAMANN	-3,486.73
02/10/2025	V215715	ROBERT W. HANVEY	-1,471.01
02/10/2025	V215716	RICHARD HASLOCK	-577.05
02/10/2025	V215717	LOREEN B. JUDSON	-5,310.32
02/10/2025	V215719	DANIEL F. LOWE	-497.51
02/10/2025	V215720	KITSEY A. RENNELLS	-2,832.66
02/10/2025	V215721	JESSICA S. TIMBERLAKE	-3,057.71
02/10/2025	13295	LIV CO TREASURER'S ASSOCIATION	-10.00
02/11/2025	13296	QUADIENT FINANCE USA, INC.- postage l	-300.00
02/11/2025	13297	Jana Kosko	-200.00
02/11/2025	13298	FOWLerville NEWS & VIEWS	-92.50
02/11/2025	13299	Charter Communications	-177.79
02/11/2025	13300	CITI CARDS	-489.00
02/13/2025	13301	BEAR WATER TREATMENT	-87.00
02/13/2025	13302	BRIDGITTE RUTKOWSKI	-150.00
02/17/2025	13303	BURNHAM & FLOWER AGENCY	-2,911.25
02/17/2025	13304	MICHIGAN MUNICIPAL TREASURES ASS	-379.00
02/17/2025	13305	QUALITY ZONING / ZACHARY MICHELS	-210.00
02/17/2025	13306	PRINTING SYSTEMS INC	-478.15
02/18/2025	13307	B&L Services	-1,935.00
02/19/2025	13308	Foster, Swift, Collins & Smith, P.C.	-146.52
02/19/2025	13309	Colonial Life	-459.75
02/25/2025	13310	CONSUMERS ENERGY	-585.16
02/25/2025	13311	Tammy Beal	-524.40
02/25/2025	13312	Blue Cross Blue Shield of Michigan	-20,453.42
02/25/2025	13313	DAVID HAMANN	-12.60
02/25/2025	13314	Culligan of Ann Arbor	-19.97
02/25/2025	13315	Election Source	-1,469.56
02/25/2025	13317	PNC Bank	-24.73
02/27/2025	13318	FRED AIKEN	-150.00

GENERAL FUND CHECKING

Previous Balance	\$	2,212,867.13
Receipts	\$	219,915.03
Interest	\$	124.70
	\$	<u>2,432,906.86</u>
Expenditures	\$	197,955.76
Balance	\$	<u>2,234,951.10</u>

CEMETERY FUND

Previous Balance	\$	92,018.21
Receipts		
Interest	\$	63.53
	\$	<u>92,081.74</u>
Expenditures	\$	14.70
Balance	\$	<u>92,067.04</u>

PARKS & RECREATION FUND

Previous Balance	\$	13,699.96
Receipts	\$	-
Interest	\$	8.39
	\$	<u>13,708.35</u>
Expenditures	\$	2,894.32
Balance	\$	<u>10,814.03</u>

WATER - NEW USER

Previous Balance	\$	419,435.64
Receipts	\$	3,867.00
Interest	\$	389.16
	\$	<u>423,691.80</u>
Expenditures	\$	3,500.00
Balance	\$	<u>420,191.80</u>

SEWER OPERATING & MANAGEMT

Previous Balance	\$	356,087.70
Receipts	\$	48,284.52
Interest	\$	342.26
		<hr/>
	\$	404,714.48
Expenditures	\$	41,110.08
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Balance	\$	363,604.40

SEWER - NEW USER

Previous Balance	\$	1,888,315.21
Receipts	\$	9,250.00
Interest	\$	2,083.93
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	\$	1,899,649.14
Expenditures	\$	-
		<hr/>
Balance	\$	1,899,649.14

SPEC ASSESS. FUND

Previous Balance	\$	278,997.91
Receipts	\$	50,163.79
Interest	\$	268.43
		<hr/>
	\$	329,430.13
Expenditures	\$	3,974.00
		<hr/>
Balance	\$	325,456.13

ESCROW FUND

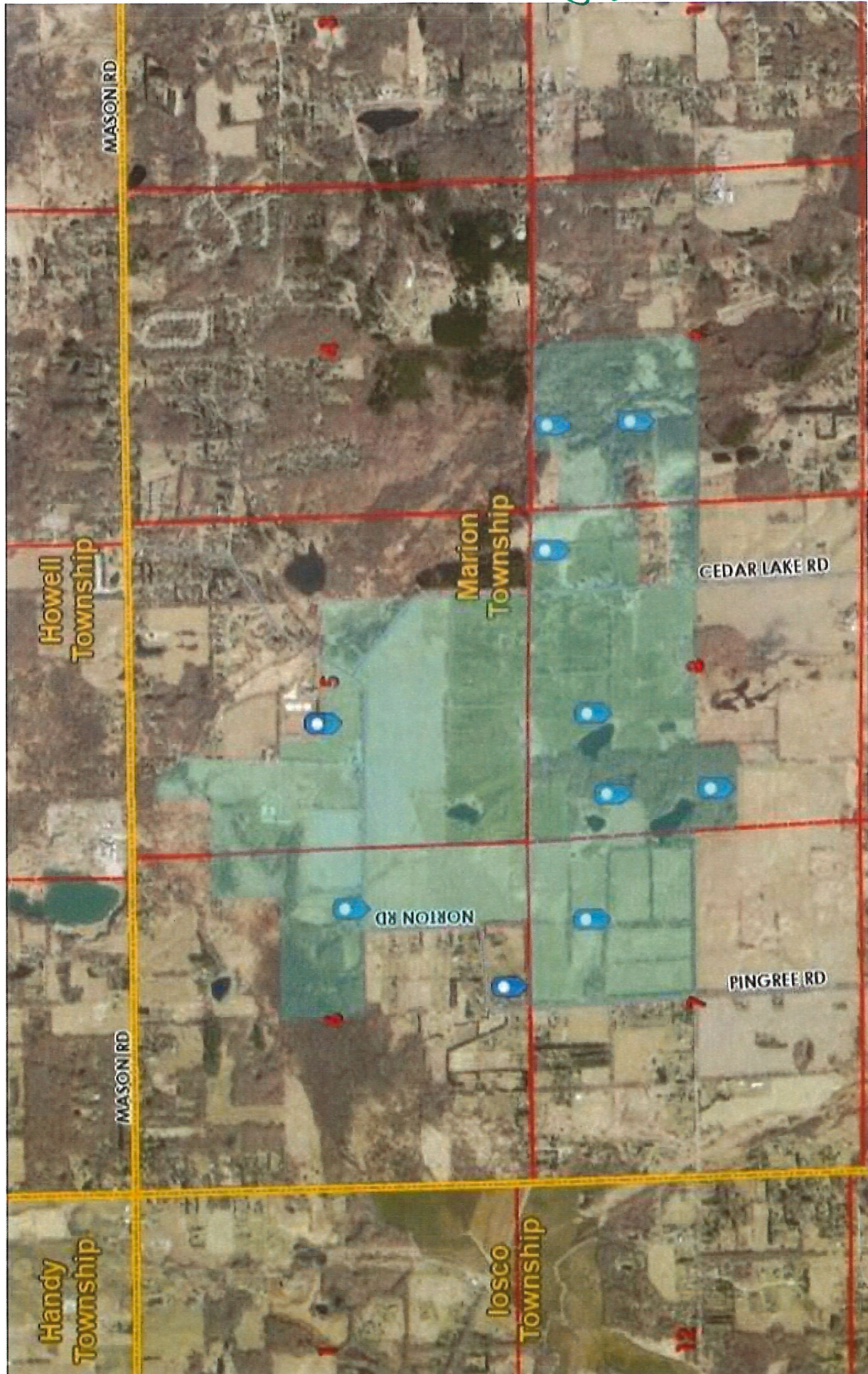
Previous Balance	\$	42,797.95
Receipts	\$	-
Interest	\$	27.15
		<hr/>
	\$	42,825.10
Expenditures	\$	4,405.00
		<hr/>
Balance	\$	38,420.10

SUMMARY TOTALS

General Fund	\$	2,234,951.10
Cemetery Fund	\$	92,067.04
Parks & Rec Capital Chk	\$	10,814.03
Water - New User	\$	420,191.80
Sewer Operating & Mana	\$	363,604.40
Sewer - New User	\$	1,899,649.14
Special Assess. Fund	\$	325,456.13
Escrow Fund	\$	38,420.10
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TOTAL	\$	5,385,153.74

Ref: Financial Report JULY 2020

Renewable Energy Updates



MEMO

To: Marion Township Board
From: Bob Hanvey, Zoning Administrator
Subject: Opinions on Meadows North Site Plan Issues
Job #22032 rev. 11/11/24
Date: March 13, 2025

This memo is in response to concerns of some Marion Township Board members about the site plan submitted by Mitch Harris Building Company for a condominium project called Meadows North.

Concerns:

1. Does not conform to the letter dated September 13, 2024 from Howell Fire Marshal suggesting that there should be two separate entrances served on opposite ends of the development for more than 100 dwelling units.

Opinion: The September letter is attached. Also attached is an email from the HAFD Fire Marshal that the "location and concept is acceptable as long as the following conditions are met." According to the Fire Marshal, those conditions apply only to the emergency access. All other design considerations are acceptable.

2. Violates Marion twp. development standards which prohibit more than 30 units on a single access and 75 with more than one point of access.

Private Road Requirements

6) Private roads shall be limited to serving no more than thirty (30) single-family dwelling units on a single access and seventy-five (75) with more than one point of access. Any dwelling unit whose only means of ingress or egress is via the private road shall be considered in the number of dwelling units allowed. If private roads are an extension of a dead-end public road, the number of dwelling units along the public road shall be considered in the number of dwelling units allowed. This limit shall apply to any type of roadway surface, gravel or pavement.

Opinion: The unit restriction applies to a single road within the development, not to the entire development.

3. Violates Livingston County road commission development standards and Article 4-1-h of our subdivision design standards in regard to cul-de-sac length which the proposed development is more than double the permitted length.

Opinion: The design is acceptable to the Fire Marshal. There are many developments in Marion Township with cul-de-sac lengths exceeding the specification, both private and public roads. This project is a condominium 4-1-h is part of the subdivision general ordinance. Subdivisions are controlled by the Subdivision control act not the condo act. Additionally, County Road Standards do not apply to condo developments.

4. Violates the purpose and intent of our private road ordinance 6.20 which requires that safe and continuous vehicular access to parcels is necessary to promote the health, safety and welfare of the citizens of Marion Township by ensuring that police, fire, and emergency services can safely and quickly enter and exit private property at all times.

Opinion: The reference in the condominium section to 6.20 is confusing because many of the requirements clearly do not apply to condominiums. The design is acceptable to the Fire Marshal.

5. No Confirmation of compliance under section 6.17 a-1 infrastructure standards that this development is compliant with the level of service C as identified in the Marion Township comprehensive plan.

Opinion: The level of service on adjacent roadways applies to Peavy road at the entrance to Meadows North. There is no evidence that the level of service at this location will fall below level C.

Based on the five issues above, the Meadows North should receive preliminary site plan approval.

2/11/2025

SUBJECT: SUP#02-24 MEADOWS NORTH SPECIAL USE SECTION 17.21 MULTI FAMILY
Developer – Mitch Harris
Addressing Public Concerns

TO: Marion Township Board of Trustees

We the public tax paying citizens of Marion Township and property owners off Peavy Road near the vicinity of the proposed multi family development project, Meadows North, have multiple concerns and complaints in regards to the proposed primary access to the development.

Project plans indicate the only ingress and egress to the proposed 167 residential units will be from Peavy Road. We believe that if MDOT grants access approval to the development from D-19, either directly or through the Meadows North's sister development, the Meadows, developer shall revise project plans and absorb applicable costs of relocating primary ingress and egress points as is standard business practices.

D-19 is much more suitable to accommodate the new development in comparison to Peavy Road. Traffic to Peavy Road has increased over the last 10 years from the Sunridge and Marion Creek subdivisions and will soon gain additional traffic from The Tamarack development currently under construction adding 144 residential units to the neighborhood.

Concerns of Peavy Road residents include: safety, loss of property value, traffic congestion at the intersection of Mason and Peavy Roads, impact to the new bridge over the Marion Drain from increased traffic and construction vehicles and lastly, the overall quality of life in the neighborhood.

Stated below are specific questions and requests that have been made by residents at previous township meetings that we are asking for further action and attention to. Also in attachment to this letter are two petitions signed by a number of Peavy Road residents, some of which have property directly adjoining the development.

1. New traffic study of Peavy Road that includes The Tamarack Development traffic study data. It is our understanding that the traffic study submitted by Ace Civil Engineering was an older study from the Road Commission and did not include the new data.
2. Explanation of the Peavy Road and Mason Road Intersection study addressing turn and bypass lanes.
3. The updated drawings to show revised plans to cul-de-sac and land buffers to minimize the negative impact on surrounding property owners of the ingress and egress points addressing physical changes to current property, light pollution and traffic safety. Who will assume financial responsibility of land buffers to the entrance north, west & south?
4. Boards comment about costly access to D-19 because MDOT approved it. Who shall absorb the costs – the grandfathered properties and residents of Peavy Rd or the profitable developer?
5. Certified cost analysis of D-19 entrance. We believe the developer should show that they took the time & money to explore this option.
6. Update on Private Road Ordinance and the development's adherence to it.
7. Concerns regarding Peavy Road speed limit and narrowness (no shoulder) in comparison to D-19.
8. Explanation of how the property was rezoned with old or new data & photos submitted were multiple years ago? Board should be looking into possible false documents provided to get the zoning approved.
9. Further more we the residents of Peavy Rd don't mind if the developer builds the project but we just want it to come from the road that can clearly handle the traffic – D-19.

