

DRAFT

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 27, 2022 - 7:30PM**

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

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
Bruce Powelson made a motion to approve the agenda as presented for the September 27, 2022 Planning Commission meeting. Jim Anderson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES
Jim Anderson made a motion to approve the minutes as presented from the August 23, 2022 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC
None.

NEW BUSINESS

1) FEEDBACK FROM SOLAR FARM VISIT

Larry Grunn, Bob Hanvey and Les Andersen attend the Solar Farm field trip, which sits on 1900 acres of farmland in Lennon Michigan. They also got to meet with Sara Mills during the field trip. Larry explained that there was a lot of very helpful information about Solar Farms and how they operate.

2) PLANNING COMMISSION BUDGET

Bob Hanvey explained that the statute states that the Planning Commission should create their own budget but we have never done that. Bob asked if any of the commissioners were interested in doing that. Bob stated that every time we ask the planners to change something or bring back different pieces of language, that costs the Township more money.

Bob said that lately the invoicing has been confusing because Carlisle Wortman is not invoicing by the project, which makes it harder for accounting purposes. Alissa said that she would look into the invoicing issues for us.

Zach explained that there are different ways the billing can be done.

They could bill us by the hour per project, similar to retainer-based invoicing.

They could bill us strictly by the hour.

They could bill us a flat rate for everything.

Bob said that he would bring copies of invoices from the last year or so to the next meeting.

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UNFINISHED BUSINESS

1) MASTER PLAN RESOLUTION / ADOPTING PLAN

Cheryl Range mentioned that we do not have any underground storage tanks. Alissa stated that she made all the changes from the previous meetings and discussions. Dave Hamann mentioned that there are certain places that are zoned RR and they shouldn't be zoned that way. Alissa also added a section that explains what the Planning Commissioners are responsible for with the Master Plan going forward.

Cheryl Range made a motion for a resolution to approve the 2022 Marion Township Master Plan. Jim Anderson seconded.

MOTION CARRIED

2) REVIEW PROPOSED DRAFT FOR SOLAR FARM ORDINANCES

Zach reviewed all of the changes/updates marked in red. Bob reminded Zach that the Planning Commission does not have the authority to approve anything, however they can recommend approval to the Board. Zach said that he would make this change in the language.

Jim Anderson said that we should add "overlay district" to the language. Alissa said that she would make this change. Bruce asked if we could make the overlay map larger. Jim Anderson would like to see some location information added to the maps as well. Alissa said that she would make these changes.

Alissa is also going to add some more buffering language and clean up what is already there.

Cheryl Range made a motion to schedule a public hearing for October 25, 2022 at 7:30pm. Bruce Powelson seconded. **MOTION CARRIED**

EXTEND MEETING PAST 9:30PM

Larry Grunn made a motion to extend the meeting past 9:30pm. Cheryl Range seconded. **MOTION CARRIED**

3) REVIEW PROPOSED DRAFT FOR KENNELS

Alissa reviewed the new Kennel language. The Commissioners came up with the following changes:

Bob asked to take out "wetlands and ponds".

Larry wants to change 100 feet to 50 feet instead.

Alissa recommended removing "earth berms, wetlands and ponds".

Dave said page 2, letter B should read "5 dogs".

Page 4, letter E, remove the last line.

Page 4, letter H, remove.

Page 4, letter F, remove all.

Page 2, letter E3, remove United States Bureau of Standards".

Jim Anderson asked Alissa to make these changes and bring them back to the next meeting.

SPECIAL ORDERS

Alissa said that John Gormley and John Enos are going to start working on the issues regarding the Development Standards.

Alissa will also contact Sara Mills about attending the next Planning Commission meeting.

CALL TO THE PUBLIC

None.

ADJOURNMENT

Larry Grunn motioned to adjourn the meeting at 10:15pm. Jim Anderson seconded. **MOTION CARRIED.**