

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
VIRTUAL MEETING MINUTES
DECEMBER 22, 2020 / 7:30PM**

DRAFT

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

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

MEMBERS ABSENT:
NONE

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:
Jim Anderson motioned to approve the Agenda for the December 22, 2020 meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:
Cheryl Range motioned to approve the Regular Meeting Minutes from November 24, 2020. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
TXT #03-20 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUBLIC COMMENT ONLY)
John Enos said they have been working with the Engineers and Dave Hamann on this topic. The goal is to provide the applicant with the ability to amend things if needed. This does not take away any of the responsibility of the Planning Commission members. It will better prepare the applicant so they are able to have a good review of their PUD with the Planning Commission. John Enos said they were also looking at taking this out of the PUD district.

NEW BUSINESS:

1) REVIEW PUD#01-20 TAMARACK PLACE (SUNRIDGE III) PRELIMINARY SITE PLAN REVIEW

Manny Kianicky is Vice President of SR Jacobson Development Corporation. They are the Master Developers of Sunridge. They purchased the development called Sunridge located on the west side of Peavy Road. Phase 1 was almost complete at the time of purchase. SR Jacobson developed phase 2. They are finishing up phase 2 and will be starting phase 3 in the near future. They are here today for a Site Plan approval for phase 3. They are trying to stay close to the original site plan that was created for phase 1.

Mike West Edwin Allen Homes located at 795 Clive Court in Byron Center Michigan.

Mike West shared and reviewed the preliminary site plan design with the Commissioners. There were some minor modifications to the roadway. There will be the same number of lots and the same number of access points. The lot numbers are the same, the size, the width, the setbacks and open space are all still the same. All of the main physical features will remain the same. However, the old plan had about eight different internal intersections. They have been able to reduce the linear footage of interior roadways from 7900 feet, down to 6400 feet. This will increase open space from 42.5 acres to 46 acres. They also changed the amenities within the open space, such as adding additional walking trails for the residents. They have addressed most of the comments from the Planners and Engineers. They have done a wetland delineation. They won't be filling or modifying any of these wetlands. They also initiated a traffic study for the project. Copies were distributed to the Township and the Road Commission. They also constructed a deceleration taper for the south bound lag of Peavy Road, as recommended.

John Enos said that we really need to discuss issues involving transportation and traffic. This is a major concern of ours.

Jim Anderson is concerned about the open space on the north side that is currently inaccessible. Mike West explained that it is something they can look into, but the residents over on Alstott might have some concerns about people traveling along that side of the development.

John Enos said that we really need to discuss issues involving the increased traffic due to this new development.

Phil Westmoreland explained that the increased traffic issues are going to have to be addressed by the Township. Having that access road between Peavy and Pinckney Road was a benefit to the Township and allowed for more density in that area. The three big problem areas are going to be Mason at Peavy Road, Keddle Road at D19 and Keddle Road itself. Some improvements on Keddle Road and Mason Road either now or in the future, should be something the Township should consider.

Larry Grunn asked about Mason Road and Michigan Ave. Phil explained that this area was not included in the traffic study. This area is an issue and could potentially be even worse in the future, with the increased traffic.

Manny Kianicky explained that Julie Crawl, who is our traffic engineer, has been in communications with MDOT and Cook County about potential future traffic impacts.

Jim Anderson inquired about lot 11 on Peavy Road. There does not appear to be a house on that lot, so it could potentially be a great entry point.

Bruce Powelson appreciates that there will be a tree planted in the front of every home. Bruce also asked if homeowners are allowed to plant additional trees. Mike West said they would actually encourage residents to plant additional trees if desired.

Mike West said that he really appreciates the Planning Commissions time, especially right before the holidays.

Dave Hamann thinks that there is going to be a lot to discuss come January.

Cheryl Range made a motion to table discussions PUD# 01-20 Tamarack Place Site Plan Review, until our January 26 meeting. Jim Anderson seconded. **MOTION CARRIED**

Bob Hanvey said that there is a house on lot 11. It is not on our plans but according to GIS, there is a house located on that lot.

NEW BUSINESS:

2) REVIEW TXT# 03-20 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (MOVE 13.04 TO EDS, ADD AMENDING)

Dave Hamann explained that John Enos provided some language to us labeled section 13-05. Dave would like to move 13-04 to our Engineering Development Standards and replace 13.04 with Johns language for amending a Planned Unit Developments.

John Enos said that this would allow more flexibility to everyone.

Dave is suggesting to send this to the County Planning Commission for comment and review, if it looks good to everyone. Our Zoning Ordinance would be consistent with what it's going to be and the Engineering Standards would complement the entire Zoning Ordinance.

Cheryl Range made a motion to send TXT# 03-20, The Planned Unit Development Overlay District to the Livingston County Planning Commission for comment and review. Larry Grunn seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES:

NONE

CALL TO THE PUBLIC:

NONE

ADJOURNMENT: Cheryl Range made a motion to adjourn the meeting at 8:46pm. Larry Grunn seconded. **MOTION CARRIED**