

**MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
JANUARY 23, 2025**

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

MEMBERS ABSENT: None

OTHERS PRESENT: John Gormley, Attorney

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

Andy Herald, 1881 Cedar Lake Road, asked about the status of the PDR ordinance; there is no information on the website.

APPROVAL OF AGENDA

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

CONSENT AGENDA

Tammy Beal motioned to approve the consent agenda as presented. Scott Lloyd seconded. **Motion carried.**

ACRISURE INSURANCE PROPOSAL PRESENTATION

Jon Johnson from Acrisure was present for an annual review of the township's property & casualty coverage. Tammy Beal motioned to accept the proposal from Acrisure for 2025 Property & Casualty insurance. Sandy Donovan seconded. Roll call vote: Lowe, Lloyd, Beal, Fenton, Witkowski, Andersen, Donovan—all yes. **Motion carried 7-0.**

MEADOWS NORTH PRELIMINARY REVIEW

Pat Keough, Ace Civil Engineering, was present on behalf of Mitch Harris to request preliminary site plan approval. He provided a letter supporting his belief that access to D-19 is not possible. He also provided a response from the fire marshal addressing the Board's concerns. Jim Witkowski said that D104.3 has not been addressed and wants something from the fire marshal stating that the proposed entrance doesn't violate that section. He also wants the length of the cul-de-sac addressed. Trustee Witkowski feels that Section 6.20—Private Roads applies to this development; Mr. Keough disagrees. Dan Lowe said he feels that access to D-19 is viable, but it would be costly. Scott Lloyd asked Mr. Keough if he had talked with

the owner of the hotel property regarding an easement and if soil borings have been done; Mr. Keough said no.

Jim Witkowski asked the attorney for Mitch Harris whether he felt that Section 6.20 applies to this development; he said he was not prepared to address that. The board members discussed Section 6.17 A 1 Infrastructure Standards, traffic studies, whether Mason & Peavy requires a left-turn or bypass lane, etc. The attorney said the township should rely on the recommendations for approval from their consultants.

John Gormley said one thing that's missing is approval from the zoning administrator. He suggested that this item be sent back to the zoning administrator for interpretation, and if there is anything that the applicant is missing, the zoning administrator should tell them.

Sandy Donovan motioned to grant preliminary site plan approval based on the recommendations from the township planner, engineer, Planning Commission, and Howell Area Fire Authority, provided the zoning administrator gives approval. Tammy Beal seconded.

After additional discussion, the motion was withdrawn.

Sandy Donovan motioned to get an opinion from the zoning administrator and give a list to Bill Fenton of all outstanding issues. Tammy Beal seconded. **Motion carried.**

Les Andersen motioned to table this agenda item until the response from the zoning administrator is received. Bill Fenton seconded. **Motion carried.**

BOARD OF REVIEW APPOINTMENTS

Tammy Beal motioned to appoint Cheryl Range to the Board of Review for a two-year term beginning January 2025. Bill Fenton seconded. **Motion carried.**

Tammy Beal motioned to appoint Barbara Fillingner to the Board of Review for a two-year term beginning January 2025. Sandy Donovan seconded. **Motion carried.**

Scott Lloyd motioned to appoint Duane Stokes to the Board of Review for a two-year term beginning January 2025. Les Andersen seconded. **Motion carried.**

LAST-MINUTE MEETING ADDITIONS

Bill Fenton suggested that items not be added to the agenda at the last minute with the exception of emergency situations, time-sensitive matters, or providing additional documents to support an existing agenda item. Dan Lowe asked if an item is listed on the agenda, that some supporting information be included in the packets.

REQUEST FOR PLANNING COMMISSION TO REVIEW ZONING ORDINANCES

Jim Witkowski said there are sections of the zoning ordinance that are contradictory and/or too vague. The board members should submit any sections of the ordinance they feel needs to be reviewed to Bill Fenton and he will compile a list to submit to the Planning Commission for review.

TOWNSHIP-WIDE GARBAGE DAY

Les Andersen motioned to authorize the clerk to spend up to \$10,000 for a township bulk garbage collection for April 19, 2025, from 9 am-1 pm. Bill Fenton seconded. Roll call vote: Beal, Andersen, Donovan, Witkowski, Lowe, Fenton, Lloyd—all yes. **Motion carried 7-0.**

DARAKJIAN PROPERTY UPDATE

Jim Witkowski said he has contacted Eastern Panhandle about narrowing the blanket easements on the property; this process may take time. He also spoke with the owners of the raceway who indicated there are some restrictions on the property from the City of Howell; he suggested talking with Erv Suida.

CORRESPONDENCE & UPDATES

Les Andersen provided the clerk with photos of the trees that need trimming in Lakeside Cemetery. He said the leasing agent who is trying to obtain easements from the Norton Road property to the Madrid Station is still contacting residents. He also said that EGGLE conducted a renewable energy information seminar at another county’s MTA meeting; he suggested that the Livingston County MTA might want to consider hosting this seminar.

Dan Lowe said there is a Wellhead Protection meeting on Wednesday, January 29, 10 am, at the water treatment plant.

Lisa Kirk, 2935 High Meadows, asked for the status of the Baldwin case. The attorney said that the township needs to start the show cause process over again; although Mr. Baldwin didn’t appear for the previous show cause hearing, it was unclear whether he or his brother was served the notice until after too much time had elapsed. A violation notice needs to be resent; if there is no compliance, then another show cause hearing needs to be scheduled with proof of service to Mr. Baldwin.

CALL TO THE PUBLIC

Kathy Acker, 1149 Peavy, said she felt that the representative for the Meadows North development did not answer all of the questions from the previous board meeting, such as traffic issues, non-compliance of homes on both sides of the easement and the road, the boulevard entrance, etc.

Jim Anderson, 84 Cranbrook, Vice Chairman of the Planning Commission, said he was told the engineer doesn’t attend Planning Commission meetings due to financial constraints. In the past, pre-planning meetings were held and that’s not being done. The Planning Commission assumes the zoning administrator has approved a development if it’s appearing before the Planning Commission. He stated that the Planning Commission doesn’t rubber stamp anything. He also mentioned that the Development Standards were never brought back to the Planning Commission and questioned whether they are being used.

Dean Dupuis, 1163 Peavy (online), said he is not opposed to the Meadows North development; he does object to the unsafe entrance next to his house.

ADJOURNMENT

Tammy Beal motioned to adjourn at 9:47 pm. Sandy Donovan seconded. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

William Fenton, Township Supervisor Date