

**MARION TOWNSHIP
PLANNING COMMISSION
AUGUST 27, 2024 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
CHERYL RANGE – SECRETARY
BOB HANVEY
BRUCE POWELSON

PC MEMBERS ABSENT: JIM ANDERSON – VICE-CHAIRPERSON

OTHERS PRESENT: DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR
ZACH MICHELS – TOWNSHIP PLANNER

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

APPROVAL OF AGENDA
Bruce Powelson made a motion to approve August 27, 2024 agenda as presented. Cheryl Range seconded. **4-0 MOTION CARRIED**

APPROVAL OF MINUTES
Bob Hanvey made a motion to approve the July 23, 2024 Planning Commission minutes as amended. Cheryl Range seconded. **4-0 MOTION CARRIED**

CALL TO PUBLIC FOR COMMENT
No comment.

NEW BUSINESS
SPR# 02-24 TAMARACK PLACE RE-APPROVE EXPIRED SITE PLAN
Mike West works for Westview Capital and is requesting reapproval of their expired site plan for Tamarack. Back in July of 2021 Capital decided to put a hold on all existing permits for Tamarack and hold off on construction. Since then, they have made some modifications to the drains due to the Livingston County Drain Commission’s standards changing. The current plan is to start construction in the Spring of 2025.
Bruce Powelson recommends adding some lighting for the entrance sign.
Zach Michels recommended that the following items be updated:

- Remove the buildings that are no longer in existence.
- Update the zoning to “Suburban Residential”.
- Include screening and buffering where needed. (Mike West plans to plant about 270 trees.)
- Indicate the location of the entrance sign and LED 2700k lighting.
- Show the new crosswalk between units 30-31 and 10-11.

Cheryl Range made a motion to recommend reapproval of the SPR# 02-24 Tamarack Place site plan to the Marion Township Board of Trustees with the above conditions. Bruce Powelson seconded. **4-0 MOTION CARRIED**

UNFINISHED BUSINESS

SPR# 01-24 SIGNS

The Commissioners and Planner discussed the following changes to the Sign ordinance.

- Page 6, section A: Include description
- Page 7, section E: Include description
- Page 6-7: Remove sections I, K, O, W, Y
- Page 8: Set limitations in residential areas
- Page 9, section 15.06, section B: Zach will bring back some language samples
- Page 9, section 15.06, section C: If the sign is going to be posted for more than two weeks, applicant must obtain a permit
- Page 9, section 15.06, section F: Subdivisions should have two signs per entrance, unless they have a boulevard at their entrance
- Page 9, section 15.06, section I: Sign must be 15 feet from the right of way and must be at an access
- Page 9, section 15.06, section G & H: Zach will bring back some language samples
- Page 9, section 15.06, section L: Let the applicant decide on the size and quantity
- Page 9, section 15.06, section M: Let the applicant decide
- Page 9, section 15.08, section A #2: Allow political signs, garage sale/event signs and real estate signs
- Page 14: Remove section D

Cheryl Range made a motion to extend the Marion Township Planning Commission meeting past 9:30pm. Larry Grunn seconded. **4-0 MOTION CARRIED**

UNFINISHED BUSINESS

LOTS NEW INFORMATION

The Commissioners decided to have Zach Michels work on ways of cleaning up our language regarding "Lots" at a lower priority.

SPECIAL ORDERS

1) FEE STRUCTURE AND ESCROW DISCUSSION

Bruce Powelson made a motion to postpone discussion on "Fee Structure and Escrow Acts" until the next Planning Commission meeting scheduled for September 24, 2024. Cheryl Range seconded. **4-0 MOTION CARRIED**

ANNOUNCEMENTS

No comments made.

CALL FOR PUBLIC COMMENT

Zach Michels made a comment on our Solar language.

Cheryl Range made a comment about losco Township's Solar language.

ADJOURNMENT:

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 10:00pm. Bob Harvey seconded. **4-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake