

**MARION TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 24, 2024 / 7:30PM**

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

PC MEMBERS ABSENT: NONE

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

Jim Anderson made a motion to approve September 24, 2024 agenda as presented. Cheryl Range seconded.

5-0 MOTION CARRIED

APPROVAL OF MINUTES

Bruce Powelson made a motion to approve the August 27, 2024 Planning Commission minutes as amended. Larry Grunn seconded. **5-0 MOTION CARRIED**

CALL TO PUBLIC FOR COMMENT

No comment.

NEW BUSINESS

1) SPR# 02-24 MEADOWS NORTH PRELIMINARY SITE PLAN REVIEW & SPECIAL USE

Patrick Keough on behalf of Mitch Harris, presented the preliminary site plan for The Meadows North subdivision. This is a 172-unit condo project that is similar to the existing Meadows project. The following recommendations were made by the Commissioners.

- The roads are 28 feet.
- Modify the sidewalks on the site plan.
- Make the setbacks 30 feet.
- Update the landscaping, lighting and utilities for the final site plan.
- Include the flood plain elevations for the basements.
- Include the gravel emergency access road with the gate & maintenance of surrounding landscaping.
- Make sure 32 units and access road points are ok with the Fire Department.
- Include the traffic study confirmation with Tamarack units.

Patrick Keough, suggested that the Commissioners hold off on approving/denying the site plan, until he completes these recommendations and brings back a new site plan.

Cheryl Range made a motion to postpone the decision on the site plan review until Mitch Harris brings back an updated/revised site plan. Jim Anderson seconded. **5-0 MOTION CARRIED**

DRAFT

UNFINISHED BUSINESS

1) SPR# 01-24 SIGNS

The Commissioners and Planner discussed the changes made to the Sign ordinance and also added additional changes.

Bruce Powelson made a motion to extend the Marion Township Planning Commission meeting past 9:30pm. Cheryl Range seconded. **5-0 MOTION CARRIED**

Jessica is going to send Zach the State's language regarding political campaign signs.

Zach will make the newly-discussed changes and bring the language back to the next Planning Commission meeting.

UNFINISHED BUSINESS

2) LOTS NEW INFORMATION

&

3) FEE STRUCTURE AND ESCROW DISCUSSION

Jim Anderson made a motion to postpone discussion on "item #2 Lots" and "item #3 Fee Structure" until the next Planning Commission meeting. Cheryl Range seconded. **5-0 MOTION CARRIED**

4) LCPD REVIEW ON TXT #02-24 MOTOR VEHICLE REPAIR FACILITY LANGUAGE

Zach Michels reviewed the Livingston County Planning Commission's remarks and recommendations for TXT #02-24 *Motor Vehicle Repair Facility*.

Jim Anderson made a motion to forward TXT #02-24 *Motor Vehicle Repair Facility* to the Township Attorney for review and recommendations and bring back for Commissioners to review the Attorney's comments. Larry Grunn seconded. **5-0 MOTION CARRIED**

Jim Anderson made a motion to forward TXT #02-24 *Family and Group Child Care Homes* to the Township Attorney for review and recommendations and bring back for Commissioners to review the Attorney's comments. Larry Grunn seconded. **5-0 MOTION CARRIED**

SPECIAL ORDERS

No comments made.

ANNOUNCEMENTS

No comments made.

CALL FOR PUBLIC COMMENT

No comments made

ADJOURNMENT:

Bob Hanvey made a motion to adjourn the Planning Commission meeting at 10:15pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake