

**MARION TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 17, 2024 / 7:30PM**

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

**PC MEMBERS ABSENT:**        **NONE**

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

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**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Jim Anderson made a motion to approve the December 17, 2024 agenda as presented. Bruce Powelson seconded. **5-0 MOTION CARRIED**

**APPROVAL OF MINUTES**

Bill Fenton made a motion to approve the November 26, 2024 Planning Commission minutes as amended. Jim Anderson seconded. **5-0 MOTION CARRIED**

**CALL TO PUBLIC**

No comment made by the public.

**PUBLIC HEARING:**

**SUP# 02-24 MEADOWS NORTH SPECIAL USE SECTION 17.21 MULTI FAMILY**

Pat Keough, the representative for Mitch Harris, reviewed the summary for Meadows North. Pat explained that they are proposing 167 units on 74 acres of land and they are requesting a special use permit for this project.

Tom Kozak, 1210 Peavy Road, expressed concerns about this project entering/exiting through the existing subdivision and the increased traffic. Larry Grunn explained that MDOT will not allow Meadows North to have access onto D19.

Gerald Rutkowski, 1172 Peavy Road, expressed concerns about the financial responsibility for this new entrance, how long will construction of this project take, the increased traffic due to construction and the condition of the Peavy Road bridge.

Kathy Acker, 1149 Peavy Road, expressed concerns about having a more recent traffic study and the condition of the Peavy Road.

Roger Gibson, 133 Groveland Drive, expressed concerns about more people moving to this area.

Eric Schram, 1180 Peavy Road, does not want this development to happen.

Bob Newall, 1315 Peavy Road, just moved to this address 1 ½ years ago and feels there are too many people that live near him. Newall is concerned about the increased traffic and the speed on the roads.

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Brenda VanBynen, 1175 Peavy Road, expressed concerns about the wildlife that will be disrupted by this project and is worried she will no longer be able to view the wildlife from her home.

Mike Acker, 1149 Peavy Road, expressed concerns about the increased traffic and does not believe Peavy Road should be used as the access point.

Andrew Kimball, 1039 Davis Road, expressed concerns about protecting the natural resource conservation and wetlands. Kimball is also concerned about the increased traffic at the Mason Road intersection.

The Meadows North Public Hearing was closed.

## **PUBLIC HEARING: RENEWABLE ENERGY**

Andrew Kimball, 1036 Davis Road, would like a copy of Marion Township's current overlay district for renewable energy and would like to know the Township's plan regarding solar.

Catherine Szabelski, 3158 Pingree Road, explained that her neighbor has recently made an agreement with a solar company to use seven of their acres for battery storage.

Peggy Carriere, 3185 Pingree Road, asked if anyone at the Township was aware of this resident's plans and wanted to know what the process is for something like this.

The Renewable Energy Public Hearing was closed.

## **UNFINISHED BUSINESS: SUP# 02-24 MEADOWS NORTH SPECIAL USE SECTION 17.21 MULTI FAMILY**

The Township Planner, Zach Michels, explained that the 167 building units being proposed for The Meadows North are actually considered condos. The Planning Commission simply gives a recommendation of approval or denial to the Township Board of Trustees. The Township Board of Trustees will then approve or deny the request for a special use permit. Zach explained that this area was previously zoned Highway Service, but because MDOT would not allow access onto D19, the zoning was changed to Rural Residential to match the surrounding areas. There was also a recent traffic study conducted that is included in the packet.

Pat Keough explained that access through the Meadows will only be for emergency vehicles. This access will be gated and will be accessed by the Howell Area Fire Department. Pat explained that there was a traffic study conducted with more units than they are proposing now. There will be a bond in place that will cover any damages or disturbances to the properties near the easements. There will be adequate buffering that will be discussed in detail at the final site plan review. The 167 units will only cover an estimated 10.9% of the property, leaving a lot of open space. Zach also explained that MDOT did not deny access to D19 because of the traffic, but because it falls in a "limited access area".

Cheryl Range made a motion to recommend approval to the Board of Trustees for SUP# 02-24 MEADOWS NORTH SPECIAL USE PERMIT, with the following recommendations.

- Applicant must receive final site plan approval.
- Additional buffering beyond what is required along adjacent properties to the north and south side of the access road.
- Additional screening on properties to the west of the access road if agreed to by the property owners.

Jim Anderson seconded.

ROLL CALL: Powelson YES; Range YES; Grunn YES; Fenton YES; Anderson YES. **5-0 MOTION CARRIED**

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## **UNFINISHED BUSINESS:**

### **RENEWABLE ENERGY**

Jim Anderson explained that the Township currently has an overlay district for renewable energy. This trigger ordinance being created will be in addition to the ordinance language the Township has already adopted.

Zach Michels reviewed the changes that were made to the trigger ordinance for Utility-Solar Energy Facilities. Once these changes are drafted, Zach will send the draft to Jim Anderson for review and final edits. Jim Anderson will then send the final version to Dave Hamann, so it can be passed on to the Livingston County Planning Department.

Bill Fenton made a motion to extend the meeting past 9:30pm. Larry Grunn seconded. **5-0 MOTION CARRIED**

Zach Michels reviewed the changes that were made to the new language for Utility-Wind Energy Conversion Facilities.

Zach Michels reviewed the changes that were made to the new language for Utility-Scale Battery Energy Storage Facilities.

Cheryl Range made a motion to send the language for Utility-Solar Energy Facilities, Utility-Wind Energy Conversion Facilities and Utility-Scale Battery Energy Storage Facilities, to the Livingston County Planning Department for review and comment. Jim Anderson seconded. **5-0 MOTION CARRIED**

## **SPECIAL ORDERS:**

### **ELECTION NOMINATIONS FOR PLANNING COMMISSION**

Cheryl Range made a motion to nominate Larry Grunn as Chairperson for the Marion Township Planning Commission. Bruce Powelson seconded. **5-0 MOTION CARRIED**

Larry Grunn made a motion to nominate Jim Anderson as Vice-Chairperson for the Marion Township Planning Commission. Cheryl Range seconded. **5-0 MOTION CARRIED**

Jim Anderson made a motion to nominate Cheryl Range as Secretary for the Marion Township Planning Commission. Bruce Powelson seconded. **5-0 MOTION CARRIED**

## **ANNOUNCEMENTS**

Zach Michels reviewed some updates on current bills being processed with the State.

## **CALL TO PUBLIC**

No comment made by the public.

## **ADJOURNMENT**

Larry Grunn made a motion to adjourn the Planning Commission meeting at 10:20pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

**MINUTES TAKEN BY:** Jessica S. Timberlake