

**MARION TOWNSHIP**  
**2877 W. COON LAKE ROAD, HOWELL MI 48843**  
**BOARD OF TRUSTEE'S, PLANNING COMMISSION AND ZONING BOARD OF APPEALS**  
**SPECIAL MASTERPLAN MEETING MINUTES**  
**MAY 1, 2018**  
**7:30 P.M.**

**DRAFT**

**MEMBERS PRESENT:**

***PLANNING COMMISSION***

- LARRY GRUNN- *CHAIRPERSON (ALSO ON Z.B.A.)*
- BRUCE POWELSON- *VICE CHAIR*
- CHERYL RANGE- *SECRETARY*
- CLAIRE STEVENS

***BOARD OF TRUSTEES***

- BOB HANVEY *(ALSO ON PLANNING COMMISSION)*
- DUANE STOKES
- TAMMY BEAL
- LES ANDERSEN
- SCOTT LLOYD
- GREG DURBIN
- DAN LOWE *(ALSO ON Z.B.A.)*

**MEMBERS ABSENT:**

***ZONING BOARD OF APPEALS***

- LARRY FILLINGER
- DAN ROSSBACH
- LINDA MANSON-DEMPSEY

**OTHERS PRESENT:**

- DAVE HAMANN- *MARION TOWNSHIP ZONING ADMINISTRATOR*
- JOHN ENOS- *WITH CARLISLE WORTMAN (TOWNSHIP PLANNER)*
- TYLER LASSER- *WITH CARLISLE WORTMAN*

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**CALL TO ORDER**

Larry Grunn called the Planning Commission meeting to order at 7:30 p.m.  
Bob Hanvey called the Board of Trustee meeting to order at 7:31 p.m.

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF MEMBERS**

The Board of Trustees introduced themselves. The members of the Planning Commission introduced themselves. John Enos and Tyler Lasser, both from Carlisle Wortman introduced themselves.

**APPROVAL OF AGENDA**

***May 1, 2018 Regular Meeting Agenda***

Did not approve or discuss this.

### **CALL TO THE PUBLIC**

No response.

### **New BUSINESS:**

John Enos explained that he has been the Planner for Marion Township for the past 15-18 years. He explained what a master plan was and discussed what discussions would take place for this workshop.

*Definition of a Masterplan: "A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions."*

John explained that a Zoning Board of Appeal, allows you to build, sell or move forward with a particular activity on your property that may not typically be allowed based on the ordinances for the desired location. An ordinance is language that actually states what the rules and regulations are within that Township or area. A Masterplan is a legal binding document that by law is required to be updated/reviewed every five years. A Masterplan lays out the future land uses, any existing land use and the allowances involving Roads and Sewer. The anticipated due date for Marion Township's revised Masterplan, is by the end of 2018. One of the main goals in Marion is to keep things rural. The elected officials and appointed officials have done an exceptional job keeping Marion rural with in the Township.

Roads: One of the main goals for our roads is to improve traffic flow and the overall safety on existing roads. Implement some walkways, bike paths and other pedestrian areas. One of the ways we can do this, is by making sure that these new developments consider increased traffic. We obviously don't intend or desire to have sidewalks in front of every home in Marion Township but he believes that having linkage by foot, from one place to another is important within a community. Studies have shown that the majority of people enjoy walking and biking through communities. Residents are concerned about people using Marion Township as a pass way to get to other communities. Another resident explained that D19 is a major road whether we like it or not. It has become a passage for people to get from one area to another. D19 is an attractive location for new business development, which then also increases traffic. Residents are concerned about the new Marion Oaks subdivision. How many homes will be going in and when do they begin building? John Enos stated that at least a couple hundred homes and it should be starting relatively soon. John explained that Marion does not have the ability to stop developments from building but the Marion officials have done a really good job of slowing down the process and decreasing the amount of development taking place.

Sometimes paying more in taxes can help preserve more open space and by having land conservations, within a community. These things would prevent builders from developing. Les Andersen shared that there are several pieces of land along D19 that are owned by 60+ year old who own 40 acres or more and would probably be interested in making an investment in order to protect their land.

A resident asked if we have the ability to define the specifications involving land use permits. John Enos said that we absolutely can define them.

Residents suggested some things to help soften the view along D19 because it is currently a harsh transition when traveling along D19. Adding trees and shrubs to soften the view can be a good thing but it can also create different issues, like decreasing visibility while driving. Pingree and Coon Lake Road need some of the trees and shrubs cut back, due to poor the visibility.

Special Assessments are an option for certain road repairs and maintenance. 50% or more of the residents on that road, have to agree. If the Livingston County Road Commission decides to pave or repair a certain road, then they are responsible for all the costs. One resident asked if Concurrency was a possibility in Marion Township. John Enos said that

it is not yet legal in the State of Michigan.

The Masterplan defines the specific dividing lines that make up the different Zones, within a community. (Residentially zoned areas, commercial zoned area, Ag zoned areas, etc.) Permits are not available in an Ag zoned area. This leaves a wide range of opportunity available on Ag land, unless we have clear ordinances in places and then continue to enforce them properly. This is why we need to keep updating our language. We also need to protect our wetlands and natural scenic areas and get more involved in land preservations.

There are a few recreational areas in Marion Township. There is 30 acres that sits off of Triangle Lake Road, which is also where the Marion Township Office is located. There is also ten acres located off Coon Lake Road and the three acres off Jewell Road. There are additional recreation options that we could implement within our community.

There will be one more Workshop-Meeting like this one, before the Masterplan is completed and approved. You can sign up with David Hamann the Zoning Administrator or anyone else in the office, to learn more about and participate in updating Marion Township's Masterplan. By signing up, you will also receive any notices, information or meetings involving the Masterplan, going forward.

### **CALL TO THE PUBLIC**

No response.

### **ADJOURNMENT**

Bruce Powelson motioned to adjourn the meeting at 8:50pm. Cheryl Range seconded. ***Motion carried***