

**MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
SEPTEMBER 27, 2018**

**MEMBERS PRESENT:** Les Andersen, Tammy Beal, Greg Durbin, Dan Lowe, Duane Stokes, Scott Lloyd, and Bob Hanvey

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Phil Westmoreland, Spicer; Dave Hamann, Zoning Administrator

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**BOARD MEMBERS PRESENT**

The board members introduced themselves.

**CALL TO THE PUBLIC**

No response.

**APPROVAL OF AGENDA**

Items #9—Master Plan Mailing and #10—Enforcement were added to the agenda. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. **Motion carried.**

**CONSENT AGENDA**

Les Andersen motioned to approve the consent agenda. Greg Durbin seconded. **Motion carried.**

**TORATOLA LANE SITE CONDO SPR #03-18 PRELIMINARY REVIEW**

Jim Barnwell from Desine Inc. was present on behalf of the owner to ask for preliminary approval. He said the Planning Commission comments will be considered prior to final review. Dan Lowe had concerns about the lot behind lots 10-13 becoming a “no man’s land.” Mr. Barnwell said that would be a limited common element for those specific lots, but that it would be incorporated into those lots.

Kathy Evans, 450 Triangle Lake Road, said this development is larger than she thought. She would like a berm between her property and the rear of lots 5-7.

Les Andersen motioned to grant preliminary approval for Toratola Lane site condos, considering all comments from all of the reviewers are addressed. Greg Durbin seconded. **Motion carried.**

**GOLF RANCH PUD #01-18 CONCEPTUAL RE-REVIEW**

Brett LaVanway from Boss Engineering was present, along with Jim & Sharon Merritt, who are part owners of the property. Mr. LaVanway said the Planning Commission had previously recommended conceptual approval for 45 units. To address the board’s concerns, the project has been reduced to 36

units, the wooded area has been increased, retention basin is smaller, and the layout is different. The planner and engineering have both recommended approval. Dan Lowe said the site still has issues with the pond because of the high water table. Mr. LaVanway said they've done soil borings and they would still need approval from the drain commission. Les Andersen said he would like to see only the 26 lots that are allowed based on the zoning district.

Jim Merritt said there is a market for this type of development. Greg Durbin agreed, but said the water issues are a concern and would need assurances. Bob Hanvey said he doesn't believe this meets the criteria for a PUD; Mr. LaVanway disagreed.

Greg Durbin motioned to approve the conceptual plan for Golf Ranch PUD #01-18 considering additional comments from the board. Duane Stokes seconded. Roll call vote: Lowe—no; Lloyd—no; Beal—no; Hanvey—no; Durbin—yes; Andersen—no; Stokes—yes. **Motion failed 2-5.**

### **SANITARY SEWER LETTER**

Bob Hanvey presented a letter that he'd like to send to all sewer customers and asked for input. Dan Lowe said the first "DO NOT" should be in bold or highlighted in some way. The "DO NOT" items will be put first in the letter. It will be sent to approximately 1,000 customers. Tammy Beal motioned to have the letter sent with the recommended changes. Les Andersen seconded. **Motion carried.**

### **SEWER ORDINANCE FINES**

Bob Hanvey said the state statute restricts the amount of a fine to \$500. Dan Lowe said there should be a camera and cleaning fee in addition to the fine. The verbiage will be changed to "minimum cleaning and camera fee of \$1000." Les Andersen motioned to approve the recommended changes. Dan Lowe seconded. **Motion carried.** The ordinance will take effect 30 days after publication.

### **SEWER BUDGET**

Les Andersen motioned to adopt a resolution to approve by activity the amended Sewer Fund budget for FY 7/2018-6/2019, as presented. Duane Stokes seconded. Roll call vote: Durbin, Stokes, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Resolution passed 7-0.**

### **CRYSTALWOOD ROADS**

Bob Hanvey said he talked Rick Elkow who will be sending an updated agreement. Dan Lowe asked how much money they have in the tree escrow; Mr. Hanvey said approximately \$2,500.

### **MASTER PLAN MAILING**

Based on the low number of surveys that have been returned, Bob Hanvey said he'd like to do a postcard mailing to all residents asking for input. It will cost approximately \$3,000. Les Andersen motioned to approve funds for a master plan postcard mailing. Tammy Beal seconded. Roll call vote: Beal, Andersen, Lowe, Durbin, Stokes, Hanvey, Lloyd—all yes. **Motion carried 7-0.**

### **ENFORCEMENT**

Les Andersen said there are enforcement issues that need to be handled and he would like to have Carlisle Wortman handle this. The board members also discussed having a letter to hand out to new residents, with permits and land divisions, informing the property owner with the township requires for home occupation. Greg Durbin suggested the township needs a code enforcement officer.

Les Andersen motioned to have the zoning administrator create a handout. Tammy Beal seconded. **Motion carried.**

Greg Durbin said he has many years of law enforcement experience and would be willing to work on this issue. Bob Hanvey motioned to have Greg Durbin and the zoning administrator work on enforcement issues. Tammy Beal seconded. **Motion carried.**

**CORRESPONDENCE & UPDATES**

The CIRAB meeting is scheduled for Monday, October 15, 3 pm, at the Howell City Hall.

**CALL TO THE PUBLIC**

Bruce Powelson, 3466 Pingree, asked if the overflow of cars at Pardiac's shop would be a violation of the special use permit.

**ADJOURNMENT**

Les Andersen motioned to adjourn at 9:31 pm. Greg Durbin seconded. **Motion carried.**

Submitted by: S. Longstreet

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Tammy L. Beal, Township Clerk      Date

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Robert W. Hanvey, Township Supervisor      Date