

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

June 23, 2020

7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: June 23, 2020 Regular Meeting

APPROVAL OF MINUTES FROM: May 26, 2020 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) SUP#01-20 Marion D19 LLC Section 17.12 Drive-in Establishment

New BUSINESS:

- 1) SUP#01-20 & SPR#01-20 Review for Drive-in Establishment Section 17.12
- 2) Soul Embodied Sanctuary Proposal Brigitte Patton

Old BUSINESS:

- 1) TXT#01-19 Short Term Rentals discussion continued (John & Mike feedback).
- 2) TXT#07-17 proposed changes Lots – move thru other issues. (Bring info from past meetings)
- 3) review spreadsheet of zoning ordinance Text Amendments

Correspondence and Updates and Discussion:

CALL TO THE PUBLIC:

ADJOURNMENT:

DRAFT

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
CONFERENCE CALL MEETING MINUTES
May 26, 2020 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
BOB HANVEY
CHERYL RANGE – SECRETARY
BRUCE POWELSON – VICE CHAIR
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – PLANNER WITH CARLISLE WORTMAN

MEMBERS ABSENT:

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Approval of the Regular Meeting Agenda for May 26, 2020

Cheryl Range motioned to approve the agenda. Bob Hanvey seconded. **MOTION CARRIED**

APPROVAL OF MEETING MINUTES:

Approval of the Regular Meeting Minutes for February 25, 2020

Cheryl Range motioned to approve the amended meeting minutes. Bob Hanvey seconded. **MOTION CARRIED**

APPROVAL OF MEETING MINUTES:

Approval of the Regular Meeting Minutes for April 29, 2020

Jim Anderson motioned to approve the amended meeting minutes. Bruce Powelson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

NONE

NEW BUSINESS:

- B-Line Direction for Outdoor Dining

Dave said that Mike Pool from B-line asked if he could temporarily offer seating outside due to the recent COVID-19 social distancing requirements. Dave would like to give B-line some extended services during this quarantine. He did confirm that this would be temporary service.

John Enos would like to get some feedback from the fire department. He also thinks that we should make sure that Liquor control is ok with alcohol being served outside. John also wants some more detail on the decorative fencing and possible exit strategies.

Jim Anderson said they need to look at what parking lot changes would need to take place.

Dave said Mike would be using six parking spaces to provide outside seating.

Cheryl Range asked if they really need to have fencing since this is going to be temporary.

John Enos said probably not, it just depends on where the seating is going to be located.

Cheryl said that she approves whatever Mike needs, to make this happen for him.

Bruce Powelson agreed.

John Enos said he would just like the Fire Department to take a look at this. This would just be an accessory Use.

Bruce asked if we should put a time limit on this?

Larry Grunn said that he is concerned with the safety of people sitting outside, due to the customers pulling into the parking lot. Someone pulling in could easily wipe out a crowd of people sitting down for dinner. Should we have them put in some sort of barricade to protect people sitting outside.

Cheryl said the restaurants in downtown Howell that offer outside seating, only have a curb as a barrier/barricade.

Larry said the speed limit is much faster on D19 verses on Grand River in downtown Howell.

Cheryl Range said she just wants the most affordable and safe option for this restaurant.

John Enos said we could allow this until the end of October and then re-visit things at that time. John likes the idea of using the water-filled barricades, for safety measures and would still like the Fire Department to take a quick look. Aside from those things, John feels comfortable with this.

Cheryl Range asked where the lighting is located throughout the parking lot.

Jim said the lighting is not very good in that parking lot.

Bob asked who has the authority to approve this? Is it Dave Hamann as the Zoning Administrator or would it be the Planning Commission?

John Enos said that Dave has the authority to approve this as an Accessory Use but it is still good to see where the Commissioners comfort level falls on things like this.

- **SPR# 01-20 & SUP# 01-20 for Marion D19 LLC Section 17.12 Drive-in Establishment**

John Enos said that looking at this review, he has a lot of questions. He does like the idea and thinks the residents will be happy with a drive-thru at this location. John went over the comments in the review from himself and Phil Westmoreland. John said the next step would be to set a Public Hearing for this.

Jim Anderson asked why we should set a Public Hearing for something that we don't approve of.

Dave said that the Public Hearing is for the Special Use Permit. The site plan review is a separate piece.

Jim asked if we need a Public Hearing for the site plan.

Dave said that the site plan review does not require a Public Hearing.

Jim looked at several other Dunkin Donut drive-thru locations and is very confused as to why Todd is deciding to put the drive-thru where he is putting it. There was only one other drive-thru that Jim saw, that was similar to what Todd is asking for. (The Hartland Dunkin Donut location.)

John said many ordinances require an escape lane and this location does not offer an escape lane. This is not a deal killer for John but just something to think about.

Larry said that he met with Todd and discussed this with him. Larry sat in the parking lot for about an hour and a half, watching the current traffic flow. Larry noticed some existing items that still have not been addressed or resolved. Larry also said that the drain water seems to be going down pretty well. He is not sure if the County has already been there to resolve the drain issues but it seems to be working well at the moment.

Bob said that the County was there pumping the other day, so the Drain is not actually running yet.

John Enos said that we should set a Public Hearing for this, so we can see what the neighbors think.
Bob Hanvey motioned to set a Public Hearing for June 23, 2020 regarding Mugg & Bopp's drive-thru. Larry Grunn seconded. **MOTION CARRIED**

OLD BUSINESS

- ***TXT #05-05, 06 Signs / Home Occupation & Home-Based Business***

Dave Hamann said that he could put together a text amendment package or asked if we should wait until we have a public hearing for something bigger and then we could just add this change to it.

Jessica Timberlake reminded the Commissioners that at the February 2020 Planning Commission meeting, John Enos said that he was going to work with Dave on a memo for these text amendment changes along with some other amendment changes.

Bob Hanvey said he thought we were waiting to set a Public Hearing until we have other text amendment changes at the same time.

Cheryl Range motioned to table this topic until June 23, 2020, once we have the text standard updates from John Enos. Bruce Powelson seconded. **MOTION CARRIED**

- ***TXT #07-17 Proposed Changes on Lots***

Cheryl Range motioned to postpone further discussion on the various terms that are used throughout our Lot language, until John Enos meets with Dave Hamann and Bob Hanvey to discuss language options from other jurisdictions. Jim Anderson seconded. **MOTION CARRIED**

Larry Grunn said that he saw a building/barn on the Wilson's property which is near the horse farm, located on the north side of Coon Lake road. He heard that the parents sold the house along with the barn and they are now currently living in the upstairs of that barn. Larry asked Dave if he's heard anything about this.

Dave Hamann said that he has not heard anything and is not able to go onto their property without a warrant and probable cause.

Larry said he believes that the Wilson family are good people and he is not trying to file a complaint, but just thought he should mention it. The Wilson's have helped out with Heritage days in previous years and they are a good family but that doesn't mean they should be allowed to do whatever they want.

Jessica Timberlake reminded the Commissioners that at one of the February 2020 Planning Commission meeting, John Enos said that he was going to bring some examples from other jurisdictions and provide some feedback on this topic. He also suggested the Township Attorney should provide some feedback on this as well.

Cheryl Range made a motion to postpone changes on this until we get some more feedback and input from John Enos and the Township Attorney. Bruce Powelson seconded. **MOTION CARRIED**

- ***TXT #01-19 Short Term Rentals***

John Enos said that he would provide some language to Dave regarding these short-term Rentals.

Jim Anderson asked if we should even bother looking at language that allows this, if this is something that we don't want happening in Marion Township.

Bob said that we have to offer this somewhere in the Township. Maybe in the Commercially zoned area. These should be allowed somewhere in the Township along with regulations to be followed.

Cheryl said aren't we trying to prevent the short-term rentals that are located on the private lakes.

Dave Hamann said that there is something going on there now because packages have been getting delivered but no one on the lake has complained about anything, for a little while now.

Jim Anderson said he doesn't disagree with long-term rentals. He also asked if long-term rentals seem to be an issue for other jurisdictions. If they are long-term then it is no different than when people rent out their home.

Dave said that in districts ERS-1 and 2, they are not allowed to have a Bed and Breakfast. However, should they be allowed to have long-term rentals?

John Enos said that we would have a problem prohibiting this because we cannot be exclusionary. Regarding short-term rentals, we could create language that states, the owner needs to provide appropriate parking and we could also list other specific regulations, which could then make it difficult for a person to have a short-term rental property.

John Enos said that he would like to talk with Mike Kehoe and have him provide some input on this.

Jessica Timberlake reminded the Commissioners at the February 2020 Planning Commission meeting, John Enos said he would bring back some language on short-term rentals and the different allowed time-frames in other jurisdictions.

John Enos said that he is willing to bring in the recent language that he created for Manchester Township on short-term rentals but is wondering if he should even bother doing this, if this is something the Township does not even want to allow.

Bob Hanvey motion to postpone discussion on short term rentals until we get more information from John Enos and our Attorneys. Jim Anderson seconded. **MOTION CARRIED**

- ***Master Plan Review Updates***

John Enos said that he cleaned up the demographics throughout the revised Master Plan. John also put in the updated photos throughout that were provided to him.

Jim Anderson asked if we could dedicate one full page on Open Space and Farmland Preservation.

John Enos said that he would do that.

Cheryl asked if we could remove any discussion involving mass transit or buildings that house or transport multiple families, due to this recent virus/pandemic.

John Enos is actually in favor of public transportation and thinks that it is something that will happen in Marion Township but not for a long time.

John Enos said that he would add information regarding Open Space and Farmland preservation.

CORRESPONDENCE AND UPDATES:

Dave Hamann has had a few residents come to him regarding adding multiple driveways to their property. For example, those that have pole barns which cannot be accessed due to the location of the septic system or due to the layout of the property. Dave thinks that the Commissioners should consider pulling this language out of our current ordinance, which would then allow residents to have multiple driveways and we could still rely on the County Road Commission to help regulate this, just like they already do in other jurisdictions.

ADJOURNMENT:

Cheryl Range motioned to adjourn this meeting at 9:20pm. Jim Anderson seconded. **MOTION CARRIED**

June 15, 2020



ACE
CIVIL ENGINEERING, LLC

Marion Township Planning Commission
2877 W. Coon Lake Road
Howell, Mi. 48843

Re: Proposed Drive Thru Restaurant Special Use for Mug and Bopp's D-19 Gas Station

Dear Planning Commission Members:

On behalf of Todd Lekander (owner), of the Mug and Bopp's property located at 1600 Pinckney Road, we are requesting a special use review. The purpose of the special use request is to install a drive thru food service at the existing building facility. The property is currently zoned Highway Service which requires a special use for "Drive Thru Restaurants" per 17.05B. Per ordinance requirements we are providing the following statements in accordance with section 16.05 "A" of the Marion Township Zoning Ordinance:

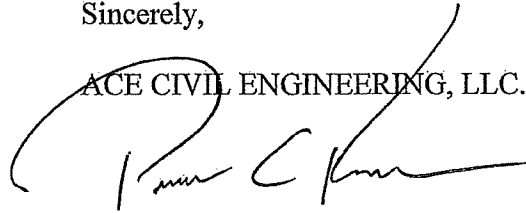
- 1 The project will be harmonious with and in accordance with the general principles and objectives of the comprehensive Plan of the Township. **The parcel is currently zoned Highway Service which does allow Drive Thru Restaurant Establishments.**
- 2 The project will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **The Drive Thru Restaurant proposed will be in conjunction with an existing convenience store and gas station and will not change the general character of the area.**
- 3 The project will not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole. **The proposed drive Thru Restaurant will be provide a convenience service in the general area South of I-96 and should improve overall traffic congestion in the I-96 interchange area. Cars traveling South of I-96 will no longer have to cross the bridge at I-96 to go to a Drive Thru Restaurant.**
- 4 The project will be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools. **The project was master planned for a larger development at which time all utility and driveway improvements were made.**

- 5 The project will not involve any uses, activities processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. **The project will consist of adding a Drive Thru Restaurant in conjunction with all local, state and federal guidelines and will not create any negative impacts to the community.**
- 6 The project will meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for land use or activity under consideration; and will be in compliance with these standards. **The proposed improvements shown on the site plan are in accordance with all ordinance standards.**
- 7 The project will ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and topographic modifications, which result in maximum harmony with adjacent areas. **There is no tree removal that is necessary for the project and the proposed grades will be very similar to the existing grades which will cause minimal disruption.**
- 8 The project will ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties. **The proposed project area will be drained into an underground storm pipe and directed to an existing storm detention system that was previously designed to accommodate the storm water flow.**
- 9 The project will ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. **The project area will utilize down shielded lights that will prevent light pollution on adjacent properties. The location of the proposed Drive Thru is at the rear of the property where it will cause minimal impact.**
- 10 The project shall meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary. **A Final Site Plan was submitted with the Special Use Application that is consistent with Article XVIII.**
- 11 The project shall conform to all applicable state and federal requirements for that use. **The project will conform to all applicable state and federal requirements.**

Please let me know if you have any questions in this matter.

Sincerely,

ACE CIVIL ENGINEERING, LLC.

A handwritten signature in black ink, appearing to read 'Patrick C. Keogh', is written over the company name.

Patrick C. Keogh, P.E.
President

17021 (Special Use_)
06/16/20

May 25, 2020

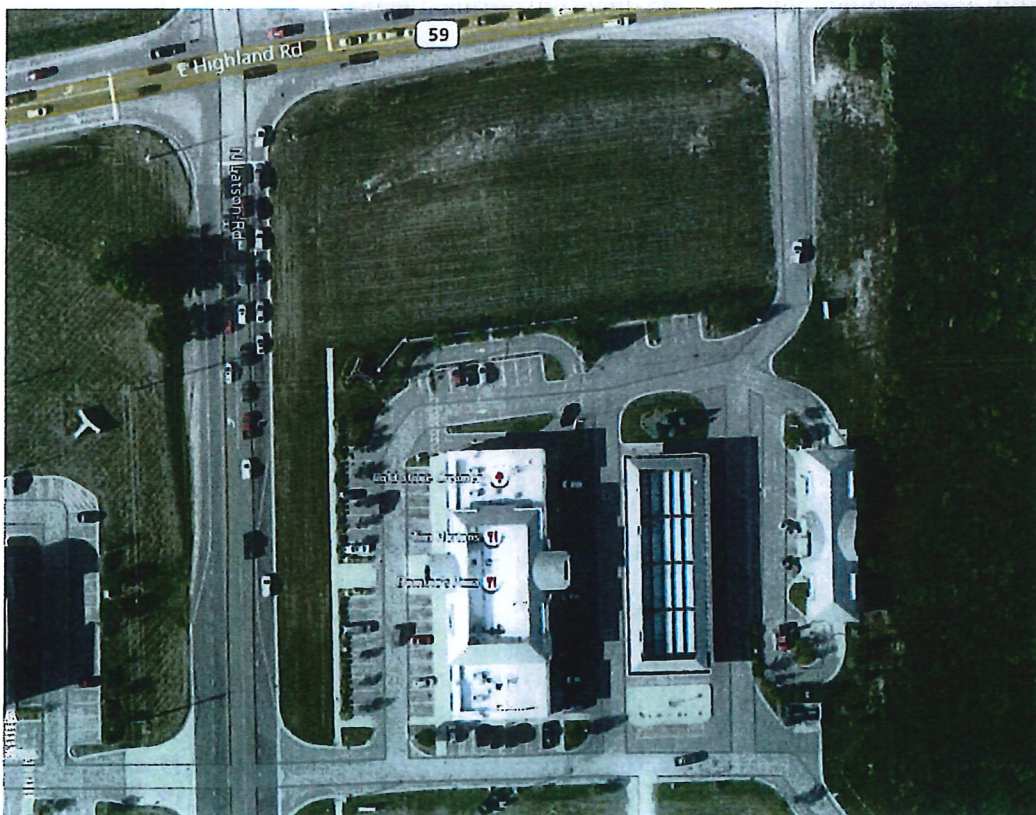
Mr. Hamann and Mr. Westmoreland,

Please accept this letter addressing the concerns stated in the Spicer May 20, 2020 review letter.

One concern dealt with the location and design of the drive thru lane. The other dealt with the South traffic lane dimension. We do understand these concerns. We do ask that as you review our plans and comments, please do so through the lens of an existing site, being rehabilitated to a new use.

Our design allows the person in the drive thru order lane to clearly see traffic flow on the site. That view helps them to avoid any cross-traffic problem as they proceed from the order line to the pick-up window. On the South end of the building, West bound traffic will have a stop sign at the SW building corner. That stop sign will allow both the west bound driver and the drive thru window customer to see one another and avoid a collision.

This proposed layout is similar to several newly constructed drive-thru designs in our community with cross traffic lanes. We have found the consumer readily adapts to this proposed design. Here are 5 examples of sites with cross traffic lanes.



#1

Tim Hortons – NE corner, Latson and M59

Circle drive thru crosses traffic several times

No Outlet Order

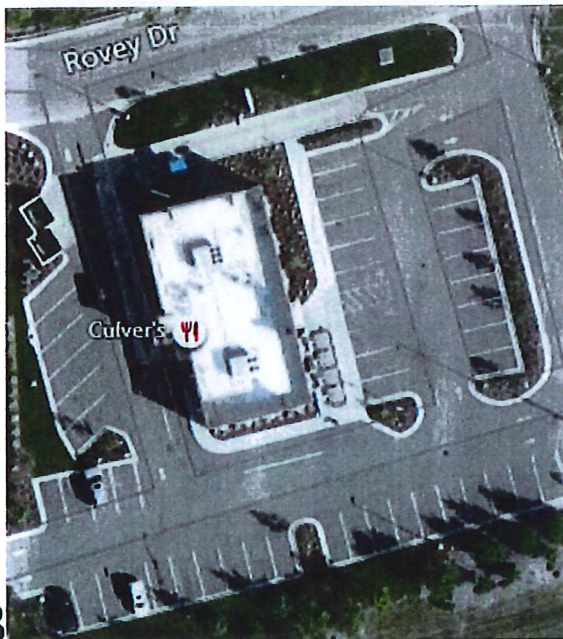
No Outlet window



#2

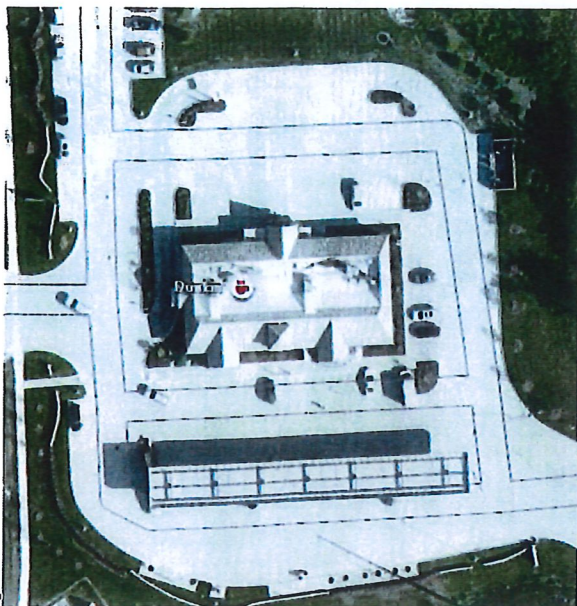
Tim Hortons – M59 Hartland MI
No drive thru escape Order Lane.

No drive thru escape Window



#3

Culvers – Hartland MI
No escape Order Lane Escape at Window

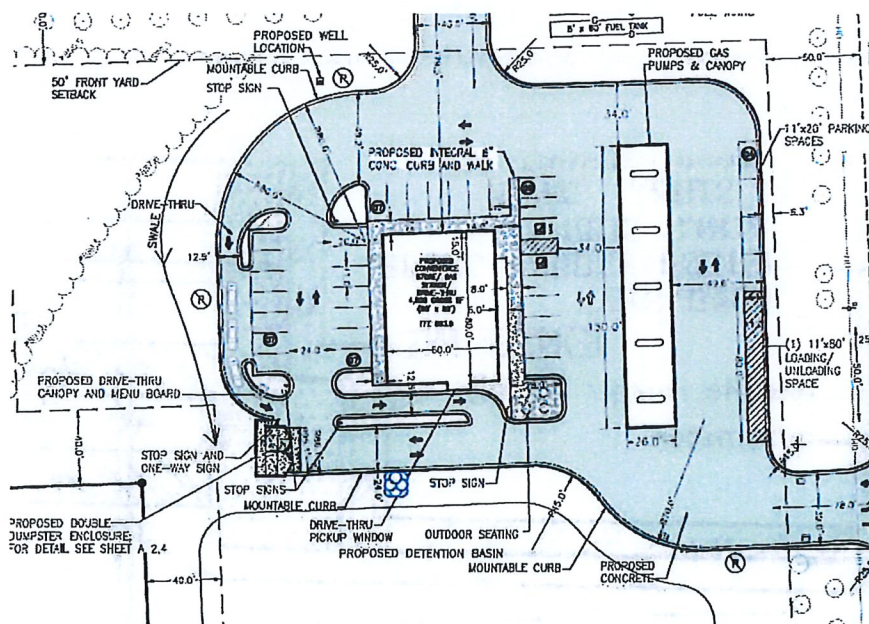


#4

Dunkin Drive Thru – Hartland MI

Escape Lane Order

No Escape Window

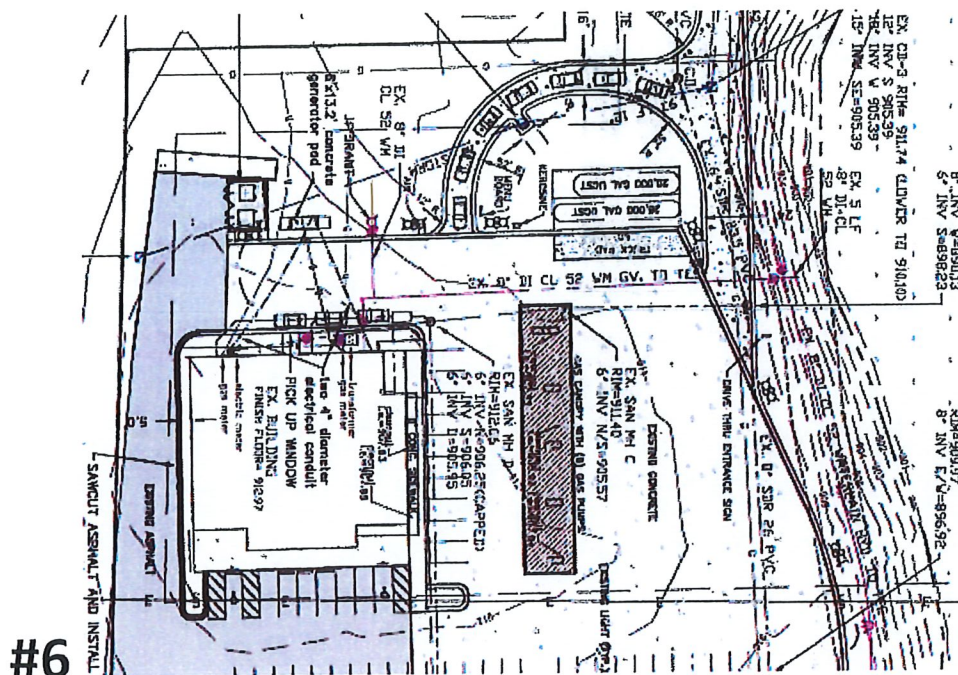


#5

Cohoctah Site Plan with Drive Thru – Site Plan Approved - April 2020

Escape lane order

No Escape Window



#6

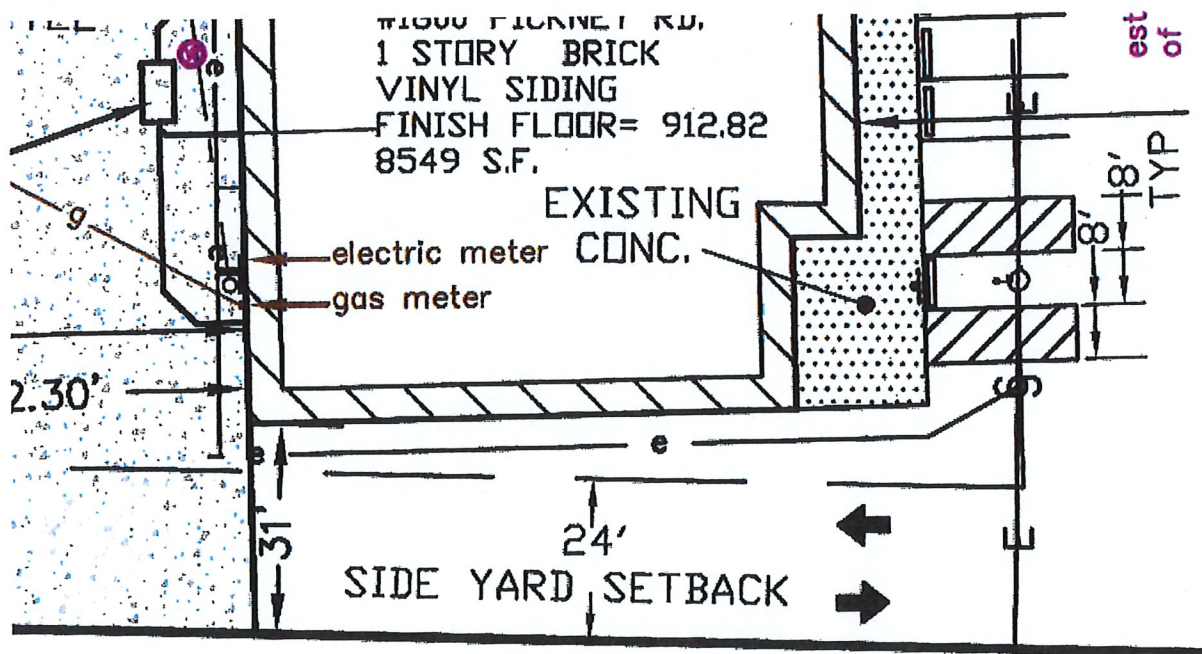
Proposed D19 – Dunkin

No escape Order Lane

Escape at Window

To answer the south side curb questions. The final lane will be 24' wide, as shown on this drawing.

#7



The existing building has structural supports that extend beyond the building envelope.
In the past, delivery and box type trucks have hit those overhead building supports.

The curb is being installed to prevent trucks from hitting those building supports.

With the details and explanations provided, we respectfully ask that the Marion Township Board approve our drive thru site plan as submitted.

Sincerely,

Todd J Lekander
Marion D19, LLC
PO Box 708
Howell, MI 48844
517.202.0232



May 20, 2019

Dave Hamann
Marion Township
2877 W Coon Lake Rd
Howell, MI 48843

RE: Mugg & Bopps Gas Station / Convenience Store
Final Site Plan Review for Drive Thru Addition

Mr. Hamann:

We have received and reviewed the site plan for the addition of a drive thru-lane for the Mugg & Bopps Gas station / Convenience Store located on the west side of D-19 (Pinckney Rd) north of Francis Rd. The plans were prepared by ACE Civil Engineering of Howell, MI. The revision date of the plans reviewed is April 17, 2020. We offer the following comments:

General

The property proposed for improvements consists of approximately ten acres zoned Highway Service, already partially developed with a gas station, convenience store and parking lot in the southeast portion of the site. A legal description is provided on the cover of the plans and closes within acceptable tolerances.

Utilities

There are no new water or sewer utilities proposed on this site and no existing utilities are being affected. With the previous expansion to the gas station, a grease trap was installed on the west side of the building and the sewer leads were reconnected. Prior to a bakery being added to the existing building the Owner should verify the operation of the grease trap and submit a routine cleaning schedule.

Storm Water

In general, drainage in the proposed parking lot flows northwest to a detention basin located on the west side of the site. Storm water is conveyed from the site through a series of existing catch basins. Drainage areas are shown near the improvements with their associated runoff coefficients, and a compound runoff coefficient is provided. The proposed drive thru-lane will add minimal hard surface to the site and the existing detention basin and storm sewers are capable of handling what little additional run-off is produced.

Pavement

A small 16' wide drive thru-lane is proposed near the northwest corner of the building. The lane will be concrete pavement with curb and gutter. Vehicles will enter the drive thru-lane from the

May 20, 2020

Page 2 of 2

parking lot north of the gas pumps, loop around the fuel storage area to the order board, then cross 2 lanes of traffic to get to the pickup window located on the west side of the building.

The drive thru setup is very awkward. The location of the entry to the lane is not intuitive and the angle is very severe to any vehicles coming from the gas pump area. There is no space to pull out of the lane once you have entered it, which is a good design practice for people who change their mind. Requiring vehicles to cross a two-way maneuvering lane to get to the pickup window is also substandard, and cars at the window are facing opposing traffic with only 1" tall rubberized lane markers to separate them from oncoming traffic while they wait. At a minimum there should be a physical barrier between them like concrete curb. Based on this, we don't recommend the configuration as currently designed.

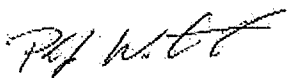
As part of the project, curb is being proposed along the south side of the building with a narrow island next to the building. This will narrow the existing asphalt drive lane. No dimensions are given but the design needs to maintain a minimum of 24' to allow for 2-way traffic at that point.

Recommendation

We have completed our careful review of the Final Site Plan. We do not recommend the addition of the drive thru-lane as designed. To be acceptable it should be designed so it does not cross or interfere with any maneuvering lanes around the site.

If you have any questions or require any more comment on this matter, please feel free to contact our office.

Sincerely,



Philip A. Westmoreland, P.E.

Senior Project Manager

SPICER GROUP, INC.

125 Helle Blvd., Suite 2

Dundee, MI 48131

CC: SGI File
Patrick Keough, ACE Civil Engineering
Ken Recker, P.E., Livingston County Drain Commissioner
Kim Hiller, P.E., Livingston County Road Commission
Greg Tatara, MHOG



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

SPECIAL USE REVIEW ANALYSIS

Marion Township

Applicant: Marion – D19 LLC

Property Address: 1644 Pinckney Road Mugg & Bopp's

Current Zoning: Highway Service Commercial

Action Requested: Approval of Special Use Permit to Construct Drive Through Lane

DESCRIPTION

The applicant is requesting a special use to construct a drive thru lane as part of the overall Mugg and Bopp's store site. As the Township may recall there was discussion of a drive-thru during the site plan review process for the recently constructed fueling station. The site is an existing automobile fueling/mixed use, store and station and current uses are permitted by a previous special use permit within the Highway Service District. The Mugg and Bopp's includes a canopy and five (5) gas pumps, employee and customer parking, paving, and landscaping. The site also has sufficient lighting, underground infrastructure, and drive lanes.

The applicant is proposing the new drive-thru on the west side of the building and parcel. They have indicated it will be Dunkin Donuts franchise and will only be accessed from the drive-thru window, no pedestrian customers will be permitted in the store. Most of the space will act as a bakery facility serving the other Mugg & Bopp's throughout the area.

Gasoline stations/drive-thrus have become a successful part of small stores and based on the location. This new drive-thru will be a nice amenity to Township residents accessing I-96 for work or other activities.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*

R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*
Laura K. Kreps, *Associate*

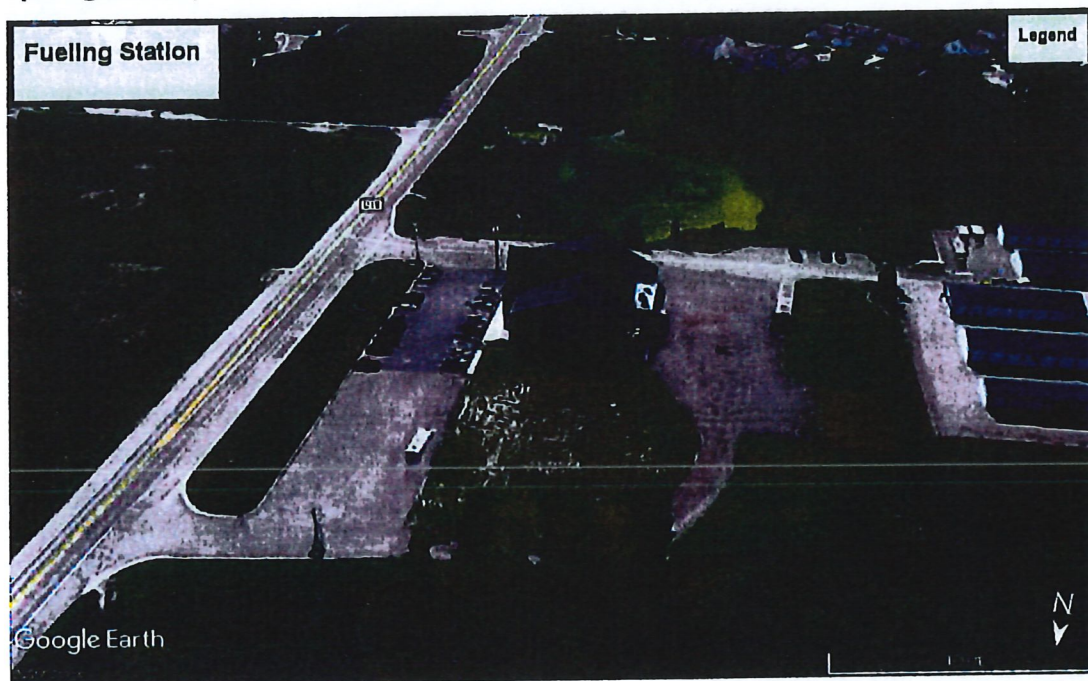
PROPERTY BACKGROUND

The applicant requests a use permitted by special use permit for a drive-thru lane at the mixed-use station.

Subject Site	
Current Use	Mugg & Bopps
Master Plan Recomend Use	Commercial

PROJECT LOCATION

Aerial (Google 2018)



STREET VIEW (Google 2020)



ADJACENT PROPERTIES



All parcels in the immediate vicinity that front along D-19 north of the property are zoned for a variety of commercial uses. Adjacent zoning and land use to the subject property are listed below:

Adjacent Properties		
	Existing Use	Zoning
North	Highway ServiceCommercial (MVS)	HS Highway Service
South	Residential Uses & Wetland	Suburban Residential
East	Vacant	HS Highway Service
West	Mini-Storage	HS Highway Service

MASTER PLAN COMPATABILITY

The future land use plan of the Marion Township Master Plan has designated the subject property as Commercial. The Master Plan indicates that commercial land uses could include but are not limited to: gas stations, large single-use retailers, restaurants and larger retail strip developments. The proposed use is in conformance with the Master Plan.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The Ordinance outlines the regulations for the HS Highway Service Commercial District. The following table compares the proposed development against these requirements:

	Required	Proposed	Compliance
Minimum Lot Area	1 acre	10.01 acres	✓
Minimum Lot Width	150 ft.	500 ft.	✓
Minimum Front Yard	100 ft. from D-19	114 ft.	✓
Minimum Side Yard	25 ft.	31 ft.	✓
Minimum Rear Yard	40 ft.	144 ft.	✓
Maximum Height	35 ft.	NA	NA

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The building location (store) is existing the canopy and pumps are just north. Site arrangement is reasonable with direct access off the existing access drives from D-19. The proposed drive-thru will begin at the northwest corner of the property making a semi-circle towards the gas pump area, then vehicles will have to cross a drive to get to the pickup window on the west side of the building. Vehicles will then use the back drive to exit the drive-thru and the property.

The Fire Department should review for circulation and the ability to access all sides of the building during an emergency.

Items to be Addressed: Fire Department Review.

PARKING, LOADING and CIRCULATION

We consider the site overparked in that many more spaces exist than are required. No new spaces are proposed. As indicated the new bakery will not allow pedestrian access besides employees.

We are concerned however with the entry to the drive-thru and the stub that would eventually provide access to the western portion of the site. The total drive is twenty-four (24') feet. At some point traffic may be driving west and on busy mornings cars may block anyone leaving the site to the east if anything is ever developed in the back portion of the property. This should be discussed.

The applicant had indicated that a delivery truck will be an integral part of the bakery operation. Where will this delivery truck be located when not on the road? There was some discussion that this parking site would be adjacent to the dumpster enclosure and it appears a concrete pad is there

Items to be Addressed: 1.) Clarify parking for delivery vehicle. 2.) Discuss conflicts with stub street and drive-thru entry.

LANDSCAPING, FENCING, SCREENING

The current landscaping on the site is incomplete, the current proposal should address some of the issues agreed upon with the original plan.

The decorative knee wall has been installed; the plan proposes four (4) honey locust trees in front of the knee walls.

The plan indicates that six (6) parking lot landscaping trees are required when only four (4) are shown on plan fronting D-19. This should be clarified or more trees be planted.

The proposed drive-thru is screened by eleven (11) White Pines. We would recommend a combination of White Pines and White Spruce or similar, in case of blight or disease. A few of these proposed trees are near or on the property line of the self-storage facility.

The applicant is required to plant trees within the D-19 Greenbelt based on linear frontage. A plan note requests the Planning Commission waive the requirement for trees and shrubs to the 101 linear feet of wetlands that act as a form of greenbelt. The Planning Commission should discuss whether this is a reasonable trade-off for the required trees and shrubs that would typically be in a greenbelt.

Items to be Addressed: 1.) Mix evergreen trees to prevent total loss in case of blight or disease. 2.) Clarify required number of parking lot trees required. 2) Discuss waving greenbelt planting requirements.

LIGHTING

No lighting plan is provided. We are especially concerned with the drive-thru lighting, if proposed, and the need for it to be down shielded. If any pole lights, wall packs or other is proposed, the applicant should provide fixture, detail including height, location and illumination levels.

Items to be Addressed: Provide lighting plan, if applicable.

SIGNS

The existing signs on building and canopy will remain. A concern for the drive-thru sign is will customers at the gas station know where the drive-thru entrance is if a truck is parked on the truck pad? Another sign directing customers should be taken into consideration.

Items to be Addressed: Consider a second drive-thru sign for customers at the gas station pumps when drive-thru is visibly blocked by a semi-truck on the truck pad.

FLOOR PLAN AND ELEVATIONS

We do not expect any changes to the building elevations will take place besides the installation of a drive-thru window on the west side, not visible from D-19.

Items to be Addressed: None.

DRIVE-IN PERFORMANCE STANDARDS

1. The outdoor space used for parking and vehicle stacking shall be hard surfaced and adequately drained pursuant to Section 14.04.D. *The proposed drive-thru will be made with concrete and will be graded.*
2. All areas used for the storage of trash and rubbish shall be screened by a vertical screen consisting of structural or plant materials no less than five (5) feet in height, with a view-obstructing door. *Storage for trash is screened to the southwest of the parcel.*
3. Drive-in restaurant management shall provide adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary. *Mugg & Bopp's has trash and litter policy and have trash cans around to ensure a clean property.*
4. No drive shall be closer to any other drive than seventy-five (75) feet and the maximum number of driveways permitted is two (2). *Drive-thru is more the seventy-five (75) feet and the property has two driveways.*
5. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets. *No vehicular circulation plan has been submitted. On a busy morning the drive thru might reach capacity and overflow into the gas pump station area. The drive thru also intersects a thru lane for Mugg and Bopp's customers that could cause potential accidents or near misses if the drivers are not paying attention. If the proposed drive thru is approved, there are proposed rubberized curbs that will allow a better delineation of traffic movement the drivers in both directions to control thru traffic. We could also consider the placement of flexible "bendable" bollards to better direct traffic. There should be a stop sign for both the drive thru and the thru lane.*
6. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site. *Site plan does not indicate the noise level of the PA. The proposed volume should be at a minimum level so the adjacent properties cannot hear the different orders of customers.*

Items to be Addressed: 1. Include vehicular circulation in site plan. 2. Include markings for traffic flow to avoid drive-thru conflicts. 3. Include a stop signs for drive-thru lane and for the perpendicular through lane to avoid accidents and near misses. 4. Find out the volume of the menu board PA system so adjacent properties cannot hear the different order of customers.

CONDITIONAL USE STANDARDS

1. Be harmonious with and in accordance with the general principles and objectives of the Master Plan of the Township. *The parcel is planned for and currently being used for commercial uses. The proposed use is harmonious with the current Master Plan.*

2. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. ***The existing and proposed commercial uses are appropriate in appearance and fit the area.***
3. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole. ***We do not anticipate any hazardous or disturbing issues upon approval of all outside agencies and the Township.***
4. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools. ***Adequate services are available to the site.***
5. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. ***We do not anticipate any additional potential uses on site as it has been used for a commercial store for several years.***
6. Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards. ***Upon addressing the issues contained in this review and as required by the Planning Commission the proposed project will meet Township requirements.***
7. Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas. ***Existing landscaping will be preserved.***
8. Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties. ***The Township engineer should review for compliance with all infrastructure needs.***
9. Ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. ***New lighting should be clarified.***
10. Meet the site plan review requirements of Article XVIII. If the applicant chooses to submit a preliminary site plan, the special use permit may also be considered preliminary. ***Upon addressing issues as noted in this review the project shall meet Ordinance requirements.***
11. Conform to all applicable state and federal requirements for that use. ***Prior to Township approval the project should meet all outside agency approvals.***

SUMMARY OF ITEMS TO BE ADDRESSED BY APPLICANT

The following items shall be addressed by the applicant to the satisfaction of the Planning Commission prior to special use approval:

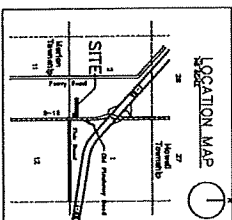
1. Fire Department Review.
2. Mix evergreen trees to prevent total loss in case of blight or disease.
3. Clarify required number of parking lot trees required.
4. Discuss waving greenbelt planting requirements.
5. Clarify parking for delivery vehicle.
6. Discuss conflicts with stub street and drive-thru entry.
7. Provide lighting plan, if applicable.
8. Down-shield all proposed drive-thru lighting.
9. Include vehicular circulation in site plan. Discuss pavement marking and possible flexible bollards for to improve circulation.
10. Include a stop signs for drive-thru lane and for the perpendicular through lane to avoid accidents and near misses.
11. Clarify volume of the menu board PA system so adjacent properties cannot hear the different order of customers.
12. Township engineer review and approval.
13. Outside agency review and approval.

[illegible]

LEGAL DESCRIPTION

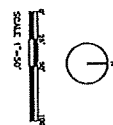
Merion Township, Livingston County, Michigan, described as: Commencing at the Southeast corner of Said Section 26, thence North 0°55'-48" West along the centerline of said road, south of section 26, until reaching the corner to be described; Thence North 88°20'31" West, 33.970 feet; Thence South 0°55'-48" West, 207.01 feet; Thence North 88°20'31" West, 338.918 feet; Thence North 0°45'-45" West, 372.82 feet; Thence North 88°48'-41" East, 1281.24 feet to the centerline of Piquette Road (D-19) and the East line of section 22; Thence South 0°55'-48" East, along the said centerline and northward to the right-of-way of said road, where the centerline crosses the right-of-way for maintenance of a specific lane, as described above.

Containing 110.01 acres and subject to any easements or record below.

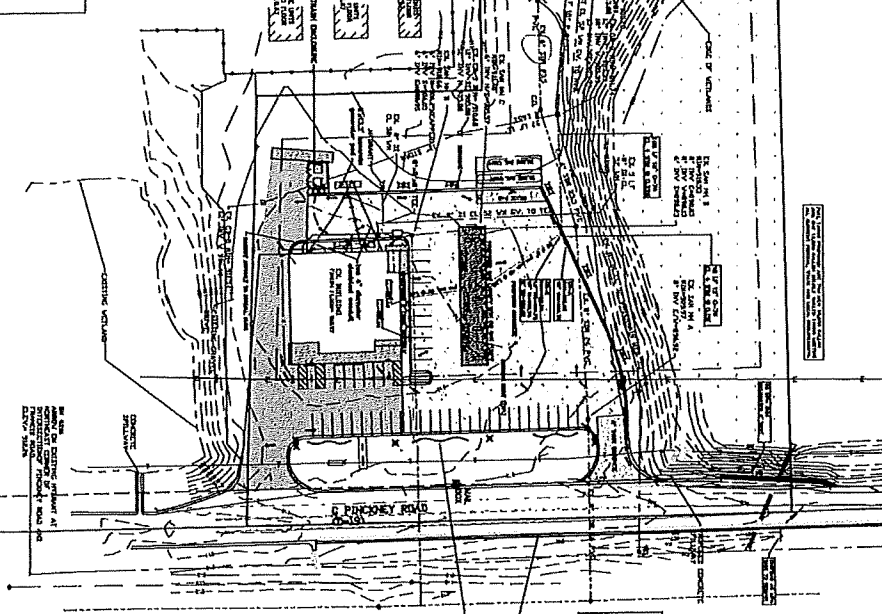
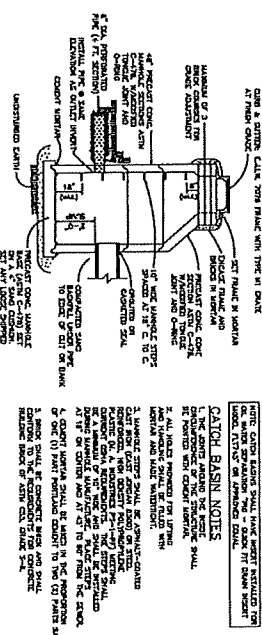
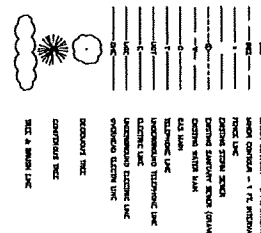
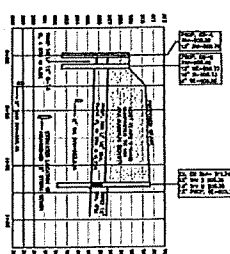
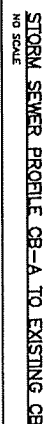


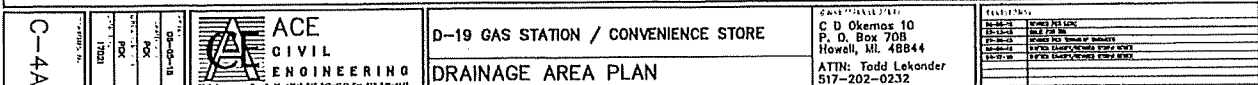
AGENCY	PURPOSE
MARION TOWNSHIP	SITE PLAN/SPECIAL USE APPROVAL
LIVINGSTON COUNTY DRAIN COMMISSION	SOIL EROSION CONTROL
LIVINGSTON COUNTY BUILDING DEPARTMENT	BUILDING PERMIT

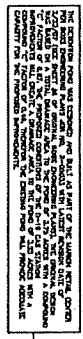




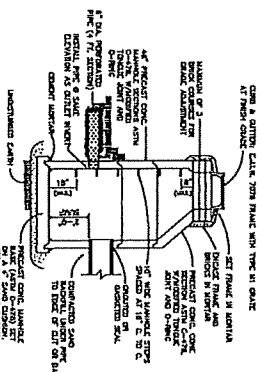
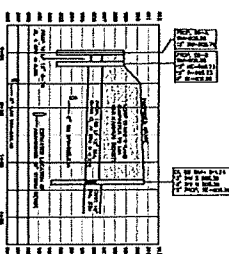
THE EARTHQUAKE WAS DESCRIBED AS SLIGHTLY BELOW THE USUAL INTENSITY OF 1.0/1.975 BUT NOT AS STRONG AS THE ONE WHICH OCCURRED IN THE DISTRICT OF 1.0/1.975. THE REPORT WAS BASED ON A TONG CHANGHAI AREA, IN THE FORM OF 3.15 CDS WITH A COMPOUND OF 1.0/1.975. THE REPORTED COMPOUND OF THE 3.15 CDS EITHER IMPROVED OR NOT, BUT A DANGEROUS AREA IN THE FORM OF 3.15 CDS WITH A COMPOUND OF 1.0/1.975. THE DISTRICT WAS NOT AFFECTED BY THE REPORTED EARTHQUAKE.

[illegible]



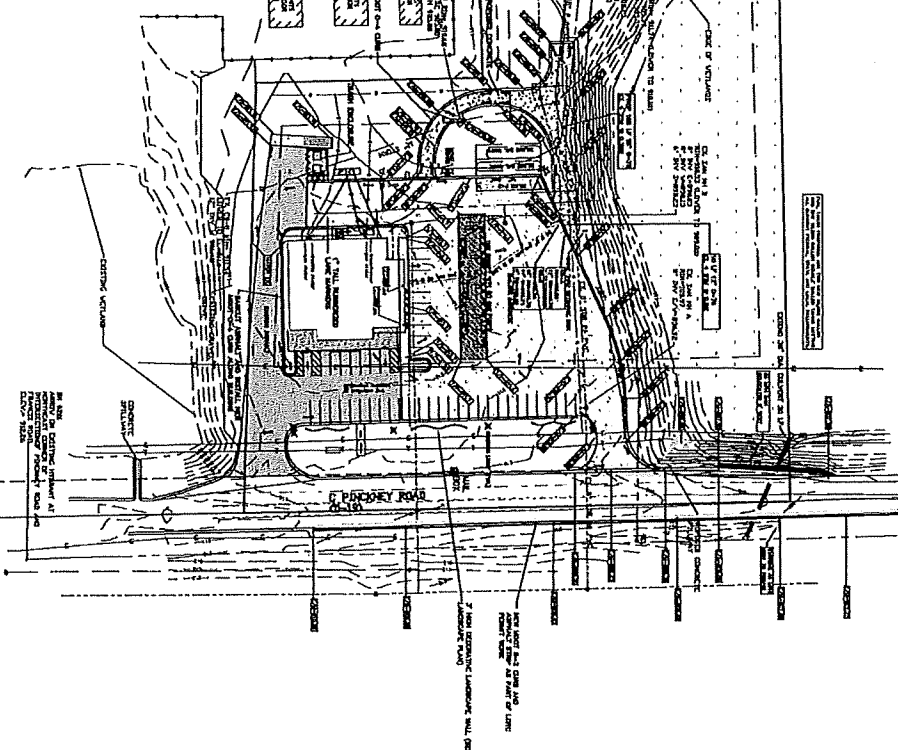


STORM SEWER PROFILE CB-A TO EXISTING CB
NO SCALE



4. FOOT DIA. CATCH BASIN DETAIL.
NO SCALE

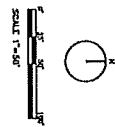
NOTE: CATCH BASINS SHALL HAVE WEIGHT RATED FOR
ICE, WATER SEPARATION TAP - CATCH AT DOWN WEIGHT
MODEL PLAYS ON APPROVED CRUISE.



STORM WATER FLOW CALCULATIONS (10-YEAR EVENT)

[illegible]

NOTE: THE PIPE FROM EXISTING CB-3 TO EXISTING CB-4 WAS RECORDED AS PART OF THE LAMSON RETAIL CENTER AS SHOWN ON 8855 DIMENSIONING PLAN NUMBER 2-550A, SHEET 47 WITH LATEST REVISION DATE OF 2/23/07. THE ORIGINAL DESIGN PLAN FOR THIS SECTION OF PIPE WAS 7.22 OF 2. THE PROPOSED DESIGN FOR THIS SECTION OF PIPE IS 5.63 OF 2.



SOIL EROSION CONTROL NOTES:

1. All erosion control measures shall be installed prior to any construction activity.
2. Sediment control measures shall be installed at all construction entrances and exits.
3. Erosion control measures shall be installed on all exposed soil surfaces.
4. Erosion control measures shall be maintained throughout the construction period.
5. Erosion control measures shall be removed only after the construction is complete.
6. Erosion control measures shall be installed on all exposed soil surfaces.
7. Erosion control measures shall be maintained throughout the construction period.
8. Erosion control measures shall be removed only after the construction is complete.
9. Erosion control measures shall be installed on all exposed soil surfaces.
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11. Erosion control measures shall be removed only after the construction is complete.
12. Erosion control measures shall be installed on all exposed soil surfaces.
13. Erosion control measures shall be maintained throughout the construction period.
14. Erosion control measures shall be removed only after the construction is complete.
15. Erosion control measures shall be installed on all exposed soil surfaces.
16. Erosion control measures shall be maintained throughout the construction period.
17. Erosion control measures shall be removed only after the construction is complete.
18. Erosion control measures shall be installed on all exposed soil surfaces.
19. Erosion control measures shall be maintained throughout the construction period.
20. Erosion control measures shall be removed only after the construction is complete.

MAINTENANCE SCHEDULE

1. Sediment control measures shall be maintained throughout the construction period.
2. Erosion control measures shall be maintained throughout the construction period.
3. Erosion control measures shall be maintained throughout the construction period.
4. Erosion control measures shall be maintained throughout the construction period.
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19. Erosion control measures shall be maintained throughout the construction period.
20. Erosion control measures shall be maintained throughout the construction period.

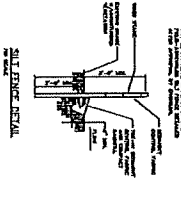
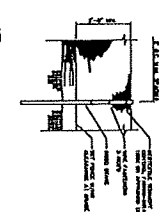
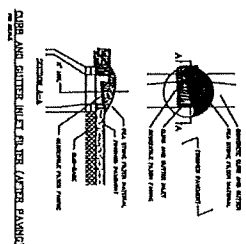
DESIGN CONSTRUCTION - 2018

Item	Quantity	Unit	Notes
1. Sediment control measures	100	Linear Feet	
2. Erosion control measures	200	Linear Feet	
3. Erosion control measures	300	Linear Feet	
4. Erosion control measures	400	Linear Feet	
5. Erosion control measures	500	Linear Feet	
6. Erosion control measures	600	Linear Feet	
7. Erosion control measures	700	Linear Feet	
8. Erosion control measures	800	Linear Feet	
9. Erosion control measures	900	Linear Feet	
10. Erosion control measures	1000	Linear Feet	
11. Erosion control measures	1100	Linear Feet	
12. Erosion control measures	1200	Linear Feet	
13. Erosion control measures	1300	Linear Feet	
14. Erosion control measures	1400	Linear Feet	
15. Erosion control measures	1500	Linear Feet	
16. Erosion control measures	1600	Linear Feet	
17. Erosion control measures	1700	Linear Feet	
18. Erosion control measures	1800	Linear Feet	
19. Erosion control measures	1900	Linear Feet	
20. Erosion control measures	2000	Linear Feet	

TOTAL AREA OF DISTURBANCE = 0.44 ACRES

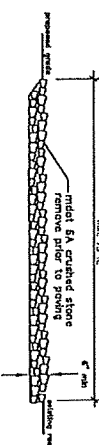
NOTE: ALL STORM PIPES SHALL BE INSTALLED WITH A MINIMUM OF 0.5% SLOPE.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



STORM AND DRAINAGE INLET FILTER LAYER DETAIL

TRACKING MAT DETAIL



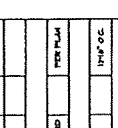
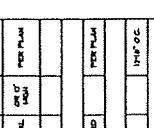
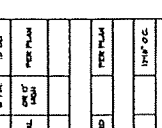
1. Non-accidental trauma

1. Non-occlusal

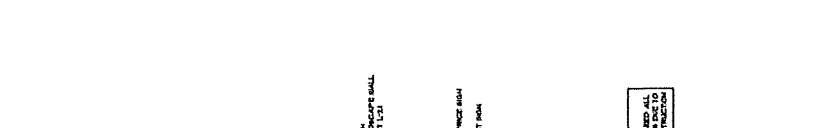
1	LAST	DP
2	5" DIA.	18" OC
3	11" DIA.	PER PLAN
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1. Non-accidental trauma

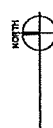
	HGT	SP
	A' MIN.	B' OC
	CEN D' HIGH	PICK PLAN
	D'	PICK PLAN

[illegible][illegible]

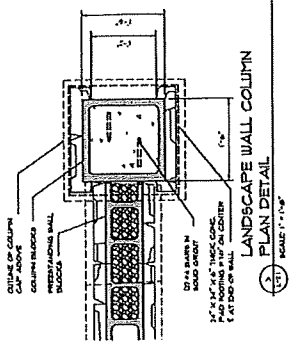
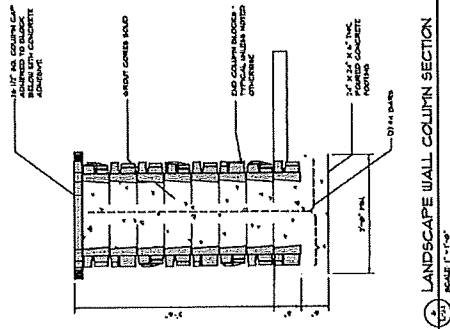
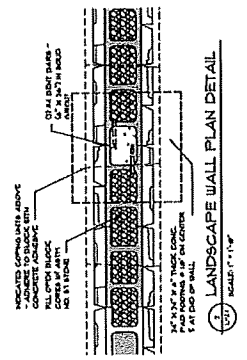
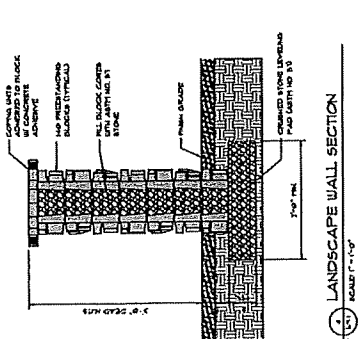
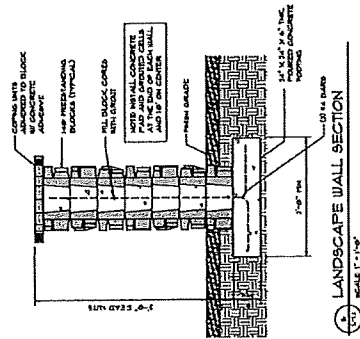
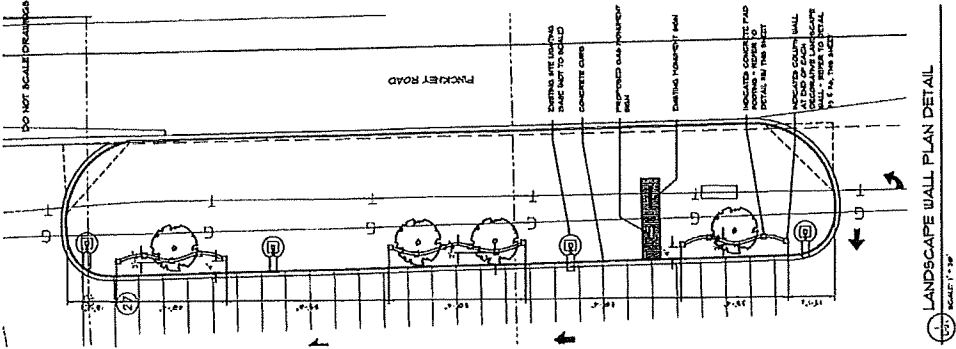
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- ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-28-2001 BY 60322 UCBAW



CLIENT: RAYMOND RAYMOND ARCHITECT
 PROJECT: PHASE 2
 PROJECT NO: 133
 DATE: 05/12/2010
 DRAWN BY: JBR
 CHECKED BY: JBR
 PROJECT NO: 133
 TITLE: LANDSCAPE DETAILS
 SHEET NO: 2.1



SOUL EMBODIED SANCTUARY *for Recovery*

A Holistic Approach to Sober Living

Proposal for:
Marion Township

Proposal By:
Soul Messages:

517-410-7851
brigitte@soulmessages.com

Representing:
Soul Embodied Sanctuary

June 11, 2020

"No community in America has escaped the devastation of addictions.
The toll rises yearly – so far.
How do we regain the potential lost through this devastation?"
- Sober Houses

Abstract:

Our community has the opportunity to heal individuals and their families - and the community. Enabling addicted people to maintain sobriety through participation at a Soul Embodied Sanctuary led facility includes benefits as straightforward as:

- Driving down cost to taxpayers
- Reducing illegal trafficking
- Safer roads and parks
- Regaining constructive citizens able to contribute to the tax base
- Individual pride in community
- Involvement in volunteer programs as part of achieving recovery
- The individuals regaining a sense of belonging, accountability, responsibility,
- And, personal and community pride in doing something substantive, positive and productive.

A Tiny-Home Community for Recovering Women

A *woman* is any person who identifies as a woman (regardless of biological sex, sexual orientation, age, and/or etc.).

A *recovering woman* is any woman who finds herself within the phases that naturally occur when one chooses to abandon addiction and/or poverty (scarcity) for a life of thriving awareness.

At the Soul Embodied Sanctuary, we are holding a space for recovering women through collaboration with other visionaries who are on a mission of equality, respect, and dedicated focus on expanding humanity's consciousness. We welcome those who are struggling to survive, and support them as they transform into thriving women who love their lives. We can't do this alone. We need the acceptance and involvement from each and every person within a community. Our humanity is what connects each of us together and protects us from the separation of judgement and fear.

We dream of a world that honors each individual's birth-right to thrive - to live in love. We believe that no person, or thing, is "too far gone", because collectively we have experienced several miraculous recoveries on multiple levels through our own communities. We desire to extend these out to the demographics of people who are underprivileged. We are people who

have experienced addiction and hardship; we are people who are continuing the climb from the density of survival, into a lighter way of living - thriving.

In order to fully step away from one way of living, we must fully orient ourselves in the direction of that which we are desiring to be/have/do. The Soul Embodied Recovery Sanctuary is holding space for recovering women to shift the focal point of their lives so they can guide themselves, and their families, into living, not only on purpose, but their lives' purpose.

The Soul Embodied Recovery Sanctuary is a physical space that provides a multidimensional approach to thriving. We do this by recognizing the needs of its members, and shifting our structure to hold space for everyone's survival needs. This allows each individual to be available to hold space for their own needs for thrival.

According to Maslow's Hierarchy of Needs, when we have our physiological needs met, we are mentally and emotionally available to focus on our safety needs, which allows us to focus on our relationships with others. When those needs are met, we find the capacity to focus on our relationship with ourselves. It is only after these needs are met that we can reach the capacity to confront self-actualization - the understanding of our personal role in the greater whole of society, culture and existence: where we are thriving in our lives.



The root causes of addiction and poverty are usually due to a conditioned, illusory belief present in one of the three top levels of the hierarchy. In order to address the root problems that arise at these levels, all other levels below must be supported. This is why most people struggling to recover from addiction are also struggling with physiological and safety needs.

At the Soul Embodied Recovery Sanctuary, women will have continuous access to support in all levels of their needs, so the root causes of their addictions can be addressed, confronted, and witnessed in all moments.

Physiological needs are met with the creation of tiny houses, intentionally placed throughout the property to provide easy access to essential amenities while maintaining a healthy level of privacy.

Community spaces are available for preparing and consuming food and medicine, creating art and music, practicing physical movements to enhance health and well-being, as well as spending time in nature. These spaces are available for organized and spontaneous gatherings.

Community meals are available each night and required for attendance by each member. Contribution is expected and continuously coordinated by leadership. Most of the food is grown and harvested on the property through permaculture/agroforestry.

The Soul Embodied Leadership Team designates at least one support person to be available at all times, so the Sanctuary always has a space if support is needed. This means, if someone needs support in the middle of the night, on a holiday, there is a space and/or person they can come to for healing.

Each recovering woman will be responsible for contributing to the preparation and maintenance of meals and community spaces - kitchen, garden, etc. These tasks will furthermore be referred to as Community Service.

The needs for Community Service will be continuously monitored and adjusted as leadership sees fit, and roles will be filled with the intention of honoring each recovering woman's strengths and phases of transformation.

Lessons are provided by leadership as they guide women through Community Service tasks, and will primarily be implemented through embodiment - or living out the lesson, so they can try out new ways of living. These lessons will be coordinated by the leadership present with the recovering women in-person and will be complemented by virtual classes available online through the Soul Embodied Living Community (a virtual learning and living platform).

The lessons guided during Community Service will teach the multidimensional lessons that can be applied to many areas of their lives.

For example, while servicing the agroforestry project, the Principles of Permaculture will be taught and embodied. These principles can be applied to any practice...

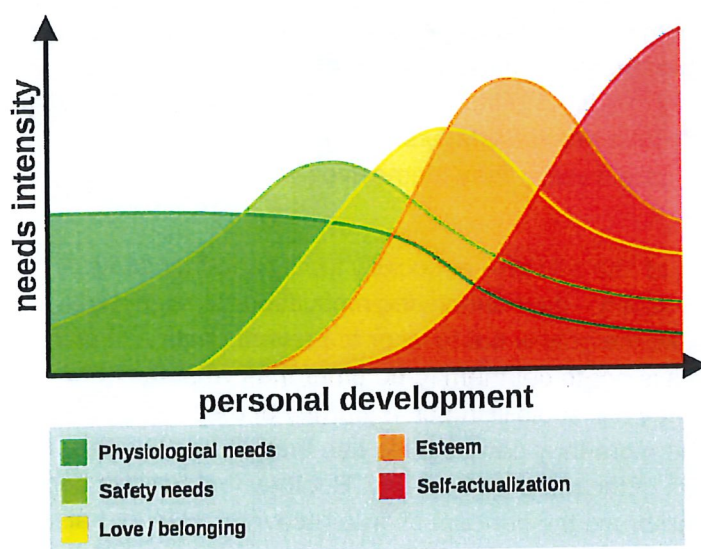
1. Observe, then interact.
2. Catch and store energy.
3. Obtain a yield.
4. Apply self-regulation and feedback.
5. Use and value renewables.
6. Produce no waste.
7. Design from patterns to details.
8. Integrate - don't segregate.
9. Use small, slow solutions.
10. Use and value diversity.
11. Use edges and value the marginal.
12. Creatively use and respond to change.

As leaders in the local communities, we have seen how these principles help us structure our lives to fit the ever-changing climates of our environments and cultures. We look forward to

witnessing how adopting these principles will help alleviate the epidemic of addiction in our society.

Community support and accountability systems will be implemented through regular check-ins within small groups, between individuals in recovery and leadership.

The Soul Embodied Leadership team understands the varying intensity levels that come with the varying levels of needs between individuals and the community, and we are prepared to create and maintain systems that support these varying levels of intensity as they ebb and flow.



We are prepared to invite leaders to come in and hold space for recovering women to learn, grieve, heal, and grow. We are prepared to assist recovering women to empower themselves to leave the community, if that is what is best for their life, or to step up into a leadership role in the community, if the opportunities present themselves.

STIGMA

The biggest problem, when it comes to the space of recovery from addiction – is that we tend to isolate or stigmatize the addict – there is this sense of – being a throw away, of being a really sick and damaged person. Usually a recovering person has this as our anchor point, or reference point: this concept of a sick individual that we are trying not to be anymore. So, there's a sense of rejection from self, embedded in this line of thinking. Removing the stigma around drugs (especially the hardest of drugs, like fentanyl), addiction, and death is a very important part of the overall journey into recovery. We have to, in a sense, transcend societal definitions. The key for me, in my own recovery, was to see my addiction, trauma, and recovery process – as part of a larger story of humanity's journey of recovery and ultimately, transformation. So, in a sense, it is creating this type of framework, or viewpoint that frames the issue of addiction within a larger context. Hence, it is important not to just have addicts recovering from a substance, but a variety of different 'addicts' recovering together, because this is a more accurate view of the larger story. When we each share more deeply about the roots of our addiction, we begin to realise that we are not that different after all – whether we are addicted to heroin – or to food – or even to validation from others– or whatever it is. The root of addiction lies in the trauma of feeling so deeply separate (rejected and unworthy) that we are

constantly seeking to cover up this wound of existing. Hence, I believe that recovery and spirituality are intertwined – it is a spiritual dilemma, and what we are really seeking, as an addict, is to shed these layers of ‘not me’ in order to get to ‘me.’

THOUGHT-FRAMEWORK

Therefore, in an ideal recovery model – we are not really ever telling someone what the ideal state of being is – we are never telling them or hinting at them, an end goal or an ideal to reach toward. This is the common mistake – and as an addict in recovery – I rejected this approach wholeheartedly. I didn’t want to become anything that society or others thought I should become – my healing had to be organic, according to my soul’s promptings. Because when we set some kind of ‘end goal state’, we are indirectly sending the message that the recovering person should ‘fix’ what they already are now – and that’s the core of the problem. The key is in designing the recovery framework in a way that gives one a vehicle to shed whatever storyline, trauma, or toxic conditioning they are tied up in. As these layers are shed, and they are speaking more and more from their inner child’s voice, they themselves will determine what ‘healing’ they are reaching for.

It is so important that we aren’t preaching at ‘the addict’ – especially family and friends who have been hurt by a family member in addiction – their underlying motivation for supporting those in recovery is often biased – because the goal is not to fix or to prevent death – in fact, if we are truly supporting a human being – it is not to get them to be other than what they are – but to see them in the highest light, that they are souls living on a journey of their highest choosing. The more we see it like this, the more they can begin to see themselves like this, and to realise that they are the ultimate drivers of their fate and destiny. But they first have to begin to uncover their power in order to really embrace the concept of ‘true recovery.’ Hence, I also feel that people involved in this type of recovery community should be chosen very carefully, because they would need the sensitivity to this – if the person involved has an underlying agenda to fix or to get the addict to a ‘better place’ then it won’t really work.

The ideal is having ‘counselors’ or those in the position of the ‘helper’ who can be a compassionate witness, who understands the darkness to the extent that they no longer hold any fear or judgement toward it – this is the type of energetic container that is needed from the ‘leaders’ of this type of recovery community.

So then what would this model of recovery look like?

VISION FOR THE COMMUNITY

The way that I envision it in my mind – is that I see a community of tiny homes. The community is on some land where its members each have a role in being a caretaker of that land – gardening, cleaning, growing food, etc. Beyond just caretaking the land, each member should also be involved in the running of the community (cleaning/counselling/cooking /maintenance/building & construction) – this would help them gain a sense of value, trustworthiness, being responsible, being creators & contributors – at the core of it, they will

begin to remember that their presence, their life, is an integral part of the whole. I would also say that having a 'group project' to work on regularly (for example, building of new tiny homes for new members of the community) is also very important, and healing in and of itself, it brings a real sense of community and of being supportive of one another.

I would also have to mention that it is key to have someone in this recovery model who understands people and who can discern the potential, underlying talents, skills and contributions that each person is capable of. It would also be ideal for this person/facilitator to have an understanding of the Gene Keys & Human Design.

Also, there would be daily activities that the members could partake in – I would focus on the following practices: mindfulness and vipassana meditation – this would be the base/foundation of the spiritual practice because it is super simple, and it develops awareness. Also, vipassana is important because it taps into the trauma that we store in our bodies and teaches us how to become a compassionate witness to this pain.

I would also focus on shadow work activities – but more so from a perspective of understanding the shadow and its role within the process of becoming whole. I think sharing and listening to one another's stories and wounds, can also be very healing – here the key would be 'the art of listening,' and to learn how to be a 'compassionate witness' – and to discover the healing power of this practice. HAI, the Human Awareness Institute, has incredible practices that they've developed within this framework; their focus is healing through intimacy and body work.

It would be good to have a member volunteer each week to lead a healing session based on their passion/interests, life experience and their inherent gifts. Each one would be a teacher to one another, and this creates a sense of equality and synergy. This also provides a piece on 'skill-building' and leadership development, which they could use to advance themselves.

Regular self-care practices are so important too – they counter the belief that the addict is unworthy. So, for example, having massage therapists (could even be students willing to volunteer their time) come in and give them massages weekly – this is important to rebuild a sense of 'I matter.' Other forms of self-care contributors could be – nutritionists, energy healers (reiki and acupuncture), animal therapy healers, art therapy healers, plant medicine healers, nature/earth healers. This provides a holistic approach to their healing journey covering key aspects of mind/body/soul.

I would say lastly, that integration of Ceremony and Rites of Passage are also key. I feel that, especially in the West, we are deeply lacking in this area. These ceremonies would include the aspects of music, dance, chanting, prayer and devotion. It would be beneficial if the members of the community decided together what ceremony they would like to incorporate – it would be good to have them research their ancestral lineage to discover what ceremonies their ancestors partook in. I would say for me, what I miss most about the 'East' is this sense of reverence, devotion, holiness, and beauty, that is part of daily life. In Bali, for example, they would pray a few times per day, and give offerings to the Gods every morning and evening, and there was something so special about being in this energy field.

Lastly, I believe that having a landscape filled with beauty is also so important – creating beauty and harmony in our environment is incredibly healing, so having flowers, and fruit trees, and

maybe even having animals roaming around the property – could fulfill this aspect. (I always tend to envision a kind of garden of Eden, where Adam and Eve are living in harmony with the nature and animals around them). Also having a 'temple' or holy place where they could come and sit in the morning to meditate, a library filled with amazing books on different topics, a communal kitchen and sitting area, having artwork and things like that displayed.

Benefits of Complementary and Alternative Health Therapy

Objective – balance clinical disease diagnosis with positive living practice.

Reiki - Effective for pain relief, expedites healing, migraine abatement, stress relief and is also supportive in times of hospice and palliative care.

Meditation - Lowers heart rate, controls blood pressure, aides in healing and relieves anxiety.

Yoga - Relieves back pain, enhances breast cancer recovery and supports grief, injury, and addiction recovery.

Tai Chi - Increases joint flexibility, relieves arthritic pain and improves cardiovascular health.

Some of the Science Behind It

"Current theoretical models suggest that the skills, insights and [self-awareness](#) learned through yoga and mindfulness practice can **target multiple psychological, neural, physiological, and behavioral processes implicated in addiction and relapse.**"

<https://www.sciencedirect.com/science/article/abs/pii/S0965229913000265>

"Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity. The **extension to all peoples of the benefits of medical, psychological and related knowledge is essential to the fullest attainment of health.** Informed opinion and active co-operation on the part of the public are of the utmost importance in the improvement of the health of the people".

<https://www.who.int/about/who-we-are/constitution>

The World Health Organization defines Healthy Ageing as **“the process of developing and maintaining the functional ability that enables wellbeing in older age.”** Functional ability is about having the capabilities that enable all people to be and do what they have reason to value. <https://www.who.int/about/who-we-are/constitution>

“A new Assisted Living Community in Texas that opened its doors in July of 2017 and was at capacity *with a waiting list* in 7 months. One of the key factors to their success is their emphasis on health and wellness and the impressive number of residents who participate in activities that promote physical fitness. ***As it turns out, we believe that the extra fee is one of the key reasons for the program's success.*** Residents want to get their money's worth, and so they work harder and train more consistently.”

<https://blog.hurusa.com/4-strategies-for-senior-living-communities-to-increase-fitness-participation>

“In their conclusion, the authors describe yoga as **“a safe and effective form of activity NBC improving their [the patient's] quality of life.”**

<http://eds.b.ebscohost.com.proxy-library.ashford.edu/eds/pdfviewer/pdfviewer?sid=4789bebe-a626-414c-be62-329606d644ad%40sessionmgr111&vid=2&hid=120>

“Comparing the Western medical model of diet, lifestyle, and pharmaceuticals with CAM treatment of meditation seeks to show how not only do the Western-approved CAM practices of diet and lifestyle lower blood pressure, but inclusion of meditation can lessen the need of medication. **The improvement in quality of life, anxiety reduction, and blood pressure control was greater in the meditation group.**” Chung SC, Brooks MM, Rai M, Balk JL, Rai S. Effect of Sahaja yoga meditation on quality of life, anxiety, and blood pressure control. *J Altern Complement Med*. 2012;18(6):589-596. doi:10.1089/acm.2011.0038/

<https://pubmed.ncbi.nlm.nih.gov/22784346/>

Team Experience and Support

Jenn Kali's Distant Energy Healing Video Sessions are an example of what would be incorporated into clients' treatment programs.

Jenn Kali is passionate about assisting those suffering from addiction. Her father was a raging alcoholic who drank himself to death by the time she was 18 years old. Not only was she exposed to addiction from a very young age and throughout her entire childhood, but she became addicted to drugs shortly after the time of her father's death. After overcoming that, she turned to food to cope with life's problems, and then pills at a later age. Additionally, she struggled with eating disorders for over 20 years and a myriad of serious health problems.

She has now overcome all addictions and disorders and is healthier than ever. She is passionate about sharing her knowledge and helping others to heal. She has developed her energy healing abilities in her quest to heal herself and then has applied her techniques to others. She has helped to heal many people from all sorts of mental, emotional, and physical conditions. She has even helped heal some very serious and extreme cases of illness and disease, such as bipolar with suicidal tendencies, as well as drug, and alcohol addictions.

Her healing work, if implemented through video sessions on a regular and long-term basis (i.e., daily for at least 3 to 6 months), is very likely to produce long-lasting and significant results for the clients. The healing will get to the root cause of the issue, which is always energetic. Clients will need to work with trained individuals to address the other components of healing addiction which requires them to address emotions and trauma which triggers the addictive behavioral patterns. Jenn Kali would be able to provide such training to those individuals assisting.

A private session would be highly recommended to resolve any remaining energetic imbalances towards the end of the clients' treatment. The video sessions will resolve the majority of the issues, but some things must be addressed individually.

The private sessions will also provide confirmation that the clients are in fact healed and will be successful when they leave treatment. Through this proposed intensive healing work, the clients should be freed of their addictive behavioral patterns and free to live their lives as they choose.

Current Tiny Home Communities in Michigan

- Grand Rapids
- Ann Arbor
- Lansing
- Kalamazoo
- Traverse City
- Dearborn

Resources

These are specific energy circuits made of interweaving meridian points that bring various biochemicals back into homeostasis. I came across this years ago and was awestruck at the documented effects. Norman Sheally is truly a visionary, with the TENS unit being his most widely used innovation.

<https://realholisticdoc.com/longevity-health-sacred-rings/>

"Everything you think about addiction is wrong", TedTalk by Johann Hari

<https://youtu.be/PY9DclMGxMs>

MARION MARCH 2019



Definitions Section

Cargo Containers. Standardized reusable receptacles that are:

1. Originally designed for or used in the parking, shipping, movement or transportation of freight, articles, goods or commodities; and or
2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport “portable site storage containers” having a similar appearance to and similar characteristics of cargo containers.

Portable Temporary Storage Container (PSC): A box-like container typically delivered by truck, used to temporarily store household or other goods and items. A PSC does not include a truck trailer, or other part of a motor vehicle, nor any type of wheeled vehicle or conveyance except when attached to a truck for delivery and removal.

Accessory Use Section 6.07

The use of cargo containers for storage shall only be permitted in HS and LI Districts, subject to the following:

- a) Containers shall be restricted to a location behind the front face of the building.
- b) Containers shall not be stacked above the height of a single container.
- c) Container storage areas which are visible from the public right-of-way or abut residentially zoned or used properties shall be screened in accordance with the standards set forth in this Ordinance.

Materials stored within cargo containers are subject to review and approval by the Township Fire Department

(Discussion Item: Allow on viable farming operations?)

Temporary Uses Section 6.06

Section 6.55, Portable Temporary Storage Containers

- A. A portable temporary storage unit, also known as a portable storage container (PSC) and sometimes called a portable on-demand storage unit, may be temporarily delivered, placed and used in any zoning district, but only in compliance with the provisions of this section.
1. A PSC may be temporarily placed on a property to store goods, items or objects that are being moved to another location or that are being stored during building remodeling or for other purposes.
 2. The placement and use of a PSC require a land use permit and shall only be issued by the zoning administrator upon finding that the provisions of this section have been met. The

permit shall state the date of issuance, the maximum time a PSC can remain on the property and any terms and conditions.

3. Except as stated below, a PSC shall not remain on a property for more than 30 consecutive days during a 12-month period, commencing on the date the permit is issued. However, when being used to store equipment, goods and materials associated with remodeling or new construction, a PSC may remain on a property for not more than 90 days during a 12-month period, commencing on the date the permit is issued. In either case, one permit extension may be granted by the zoning administrator for a period not more than 30 additional days beyond the time originally specified, subject to the following:
 - i. The applicant has demonstrated a sufficient reason for the time extension, such as extenuating circumstances requiring additional and reasonably necessary time for storage.
 - ii. That the requirements of this section were satisfied by the applicant during the initial approved period of storage.
 - iii. That serious adverse effects are not likely to result from extending the period for storage.
4. A PSC shall not be longer than 16 feet, wider than eight feet, nor taller than eight feet, except that in the HS and LI districts a PSC may be up to 20 feet in length.
5. Not more than one PSC may be placed on a property at one time, except that in the HS and LI Districts the zoning administrator may approve up to four (4), subject to all the requirements of this section. When approving additional PSCs, the zoning administrator shall find:
 - i. The applicant has demonstrated a sufficient reason for additional PSCs, such as extenuating circumstances requiring additional storage space.
 - ii. That the terms and conditions of this section would be satisfied, despite additional PSCs.
 - iii. That serious adverse effects are not likely to result from additional PSCs.
6. A PSC shall not be located closer than ten feet to a public or private street right-of-way, nor closer than ten feet to a property line.
7. A PSC shall only contain a sign that is limited to the name, address and telephone number of the owner of the PSC. No other text or graphics referring or pertaining to any service or product other than the PSC or the person or business entity providing the PSC are permitted, including any advertising, logo or slogan.
8. A PSC shall not be used to store toxic or hazardous materials.

ZONING ORDINANCE TEXT AMENDMENTS

CASE #	ARTICLE	SECTION	STATUS	PROPOSED CHANGE	PH	ADOPTED
					Public Hear	Adopted
TXT # TBD	XVII	17.33	Ag/Tour	On hold but needs rework		
TXT #04-17	X	10.01B16 8.01B3 Definitions	Landscape Contractor's Operation contract C/W	LI district rqst Board chg Plant Nursery, RTF Nursery Only	2/27/18 10/22/19	2/28/20
TXT #05-17	XVII	17.34 9.01D.11 Definitions	Outside Vehicle Storage contract C/W	SU 17.34 rqst (Board) HS district	2/27/18	10/25/19
TXT # 06-17	VI	6.07 6.22	Accessory Structures LCBD	roof pitch for AG engineered structures +calculation no bldg code, zoning issue	4/18/18 4/18/18	6/30/18 6/30/18
GO #01-17	GO	G11-97	Land Div GO	revise with 6.19B,6.15A	N/R	
GO #02-17	GO	tbd	Nuisance	rqst(Board)	BOT	1/12/20
GO #03-17	GO	tbd	Noise	rqst(Board)	BOT	Nuisance GO
GO #04-17	GO	tbd	Motor Braking GO	rqst(Board) send to Board(10/24/17)	BOT	Nuisance GO
GO #	GO	tbd	combine Lake & Boat GO Cemetery GO Park & Rec	cover all lakes add fines for vandalism still needed? Add moral conduct	N/R N/R N/R	
TXT #07-17	III	Definitions 6.11 18.02 Splits	Lots per Parent Parcel Land Balancing/clearing nonconforming Acc Structure	in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet in 10/24/17 packet	discuss	ongoing
TXT #	VI	6.14	Home Occupation Class I	add application in first paragraph	dropped	

ZONING ORDINANCE TEXT AMENDMENTS

[illegible]

Year	Percentage of Population Aged 65 and Over
1950	7.0
1960	8.0
1970	9.0
1980	10.0
1990	11.0
2000	16.0
2010	17.0
2020	18.0
2030	19.0
2040	19.5
2050	19.8

Year	Percentage of Population Aged 65 and Over
1950	7.0
1960	8.0
1970	9.0
1980	10.0
1990	11.0
2000	16.0
2010	17.0
2020	18.0
2030	19.0
2040	19.5
2050	19.8