

**MARION TOWNSHIP PLANNING COMMISSION
VIRTUAL/ONLINE MEETING MINUTES
NOVEMBER 24, 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, CARLISLE WORTMAN

MEMBERS ABSENT: (*USED "GO TO MEETING" PROGRAM – NO SIGN-IN SHEET*)

CALL TO ORDER:
Larry Grunn called the meeting to order at 7:40 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:
Approval of the Regular Meeting Agenda for November 24, 2020
Jim Anderson motioned to approve the agenda for the November 24, 2020 Planning Commission meeting.
Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:
Approval of the Regular Meeting Minutes for October 27, 2020
Jim Anderson motioned to approve the minutes from the October 27, 2020 Planning Commission meeting.
Cheryl Range seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:

1) Public hearing for TXT#01-19 Short Term Rentals

John Enos asked the commissioners if they wanted to offer Short-Term Rentals in other districts throughout the Township, other than the Commercial district. If we did then we would have to regulate things like parking, number of employees, lighting, hours of operation, etc. So, we need to decide if we want to offer this in noncommercial districts.

Ed Grima resides at 2943 Rubbins. They are still having parking issues caused by the short-term rental property on Triangle Lake Road. This area offers very few options for parking and the various renters are taking up a lot of the available space. They sometimes are blocking other residents' driveways. On occasion, there are younger adults partying and being mildly disruptive. They would like to see some sort of cease and desist and only allow this type of use in commercial districts.

Bob Hanvey would like to offer this use somewhere in the Township but not in residential areas.

Ed Grima asked if this would prohibit them from using this property for short-term rentals. John Enos said that moving forward with this language, would prohibit short-term rentals from happening in residential areas.

There were no other comments regarding this public hearing.

2) Public hearing for TXT# 02-19 Signs for Home Occupation/Home-Based Business

John Enos explained that this text amendment change is a minor change regarding the posting of signs for Home Occupations and Home-Based Business.

There were no other comments regarding this public hearing.

3) Public hearing for TXT#01-20 Site Plan/Private Road Changes for Development Standards.

John Enos explained that he has been working with Phil Westmoreland, Dave Hamann and Bob Hanvey on making these engineering standards more flexible. John said that these changes would allow Dave and planners to better prepare applicants before they come to the PC and/or Board.

There were no other comments regarding this public hearing.

4) Public hearing for TXT# 02-20 Accessory Structure and Storage Containers

Cheryl Range asked what this language means for people that wish to have multiple storage containers on one parcel.

Dave Hamann said that there is really nothing we can do because each container is under 200 square feet.

John said this is really not an attractive way to store things. It takes away from the rural character of Marion Township. Regulating them will allow us to keep this under control.

Jim said that we need to consider adding a time restriction, for storing a temporary storage container on their property, such as three months or 90 days.

Dave explained that anyone who wishes to have an Accessory Structure or Storage Container on their property, will have to fill out a temporary use permit, which does come with time restrictions. If someone wants a storage container somewhere on their property and they do not live in a Highway Service district or a Lite Industrial district then they will have to apply for a temporary use permit.

Anything over 200 square feet, would require building department involvement.

Jim Anderson has major concerns about these “Pods” that are popping up everywhere.

There were no other comments regarding this public hearing.

OLD BUSINESS:

1) Review TXT# 01-19 Short Term Rentals and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 01-19 Short-Term Rentals to the Livingston County Planning department for their review and comment. Larry Grunn seconded. **MOTION CARRIED**

2) Review TXT# 02-19 Signs for Home Occupation/Home-Based Business and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 02-19 Home Occupation/Home-Based Business Signs to the Livingston County Planning department for their review and comment. Jim Anderson seconded. **MOTION CARRIED**

3) Review TXT# 01-20 Site Plan/Private Road changes for Development Standards and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 01-20 Site Plan/Private Road changes for Development Standards to the Livingston County Planning department for their review and comment. Larry Grunn seconded. **MOTION CARRIED**

4) Review TXT# 02-20 Accessory Structures and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 02-20 Accessory Structures to the Livingston County Planning department for their review and comment. Bruce Powelson seconded. **MOTION CARRIED**

Dave Hamann asked the commissioners if they would like to see the Livingston County Planning Commission's comments or changes, before they are sent to the Marion Township Board of Trustees. The commissioners decided to have all of these text amendment change reviews sent back to them, before being sent to the Board of Trustees. Even if there are no comments or changes left by the Livingston County Planning Commission.

NEW BUSINESS:

1) Set a Public Hearing for TXT#03-20 Planned Unit Development Overlay District

John Enos said this is going to be a difficult one to work through. This will result in an increase of traffic, so we want to make sure that we can accommodate for these changes.

Cheryl Range made a motion to set a public hearing for "Planned Unit Development Overlay Districts" on December 22, 2020 at 7:30pm. Jim Anderson seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES AND DISCUSSION:

John Enos said that this Tamarack sub is going to be a hard situation to navigate through. The increase in traffic is going to greatly impact the existing residents.

Jim Anderson asked if there were any documents from the past that could help shed some light on all of this. Documents that show what was approved back when this development began.

Bob Hanvey asked Dave to discuss his concerns regarding the lot fronts on Alstott.

Dave Hamann said lot 145 falls outside the development's private road network. Technically all lots that are within a development have to be within that private road network. This specific

lot is part of the association but does not use the private road are any of the other association amenities.

Bob Hanvey said we will probably just have to split this lot off and make it a meets and bounds lot.

Jim Anderson asked where the location of this development is at.

Dave Hamann said that it is just south of the Alstott platted sub and just north of Tracilee Road.

Bruce Powelson asked who decides what platform we use for virtual meetings? (Such as Zoom or the GoToMeeting.)

Bob Hanvey explained that this was decided a few months ago, based on the information that was available at that time.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

Jim Anderson made a motion to adjourn the meeting at 8:35pm. Cheryl Range seconded.

MOTION CARRIED