

*Approved by: _____
Larry Grunn - Chairperson

Date: _____

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 23, 2023 @ 7:30PM**

PC MEMBERS PRESENT: **JIM ANDERSON** – PC VICE CHAIRPERSON (ACTING CHAIRPERSON)
 CHERYL RANGE – PC SECRETARY
 BOB HANVEY – MARION TWP BOT REPRESENTATIVE
 BRUCE POWELSON

OTHERS PRESENT: **DAVID HAMANN** - MARION TWP. ZONING ADMINISTRATOR
 ALISSA STARLING - PLANNER W/ CARLISLE WORTMAN

MEMBERS ABSENT: **LARRY GRUNN** – PC CHAIRPERSON

CALL TO ORDER

Jim Anderson called the meeting to order at 7:30pm.

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the May 23, 2023 agenda as presented. Jim Anderson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the April 25, 2023 Planning Commission meeting minutes with the changes. Bruce Powelson seconded. **MOTION CARRIED**

UNFINISHED BUSINESS

1) GO# 01-23 CONTINUE PDR (PURCHASE DEVELOPMENT RIGHTS) ORDINANCE UPDATE

Alissa Starling agreed that she would change this to a General Ordinance.

Jim Anderson would like to change the language on *PAGE 3 / SECTION 5.1 / #1*, so residents don't think the Township is forcing them to give up their land.

Bob Hanvey recommended the following changes:

- PAGE 2 / DEFINITIONS: The language should exclude solar farms.
- PAGE 3 / VALUE OF DEVELOPMENT RIGHTS: This language should be put into layman's terms, so it is easier for everyone to understand.
- PAGE 4 / SECTION 5.2 / #2: This language should also be put into layman's terms and we should also require a title search.
- PAGE 4 / SECTION 5.2 / #10: Add "Proposed types of..."
- PAGE 4 / SECTION 5.2 / TITLE: The language should state, "Require application information submitted by the owner for consideration."
- PAGE 4 / SECTION 6.1 / TITLE: Replace the words "Supervisor and Planner" with "The Board of Trustees".
- PAGE 5 / SECTION 6.1: Changes to the first sentence.
- PAGE 5 / SECTION 6.1: Changes to the second sentence.
- PAGE 5 / SECTION 6.1 / #5: Changes to the language.
- PAGE 5 / SECTION 6.1: Add #7, #8 & #9.
- PAGE 5 / SECTION 6.2: Changes to the language.
- PAGE 5 / SECTION 6.2: Add a section for Attorneys review and comment.
- PAGE 5 / SECTION 6.2: This section becomes 6.3.
- PAGE 5 / SECTION 6.3: This section becomes 6.4.
- PAGE 6 / SECTION 7.3: Changes to the language.
- PAGE 6 / SECTION 7.4: Changes to the language.

CONTINUED - 1) GO# 01-23 PDR ORDINANCE UPDATE

- PAGE 6 / SECTION 7.5: Changes to the language.
- PAGE 6 / SECTION 7.7 / #3: Changes to the language.
- PAGE 6 / SECTION 7.7 / #4, #5, #6, #7, #8: This becomes SECTION 7.8 / #1, #2, #3, #3A, #3B.
- PAGE 6-7 / SECTION 7.7 / #9: This becomes SECTION 7.9.
- PAGE 6-7 / SECTION 7.7 / #10-#18: This becomes SECTION 7.9 / #1-#9.
- PAGE 6-7 / SECTION 7.7 / #18: Alissa is going to think about this and come up with more information about this.
- PAGE 7 / SECTION 5.2: This is a typo and should be SECTION 8.2.
- PAGE 8 / SECTION 10.1: Keep the statement about "50 years".
- PAGE 8 / SECTION 10.1 / #2: This is really confusing and should be re-worded.
- PAGE 9 / SECTION 11.1 / TITLE: Typo: Remove "8".
- PAGE 9 / SECTION 11.1: Add the word "millage" in option 1.
- PAGE 9 / SECTION 11.3: Replace the words "Planning Commission" with "The Board of Trustees".
- PAGE 10 / SECTION 13.1: Remove "and penalties".

Alissa will make all of these changes and have them ready for the next Planning Commission meeting on June 27, 2023.

Jim Anderson asked if there was any comment from the public regarding this agenda item.

Les Andersen stated that as a Board Member, he does not like the 50-year option on PAGE 8 / SECTION 10.1. He believes that these agreements should last forever without the option of terminating the agreement.

3) ZA MEMO ON PENDING TEXT AMENDMENTS (MOVED AGENDA ITEM UP)

Dave asked the Commissioners to start thinking about what type of information should be going in a General Ordinance and what information should go in a Zoning Ordinance.

-EXTEND MEETING-

Cheryl Range made a motion to extend the meeting past 9:30pm. Bruce Powelson seconded. **MOTION CARRIED**

Jim Anderson stated that Home Occupations should be allowed to have a wall sign advertising the company name. A home-based business should be allowed to have a wall sign or a free-standing sign.

Jim Anderson said that the Commissioners should review the information for Short Term Rentals, Signs for Home Occupations, and Accessory Structures and bring back for discussion at the next PC meeting (June 27th).

2) CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Jim Anderson made a motion to table discussion on this item until the next meeting. Cheryl Range seconded. **MOTION CARRIED**

SPECIAL ORDERS

• JESSICA DISCUSSED PAYROLL REQUIREMENTS FOR TRAININGS & SEMINARS

Planning Commissioners must provide Jessica with a signed payroll sheet whenever they attend a training or seminar. They must also turn in class handout or report from the class.

ANNOUNCEMENTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

Cheryl Range made a motion to adjourn the meeting at 9:39pm. Bruce Powelson seconded. **MOTION CARRIED**