

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

**Due to COVID-19 considerations and consistent with State Policy:
The Township Planning Commission will meet in person September 28, 2021 at 7:30 pm**
However, there will be virtual access
Instructions to participate in the meeting are posted on www.mariontownship.com

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: September 28, 2021 Regular Meeting

APPROVAL OF MINUTES FROM: August 24, 2021 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) Marion Township Master Plan

New BUSINESS:

- 1)

Old BUSINESS:

- 1) PR#01-21 Ray Ward extension of Jesse Drive FINAL review
- 2) Continue discussion on hobby kennels
- 3) Review issues with 17.32 home-based business
- 4) Add definition for 'RURAL'
- 5) September 25, 1990 minutes on importance of definition of Lots

Correspondence and Updates and Discussion:

CALL TO THE PUBLIC:

ADJOURNMENT:

DRAFT

Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
AUGUST 24, 2021 / 7:30PM**

MEMBERS PRESENT: **LARRY GRUNN – CHAIRPERSON** *(In-Person)*
 JAMES ANDERSON – VICE CHAIR *(In-Person)*
 CHERYL RANGE – SECRETARY *(In-Person)*
 BOB HANVEY – *(In-Person)*
 BRUCE POWELSON – *(In-Person)*

OTHERS PRESENT: **DAVE HAMANN – ZONING ADMINISTRATOR** *(In-Person)*

MEMBERS ABSENT: **NONE**

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AUGUST 24, 2021 PLANNING COMMISSION MEETING AGENDA
Bruce Powelson made a motion to approve the agenda for the August 24, 2021 Planning Commission meeting.
Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF JULY 27, 2021 PLANNING COMMISSION MEETING MINUTES
Cheryl Range made a motion to approve the July 27, 2021 Planning Commission meeting minutes, as presented.
Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
NONE

NEW BUSINESS
1. REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS

Dave Hamann explained that at the show cause hearing a few weeks ago, Bob had noticed a few things with the 17.32 Home-Based Business language.

Bob Hanvey explained that in the section 17-32 Home-Based Business, he has the following concerns and suggestions:

Section 17-32 – First paragraph:
“A special use permit, and any conditions attached thereto, may be approved by the Township Board if all the criteria is met.” Bob is concerned that the applicant may get the wrong impression from the word “may.”

The Commissioners discussed different word choice options but decided to leave the language as it is, for the time being.

Section 17-32 – #1:

Bob thinks we should better define the word "**employee**", so it covers any person who is performing a service and receiving compensation for that service, regardless of the individual's tax-filing status.

Section 17-32 – #2

Consider removing the word "**solely**".

Section 17-32 – #3

Consider removing the word "**solely**" and change the word "**or**" to "**based**".

Section 17-32 – #D

The word "**All**" suggests that every single vehicle or lawn mower must be washed indoors, which seems overly restrictive.

NEW BUSINESS

1. ADD DEFINITION FOR "RURAL"

Dave Hamann stated that he did some research on the districts in Marion Township and currently we actually have four different types of districts.

- 1) Urban Residential
- 2) Suburban Residential
- 3) Rural Residential
- 4) Existing (subdivision) residential

Dave continued by saying that we really need to better define the word "rural". Residents like to use the word "rural" when they are upset with something their neighbor is doing. They do not have a clear understanding of exactly what "Rural Residential" means.

Dave suggested that all the commissioners bring back various definitions of "Rural" for us to review and discuss at either the September or October Planning Commission meeting.

OLD BUSINESS

1. CONTINUE DISCUSSION ON HOBBY KENNELS

Dave said that we are still waiting for John Enos to bring in some language from other jurisdictions. Since John is not present, we will have to table this conversation until he returns.

Dave did recently speak with animal control and we need to start thinking about coming up with some language that covers exotic animals. It is becoming more and more common for people to have dangerous exotic animals as pets in their home and then releasing them into the outdoors when the animal gets too hard to manage.

CORRESPONDENCE AND UPDATES AND DISCUSSION

CARLISLE WORTMAN

The Commissioners discussed the need to have a Planner present at all future Planning Commission meetings. The Commissioners agree that Planning Commission meetings do not seem to be as productive when Carlisle Wortman is unable to attend. At times, when the Township Planner is unable to attend a PC meeting, they are unable to provide their feedback and expertise, certain projects then have to be postponed until the following meeting. The Township values their professional relationship with Carlisle Wortman and wants to remain a priority to them. The Commissioners believe that it would be most beneficial to have a Carlisle Wortman Planner attend all future PC meetings. If John Enos is unable to attend, then another qualified planner will attend in John's absence. Specifically, a Planner that is familiar with Marion Township and will be able to discuss, as well as present any material that was requested, at the previous PC meeting.

In the past, we have also worked with Sally Elmiger and she was also great to work with. It would be ideal if we could work with the same one or two planners so they are familiar with our Township and prepared to work on any of our current projects.

MASTER PLAN PUBLIC HEARING – NEXT PLANNING COMMISSION MEETING, SEPTEMBER 28, 2021

The Commissioners think it would be a good idea to advertise to try and draw residents in for the Master Plan Public Hearing. Possibly a public service announcement/advertisement with WHMI. The Commissioners discussed sending out a flyer to all the residents advertising the Public Hearing. The postcard-mailer appeared to be pretty successful when we had the Master Plan Workshop in 2018. The Commissioners asked Jessica to look into pricing for advertising with WHMI.

CALL TO THE PUBLIC:

Les Andersen, 4500 Jewell Road. Les Andersen suggested that the Planning Commission members and the Board of Trustees get together for a meeting or training on being “duped.” Over the last few years, there have been several situations that have not turned out the way they were promised. Situations such as lawn service companies that once promised to park all of their equipment inside the pole barn and instead they have equipment parked all throughout their property; tree farms that were only supposed to have 20 trees that eventually turned into a full-scale landscaping company; Special Event applicant who promised that more than 50% of their event is ag related. Marion Township really needs an enforcement officer because we are constantly being taken advantage of.

ADJOURNMENT: Cheryl Range made a motion to adjourn the meeting at 8:55pm. Jim Anderson seconded.
MOTION CARRIED

**Bring Back your Ward packet from May 25,
2021 Meeting if you need to reference
original file documentation!**

Ray and Rita Ward

OTHER ASKED DETAILS and QUESTIONS:

1. Legal descriptions INCLUDED
2. Perk tests COMPLETED 6/2/21
3. Noted trees to be removed to accommodate 18' wide drive. 9 trees 4" to 12" diameter.
4. Minor private road drawings INCLUDED
5. Will not enter regulated or unregulated wetland for construction.
6. Driveway added to and built so as not to change existing drainage.
7. Added drive 18' wide, minimum two lifts gravel 6" deep, inspected by Zoning Administration.
8. No part of 9A drive encroaches onto parcel 9B

Ray and Rita Ward

3671 Jesse Drive Howell, MI 48843

517.546.4866 rward9206@charter.net

RE: memorandum from John L Enos, AICP Township Planner dated, 5/25/21

1. The 22.79 acre parcel will be split into three parcels (9A -14.71 acres, 9B – 6 acres & 9C -2.02 acres) An existing, what appears as an agricultural building and septic field will remain on parcel 9A. The parcel has been actively farmed. YES
2. The proposed parcels meet or exceed bulk regulations on a cul-de-sac such as required acreage, setbacks, frontage and lot width. Future house or accessory building placement will require they meet all standards. Setbacks for the existing house should be shown on the plan. DONE
3. The applicant should provide verification that the parcels perk and also provide general areas planned for active and reserve septic fields as well as well radius. The Livingston County Health Department should review and approve. PERKS DONE
4. The Township Assessor should verify the splits are permitted under the Land Division Act in regard to number of permitted splits and the parent parcel. DONE
5. The applicant should clarify long term maintenance of the proposed gravel drive. Will the existing Jesse Drive residents be required to assist in snow removal and maintenance as part of an overall HOA agreement? NO, BUT PARCELS 9A, 9b and 9C WILL BE PART OF JESSE DRIVE MAINTENANCE AGREEMENT .
6. The plan indicates several areas of unregulated and regulated wetlands. EGLE should review and approve prior to final site plan approval. OK, PER TOWNSHIP
7. The Fire Department should review and approve in regard to their ability to fight a fire on the parcels once homes are constructed. OK
8. The applicant should be aware of Township Design Standards and review and approval by the Township Engineer. OK



Livingston County Health Department
Environmental Health Division
2300 E. Grand River - Suite 200 - Howell, MI 48843
Phone: (517) 546-9858 Fax: (517) 546-9853
Email: health@livgov.com www.lchd.org
Soils Evaluation For Sub-Surface Sewage Disposal System

PSEV2021-00226

Case No.

10-22-400-016

Current Desc. #

Marion Township

Township

Location: JESSE DR

Lot:

Subdivision:

Acreage: 2.02

Parcel: 9C

Applicant

WARD RAYMOND L
 3671 JESSE DR
 HOWELL MI 48843
 (517) 803 1721

Owner

WARD RAYMOND L
 3671 JESSE DR
 HOWELL MI 48843
 (517) 803 1721

Soil Description

<u>Date</u>	<u>Boring #</u>	<u>Soil Type</u>	<u>Soil Desc</u>	<u>Beg Depth</u>	<u>End Depth</u>	<u>SWT Depth</u>	<u>WT Depth</u>
3/02/2021	01	Sandy Loam	Topsoil	0.00	1.00	2.00	8.00
3/02/2021	01	Sandy Loam		1.00	2.00	2.00	8.00
3/02/2021	01	Clay Loam	Mottled	2.00	8.00	2.00	8.00
3/02/2021	01	Loamy Sand	Saturated	8.00	8.50	2.00	8.00
3/02/2021	05	Sandy Loam	Topsoil	0.00	1.00	4.00	6.00
3/02/2021	05	Sandy Loam		1.00	5.00	4.00	6.00
3/02/2021	05	Medium Sand		5.00	8.00	4.00	6.00
3/02/2021	06	Sandy Loam	Topsoil	0.00	1.00	3.50	5.00
3/02/2021	06	Sandy Loam		1.00	4.00	3.50	5.00
3/02/2021	06	Medium Sand		4.00	7.00	3.50	5.00

Within 800 of a potential or known source of contamination: No

Suitable with Special Restrictions

Alternative Review: No

Oversize: Yes

Conditions:

Locate the system in the exact area of the approved soil borings # 5 & # 6.
 Strip vegetation, backfill with a clean sharp sand to 6 inches above the highest original grade. Lay stone and tile. Provide a 10' basal area around the perimeter of the system prior to beginning a 4:1 slope back to the original grade. Min. cover 12".
 Due to heavier soil structure witnessed on this property, this system shall be enlarged.
 Note: Maintain enough area for a future replacement septic area.
 Install tank filter.

Aaron Aumock
 Environmental Health Representative

06/04/2021
 Date

1/3

Soils Evaluation based on criteria stated in Livingston County Sanitary Code, effective January 4th, 1993.

This is NOT a permit. A suitable soils rating is NOT a guarantee that a permit to construct an on-site subsurface sewage disposal system will be granted. Changing conditions that might result in a permit denial are explained in more detail on the reverse side.



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Environmental Health Division
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Phone: (517) 546-9858 Fax: (517) 546-9853
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Soils Evaluation For Sub-Surface Sewage Disposal System

PSEV2021-00225

Case No.

10-22-400-016

Current Desc. #

Marion Township
Township

Location: JESSE DR

Lot:

Subdivision:

Acreage: 6

Parcel: 9B

Applicant

WARD RAYMOND L
3671 JESSE DR
HOWELL MI 48843
(517) 803 1721

Owner

WARD RAYMOND L
3671 JESSE DR
HOWELL MI 48843
(517) 803 1721

Soil Description

<u>Date</u>	<u>Boring #</u>	<u>Soil Type</u>	<u>Soil Desc</u>	<u>Beg Depth</u>	<u>End Depth</u>	<u>SWT Depth</u>	<u>WT Depth</u>
16/02/2021	02	Sandy Loam	Topsoil	0.00	1.00	2.50	5.00
16/02/2021	02	Sandy Loam		1.00	2.50	2.50	5.00
16/02/2021	02	Loamy Sand		2.50	6.00	2.50	5.00
16/02/2021	03	Fine Sand	Topsoil	0.00	1.00	1.00	3.00
16/02/2021	03	Fine Sand		1.00	3.50	1.00	3.00
16/02/2021	04	Sandy Loam	Topsoil	0.00	1.00	2.50	None
16/02/2021	04	Sandy Loam		1.00	3.00	2.50	None
16/02/2021	04	Loamy Sand		3.00	4.00	2.50	None
16/02/2021	07	Sandy Loam	Topsoil	0.00	1.00	1.00	3.00
16/02/2021	07	Sandy Loam		1.00	4.00	1.00	3.00
16/02/2021	08	Sandy Loam	Topsoil	0.00	1.00	1.00	3.00
16/02/2021	08	Sandy Loam		1.00	3.50	1.00	3.00
16/02/2021	09	Sandy Loam	Topsoil	0.00	1.00	1.50	3.00
16/02/2021	09	Sandy Loam		1.00	4.00	1.50	3.00

Within 800 of a potential or known source of contamination: No

Suitable with Special Restrictions

Alternative Review: No

Oversize: Yes

Conditions:

Aaron Aumock
Environmental Health Representative

06/04/2021
Date

1 / 4

Soils Evaluation based on criteria stated in Livingston County Sanitary Code, effective January 4th, 1993.

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EAST 1/4 CORNER SECTION 22
T2N, R4E, MARION TOWNSHIP
FOUND LIV. CO. REMON PIPE
AND BRASS CAP AS REPORTED
IN LCRC 894M

-EAST-WEST 1/4 LINE SECTION 22
N89°46'54"E 2631.17'

PARCEL
6.01 AC±

PARCEL 9C
2.02 AC±

10-22-400-020

66.00 FOOT WIDE PRIVATE
EASEMENT FOR INGRESS
EGRESS AND PUBLIC UTILITIES

LEGEND
 ○ = SET 1/2" STEEL REROD WITH
 CAP : JKS 35999
 ● = FOUND CORNER MARKER

"JESSE DRIVE"
EXISTING 66 FT. WD. PVT.
EASEMENT FOR INGRESS
EGRESS AND PUBLIC UTILITIES

SOUTH 1/4 CORNER SECTION 22
T2N, R4E, MARION TOWNSHIP
FOUND LIV. CO. REMON PIPE
AND BRASS CAP AS REPORTED
IN LCRC 1021M

SOUTHEAST CORNER SECTION 22
T2N, R4E, MARION TOWNSHIP
FOUND LIV. CO. REMON PIPE
AND BRASS CAP AS REPORTED
IN LCRC 896M

N89°20'52"E 2623.18'
SOUTH LINE SECTION 22, MARION TOWNSHIP &
COON LAKE ROAD

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREIN PLATTED AND/OR DESCRIBED ON 9/14/2021, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 OR BETTER, AND THAT ALL OF THE REQUIREMENTS OF ACT NO. 132, P.A. 1970 (AS AMENDED) HAVE BEEN COMPLIED WITH.

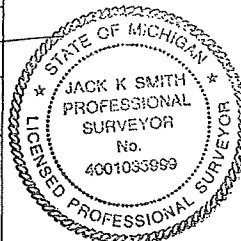
~~SCALE: 1" = 300'~~

MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999

GARLOCK-SMITH
PROFESSIONAL SURVEYORS
516 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 546 - 3340
FAX: (517) 546 - 2941

DATE: 9-15-2021	CREW: JKS/JP
BOOK NO. 219 PG. 34	COMP: JKS
REF: 20301	DRAWN: JKS
SHEET 1 OF 4	REV:



CERTIFICATE OF SURVEY

66' WIDE RIGHT OF WAY

18' WIDE TRAVEL SURFACE

6" COMPACTED 22A GRAVEL

2% 2%

EXISTING CRUSHED ASPHALT AND LIMESTONE

66 FOOT WIDE ESMT. TYP. ROAD CROSS SECTION
NO SCALE

EAST-WEST 1/4 LINE SECTION 22
N89°46'54"E

638.08'

461.55'

PARCEL 9A
14.78 AC±

N87°57'14"E
411.40'

PARCEL 9B
6.01 AC±

N00°11'34"W
390.02'

N00°11'34"W
216.90'

20'X20' GARAGE

50'X80' HOME 3671

POND

EXISTING GRAVEL

N05°29'18"W
145.00'

N12°34'49"E
216.90'

N87°57'14"E
200.10'

N00°00'55"E
249.95'

PARCEL 9C
2.02 AC±

N56°48'23"E
145.00'

N48°28'11"E
160.24'

N02°02'46"W
75.00'

S87°57'14"W
980.59'

66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES

"JESSE DRIVE"
EXISTING 66 FT. WD. PVT. EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITIES

LEGEND

- = SET 1/2" STEEL ROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER

POINT	Δ	R	L	CH
①	24°14'59"	263.00'	111.31'	S06°24'53"E 59.48'
②	63°53'46"	75.00'	83.64'	S56°00'21"W 79.37'
③	243°53'46"	75.00'	319.26'	N33°59'39"W 127.28'

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
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AND THAT ALL OF THE REQUIREMENTS OF ACT NO. 132, P.A. 1976 (AS AMENDED) HAVE BEEN COMPLIED WITH.

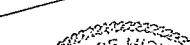
CLIENT: **RAY WARD**  SCALE: 1" = 250'

SECTION: 22 TOWN: 2 NORTH RANGE: 4 EAST

MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN


JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999

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DATE: 9-15-2021	CREW: JKS/JP
BOOK NO. 219 PG. 34	COMP: JKS
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SHEET 2 OF 4	REV:

LEGAL DESCRIPTIONS:

PARCEL 9A - 14.78 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE S89°20'52"W 981.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE CENTER LINE OF COON LAKE ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING S89°20'52"W 66.01 ALONG SAID SOUTH LINE AND CENTER LINE; THENCE N00°04'39"E 298.65 FEET; THENCE CONTINUING N00°04'39"E 1028.90 FEET ALONG THE WESTERLY LINE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE CONTINUING 64.05 FEET ALONG SAID WESTERLY LINE AND ALONG THE ARC OF A 197.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°37'43" AND HAVING A CHORD BEARING N09°14'10"W 63.77 FEET; THENCE NON-TANGENTIALLY N49°45'01"E 188.13 FEET; THENCE N77°52'07"E 77.49 FEET; THENCE N54°47'07"E 97.72 FEET; THENCE N73°26'07"E 127.99 FEET; THENCE N00°11'34"W 1013.69 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 22; THENCE N89°46'54"E 638.08 FEET ALONG SAID 1/4 LINE TO THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S00°00'55"W 461.55 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE S87°57'14"W 411.40 FEET; THENCE S00°11'34"E 390.02 FEET; THENCE S12°34'49"W 216.90 FEET; THENCE S05°29'18"E 145.00 FEET TO THE CENTER OF A 75.00 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE S02°02'46"E 75.00 FEET; THENCE S87°57'14"W 540.00 FEET ALONG THE SOUTHERLY LINE OF SAID 66.00 FOOT WIDE PRIVATE EASEMENT TO A POINT ON THE EASTERLY LINE OF SAID "JESSE DRIVE"; THENCE S00°04'39"W 1320.01 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, CONTAINING 14.78 ACRES OF LAND, MORE OR LESS, BEING TOGETHER WITH AND SUBJECT TO THE USE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, ALSO BEING SUBJECT TO AND TOGETHER WITH THE USE OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS DESCRIBED BELOW, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY COON LAKE ROAD, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL 9B - 6.01 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE S89°20'52"W 981.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE CENTER LINE OF COON LAKE ROAD; THENCE N00°04'39"E 1320.01 FEET ALONG THE EASTERLY LINE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE N87°57'14"E 540.00 FEET ALONG THE SOUTHERLY LINE OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE N02°02'46"W 75.00 FEET TO THE CENTER OF A 75.00 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF SAID 66.00 FOOT WIDE PRIVATE EASEMENT FOR A PLACE OF BEGINNING; THENCE N05°29'18"W 145.00 FEET; THENCE N12°34'49"E 216.90 FEET; THENCE N00°11'34"W 390.02 FEET; THENCE N87°57'14"E 411.40 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE S00°00'55"W 570.00 FEET ALONG SAID EAST LINE; THENCE S87°57'14"W 200.10 FEET; S49°26'11"W 160.24 FEET; THENCE S56°48'23"W 145.00 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, CONTAINING 6.01 ACRES OF LAND, MORE OR LESS, BEING TOGETHER WITH THE USE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, ALSO BEING SUBJECT TO AND TOGETHER WITH THE USE OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS DESCRIBED BELOW, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CLIENT: RAY WARD

SECTION: 22 TOWN: 2 NORTH RANGE: 4 EAST

MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

JACK K. SMITH
PROFESSIONAL SURVEYOR No. 35999

GARLOCK-SMITH
PROFESSIONAL SURVEYORS
516 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 546 - 3340
FAX: (517) 546 - 2941

DATE: 9-15-2021

CREW: JKS/JP

BOOK NO. 219 PG. 34

COMP: JKS

REF: 20301

DRAWN: JKS

SHEET 3 OF 4

REV:



PARCEL 9C -- 2.02 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE S89°20'52"W 981.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE CENTER LINE OF COON LAKE ROAD; THENCE N00°04'39"E 1320.01 FEET ALONG THE EASTERLY LINE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE N87°57'14"E 540.00 FEET ALONG THE SOUTHERLY LINE OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES FOR A PLACE OF BEGINNING; THENCE N02°02'46"W 75.00 FEET TO THE CENTER OF A 75.00 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF SAID 66.00 FOOT WIDE PRIVATE EASEMENT; THENCE N56°48'23"E 145.00 FEET; THENCE N49°26'11"E 160.24 FEET; THENCE N87°57'14"E 200.10 FEET; TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE S00°00'55"W 249.95 FEET ALONG SAID EAST LINE; THENCE S87°57'14"W 440.59 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, CONTAINING 2.02 ACRES OF LAND, MORE OR LESS, BEING TOGETHER WITH THE USE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, ALSO BEING SUBJECT TO AND TOGETHER WITH THE USE OF A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS DESCRIBED BELOW, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES:

A 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE S89°20'52"W 981.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE CENTER LINE OF COON LAKE ROAD; THENCE N00°04'39"E 1320.01 FEET ALONG THE EASTERLY LINE OF "JESSE DRIVE", AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES FOR A PLACE OF BEGINNING; THENCE N87°57'14"E 540.00 FEET; THENCE 319.26 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 243°53'46" AND HAVING A CHORD BEARING N33°59'39"W 127.28 FEET; THENCE 83.64 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 63°53'46" AND HAVING A CHORD BEARING S56°00'21"W 79.37 FEET; THENCE S87°57'14"W 409.57 FEET TO A POINT ON THE EASTERLY LINE OF "JESSE DRIVE" AN EXISTING 66.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES; THENCE NON-TANGENTIALLY 111.31 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 263.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°14'59" AND HAVING A CHORD BEARING S06°24'53"E 59.48 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S00°04'39"W 6.70 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 22, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CLIENT: **RAY WARD**

SECTION: 22 TOWN: 2 NORTH RANGE: 4 EAST

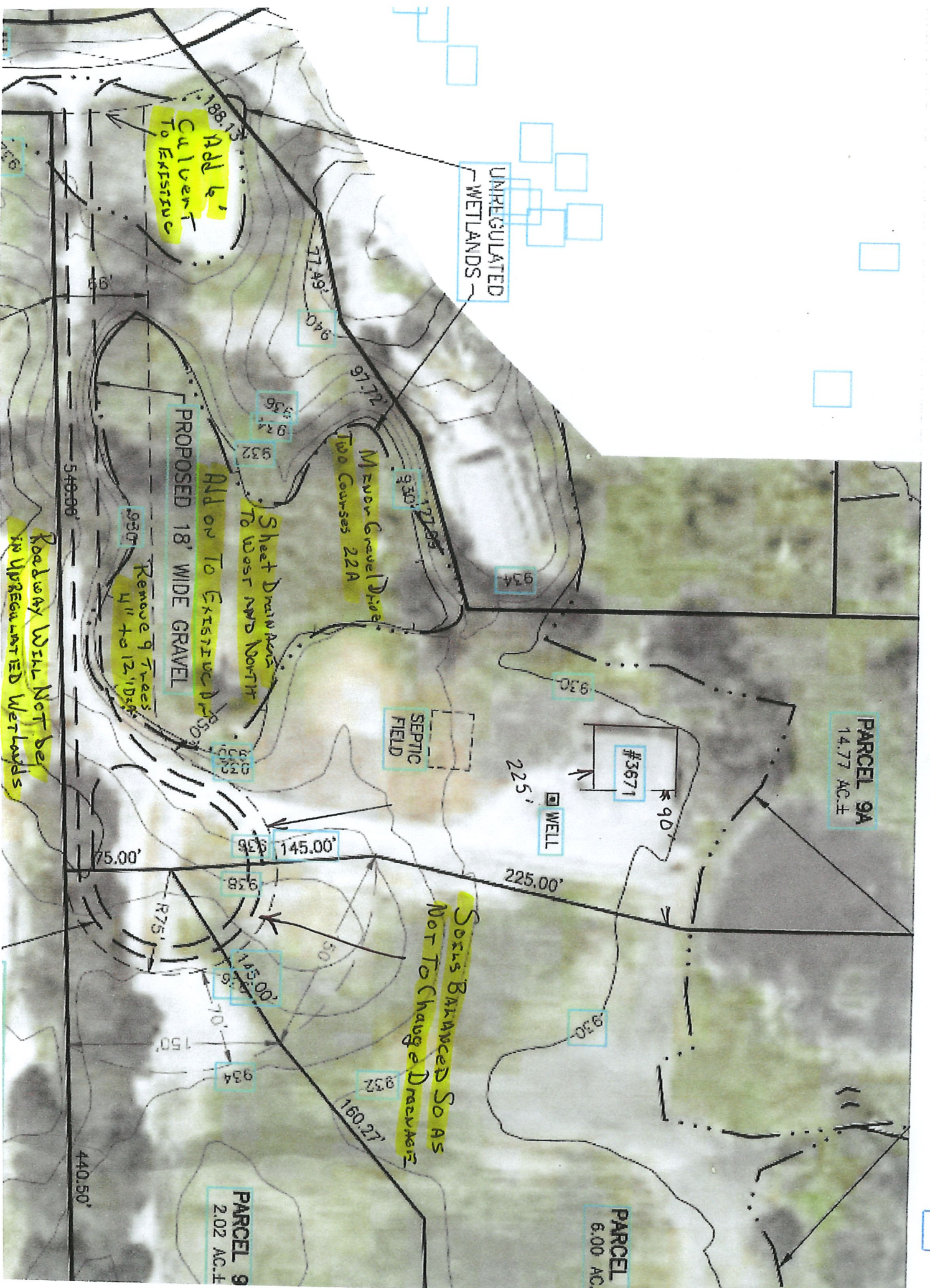
MARION TOWNSHIP
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DATE: 9-15-2021	CREW: JKS/JP
BOOK NO. 219 PG. 34	COMP: JKS
REF: 20301	DRAWN: JKS
SHEET 4 OF 4	REV:



UNREGULATED
WETLANDS

Add 6' Culvert To Existing

Minor Gravel Drive
Two Courses 22A

PROPOSED 18' WIDE GRAVEL
Add on To Existing Driveway
Sheet Drain Area To West And North

Remove 9 Trees
4" to 12" DBH

SEPTIC FIELD

WELL

PARCEL 9A
14.77 AC.±

PARCEL 6.00 AC.

PARCEL 9
2.02 AC.±

Soils Balanced So As
Not To Change Drainage

Roadway Will Not be
in Unregulated Wetlands

SUBMITTED:
APPROVED:

MARION TOWNSHIP PLANNING COMMISSION
Minutes for Special Meeting of September 25, 1990

Meeting opened at 7:15 p.m. by Chairman D. Deering.

MEMBERS PRESENT: D. Deering, G. Garwood, G. Smith, D. Waldock, J. Edgington.

AGENDA: Smith moved to approve the agenda as submitted.
Seconded by Waldock. Motion passed 5-0.

CALL TO PUBLIC: Guy Alstott mentioned that Carpenters bought part of Smith's farm and want to put a new trailer on it. Chairman Deering noted that the Carpenters would have to come before the Appeals Board.

UPDATE OF ORDINANCE CHANGES: Mark Wykoff introduced Brenda Moore, a new member of his staff. He then collected the surveys distributed to the Planning Commission members at the August 23rd meeting.

Mary Lou Dell will send out surveys to selected individuals in the township to get their opinions relative to problems and opportunities as they see them. It will give the township a direction to work towards. The opinions from the survey will be used indirectly during the Futuring session. These surveys are to be returned to the Township Office by October 12.

Mary Lou Dell is in the process of distributing notices of the Futuring session throughout the township. An ad has been placed in the Livingston County Press. Mr. Wykoff suggested also posting flyers in local churches, etc. He noted the best advertisement you can get is to write a letter to the editor in the local paper. Jean Edgington will send this letter in. Each Planning Commission member will be a facilitator at the Futuring session to keep things moving in the right direction. Chester Clark has agreed to attend as the historian. The first phase of the Futuring session will be "Prouds and Sorries." People will say what they are proud of in their township and what things they wish had never occurred. Next will be the "imaging" session. People will be asked to describe what they feel the township should look like 20 years from now. The idea is to get people to give an image of what they want to see in the future, and once we come to a consensus, we can work backwards from there to see how we can get to that point--the image will be turned into goals and objectives.

The municipal Ordinance has been scanned and put on computer. Mr. Wykoff's staff can now go through the Ordinance to see if words are consistent throughout the code. Certain key words need to be defined. The single most important word in the Ordinance

in "lot." If that definition is not consistent throughout the code, you will have problems everywhere.

Our private drive (private road) references are so unclear that Mr. Wykoff finds it difficult to determine the intent of the township. The Commissioners will assist Mr. Wykoff in defining our intent.

Proposed revisions to address problems with private roads:

Section 111.219: The term "driveway" is not defined. It appears to be confused with "private road," which is also not defined. A definition of driveway should appear following this section or as the new last section in this section.

Section 111.229: The definition of "lot" states the lot must have frontage on an improved private street. Mr. Wykoff noted the word "street" has not been used elsewhere in the Ordinance and should be changed to "road." Also, it should be "public" road. Another problem with this definition is that it doesn't refer to access to a lot.

Section 111.230: Several definitions are needed here: through lot, corner lot, interior lot, lot area, lot line (including front, rear, side, width). All definitions should go in a separate section. Ms. Moore will make a list of all references to these terms in the Ordinance before it is determined which definition would be appropriate.

Section 111.243: Nowhere does the Ordinance tell you how to measure a setback. There is no definition of "building lines." "Setback" needs to be redefined. Mr. Wykoff noted that if there isn't an established right-of-way, the setback is measured from the center of the road.

Section 111.269: The terms "access parcel" and "flag lot" need to be defined. Length-to-width needs to be defined in a different place. It is currently defined in each section.

Section 111.317: The number of parcels served should be the basis of what a private road should be constructed of. When two or more lots are served by a single drive, it should be a private road. All private roads should be posted for public safety. Mr. Wykoff suggested a separate set of specifications for driveways and the 33-foot minimum width specification for driveways be dropped from this section.

DISCUSSION WITH THE PLANNING COMMISSION:

The reason we have so many problems with land splits is because we have a minimum one-acre lot size requirement. Eventually, Marion Township would have a population of 40,000 on one-acre lots with very little open space. There are no easy solutions to this problem. One way would be to decide the density desired for

the township. Site condominiums would allow housing to be clustered on smaller lots while leaving more open space and minimizing septic costs.

It was suggested that only one drive per lot per permitted except where there is shared access. A shared driveway could be allowed provided it is shared only by two contiguous pieces of property and the driveway must follow the lot line.

The Futuring session will be held on Wednesday, October 17, at 7:00 p.m. The next Special Planning Commission meeting will be held on Tuesday, October 30, at 7:00 p.m.

CALL TO PUBLIC: Mary Lou Dell noted that the Commission is going to have a Public Hearing with a subdivision developer. Our Subdivision Ordinance calls for curbs and street lights. The developer will be asking for a variance to that rule. She asked Mr. Wykoff if he felt the Ordinance should be adhered to. He felt the appropriate solution to the problem would be initiate an amendment to the Ordinance to require those elements only when the lots are a certain size and smaller, rather than to apply it to all lots. We could conditionally approve the lot before the amendment passed. That would allow the developer to continue with the next phase of the process.

ADJOURN: Smith moved to adjourn at 11:00 p.m. Seconded by Edgington. Motion passed 5-0.