

**MARION TOWNSHIP  
COMBINED MEETING  
PLANNING COMMISSION and BOARD OF TRUSTEES  
NOVEMBER 22, 2022**

**MEMBERS PRESENT:**

**PLANNING COMMISSION** Larry Grunn, Cheryl Range, Jim Anderson, Bob Hanvey, Bruce Powelson

**BOARD OF TRUSTEES** Sandy Donovan, Bob Hanvey, Tammy Beal, Dan Lowe  
Les Andersen, Scott Lloyd

**OTHERS:** Dave Hamann, Jessica Timberlake, Planners Zach Miechels, Alissa Starling

**ABSENT:** Greg Durbin

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**CALL TO ORDER**

Larry Grunn called the Planning Commission Board to order at 7:30 p.m.

Bob Hanvey called the Board of Trustee meeting to order at 7:30 pm.

**PLEDGE OF ALLEGIANCE**

**BOARD MEMBERS PRESENT**

Larry Grunn had the Planning Commission, Board of Trustees, Zoning Administrator, Recording Secretary and Planners introduce themselves.

**APPROVAL OF AGENDA**

Bruce Powelson made a motion to approve the agenda as presented, Jim Andersen seconded. **Motion carried.**

**APPROVAL OF MINUTES**

Lim Andersen made a motion to approve the October 25, 2022 Planning Commission minutes, Cheryl Range seconded. **Motion carried.**

**CALL TO THE PUBLIC**

Les Anderson stated that he wanted to make it known that the Andersen farm is not the land that is being considered for a Solar Farm and they have no land leased for Solar Farms at this time.

Public Comment was closed at 7:36 pm.

## **NEW BUSINESS:**

Larry Grunn introduced Sarah Mills and Madeleine Krol, they stated how Solar, clean energy is in front of our doorstep. They show where the large-scale Solar Farms are located and they also showed the 200,000 parcels that are currently being studied for future Solar Farms. Consumers Energy will need 40,000-56,000 acres by 2040 and DTE will need 30,000-44,000 acres in 10 years. These farms can be on parcels from 5 to 10 acres in size to 1200 acres or larger. The perfect location is where there are transmission lines and substations already. Renewable energy creates opportunities for farmers and land owners to earn new income, but poses a threat to farmland and local food systems.

## **PDR ORDINANCE DISCUSSION**

Planner Zach Miechels said that here are several things that townships have to consider when planning for Property Development Rights. Like what land you want preserved, who is going to do the figures on costs, what property should have a PDR, maybe use a scoring system but don't change the scoring system to chase the property.

Jim Anderson says that he likes the Scio and Webster Township Ordinances, maybe make ours a combination of the two.

Joanne Haas, 10785 Flemming Road and Ellie Steyskal, 8875 Owosso Road both commented on this.

## **UNFINISHED BUSINESS**

Review draft of kennels and set public hearing-Board said that the Kennel Ordinance looked good. Motion by Jim Anderson to set the public hearing for the Marion Township Kennel Ordinance for December 20, 2022, Larry Grunn seconded. **Motion carried.**

Set public hearing for TXT #03-22 Section 14 exclude residential-Dave Hamann explained that this is to regulate parking in non-residential areas not on private or public roads. Jim Anderson made a motion to set the public hearing on TXT #03-22 Section 14 excluding residential for December 20, 2022, Bruce Powelson seconded. **Motion carried.**

## **SPECIAL ORDERS**

### **Annual Election of Officers:**

Cheryl Range made a motion to nominate Larry Grunn for Planning Commission Chairman, Bruce Powelson seconded. **Motion carried.**

Jim Anderson made a motion to nominate Cheryl Range for Planning Commission Secretary, Bruce Powelson seconded. **Motion carried.**

Bruce Powelson made a motion to nominate Jim Anderson for Planning Commission Vice Chairman, Larry Grunn seconded. **Motion carried.**

## **BUDGET REVIEW**

Bob Hanvey stated that the Planning Enabling Act suggests that the Planning Commission should create their own budget. Jim Anderson requested the budget for this fiscal year and where they stand for 2022-2023. Bob retrieved the numbers and passed them out to the members. They will work on a budget and come up with numbers for next year, this will be brought to the December 20, 2022 meeting.

## **ANNOUNCEMENTS**

Bob Hanvey passed out the documents from the Witkowski wedding barn case. He stated that the judge ruled that wedding barns are now agritourism and that the Right to Farm and GAAMPS allow farm to table events and weddings are now included in that.

**CALL TO THE PUBLIC**

Sara Porter, 9204 Sober Road commented.

**ADJOURNMENT**

Motion at 9:50 pm by Larry Grunn to adjourn the Planning Commission meeting, seconded by Jim Anderson. **Motion carried.**

Motion at 9:50 pm by Les Andersen to adjourn the Board of Trustees meeting, Scott Lloyd seconded. **Motion carried.**

Submitted by: Tammy L. Beal

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Tammy L. Beal, Township Clerk      Date

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Robert W. Hanvey, Township Supervisor      Date

DRAFT