

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MARCH 26, 2024 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
JIM ANDERSON – VICE-CHAIRPERSON
CHERYL RANGE – SECRETARY
BOB HANVEY
BRUCE POWELSON

PC MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR
ZACH MICHELS – TOWNSHIP PLANNER
JOHN GORMLEY – TOWNSHIP ATTORNEY

CALL TO ORDER

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

APPROVAL OF AGENDA

Jim Anderson made a motion to approve the March 26, 2024 agenda as amended. Cheryl Range seconded. **5-0 MOTION CARRIED**

APPROVAL OF MINUTES

Jim Anderson made a motion to approve the February 13, 2024 Planning Commission minutes as amended. Cheryl Range seconded. **5-0 MOTION CARRIED**

CALL FOR PUBLIC COMMENT

Zach Esper spoke on behalf of Tim and Cathy Esper. Esper inquired about the property near Hometown off Peavy Road that they used to farm back in 2019.

Bob Hanvey stated that there are still ongoing issues with that property and the Township will reach out to the Esper's once the issues are resolved.

UNFINISHED BUSINESS:

SUP# 01-24 CHRISTOPHER SMITH SECTION 17.32 HOME BASED BUSINESS

Christopher Smith explained that Boss Engineering created an updated site plan for review. Chris stated that they recently purchased a \$60k hydro trailer in the event of a spill.

Jim Anderson asked for some details on the containment improvements.

Chris explained that the containers used to store fuel are dual mined containers from Corrigan and they are made of steel. Chris said that Corrigan monitors the fuel tank and delivers fuel accordingly.

Jim Anderson said that the volume numbers listed throughout the site plan need to be consistent. Chris stated that he would correct that.

DRAFT

Jim asked about fire extinguishers and employee training.

Chris said there are fire extinguishers on site and that he is willing to put together some training for employees. Chris also said that he will create a step-by-step emergency manual for employees to follow, in the event of a spill.

Jim Anderson suggested including various possible scenarios and solutions to include in the manual.

Larry Grunn inquired about the PIP checklist and asked if the checklist had been verified by any outside agencies.

Chris explained that he got the list from the State and personally went through each item on the checklist.

Chris stated apologized for originally missing some of the information and explained that there were some things he was simply unaware of. However, he is willing to make any necessary improvements or changes that would make everyone feel more at ease.

Larry Grunn inquired about the hours of operation.

Chris explained that there may be times when he has to load his truck with salt in the middle of the night. He also stated that since he lives there, he should be allowed to do things around his property regardless of the time of day. Chris promised to be as quiet as possible after hours to avoid disturbing his neighbors.

Sara Smith stated they feel like no matter what they do, they feel like they are getting torn apart by everyone.

Cheryl Range stated that she spoke with Heather Blair from the Health Department and she has concerns about the dirt pile that was moved.

Zach Michels went through his review of the Special User Permit request.

Armayne Lyons resides at 2588 Sexton Road. Armayne did not understand how Chris Smith was allowed to install new tanks on his property without permission.

Derek Lyons resides at 2588 Sexton Road. Derek explained that he spoke to the EGLE and they stated that there should be a curb around the salt bin. Derek also stated that Chris did not get a land use permit from the Township to clear the trees. Derek said he has seen trucks getting loaded as early as 5am and there is currently equipment that belongs to Chris on the neighbor's property. Derek asked if the Fire Department has conducted any type of review of the business.

Patricia Friedline resides at 2606 Sexton Road. Patricia would like to see more screening on the northwest corner and would like the brush removed from her property.

Jim Paulson resides at 2745 Sexton Road. Jim wanted to know why Chris moved from his original location and does not want him to operate his business on his current property.

Dianne Paulson resides at 2745 Sexton Road. Dianne does not understand why he is allowed to operate a business and stated that she hears people on Chris's property talking loudly.

Sara Smith stated that this site plan was a proposal, not something written in stone. Her and Chris were open to have a discussion and willing to make any necessary changes to ensure everyone is satisfied. She stated that Chris has gone above and beyond in hopes to gain the Planning Commission's approval and there always seems to be new concerns or suggestions at each meeting.

Cheryl Range said that she disagrees with this business and believes it conflicts with many parts of our Master Plan.

Bruce Powelson does not believe this business is harmonious.

DRAFT

John Gormley suggested that the Planning Commission choose 1-2 Commissioners to work with himself and Zach to craft a proper resolution one way or the other.

Jim Anderson stated that this appears to be a full-blown business and seems to be getting bigger. Jim agrees with Bruce Powelson and does not think this is the best location for this type of business.

Jim Anderson made a motion to table discussion on this matter until after a proper resolution is drafted with Zach Michels and John Gormley. Bruce Powelson seconded. **5-0 MOTION CARRIED**

The Planning Commissioners decided to have Jim Anderson and Cheryl Range work with Zach and Gormley on drafting a resolution.

Larry Grunn made a motion to extend the Planning Commission meeting. Jim Anderson seconded. **5-0 MOTION CARRIED**

UNFINISHED BUSINESS

TXT# 02-23 WELLHEAD PROTECTION LCPD COMMENTS (FINAL TO BOT)

Zach Michels reviewed the Marion Township Overlay District Ordinance.

Bruce Powelson made a motion to recommend approval of TXT# 02-23 WELLHEAD PROTECTION ORDINANCE to the Board of Trustees. Jim Anderson seconded. **5-0 MOTION CARRIED**

UNFINISHED BUSINESS

PROPOSED REVISIONS TO SIGN SECTION

Zach Michels reviewed the zoning Text amendment related to Signs in the Township. Commissioners talked about different types of signs.

Zach explained that the language could be drafted exempting schools, government offices, first responder organizations and cemeteries from the sign regulations.

UNFINISHED BUSINESS

CONSTITUTE DISCUSSION OF AFFORDABLE HOUSING PROJECT

Bob Hanvey stated that it seems like Larry Grunn does not like anything related to affordable housing. Bob suggested that we keep working about this.

SPECIAL ORDERS

None.

ANNOUNCEMENTS

Cheryl Range, Jim Anderson and Bob Hanvey attended a Solar Energy seminar on 03/19/2024.

Zach Michels stated that there is currently legislation that would allow "Short Term Rentals" per the State.

CALL FOR PUBLIC COMMENT

None.

ADJOURNMENT:

Larry Grunn made a motion to adjourn the Planning Commission meeting at 10:10pm. Cheryl Range seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake