

**MARION TOWNSHIP PLANNING COMMISSION  
IN-PERSON / VIRTUAL MEETING MINUTES  
OCTOBER 26, 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*)  
   **JOHN ENOS – CARLISLE WORTMAN** (*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 OCTOBER 26, 2021 PLANNING COMMISSION MEETING AGENDA**  
Jim Anderson made a motion to approve the agenda for the October 26, 2021 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

**APPROVAL OF SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING MINUTES**  
Bruce Powelson made a motion to approve the September 28, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

**CALL TO THE PUBLIC**  
No comments were made.

**NEW BUSINESS**  
**1) SPR#02-21 HOWELL STORAGE EXPANSION 4710-02-400-010 JIM ABRAHAM**  
Applicant was not present at 7:35pm. Commissioners are going to move on to the next agenda item and will come back to this item if applicant arrives.

**UNFINISHED BUSINESS**  
**1) CONTINUE DISCUSSION ON HOBBY KENNELS**  
John Enos plans to meet with the attorney and Dave this Thursday, 10/28/2021. Going forward, John Enos hopes to meet with the township once a month to discuss current issues.

Cheryl Range made a motion to postpone discussion on Hobby Kennels until the next meeting on November 23, 2021 after John has met with the attorney. Bruce Powelson seconded. **MOTION CARRIED**

**2) REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS (UNFINISHED BUSINESS)**  
Cheryl Range reviewed the minutes from August 24, 2021 about Home-Based Businesses. Larry Grunn wanted to address Les Andersen’s concerns about non-conforming parcels. Dave Hamann explained Les’s suggestions about non-conforming lots. Lots that are currently a legal non-conforming parcel should not be approved for any future permits. John Enos explained that a non-conformity cannot change uses and it cannot expand from its original use. Also, if the resident

does not use the structure for ag related business for more than one year, then the township can penalize the resident. The resident would have to build a house that would be the principal use of the property or they would have to start using the structure for ag, like agreed upon.

Les would like some direction on how to notify new buyers/residents of this rule prior to the purchase.

Dave stated that there is currently no language other than the non-conforming ordinance. Jim Anderson would like to speak with the attorney about putting the language somewhere on the deed to make sure that new home buyers are aware of this ordinance.

Cheryl Range made a motion to postpone discussion on Home-Based Businesses until the next meeting on November 23, 2021 after Dave and John have spoken with the attorney. Larry Grunn seconded. **MOTION CARRIED**

### **NEW BUSINESS:**

#### **1) SPR#02-21 HOWELL STORAGE EXPANSION 4710-02-400-010 JIM ABRAHAM**

Jim Abraham arrived to the meeting. Mr. Abraham explained that he would like to leave his parking lot gravel instead of pouring cement/concrete. Doing this would help with some of the drainage issues and will also allow for easier expansion in the future. Mr. Abraham would also like to put in some temporary storage units as well, to offer more storage options for residents. John Enos is OK with leaving the parking lot gravel, but reminded the commissioners that typically cement is the way to go. Jim Abraham also stated that he is no longer going to store campers, only storage units. He also assured the commissioners that snow plowing will not be a problem this winter and he already has a few different options in place. Jim Anderson recommended that Jim Abraham get involved with the DEQ to make sure that he will not be encroaching on any nearby wetlands. Jim Abraham also has a storm septic device that will help with rain storm overflow. There is maintenance done regularly each year to ensure proper operation. They also have a Knox-box and fire extinguishers for emergencies.

Dave Hamann reminded everyone that this is a preliminary site plan review and the commissioners will see this site plan again for a final review. John Enos stated that Phil Westmoreland from Spicer did recommend approval for this, as long as the stated issues were addressed. Bob Hanvey asked Mr. Abraham if he was asking for approval for the temporary units. Mr. Abraham said that he was asking for approval for the temporary and permanent units. John Enos stated that Mr. Abraham may have to go to the ZBA for a variance.

Cheryl Range made a motion to recommend approval to the Board of Trustees for the Howell Storage Expansion SPR# 02-21, with the issues from Spicer and Carlisle Wortman being resolved. Jim Anderson seconded. **MOTION CARRIED**

#### **3) ADD DEFINITION FOR "RURAL" (UNFINISHED BUSINESS)**

John Enos read one of the definitions that he came up with for "Rural Residential".

Dave Hamann said that we need to be able to differentiate between all of the various districts.

- Rural Residential
- Suburban Residential
- Urban Residential

John Enos said that he could wordsmith some intents together for each of the districts.

There was discussion about the various businesses within the township, between Tim Ryan, John Enos and the commissioners.

John Enos said that he will get some definitions together for each district along with an intent have everything ready for the next meeting on November 23, 2021.

#### **4) SEPTEMBER 25, 1990 MINUTES ON IMPORTANCE OF DEFINITION OF LOTS (UNFINISHED BUSINESS)**

Dave Hamann came across these minutes from 1990. Mark Wykoff stated that the single most important word in any ordinance is the word "Lots".

### **CORRESPONDENCE AND UPDATES AND DISCUSSION**

Dave Hamann reminded everyone about the "Effective Meetings - Using Parliamentary Procedure" training scheduled for Thursday, November 04, 2021 at 6:30pm.

### **CALL TO THE PUBLIC:**

Les Andersen discussed the definition for suburban district and how certain districts came to be.

**ADJOURNMENT:** Jim Anderson made a motion to adjourn the meeting at 9:22pm. Bruce Powelson seconded. **MOTION CARRIED.**

SUBMITTED BY: JESSICA TIMBERLAKE

PLANNING COMMISSION MEETING

MINUTES 10/26/2021

BY: JESSICA TIMBERLAKE

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