

DRAFT

Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
JULY 27, 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 JULY 27, 2021 PLANNING COMMISSION MEETING AGENDA
Jim Anderson made a motion to approve the agenda for the July 27, 2021 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

APPROVAL OF JUNE 22, 2021 PLANNING COMMISSION MEETING MINUTES
Bruce Powelson made a motion to approve the June 22, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
NONE

NEW BUSINESS

1. REVIEW JIM'S EXCEL SPREADSHEET ON ZONING ORDINANCES VERSUS THE LIVINGSOTON COUNTY ANIMAL CONTROL ORDINANCE

Jim Anderson prepared a spreadsheet for the commissioners to review and discuss. Cheryl Range looked at the other surrounding our cities for some insight on this matter. Dave Hamann suggested that if a resident has 3 or more dogs in the UR district, then they need to apply for a special use. If the resident lives in the SR or RR districts then they just have to make sure the animals are licensed with the Township. Jim Anderson suggested that if a resident has more than three dogs, then they have to have a kennel.

Dave suggested that if a resident has more than 6 dogs, then they should have to apply for a commercial kennel and get a special use permit. Dave also suggested recommended lot size requirements based on how many dogs are on the property, such as:

3 dogs per 1 acre

6 dogs per 2 acres

11 dogs minimum 5 acres and 1/3 of an acre for each dog after

Jim Anderson asked if a land use would help regulate this.

Dave said its kind of hard to inspect land use permits. You have to have something in place that the Township is able to actually inspect.

John Enos said that he would look at some other surrounding areas and work with Dave on putting some language together.

Dave said that he will work with John and create a text amendment and do some word smithing and bring it back for review.

NEW BUSINESS

2. ADDRESS SR ISSUE BETWEEN THE SCHEDULE OF REGULATIONS AND 8.02

Dave Hamann explained that currently there is an inconsistency in the schedule of regulations verses 8.02 with F1 & 2. A resident came in that currently lives off Norton Road, with sewer at the curb and they were trying to figure out what the frontage was supposed to be. It was not a plat or condo, so according to F1 the minimum lot size should be 20,000 and required 100 feet. However, when Bob looked at the schedule of regulations, it says they need 85 feet with public sewer. Basically, the schedule of regulations is not portraying the same thing as F1 & 2.

John Enos said if the Township is comfortable with 20,000 feet, then we can just make the change the schedule of regulations by adding "with sewer" and clarify the dimensions for unplatted and platted subdivisions. We don't have to have a public hearing because we are just clarifying things. John will have something to present for the next meeting.

CORRESPONDENCE AND UPDATES AND DISCUSSION

• MASTER PLAN UPDATE

John Enos said that the timeline runs till September 13th and we can have a public hearing at the September 28 meeting.

• BARRY LONEK

Jim Anderson asked if we should have Barry Lonek in for a presentation on land conservation. The Board did approve the \$200 fee but Barry might have different rates now.

John Enos asked Bob Hanvey if he should line up things with Barry and sub-contract him, so Carlisle Wortman can work with Barry on the presentation. Bob said this was fine. John is going to speak with Larry about a presentation sometime in the fall. This would be a separate meeting from a regular scheduled Township meeting.

• WIND TURBINES

Jim Anderson asked John Enos about Wind Turbines and discussion was had about bringing them to Marion Township.

• MARIJUANA DISTRIBUTERS

Bob Hanvey asked John if Marijuana Distributers fell under Right to Farm. John said they do not fall under Right to Farm.

CALL TO THE PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les handed out his proposed language about Home-Based Business, that he hopes to see go out with the next tax notice. Les also would like to see an acreage requirement enforced for Home-Based Business. Les asked John Enos what he thought about, No Home-Based Business in subdivisions, No Home-Based Business on easements and No Home-Based Business on flag lots. John said that he likes these items. Les asked John what he thought about a non-conforming parcel due to acreage, asking for a Home-Based Business. Les doesn't think we should even be entertaining the idea if they are a non-conforming parcel. Jim Anderson said that we have already spent a lot of time going through this and coming up with the specifics about Home-Based Business and Home Occupations, before we created these ordinances. Why are we trying to implement more regulations now?

More discussion was had about Home-Based Business and Home Occupations.

ADJOURNMENT: Bruce Powelson made a motion to adjourn the meeting at 10:00pm. Cheryl Range seconded.
MOTION CARRIED