

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA**

REGULAR MEETING  
January 22, 2019  
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR:            January 22, 2019 Regular Meeting

APPROVAL OF MINUTES FROM:        December 11, 2018 Special Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

Old BUSINESS:

- 1) Annual Organizational Meeting and review Rules and Procedures.
- 2) TXT#07-17 proposed changes Lots - definition gross versus net (Bob)
- 3) TXT #01-18 6.20 Private Roads (discuss- length, #ingress/egress, shared driveway, #driveways)
- 4) TXT #03-18 Home Occupation (discuss new criteria for Class II, revisit Class I)

New BUSINESS:

Correspondence and Updates:

Set next Special Master Plan Meeting.

CALL TO THE PUBLIC:

ADJOURNMENT:

Approved by: \_\_\_\_\_  
Larry Grunn, *Chairperson*

Date: \_\_\_\_\_

**MARION TOWNSHIP PLANNING COMMISSION  
SPECIAL MASTER PLAN WORKSHOP MEETING  
DECEMBER 11, 2018 / 7:30PM**

**MEMBERS PRESENT:** LARRY GRUNN- *CHAIRPERSON*  
BOB HANVEY  
JAMES ANDERSON  
BRUCE POWELSON- *VICE CHAIR*

**MEMBERS ABSENT:** CHERYL RANGE- *SECRETARY*

**OTHERS PRESENT:** DAVE HAMANN- *ZONING ADMINISTRATOR*  
JOHN ENOS- *CARLISLE WORTMAN PLANNER*

.....  
**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE**

**INTRODUCTION OF MEMBERS:**

The members of the Planning Commission introduced themselves. John Enos from Carlisle Wortman introduced himself.

**APPROVAL OF AGENDA:**

**Regular Meeting Agenda for December 11, 2018**

*Bruce Powelson motioned to approve the agenda. Bob Hanvey seconded. Motion carried*

**APPROVAL OF MINUTES:**

**Regular Meeting Minutes for November 27, 2018**

*James Anderson motioned to approve the minutes as presented. Bob Hanvey seconded. Motion carried*

**CALL TO THE PUBLIC:**

NONE

**OLD BUSINESS:**

**Annual Organizational Meeting and Review Rules and Procedures**

*Bob Hanvey made a motion to postpone this item until Cheryl Range returns for the next Planning Commission meeting. Jim Anderson seconded. Motion carried*

### Master Plan Workshop Led by Planner John Enos

John Enos began discussing where things were at with the Master Plan. We ran the survey from August 2018- November 2018 and received over 700 surveys from residents, which is a really great response. Residents shared a lot of opinions regarding providing services, protecting agriculture, preserving open space, future development, Ag tourism, housing, D19 activity, and so forth. Residents are asking for more natural areas such as pathways, greenways and bike paths. John also suggested looking into a recreational plan for Marion Township such as greenways, pathways, bike paths, etc. According to the surveys, 53% of those who responded wanted road improvements and would be willing to pay for a millage. John also stated that we should be careful when deciding which roads should be paved, because typically when you pave a road, it opens more opportunity for development. "If you pave the roads, they will come."

John requested that the Planning Commission members send an email to Dave with any and all feedback regarding the Master Plan. He would like a list of goals and objectives for the Master Plan. Develop some tasks regarding the Master Plan that can then be reviewed 1-2 times each year. He would like this to be done by January 16, 2019. John also said that he needs to know if there are any Major Capital Improvements being talked about that need to be incorporated into the Master Plan.

Bruce Powelson mentioned that the Board should discuss a possible expansion for the Marion Township office. The community is growing and believes that the office could benefit from expansion.

John Enos asked how future road improvements are decided upon? Les Andersen resides at 4500 Jewell Road. Les stated that a five year plan was made with Phil Westmorland and it was completed in three years.

John Enos said that overall, he would like to have a full draft plan sometime in February 2019. Therefore he would like to have a one page list of goals and objectives by January 16, 2019 so there is time to implement them into the Master Plan.

John Enos also mentioned that we should start thinking about our future land use map. Does it work the way that it is or should we make some changes? Changes such as increasing the lot sizes in certain areas, in order to keep things more rural. Maybe adding some commercial uses in other areas of the Township. We could also call for some rural residential or Ag residential areas. Any of these types of suggestions also need to be given to Dave by January 16, 2019. These are tools that we can use for any future rezoning requests.

John stated that we need to talk about D19 development at some point, so we can implement our thoughts on that into the Master Plan.

John said we should also consider designating areas for open space on the future land use map. Maybe consider a millage for preserving open spaces, land preservation, and creating trails. A lot of the residents had interest in these things, especially preserving natural areas and creating paved walkways, bike trails, greenways, etc.

John also asked that the Planning Commission mark up this future land use map with changes and suggestions along with a one page list of tasks, goals and objectives. Turn this in to Dave by January 16, 2019. John also needs photos from around the community to put in the Master Plan.

John would like to have a draft of the Master Plan by February 2019. If the Planning Commission approves of

the draft, then we can present it to the Board of Trustees for approval. If they approve, then we will notify the Marion Township residents of the Master Plan, who will have 42-60 days to respond. We then can have a public hearing introducing the Master Plan.

Bob Hanvey asked if the Board of Trustees should also provide a list of tasks, goals and objectives by January 16, 2019. John Enos said that the Board is more than welcome to provide feedback as well.

Larry Grunn asked if John could send out an email with all of these requests listed, so everyone has a clear picture of the expectations and requests being asked for regarding the Master Plan.

John said that he would absolutely do that. John also mentioned to think about some affordable housing options in Marion Township. There is not a lot of housing opportunities in the community that fall under 180-200K.

Dave Hamann asked if we should schedule the next Master Plan meeting. John said that we can pick a date at the January 22, 2019 meeting for some time in February 2019.

**CALL TO THE PUBLIC:**

NONE

**ADJOURNMENT:**

*Jim Anderson motioned to adjourn the meeting at 9:00pm. Bob Hanvey seconded. **Motion carried***

## MEMO

To: Marion Township Planning Commission

From: Bob Hanvey

Subject: Lot size and coverage

Date: November 27, 2018

The comments below are a selection from the previous notes about issues in our zoning ordinance regarding lots. I included more detail about my concerns.

Definition of "lot area gross," "lot area net," and "lot coverage."

It seems that the definitions are intended to differentiate between "lot area gross" and "lot area net" by including or excluding the area of road in front of the lot. (Behind the lot for lake front property).

"Lot area gross" references "street right-of-way" but "lot area net" adds the word "public" to the definition.

Lot coverage places a restriction on the area of the lot that is covered by structures but does not specify whether to use "lot area gross" or "lot area net" to calculate coverage.

In Marion most lots in subdivisions or site condominiums do not include any ownership of the road. See the plat of Apple Way Acres below.

Most metes-and-bounds parcels go to the center line of the road. On the aerial photo below, the four lots that are Apple Way Acres are adjacent to five metes-and-bounds lots. For the Apple Way parcels the gross and net area are the same since the road in the plat is not part of the lot. For the adjacent and approximately same size parcels, the area up to the center line of the road is included in the "gross lot size" and the road right-of-way is subtracted to get the "net lot size."

Attached condominium units don't include any ownership of land outside the building walls.

Zoning Ordinance Section 6.07, Accessory Uses and Structures, regulates the area allowed to be covered by accessory structures and specifies "gross lot area" as the basis for the maximum allowable area occupied by accessory structures. Metes-and-bounds parcels get an extra allowance when calculating allowable size of accessory structures since the road right-of-way is included in the calculation.

The specifications for minimum lot sizes in Rural Residential, Urban Residential, ERS 1 and ERS 2 do not specify "gross" or "net" but Suburban Residential specifies "net."

In calculating density, "net acreage" subtracts not only rights-of-way but also utility easements, wetlands, etc. but not required buffers/greenbelts.

What should we do about cleaning this up?

#### **From the Definitions section of our Zoning Ordinance:**

**Buildable Area:** The area of any lot or parcel of land that is actually buildable which for the purpose of developing land or computing densities, shall not include existing or proposed rights-of-way for public or private roads, major utility or pipeline easements, floodplains, wetlands (regulated and non-regulated), lakes, ponds, streams, or any other body of water, except as otherwise provided for in this Ordinance.

**Density:** The number of dwelling units situated on or to be developed on a parcel of land that shall be calculated on the buildable area or **net acreage** of the parcel. (See definition for Buildable Area.)

**Lot Area, Gross:** The area contained within the lot lines or property boundary including street right-of-way. (See Figure 3-6.)

**Lot Area, Net:** The area within the lot lines of a lot, exclusive of any public street rights-of-way abutting any side of the lot. (See Figure 3-6.)

**Lot Coverage:** The amount of a lot, stated in terms of percentage, which is covered by all buildings, located thereon, including roofed porches, arbors, breezeways, patio roofs, whether open box types and/or lathe roofs, or fully roofed, but not including fences, walls, or hedges used as fences, unroofed decks or patios or swimming pools. Lot coverage shall be measured from the drip line of the roof or from the wall or foundation if there is no projecting portion of the roof.

#### **From Section 8 of our Zoning Ordinance**

##### **Rural Residential**

**Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the RR: Rural Residential District unless they are specifically modified by the provisions of Article VI: General Provisions; Article XVII: Standards for Specific Special Land Uses; or Article XVIII: Planned Unit Developments, or as varied pursuant to Article V, Zoning Board of Appeals.

- 1. Minimum Lot Area:**

- a. **Unplatted Parcel Division:** No building or structure shall be established on a parcel less than two (2) acres.
- b. **Platted Lot or Condominium Unit:** No building or structure shall be established on a lot or unit less than (1) acre.

### Suburban Residential

**Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the SR: Suburban Residential District unless they are specifically modified by the provisions of Article VI: General Provisions; or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

- 1. **Minimum Net Lot Area:**
  - a. No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre).
  - b. A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare.

### Urban Residential

**Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the UR: Urban Residential District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

- 1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than fifteen thousand (15,000) square feet.

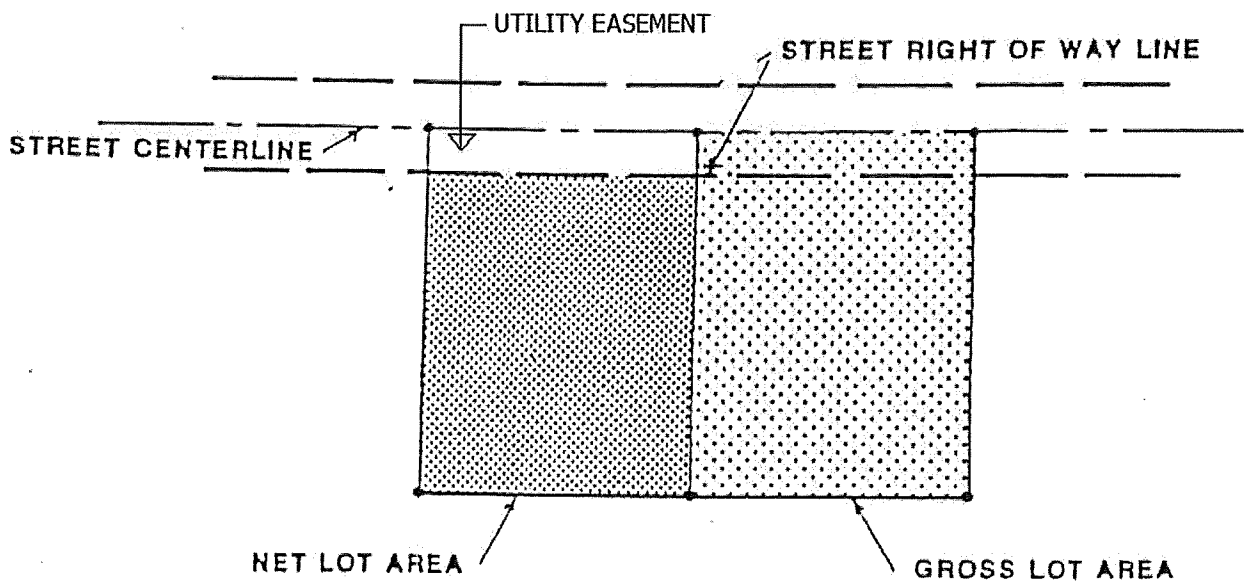
### ERS 1 and ERS 2

**Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the ERS: Existing Residential District unless specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

- 1. **Minimum Lot Area:** No single-family dwelling or structure shall be established on any parcel of a size less than the following, for the sub district the parcel is located within:
  - a. ERS-1: Eighteen thousand (18,000) square feet.
  - b. ERS-2: One (1) acre.

From our Zoning Ordinance

FIGURE 3-6  
NET AND GROSS LOT AREA





Apple Way Acres Plat (enlarged)

