

Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
AUGUST 24, 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*)

MEMBERS ABSENT: **NONE**

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AUGUST 24, 2021 PLANNING COMMISSION MEETING AGENDA
Bruce Powelson made a motion to approve the agenda for the August 24, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF JULY 27, 2021 PLANNING COMMISSION MEETING MINUTES
Cheryl Range made a motion to approve the July 27, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
NONE

NEW BUSINESS
1. REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS

Dave Hamann explained that at the show cause hearing a few weeks ago, Bob had noticed a few things with the 17.32 Home-Based Business language.

Bob Hanvey explained that in the section 17-32 Home-Based Business, he has the following concerns and suggestions:

Section 17-32 – First paragraph:
“A special use permit, and any conditions attached thereto, ***may*** be approved by the Township Board if all the criteria is met.” Bob is concerned that the applicant may get the wrong impression from the word “may.”

The Commissioners discussed different word choice options but decided to leave the language as it is, for the time being.

Section 17-32 – #1:

Bob thinks we should better define the word “**employee**”, so it covers anyone person who is performing a service and receiving compensation for that service, regardless of the individual’s tax-filing status.

Section 17-32 – #2

Consider removing the word “**solely**”.

Section 17-32 – #3

Consider removing the word “**solely**” and change the word “**or**” to “**based**”.

Section 17-32 – #D

The word “**All**” suggests that every single vehicle or lawn mower must be washed indoors, which seems overly restrictive.

NEW BUSINESS

1. ADD DEFINITION FOR “RURAL”

Dave Hamann stated that he did some research on the districts in Marion Township and currently we actually have four different types of districts.

- 1) Urban Residential
- 2) Suburban Residential
- 3) Rural Residential
- 4) Existing (subdivision) residential

Dave continued on saying that, we really need to better define the word “rural”. Residents like to use the word “rural” when they are upset with something their neighbor is doing. They do not have a clean understanding of exactly what “Rural Residential” means.

Dave suggested that all the commissioners bring back various definitions of “Rural” for us to review and discuss at either the September or October Planning Commission meeting.

OLD BUSINESS

1. CONTINUE DISCUSSION ON HOBBY KENNELS

Dave said that we are still waiting for John Enos to bring in some language from other jurisdictions. Since John is not present, we will have to table this conversation until he returns.

Dave did recently speak with animal control and we need to start thinking about coming up with some language that covers exotic animals. It is becoming more and more common for people to have dangerous exotic animals as pets in their home and then releasing them into the outdoors when the animal gets too hard to manage.

CORRESPONDENCE AND UPDATES AND DISCUSSION

CARLISLE WORTMAN

The Commissioners discussed the need to have a Planner present at all future Planning Commission meetings. The Commissioners agree that Planning Commission meetings do not seem to be as productive, when Carlisle Wortman is unable to attend. At times, when the Township Planner is unable to attend a P.C. meeting therefore, they are unable to provide their feedback and expertise, certain projects then have to be postponed until the following meeting. The Township values their professional relationship with Carlisle Wortman and wants to remain a priority to them. The Commissioners believe that, it would be most beneficial to have a Carlisle Wortman Planner attend all future P.C. meetings. If John Enos is unable to attend, then another qualified Planner attend in John’s absence. Specifically, a Planner that is familiar with Marion Township and will be able to discuss, as well as present any material that was requested, at the previous P.C. meeting.

In the past we have also worked with Sally Elmiger and she was also great to work with. It would be ideal if we could work with the same 1-2 Planners, so they are familiar with our Township and prepared to work on any of our current projects.

MASTER PLAN PUBLIC HEARING – NEXT PLANNING COMMISSION MEETING, SEPTEMBER 28, 2021

The Commissioners think it would be a good idea to advertise to try and draw residents in for the Master Plan Public Hearing. Possibly a public service announcement/advertisement with WHMI. The Commissioners discussed sending out a flyer to all the residents, advertising the Public Hearing. The postcard-mailer appeared to be pretty successful when we had the Master Plan Workshop in 2018. The Commissioners asked Jessica to look into pricing for advertising with WHMI.

CALL TO THE PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les Andersen suggested that the Planning Commission members and the Board of Trustees, get together for a meeting or training, on being “duped.” Over the last few years, there have been several situations that have not turned out the way they were promised. Situations such as, Lawn Service companies that once promised to park all of their equipment inside the pole barn and instead they have equipment parked all throughout their property. Tree Farms that were only suppose to have 20 trees, that eventually turned into a full-scale landscaping company. Special Event applicant who promised that more than 50% of their event is Ag related.

Marion Township really needs an Enforcement office because we are constantly being taken advantage of.

ADJOURNMENT: Cheryl Range made a motion to adjourn the meeting at 8:55pm. Jim Anderson seconded.

MOTION CARRIED