

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

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

**MARION TOWNSHIP PLANNING COMMISSION  
IN-PERSON / VIRTUAL MEETING MINUTES  
JUNE 22, 2021 / 7:30PM**

**DRAFT**

**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*)  
KRISTOFFER CANTY – 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 JUNE 22, 2021 PLANNING COMMISSION MEETING AGENDA**

Jim Anderson made a motion to approve the agenda for the June 22, 2021 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

**APPROVAL OF MAY 25, 2021 PLANNING COMMISSION MEETING MINUTES**

Bruce Powelson made a motion to approve the May 25, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

**CALL TO THE PUBLIC:**  
NONE

**PUBLIC HEARING:**  
NONE

**NEW BUSINESS**

**1. REVIEW PUD# 01-20 TAMARACK PLACE (SUNRIDGE III) FINAL SITE PLAN**

Wayne Perry with Desine Inc. is working with Allen Edwin Homes, on the Tamarack Place project. Wayne discussed Carlisle Wortman's review letter and their two main issues of concern:

- The removal of parcel A from the plan as it impacts a wetland and also is part of a different phase. Wayne explained that parcel A has since been removed from the plan.
- Allen Edwin has agreed to make a \$150,000 financial contribution to future road reconstructions.

Wayne then discussed Spicer's review letter and their concerns regarding Tamarack Place.

- Units 38 and 39 rear setback is 87 feet and it is supposed to be 90 feet. Wayne said they do not have a problem pulling back three feet to meet the setback requirements.

Wayne said that the rest of the comments are all minor changes and can be adjusted during construction.

Further discussion took place regarding the elevation for Basin N, stormwater runoff and the lighting specifications that were mentioned in Spicer's letter. Wayne assured the commissioners that he would obtain all required approvals and permits from outside agencies.

Michael Sage resides at 1210 Tracilee Road. Michael's house is near Tamarack lots 93 & 94 and wants to confirm that the setback requirement is 90 feet. The commissioners confirmed that the setback is in fact 90 feet. Michael would also like to suggest that the "NO TRESSPASSING" signs on Tracilee be replaced, because the lettering has worn off and they are currently blank, white signs. He would also like someone to give permission to the Sheriff's department to start enforcing the "NO TRESSPASSING" signs and punish any trespassers.

Cheryl Range motioned to recommend approval of PUD# 01-20 Tamarack Place Final Site Plan, to the Board of Trustees. Bruce Powelson seconded. **MOTION CARRIED**

## **NEW BUSINESS**

### **2. DISCUSS COUNTY ANIMAL CONTROL ORDINANCE AND MARION TOWNSHIP KENNEL REGULATIONS**

Dave Hamann explained that prior to last July the County passed a new Animal Control ordinance that doesn't align with the Township's. Under the Townships ordinance, if you live in SS or RR and you have more than 3 animals, you have to obtain a hobby kennel license from Animal Control. However, under the County's new ordinance, they no longer require people to get hobby kennel licenses. The two ordinances should complement one another, not contradict each other

Jim Anderson offered to go through both ordinances and pull out all of the differences between the two. He will have something for review in time for the next Planning Commission meeting.

## **OLD BUSINESS**

### **1. MASTER PLAN UPDATE**

Kristoffer Canty with Carlisle Wortman stated that all the requested changes were made to this version of the Master Plan. The commissioners identified more changes to the new version of the Master Plan.

Dave Hamann explained that several months back, the Commissioners had delegated updating the Master Plan to Bruce Powelson, John Enos and himself and then approved distribution to the Board of Trustees. The Master Plan was sent to the Board of Trustees and they approved distribution to the outside agencies. It has not been distributed to the outside agencies yet, because the Commissioners wanted to see it again after the Board was done with it. Since then, even more changes have been found and realistically we could keep finding more and more changes each time we read through it. Dave recommended approving distribution to the outside agencies so they can start reviewing and providing feedback to us.

Jim Anderson agreed with Dave and suggested that in the meantime, we should start a running list with all of the changes that still need to be made and we can keep adding to it, as we get feedback from other agencies and from the residents at the public hearing.

Some of the changes were discussed and added to the list.

Cheryl Range made a motion to distribute Marion Township's 2021 Master Plan to the outside agencies for their review and feedback. Bruce Powelson seconded. **MOTION CARRIED**

## CORRESPONDENCE AND UPDATES AND DISCUSSION

- **SIGNS**

Jim Anderson does feel like the new signs on D19 are making a small difference. Jim also thinks that we should consider putting up signs throughout the community that read "Zoned Community". This might encourage people to check with The Zoning Administrator before purchasing property in the Township for their new business venture.

- **RECREATIONAL MARIJUANA**

Dave explained that a few years ago the Board of Trustees opted out of Recreational Marijuana sales. However, residents interested in growing their own plants within the Township currently do not have to request a land use permit because technically they are not changing any structures on the property. This topic is getting more and more popular and we currently have no way to enforce it.

### CALL TO THE PUBLIC:

Les Andersen resides at 4500 Jewell Road. Les discussed Mr. Sharpe's email. Les also discussed his dislike for easements. He believes they cause too many problems between homeowners and wonders if the Township is allowed to ban easements all together.

Kristoffer Canty with Carlisle Wortman said that banning easements is not possible and not an option.

Les also suggested putting a notice/warning on the tax bills about business operating illegally within the Township.

Dave Hamann asked the commissioners if they would be interested in having one of our Attorneys attend one of our future Planning Commission meetings. Commissioners would be interested in having the Attorney attend one of their upcoming meetings.

ADJOURNMENT: Bruce Powelson made a motion to adjourn the meeting at 9:45pm. Jim Anderson seconded.

**MOTION CARRIED**