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*Approved by: _____

Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 20, 2022 - 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN - *CHAIRPERSON*
JIM ANDERSON - *VICE CHAIRPERSON*
CHERYL RANGE - *SECRETARY*
BOB HANVEY
BRUCE POWELSON

MEMBERS ABSENT: NONE

OTHERS PRESENT: DAVID HAMANN - *MARION TWP. ZONING ADMINISTRATOR*
ZACK MICHELS - *PLANNER W/ CARLISLE WORTMAN*
ALISSA STARLING - *PLANNER W/ CARLISLE WORTMAN*

CALL TO ORDER

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

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the December 20, 2022 agenda as presented. Jim Andersen seconded. **MOTION CARRIED**

APPROVAL OF MINUTES

Cheryl Range made a motion to approve the November 22, 2022 Planning Commission minutes. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC

None.

PUBLIC HEARING:

TXT #01-21 KENNELS SECTION 17.19, 3.02, 6.02, SECTION 8 DISTRICTS

No comment made.

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PUBLIC HEARING:

TXT #03-22 SECTION 14 CORRECT LANGUAGE RELATING TO RESIDENTIAL

No comment made.

NEW BUSINESS:

MITCH HARRIS BUILDING PRE-APPLICATION REZONING DISCUSSION

Pat Keough stated that he would like to discuss the 90-acre property west of D19, north of The Meadows and east of Peavy Estates. Currently this property is zoned as Highway Service and he would like to request that this property be rezoned as Urban Residential. Pat is looking for feedback regarding the rezoning.

Larry Grunn expressed his concerns about the increased traffic.

Bob Harvey asked if they had a timeline. Pat stated that they would like to start building Spring 2024.

Jim Anderson is concerned about the traffic going onto D19, because it is already a very busy area, so after adding these apartments, it is only going to increase the traffic in this area.

Zach Michels stated that the Master Plan that was just adopted

Here are some things to think about when you are looking to make a recommendation for rezoning:

Has anything changed in the area since the previous rezoning was adopted?

What impact will this have on the public services in the area, such as the capacity in the public schools nearby, are there adequate streets to accommodate the increased traffic, are the emergency services able to handle the increased population, etc.?

Does the rezoning adversely affect the environmental conditions or the value of the surrounding property?

Does the rezoning comply with the Townships most recently adopted Master Plan?

Can the property in question be put to reasonable economic use in the zoning district in which it is presently located?

Bob asked if there are plans for a clubhouse or any other recreational things on this site? Pat Keough stated, not at this time.

Bob asked if the space behind the hotel would remain open space. Pat stated that this area is mostly wetlands, so it would remain open space.

Bob asked how many units will they be building? Larry Grunn stated that they are proposing 120 condos and 140 apartments.

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UNFINISHED BUSINESS:

REVIEW TXT #02-22 SOLAR FEEDBACK FROM LCPD & ATTORNEY AND FORWARD TO BOT WITH RECOMMENDATION

Zach reviewed the comments from the County and the Attorney. The Farmland Preservation Program is referred to Public Act 116 and the State says that there are certain things that you have to do in order to preserve your tax deduction status. So we wanted to reference that in the language.

The County stated that we did not have a definition for a Photovoltaic Array, so that was added into the language. We also added some language defining what a solar energy system is.

On page 3 under solar farm overlay district, we tried to state that this is designed keep the farmland and that this is to supplement farmland and not overpower it.

A small change was made to the type of access drive allowed to give us some flexibility. There were some minor changes made to page 4, that were recommended by the attorney.

Larry Grunn stated that under the Buffering section on page 5, numbers 5 & 6 seem repetitive. Alyssa said they would take out number 5.

Performance Standards, some changes were made about fencing, buffering and screening, concrete foundations, flexibility on the access points gates.

Bob Hanvey asked if we could add language requiring approval from the Fire Authority in relation to access point gates. Zach said that he would add language for this.

There are some big changes made to page 7 regarding ground cover. Part of Public Act 116, the State has requirements such as healthy vegetation surrounding the solar panels, general liability insurance, application requirements and certification.

On page 10, we added language that gives more authority to the Township regarding decommissioning.

Cheryl Range made motion to recommend approval for TXT #02-22 Solar Energy Zoning Ordinance with the recommendations from the Livingston County Planning Department, to the Board of Trustees. Jim Anderson seconded. **MOTION CARRIED**

REVIEW TXT #01-21 KENNELS AND FORWARD TO LCPD FOR REVIEW AND COMMENT

Jim Anderson made a motion to send TXT #01-21 Kennels to the Livingston County Planning Department for review and comment. Bruce Powelson seconded. **MOTION CARRIED**

REVIEW TXT #03-22 SECTION 14 EXCLUDE RESIDENTIAL AND FORWARD TO LCPD FOR REVIEW AND COMMENT

Jim Anderson made a motion to send TXT #03-22 Section 14 Exclude Residential to the Livingston County Planning Department for review and comment. Larry Grunn seconded. **MOTION CARRIED**

BUDGET REVIEW

Commissioners agreed to postpone the budget review until the next Planning Commission meeting, so they have a full six months of expenses to review.

PLANNING COMMISSION MEETING

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BY: JESSICA TIMBERLAKE

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TXT #04-22 CONTINUE PDR ORDINANCE DISCUSSION

Zach collected some language from other Townships. Zach likes to involve the citizens and create a separate entity/committee that helps regulate this ordinance. Jim Anderson likes the “point system” process, based on each piece of property. Jim thinks we should have 3-4 applicants to help with the deciding process.

Zach recommended having five members along with a couple of alternates.

Zach said that he will put together some language to review at the next meeting

Dave asked if this was going to be a General Ordinance? Zach said that this would be a General Ordinance.

CALL TO THE PUBLIC

Catherine Dyer resides at 2715 High Meadows and commented on the Solar Farm ordinance that the Township has been working on.

Les Andersen expressed some concerns and made some suggestions about change of ownership and/or a change of lease, involving solar farms.

Dave explained that Solar Farms will be treated as a Special-Use which means any time there is a change of ownership, or change in performance, a review will come back to the Board of Trustees for review and approval.

ADJOURNMENT

Bruce Powelson made a motion to adjourn the meeting at 9:20pm. Cheryl Range seconded. **MOTION CARRIED**

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