

**MARION TOWNSHIP  
PLANNING COMMISSION  
MAY 28, 2024 / 7:30PM**

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

**PC MEMBERS ABSENT:**            **DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR**  
   **ZACH MICHELS – TOWNSHIP PLANNER**

**OTHERS PRESENT:**                **ALISSA STARLING – SUBSTITUTE PLANNER**

**CALL TO ORDER**

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

**APPROVAL OF AGENDA**

Jim Anderson added “Engineering Support” to the agenda. Commissioners moved item #2 “Sign and Ordinance Discussion” to #3 and made “Engineering Support” #2.

Jim Anderson made a motion to approve the May 28, 2024 agenda as amended. Bruce Powelson seconded. **5-0 MOTION CARRIED**

**APPROVAL OF MINUTES**

Bruce Powelson requested the following change be made to the April 30, 2024 Planning Commission minutes: On page 2 of 3, the third line down, it should read “prepared by Cheryl Range, Jim Anderson, Zach Michels” and Larry Grunn’s name should be removed.

Jim Anderson made a motion to approve the April 30, 2024 Planning Commission minutes as amended. Cheryl Range seconded. **5-0 MOTION CARRIED**

**UNFINISHED BUSINESS**

**SPR#01-24 Schroeder Parking Expansion**

Alissa Starling started reading through Zach Michels review. Alissa and the Commissioners came up with nine additional conditions in order to recommend approval to the Board of Trustees.

**CONDITIONS OF APPROVAL FOR SCHROEDERS PARKING EXPANSION**

- All surfaces must support 100,000 pounds/firetruck at max of 10% grade. This must be listed on the site plan.
- Provide a permit from EGLE for the drain crossing at Drain #5. Mr. Schroeder will provide an easement to the Livingston County Drain Commission for Drain #5.
- Township will grant a waiver for the buffering along Pinckney Road. (NO waiver will be granted for the buffer/screening on the residential side.)

# DRAFT

- Applicant is allowed to have 26 additional parking spots for NON-RV VEHICLES. Parking spots must be 10 feet wide.
- All existing and new lighting should be at 20 feet and consistent throughout. The light poles for the solar lighting in the RV parking area, should be painted black. All new and existing lighting should be listed on the site plan.
- Existing signs are fine but need to be listed on site plan. If additional signage is desired, applicant will apply for a sign permit.
- The stacking requirement has been satisfied in exchange for curb & hard surface pavement in the new parking lot.
- The EMERGENCY ONLY access (with Knox lock) off Francis Road, must be listed on the site plan.
- Provide letter from the Church requesting the shorter trees.

Bruce Powelson made a motion to extend the Planning Commission meeting past 9:30pm. Jim Anderson seconded.

**MOTION CARRIED 5-0**

Jim Anderson made a motion to recommend adoption of the written resolution (including the three changes) to approve SPR#01-24 Schroeder Parking Expansion with the nine conditions, to the Board of Trustees. Cheryl Range seconded.

**ROLL CALL: POWELSON YES; RANGE YES; HANVEY YES; GRUNN YES; ANDERSON YES.  
5-0 MOTION CARRIED**

## NEW BUSINESS

### ENGINEER ATTENDING PLANNING COMMISSION MEETINGS

Jim Anderson would like for Phill to start coming to the Planning Commission meetings. He thinks that the Commissioners and Applicants could benefit from the Engineer's expertise.

The Commissioners would like to see some pricing for the next meeting so they can see how much the Township Engineers, Attorneys and Planners charge and to get a better understanding of the fee schedule.

## UNFINISHED BUSINESS

### CONTINUE DISCUSSION ON SIGNS AND OTHER ORDINANCE CHANGES

Larry Grunn made a motion to table discussion on this agenda item until the next meeting. Bruce Powelson seconded.

**5-0 MOTION CARRIED**

## SPECIAL ORDERS

None.

## ANNOUNCEMENTS

Bob Hanvey shared that "Housing" is now required to be part of the Master Plan per the Sate.

## CALL FOR PUBLIC COMMENT

Les Andersen resides at 4500 Jewell Road. Les shared how other jurisdictions handle enforcement.

## ADJOURNMENT:

Bruce Powelson made a motion to adjourn the Planning Commission meeting at 10:12pm. Cheryl Range seconded. **5-0**

**MOTION CARRIED**

**MINUTES TAKEN BY:** Jessica S. Timberlake