

Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
NOVEMBER 23, 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)*
JOHN ENOS – 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 NOVEMBER 23, 2021 PLANNING COMMISSION MEETING AGENDA

Jim Anderson made a motion to approve the agenda for the November 23, 2021 Planning Commission meeting. Bruce Powelson seconded. **Motion carried.**

APPROVAL OF OCTOBER 26, 2021 PLANNING COMMISSION MEETING MINUTES

Cheryl Range made a motion to approve the October 26, 2021 Planning Commission meeting minutes, as presented. Jim Anderson seconded. **Motion carried.**

CALL TO THE PUBLIC

No comments were made.

NEW BUSINESS

1) ATTORNEY LETTER ON SECTIONS 18, 13, 6, AND REDO CHANGES

John Enos would like to talk with attorney on this, we need to reduce bureaucracy and turn these into standards so they are easier to adjust. Major things were not removed, site plans will still come to the PC as usual, we will just be taking out the technicalities. County PC had different comments than the attorney did. Board would like the attorney to be comfortable with these changes. Jim Anderson believes that the attorney wants us to leave the design standards in the ordinance, according to the zoning enabling act. John Enos will talk with the attorney to get some direction. Jim Anderson requested that the attorney come to the December 28 PC meeting. John Enos will not be at the December meeting; it was requested that the December meeting be canceled.

Bruce Powelson made a motion to cancel the December 28, 2021 PC meeting, seconded by Larry Grunn. **Motion carried.**

Jim Anderson made a motion to postpone items #18, #13 #6 and redo changes until the January 25, 2022 meeting, seconded by Bruce Powelson. **Motion carried.**

2) MINUTES FROM ATTORNEY & PLANNER MEETING HELD ON OCTOBER 28, 2021

Planner John Enos explained who attended the meeting and what the Township Board wants to see accomplished.

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- Kennel language-committee of Dave Hamann, Jim Anderson and John Enos will work on this.
- Dangerous animals are already covered.
- Misdemeanor language.
- Use variance for non-conforming lots.

3) **ATTORNEY PENALTY PROVISION LANGUAGE**

John Enos explained that if the township enforcement was different, it would be easier and more effective. If tickets were written for violations, then the offender would go to court to take care of the issue. There wouldn't be public hearings to deal with. The offender would get a warning, zoning administrator would try to work with them and if they didn't comply then a ticket would be issued. Then the court would deal with the issue. There is a way to have BS&A flag the parcel so that when someone comes in for a land use or other need that the program would let you know not to issue the permit until the issue is cleaned up. John will clean up the language, have attorney review and bring it to the Township Board for an approval, then adopted via a public hearing.

Cheryl Range motioned to postpone this until the January 25, 2022 meeting and bring back as a text amendment, seconded by Bruce Powelson. **Motion carried.**

4) **WIND AND SOLAR ORDINANCE INFORMATION**

John Enos explained that some communities love these and some communities do not want them. We do need language to cover it. Ida Township has good language in theirs. John will put in ordinance language and give it to Jim Anderson to rework. Sandy Donovan asked if something could be put in for screening and that the township could benefit from them if they are installed.

Cheryl Range motioned to John Enos and Jim Anderson to work on the language, get attorney's approval and bring back to the January 26, 2021 meeting, seconded by Larry Grunn. **Motion carried.**

ELECTION OF OFFICERS

Cheryl Range motioned to appoint Larry Grunn to continue as PC Chairman, seconded by Bruce Powelson. **Motion carried.**
 Bruce Powelson motioned to appoint Cheryl Range to continue as PC Secretary, seconded by Larry Grunn. **Motion carried.**
 Cheryl Range motioned to appoint Jim Anderson to continue as PC Vice Chair, seconded by Bruce Powelson. **Motion carried.**

UNFINISHED BUSINESS

1) **CONTINUE DISCUSSION ON HOBBY KENNELS**

Jim Anderson thinks it should align with the County ordinance and be a little more restrictive. Up to 4 dogs should follow the ordinance, 4 or more dogs need a special use permit. Dave Hamann noted 200' setbacks might be difficult with 150' lots.

Cheryl Range motioned to continue with discussion on Home Kennels at the January 25, 2022 meeting along with the text amendment with proposed changes, seconded by Jim Anderson. **Motion carried.**

2) **REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS**

Bob Hanvey thinks that our Home Occupation language is more restrictive than our Home Business language. Discussion ensued about different businesses and their impact on the neighbors. Dave Hamann suggested taking 6.14 completely out of the ordinance.

Cheryl Range made a motion to postpone discussion on #2) Home-Based Businesses, #3) Definition of Rural and #4) September 25, 1990 Minutes on Definition of Lots until the January 25, 2022 meeting, Larry Grunn seconded. **Motion Carried.**

CORRESPONDENCE AND UPDATES AND DISCUSSION

None

CALL TO THE PUBLIC:

Les Anderson spoke on Premier Farms, Solar and Wind Farms. He asked if there was any correspondence with Barry Long? Jim Anderson answered that Barry is still willing to come and talk about farm preservation.

ADJOURNMENT: Jim Anderson made a motion to adjourn the meeting at 9:47pm. Larry Grunn seconded. **Motion carried.**

SUBMITTED BY:
Tammy L. Beal