

**MARION TOWNSHIP PLANNING COMMISSION
IN-PERSON / VIRTUAL MEETING MINUTES
MARCH 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*)
 ROB STANFORD – LIVINGSTON COUNTY DEPARTMENT OF PLANNING (*Virtual*)
 MATT IKLE – LIVINGSTON COUNTY DEPARTMENT OF PLANNING (*Virtual*)

MEMBERS ABSENT:
NONE

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MARCH 23, 2021 PLANNING COMMISSION MEETING AGENDA
Bruce Powelson made a motion to approve the Agenda for the March 23, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF FEBRUARY 23, 2021 PLANNING COMMISSION MEETING MINUTES
Bruce Powelson made a motion to approve the February 23, 2021 Planning Commission Meeting Minutes, as amended. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
NONE

NEW BUSINESS

1) LIVINGSTON COUNTY PLANNING ANNUAL VISIT

Rob Stanford introduced himself. Rob is the Principal Planner for the Livingston County Department of Planning. Rob likes to do these meetings so the jurisdictions are up to date with things going on at the County and vice-versa. Rob explained that currently the Livingston County Department of Planning office is not open to the public but they are still regularly available for phone calls and emails.

The County Planning Department received a grant from SEMCOG for \$30,000 from their Planning Assistance program. This allowed the County to hire Greenway Collaborative Inc. to begin the first draft for the Livingston County Trail plan. In January 2020, they held a trail summit which allowed them to gather some public opinion. They have finished the 8–9-month process to develop a plan.

This plan is available on the County's website, www.livgov.com/parks.

Fillmore County Park in Genoa Township, on the corner of Kellogg and McClements road, is open to the public since September 2020. Currently working on an agreement with HAPRA and SAPRA for use of the sports field for their youth programs.

Currently our County Parks and Open Space Advisory Committee is working on an Urban Night-Sky Place Designation from the International Dark Sky Association. This is out in Deerfield Township.

The County has resurrected our Brown Bag Lunch series which is currently being held via Zoom. We had one on March 11 and there were some good discussions that took place. These lunches are being videotaped and available on the County's new YouTube channel.

Matt Ikle is a member of the Livingston County Department of Planning. Matt has learned how fortunate they are to have the staff they do at the County Planning Department. The recent Master Plan that was put together has won national awards and is one of the best Master Plans he has ever seen.

NEW BUSINESS

2) RAY WARD PRE-APPLICATION FOR SHARED DRIVEWAY TO SPLIT PARCEL UNDER NEW DEVELOPMENT STANDARDS

Bruce Powelson asked if the parcels could be made a little bigger. Ray Ward said that it shouldn't be a problem. Dave Hamann explained that Ray will have to come back to a Planning Commission meeting for a private road inspection and further review.

Bob Hanvey asked Ray Ward if he had talked to our Assessor to confirm the number of splits available for this parcel. Ray Ward said that he has not talked to the Assessor yet but was confident that they had more splits available.

John Enos said that this is a decent plan and since Jesse Drive is not a busy road and it is not a public road, there should not be any issues with this. John Enos asked if Ray has a map of the wetlands.

Ray said that he does. John Enos asked for him to bring that for his private road inspection. John is comfortable with this split and recommends that Ray get with Dave about the private drive.

CORRESPONDENCE AND UPDATES:

MASTER PLAN UPDATE

John Enos explained that he met with Dave Hamann and Bruce Powelson about the Master Plan. They came up with some more changes and those changes have since been made. John brought updated Master Plan copies to be distributed to the Board of Trustees for review at their next meeting.

Les Andersen, 4500 Jewel Road, talked about a training that was put on by Catherine Mullhaupt with the MTA. She talked about how 98% of ZBA requests should be denied but with our ZBA Board, they actually approve about 90% of all ZBA requests.

When a person has a ZBA request, they are essentially asking for relief from the law. Their practical difficulty has to support their request for a variance and a practical difficulty can be anything that is unusual about the property. You should try to keep the financial aspect or cost of the property out of the equation.

Les Andersen asked how to prevent people from scanning the township looking for opportunities to purchase a property for an intended "Horse Farm" and later decide to start a landscaping business or auto repair shop. John

Enos said that your language is only as good as your enforcement. People are more willing to do things that are not necessarily allowed in certain areas when they know there is little to no enforcement within that township.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT: Larry Grunn made a motion to adjourn the meeting at 8:45pm. Jim Anderson seconded. **MOTION CARRIED**