

MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 28, 2019 / 7:30PM

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR

MEMBERS ABSENT: BRUCE POWELSON – *VICE CHAIR*
JOHN ENOS – PLANNER WITH CARLISLE WORTMAN

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

PLEDGE OF ALLEGIANCE

CALL TO THE PUBLIC:

APPROVAL OF AGENDA:
Regular Meeting Agenda for May 28, 2019
Cheryl Range motioned to approve the agenda for May 28, 2019. Jim Anderson seconded. **Motion carried.**

APPROVAL OF MINUTES:
Approval of the Regular Meeting Minutes for April 23, 2019
Chery Range motioned to approve the minutes from April 23, 2019 with the grammar corrections and spelling corrections. Bob Hanvey seconded. **Motion carried.**

Approval of the Special Master Plan Meeting Minutes for April 29, 2019
Chery Range motioned to approve the minutes from April 29, 2019 with the grammar corrections and spelling corrections. Bob Hanvey seconded. **Motion carried.**

NEW BUSINESS:

1) SPR# 01-19 MHOG Pole Barn for Storage

Greg Tatara with MHOG presented a site plan for a 40x60 storage building/pole barn that MHOG would like to build on their existing property. They would use the pole barn to store various supplies such as excavation materials, their skid steer and other equipment. Currently their supplies are being stored in various locations throughout the County. A lot of the MHOG employees start their day at the main facility located at 4288 Norton Road. MHOG believes that it would make things much easier, if the technicians were able to collect all of their supplies from one facility, instead of having to drive to different locations to get their materials for the day. Ideally, MHOG would like to have all of their supplies stored in one location. This storage building/pole barn would also include another restroom for employees, since currently there is only one bathroom between eleven employees. MHOG has reviewed the letter from Carlisle Wortman and has no issues with any of the recommendations listed in the letter. If they were able to move forward with this project, they would have to re-locate a couple of parking spaces, which they are willing to do. They would also be adding a few additional parking spaces, to plan for future growth. This metal-framed building would have a 14 foot garage door and the colors would closely resemble their existing structure. The building would have a mop sink, windows, proper venting and storage shelves.

Jim Anderson asked if the building would have any fire protection. MHOG said that it would not have fire protection.

Jim Anderson asked what kind of hazardous materials would be stored in the building. MHOG explained that they would be storing minimal hazardous materials such as, five gallon gas cans, about a dozen paint cans and some aerosol cans.

Dave Hamann explained that he was hoping to skip the final site plan review and send this directly to the Board of Trustees for approval, as long as the Planning Commission members felt comfortable doing so. This way MHOG can get moving on building this Pole Barn.

Jim Anderson wanted to know what they planned on doing about the trees, which would have to be taken down. Jim asked if re-locating them would be an option. Jim also inquired about the exterior light packs being installed. MHOG explained that the light packs would be down-facing and that he would be willing to plant new trees somewhere else on the property to make up for the trees being removed. Jim said that MHOG can decide what type of trees they would be planting and can also decide on their location.

Jim Anderson asked if the new restroom would be a unisex bathroom. MHOG said that it would be a unisex restroom.

Cheryl Range motioned to send, Site Plan Review# 01-19 to the Board of Trustees along with the recommendation regarding two new trees being planted and recommends its approval.

OLD BUSINESS:

1) Marion Township Engineering Standards

TXT #01-18 6.20 Private Roads

Dave Hamann said that he would like the members to provide some feedback regarding shared driveways. He would like the Commissioners to answer/discuss the following questions;

- What should the appropriate length be for a private road? (Currently it is 750 feet.)

- How many Ingress and Egress should be allowed on a private road? (With 30 houses or 75 houses, depending on the district.)
- Should we allow shared driveways? If so then,
 - For 2+ houses, should we require a maintenance agreement for private road & specifications?
 - For 3+ houses, should we require a full private road agreement?

Dave explained that there are a lot of lots in this Township that have two driveways which means a lot of them are in violation. This seems to be happening a lot lately. These questions need to be answered and listed somewhere; either in the Zoning Ordinance or in the Engineering Standards. A lot of these things were pulled out of our ordinance in 2012. Our current ordinance states that a private road should not exceed 750 feet in length. If many residents are still being sent to the ZBA to request a variance for the length of the road, then we should consider changing the maximum road length listed in our ordinance.

Michael Markarian resides at 4077 Cedar Lake. Michael said that they have an oddly shaped flag lot. They would like to put in a shared driveway with 4121 Cedar Lake Road and their current driveway would go away. Michael explained that their hope is to use their driveway as the shared driveway for both of their neighbors; Rob Ward and their son Michael. Michael explained that they recently went to the Road Commission and were denied the right to re-locate all of the driveways because the site distance is about 100 feet short.

Evelyn Markarian said that they are waiting for the Township to make some progress on the language involving shared driveways so they know how to move forward with their driveway plans. ‘

Dave explained that Mr. and Mrs. Markarian are both willing to have a private road maintenance agreement if they are allowed to have a shared driveway. This is really the only sensible option because of the hill that is on their lot. Dave also explained that if we put this language into our Zoning Ordinance then, the Markarian’s could be waiting up to nine months for that to get approved. If this language goes in our Engineering Standards then they could potentially start moving forward after the next Board meeting.

Cheryl Range asked what would happen if they went to the ZBA for a variance. Dave said that they would have to come up with a practical difficulty and pay the \$400 fee and roll the dice on whether or not it would get approved.

Greg Durbin resides at 4389 Sundance Meadows. Greg asked what we had to do in order to allow the Markarian’s to move forward with their driveway plans. They are not bothering anyone and all parties effected want the same thing.

Bob Hanvey said that he thinks instead of having a distance requirement for a private road, it should be based on how many units are located on that road. Jim Anderson agrees with Bob, as long as we come up with the correct footage for the frontage. Larry Grunn says it sounds like we all agree that private roads should be determined by the number of units instead of by the length of the road.

Bob asked if this meant, that we would no longer have control over the length of the road and would we only have control over how many units were located on that road. Dave said that you could limit the number of units but also provide a maximum road length that is not to be exceeded.

Cheryl reviewed and read Putnam’s Private Road agreement language.

Cheryl Range motioned to have a list of Dave’s questions sent out to the Planning Commission members regarding Private Roads and then all of us provide feedback by June 19, 2019. Jim Anderson seconded.

MOTION CAARRIED.

2) Nuisance Ordinance Verbiage

Cheryl Range read the Nuisance General Ordinance language from Green Oak Township. Jim Anderson wants to know how many of these complain letters does Green Oak receive in a month and how many are actually valid complaints.

Cheryl Range motioned to postpone discussion on this topic until our next meeting on June 25, 2019. Bob Hanvey seconded. **Motion carried.**

3) TXT #03-18 Home Occupation

Cheryl Range motioned to postpone discussion on this topic until our next meeting on June 25, 2019. Bob Hanvey seconded. **Motion carried.**

4) TXT #07-17 Proposed Lot Changes

Cheryl Range motioned to postpone discussion on this topic until our next meeting on June 25, 2019. Bob Hanvey seconded. **Motion carried.**

5) Wellhead Protection Overlay District Replacing 6.27 Review

Cheryl Range motioned to postpone discussion on this topic until our next meeting on June 25, 2019. Bob Hanvey seconded. **Motion carried.**

CORRESPONDENCE AND UPDATES:

Dave shared the brochure information regarding the “Zoning Retreat” taking place on July 9-10 at the Shanty Creek Resort in Bellaire. Cheryl Range asked if this course was available to take online. Bob did not believe that it was available to take online. Jim Anderson asked what the deadline was for making Hotel Reservations.

CALL TO THE PUBLIC:

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 9:38pm. Jim Anderson seconded. **Motion carried.**