

*Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 23, 2020 / 7:30PM

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON – *VICE CHAIR*
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – PLANNER WITH CARLISLE WORTMAN

MEMBERS ABSENT:

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Jim Anderson motioned to approve the agenda. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for May 26, 2020

Cheryl Range motioned to approve the minutes. Bob Hanvey seconded. **MOTION CARRIED**

(Prior to the start of the meeting, Bruce Powelson gave Jessica a copy of the minutes, with some grammar and spelling corrections listed.)

CALL TO THE PUBLIC:

NONE

PUBLIC HEARING:

SUP #01-20 MARION D19 LLC SECTION 17.12 DRIVE-IN ESTABLISHMENT

John Enos assisted Cohoctah with a business similar to this Mugg and Bopp's gas station. John explained that drive-thrus are typically a Special Use because they sometimes can cause nuisance and/or safety concerns. The purpose of this Public Hearing and a site plan is to get the Community and Board's input on things like lighting, landscaping, signage, traffic and any major issues that could arise. John Enos does feel that there should be further discussion on this prior to

Planning Commission Minutes June 23, 2020

By: Jessica Timberlake

Page 1 of 4

approval. Due to the shape of the property, the layout of the drive-thru is a little different than normal. John believes with a little work and some minor adjustments; we can make this work.

Larry Grunn asked Dave Hamann if there is a conflict with our engineers and Mugg and Bopp's.

Dave Hamann explained that there is some confusion with the window location, along with some other issues listed in their review.

Todd LeKander is one of the owners of Mugg and Bopp's. Todd explained that customers keep asking when the drive-thru is going to be in place. He believes that the consumer wants to see a drive-thru at this location and is confident that their customers will be able to adapt quickly and follow the flow of traffic throughout the parking lot. Todd has spoken to Phil Westmoreland (with Spicer's) about their review, regarding this SUP and site plan. Todd cleared up some of the confusion with Spicer's and asked Phil if he was willing to write a new review letter based on their conversation. Phil said that no one on the Board has requested another review letter from him. Todd sent over some examples and photos of other drive-thrus that cross through traffic. Todd believes that if Phil was in attendance tonight, he would say that he understands why the drive-thru is located where it is. It is not the best layout but it makes sense to position it where it is. Todd is willing to re-mark the parking lot and make some changes to the lighting.

Larry Grunn asked if there have been any recent traffic issues at the other Mugg and Bopp's location, due to COVID-19. Todd said that there have not been any recent traffic issues at that location and everything seems to be flowing pretty well.

Jim Anderson said that Todd should consider putting in a curb on the west side of the building to help curb the traffic on that side.

Todd explained that he is putting in a durable barrier that will be attached to the concrete. This will still allow an escape route for customers, so they are not blocked in the drive-thru line.

Jim Anderson asked if there would be any stop signs throughout the parking lot.

Todd said that there would be a stop sign on the southwest corner of the building and it would be large enough to be seen from both sides of the road. There will also be a stop sign right after the order window.

John Enos explained that he believes we can make this work, once we make some changes that will make Phil Westmoreland more comfortable. The Planning Commission can request a revised plan or we can approve this one with contingencies.

Bob Hanvey asked if Todd planned on planting more trees on the property.

Todd said that they already relocated certain trees, so they would act as a buffer from D19.

John Enos said that we could approve this, with conditions regarding the 13 items. There is no reason that we can't approve this with the agreement that these things will get resolved prior to being sent to the Board of Trustees.

Bob Dymond from McGowan's Mini Storage believes that what Todd and TJ are doing is a wonderful addition to that property. However, he would like to discuss the current drain issues involving his property. There was currently a drain that runs across LeKander's property, which is supposed to help prevent flooding onto his property. The Drain Commission is working on solving this issue which should cause less flooding. Bob Dymond would like an easement where the current drain is located, which would run across LeKander's property. Todd and Bob cannot seem to agree on the location of the new drain.

Todd LeKander believes that Bob Dymond has the ability to resolve this issue on his own property without affecting the Mugg and Bopp's property. He does not want to run a drain across his property that would cross over gas lines, fuel lines, utility lines, electrical lines and sanitary lines.

Bob Dymond stated that he is only asking for a 40-foot easement, so the contractors had enough room to get in there if needed. If the contractor determined that he only needed 25 feet, then Bob would be ok with that instead.

John Enos explained that this is not the right platform for this type of discussion.

Larry Grunn said that these issues need to get resolved now.

Dave Hamann explained that the current Special Use Permit states that Todd had the choice to provide an easement within five years.

Jim Abraham is going to be the future owner of McGowan's Mini Storage. His concern is that, currently the water level gets very high in the winter time. The Drain Commission project is not completed yet and we don't know what kind of

impact that project is going to have on things, until it is 100% complete. Jim is hoping to compromise with installing a drain cap temporarily, just in case the Drain Commission project fails.

Larry Grunn asked Jim Abraham if he was planning to add asphalt to his parking lot.

Jim Abraham said that he does plan to in the future and also plans to add pavement as well.

Larry Grunn asked Jim if he had spoken to any of the Drain Commission excavators about this issue.

Jim Abraham said he has spoken with them; however, it would still be nice to have the easement alongside of the existing drain just in case something happens.

NEW BUSINESS:

SUP #01-20 and SPR #01-20 MARION D19 LLC DRIVE-IN ESTABLISHMENT SECTION 17.12

John Enos recommends that the Planning Commission should approve the Special Use Permit and send it to the Board but hold off on the Site Plan Review until we have some of these issues resolved with Phil, Todd and the Planning Commission.

Jim Anderson made a motion to recommend approval for the Special Use Permit and send it to the Board of Trustees for review. Cheryl Range seconded. **MOTION CARRIED**

Jim Anderson made a motion to table approval of the Site Plan Review until some of these issues get resolved. Larry Grunn seconded. **MOTION CARRIED**

NEW BUSINESS:

SOUL EMBODIED SANCTUARY PROPOSAL BY BRIGETTE PATTON

Brigette Patton is a homeowner and resident of Marion Township. For 10 years, she has lived on a 14-acre parcel off Sexton Road. Brigette would like to start the process for developing a tiny-home community for women in recovery off Sexton Road. There are two properties that she is looking at for this project. One is on her own property which is a 14-acre parcel and the other is a 10-acre parcel, also off Sexton Road. These would be 500 square foot homes with their own kitchen area, bathroom and bedroom. The members of this community would learn to do their own gardening, along with performing many other chores and jobs throughout their community. There would be one person living in each home and most would work on-site within this community. This would be a 6-month program for each member and they would have chores and responsibilities during this time. There would be little traffic because they would be doing most of everything on site. She is looking to make this a peaceful and quiet community. Family including children would be allowed to visit but there would not be any overnight visitation.

Bob Hanvey explained that in the past, people have come forward and asked for ordinance and zoning changes and then disappear shortly after.

Brigette explained that she plans to put all of her energy in this and feels very passionate about this project. They already have several global connections, fundraising and donations in place to help support this project.

Larry Grunn asked why they have chosen this specific piece of property.

Jennifer Hall resides at 2727 Glorietta Road in Howell. Jennifer is working on this project with Brigette and hopes that this community will be able to re-circulate energy and resources to help generate and income for these women so they can be proactive members of society. Brigette is interested in this piece of land because it is untouched and believes that it could be a healing space or these women.

Bob Hanvey asked how many people/homes do they plan on having in this community.

Jennifer said that they hoped to have 10-15 homes to start.

Larry Grunn explained that Marion Township is a rural area and our Master Plan does not allow for things like this.

Les Andersen resides at 4500 Jewell Road. Les suggested that they get in contact with Camp Innisfree and maybe utilize some of the resources that Camp Innisfree has to offer. Les explained that the residents in Marion Township want to keep this community rural and that they moved away from things like this because they wanted to be in a quiet and rural area.

John Enos said that currently the Zoning requirements don't allow for houses this small. There is also a two-acre minimum in Marion Township. Marion Township does offer group homes and sober living homes, just not in tiny-houses.

Bob Hanvey said that our ordinance currently does not allow multiple homes on one parcel.

John Enos explained that this type of use is just not permitted in Marion Township.

Dave Hamann stated that Brigitte and Jennifer are welcome to send a survey out to the residents of Marion Township to see what kind of feedback something like this would get.

John Enos also suggested doing a survey and looking at Zoning changes for similar projects.

OLD BUSINESS:

1. TXT #01-19 SHORT TERM RENTALS DISCUSSION

2. Txt #07-17 PROPOSED CHANGES LOTS

3. REVIEW SPREADSHEET OF ZONING ORDINANCE TEXT AMENDMENTS

Cheryl Range motioned to table all old business items until the July 28, 2020 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES:

NONE

CALL TO THE PUBLIC:

TJ LeKander just wanted to thank the Planning Commission, Dave Hamann and John Enos for their time this evening.

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 9:49pm. Larry Grunn seconded. **MOTION CARRIED**